SOUTH ORANGETOWN
Central School District

2022 CAPITAL IMPROVEMENTS
BOND PROPOSAL

Essential Infrastructure for
Student Health, Safety and Success

Public Information Session

February 1, 2022

Why are we meeting tonight?

- The Board of Education passed a resolution at its December 9, 2021 meeting to put forth a 2022 Capital Improvements Project Bond to voters on March 8, 2022

- The purpose of this session is to review the scope, timeline and financing of the proposed 2022 Capital Improvements Project with our community

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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL

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View the 2022 Capital Improvements Bond Proposal video at www.socsd.org/bond



How was the proposed project planned?

- Board of Education
- District Facilities Committee
- Building Teams

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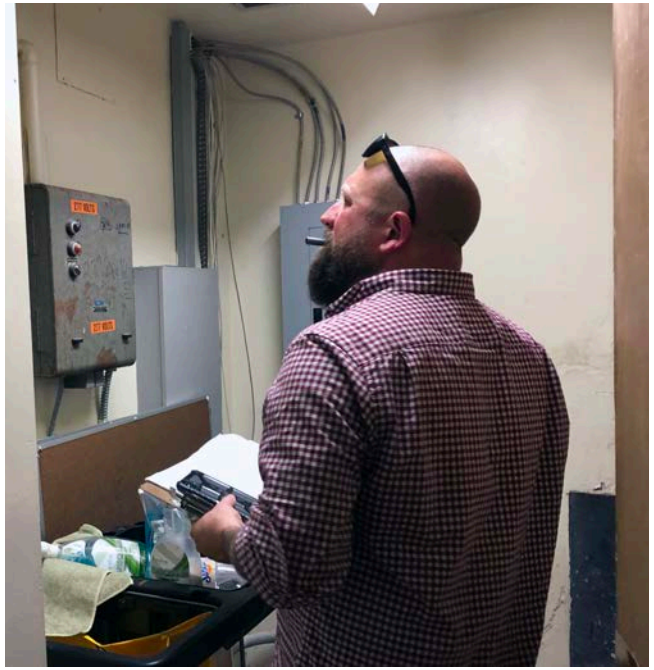
Board of Education

- Long-range financial and capital planning began in 2018
- Reviewed Building Conditions Survey, as well as five-year Capital Plan, to prioritize District needs and desires
- Provided feedback to shape the proposed scope of work for the 2022 Capital Improvements Bond



District Facilities Committee

- Master capital planning meetings and discussions began in 2018, which included:
  - Building Condition Survey (BCS)
  - Heating surveys/HVAC presentations
  - Classroom condition survey



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District Facilities Committee (cont.)

- Development of prioritized building plans focused on student needs and necessary maintenance items
    - Committee building tours with administrators
- Workshop/meeting presentations to the Board of Education



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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL

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Building Teams

- Principals canvassed staff regarding facilities-related program needs
- Architect meetings with principals and administrators
- Principals participated in Facilities Committee meetings



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Prioritizing Needs

- **Priorities**
  - What must be done to ensure the health, safety, and success of our staff and students?
    - Classroom condition survey
    - Building Condition Survey (BCS)
  - What would we like to do to better support and enhance programming?

- **Alignment with Strategic Plan**
  - Promote academic success
  - Enhance the health and safety of our school community
  - Fiscally responsible

District-Wide Classroom Renovations

Proposed Scope of Work

General classroom renovations to include:

- New Heating, Ventilation and Air Conditioning (HVAC) system and Building Management System controls throughout the building, including roof repairs as required for new units
  - **Increased fresh air and improved filtration**
- New drop ceilings and upgrade of lights from fluorescent to LED









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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL

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District-Wide Classroom Renovations

Proposed Scope of Work

General classroom renovations (cont.):

- Abatement and removal of Vinyl Asbestos Tile flooring and replacement with Vinyl Composite Tile flooring
- Removal and replacement of casework where required and to meet Americans with Disability Act (ADA) requirements









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District-Wide Classroom Renovations

