

**SWEET HOME CENTRAL SCHOOL DISTRICT
OF AMHERST AND TONAWANDA**

M E M O R A N D U M

TO: Michael V. Ginestre, Superintendent of Schools
FROM: Donald G. Feldmann, Director of Finance & Plant Services
DATE: August 18, 2021
RE: Recommendation on Maplemere Temporary Classroom Structure

DF
MVG
8/19/21

Background:

It became very clear toward the end of this past school year that classroom space was an issue at Maplemere Elementary School. Principal James Ryan brought his concerns to the District's attention in late May 2021 and it became evident that we needed to explore the possibility of a temporary classroom structure on site at the school.

With the help of Young & Wright Architectural, the District was put in contact with three modular / temporary building vendors that had done work in New York State: **Vesta Modular**, **Willscot** and **Vanguard Modular Building Systems**. Proposals from each of these vendors were collected in the first week of June 2021.

Each vendor was given specifications on potential size of the structure, where we intended to put it on site and the number of classrooms we were looking for – two rooms – to help in providing more instructional space for Maplemere. We also indicated that, at the time, we were looking at a potential need for these buildings for two years (24 months).

Each vendor was asked to submit their proposal based on delivery costs, sitework and a monthly rental fee. Each was also asked to provide a timeline when a building might be ready to be delivered as we were hoping to have the building in place as close to the start of school in September 2021 as possible.

Proposal Results:

Vendor	Delivery & Sitework costs	24 month Monthly Rental Fee	Total Proposal Cost	Building Availability
Vesta Modular	\$56,250	\$1,800/month \$43,200/ total	\$99,450	Immediately - using a building that is being removed from Mt. Vernon CSD
Willscot	\$38,407	\$7,365/month \$88,380 total	\$126,787	October 2021 at earliest
Vanguard Modular	\$118,500	\$3,455/month \$41,460 total	\$159,960	November/December 2021

Approval Process with New York State Education Department:

Because of availability of a building and cost, we moved forward with the intent to use Vesta Modular as our vendor and facilitated conversations between the District, Young & Wright and the New York State Education Department. Although the building is considered temporary, SED approval was still necessary to place the building on site.

Through our conversations with NYSED and the Department of State, the District was able to successfully get variances on bathrooms and running water in the temporary structure (because students would only be in the building for 30-40 minutes at a time); and below grade

foundation. The building, if we gain final SED approval, will sit on temporary pads on crushed stone.

NYSED has come back to the District and mandated a few things:

1. A lease agreement for a temporary classroom structure cannot be 24 months. It must be 12 months or less. Should we need to extend the use of the building beyond 12 months, we would need to re-apply with SED. Because of the shorter, 12-month commitment, lease payments would increase slightly for each proposal.
2. While we do not need to have bathrooms in the building, we must provide **a covered walkway** from the temporary structure to the school building to minimize weather issues for our faculty, staff and students. The building must also be ADA compliant. These costs were not part of the initial proposal listed above.
3. A lease agreement for a temporary classroom structure **must be approved by the Board of Education** as the final step in the building approval process by NYSED.

Recommendation:

I recommend that the District enter into a delivery & lease agreement with **Vesta Modular**. Delivery costs for the temporary classrooms including work to make building ADA compliant and a covered walkway is **\$103,855**. These funds were set aside as part of our year-end budget surplus. I would also recommend that the District enter into a 12-month lease for a temporary building at \$2,100 or a total of **\$25,200** - bringing the total commitment to **\$129,055**.

The funds for the lease payments are part of our CARES Act 2 (CRRSA) plan that has already been approved by the State. We have two years worth of lease payments in the plan. If we do not need the full two years, we could apply those funds to the delivery costs.

I respectfully ask that you carry this recommendation to the Board of Education for their review. Thank you.