



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

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## May 4, 2022

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

## May 11, 2022

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

## May 25, 2022

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

## June 8, 2022

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

## August 17, 2022

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- 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

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Bernabi Elementary School  
Spencerport High School  
Transportation Center

## Roofs

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Cosgrove Middle School  
Spencerport High School  
Munn Elementary School

## Boilers

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Cosgrove Middle School  
Spencerport High School

## Secured Vestibules

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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:

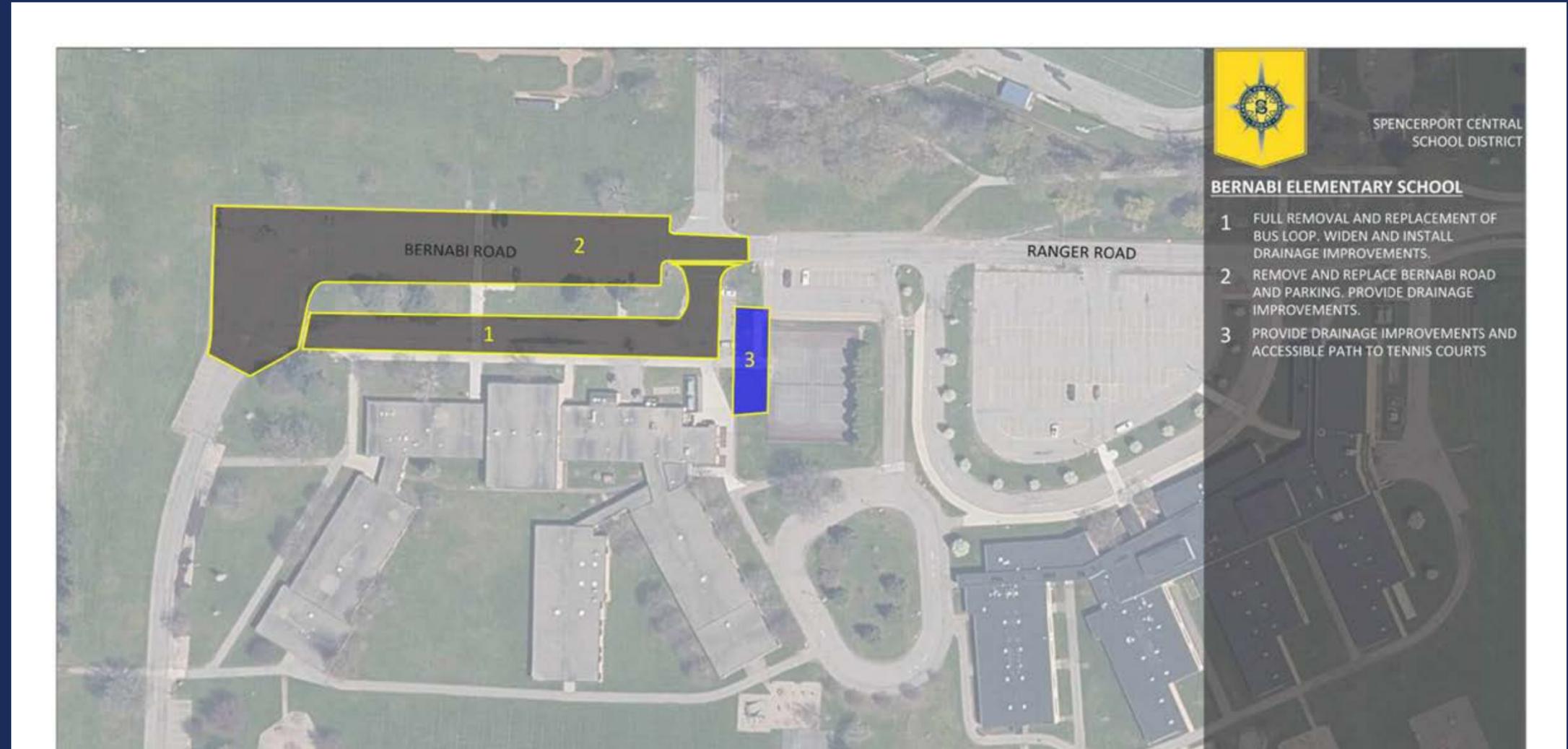
TBD – Based on coring report



# Bernabi Elementary School

## Mill and Overlay:

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



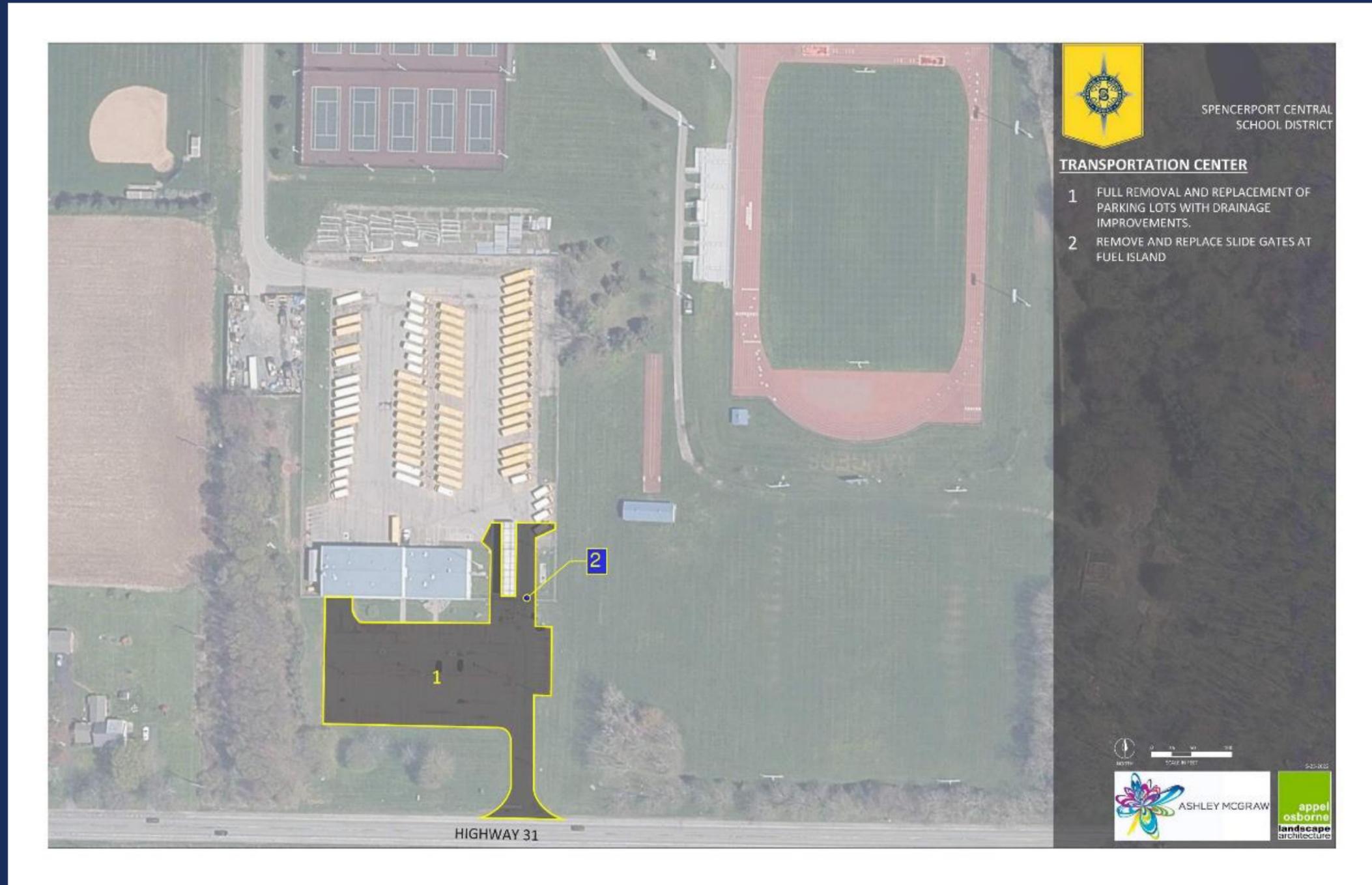
# Spencerport High School

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



# Transportation Center

Mill and Overlay:  
South Parking Lot and Fuel  
Island Gates

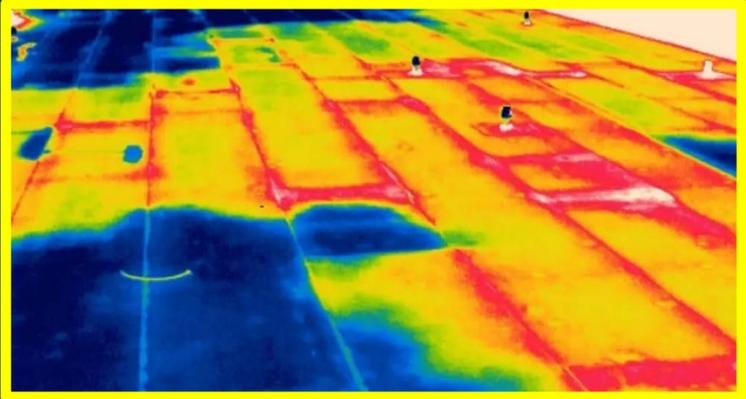


# Roofs

## Existing Conditions:

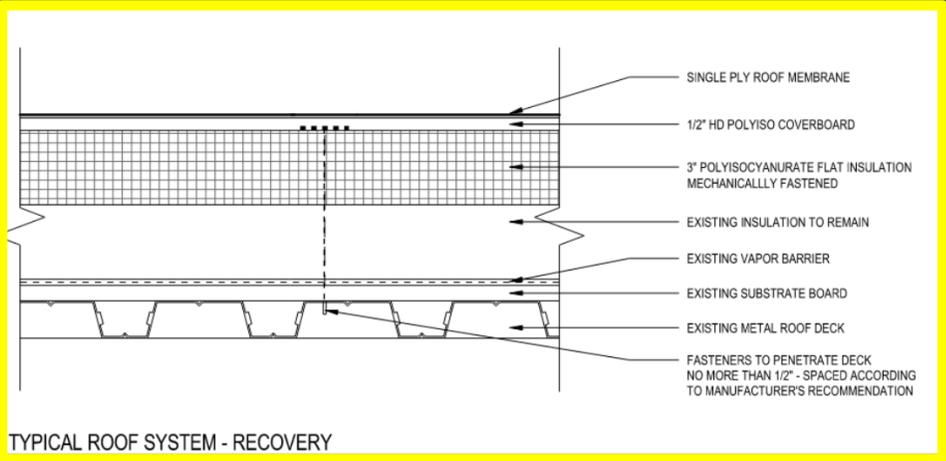
Confirmed through infrared and nuclear scanning technology

## Thermal Scan



## Recovery Systems:

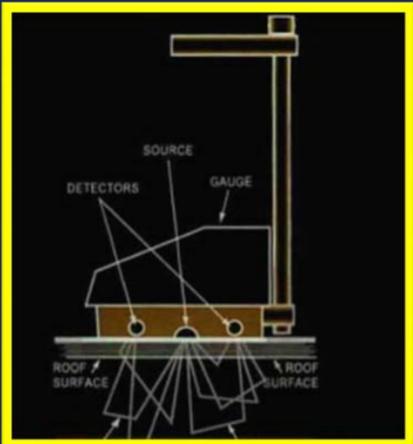
- Partial Reuse of Existing System
- Cosgrove Middle School
- Spencerport High School



