



SPENCERPORT CENTRAL SCHOOL DISTRICT

2022 Facilities Task Force

Board Presentation

September 6, 2022

Agenda

Task Force
Process

Infrastructure Items



Project Finances



Discretionary Items



Project Scheduling



Closure



2022 Facilities Task Force Membership

Rick Wood, Asst. Superintendent for Business; Co-chair
Jonathan Saltzberg, Dir. of Operations; Co-Chair
Darin Price, Dir. of Facilities; Co-Chair

Aaron McConnell	M/E Engineering
Bruce Knapp	M/E Engineering
Catherine Wolfe	Ashley McGraw
Chris DeCarlo	BPD Municipal Finance
Christopher Nichols	Head Mechanic-Transportation
Chuck Bastian	BPD Municipal Finance
Clayton Forsyth	Bernabi
Cory Allen	Chief Information Officer
Dan Donovan	Ashley McGraw
David Caiazza	Bernabi Elem. Principal
Denise Lemke	Canal View Elem Principal
Donna Stott	Cosgrove MS Parent
Gary Miner	Dir. of Food Service
James Centola	Cosgrove Middle Sch. Principal
Jamie Lissow	Asst. Superintendent for Human Resources
Jason Hannon	Campus Construction
Jennifer Placito	Dir. of Health, PE & Athletics
Jessica Silsby	High School Assistant Principal
JoAnn Krywy	High School Counselor

Joseph Pallatto
Julie Churnetski
Katie Wingrove
Katlyn Prosser
Kelsey Condidorio
Kevin Donaghue
Kristin Swann
Lanette Cypher
Leah Brown
Leigh King
Lori Stone
Michael Canny
Nicholas Corrigan
Nick Signorelli
Sara Stocker
Sean McCabe
Steven Klemm
Telcie Pincelli
Ty Zinkiewich
William Gretzinger

Campus Construction
Director of Transportation
Taylor
Munn
Bernard P. Donegan, Inc.
Campus Construction
Superintendent
Dir. of Communications
Board of Education
Bernabi
Board of Education
Munn Elem. Principal
Asst. Supervisor of Bldgs. & Grounds
Ashley McGraw
Canal View
High School Principal
Munn
Taylor Elem. Principal
Asst. Superintendent for Instruction
Head Groundsman

2022 Task Force Meetings & Work

1

2

3

4

5



May 4, 2022

- Partner Introductions
- Committee Charge
- Project Financing
- Building Condition Survey Review

May 11, 2022

- Operational Needs Review
 - Roofing
 - HVAC
 - Paving
 - Fire Alarms
 - Secure Entrances
- Discussion and Group Work
- Top Priority Rating Activity

May 25, 2022

- Prioritization Survey Results
- Initial Assessment of Operational Needs
- Secure Vestibule Discussions

June 8, 2022

- Project Finances Recap
- Strategic/Master Planning Introduction
- Revised Operational Needs
- Building Interests Exercise

August 17, 2022

- Seeking Consensus
- Infrastructure Items
- Project Finances
- Discretionary Items
- Project Scheduling

Behind the Scenes...

Infrastructure

- Internal team has met weekly with Ashley, Campus, and BPD
- Engaged contractors to perform tests on roofs, take cores of the pavement areas, inspection of the boilers
- Evaluated reports on roofs and boilers
- Revised estimates to align with needed work
- Finalized scope recommendations

Vestibule Entrances

- Meetings with Ashley to discuss design
- Meetings with building principals to discuss design ideas, traffic flow, impact, etc.
- Consulted with Ashley and Altaris on suggested levels of ballistic protection
- Finalized base designs



Infrastructure

Ashley McGraw



Paving

Bernabi Elementary School
Spencerport High School
Transportation Center

Roofs

Cosgrove Middle School
Spencerport High School
Munn Elementary School

Boilers

Cosgrove Middle School
Spencerport High School

Secured Vestibules

Canal View Elementary School
Bernabi Elementary School
Munn Elementary School
Taylor Elementary School
Cosgrove Middle School
Spencerport High School
Administration Building

Paving

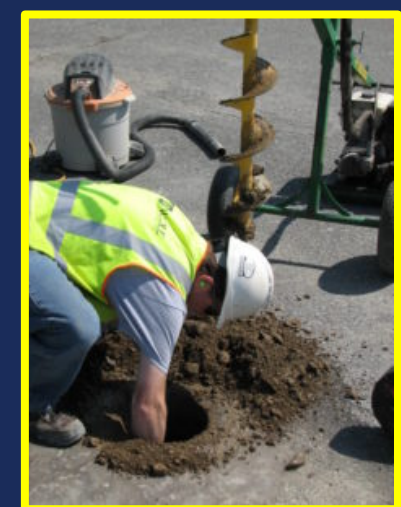
Existing Conditions:

Confirmed through pavement cores and borings.

Pavement Cores



Borings



Mill and Overlay:

Removal and replacement of top asphalt layer

- Bernabi Elementary School
- Spencerport High School
- Transportation Center



Full Depth Replacement:

TBD – Based on coring report



Bernabi Elementary School

Mill and Overlay:

Bus Loop, Bernabi Rd. &
Parking Lot Improvements,
Tennis court accessible
pathway and drainage



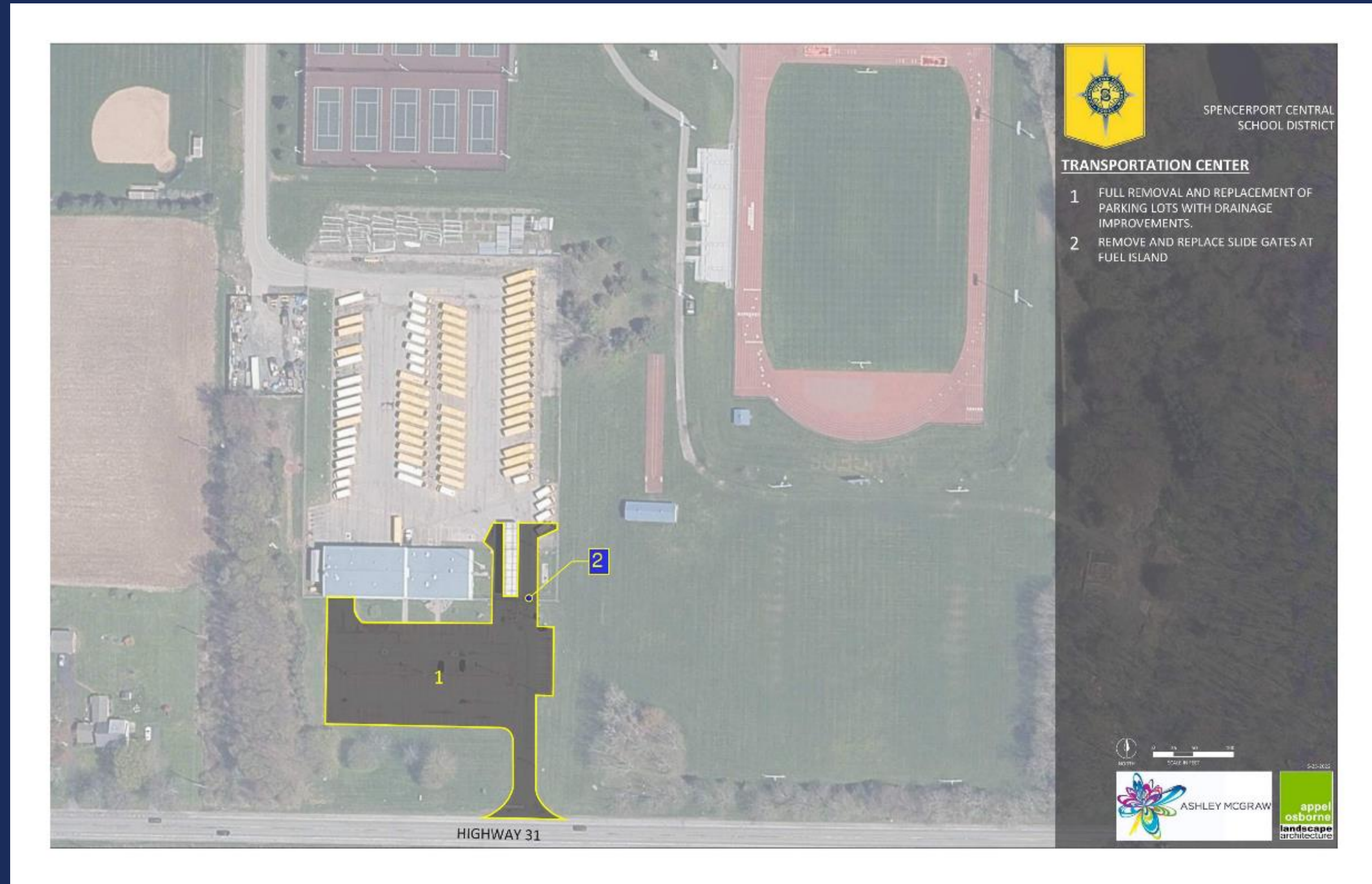
Spencerport High School

Mill and Overlay:
East Lot –Secondary Exit to
Lyll Ave.



