

Hyde Park Central School District

Phases 2A and 2B

Update for the Board of Education
and the Public

September 27, 2007

Carole A. Pickering
Superintendent of Schools

Wayne Kurlander
Assistant Superintendent of Business

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Hyde Park Central School District

Agenda

- 1. Introduction & Overview** Carole A. Pickering
Superintendent of Schools
- 2. Update on Proposed Scope of Work for Phase 2A**
Window Replacement Bill Wisbauer
The Thomas Group

Site Work Gail Perogine
Savin Engineers, P. C.
- 3. Phase 2B** Wayne Kurlander
Asst. Superintendent for Business
- 4. The Financial Implications** Chuck Bastian
Bernard P. Donegan, Inc.
- 5. What's Next?** Carole A. Pickering
Superintendent of Schools
- 6. Q & A**



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History of Phase 2 Options:

- All work included in Phase 2 of the Master Facilities was divided into five phases.
- 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 6 categories of work:

- Roof repair/replacement
- Window replacement at the 3 historic schools
- Exterior doors and lobby window replacement
- Exterior wood trim repair
- Site work
- Security systems

Phase 2A:

- At the August 23, 2007 BOE meeting, the BOE asked the consultants to research and refine additional information regarding:
 - Window Replacement at the Historic Schools
 - Site Work Evaluation
- The purpose of tonight's meeting is to share this information with the BOE and the public.

Phase 2A:

- **Window Replacement at Historic Schools*** **\$4,497,523**

- **Hyde Park Elementary**
- **Violet Avenue Elementary**
- **Haviland MS**

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

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Phase 2A:

■ Window Replacement at Historic Schools (cont.)

- Architect advised by SHPO that Magnum Window by Marvin is acceptable to be considered for replacement.
- Magnum window produce in 3 styles:
 - Aluminum exterior clad with wood interior with applied mutins giving appearance (simulated) of a divided window.
 - Wood exterior and interior window with simulated divided light.
 - Wood exterior and interior window with “true” divided lite.

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Phase 2A:

■ Window Replacement at Historic Schools (cont.)

- Architect recommends Marvin Magnum window for which specifications were provided in August 2007:

- Aluminum exterior clad with wood interior; applied mutins giving the appearance (simulated) of a divided window.



Phase 2A:

Window Replacement at Historic Schools (cont.)

- Three factors contributed to increase in cost:
 - Environmental issues that were “missed” in the previous estimate: primarily lead abatement.
 - Materials cost
 - Initial estimate based on mean number of acceptable windows rather than the exact one specified/ anticipation of a substitute or equivalent to Marvin window.
 - New estimate based on exact Marvin window.
 - Higher labor cost to install a Marvin window.

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:

■ Site work (cont.)

- Site work scope and costs initially higher when presented in July.
- BOE asked consultants to remove “landscaping” work from scope.
- FSF Committee asked that a list of work that was initially proposed, work that was deleted, and remaining work be provided to each building principal so they could determine priority.
 - Lists of what they believe should be included and why; what is okay to delete, and what they can live without have been provided to BOE.

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.
 - Tank removal and related testing
 - District would increase its total property value.

Phase 2A & 2B Financial Information:



Phase 2A:

\$14,924,611

Phase 2B:

Not to exceed \$2 million

Phase 2A & 2B Financial Information:

Assumptions

Enhanced Building Aid Ratio:	62.6%
Estimated Bond Percentage:	90%
Borrowing Rates:	
Bond Anticipation Notes:	4.50%
Serial Bonds:	5.00%
Assumed Interest Rate:	4.50%
Reimbursement Period:	15 years

Phase 2A & 2B Financial Information:

- Finalizing bond costs per BOE decisions
- Recalculating debt service projections
- Identifying average tax impact

What's Next?

For a December 13, 2007 Bond Vote:

After 9/27 BOE Meeting:

- Scope of work and costs of proposed bond propositions are finalized.
- Report with descriptive information which sets forth the detailed scope and estimated costs to be voted upon is sent to Bond Counsel.
- Bond Counsel prepares resolution for BOE calling for a Special District Meeting.

What's Next?

For a December 13, 2007 Bond Vote:

After 9/27 BOE Meeting:

- BOE votes to accept Type II SEQR process for Phases 2 A and 2B.
- District begins communicating/informing parents and residents of proposed project and upcoming referendum.

What's Next?

For a December 13, 2007 Bond Vote:

October 11, 2007:

- BOE receives final presentation prior to adopting resolutions.

October 25, 2007:

- BOE adopts resolution directing the submission of bond propositions in the amounts of \$ ----- and \$ ----- to the voters at a Special District Meeting to be held on Dec. 13, 2007.

October 29, 2007:

- 45-Day Notice of District Meeting (required) published in district newspapers.
- 45-Day information period begins.

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What's Next?

For a December 13, 2007 Bond Vote:

November 2007

- Public Meetings and Presentations

December 6, 2007:

- Public Forum

December 13, 2007:

- BOND VOTE

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Be informed!
Get involved!
We need you!

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Q & A

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