## Complete Replacement:

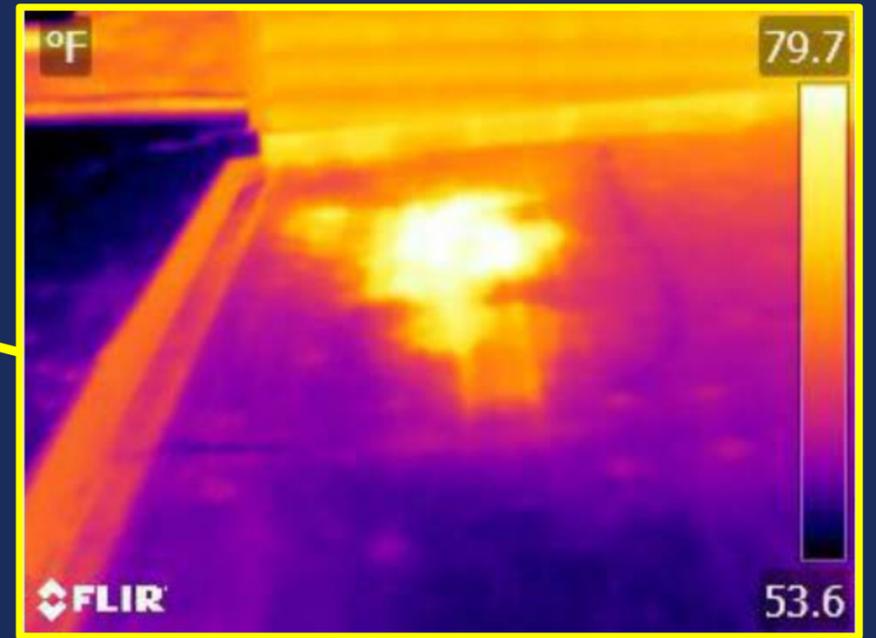
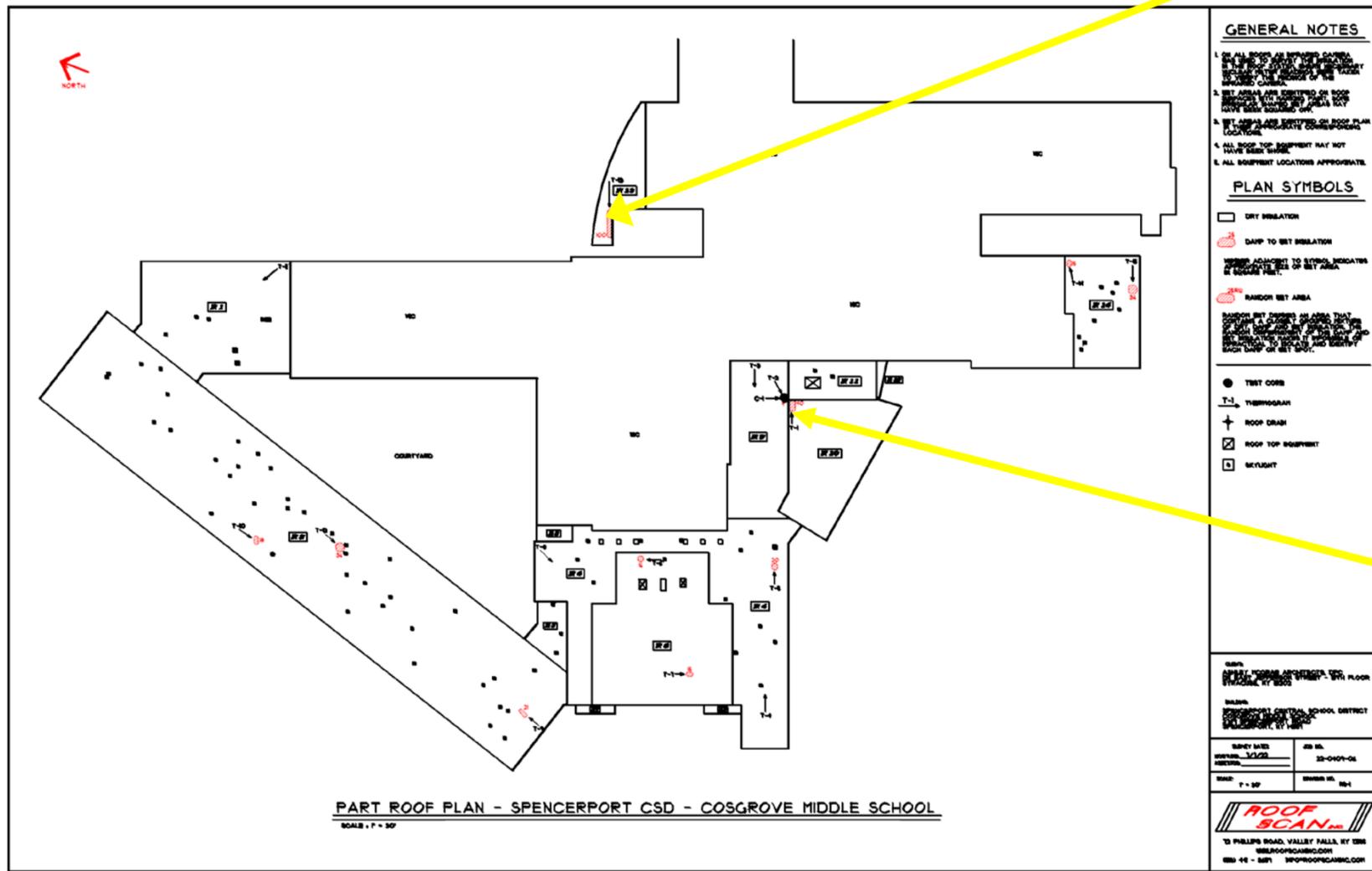
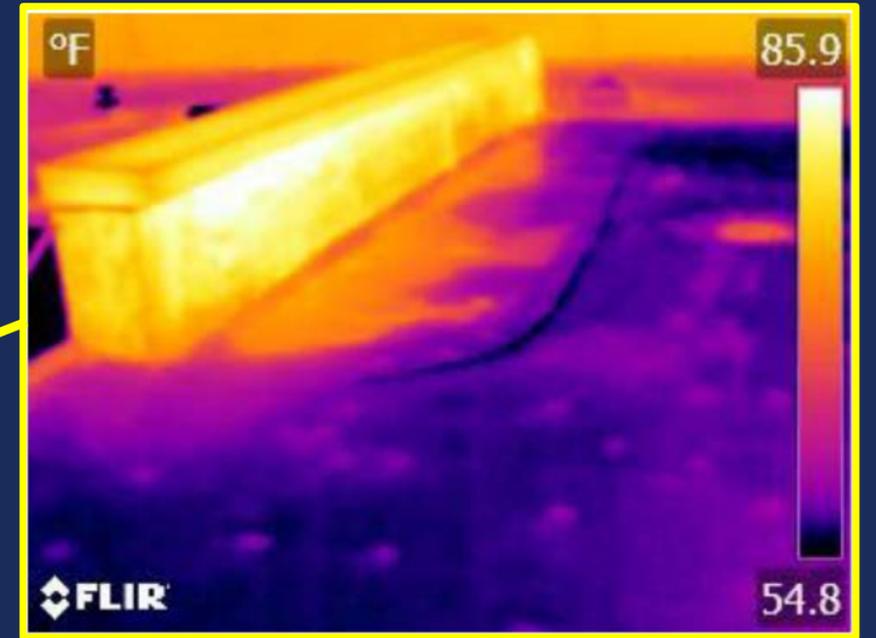
- Complete tear- off of Existing System
- Munn Elementary School