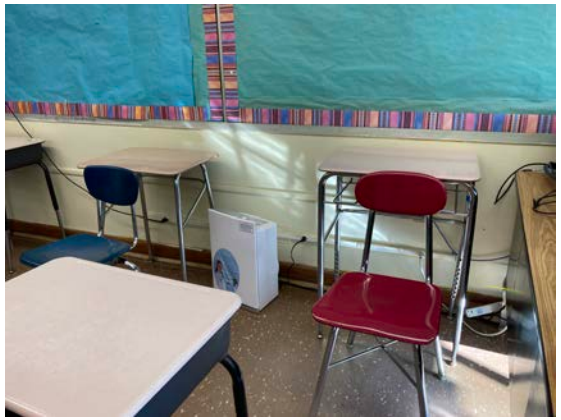
Proposed Scope of Work

General classroom renovations (cont.):

- New electrical/technology outlets as needed
- New plumbing fixtures as needed in areas with new ADA compliant sinks and bathroom locations









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District-Wide Classroom Renovations

Proposed Scope of Work

General Classroom Renovations including (cont.):

- New fire rated doors, frames and fire alarm devices and control panel as required
- Window repairs where necessary
- Painting






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District-Wide Classroom Renovations

Examples



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Cuba-Rushford Central School District

District-Wide Classroom Renovations

Examples



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Geneva Central School District

District-Wide Classroom Renovations

Examples



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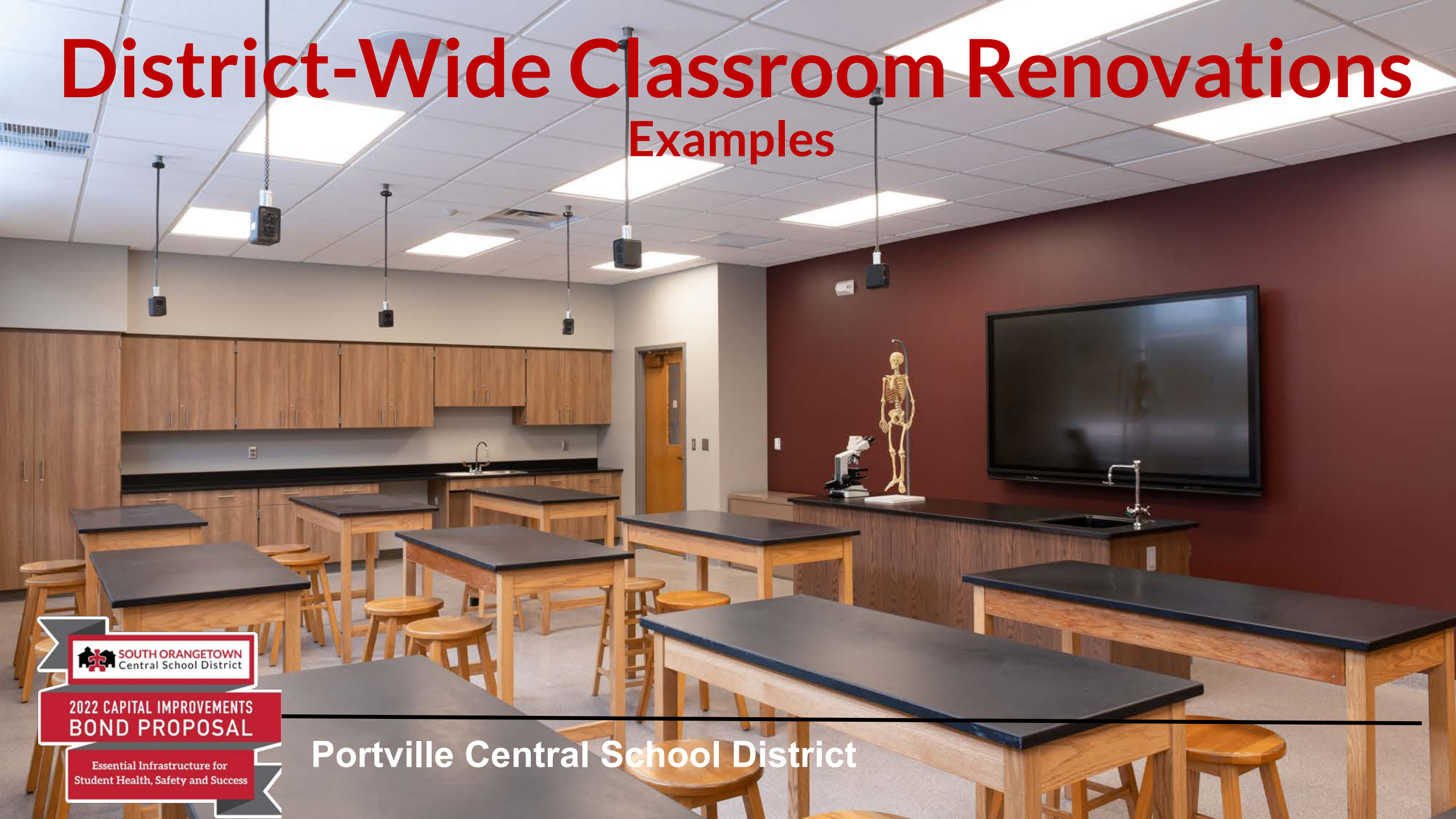
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Rochester City School District

