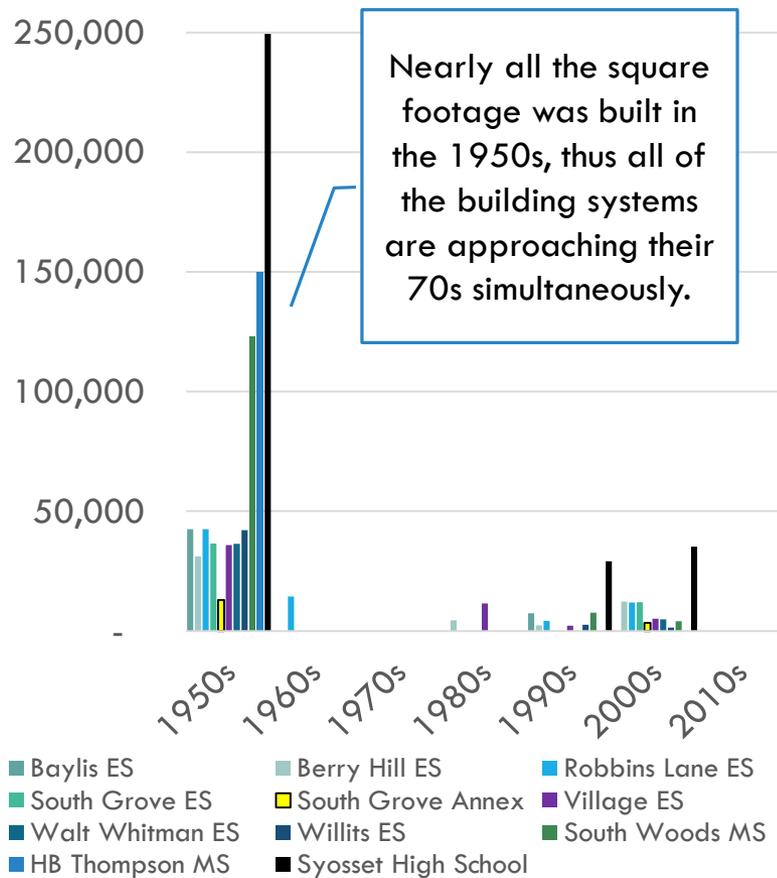


PHASE 2 CONSTRUCTION PROJECTS

Facilities Repair &
Improvement
Syosset School District
January PTA Meetings
2018

WHAT IS THE CONTEXT FOR THE WORK?



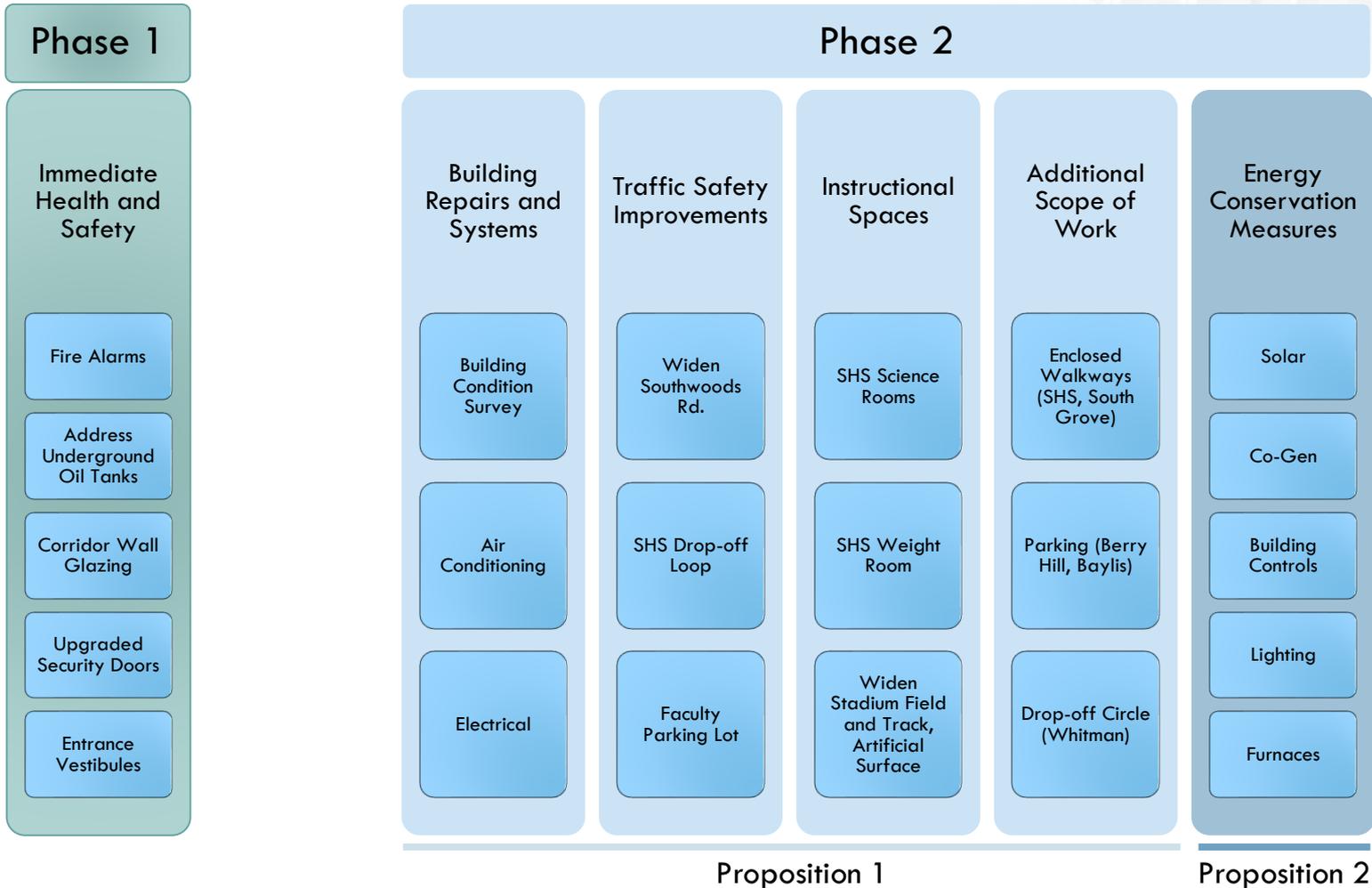
Projects Identified By:

- **Building Condition Survey**
 - Conducted by architect/engineer.
 - Required by law.
 - Addresses health and safety priorities.

- **Recommendations from Administration**
 - Security, traffic safety, academic space, etc.

- **Public Input**
 - Board of Education Meetings
 - PTA Meetings
 - Public Input Meetings
 - District Athletics Committee Meetings

PHASE 1 AND PHASE 2 PROJECTS



2 PROPOSITIONS – ONE PURPOSE

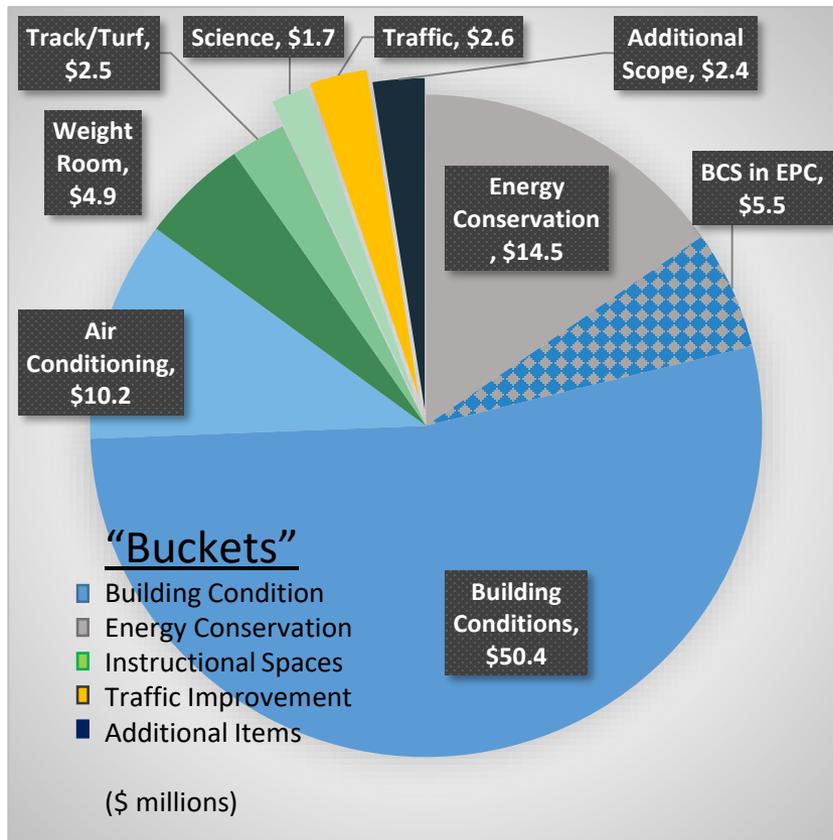


Projects from both propositions are interdependent – designed to work together and be built together.

