

# SACKETS HARBOR CSD

AN INVESTMENT IN THE DISTRICT'S

STUDENTS & THEIR FUTURE

2017 CAPITAL PROJECT CAMPAIGN



WATERTOWN | ITHACA | SYRACUSE | SARATOGA SPRINGS



# THE TEAM

- SHCSD Board of Education
- SHCSD Administration
- SHCSD Teachers and Staff
- Architect/Engineer



# BACKGROUND ON THE BUILDINGS

## ■ K-12 FACILITY

- Originally constructed in 1928
- Several additions over the years, '60's, '90's and 2000's
- 107,590 SF of maintainable floor area
- Average age of entire facility is 45 years old
- Last major capital project was in the late 2000's

## ■ BUS GARAGE

- Originally constructed pre-1966 – no records of when originally constructed
- One addition pre-1992 – again, no record of when addition was put on
- 4,888 SF of maintainable floor area
- Average age of entire facility is more than 40 years old
- Last major capital project was in the late 2000's



# HOW WERE THE BUILDINGS EVALUATED

- Facilities Evaluation is a Continual Process
- Annual Visual Inspections
- Technology Investment Plan
- 2015 Building Condition Survey
- Long Range Plan



# WHAT ARE THE GOALS OF THE EVALUATIONS

- Health, Safety and Security of the Students
- Replace Aging and Failing Systems and Equipment
- Enhance Energy Efficiencies to Reduce Operating Costs



WHAT HAS BEEN  
**REVEALED**  
THROUGH THE  
**FACILITIES**  
EVALUATIONS?



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# WHAT HAS BEEN REVEALED?

## Five Main Categories

- Safety & Security
- Maintenance Of Physical Structure
- HVAC
- Plumbing
- Sitework