District-Wide Classroom Renovations

Examples



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Portville Central School District

Proposed HVAC Work in Renovated Areas

- Replace/remove unit ventilators
- Installation of new Dedicated Outdoor Air System (DOAS) ventilation system
- Installation of Variable Refrigerant Flow (VRF) to provide heating and cooling for better climate control
- Direct Digital Control (DDC) upgrades

Benefits of New HVAC System

- Increased fresh air
- Improved filtration and stratification
- Improved classroom climate control
- Enhanced energy efficiency
- Better automation and scheduling to optimize performance



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Indoor Air Quality



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Indoor Air Quality



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William O. Schaefer Elementary School

Proposed Scope of Work

General renovations including:

- HVAC and Building Management Control upgrades as outlined in the district-wide scope of work
- Classroom renovations as outlined in the district-wide scope of work
- Window repairs and painting
- Renovations of smaller auxiliary spaces to enhance educational programs
- Various site work improvements including playground work and the addition of an outdoor classroom area

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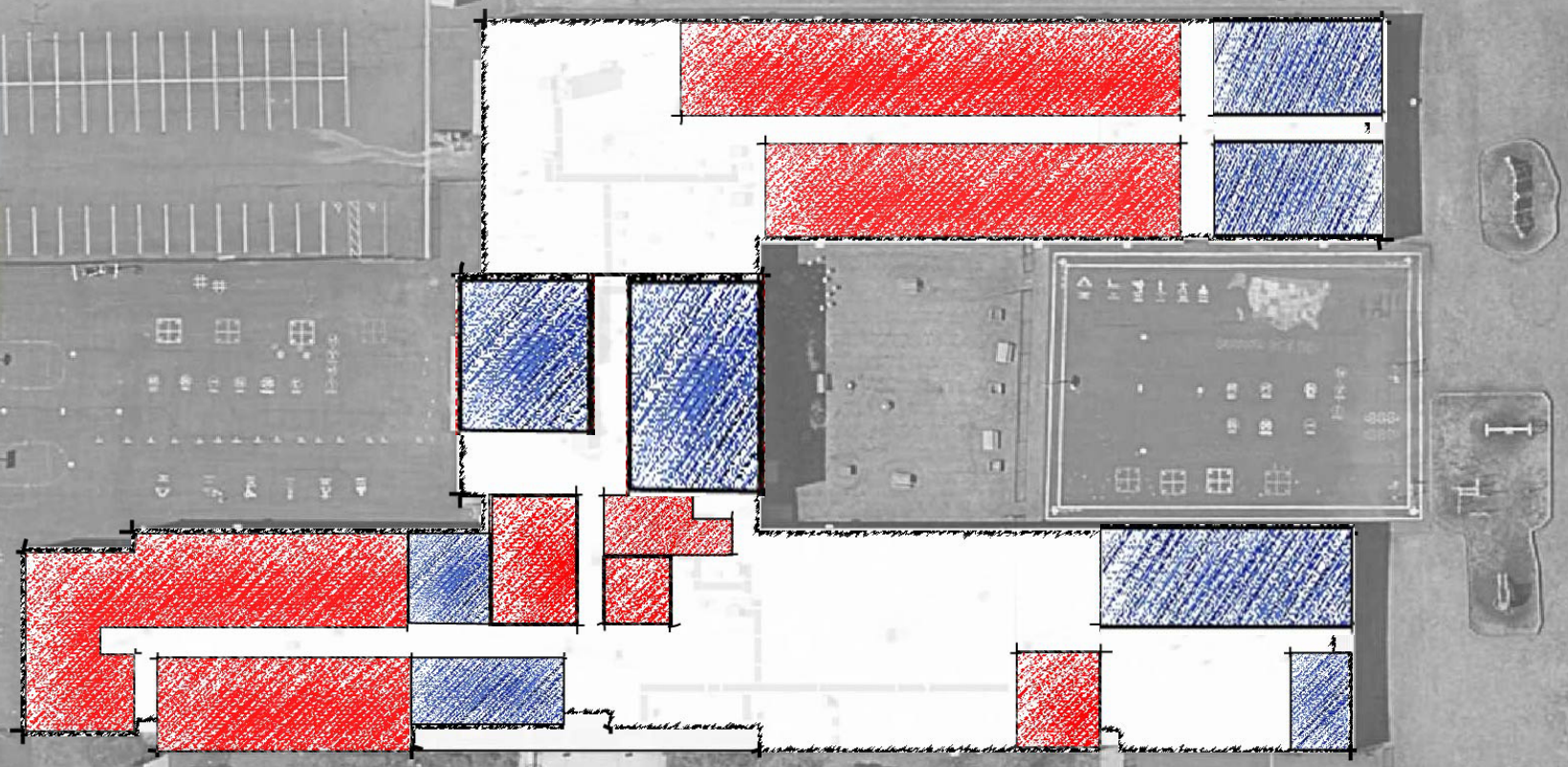
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William O. Schaefer Elementary School