Transportation Center

Mill and Overlay:
South Parking Lot and Fuel
Island Gates

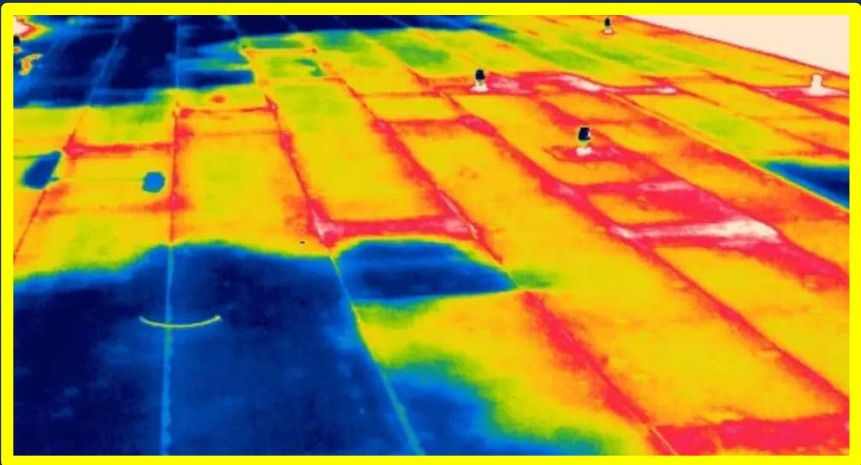


Roofs

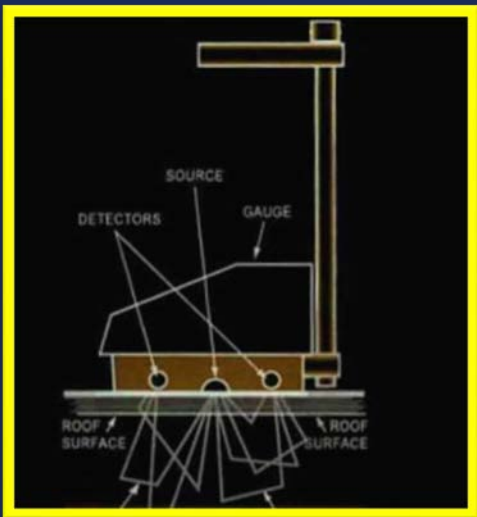
Existing Conditions:

Confirmed through infrared and nuclear scanning technology

Thermal Scan



Nuclear Scan

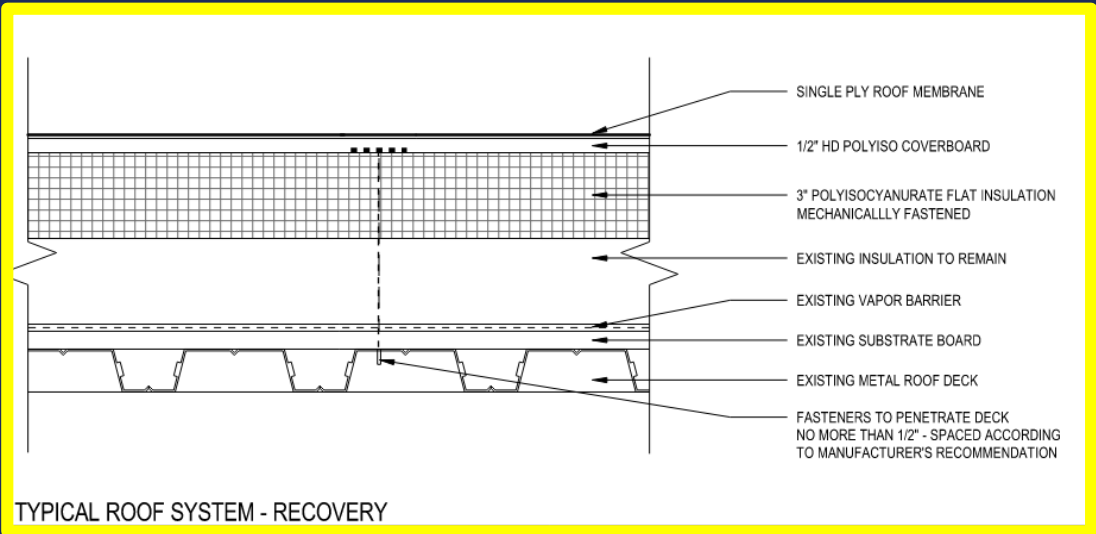


Recovery Systems:

Partial Reuse of Existing System

-Cosgrove Middle School

-Spencerport High School

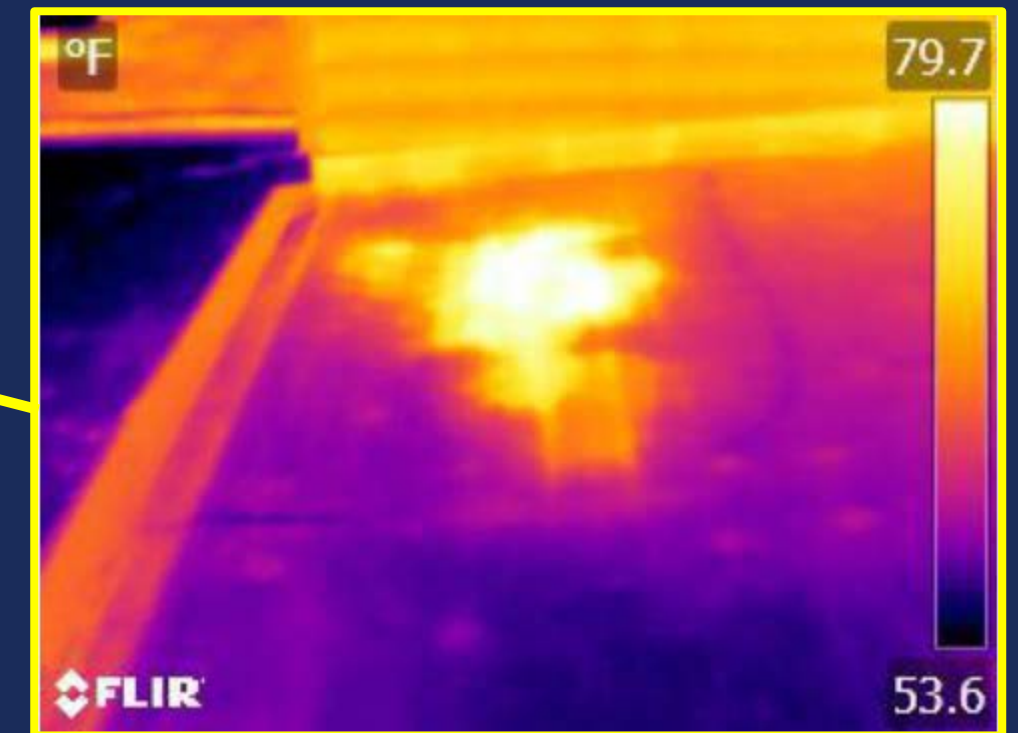


Complete Replacement:

Complete tear- off of Existing System

-Munn Elementary School

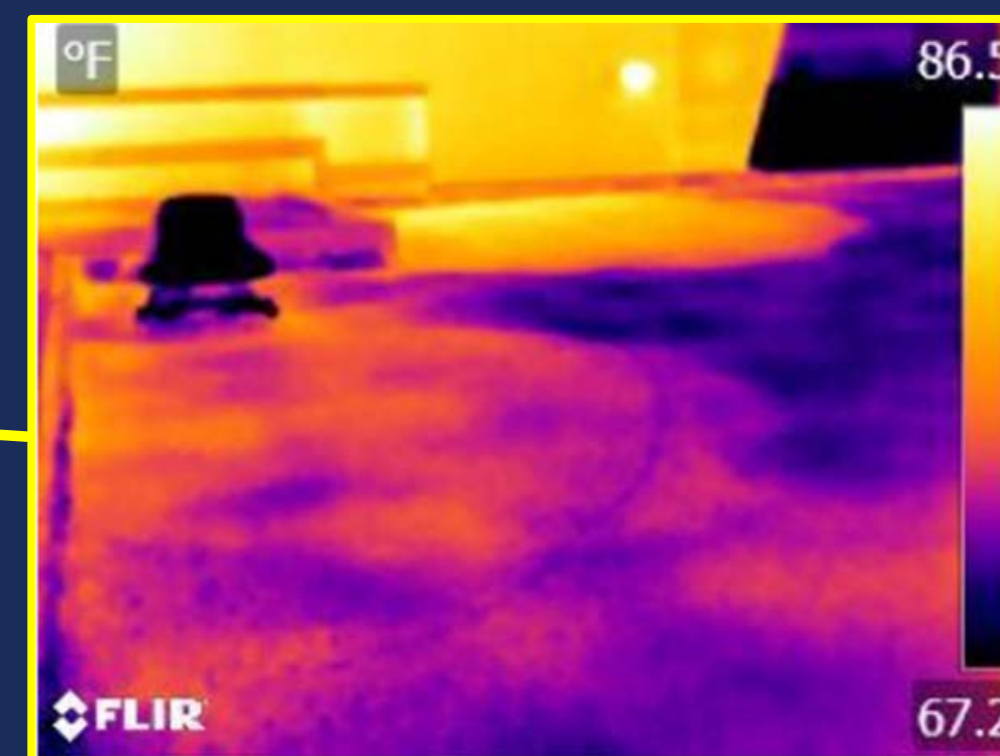
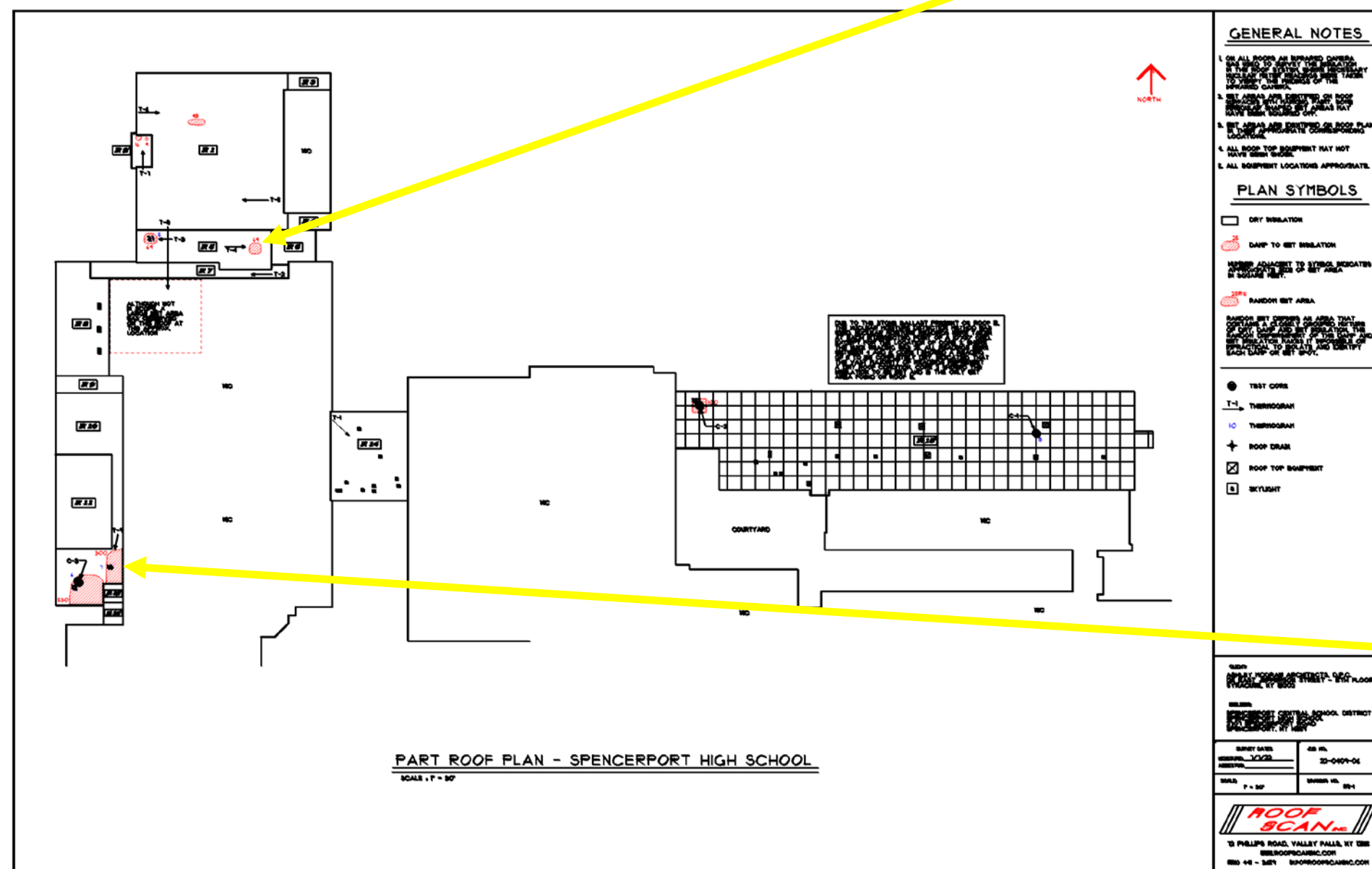
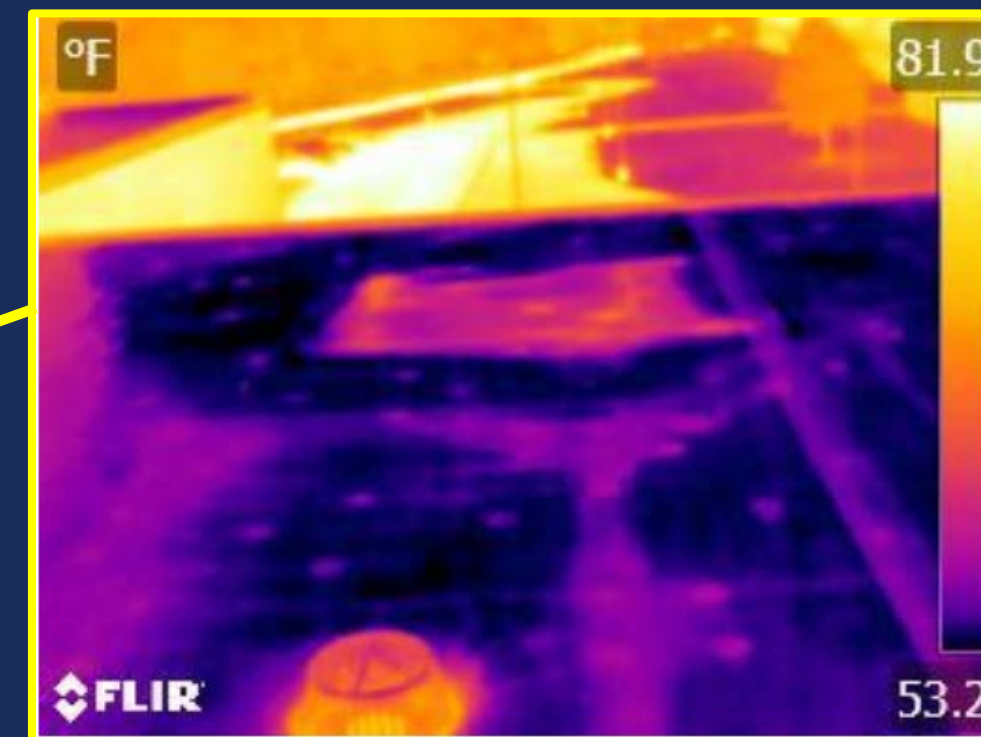






