

South Orangetown Central School District

Five-Year Facilities Conditions Plan Summary

February 28, 2007

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 1 2007-08

South Orangetown Middle School	Swimming Pool Improvements	\$2,523,625
--------------------------------	----------------------------	-------------

	Year 1 Direct Cost Total	\$2,523,625
	Design Contingency (5%):	\$126,181
	Subtotal (1)	\$2,649,806
	Construction Contingency (5%)	\$132,490
	Subtotal (2):	\$2,782,297
	Escalation 8% for 1 year (8% per year)	\$285,185
	Subtotal (3):	\$3,067,482
	Soft Costs (18%)	\$793,496
	Total Cost Year 1:	\$3,860,978

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Funding Strategies:

The District has a contract with the Town of Orangetown.

The Town is obligated to fund 50% of the cost of improvements to the SOMS pool. The District's share would be \$ 1,945,489, which could be funded through Capital Reserve, applying the Excel Aid from SED.

Note: Using this strategy, it would be anticipated that there would be no additional tax impact in the Proposed Budget for 2007-08.

Timeline:

Proposition to Voters – May 2007

Design Phase/SED Approval – June – October 2007

Bid Phase – Sept.-Oct. 2007

Construction Plans finalized – November 2007

Construction on Pool – February 2008 – August 2008

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 2 2008-09

Tappan Zee High School	Replace roof and skylights	\$4,000,000
South Orangetown Middle School	Replace roof	\$2,600,000
Cottage Lane Elementary School	Upgrade emergency and exit lighting	\$26,960
William O. Schaefer Elementary School	Upgrade emergency and exit lighting	\$27,888
Modular at TZE	Replace carpeting	\$37,692
Tappan Zee Elementary School	Provide fire dampers at gym and cafetorium	\$4,634
Cottage Lane Elementary School	Add air vents to hot water system	\$13,255
Greenbush Academy	Test exterior paint for lead	\$150,000
South Orangetown Middle School	Repair/replace exterior doors	\$20,000
South Orangetown Middle School	Repair granite steps at exterior stairs	\$15,000
William O. Schaefer Elementary School	Replace backstops and benches at Athletic Fields	\$15,000

**South Orangetown Central School District
Five-Year Facilities Conditions Plan**

February 28, 2007

Facility	Description	Project Cost
Year 2 2008-09		
Tappan Zee High School	Security System Improvements	\$64,400
South Orangetown Middle School	Upgrade emergency power system	\$60,000
South Orangetown Middle School	Upgrade emergency and exit lighting	\$100,000
South Orangetown Middle School	Security System Improvements	\$64,400
Cottage Lane Elementary School	Security System Improvements	\$37,800
Tappan Zee Elementary School	Security System Improvements	\$37,800
William O. Schaefer Elementary School	Security System Improvements	\$32,900
Cottage Lane Elementary School	Reconstruct all paved areas	\$463,080
Tappan Zee Elementary School	Repair/replace paving, lower parking area	\$464,615
Tappan Zee Elementary School	Replace sidewalks, lower parking area	\$20,907
All Areas	Asbestos Allowance	\$180,000
William O. Schaefer Elementary School	Repair/replace paving	\$463,077

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 2 2008-09

	Year 2 Direct Cost Total	\$8,899,408
	Design Contingency (5%):	\$444,970
	Subtotal (1)	\$9,344,378
	Construction Contingency (5%)	\$467,219
	Subtotal (2):	\$9,811,597
	Escalation 16% for 2 years (8% per year)	\$1,569,856
	Subtotal (3):	\$11,381,453
	Soft Costs (18%)	\$2,048,662
	Total Cost Year 2:	\$13,430,114

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 3 2009-10

Cottage Lane Elementary School	Replace Roof	\$1,200,000
Tappan Zee Elementary School	Replace roof and skylights	\$1,300,000
Tappan Zee Elementary School	Upgrade 6 toilet rooms (include rooms 160 and 161)	\$103,305
William O. Schaefer Elementary School	Replace roof	\$1,400,000
Tappan Zee High School	Exterior lighting - west parking lot, access road, bus loop	\$145,118
Tappan Zee High School	Repair/replace paving	\$1,045,384
Tappan Zee High School	Replace sidewalks at rear parking/entrance	\$464,615
South Orangetown Middle School	Improve general site drainage (not including athl. fields)	\$400,000
South Orangetown Middle School	Improve athletic fields including site drainage	\$800,000
South Orangetown Middle School	Replace sidewalks	\$200,000
Tappan Zee High School	Replace ahu's at gym, auditorium, locker rooms	\$499,596
All Areas	Asbestos Allowance	\$180,000
South Orangetown Middle School	Repair/replace paving	\$600,000

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 3 2009-10

	Year 3 Direct Cost Total	\$8,338,018
	Design Contingency (5%):	\$416,901
	Subtotal (1)	\$8,754,919
	Construction Contingency (5%)	\$437,746
	Subtotal (2):	\$9,192,665
	Escalation 24% for 3 years (8% per year)	\$2,206,240
	Subtotal (3):	\$11,398,904
	Soft Costs (18%)	\$2,051,803
	Total Cost Year 3:	\$13,450,707