Proposed Scope of Work

EXAMPLE OF PROPOSED OUTDOOR LEARNING SPACE





PROPOSED HVAC UPGRADE

PROPOSED RENOVATIONS

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Cottage Lane Elementary School

Proposed Scope of Work

General Renovations including:

- HVAC and Building Management Control upgrades as outlined in the district-wide scope of work
- Minor classroom renovations
- Window repairs and painting
- Main entrance security upgrades
  - Relocate main office
  - Provide new exterior lighting and canopy
- Renovations to create a small classroom/reading room/resource room
- Various site work improvements including a new walking path around perimeter of school property and the addition of an outdoor classroom area

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Cottage Lane Elementary School

Proposed Scope of Work

PROPOSED HVAC UPGRADE

PROPOSED RENOVATIONS

PROPOSED WALKING PATH

EXAMPLE OF PROPOSED OUTDOOR LEARNING SPACE





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South Orangetown Middle School

Proposed Scope of Work

- HVAC and Building Management Control upgrades as outlined in the district-wide scope of work
- Classroom renovations as outlined in the district-wide scope of work with a focus on third floor and language hall
- Various site work improvements as necessary including a new walking path around perimeter of school property and outdoor classroom
- Site work to include the renovation of upper grass playing fields including the addition of drainage, irrigation and sod

