

Hyde Park Central School District

Phases 2a and 2b

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Superintendent of Schools



*Hyde Park Central
School District*

Seeking 21st Century Equity and Excellence



Phase 2 Options:

- Potential Phase 2 stand alone and **phased projects** were presented and refined at the HPCSD Board of Education July 3, 2007 meeting:
 - **2a:** Exterior integrity / site work / security work
 - **2b:** District office sale / purchase
 - **2c:** Transportation Facility

- **2d:** FDR HS / MS Campus
- **2e:** Haviland Intermediate and Elementary Schools

Phase 2a:

- Phase 2a includes the categories of exterior integrity, site work, and security work.
- Additional information has been researched, reviewed and refined since the July 3 BOE meeting, including a roof study consisting of all of the District's buildings.

Phase 2a:

■ Exterior Integrity:

■ Roof Repair / Replacement: \$7,300,316

- There are a variety of roofing systems used in the district.
- Several schools have as many as three different systems.
- Roofing systems have a variety of installation dates, going back to original slate roofs to EPDM roofing installed between 1994 and 1996.

Phase 2a:

- **Exterior Integrity (continued):**
 - Existing roofing systems include:
 - PVC
 - Ballasted and fully adhered EPDM
 - Slate
 - Asphalt shingle
 - Modified bitumen
 - Polyurethane foam

Phase 2a:

- **Exterior Integrity (continued):**
 - Where roof replacement is required, the recommended new system is:
 - EPDM roof based on *Carlisle Design A* fully adhered system
 - 1/2" Dens-deck Prime overlayment (between the insulation and roof membrane).
 - Tapered polyisocyanurate insulation mechanically attached to deck.
 - Average weighted insulation value of R24. Typically equals a minimum of 4" of polyisocyanurate.

Phase 2a:

■ Exterior Integrity (continued):

- 0.060 non-reinforced EPDM membrane attached with bonding adhesive to ½” Dens-deck Prime overlayment.
- Adhered walkway pads from roof access points to mechanical equipment and other locations on the roof.
- All new roof systems applied after total tear-off of existing systems including fascia, blocking, and insulation.
- Existing roof drains will be modified as necessary to facilitate proper drainage.

Phase 2a:

- **Exterior Integrity (continued):**
 - Where seam restoration is required, the recommended repair procedure is:
 - Clean seam and 6" on either side by scrubbing with soap and water. Thoroughly rinse.
 - Apply primer and splice adhesive.
 - Install 6" wide self-adhering EPDM cover strip.

Phase 2a:

- **Exterior Integrity (continued):**
 - **Proposed roofing work to include:**
 - **Hyde Park Elementary:**
 - EPDM roofing system: Remove patches in EPDM system that exhibit adhesion failure, clean areas and repatch. Review seams. If detached or evidence of adhesion failure, remove cover strips and replace.
 - Slate roofing system: Slate roofing requires some repair at peaks, valleys, and flashing areas.

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Phase 2a:

- **Exterior Integrity (continued):**

- **Netherwood Elementary:**

- EPDM roofing system: Repair or replace sections as needed. Clean areas and repatch. All areas should be a minimum of 6" wide. Review all seam covers and reapply adhesive as necessary. Replace copper flashing at gymnasium wall.



Phase 2a:

- **Exterior Integrity (continued):**

- **North Park Elementary:**

- EPDM roofing system: **Replace** all low slope (flat) roofs. Maintain sloped EPDM roofs but reapply a cover strip to perimeter edge seams. Replace skylights. Install a minimum of 2 additional roof drains at each of the three classroom wings.

- **Ralph R. Smith Elementary**

- Foam roofing system: **Replace system in its entirety** with EPDM system.

Phase 2a:

- **Exterior Integrity (continued):**

- **Violet Avenue Elementary:**

- Slate roofing system: Provide a slate compatible ridge cover for all slate roof peaks. Replace damaged slate roof section including new decking where needed and new section of gutter .



Phase 2a:

■ Exterior Integrity (continued):

■ Haviland MS:

- PVC roofing system: **Replace system in its entirety** with EPDM system.
- EPDM roofing system: **Replace system in its entirety** with EPDM system.
- Slate roofing system: repair peaks, valleys and chimneys.

■ FDR:

- EPDM roofing system: **Replace** ballasted roofs over Pod area. Apply cover strip over all field seams including the un-reinforced horizontal seams at the gymnasium roof. Re-flash all roof penetrations.

Phase 2a:

■ Exterior Integrity (continued):

■ Administration Building

- Modified bituminous roof system: **Replace** existing modified bituminous roof system in its entirety. New EPDM system to include fascia replacement, and new soffits at the south end.

■ Transportation Building

- EPDM roofing system: **Replace in its entirety.**
- Aluminum shed roof: **Replace** with new metal roofing system.

Phase 2a:

■ Exterior Integrity (continued):

■ Window Replacement at Historic Schools*: \$2,724,214

- Hyde Park Elementary
- Violet Avenue Elementary
- Haviland MS

*Windows in these three schools are original; dating to 1939.

Phase 2a:

■ Exterior Integrity (continued):

■ Exterior Doors & Lobby **\$966,104**

Window Replacement:

- Hyde Park Elementary
- Netherwood Elementary
- North Park Elementary
- Ralph R. Smith Elementary
- Haviland MS



Phase 2a:

- **Exterior Integrity (continued):**
 - **Exterior Wood Trim Repair: \$98,584**
 - **Work consists of repainting of fascias, soffits, gables, eaves and columns at:**
 - Hyde Park Elementary
 - North Park Elementary
 - Violet Avenue Elementary
 - Haviland MS

Phase 2a:

- **Site work: \$863,171**
 - **Work consists of sidewalk and curb replacement and asphalt resurface / replacement.**
 - **Hyde Park Elementary**
 - **Netherwood Elementary**
 - **North Park Elementary**
 - **Ralph R. Smith Elementary**
 - **Violet Avenue Elementary**
 - **Haviland MS**

Phase 2a:

- **Security Systems: \$1,164,871**
 - **Haviland MS, Hyde Park, Netherwood, North Park, Ralph R. Smith, Violet Ave. Elementary Schools:**
 - Keyless entry system
 - Closed circuit TV system at entrance doors and building exterior perimeter.
NOTE: VAS has system in place.
 - **FDR:**
 - Keyless entry system (already complete)
 - Closed circuit TV system at entrance doors.
 - Building wide CCTV system, including exterior.

Phase 2b:

- **District Office sale / purchase: Not to exceed \$2 million.**
 - The existing district administration building would be purchased to eliminate ongoing lease payments, bringing significant savings to the district.
 - District would increase its total property value.

Phase 2 Financial Information:



Phase 2a:
\$13,117,260

Phase 2b:
Not to exceed \$2 million



Be informed!
Get involved!
We need you!

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Q & A

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