## Nuclear Scan



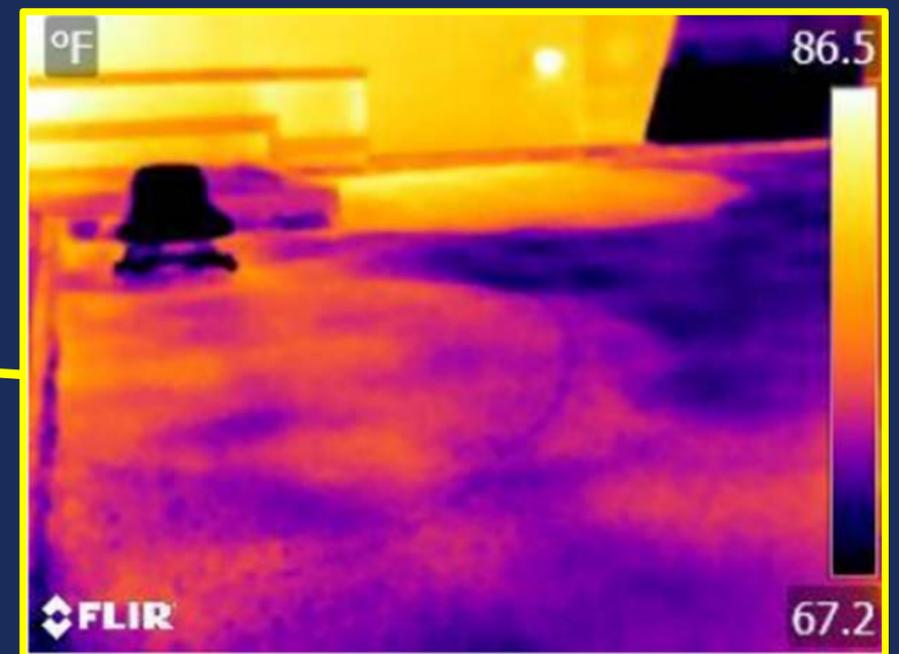
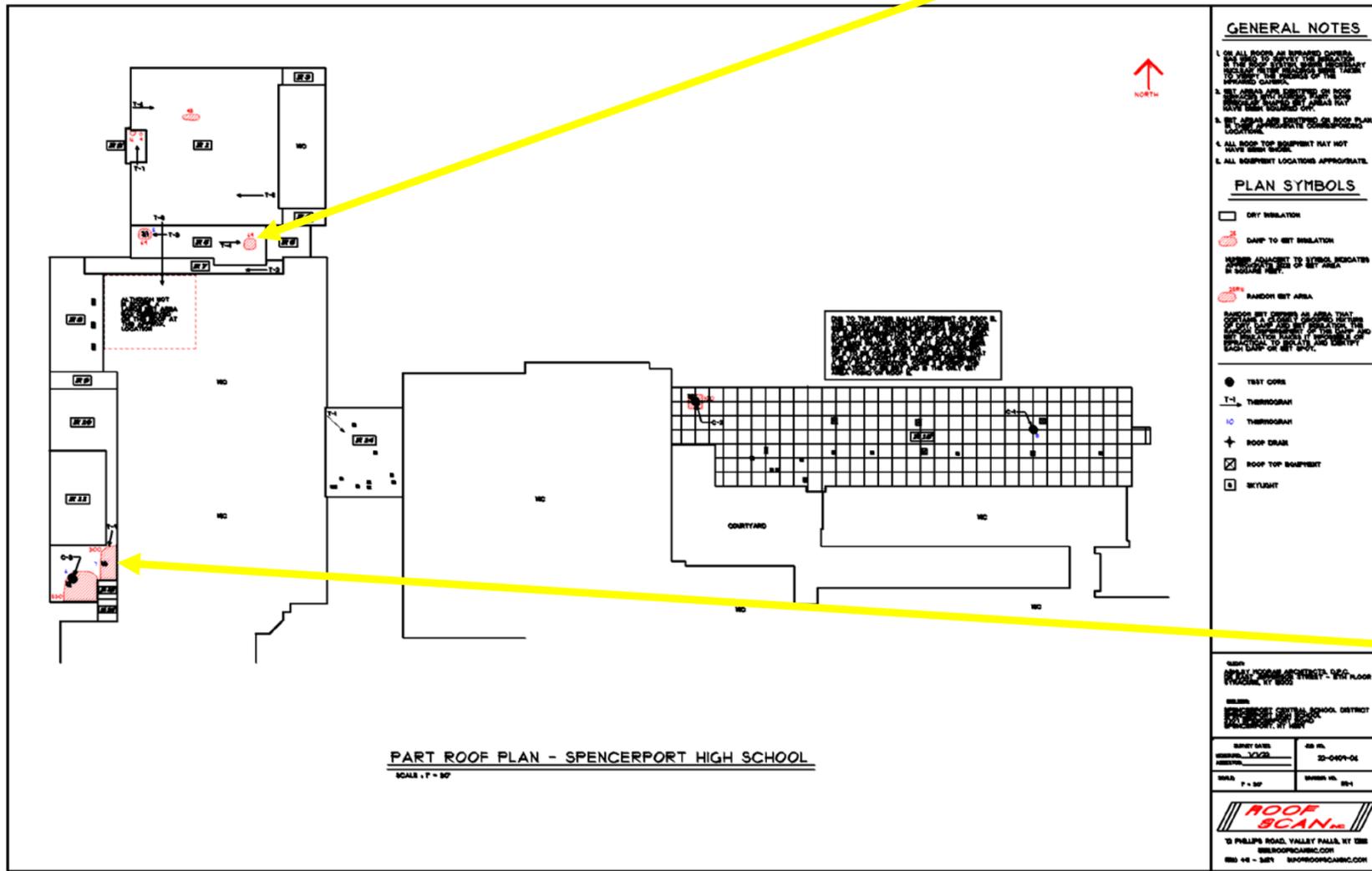
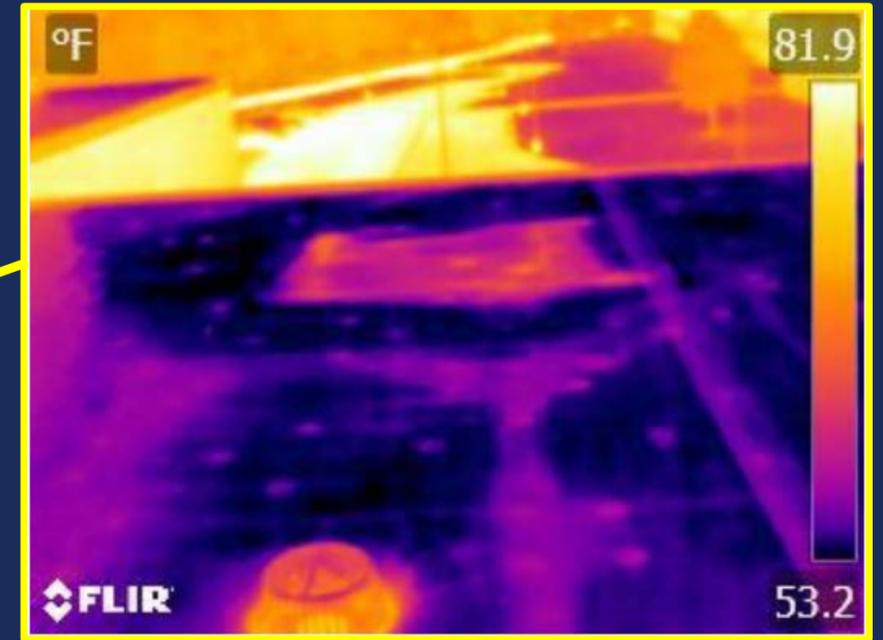
# Cosgrove Middle School

