



# Great Neck Public Schools



## Revised Bond Referendum Discussion



*April 3, 2017*

# Proposed Bond: Planning

- On-going process, over (1) year of planning, project scoping, preliminary cost estimating, and discussions with Great Neck Public Schools
- Scoping Base:
  - 1) *Building Envelope Study* in 2013
  - 2) *Building Condition Surveys* in 2005, 2010, and 2015
  - 3) BBS work in District since 2005
- Facility Committee Meetings – Review all available facility and site information, preliminary outline of potential projects for discussion
- Distinct *Project Scope Areas* identified
- Draft Lists of Potential Projects, including preliminary costs, in 2015 and 2016

# Proposed Bond: **Planning**

- ✓ Planning: Discuss & Investigate Project Goals, Project Scope Areas, Preliminary Costs, Budgets & Schedules
- ✓ **Present Findings to Great Neck Community**
- ✓ **Finalize Project Work Scopes & Budget/Project Schedules**
  - **Vote Date: May 16, 2017**

# **Project Scope Areas**

- 1. Building Envelope Condition  
Critical Projects**
- 2. Educational and Building  
Enhancements**



# Project Scope Areas

*Identified by Facility Committee and BBS*

## 1. Building Envelope Condition Critical Projects:

- Critical projects with respect to building conditions, health and safety
- Based on 2013 *Building Envelope Study* (Roofs and roof warranties, Windows/Doors, Masonry) and 2005-2010-2015 BCSR's
- Envelope Integrity & Preservation – Projects include Roof Replacements, Masonry Reconstructions, and Window/Door Replacements District-wide

# Age of District Facilities

## *Great Neck Public Schools*

North High	orig. 1929 (1940, 1989)
North Middle	orig. 1952
South High	orig. 1957 (2001)
South Middle	orig. 1957
Saddle Rock	orig. 1950 (1989, 2000)
John F. Kennedy	orig. 1965 (2000)
E. M. Baker	orig. 1957 (1986, 2000)
Lakeville	orig. 1928 (1937, 1948, 1986, 1990, 2000)
Parkville	orig. 1952 (1954, 1985)
Parkville Annex	orig. 1949 (1970)
Village School	orig. unknown (1966)
Phipps Admin	orig. 1917 (1966)
Security Building	orig. 1917
GNTA Cottage	orig. 1780 (1968)
Cumberland	orig. 1951 (1970)
Clover Drive	orig. 1954
Wiles House	orig. 1780 (1982)
Grace Avenue	orig. 1954

**District Facilities:**  
**1,350,766 GSF**

# SHPO

*New York State*

*Office of Parks, Recreation & Historic Preservation*

- **All buildings 50 years and older (i.e., 1967) require SHPO's review of proposed projects**
- **Pre-SEQRA Process**
- **Post Bond/SED Approval Process**

# Diligence in Maintaining & Preserving District Assets

- 18 Buildings
- 1,350,766 GSF
- All original buildings and some additions over 50 years old
- Funding Sources for Asset Preservation:
  1. Annual Budgets/Propositions
  2. Capital Reserves
  3. Bond Referendums

# Diligence in Maintaining & Preserving District Assets

In 2009 - Capital Proposition of \$9,587,050

(49) Projects in (16) Buildings:

- Some roof replacements/repairs \*
- Door hardware (interior)
- Field reconstruction
- Video surveillance system
- Telephone system
- Paving, fencing
- Locker room reconstructions, locker replacements
- Auto shop conversions
- Mechanical work – exhaust fans, ceiling fans
- Interior reconfigurations
- Ceiling replacements
- ADA work, etc.

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*\*Balance of work coordinated with  
Proposed 2017 Bond Referendum*

# Diligence in Maintaining & Preserving District Assets

In 2012 - Capital Proposition of \$17,184,085

(38) Projects in (15) Buildings:

- Roadway lighting replacement
- Science room renovation
- Field renovation & track replacement
- Partial roof repair/replacement \*
- Boiler replacement
- Masonry reconstruction \*
- District-wide instructional technology upgrades
- Generator replacement/upgrades
- Bathroom renovation

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*\* Balance of work coordinated with  
Proposed 2017 Bond Referendum*

# Diligence in Maintaining & Preserving District Assets

In 2016 - Capital Reserve Fund of \$19,000,000

(41) Projects in (15) Buildings:

- Fire alarm replacement in 15 buildings
- Some window replacement \*
- Some masonry replacement \*
- Boiler replacement
- Some bathroom renovations
- Sidewalk replacement
- Greenhouse replacement

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*\* Balance of work coordinated with  
Proposed 2017 Bond Referendum*