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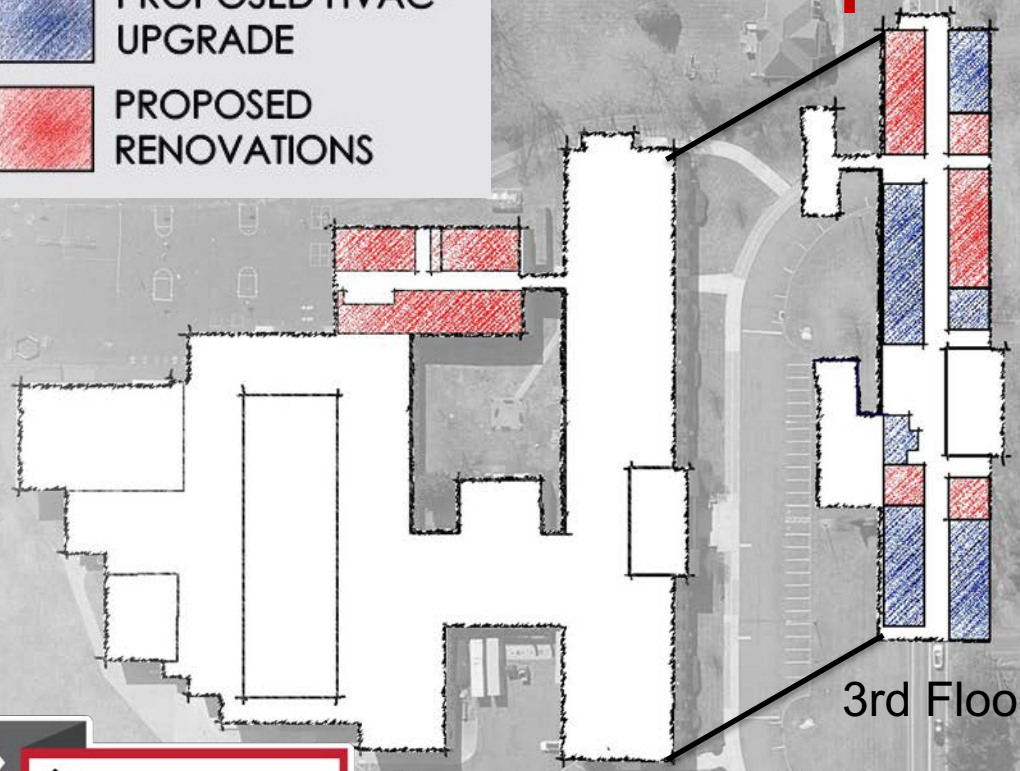
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South Orangetown Middle School

Proposed Scope of Work

PROPOSED HVAC UPGRADE

PROPOSED RENOVATIONS

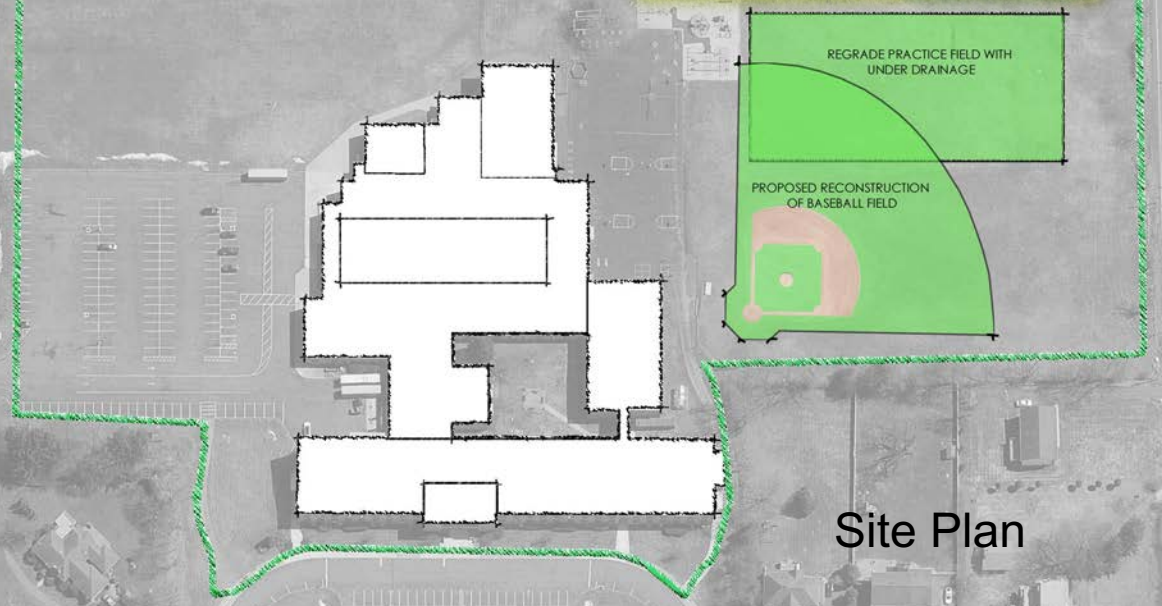


3rd Floor

2nd Floor

EXAMPLE OF PROPOSED OUTDOOR LEARNING SPACE





Site Plan

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Tappan Zee High School

Proposed Scope of Work

- HVAC and Building Management Control upgrades as outlined in the district-wide scope of work
- Classroom renovations as outlined in the district-wide scope of work with a focus on classrooms located in the 200/300/400 wings
- Renovation of the auditorium including new seating, lighting, sound booth and stage area upgrades
- Various site work improvements as necessary and the addition of an outdoor classroom