## Recovery System: Partial Reuse of Existing System



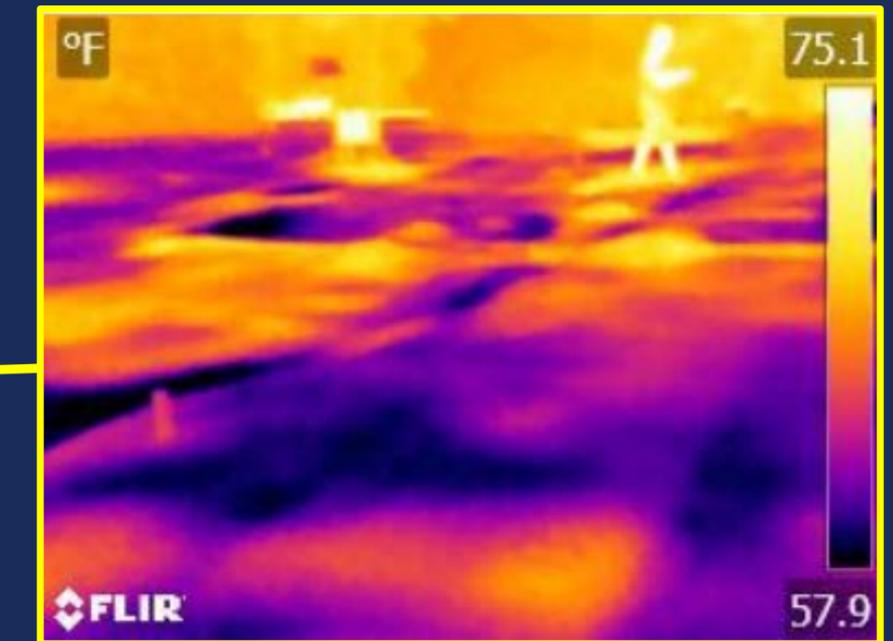
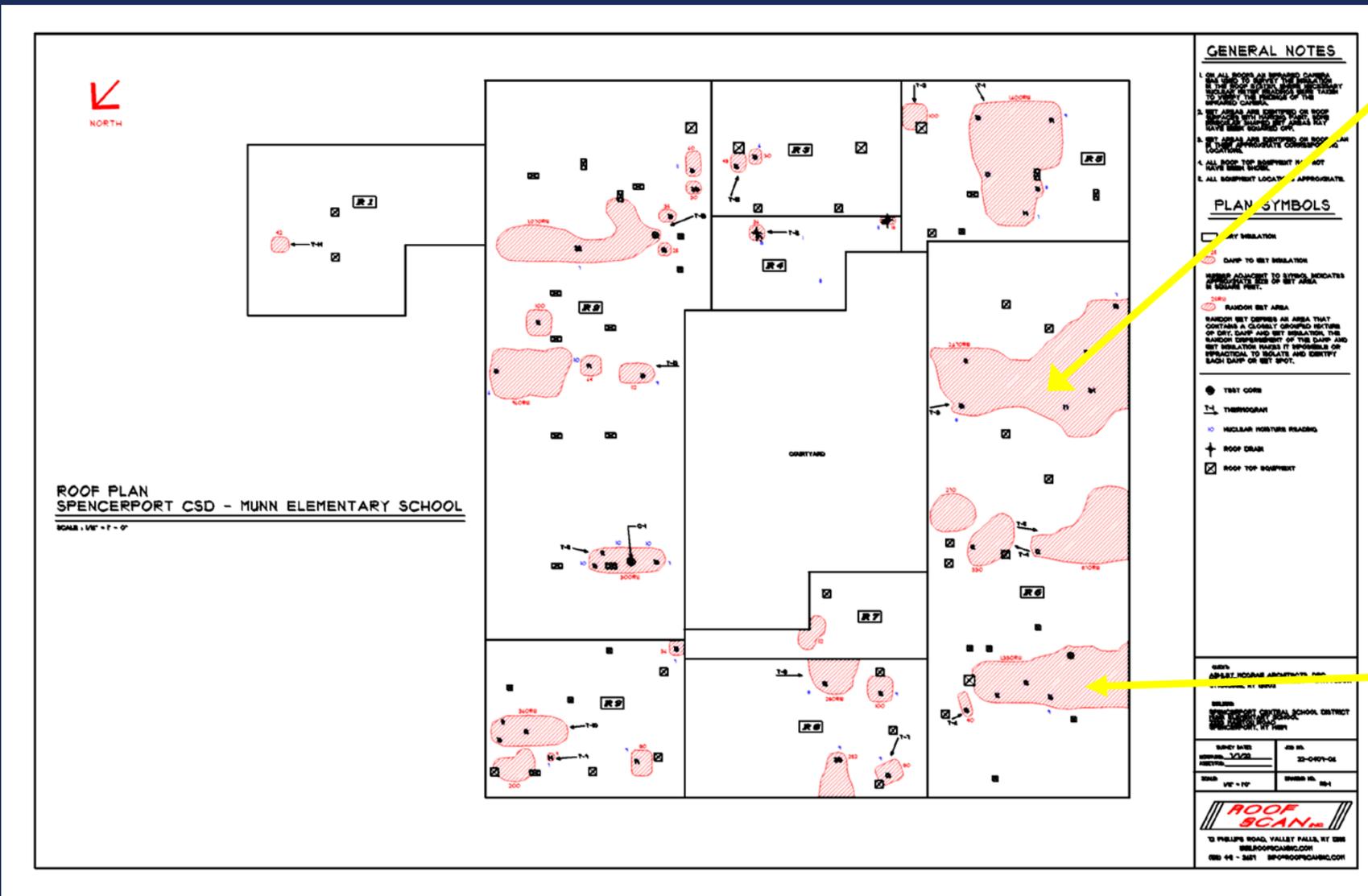
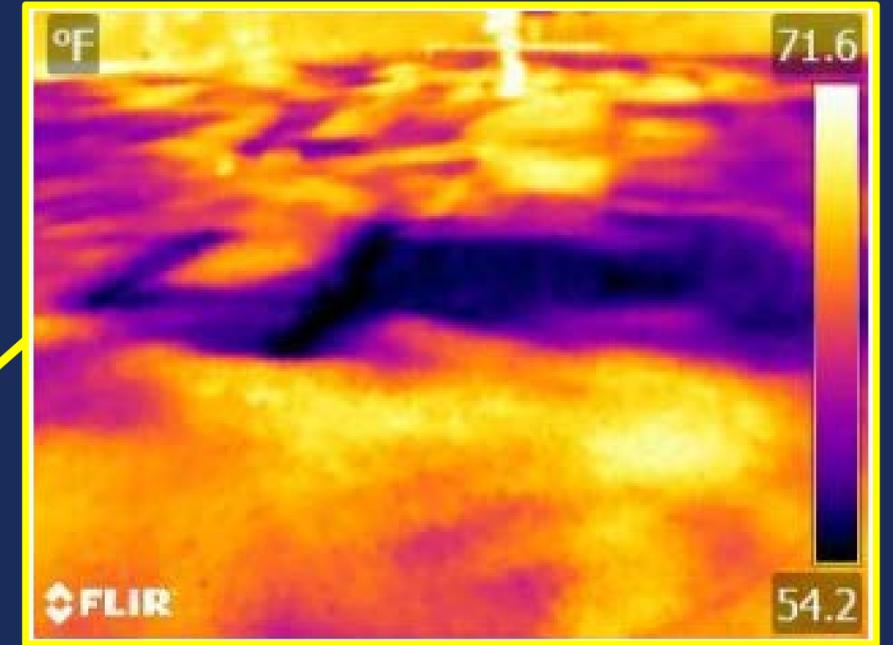
# Spencerport High School

## 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

Breach Resistance : UL 972

Ballistic Resistance – Level III : UL 752

Film



**AOTSG516L**

**ARMoured ONE**  
The World's Most Versatile

**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 RHTI Testing and Development. Every Shooter Attack Test is observed by UL. During this test, the glass is shot 30 times with an AR22 223 round, and then hit with a 300 lb. ram where the bullets penetrate the glass. In total, the glass is hit 33 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 10 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.