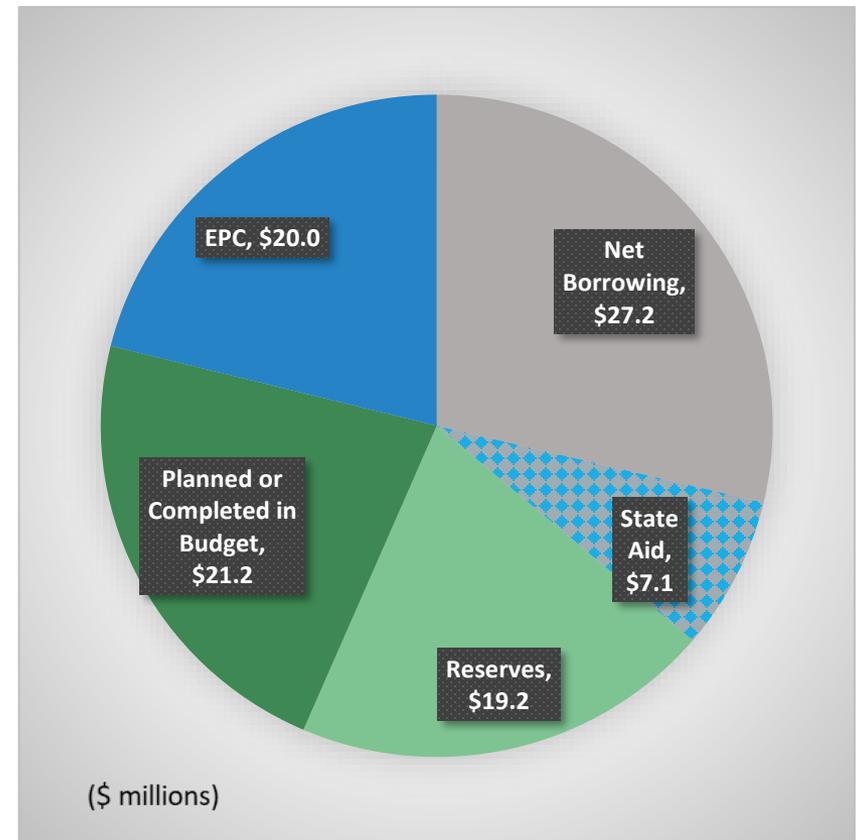
However, they have two different funding and contracting mechanisms:

- Proposition 1 is financed by borrowing (called a “Bond”) and reserves.
 - A Bond is repaid over time like a mortgage.
- Proposition 2 must use the least expensive of 2 financing options (lease-purchase or bond) at the time work starts.
 - Approval of Proposition 2 will increase State Aid (reimbursement from State government) from 11.8% to 21.8%.
 - This increased State Aid will total almost \$2.2 million in additional reimbursement to Syosset.

