



2024-2025 Comprehensive Plan Somers Central School District

Presenter – H2M architects + engineers

Michael Lantier, P.E., LEED AP
Vice President | Deputy Market Director, Education

January 2025

Presenter – Triton Construction Company LLC.

Kevin Sawyer
Vice President | K-12 Education



The Comprehensive Plan Process ...

- Previous Building Condition Survey was completed in 2019 as required by New York SED.
- The Comprehensive Plan process includes review of all exterior and interior spaces along with numerous discussions with District Administration, Building Administrators, Teachers, and Staff. Work is categorized by:
 - **Interior**
 - **Exterior**
 - **Site**
 - **Water Systems**
 - **HVAC Systems**
 - **Electrical Systems**
- Review of Future Needs
- Prioritization, budgeting, and financing for construction

Current Facilities & Building Age...



PRIMROSE ELEMENTARY SCHOOL
(1955, 1996, 2000)



SOMERS INTERMEDIATE SCHOOL
(1971, 1990, 2007)



SOMERS HIGH SCHOOL
(1971, 1990, 2009)



SOMERS MIDDLE SCHOOL
(1936, 1950, 1990, 2009)



TRANSPORTATION FACILITY
(2009)



WASTEWATER TREATMENT FACILITY
(2009)



Summary of Project Costs (From 2024 Comprehensive Plan)

SUMMARY OF PROJECT COSTS FOR ALL IDENTIFIED WORK

Building	Priority 1	Priority 2	Priority 3.1	Priority 3.2	Priority 3.3	Priority 4	Total
Primrose Elementary School	\$ -	\$ 256,475	\$ 9,498,333	\$ 1,051,621	\$ 11,348	\$ 1,399,640	\$ 12,217,416
Somers Intermediate School	\$ -	\$ 147,530	\$ 4,908,907	\$ 1,758,553	\$ 2,546,739	\$ 2,337,776	\$ 11,699,504
Somers Middle School	\$ -	\$ 382,518	\$ 9,886,207	\$ 478,147	\$ 457,690	\$ 3,896,294	\$ 15,100,856
Somers High School	\$ -	\$ 177,792	\$ 10,672,229	\$ 2,897,632	\$ 2,165,232	\$ 7,550,488	\$ 23,463,374
Transportation Facility	\$ -	\$ -	\$ 1,396,613	\$ 242,100	\$ -	\$ -	\$ 1,638,713
Total	\$0	\$964,314	\$36,362,289	\$6,428,053	\$5,181,009	\$15,184,199	\$64,119,864

- Previous BOE report (January 2024) presented on \$106M Total
- Goal - ~\$64M to be tax neutral



2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations - classroom improvements , include glazing replacement, door upgrades, flooring upgrades , and bathroom upgrades .
Exterior Work	Exterior is in satisfactory condition. Recommendations - weatherization, façade repairs, roof repairs, and front entrance canopy replacement .
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement/repair , curb/walkway replacement/repair , retaining wall replacement , and playground upgrades .
Water System	Existing water system is in satisfactory condition. Recommendations - storage and treatment system replacement due to age.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations - classroom unit ventilator replacements* , various Roof Top Unit (RTU) replacements , and exhaust fan replacement .
Electrical Systems	Electrical systems are in satisfactory condition. Recommendations – panelboard replacements and Fire alarm system replacement .

Bold Items have project value = \$100K+

*UV upgrades do not include air conditioning



2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations – classroom improvements, window replacement/repair , door replacement, ceiling upgrades, bathroom upgrades, casework (cabinetry), and flooring upgrades .
Exterior Work	Exterior is in satisfactory condition. Recommendations - weatherization, façade repairs, digital sign for SIS/SMS , and roof repairs.
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement/repair, curb/walkway replacement/repair, greenhouse area upgrades , and playground upgrades .
Water System	Existing water system is in satisfactory condition. Recommendations - potable water tank replacement due to age.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations – exhaust fan replacement, humidity removal , various minor improvements.
Electrical Systems	Electrical systems are in satisfactory condition. Recommendations – panelboard/switchboard replacements, fire alarm system upgrades , and electric duct mounted heater replacement .