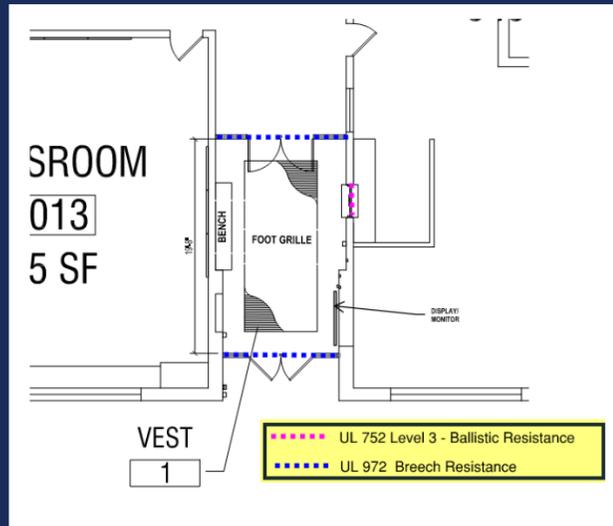
Glass



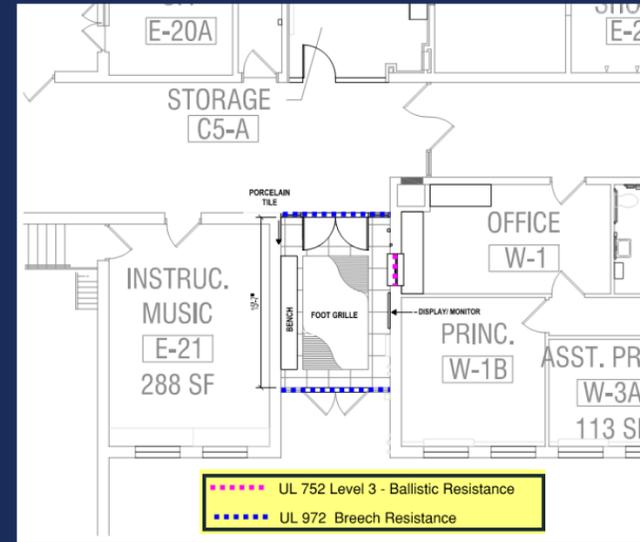
## Bullet-Resistant Fiberglass



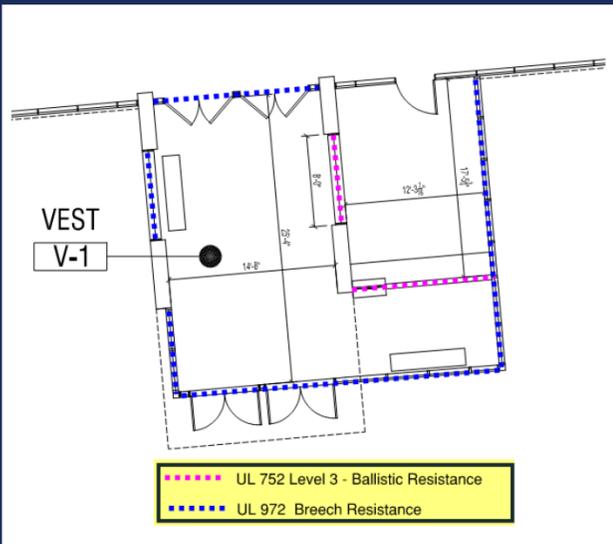
# Terry Taylor Elementary



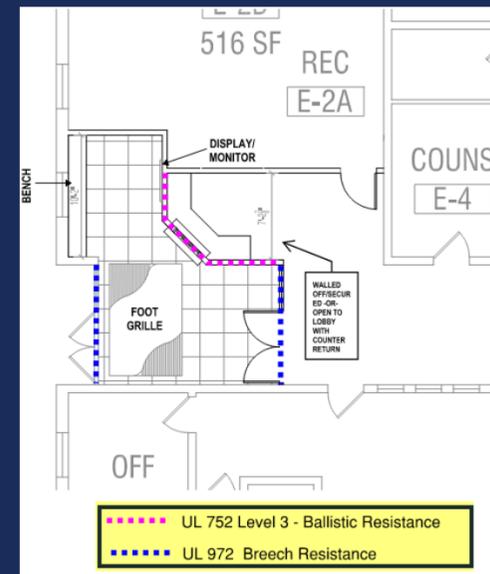
# Bernabi Elementary School



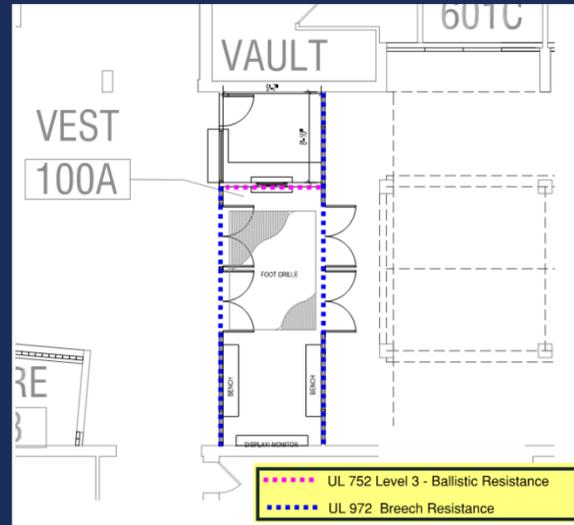
