

## CAPITAL PROJECT PUBLIC HEARING

Solvay Union Free School District  
November 13, 2017

Jay Tinklepaugh, Superintendent  
Karen Henry, Assistant Superintendent for Business

Kerry Tarolli, King & King  
Mark Vislosky, Fiscal Advisors & Marketing



## Capital Project 101

1. Review District facilities
  - Building Condition Survey
  - Formation of Committee Project Committee
2. Review District funding
3. Create a timeline and get feedback
  - Presentation at Board of Education meeting
  - Information in Sentinel Special Edition
  - Open House/Walks in Buildings
  - Public Hearing
4. Public vote



## 2017 Facilities Committee

- Beth Hylan
- Carol O'Mara
- Diane Hagemann
- Eric Larison
- Fran Santoferrara
- Jay Tinklepaugh
- John Dippold
- Karen Henry
- Kerry Tarolli
- Kevin VanBeveren
- Kristin Sunser-King
- Kyle Guadagnolo
- Lawrence Wright
- Lena Rose Orlando
- Matt Dean
- Matthew Carpenter
- Mike Emmi
- Steve Zalewski



## 2017 Facilities Committee

- Regular meetings from January through May 2017
- Topics reviewed:
  - 2015 Building Condition Survey (BCS)
  - Recent capital improvement projects
  - NYSED guidelines for building aid
  - Potential schedules
    - Pre-referendum
    - Design
    - Construction
    - Phasing



## 2015 Building Condition Survey

High School - \$9,654,510

Rating: Satisfactory

Middle School - \$4,040,140

Rating: Satisfactory

Elementary School - \$4,996,060

Rating: Satisfactory

Bus Garage - \$3,602,570

Rating: Unsatisfactory

TOTAL - \$22,293,280\*\*

\*\*includes items recently completed in the 2016 capital project

High School - **\$5,196,930**

\$4,457,580 completed in 2016 project

Middle School - **\$3,844,550**

\$195,590 completed in 2016 project

Elementary School - **\$3,872,860**

\$1,123,200 completed in 2016 project

Bus Garage - \$3,602,570

TOTAL - **\$16,516,910**



# Prioritization

## Solvay UFSD New Project - Phase 2 (Summer 2020)

AVERAGE PRIORITY	CODE #	WEIGHTED PRIORITY	BUILDING	WORK ITEM - DESCRIPTION	2015 BCS ITEM	ELIGIBLE FOR AID	POSSIBLE \$100K PROJECT	PROJECT COST
1.08	1	1.1	HS	Replace interior door hardware to improve lockdown procedure (285 doors)	N	Y	N	\$1,283,000
1.23	1	1.2	HS	Replace fire alarm panel and add classroom strobes, replace smoke detectors	Y	Y	N	\$291,000
1.31	1	1.3	HS	Replace roof at Cafeteria/Music Suite addition	Y	Y	N	\$706,000
1.31	1	1.3	HS	Replace PA and clock system	Y	Y	N	\$111,000
1.38	1	1.4	HS	Redesign main office entrance to improve security	N	Y	N	\$180,000
1.38	1	1.4	HS	Add light poles in the back section of the main parking lot	N	Y	Y	\$27,000
1.46	1	1.5	HS	Replace remaining original air handling units and associated piping and ductwork	Y	Y	N	\$2,057,000
1.62	1	1.6	HS	Replace select terrazzo stair treads, replace handrails	Y	Y	Y	\$73,000
1.85	1	1.8	HS	Replace original interior doors	Y	Y	N	\$210,000
1.38	4	5.5	HS	Auditorium renovation - lights, sound, seats, flooring and ceiling (including asbestos abatement and renovations of adjacent storage rooms)	Y	Y	N	\$3,308,000
1.85	3	5.5	HS	Renovate staff toilets across from gym	Y	Y	N	\$99,000
1.62	4	6.5	HS	Replace 9 lockers with 12" lockers	Y	Y	N	\$259,000
1.62	4	6.5	HS	Replace drinking fountains	N	Y	Y	\$32,000
1.69	4	6.8	HS	Gym floor replacement (10,000sf)	N	Y	N	\$216,000
1.69	4	6.8	HS	Renovate faculty room, including toilet rooms	Y	Y	N	\$450,000
1.77	4	7.1	HS	Modify locker rooms for transgender needs, provide doors on stalls	N	Y	N	\$252,000
1.85	4	7.4	HS	Replace sidewalks at bus deck	Y	Y	Y	\$53,000
1.92	4	7.7	HS	Renovate PE offices	Y	Y	N	\$138,000
1.92	4	7.7	HS	Replace basketball controls in Gym	N	Y	Y	\$9,000