# **Building Envelope Condition Critical Projects**

*at Great Neck Public Schools*

# Roof Replacements



*North Middle*



*South High*



*South High*



*South High*

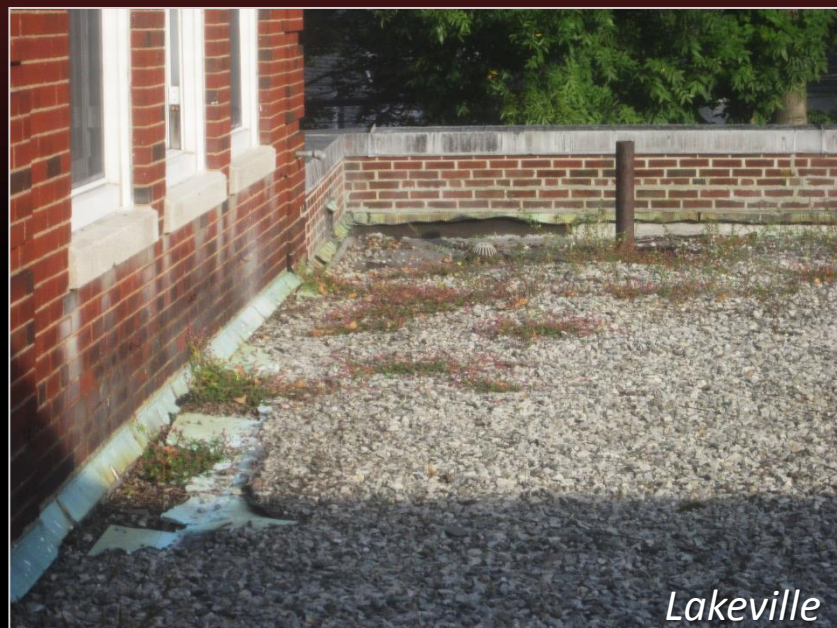


# Roof Replacements





# Roof Replacements





# Roof Replacements



*Phipps Admin*



*Parkville*



*North High*



*North High*



# Masonry Reconstruction





# Masonry Reconstruction



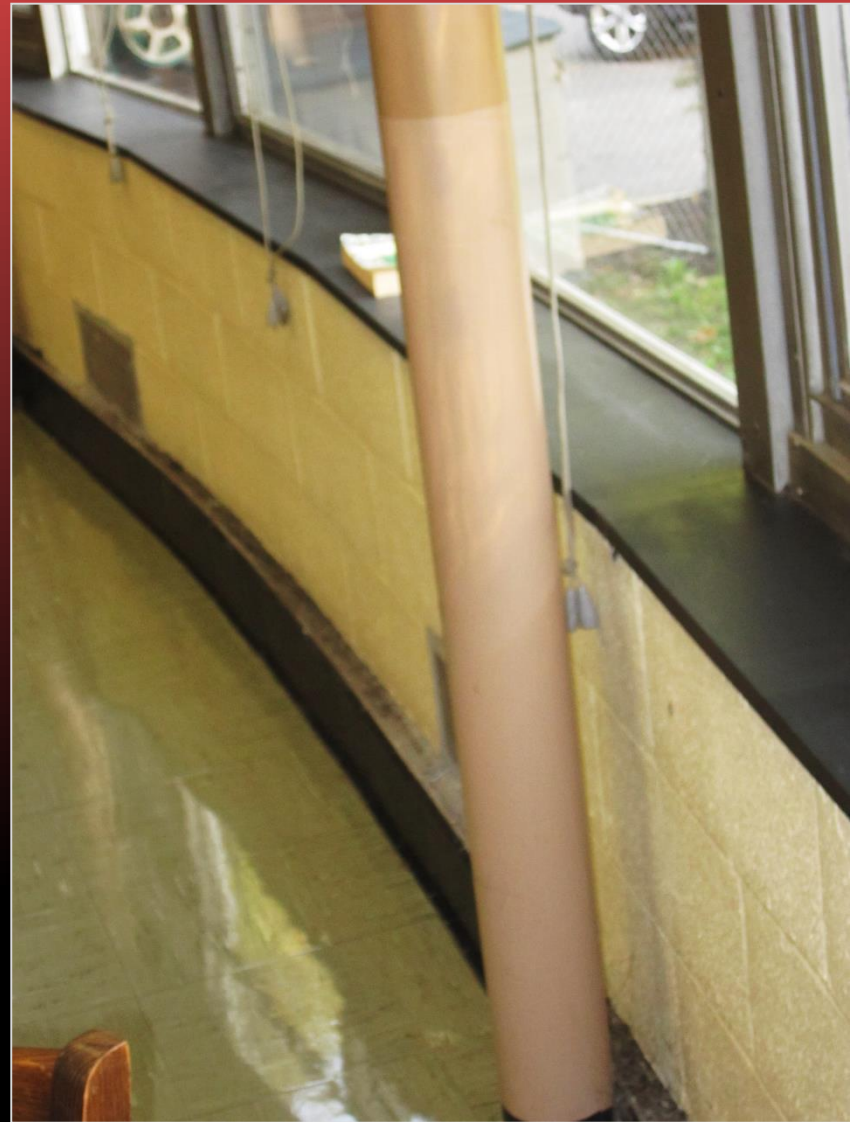


# Window/Door Replacement



# Window/Door Replacement

*South High*



*South High*



# Window/Door Replacement

*Phipps Admin*



*Phipps Admin*



*Phipps Admin*



**Critical Building  
Envelope Improvements  
Total:**

**\$ 51.7 million**

# Project Scope Areas

*Identified by Facility Committee*

## 2. Educational and Building Enhancements

- Community-Oriented Project Planning Approach
- Updating Great Neck School Facilities to 21<sup>st</sup> Century
- Select Areas of Focus:

Science Rooms/Labs

Library/Media Center Spaces

Auditorium Renovations

Toilet Rooms

Mechanical Ventilation and A/C Upgrades

Electrical Upgrades

# Project Scope Areas

*Identified by Facility Committee*

## 2. Educational and Building Enhancements

- Other Project Scope Areas:

Locker Replacements

Corridor Ceilings

Exterior Doors & Hardware

Parking Lot & Driveway Repaving, Curbs, Walks

Retaining Walls, Fencing

PA/Intercoms

# Enhancements per Building

## NORTH HIGH SCHOOL

**\$ 3,745,000**

Renovate Library/Media Center  
    High School Library Casework  
    High School Library Technology  
Reconfigure Science Labs 110, 110A, 111  
Reconfigure Science Labs 208, 208A, 207  
    High School Science Casework  
    High School Science Technology  
Classroom Air Conditioning (15 rooms) – 7 financed by Bond, balance funded  
    by movie production rental  
New Electrical Panels  
New Lower Parking Lot (97 Stalls)  
Reconfigure Polo Road Corner Parking Lot (add to new 97-stall lot)