# Canal View Elementary School



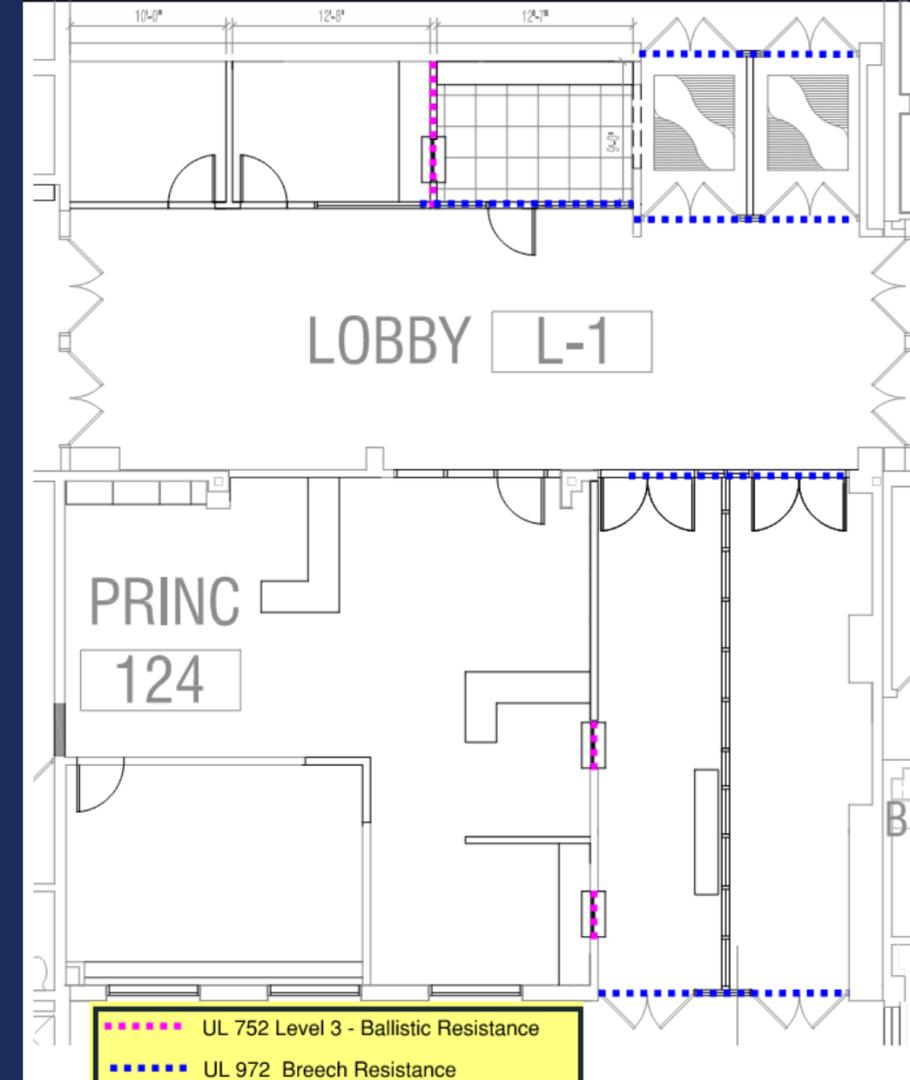
# Munn Elementary School



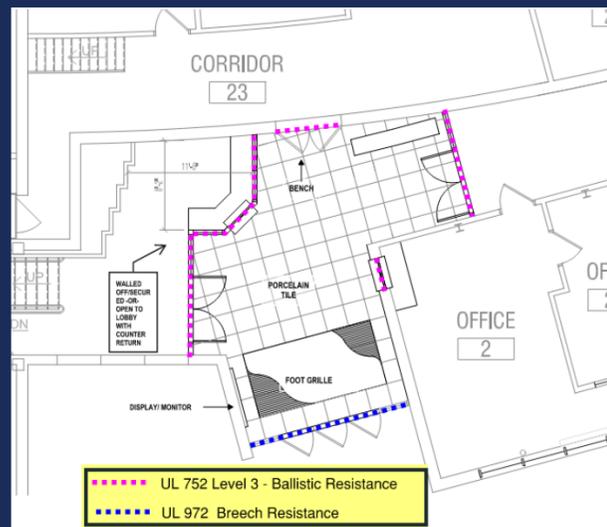
# Cosgrove Middle School



# Spencerport High School



# Administration Building

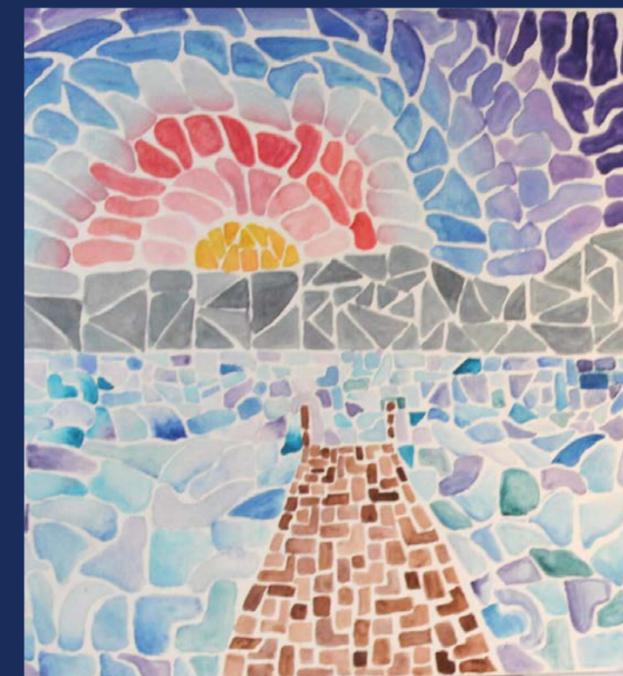
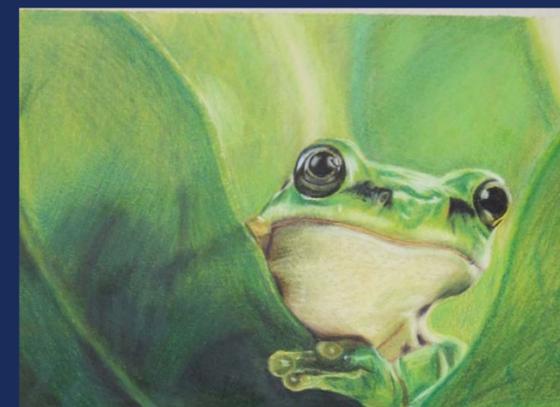