TOTAL SCOPE OF WORK AND REVENUES

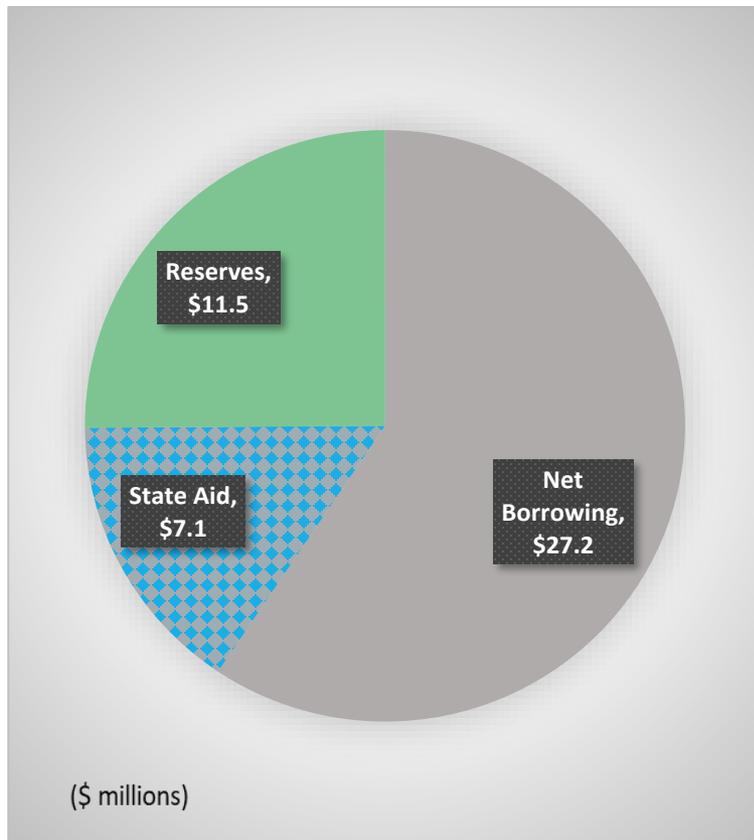


Projects – All Phases and Propositions



Funding – All Phases and Propositions

PHASE 2; PROPOSITION 1 COSTS AND FINANCING



Proposition 1 Funding

NOTE:

The district would bond (borrow) \$34.3 million and pay it back through:

- State Aid (\$7.1 million), and
- Debt service (\$27.2 million)

NET IMPACT TO TAX LEVY — PROPOSITION 1

DEBT SERVICE	
Estimated Annual Debt Service on \$35,000,000 (15 years at 3.5%)	\$ 3,038,770
Retiring Annual Debt Service - 2017-18 and 2022-23	\$ (2,170,000)
Estimated Annual Avg. Change in Debt Service	\$ 868,770
Less State Building Aid (80% of level debt service @ 21.8% reimbursement)	(\$473,000)
Net Estimated Annual Avg. Change in Debt Service	\$ 395,770
% change in Tax Levy (based on 17-18 Levy)	0.2065 %

A homeowner paying \$10,000/year in school taxes would see their taxes increase \$20.65/year.



IMPACT TO TAX LEVY – PROPOSITION 2

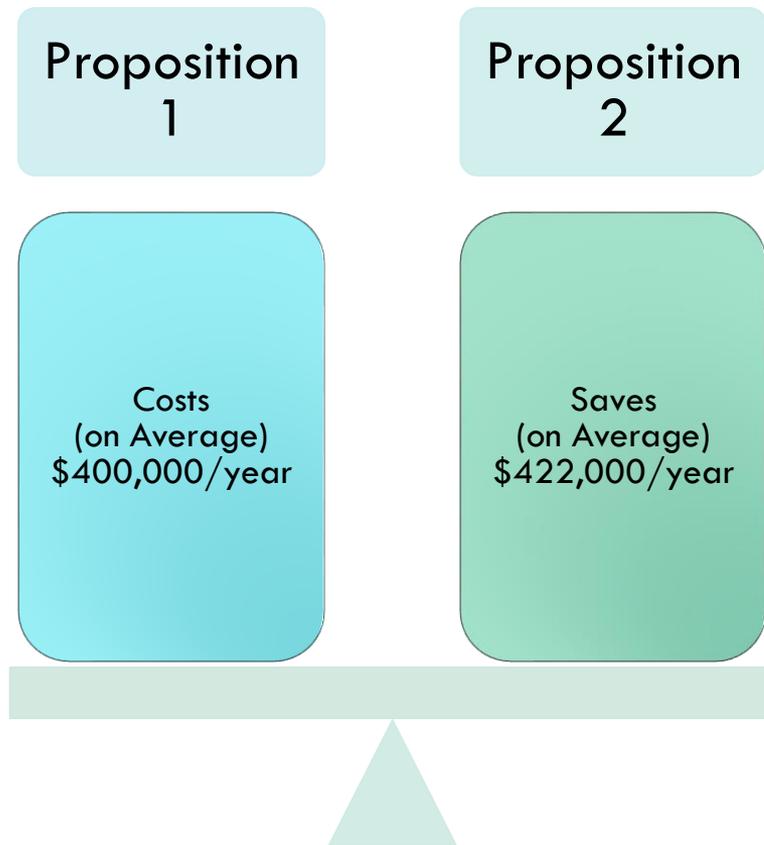
No Impact to Tax Levy

- Must Reduce Costs – By law, energy efficiency savings must be greater than the cost of the capital improvements.
- Savings Guarantee – If the savings don't materialize in any year, the Vendor is responsible for reimbursing the District the cost of the difference.

Anticipated Savings to Taxpayers

- We estimate a reduction in energy usage of almost \$1.2 million/year.
- Voter approval will result in an additional \$2.2 million in State reimbursement.
- After construction costs, rebates, and State Aid, we estimate a net savings to the District totaling \$7.6 million over 18 years.