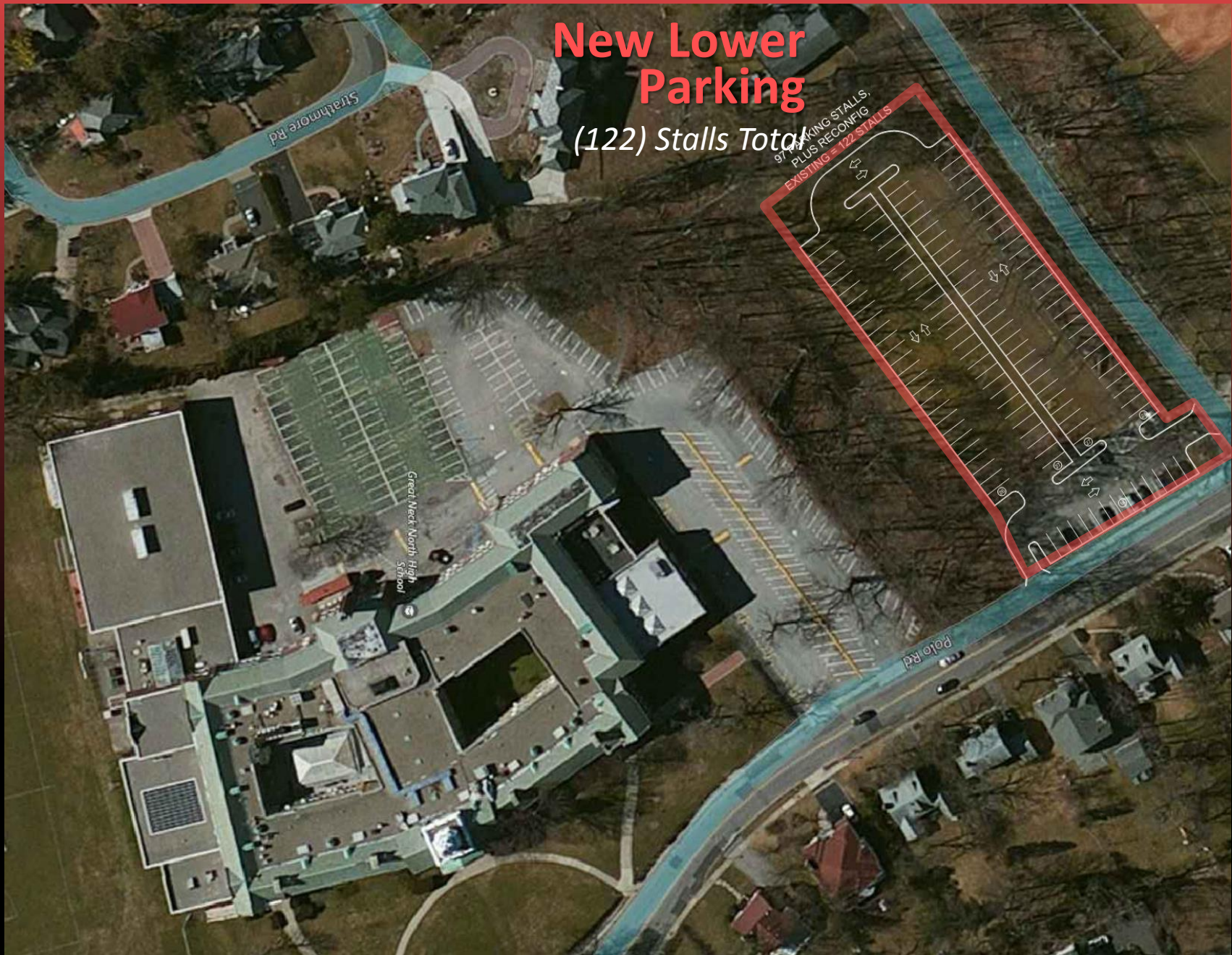
## SOUTH HIGH SCHOOL

**\$ 2,325,000**

Renovate Library/Media Center  
    High School Library Casework  
    High School Library Technology  
Classroom Air Conditioning (20 rooms)  
New Electrical Panels  
Renovate rooms 319 & 323 to Testing Suite  
Replace lockers in Boy's PE & Team locker rooms East gym, renovate showers  
    and Coaches toilet room