Code  
1=Health/Safety  
2=SED MPS/Building Code  
3=ADA  
4=Repair/Reconstruction  
5=Program Needs  
6=Program Requests

Priority  
1=High  
2=Medium  
3=Low



## Recent Projects

- 2008 EXCEL Project
  - ES windows, unit ventilators, casework, exterior doors
  - HS windows, stage curtains, rigging
- 2013 Capital Project
  - HS roof (partial), classroom and corridor ceiling tiles and lights
  - ES serving line, classroom and corridor ceiling tiles and lights
- 2013 Capital Project (Phase 2)
  - HS main parking lot



## Recent Projects

- Capital Outlay Projects
  - Bus garage gutters (2014-15)
  - District office entrance canopy (2015-16)
  - HS Media Center renovations (2016-17)
  - ES exterior stairs, water heater, masonry restoration (2017-18)
- 2016 Capital Project
  - ES roof (85%)
  - District office relocation
  - HS classroom renovations, toilet room renovations
  - Athletics upgrades (turf, track, dugouts)





## November Referendum (\$28,242,000)

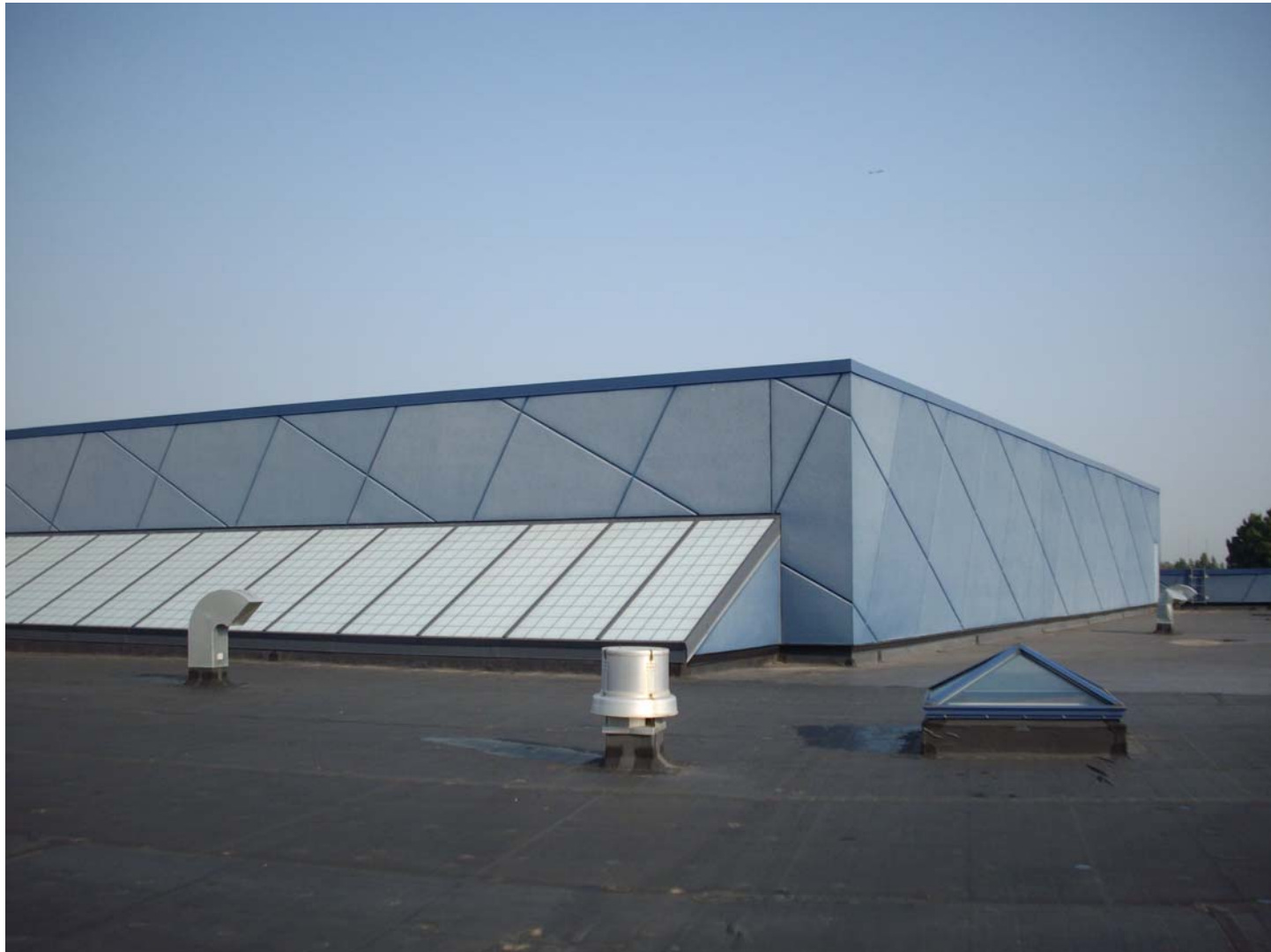
- Phase 1: Construction in 2019
  - Solvay MS:
    - Replace interior door hardware to improve lockdown procedure
    - Replace roof
    - Add classroom strobes to existing fire alarm system