SOUTH ORANGETOWN Central School District

2022 CAPITAL IMPROVEMENTS BOND PROPOSAL

Essential Infrastructure for Student Health, Safety and Success

Tappan Zee High School

Proposed Scope of Work

EXAMPLE OF PROPOSED OUTDOOR LEARNING SPACE

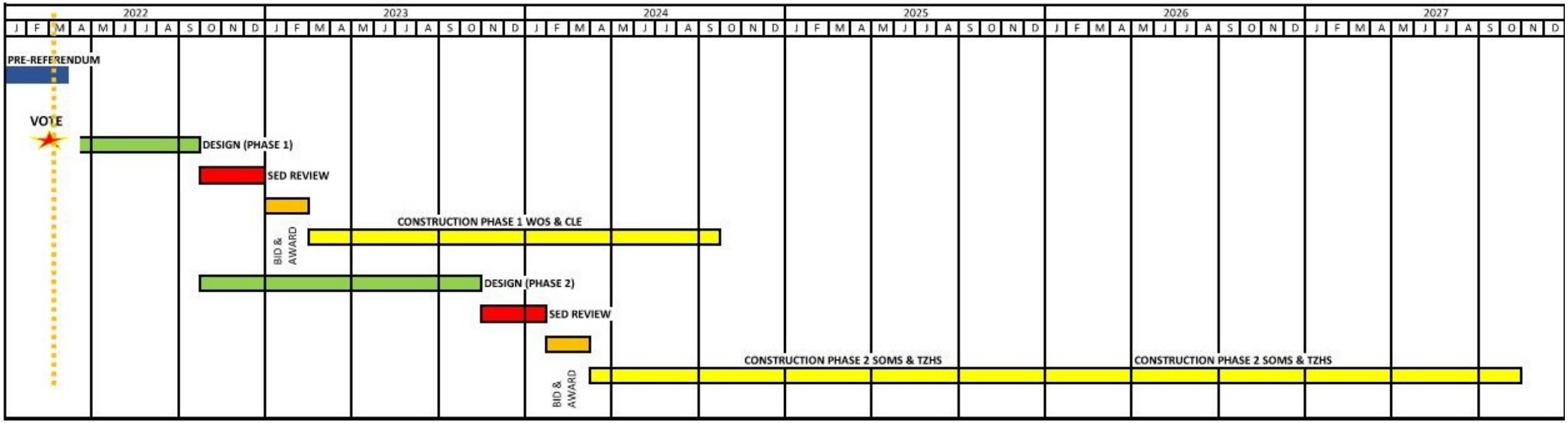


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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL

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Construction Timeline



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Safety During Construction

- Contractor Adherence to all latest COVID-19 policies and protocols
- Site Containment – Students/staff will be separated from construction areas
- Non-Fraternization– *Required of all prime contractors, zero tolerance policy*
- Adherence to Section 155.5 of NYSED Safety Regulations
- Identification Badges– *Required of all prime contractors, zero tolerance policy*
- Written Safety Programs – *Required of all prime contractors*
- Accident Procedures and Policies
- Site Inspections
- Toolbox Talks– *Required of all prime contractors*
- Management Staff has 30 HR OSHA Certification
- OSHA Policies – *10 HR OSHA training – "minimum standard"*