# North HS - New Lower Parking





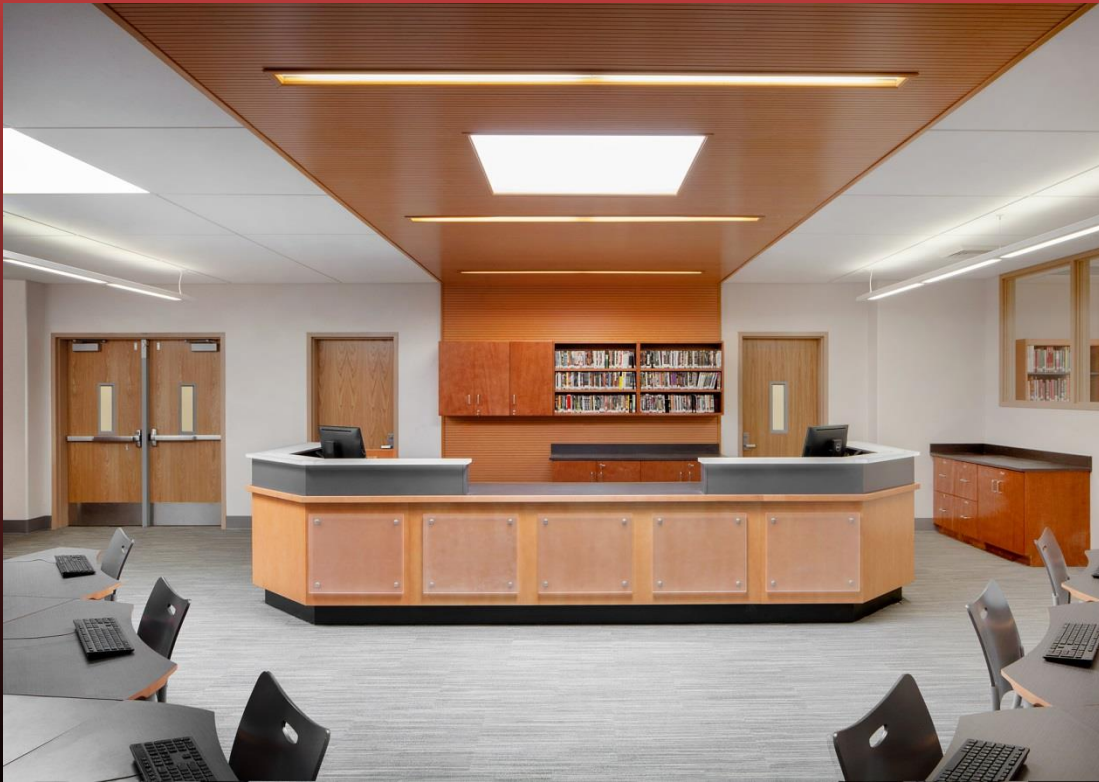
# BBS: Libraries & Media Spaces



New High School & Middle School Library Centers (2016)



# BBS: Libraries & Media Spaces



New Library & Media Center (2016)





# BBS: Libraries & Media Spaces



New High School Library & Media Center (2016)





# BBS: Science Rooms & Labs

New High School Science Rooms (2016)



New High School Science Rooms



# BBS: Science Rooms & Labs



**New High School Science Rooms (2016)**



**New College Science Labs (2014)**

# Enhancements per Building

## NORTH MIDDLE SCHOOL

**\$ 2,860,000**

- Renovate Library/Media Center
  - Middle School Library Casework
  - Middle School Library Technology
- Replace Auditorium Seating
- Replace Curtains & Rigging
- Replace Exterior Doors & Hardware
- Install Auditorium Sound System
- Classroom Air Conditioning (6 rooms)
- New Electrical Panels
- Auditorium House Lighting to LED
- Family And Consumer Science (FACS) Room Renovation
- Renovate Room 134 to STEM / STEAM Lab

## SOUTH MIDDLE SCHOOL

**\$ 2,520,150**

- Renovate Library/Media Center
  - Middle School Library Casework & Technology
- Add Library Windows in Side Walls
- Renovate Student Toilet Rooms
- Replace Auditorium Seating
- Replace Exterior Doors & Hardware
- Interior Door Replacement
- Renovate Faculty Toilet Rooms (700, 300, 200 5 toilet rooms)



# **BBS: Libraries & Media Spaces**



**New Intermediate School Library**



**New Middle School Library Center (2016)**

# Enhancements per Building

## PARKVILLE SCHOOL

\$ 215,000

Classroom Air Conditioning (10 rooms)  
New Electrical Panels

## JOHN F. KENNEDY SCHOOL

\$ 1,595,000

Replace Corridors Ceilings  
Renovate Library/Media Center  
    Elem School Library Casework  
    Elem School Library Technology  
Replace Exterior Doors & Hardware  
Classroom Air Conditioning (26 rooms)  
New Electrical Panels  
Auditorium House Lighting to LED

## SADDLE ROCK SCHOOL

\$ 1,550,000

Renovate Library/Media Center  
    Elem School Library Casework  
    Elem School Library Technology  
Remediate Coal Bin Water Infiltration  
Repave Upper Lot and Upgrade Lighting  
Replace Exterior Doors & Hardware  
Classroom Air Conditioning (18 rooms)  
New Electrical Panels

# Enhancements per Building

## LAKEVILLE SCHOOL

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**\$ 2,095,000**

Replace (1)Exterior Staircase at Perimeter of Property  
Replace Retaining Walls, Fencing, Regrade Fields  
Replace Exterior Doors & Hardware  
Classroom Air Conditioning (40 rooms)  
New Electrical Panels  
PA/Intercom upgrade  
Renovate reading room to small reading intervention spaces

## VILLAGE SCHOOL

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**\$ 758,000**

HVAC Upgrades  
New Greenhouse  
Renovate 4 toilet rooms and ADA compliance alterations  
Replace exterior doors and hardware  
PA/Intercom upgrade