NET FISCAL IMPACT OVER 18 YEARS



FAQ – WEIGHT ROOM

Existing Weight Room – 3,500 ft²

Proposal:

- 4,400 ft² Physical Education Class Station
- 1,525 ft² Additional bathrooms and locker rooms
- 2,730 ft² Security Corridor
- 1,145 ft² Mechanicals/Administration

Cost: Approx. \$500/ ft²

- General estimate benchmarked with construction manager and 2 other firms.

Total Estimate: 9,800 ft² x \$500/ft²
= \$4.9 million

Detailed cost estimate on-line:



Cost Estimate	Description	Item	Quantity	\$ per item	Cost	Comments
1	General Conditions	ls	1	200000	\$ 200,000.00	
2	Grading and drainage	ls	1	150000	\$ 150,000.00	
3	Site work & storm drainage	ls	1	50000	\$ 50,000.00	
4	Sitework	sf	5000	\$	\$ 4,400.00	
5	Canopy of walkway from existing building	sf	625	120	\$ 75,125.00	
6	Concrete footings & foundations	sq	250	600	\$ 150,000.00	
7	Concrete floor slab	sq	150	500	\$ 75,000.00	
8	Structural steel frame and roof framing	sf	6000	75	\$ 450,000.00	
9	Metal decking	sf	6000	12	\$ 72,000.00	
10	Metal Framed Exterior Wall	sf	6000	45	\$ 270,000.00	
11	Interior Partitions	sf	6000	45	\$ 270,000.00	
12	FRP exterior double door and frame	ea	3	4500	\$ 13,500.00	
13	Normal insulated steel windows & frame	sf	2000	110	\$ 220,000.00	
14	EPDM Roofing System	sf	6000	35	\$ 210,000.00	
15	Standing seam metal roofing system	sf	1015	50	\$ 50,750.00	
16	Suspended ceiling grid and acoustic tiles	sf	6000	14	\$ 84,000.00	
17	VCT flooring & cover base	sf	6000	10	\$ 60,000.00	
18	Door Set	ea	1000	14	\$ 14,000.00	
19	Wall Set	sf	1330	16	\$ 21,280.00	
20	Interior single door and frame	ea	8	1500	\$ 12,000.00	
21	Interior double door and frame	ea	7	2600	\$ 18,200.00	
22	Interior window	sf	60	80	\$ 4,800.00	
23	Metal lockers	ea	112	200	\$ 22,400.00	
24	Bathroom Partitions	sf	400	80	\$ 32,000.00	
25	Bathroom Accessories	ea	80	250	\$ 20,000.00	
26	Mechanical work	ls	1	600000	\$ 600,000.00	
27	Painting work, including drainage from roof	ls	1	200000	\$ 200,000.00	
28	Electrical, lighting and fire alarm work	ls	1	600000	\$ 600,000.00	
				Construction Cost Opinion	\$4,748,900.00	

What drives School Construction Costs?

Specialized Building Code – Set by State Education Department (SED)

- Higher: wind-loading requirements, fire-rated corridors, more stringent ventilation, fire alarm, and electrical systems, etc.
- Higher initial durability standards that save maintenance and replacement costs over the long run.

State Public Works Laws

- Prevailing Wages – Regulated payroll and wages.
- Wicks Law – Must bid multiple prime contractors.
http://www.nyssba.org/index.php?src=gendocs&ref=Wicks&category=advocacy_legislation

Supply and Demand – More than \$900 million in school facilities construction on Long Island since 2014-15. Demand has led to price escalation.

Approval Backlog – SED currently (1/2/2018) shows a 990 project backlog.
<http://www.p12.nysed.gov/facplan/status.html>

Stadium location unchanged

Sidewalk-only behind SWMS

Interior paths gated.
Traffic patterns unchanged.

No changes along
Wilshire Dr.;
No need to disturb
soccer fields.



NEXT STEPS



Community Information Meeting:

- Wednesday, Jan. 24: 7:30 p.m. at South Woods Middle School
- Monday, Jan. 29: 7:30 p.m. at South Woods Middle School
- Wednesday, Feb. 7: 7:30 p.m. at South Woods Middle School

Syosset High School tour to view the areas in need of renovation on:

- Saturday, Feb. 3: 10:30 a.m.-12 p.m.

Voter registration

- Monday, Jan. 22: 4-8 p.m. at South Woods Middle School
- Monday, Feb. 5: 8 a.m.-12 p.m. at Syosset High School

VOTE – February 13, 2018

-----IF SUCCESSFUL-----

Summer 2019 – Construction begins

Any Questions?