# MAIN BUILDING (K-12 FACILITY)-SAFETY & SECURITY



**REPLACE EXTERIOR DOORS**

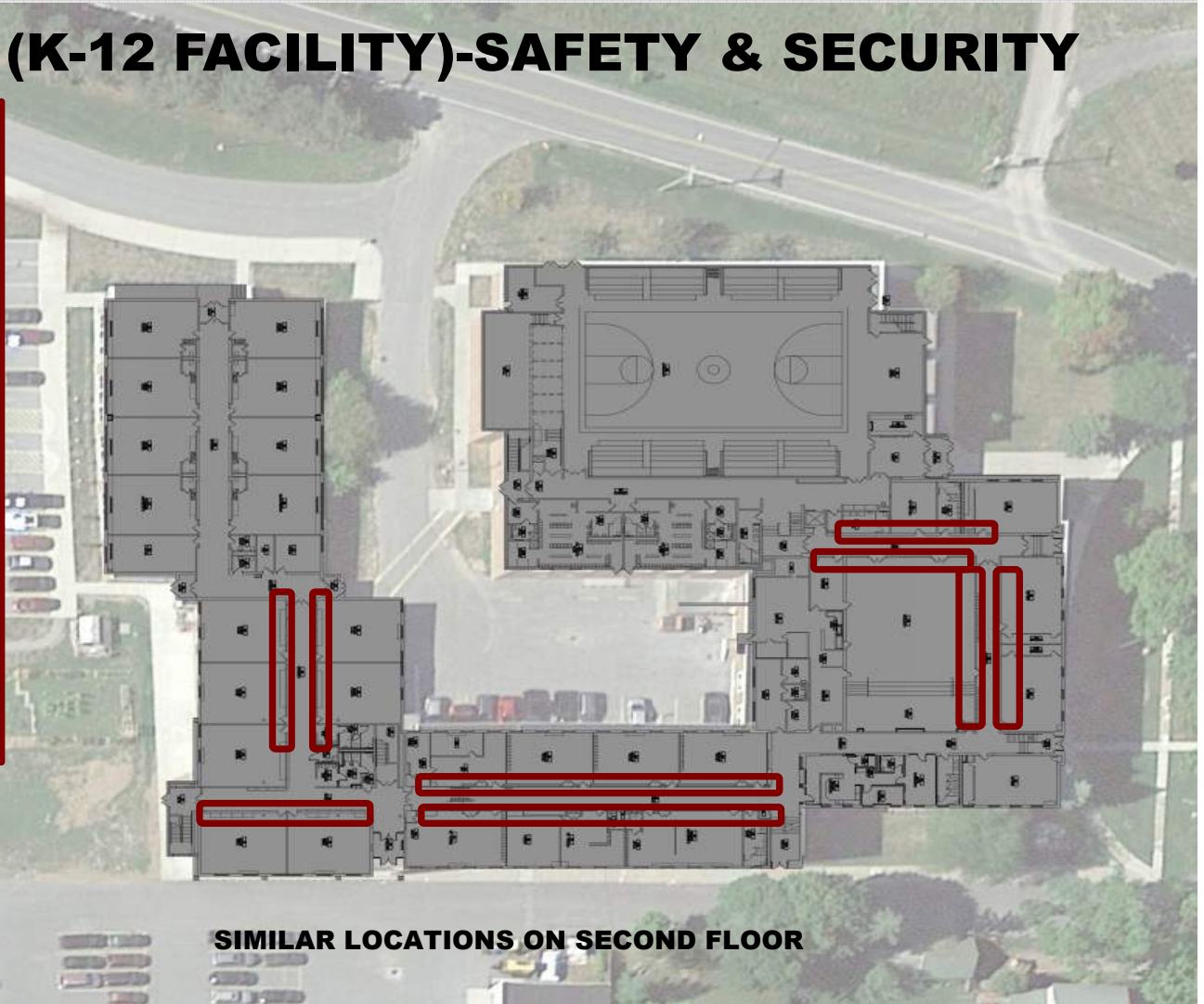




# MAIN BUILDING (K-12 FACILITY)-SAFETY & SECURITY



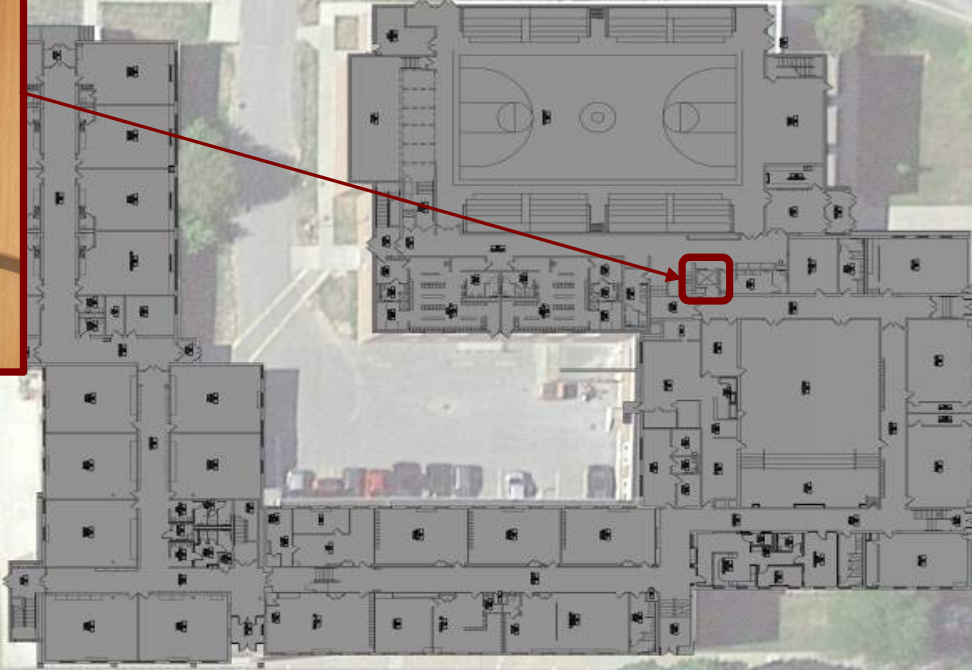
**REPLACE SEVERAL  
EXISTING CORRIDOR  
DOORS AND FRAMES  
WITH UNITS TO MEET  
CURRENT FIRE CODES**



**SIMILAR LOCATIONS ON SECOND FLOOR**



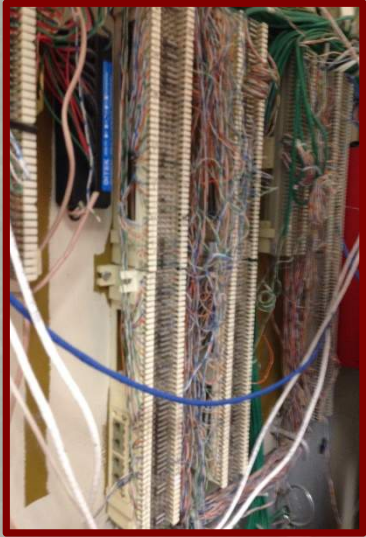
# MAIN BUILDING (K-12 FACILITY)-SAFETY & SECURITY



**REPLACE THE AGING  
(1993) ELEVATOR WITH  
NEW TELESCOPING  
PISTON HYDRAULIC  
ELEVATOR**



# MAIN BUILDING (K-12 FACILITY)-SAFETY & SECURITY



**REPLACE AGING PHONE AND  
P.A. SYSTEMS THROUGHOUT  
ENTIRE FACILITY**



# MAIN BUILDING (K-12 FACILITY)-SAFETY & SECURITY



**UPGRADE THE EXISTING  
SMOKE DETECTION SYSTEM  
AND EMERGENCY LIGHTING  
SYSTEM THROUGHOUT THE  
FACILITY TO BRING UP TO  
CURRENT CODES**