## E.M. BAKER SCHOOL

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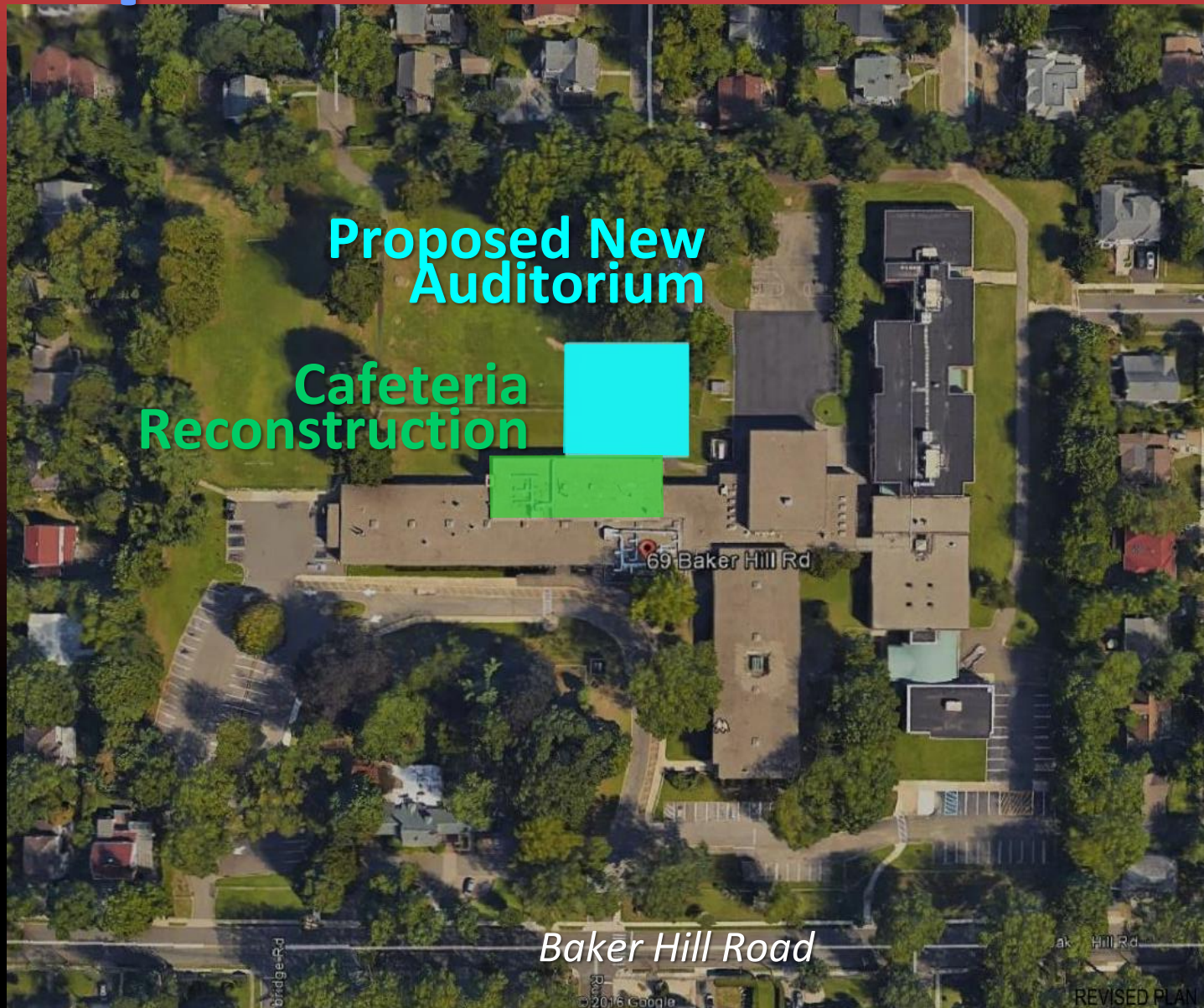
**\$ 5,734,067**

New Auditorium / Cafeteria Reconstruction / New Toilet Rooms



# E.M. Baker

## Proposed New Auditorium



GREAT NECK UNION FREE SCHOOL DISTRICT

PROPOSED ADDITIONS AND ALTERATIONS @ EM BAKER

PROPOSED SITE PLAN DIAGRAMS

**BBS**

Architects  
Landscape Architects  
Engineers

N.T.S.