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 4 2010-11

Tappan Zee Elementary School	Replace unit ventilators	\$384,208
Tappan Zee Elementary School	Upgrade cabinet unit heaters	\$93,427
Tappan Zee High School	Replace pneumatic controls with DDC system	\$2,046,538
South Orangetown Middle School	Replace pneumatic controls with DDC system	\$1,500,000
Tappan Zee Elementary School	Replace pneumatic controls with DDC system	\$577,846
Tappan Zee High School	Replace lockers (budget 500)	\$117,855
Tappan Zee High School	Refurbish boilers	\$292,692
Tappan Zee High School	Replace steam pipes in tunnel	\$214,488
Tappan Zee High School	Replace flue at water heaters	\$16,390
South Orangetown Middle School	Replace lockers (begin with gym lockers)	\$400,000
Greenbush Academy	Repoint stone foundation	\$130,000

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 4 2010-11

Greenbush Academy	Replace front section of roof	\$70,000
Greenbush Academy	Replace all windows	\$300,000
Palisades	Replace/restore slate roof; repair gutters	\$99,692
Palisades	Replace fire alarm system	\$15,577
Palisades	Replace smoke detection system	\$15,577
Palisades	Provide emergency lighting	\$6,230
Palisades	Replace damaged ceiling tile	\$43,615
Palisades	Replace interior doors	\$37,385
Palisades	Replace interior electrical distribution system	\$79,754
Palisades	Replace gym air handling unit	\$373,846
All Areas	Asbestos Allowance	\$100,000
Palisades	Replace heating system piping	\$249,230

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 4 2010-11

Year 4 Direct Cost Total	\$7,164,350
Design Contingency (5%):	\$358,218
Subtotal (1)	\$7,522,568
Construction Contingency (5%)	\$376,128
Subtotal (2):	\$7,898,696
Escalation 32% for 4 years (8% per year)	\$2,527,583
Subtotal (3):	\$10,426,279
Soft Costs (18%)	\$1,876,730
Total Cost Year 4:	\$12,303,009

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Facility	Description	Project Cost
----------	-------------	--------------

Year 5 2011-12

Tappan Zee High School	Additional Cafeteria Expansion	\$506,574
Tappan Zee High School	Additional Connecting Corridor	\$478,476
Tappan Zee High School	Expansion of cafeteria serving line	\$81,000
Cottage Lane Elementary School	Renovation of Library	\$388,300
All Areas	Asbestos Allowance	\$100,000

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Facility	Description	Project Cost
Year 5 2011-12		
	Year 5 Direct Cost Total	\$1,554,350
	Design Contingency (5%):	\$77,718
	Subtotal (1)	\$1,632,068
	Construction Contingency (5%)	\$81,603
	Subtotal (2):	\$1,713,671
	Escalation 40% for 5 years (8% per year)	\$685,468
	Subtotal (3):	\$2,399,139
	Soft Costs (18%)	\$431,845
	Total Cost Year 5:	\$2,830,984

**South Orangetown Central School District
 Five-Year Facilities Conditions Plan
 February 28, 2007**

Total Summary for Reference	Four Year Direct Cost Total	\$25,965,068
	Design Contingency Four Year Total:	\$1,298,253
	Subtotal (1):	\$31,885,655
	Construction Contingency Four Year Total:	\$1,363,166
	Subtotal (2):	\$28,626,487
	Escalation Four Year Total:	\$6,985,432
	Subtotal (3):	\$35,611,919
	Soft Costs (18%):	\$6,410,145
	Four Year Total :	\$42,022,064

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Summary of Strategies to Fund Plan

- Fund the Pool Project separately as presented in Year 1
- Shorten the term of other Projects to reduce contingency and escalation costs
- Bond the entire cost over a three-year term. This could potentially reduce the cost of the bond by (\$ 2,838,234) from \$ 42,022,064 to: \$ 39,183,830

Additional potential reductions from bond:

- Explore Energy Audit – Could Reduce scope in Year 4 by (\$ 4,569,372)
 - Use of Capital Reserve for scope in Year 5 – (\$ 2,830,984)
- Bond Total after Reductions = \$ 31,783,474**

▪If Bonding is not acceptable to the community, explore other funding through budget appropriations (use of Capital Reserve Fund, Sale of Property, O&M annual budgets and fundraising)

**South Orangetown Central School District
Five-Year Facilities Conditions Plan
February 28, 2007**

Timeline If Bonding

- **Proposition to Voters - October/November 2007**
- **Design Phase/SED - November 2007/January 2008**
- **Bid Phase - January/February 2008**
- **Construction - Begin Summer 2008 to completion**

Note: If not bonding entire project, need to schedule projects by year and plan funding for each phase.

Next Steps:

- **Board Decision on Funding Strategies**
- **Contracting with Architect and Construction Management Firms to assist the District in moving forward with 5-year plan**