Bold Items have project value = \$100K+



2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations - classroom improvements, door replacement, flooring upgrades , ceiling replacements, casework (cabinetry) upgrades, STEM Upgrades, Art Room Upgrades , and glazing upgrades.
Exterior Work	Exterior is in satisfactory condition. Recommendations - weatherization , window replacement/repairs, façade repairs, and roof replacement .
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement/repair, curb/walkway replacement/repair , propane tank replacement, and play area upgrades .
Water System	Existing water system is in satisfactory condition.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations – exhaust fan replacement, heating and ventilation unit replacement, unit ventilator upgrades* , new gym AC upgrades, auditorium RTU (AC) replacement , various improvements.
Electrical Systems	Electrical systems are in satisfactory condition. Recommendations – panelboard/switchboard replacements, and fire alarm system replacement .

Bold Items have project value = \$100K+

*UV upgrades do not include air conditioning



2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations - classroom improvements , door upgrades, ceiling upgrades , flooring upgrades , glazing upgrades, upper gym upgrades , locker room upgrades , bathroom upgrades , kitchen freezer/cooler upgrades , science room upgrades , and auditorium upgrades .
Exterior Work	Exterior is in satisfactory condition. Recommendations - weatherization , window replacement , façade repairs , and roof repairs.
Site Work	Numerous recommendations have been made for the site including asphalt replacement/repair , curb/walkway replacement/repair , drainage improvements, track resurfacing , Turf 1 & 2 LED lighting upgrades , press box replacement , and upper gym rear entrance upgrades
Water System	Existing water system is in satisfactory condition.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations include exhaust fan and unit vent replacement* , Student Life Center Air Conditioning Upgrade , Auditorium RTU replacement , wrestling room exhaust upgrades , engineering lab air conditioning upgrades , and lower-level boiler replacement .
Electrical Systems	Electrical systems are in satisfactory condition. Recommendations – panelboard/switchboard replacements and fire alarm system upgrades .

Bold Items have project value = \$100K+

*UV upgrades do not include air conditioning



Transportation Area Summary

2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition.
Exterior Work	Exterior is in satisfactory condition.
Site Work	Numerous recommendations have been made for the site including asphalt replacement/repair , drainage improvements, and storm water management rehab, and bus wash upgrades.
Water System	Existing water system is in satisfactory condition.
HVAC Systems	Existing HVAC system is in satisfactory condition.
Electrical Systems	Electrical systems are in satisfactory condition. Security Camera Upgrades.

Bold Items have project value = \$100K+



Recently Removed Items

PES

- Four (4) Classroom Building Addition

SIS

- Exterior Door Replacement
- Pick-up/Drop Off Lane between SMS and SIS
- Cafeteria Upgrades

SMS

- Various Window Replacements
- 3rd Floor ADA Bathroom Upgrades

SHS

- Various Window Replacements
- Reduce scope for wrestling room to only include ventilation
- Transportation Area – Reduce amount of Asphalt Replacement
- Transportation Area – Four (4) EV Bus Chargers



- AGREEMENT ON SCOPE OF WORK FOR "CAPITAL IMPROVEMENT PROJECT"
- CONFIRM FUNDING SOURCES:
 - MAY 2025 BOND – 2009 Bond Retirement (Anticipated tax neutral)
 - CAPITAL RESERVE FUND ~\$1.8M
- State Environmental Quality Review Act (SEQRA)
 - Notice of Intent (NOI) and SEQRA LEAD AGENCY
- COMMUNICATE NEED AND ASSOCIATED COSTS WITH PUBLIC
- PUBLIC VOTE FOR FUND APPROPRIATION AND/OR BOND APPROVAL



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practical approach. creative results.



ANTICIPATED SCHEDULES



BOND VOTE APPROVAL PHASE		POTENTIAL CONSTRUCTION SCHEDULE	
January 31, 2025	Facilities Committee to provide formal recommendation to BOE	May 20, 2025	Bond approval from voters
February 11, 2025	BOE Resolution: Notice of Intent (NOI) for State Environmental Quality Review Act (SEQRA)	June 2025	Design starts
February 11, 2025	BOE to approve scope of work	November 2025	SED submission
March 25, 2025	BOE Resolutions: 1. To include Capital Improvement Project (Bond vote) 2. Adopt SEQRA	April 2026	SED approval (~21 weeks)
April (early) 2025	Public bond presentation #1	June 2026	Construction begins
April 22, 2025	Public bond presentation #2	September 2027	Substantial completion*
May 6, 2025	Public bond presentation #3		
May 20, 2025	CAPITAL IMPROVEMENT PROJECT - BOND AUTHORIZATION VOTE		

*Some items may require additional design time and construction time depending on final scope, such as building addition at PES.

Thank you, any questions?

Somers High School

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H 2 architects + engineers
M practical approach. creative results.