**B-01**

03-03-17

# E.M. Baker

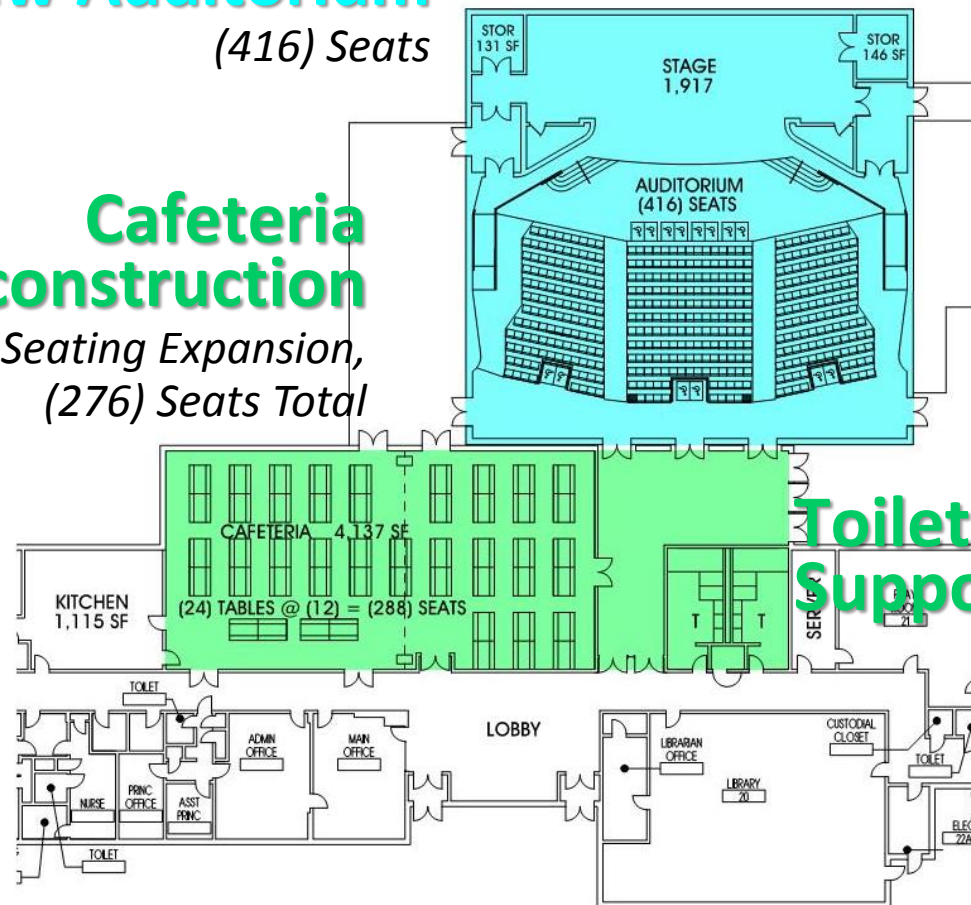
## Proposed New Auditorium

### Proposed New Auditorium

(416) Seats

### Cafeteria Reconstruction

Seating Expansion,  
(276) Seats Total



Toilet Rooms/  
Support Area



GREAT NECK UNION FREE SCHOOL DISTRICT

PROPOSED ADDITIONS AND ALTERATIONS @ EM BAKER

PROPOSED PART FLOOR PLAN DIAGRAMS

BBS

Architects  
Landscape Architects  
Engineers

200 East Main Street, Suite 200, Great Neck, NY 11021  
Tel: 516.466.8800 Fax: 516.466.8801  
www.bbsarchitects.com

N.T.S.

B-03

03-03-17

REVISED PLAN



# E.M. Baker

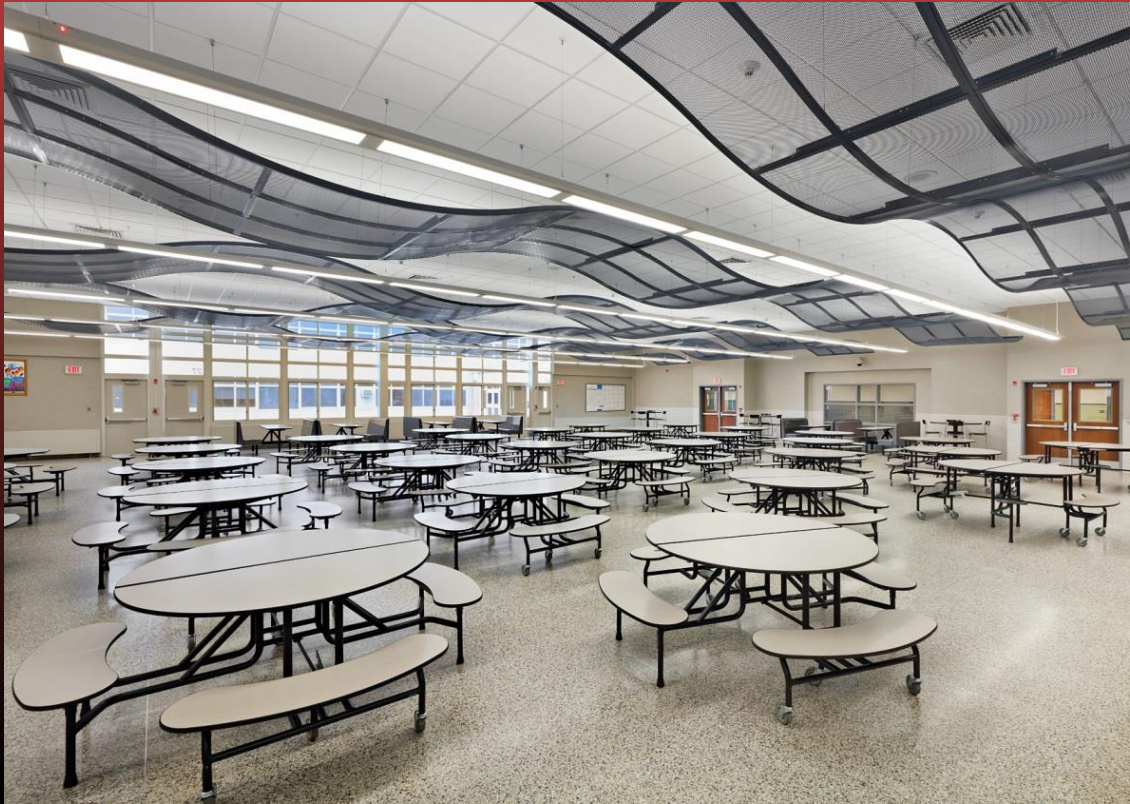
## Proposed New Auditorium

*Total (416) Seats*





# BBS: Cafeterias



**RENOVATING and EXPANDING EXISTING SPACES**



# BBS: Toilet Rooms

Renovated HS Toilet Rooms



Bathroom Improvements (2016)



Improvements District-wide



# Enhancements per Building

**GRACE AVENUE SOCIAL CENTER**

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**\$ 100,000**

Kitchen upgrades

*Building currently rented to CLASP and Senior Center*

# **Sustainable “Green” Design**

## **Energy Conservation Measures:**

- **High Efficiency Lighting and Lighting Controls**
- **High Efficiency Domestic Water Heaters**
- **Temperature Controls / EMS / DCV**
- **Building Envelope Improvements**
- **Roof Insulation Installation and Roof Replacement**
- **HVAC System Unit Replacement**
- **Window & Door Replacement**
- **Low-flow Plumbing Fixtures**



# Enhancements per Building

## DISTRICT-WIDE AIR CONDITIONING OF AUDITORIUM & GENERAL PURPOSE SPACES

\$ 2,650,000

NORTH HIGH SCHOOL	Aerobics room
SOUTH HIGH SCHOOL	General purpose room, Choral & music practice rooms
NORTH MIDDLE SCHOOL	Auditorium
SOUTH MIDDLE SCHOOL	Auditorium
PARKVILLE SCHOOL	Auditorium Electrical service upgrade
LAKEVILLE SCHOOL	Auditorium
JOHN F. KENNEDY SCHOOL	Auditorium and Multi-purpose room Electrical service upgrade
SADDLE ROCK SCHOOL	Auditorium
E.M. BAKER	<i>(New Auditorium &amp; Cafeteria will be Air-conditioned)</i>