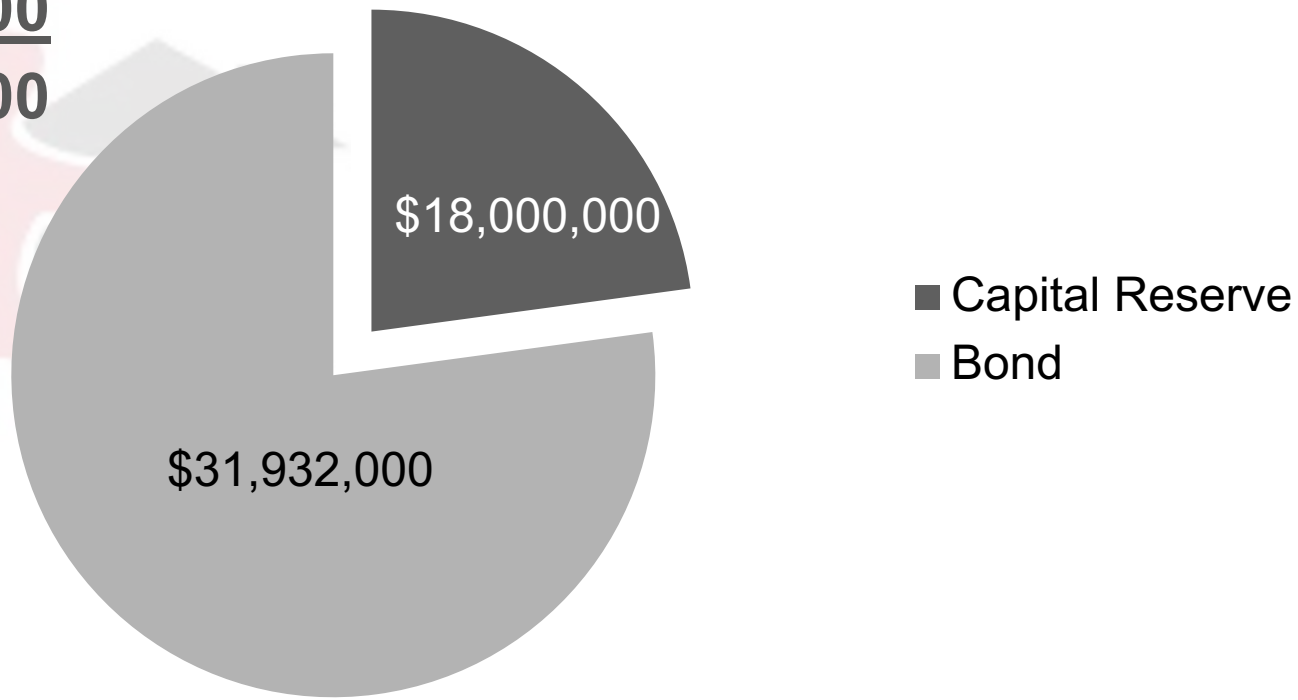
Financial Considerations

Capital Project financial assumptions are based on:

- Allowable state aid for each building (under Maximum Cost Allowance)
- Building aid ratio = 38.3%
- Bond percentage = 95.0%
- Capital Reserve spending approval
- Interest rates = 1-1.25% above current rates to be conservative
- 15-Year Principal and Interest payment schedule
- Impact on tax cap, local share and future budgets

Financial Considerations

Total Project Budget = $49,932,000
Capital Reserve = $18,000,000
Total Bond Amount = $31,932,000



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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL
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Financial Considerations

Total Project Budget	**$49,932,000**
Use of Capital Reserve	**$18,000,000**
Avg. Principal and Interest PMTs	$2,726,780
Building aid	$1,377,497
Avg. Impact on Tax Levy	$1,349,283
*Increase on Tax Rate	$0.6435
per $1,000 of ***assessed value***	
$200,000 **assessed value** example	$128.69

Based on most recent tax calculations

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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL

Essential Infrastructure for Student Health, Safety and Success

Key Dates

Public Hearing
Tuesday, March 1, 6:30PM
South Orangetown Middle School Library

Bond Vote & Board of Education Special Election
Tuesday, March 8, 7:00AM-9:00PM

Detailed information is posted at **www.socsd.org/bond**.

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2022 CAPITAL IMPROVEMENTS BOND PROPOSAL
Essential Infrastructure for Student Health, Safety and Success

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Questions?