

NYACK PUBLIC SCHOOLS



CAPITAL IMPROVEMENT PLANNING PROCESS

DECEMBER 3, 2013

KEY QUESTIONS



1. What is the time sequence for available funding?
(In what years will the funding be available?)
2. What is the sequence of tasks to be completed in order that the work can begin?
3. What factors are being considered to develop the sequence of projects to be completed?

AVAILABILITY OF FUNDING



JUNE 2015 \$ 6,575,000
(\$5 Million Capital Reserve/ \$1.575 Million Bond)

JUNE 2016 \$10,750,000 (Bond)

JUNE 2017 \$ 5,300,000 (Bond)

JUNE 2019 \$ 3,775,000 (Bond)

TASK LIST



- ✓ Schematic Designs
- ✓ NYSED Submission of Plans
- ✓ NYSED Approval of Plans
- ✓ Development of Project Schedule
- ✓ Development of Bid Specifications
- ✓ Bidding Process
- ✓ Development of Work Schedule

CONSIDERATIONS



- ✓ Life & Safety Enhancement
- ✓ Condition Status of Existing System
(e.g. Roof, Boiler, Electrical)
- ✓ Educational Benefit to Students
- ✓ Cost Savings to District
- ✓ Logistical Considerations (e.g. High School Roofing/AC; High School Fields/Retention Pond)
- ✓ NYSED Building Aid Considerations
- ✓ Building Usage Considerations

DEVELOPING OPTIONS - CRITERIA



- ✓ **Available funding**
- ✓ **Life-safety** (*prioritized based on remaining useful life*)
- ✓ **Technology/Security upgrades**
- ✓ **Equipment** (*prioritized based on remaining useful life*)
- ✓ **Programmatic Needs** (science & life skills classrooms, athletic fields)
- ✓ **Energy savings** to be generated through thermal efficiencies
- ✓ **Savings** to be generated through reduction in maintenance of new turf fields

Option 1 – Year 1 (*summer 2015*)



- **District-wide Technology/Security upgrades**
- **MS** – Life Skills classroom, fire alarm, emergency lighting
- **HS** - Life Skills & Science classrooms, fire alarm, exterior doors, retention pond, new natural grass softball field
- **Upper Nyack**- replacement of systems near end of useful life (Fire alarm, emergency lighting, boiler, soffits, exterior doors, pneumatic controls, retention pond & drainage, playground upgrades)
- **Valley Cottage** –all improvements completed (Fire alarm, Boilers, Main hot water supply, A/C & H/V units, sewage ejector pump, circulating pumps, heat distribution, renovate bathrooms, soffits, exterior doors, remove floor tile, playground upgrades)

Option 1 – Year 2 (*summer 2016*)



Complete remainder of work at High School (*except boiler & pneumatic Controls*)

- ✦ New roof and replace original rooftop a/c units
- ✦ A/C DaVinci, cafeteria, auditorium, music rooms
- ✦ Replace emergency generator
- ✦ Replace hot water heater, domestic water pressure pump, kitchen grease trap
- ✦ Replace bathroom fixtures (toilets – *low flow*, sinks, faucets)
- ✦ Christian Herald Field House furnace and DDC controls
- ✦ Track (8) lanes (striped for football, soccer, boys & girls lacrosse & field hockey, resilient surface D zones with jumping events, athletic lighting, bleachers, press box, concessions)
- ✦ Upper Field One (striped for boys & girls lacrosse & soccer, athletic lighting, portable bleachers)
- ✦ Upper Field Two (synthetic turf field hockey & synthetic turf baseball field)

Option 1 – Year 3 (*summer 2017*)



Complete remainder of work at Upper Nyack Elementary

- ✦ All HVAC work
- ✦ Roof
- ✦ Renovate bathrooms
- ✦ Exterior windows
- ✦ Refinish gym/multipurpose floor
- ✦ Replace floor tiles

Complete remainder of work at Middle School

- ✦ Repair storm water drainage
- ✦ Renovate bathrooms
- ✦ Boilers & pneumatic thermostats in new wing classrooms
- ✦ New roof
- ✦ Replace sub-slab domestic water supply piping
- ✦ HVAC work
- ✦ Replace gymnasium flooring
- ✦ Interior stair tower doors
- ✦ Storm water drainage

Option 1 – Year 4 (*summer 2019*)



District-wide Technology/Security (replace security cameras and security workstations)