# **Educational and Building Enhancements**

**Total:**

**\$ 26,147,217**



# **Proposed Grand Total:**

**1. Building Envelope Condition Critical Projects**

**\$ 51,700,000**

**2. Educational and Building Enhancements**

**\$ 26,147,217**

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**\$ 77,847,217**

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# Capital Proposition

**Total Costs of Projects:** **\$ 77,847,217**

## **Appropriation of Reserves:**

Employee Benefit Accrued Liability \$ 3,000,000

Workers Compensation \$ 3,000,000

Retirement Contribution \$ 3,507,955

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**(\$ 9,507,955)**

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**Proposed Amount  
of Bond Issuance: \$ 68,339,262**

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# Tax Impact of an \$68,339,262 Bond on Select Fair Market Value Homes

Class I Home Market Valuation	Additional Annual Cost*	Cost per Week
\$500,000	\$135.75	\$2.61
\$750,000	\$203.63	\$3.92
\$1,000,000	\$271.50	\$5.22

*\* The current (existing) bond issue costs a Class I Real Property Taxpayer with a home valued at \$750,000, \$124.31 annually. The proposed Bond Issue will, when fully issued, add \$203.63 to that cost.*

# Estimated Principal and Interest Payment on Debt Service Amortization

Budget Year	1998 Bond Issue	2019-2020 Bond Issue	Annual Tax Impact Class I Home Market Valuation of \$750,000
2018-19	\$2,112,000	---	\$124.31
2019-20		\$1,711,098	(\$19.31)
2020-21		\$3,422,196	\$88.69
2021-22		\$5,133,295	\$203.63 (a),(b)
			
2038-39		\$5,133,295	\$203.63

**(a) The total amount of annual debt service after the entire \$68.34 mil. bond issue is sold.**

**(b) The actual tax liability may vary as a result of changes in annual assessed valuation.**



# Frequently Asked Questions



### ***Q1: Why a Capital Proposition?***

**A:** The Great Neck Public School District's infrastructural needs are far too great to be addressed by annual operating transfers from the General (Operating) Fund Budget to the Capital Fund (the accounting fund that accounts for capital projects). There is a NYS imposed 2% cap (or the rate of inflation, whichever is less) on the property tax levy which severely limits the ability to fund larger-scale capital projects.

### ***Q2: How were the buildings allowed to fall into such disrepair? Where were the school tax dollars going all those years?***

**A:** In the last 30 years (1988-2017) the District expended over \$150 million dollars on Capital Projects that addressed infrastructure and all other capital needs. There were 2 Bond Issues, 2 Capital Propositions, the establishment of one Capital Reserve, and yearly appropriations from the General Fund to the Capital Fund. This District appropriates close to \$4,000,000 a year for capital projects to address infrastructural needs. The needs of the District are just too great to be addressed by these annual appropriations of now approximately \$4,000,000.

### ***Q3: What happens if these projects are not addressed or undertaken now?***

**A:** In a very short period of time roofs and windows will start to be compromised and disruptions to the instructional program will occur. Curriculum offerings will be hindered if certain educational enhancements are not undertaken. Certain projects which need to be undertaken have already impacted instructional programs, i.e. Saddle Rock School had a roof leak that damaged books in the library, and SMS and SHS have on-going problems with their roofs.

***Q4: Why isn't what is being asked for in the Capital Proposition being addressed in the annual budget?***

**A:** An annual budget is for expenditures or purchases to be consumed or used in one operating cycle, which is generally one (1) year. Capital projects have useful lives greater than one (1) year, usually 3 years and greater. It would not be equitable or correct from an accounting standpoint to ask taxpayers to pay for a capital project in one year when the useful life of the capital project is for say 10, 20 or 30 years or more. These projects should be paid for over many years. Additionally, there is the constraint of the aforementioned 2% tax cap. What you are voting for with the Capital Proposition is the authority within financial limits to borrow money and transfer from Reserve Funds to finance the recommended projects. The annual Bond payments of interest and principal will be paid through annual appropriations in the General (Operating) Fund budget. Although they involve two separate votes (the Capital Proposition and the Budget), the two are interrelated.

***Q5: Are all of the District's current assets being fully utilized?***

**A:** The Grace Avenue School is rented to outside agencies (Great Neck Social Center and CLASP). All other buildings are fully utilized by the school district.



***Q6: What is the difference between a Serial Bond and a Term Bond?***

**A:** A Serial Bond is paid off in relatively equal installments of principal and interest payments over the life of the Bond. There is no balloon payment or a payment of the entire amount of the principal at the end of the Serial Bond's life. The principal is paid in relatively equal installments over the life of the Bond with no principal payment exceeding by more than 50% the smallest of any of the previous principal payments. That is mandated by law. A portion of a Serial Bond's principal matures annually over the life of the Bond. This is the only type of Bond a District is legally allowed to issue. A Term Bond is a debt instrument that is paid back with interest only payments for the first 19 years if it is a 20 year Bond, and in year 20 an interest payment and the entire principal amount is paid satisfying the Bond indebtedness. New York State Public School Districts are prohibited from issuing a Term Bond or this type of debt instrument.

***Q7: What happens if the Capital Proposition (Bond) is defeated?***

**A:** The ability to operate the District's facilities could become jeopardized due to the eventual failure of roofs, windows, masonry, and mechanical equipment. Postponing necessary or imminent work will cost more in the future due to market escalation, and when an emergency arises, there may be insufficient time to ensure the lowest possible bid is obtained.