Spencerport High School

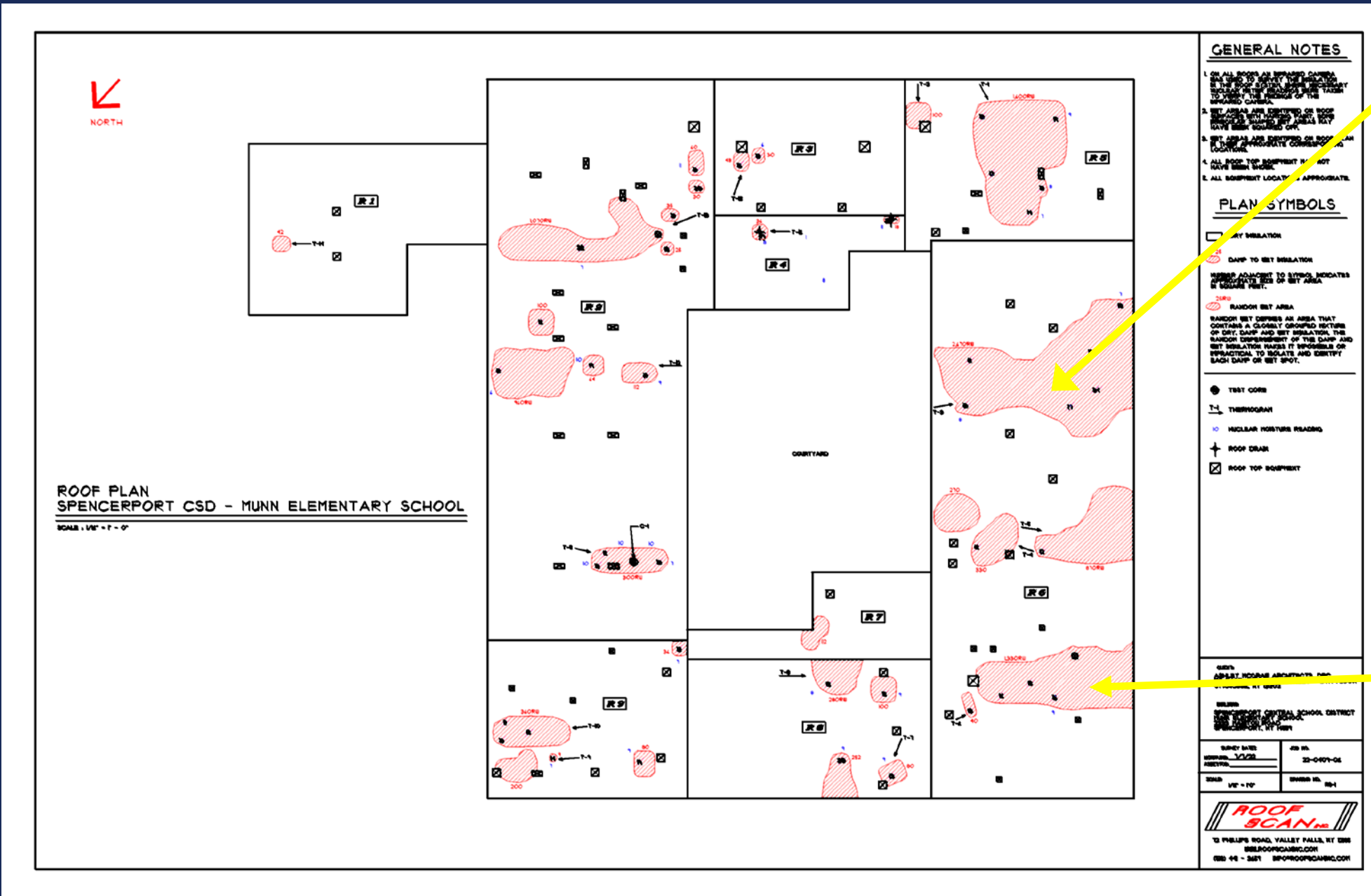
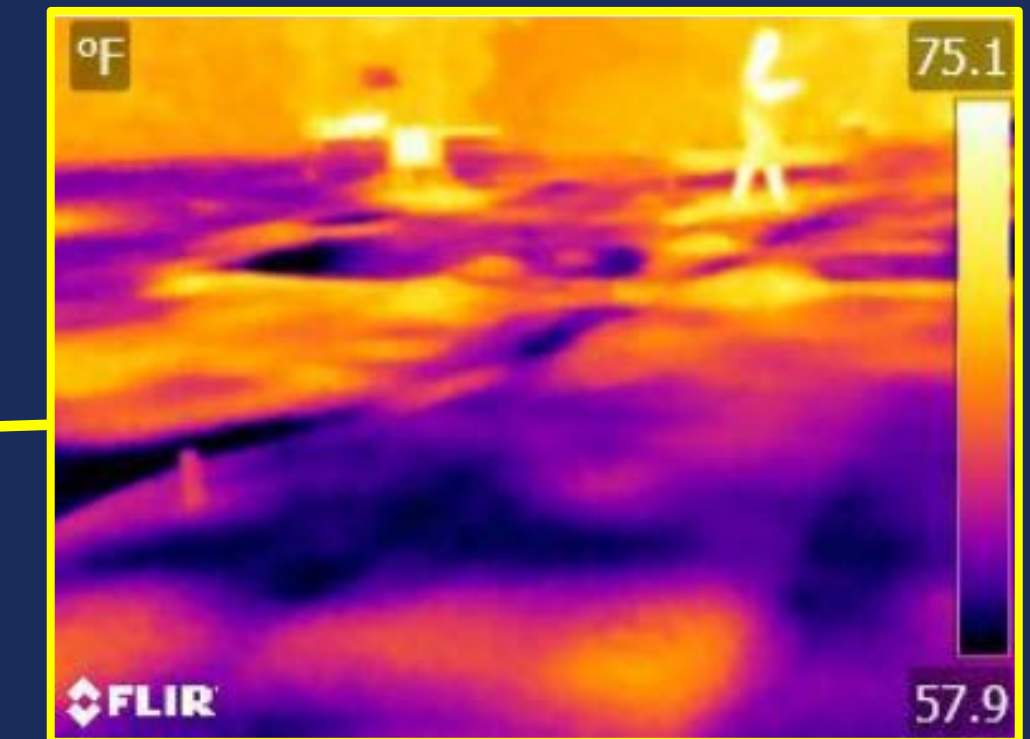
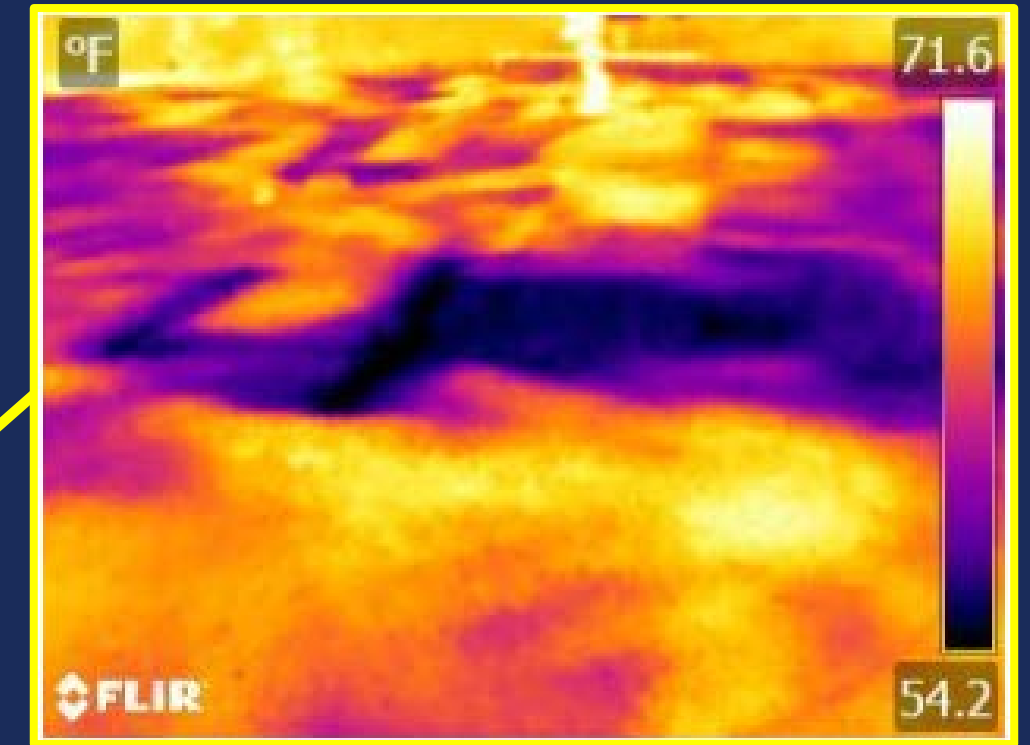
Recovery System: Partial Reuse of Existing System





Munn Elementary School

Complete Replacement: Complete tear-off of Existing System



Boilers

Existing Conditions:

Confirmed through visual inspection completed by boiler manufacturer 's representative. Boiler replacement prioritized based on inspection results.