Hilltop – REPLACE H/V UNITS (AUDITORIUM & GYM), fire alarm, pneumatic controls

Old HS – Fire separation assemblies, roof -1950 section, fire alarm

Nyack HS – Boiler & pneumatic controls

All work at Liberty Elementary

- ✦ All HVAC work - replace boiler, hot water heaters, hot water supply line, A/C in teachers' lounge & main office
- ✦ Replace roof, exterior soffits, exterior windows, exterior doors, renovate student bathrooms, remove floor tiles, replace gymnasium flooring, Replace Z-Spline ceiling tile, upgrade playground
- ✦ Replace fire alarm system, emergency lighting

Highlights - Option 1



- **Technology/Security systems to be upgraded - Year 1**
- **Creates a new science lab (HS) and life skills classrooms (HS/MS) - Year 1**
- **Replaces fire alarm systems in four schools (HS, MS, UN & VCE) – Year 1**
- **Retention pond and other drainage issues addressed (HS & UN) – Year 1**
- **Completes all work at Valley Cottage (fire alarm & boiler near end of life cycle) – Year 1**
- **A/C in HS DaVinci, auditorium, cafeteria and music wing – Year 2**
- **New grass softball field for student use – Year 1 & completes remainder of field work in Year 2**
 - **keeps all turf work in the same year for better bid pricing**
 - **permits efficient installation of field drainage system**
 - **brings fields on-line earlier for student use**
- **Efficient oversight of projects & SED filings (less project #'s)**
- **Maintains at least one school building each summer to accommodate summer school programs**
- **Generates on-going savings from installation of more efficient systems**

Option 2 – Year 1 (*summer 2015*)



- **District-wide Technology/Security upgrades**
- **Liberty:** replace emergency lighting, fire alarm, hot water heaters & boiler, playground improvements
- **Upper Nyack:** replace emergency lighting, fire alarm, playground improvements, roof, retention pond, drainage
- **Valley Cottage:** replace fire alarm, hot water supply, boilers, circulating pumps, heat distribution piping, playground improvements, a/c units computer server room & nurses office, & sewer ejector pump
- **Middle School:** install supplementary emergency lighting, fire alarm, renovate life skills classroom, & repair storm water drainage
- **High School:** replace fire alarm, hot water heater, exterior doors, renovate classrooms to create science & life skills, a/c DaVinci, auditorium, cafeteria & music wing, replace emergency generator
- **Old HS:** install fire separation assemblies for stair tower doors

Option 2 – Year 2 (*summer 2016*)



- **Liberty:** renovate bathrooms, replace Z-Spline ceiling tile
- **Upper Nyack:** renovate bathrooms, replace boiler
- **Valley Cottage:** renovate bathrooms
- **Middle School:** replace boilers & roof, renovate bathrooms
- **High School:** install kitchen grease trap, replace domestic water pressure pump system, replace roof, replace original a/c units, renovate bathrooms, retention pond improvements, track (8 lane) with synthetic turf field (football, soccer, lacrosse, field hockey & jumping events), athletic lighting, bleachers, press box, audio system, concessions stand
- **Old HS:** replace built up roof & clearstory window flashings
- **Christian Herald Field House:** replace furnace

Option 2 – Year 3 (*summer 2017*)



- **Liberty:** replace exterior doors, replace hot water supply line
- **Valley Cottage:** replace exterior double doors (*so. east corner 1954 section*)
- **Middle School:** replace sub slab domestic water supply piping, original a/c units & gymnasium flooring
- **High School:** renovate bathrooms, replace exterior doors, synthetic turf upper field one (lacrosse & soccer) with lighting & portable bleachers, synthetic turf upper field two (field hockey & baseball), & natural grass softball field

Option 2 – Year 4 (*summer 2019*)



- **District-wide**: security cameras and workstations
- **Hilltop**: replace fire alarm, HV units, pneumatic temperature controls
- **Liberty**: repair exterior soffits, replace windows, remove floor tile, replace a/c units
- **Upper Nyack**: exterior soffits, doors, windows , replace HV units & controls, a/c units, pneumatic temperature controls, refinish gym floor, replace floor tile
- **Valley Cottage**: repair soffits & wood fascia, remove floor tile, replace HV units
- **Middle School**: replace interior stair tower doors, replace pneumatic thermostats
- **High School**: replace boilers and pneumatic controls
- **Christian Herald Field House**: install DDC controls
- **Old high school**: fire alarm