***Q8: Why wait 20 years to issue a new Bond, and why not split the current proposed Capital Proposition into say five (5) separate propositions to be voted on over the next ten (10) to fifteen (15) years?***

**A:** Debt burdens or the ability of the community to pay the debt service on a new Bond Issue, infrastructural needs and interest rates were the strong determining factors in deciding on when to issue a new Bond. Interest rates are still at some of their lowest levels in decades and many recommended projects cannot wait any longer to be addressed. **THE TIME IS NOW FOR THIS BOND ISSUE.**

***Q9: How will the projects be managed, and how can the District and the taxpaying public be assured that the money being asked for to finance these projects will be spent for its intended purposes and the construction costs for the projects PROPOSED OR RECOMMENDED are the best fees that could be obtained?***

**A:** There will be three levels of oversight: 1-District Personnel; 2-the Architect; and 3-Construction Manager to assure that what was asked for is being received, and the District's Bond Counsel will ensure that the expenditures made with the Bond proceeds are permissible.

***Q10: What is the role of a Construction Manager?***

**A:** A Construction Manager will be responsible for myriad construction-related duties. Some such duties are general oversight of the jobsites, daily reporting on progress, number of workers, accident reports, etc., generating the critical milestone construction schedules to which all contractors will be bound, and coordination of construction activities around the day-to-day functions of the District's facilities. The Construction Manager will also participate in weekly meetings with contractor and district personnel.

***Q11: How long will it take for the projects to be completed and how many years will it take for the real property tax owners to feel the full amount of the increase in taxes as a result of this Capital Proposition?***

**A:** It will take 3 to 5 years for the contractors to complete all of the projects; that also being the amount of time before a real property owner/ taxpayer would feel the full effect of the tax impact of the Capital Proposition.



### ***Q12: Why will it take 3-5 years to complete the projects?***

**A:** The general phases of a given project include initial design meetings, finalization of design, generation of construction drawings and specifications, pre-construction testing, submission to the NYSED, bidding, contracts, mobilization, construction, and contract closeout. The time required for each of these varies per the scope of the project, but for any project the NYSED is currently at a 6-month permitting backlog. In addition to this, there are limits to how much construction-related disruption that any given facility can handle, i.e. moving or suspension of programs, opening spaces to the weather, and sometimes market limitations, i.e. insufficient available labor. Considering all of this, the District, the Architect, and the Construction Manager will work together to generate appropriate phasing and durations.

### ***Q13: Why does the work cost so much?***

**A:** All labor on a public school jobsite must be paid NYS Prevailing Wage minimums, which is approximately union-scale. There are bid bonds, performance bonds, payment bonds, and significantly high insurance required. Licensed contractors are required to remove and dispose of any hazardous materials. Construction is often limited to only the summer months and/or evening and weekend hours which carry a premium. The NYSED imposes requirements over and above State codes. All budgets account for contingencies, testing fees, professional fees, advertising, printing, etc., meaning that all budgets are “fully-loaded” total project costs.

***Q14: How much State Aid will be received from these capital projects?***

**A:** Ten (10) percent of each capital projects approved construction cost.

***Q15: What is meant by lowest responsible and responsive bidder?***

**A:** The planned capital projects will exceed the dollar (\$) threshold requiring all projects to be publicly bid, with the construction contracts being awarded to the lowest responsible bidder - a contractor that has satisfactory experience completing capital projects for New York State Public School Districts in the amounts being bid or requested, and a responsive bidder – the bidder that answers completely the requirements of all specifications and requirements in the bid document.

***Q16: How is the Great Neck Public Library bond and construction affiliated with the School District?***

**A:** The District has nothing to do with the Library's construction or funding.

# Public vs. Private Construction

What are the factors that affect public building construction? Specifically, school construction:

Public Building Construction (Required)	Private Building Construction
Prevailing wage (union scale – all trades)	N/A
Wicks Law (4 Primes GC, M, E, E, P)	N/A
Bonds – Bid, Labor & Material, Performance	N/A – May be requested
Strict School Attorney prepared Owner/Contractor Agreement	N/A – Contracts may vary
Higher Insurance Requirements all contractors, subcontractors included. NYSIR stipulates	N/A – May be required
Detailed Contractor Requisition Process with submission monthly of “certified payroll”	N/A
Asbestos, lead design of removal – licensed Contractors	Applicable
Typical Owner hiring of independent CM	May be applicable
State Education Department (SED) regulations, requirements, guidelines for design and construction over and above N.Y. State/N.Y. City Building Codes	N/A



# Public vs. Private Construction

What are the factors that affect public building construction? Specifically, school construction (cont.):

Public Building Construction (Required)	Private Building Construction
Board of Education approval of bids, contracts, change orders, etc.	N/A
Enforcement of SED regulation 155	N/A
Construction <u>often</u> isolated to summer months only or other unoccupied periods	N/A – May occur in very extreme cases
Prime Contractor and subcontractor “pools” more affixed to public construction and diminished by requirements above	N/A
Construction done with building occupants present	May be applicable
Work stoppage required during specific periods, physical conflicts, student testing/performances/etc.	May be applicable
Quality, durability, longer life expectancy of selected materials, components, systems	May be applicable

**Note:** CM's that are known for working in the School District marketplace state that Public Building Construction is 30% more costly than Private Building Construction.

# Revised Bond Referendum

*The project scope items removed from previous bond proposal:*

- 1) The Cumberland new building \$ 9,804,492
  - 2) The additions and interior alterations at the Clover Avenue School \$ 6,587,571
  - 3) The scope of the proposed addition and interior alterations at the E. M. Baker School was reduced by \$ 1,168,675
- 
- Total removed from original bond: \$17,560,738**



# Thank You .



# Enrollment Trends

Fiscal Year	Enrollment
2008-09	6,200
2009-10	6,309
2010-11	6,352
2011-12	6,330
2012-13	6,349
2013-14	6,414
2014-15	6,437
2015-16	6,469
2016-17	6,507
2017-18	6,527
2018-19	6,539
2019-20	6,568
2020-21	6,603
2021-22	6,619