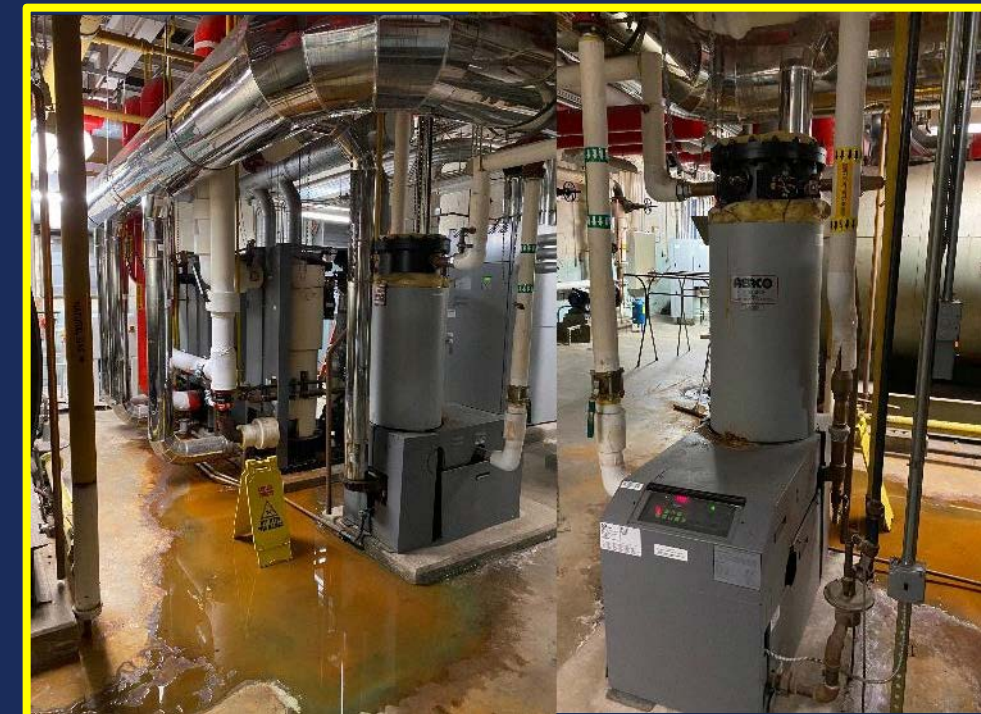
Cosgrove Middle School

Complete replacement of all boilers .



Spencerport High School

Complete replacement of all boilers .





Vestibule Entrances

GOALS:

Screening:

Raptor System

Containment:

Electronic Door Control

Protection:

Exterior doors glazing :

Breach Resistant – UL 972

Interior doors and glazing:

Breach Resistant – UL 972

Greeter:

Ballistic Resistant – Level III - UL 752

Vestibule Entrances

Breech Resistance : UL 972

Ballistic Resistance – Level III : UL 752

Film



AOTSG516L

5/16 INCH

SHOOTER ATTACK/ BOMB GLASS

Armoured One is a law enforcement - based company that is one of the nation's leading experts in protection from active shooter attacks.

Subject matter experts designed Armoured One's Shooter Attack Glass to hold its integrity by being stronger and holding together for longer. We pride ourselves on using evidence-based strategies and proven techniques to offer the best solutions to protect against an active shooter attack.

Glass is the Weakest Entry Point. All it Takes is One Shot.

Armoured One's 5/16" tactical security glass is our thinnest shooter/attack/bomb resistant glass that we offer. This type of shooter/attack glass is a great option for new construction or remodel projects, where glaziers can use standard size vision kits and drop our AOTSG516L right into place. Our glass, when placed in recommended locations, will slow down, or deter an attacker who is trying to gain entry through the glass with force or a gun. Armoured One's 5/16" glass option is one of the most cost-effective options to harden your glass security against an active shooter scenario. AOTSG516L can be installed just like everyday glass, but we do recommend using a structural adhesive to bond the glass to the vision kit.

USES

We recommend this glass for interior locations, such as second set of vestibule doors, classroom interior doors, office doors and other interior areas where fire rated glass is not required.

SPECS

- Thickness: 5/16"
- Glass Weight: 6lbs sq/ft
- Construction: Proprietary
- Maximum Size: 72" x 96"
- Warranty: 10 Year Limited

SHOOTER ATTACK TEST

AOTSG516L is a Class 6 Shooter Attack Test by RIT Testing and Development. Every Shooter Attack Test is observed by UL. During this test, the glass is shot 30 times with an AR15 .223 round, and then hit with a 300 lb. ram where the bullets penetrate the glass. In total, this glass is hit 30 times by a 300 lb. ram. If the 6-inch ram head penetrates the glass before the completion of the test level, it is considered a failure. This is the only test method where glass is shot 30 times by a rifle and then struck by a measurable amount of force to gauge the strength of products after being shot. This test was created to not only protect the people behind the glass, but also protect decision makers from liability.