## Solvay MS Roof



## Solvay MS Roof



## November Referendum (\$28,242,000)

- Phase 1: Construction in 2019
  - Solvay BG:
    - Replace bus garage with new bus maintenance facility
  - New Maintenance Building:
    - Provide maintenance building at Solvay MS





## Solvay Bus Garage



## Solvay Bus Garage





## Solvay Bus Garage



## Solvay Bus Garage





## Solvay Bus Garage



## Phase 1 Schedule

- Phase 1 Schedule (*\*tentative dates*):
  - Construction Documents – December 2017 through August 2018 (9 months)
  - SED Submission – August 2018
  - Constructability Review/Estimate – Fall 2018
  - *\*SED Approval – March 2019 (7 months)*
  - *\*Bidding – April 2019*
  - *\*Contractor Mobilization/Submittals – May/June 2019*
  - *\*Construction – Summer 2019, 2019/20 School Year*
  - *\*Closeout – Summer 2020*



## November Referendum (\$28,242,000)

- Phase 2: Construction in 2020
  - Solvay ES:
    - Replace fire alarm panel and add classroom strobes, replace smoke detectors
    - Replace interior door hardware to improve lockdown procedure
    - Renovate second floor toilets and toilet by Lobby
    - Provide air conditioning for the entire building
    - Replace wall covering and provide tile in corridors



## Solvay ES Toilet Rooms



## Solvay ES Toilet Rooms



## Solvay ES Wall Covering



## November Referendum (\$28,242,000)

- Phase 2: Construction in 2020
  - Solvay HS:
    - Replace interior door hardware to improve lockdown procedure
    - Replace fire alarm panel and add classroom strobes, replace smoke detectors
    - Replace roof at Cafeteria/Music Suite addition
    - Redesign main entrance to improve security





## November Referendum (\$28,242,000)

- Phase 2: Construction in 2020
  - Solvay HS:
    - Renovate Auditorium (lights, sound, seats, flooring, ceiling), including asbestos abatement and adjacent storage rooms
    - Renovate staff toilets across from Gym
    - Replace 9" lockers with 12" lockers
    - Replace corridor wall finishes





## Solvay HS Auditorium



## Solvay HS Auditorium



## Solvay HS Corridors



## Solvay HS Lockers

## Solvay HS Lockers

## Phase 2 Schedule

- Phase 2 Schedule (*\*tentative dates*):
  - Construction Documents – September 2018 through May 2019 (9 months)
  - SED Submission – May 2019
  - Constructability Review/Estimate – Summer 2019
  - *\*SED Approval – January 2020 (8 months)*
  - *\*Bidding – February 2020*
  - *\*Contractor Mobilization/Submittals – March/April 2020*
  - *\*Construction – Spring 2020, Summer 2020, Fall 2020*
  - *\*Closeout – Spring 2021*



## Project Financials

Phase 1-Summer 2019	
Solvay Middle School	\$4.6m
Transportation Center	\$5.6m
Phase 2-Summer 2020	
Solvay Elementary School	\$7.5m
Solvay High School	\$10.5
Total	<u>\$28.2m</u>

Project Cost	\$28.2m
Estimated Interest	\$12.2m
Total Debt Service	\$40.4m
Estimated Building Aid	-\$32.3m
Retiring Debt	-\$ 4.7m
Fund Balance/Reserves	-\$2.4m
Projected Increase in Tax	\$1.0m



## What does this mean to me??

- The \$1m would be spread over the debt repayment period of 15 years (\$66,667 per year est.)
- The most conservative (worse case scenario) estimates an increase of .13 cents to the tax rate to cover the estimated \$66,667 per year
- For a house assessed at \$100K that would be a \$13 tax increase for the 2020-2021 school year





Questions?



Vote at Solvay High School  
Tuesday November 28 from  
noon to 9 pm