# Infrastructure Estimate Summary

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

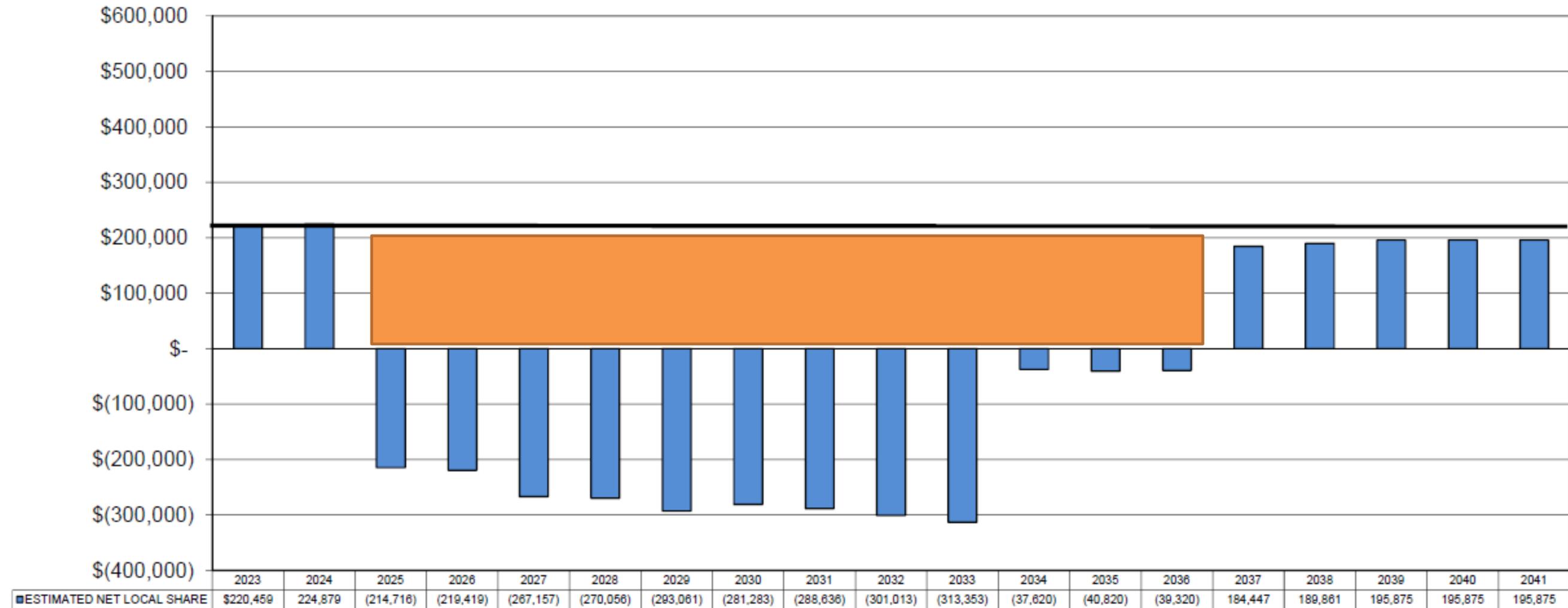


# Finances



# Debt Service, Building Aid & Local Share

Spencerport Central School District  
ESTIMATED NET LOCAL SHARE OF EXISTING DEBT SERVICE FOR BUILDING AND BUSES



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 <sup>1</sup>	<u>530,000</u>
		SUBTOTAL <sup>2</sup>	\$ 17,820,000
		Capitalized Interest Expense <sup>3</sup>	<u>1,030,000</u>
<b>TOTAL AUTHORIZATION:</b>	<b>\$ 18,850,000</b>	<b>TOTAL AUTHORIZATION</b>	<b>\$ 18,850,000</b>

\$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 <sup>1</sup>	<u>548,806</u>
		SUBTOTAL <sup>2</sup>	\$ 18,590,000
		Capitalized Interest Expense <sup>3</sup>	<u>1,080,000</u>
<b>TOTAL AUTHORIZATION:</b>	<b>\$ 19,670,000</b>	<b>TOTAL AUTHORIZATION</b>	<b>\$ 19,670,000</b>

# 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								
<b>Maximum Cost Allowance</b>			<b>\$11,177,619</b>	<b>\$32,111,252</b>	<b>\$11,036,106</b>	<b>\$18,676,476</b>	<b>\$47,350,648</b>	<b>\$14,856,291</b>	<b>\$ 1,603,508</b>	<b>\$ 506,207</b>
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)
<b>Maximum Cost Allowance Available</b>			<b>\$ 10,325,455</b>	<b>\$ 29,267,633</b>	<b>\$ 5,484,905</b>	<b>\$ 16,460,251</b>	<b>\$ 43,636,605</b>	<b>\$ 13,907,655</b>	<b>\$ 943,603</b>	<b>\$ -</b>
<b>INCIDENTALS:</b>										
<b>Maximum Cost Allowance</b>			<b>\$ 2,263,821</b>	<b>\$ 7,661,514</b>	<b>\$ 2,292,113</b>	<b>\$ 3,905,078</b>	<b>\$ 11,837,662</b>	<b>\$ 3,098,596</b>	<b>\$ 400,877</b>	<b>\$ 2,083,429</b>
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)
<b>Maximum Cost Allowance Available</b>			<b>\$ 181,863</b>	<b>\$ 5,615,835</b>	<b>\$ 569,699</b>	<b>\$ 3,506,257</b>	<b>\$ 7,390,991</b>	<b>\$ 2,266,316</b>	<b>\$ 264,999</b>	<b>\$ -</b>
<b>Total Project Cost <sup>1</sup>:</b>			<b>\$ 1,515,663</b>	<b>\$ 2,513,243</b>	<b>\$ 5,577,495</b>	<b>\$ 564,490</b>	<b>\$ 5,710,614</b>	<b>\$ 960,475</b>	<b>\$ 631,891</b>	<b>\$ 1,116,129</b>
							<b>\$18,590,000</b>			

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



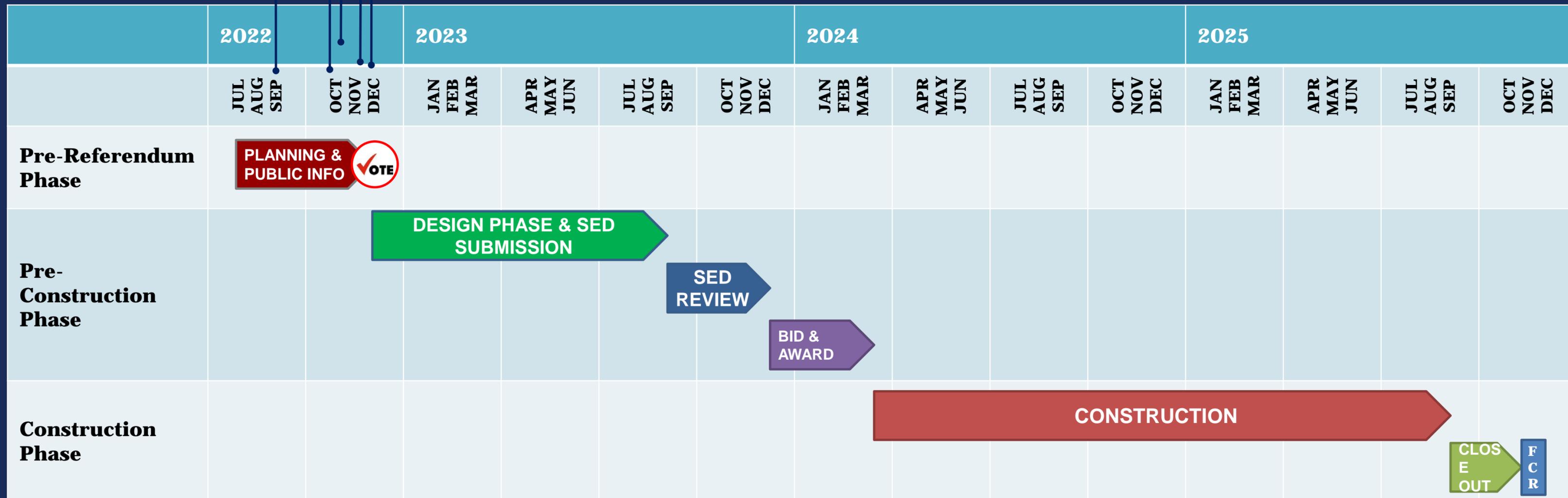
Sept. 20, 2022  
Update to BOE  
BPD – Tax Rate Impact  
Presentation

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  
Presentation(s)

Dec 13, 2022  
Public Referendum Vote





# 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.