ARMURED ONE

Protect Your Vision

Armoured One's Security Film

Armoured One's Proprietary Interlayer

ISO 9001:2015

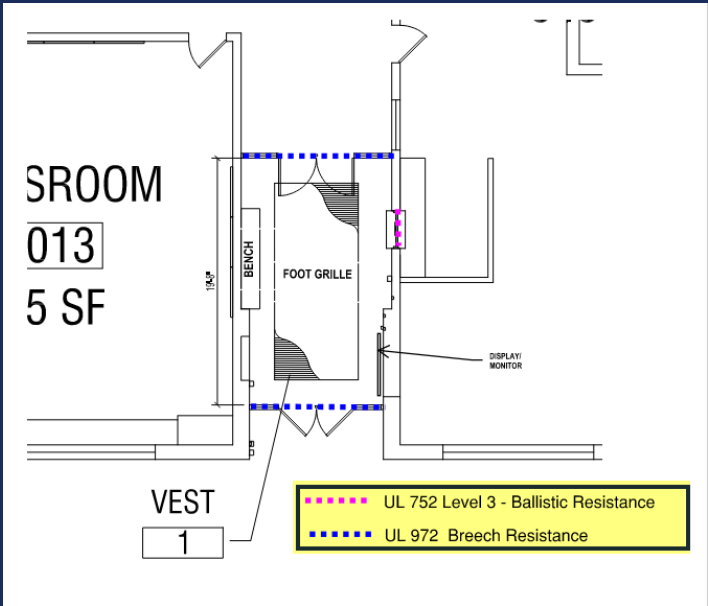
Glass



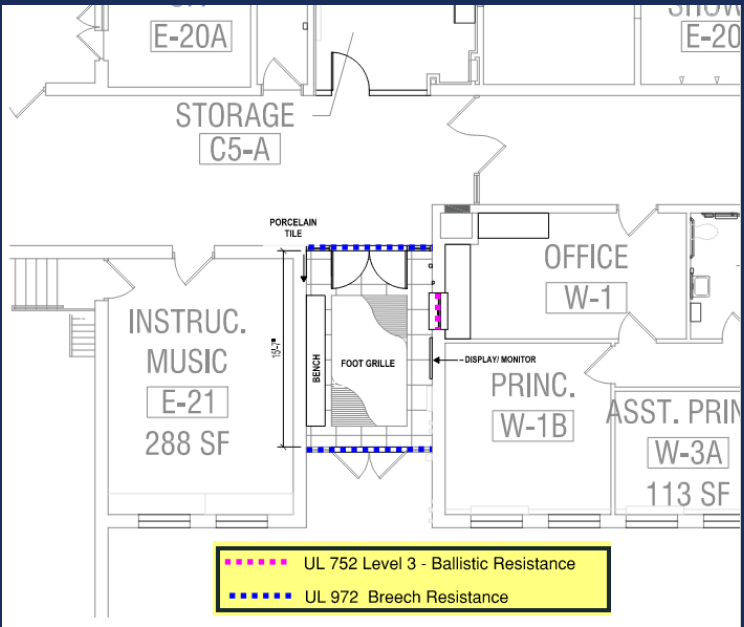
Bullet-Resistant Fiberglass



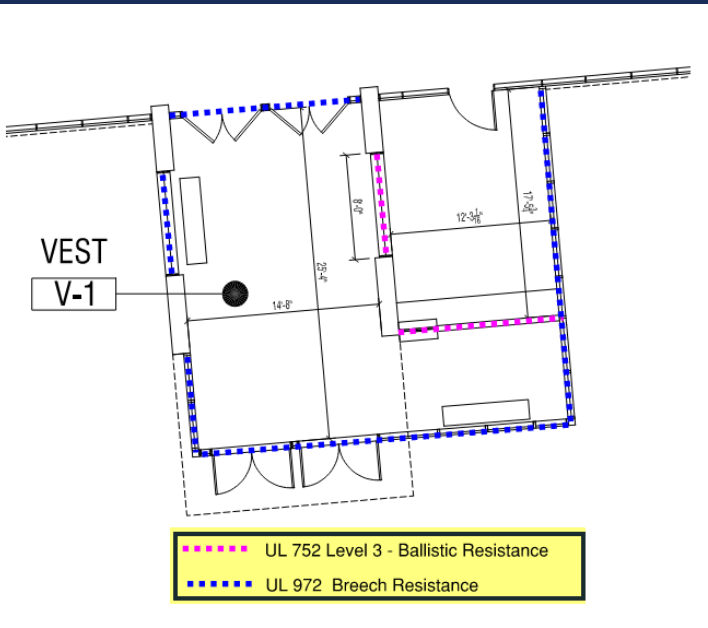
Terry Taylor Elementary



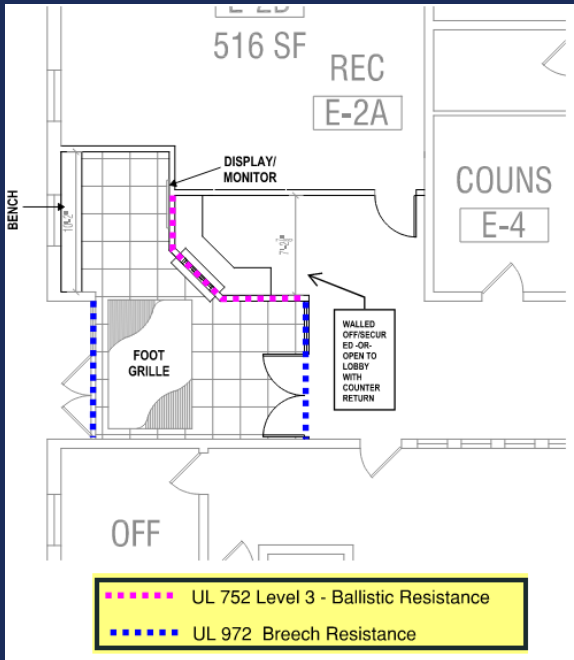
Bernabi Elementary School



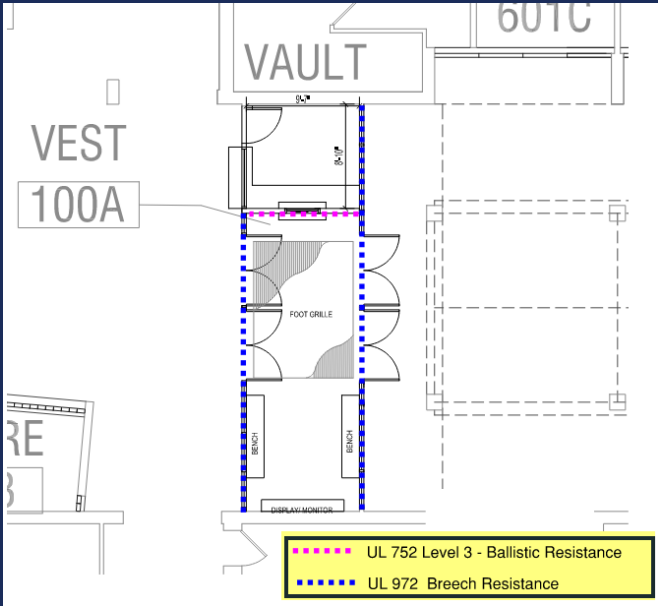
Canal View Elementary School



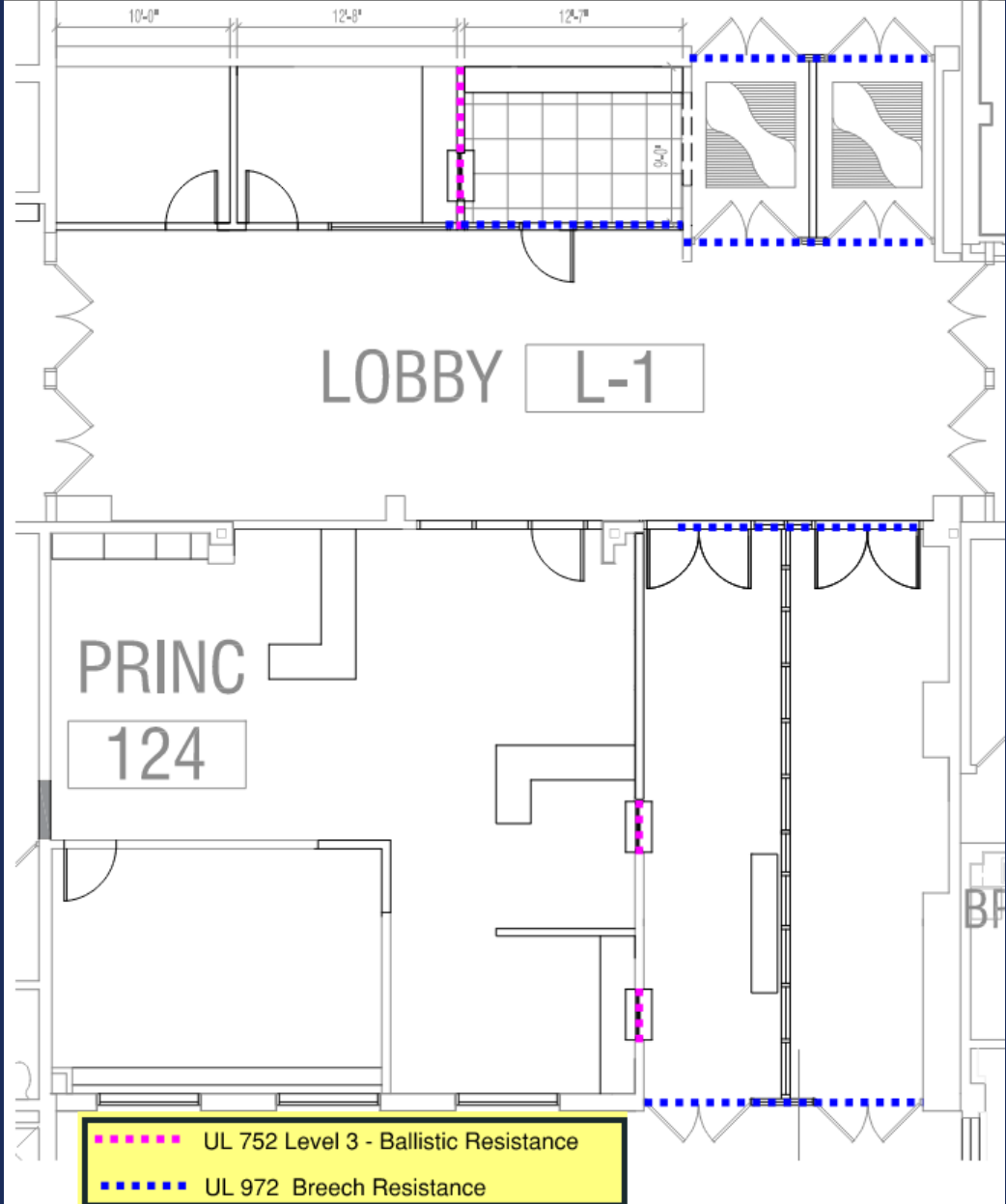
Munn Elementary School



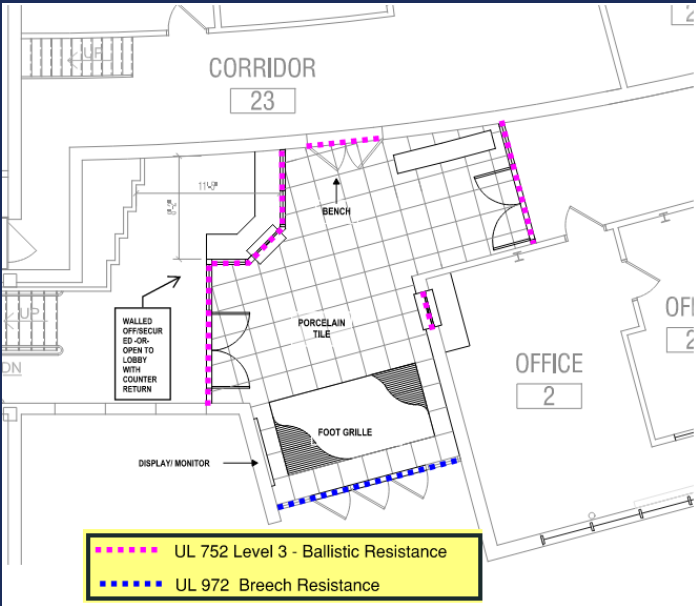
Cosgrove Middle School



Spencerport High School



Administration Building

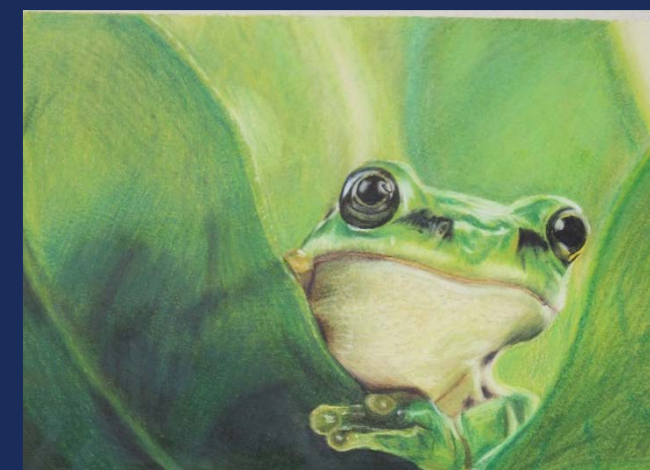


Infrastructure Estimate Summary

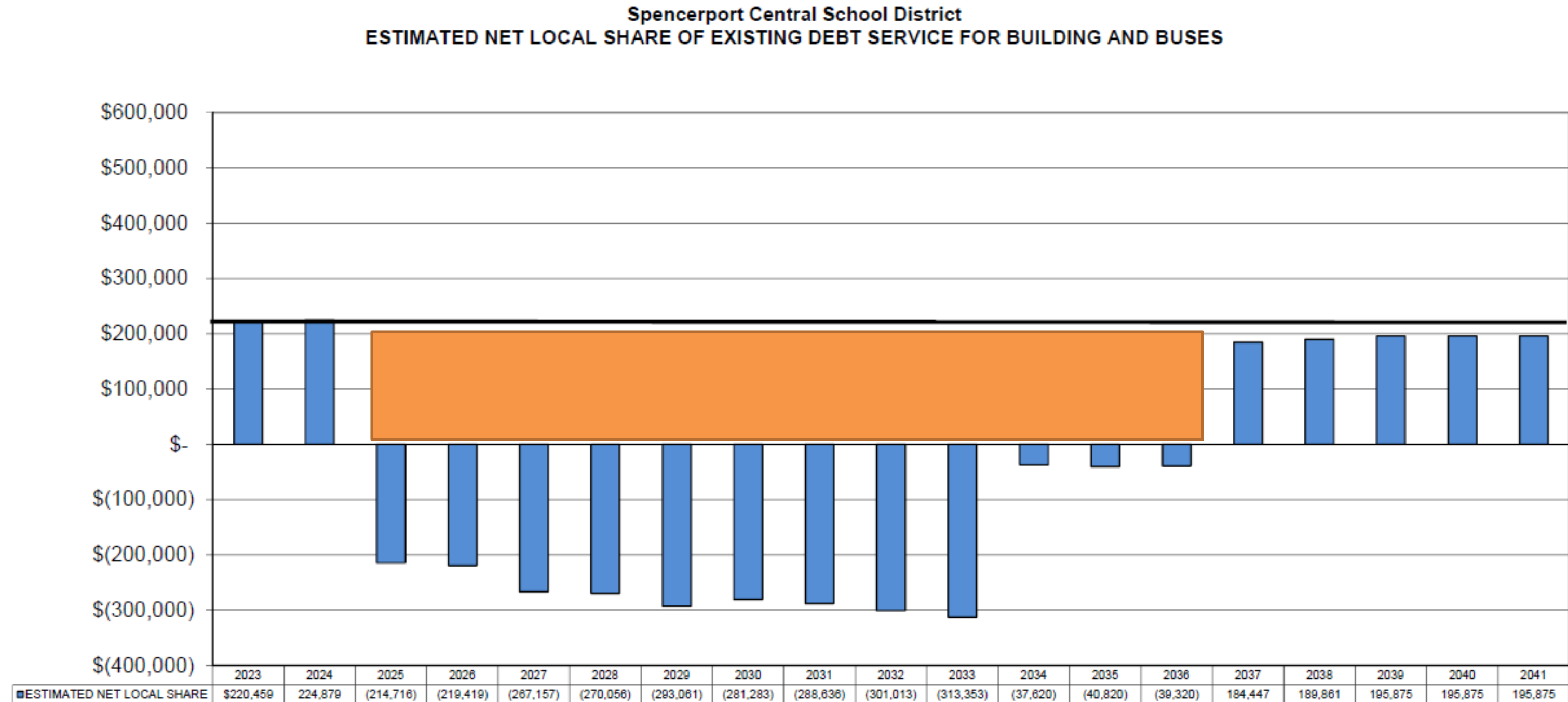
Building	Roof Replacement	Boiler/Water/HVAC Replacement	Roadways & Parking	Secured Entrances	Total
Cosgrove MW	\$566,694	\$1,095,772		\$776,853	\$2,439,319
Munn ES	\$4,906,440		\$0	\$506,999	\$5,413,439
Taylor ES	\$0		\$0	\$547,886	\$547,886
Canal View ES		\$0		\$932,224	\$932,224
Bernabi ES	\$0		\$1,045,857	\$425,225	\$1,471,082
Wilson HS	\$1,118,668	\$1,251,142	\$1,504,642	\$1,668,190	\$5,542,642
Transportation	\$0	\$441,580	\$641,720	\$0	\$1,083,300
District Office	\$0	\$0	\$0	\$613,305	\$613,305
Total	\$6,591,802	\$2,788,494	\$3,192,219	\$5,470,682	\$18,043,197
			Capitalized Interest/DASNY		\$1,560,000
					\$19,603,197