Highlights - Option 2



- **Technology/Security systems to be upgraded - Year 1**
- **Creates a new science lab (HS) and life skills classrooms (HS/MS) - Year 1**
- **Replaces fire alarm systems in all five schools - Year 1**
- **Retention pond and other drainage issues addressed (UN Yr. 1 – HS Yr. 2)**
- **Track - Year 2**
- **Upper field one & two; new grass softball field - Year 3**
- **A/C in HS DaVinci, auditorium, cafeteria and music wing - Year 1**
- **Oversight of projects & SED filings becomes more complicated (more project #'s because work is happening in all schools each summer)**
- **Scheduling summer school programs becomes difficult since work is happening at each school site each summer**
- **Generates on-going savings from installation of more efficient systems**

Option 3 – Year 1 (*summer 2015*)

same as Option 2 except items in red text



District-wide Technology/Security upgrades

- **Liberty:** replace emergency lighting, fire alarm, hot water heaters & boiler, playground improvements, **renovate classroom bathrooms in original section**
- **Upper Nyack:** replace emergency lighting, fire alarm, playground improvements, ~~roof~~, retention pond, drainage
- **Valley Cottage:** replace fire alarm, hot water supply, boilers, circulating pumps, heat distribution piping, playground improvements, a/c units computer server room & nurses office, & sewer ejector pump
- **Middle School:** Install Supplemental Emergency Lighting, fire alarm, renovate life skills classroom, & repair storm water drainage
- **High School:** replace fire alarm, hot water heater, exterior doors, renovate classrooms to create science & life skills, ~~a/c DaVinci, auditorium, cafeteria, & music wing~~, replace emergency generator, **natural grass softball field**
- **Old HS:** install fire separation assemblies for stair tower doors

Option 3 – Year 2 (*summer 2016*)

same as Option 2 except items in red text



- ~~Liberty: renovate classroom bathrooms in original section, replace Z Spline ceiling tile~~
- **Upper Nyack:** renovate bathrooms, replace boiler, **roof**
- **Valley Cottage:** renovate bathrooms
- **Middle School:** replace boilers ~~& roof~~, **renovate student bathrooms**
- **High School:** install kitchen grease trap, replace domestic water pressure pump system, replace roof, replace original a/c units, renovate student bathroom fixtures, retention pond improvements, track (8 lane) with synthetic turf field (football, soccer, lacrosse, field hockey & jumping events), athletic lighting, bleachers, press box, audio system, concessions stand, **a/c DaVinci, auditorium, cafeteria & music wing**
- **Old HS:** replace built up roof & clearstory window flashings
- **Christian Herald Field House:** Replace furnace

Option 3 – Year 3 (*summer 2017*)

same as Option 2 except items in red text



- **Liberty**: replace exterior doors, replace hot water supply line, **replace Z-Spline ceiling tile**
- **Valley Cottage**: replace exterior double doors (*so. east corner 1954 section*)
- **Middle School**: replace sub slab domestic water supply piping, original a/c units, gymnasium flooring, & **~~bathroom fixtures~~, roof**
- **High School**: synthetic upper field one (lacrosse & soccer) with lighting & portable bleachers, synthetic upper field two (field hockey and baseball), **~~& natural grass softball field~~**

Option 3 – Year 4 (*summer 2019*)

same as Option 2 – no changes



- **District-wide**: security cameras and workstations
- **Hilltop**: replace fire alarm, HV units, pneumatic temperature controls
- **Liberty**: repair exterior soffits, replace windows, remove floor tile, replace a/c units
- **Upper Nyack**: exterior soffits, doors, windows, replace HV units & controls, a/c units, pneumatic temperature controls, refinish gym floor, replace floor tile
- **Valley Cottage**: repair soffits & wood fascia, remove floor tile, replace HV units
- **Middle School**: replace interior stair tower doors, replace pneumatic thermostats
- **High School**: replace boilers and pneumatic controls
- **Christian Herald Field House**: install DDC controls
- **Old high school**: fire alarm

Highlights – Option 3



- **Technology/Security systems to be upgraded - Year 1**
- **Creates a new science lab (HS) and life skills classrooms (HS/MS) - Year 1**
- **Replaces fire alarm systems in all five schools - Year 1**
- **Retention pond and other drainage issues addressed (UN Yr. 1 – HS Yr. 2)**
- **New grass softball field – Year 1**
- **Track - Year 2**
- **Upper field one & two - Year 3**
- **A/C in HS DaVinci, auditorium, cafeteria and music wing – Year 2**
- **Oversight of projects & SED filings becomes more complicated (more project #'s because work is happening in all schools each summer)**
- **Scheduling summer school programs becomes difficult since work is happening at each school site each summer**
- **Generates on-going savings from installation of more efficient systems**