Finances



Debt Service, Building Aid & Local Share



Fiscal Year Ending June 30

How do we cover the difference?

\$18,850,000 CP			
REVENUES		EXPENSES	
Capital Reserves	\$0	Construction and Incidental Costs	\$ 17,290,000
Bonding Amount	<u>18,850,000</u>	DASNY Fee ¹	<u>530,000</u>
		SUBTOTAL ²	\$ 17,820,000
		Capitalized Interest Expense ³	<u>1,030,000</u>
TOTAL AUTHORIZATION:	\$ 18,850,000	TOTAL AUTHORIZATION	\$ 18,850,000

\$19,670,000 CP			
REVENUES		EXPENSES	
Capital Reserves	<u>\$170,000</u>	Construction and Incidental Costs	\$ 18,043,194
Bonding Amount	<u>19,500,000</u>	DASNY Fee ¹	<u>548,806</u>
		SUBTOTAL ²	\$ 18,590,000
		Capitalized Interest Expense ³	<u>1,080,000</u>
TOTAL AUTHORIZATION:	\$ 19,670,000	TOTAL AUTHORIZATION	\$ 19,670,000

Use of Reserves

\$170,000
From the Reserves

Closes the gap for the
infrastructure items

Consensus

Reached consensus to use
\$170,000 of reserves to meet
the estimated cost of the
infrastructure items and
vestibule entrances



Use of Reserves

Reserve amount?

- Fund balance remaining at end of 2021-22 school year
- Final numbers audited
- BOE takes action to allocate money to reserves in October
- Money is moved to Capital Reserve to get aid on construction projects



Use of Reserves

Assumptions:

95% Bond rating
87% Aidability

\$100,000
From the Reserves

=

\$475,000
Can be added to the
overall project (approx.)



Discretionary Items

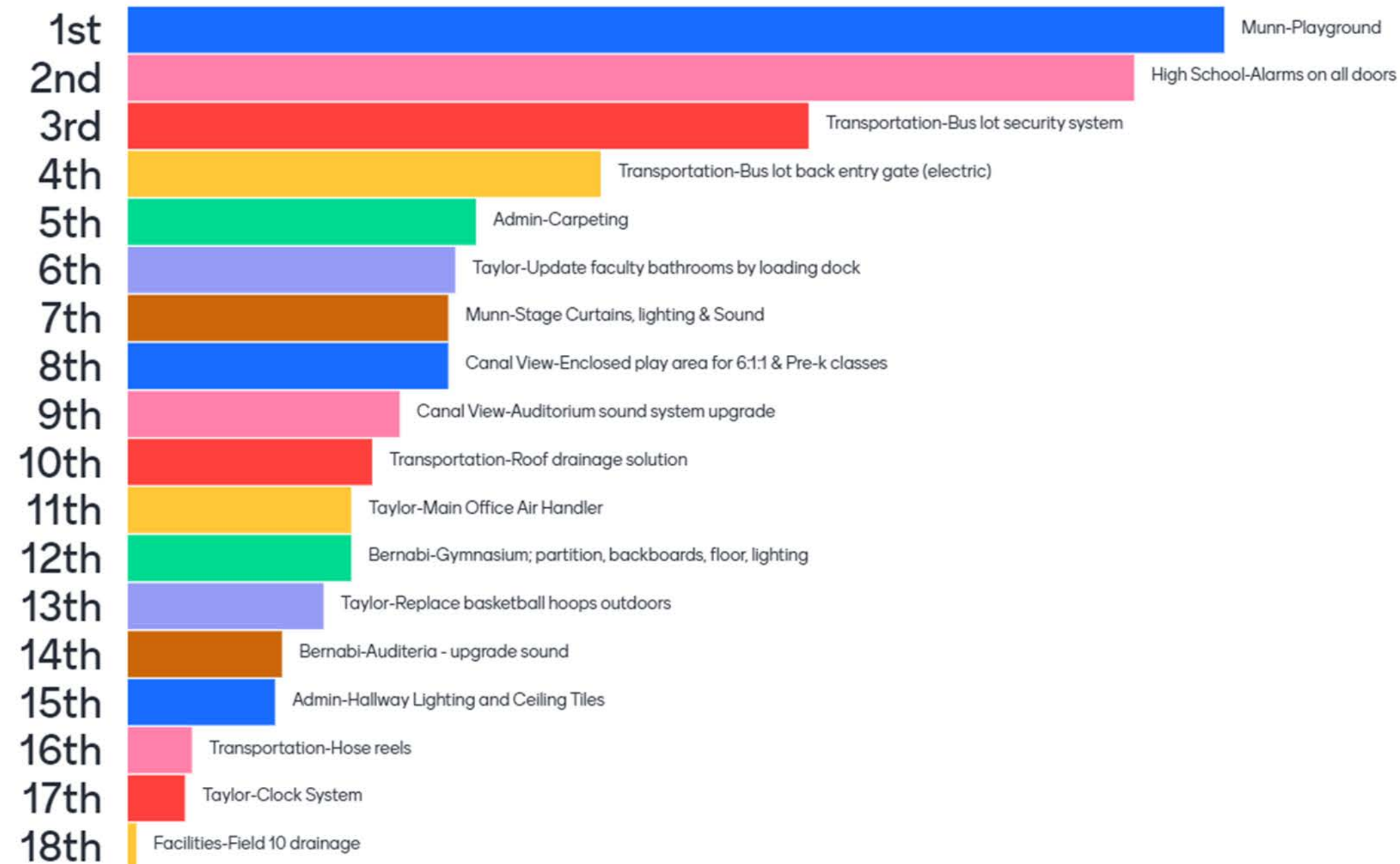


- At our June meeting we did a short survey for additional “discretionary items”
- Through consultation these have been evaluated and narrowed down to
 - those that are achievable in this project based on cost
 - impact
 - limiting conflict with the master planning process
- Preliminary estimates were prepared by Campus



Discretionary Items

Which of these discretionary items are your top priorities? (Choose your top 3 only)



Maximum Cost Allowances

Spencerport Central School District

ANALYSIS OF ESTIMATED PROJECT COST AND MAXIMUM COST ALLOWANCE BY BUILDING

Assumes
January 2024
SED Approval

			A	B	C	D	E	F	G	H
			Leo Bernabi Elementary 0002-0xx	Cosgrove Middle School 0005-0xx	WM Munn Elementary 0006-0xx	Terry A. Taylor Elementary 0007-0xx	Spencerport High School 0008-0xx	Canal View Elementary 0015-0xx	Administration Building 0001-0xx	Bus Garage 5014-0xx
			Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction
CONSTRUCTION:	SED Approval	Reset Date								
Maximum Cost Allowance			\$11,177,619	\$32,111,252	\$11,036,106	\$18,676,476	\$47,350,648	\$14,856,291	\$ 1,603,508	\$ 506,207
Less: \$12,385,000 Capital Project Phase I & II (FCR)	5/31/2019	5/31/2024	(491,804)	(226,825)	(963,541)	(1,751,915)	(292,009)	(158,616)	(140,155)	-
Less: \$12,385,000 Capital Project Phase I & II (5014-008) (EASR)	5/31/2019	5/31/2024	-	-	-	-	-	-	-	(131,987)
Less: \$12,385,000 Capital Project Phase III (0005-019) (FP-F)	12/1/2021	12/1/2026	-	(549,575)	-	-	-	-	-	-
Less: Proposed Capital Project	January 2024	January 2029	(360,360)	(2,067,219)	(4,587,660)	(464,310)	(3,422,034)	(790,020)	(519,750)	(374,220)
Maximum Cost Allowance Available			\$ 10,325,455	\$ 29,267,633	\$ 5,484,905	\$ 16,460,251	\$ 43,636,605	\$ 13,907,655	\$ 943,603	\$ -
INCIDENTALS:										
Maximum Cost Allowance			\$ 2,263,821	\$ 7,661,514	\$ 2,292,113	\$ 3,905,078	\$11,837,662	\$ 3,098,596	\$ 400,877	\$ 2,083,429
Less: \$12,385,000 Capital Project Phase I & II (FCR)	5/31/2019	5/31/2024	(926,654)	(1,399,230)	(732,579)	(298,642)	(2,158,091)	(661,825)	(23,737)	-
Less: \$12,385,000 Capital Project Phase I & II (5014-008) (FP-F)	5/31/2019	5/31/2024	-	-	-	-	-	-	-	(1,341,519)
Less: \$12,385,000 Capital Project Phase III (0005-019) (FP-F)	12/1/2021	12/1/2026	-	(200,425)	-	-	-	-	-	-
Less: Proposed Capital Project	January 2024	January 2029	(1,155,303)	(446,024)	(989,835)	(100,180)	(2,288,580)	(170,455)	(112,141)	(741,909)
Maximum Cost Allowance Available			\$ 181,863	\$ 5,615,835	\$ 569,699	\$ 3,506,257	\$ 7,390,991	\$ 2,266,316	\$ 264,999	\$ -
Total Project Cost ¹ :			\$ 1,515,663	\$ 2,513,243	\$ 5,577,495	\$ 564,490	\$ 5,710,614	\$ 960,475	\$ 631,891	\$ 1,116,129
			\$18,590,000							

Note:

1
RED
GREEN

Project Costs provided by Campus Construction Management 7/28/2022 include DASNY issuance fees but not Capitalized Interest.
Exceeds aid ceiling. All dollars expended in excess of aid ceiling are 100% local share.
Positive margin to work with.

Maximum Cost Allowance based on:

- (a) 2021-22 Regional Cost Factor of 1.0000.
- (b) Construction Cost Index for May 2022.
- (c) Building Aid Units from SA-4 dated 12/17/21, 12/28/21, and 1/03/22.

Project Scheduling



Proposed Project Timeline



Sept. 20, 2022
Update to BOE
BPD – Tax Rate Impact
Presentation

Oct 18, 2022
BOE Confirmation of Final Scope &
Budget
Referendum / SEQRA Resolution

Oct-Dec, 2022
Public Information
Campaign
45 Day Public Notice
Nov-Dec, 2022

Public
Nov/Dec. 2022
Public
Presentation(s)

Dec 13, 2022
Public Referendum Vote

	2022						2023						2024						2025					
	JUL AUG SEP	OCT NOV DEC		JAN FEB MAR	APR MAY JUN	JUL AUG SEP	OCT NOV DEC	JAN FEB MAR	APR MAY JUN	JUL AUG SEP	OCT NOV DEC	JAN FEB MAR	APR MAY JUN	JUL AUG SEP	OCT NOV DEC	JAN FEB MAR	APR MAY JUN	JUL AUG SEP	OCT NOV DEC					
Pre-Referendum Phase	PLANNING & PUBLIC INFO		VOTE																					
Pre-Construction Phase			DESIGN PHASE & SED SUBMISSION				SED REVIEW		BID & AWARD															
Construction Phase							CONSTRUCTION														CLOSE OUT		F C R	



Action Items

September 20

BPD to present Tax Rate Impact Report (TRIR) at Board meeting

Board discusses use of reserves

Board discussed discretionary Items

September 2022

October 4, or 18

Board Actions:

- Adopt SEQRA Resolution
- Call for Special Election
- Adopt the wording of the proposition

October 2022

Public Information Campaign

October/November 2022

December 13

Voter Referendum on 2022 CIP

December 2022

Public Support

We are already meeting with Ashley to discuss the campaign to gather public support through:

- Advertisements
- Public information meetings
- Cornerstone
- Outreach to stakeholder groups

We asked the Task force:

What should we think about as we strategize a public relations campaign?



Closure

Thank you.