# MAIN BUILDING (K-12 FACILITY)-SAFETY & SECURITY



**REPLACE THE EXISTING  
ASBESTOS FLOOR TILE  
WITH A MORE  
CONVENTIONAL VINYL TILE**



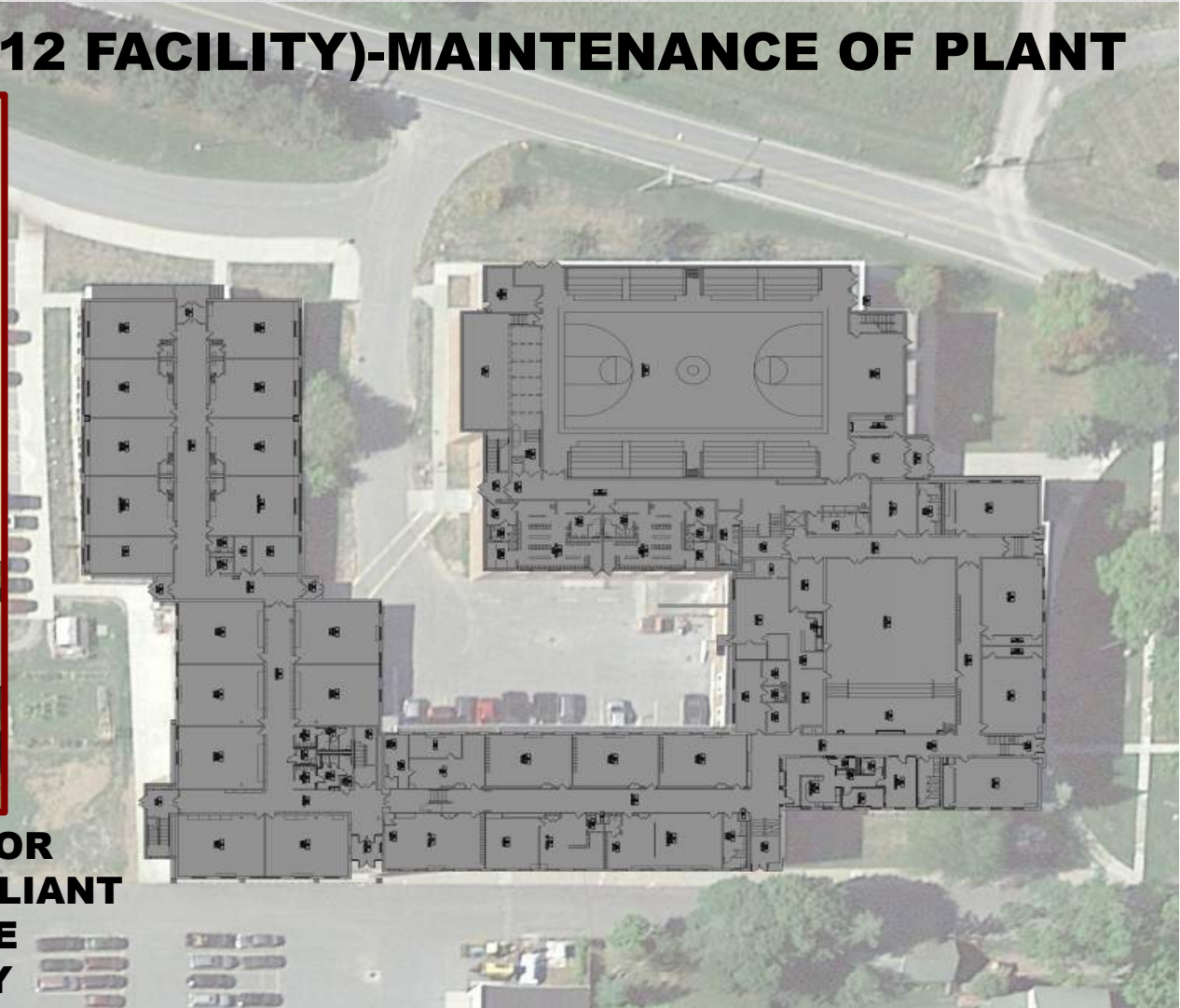
**SIMILAR LOCATIONS ON SECOND FLOOR**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE KNOB TYPE DOOR  
HARDWARE WITH ADA COMPLIANT  
LEVER TYPE HARDWARE  
THROUGHOUT FACILITY**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE INTERIOR SET OF STAIRS AT MAIN ENTRANCE DOWN TO BASEMENT DUE TO WATER INFILTRATION AND PROVIDE WATERPROOFING ON FOUNDATION WALL.**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE DAMAGED AND DETERIORATED FLOORING THROUGHOUT FACILITY**

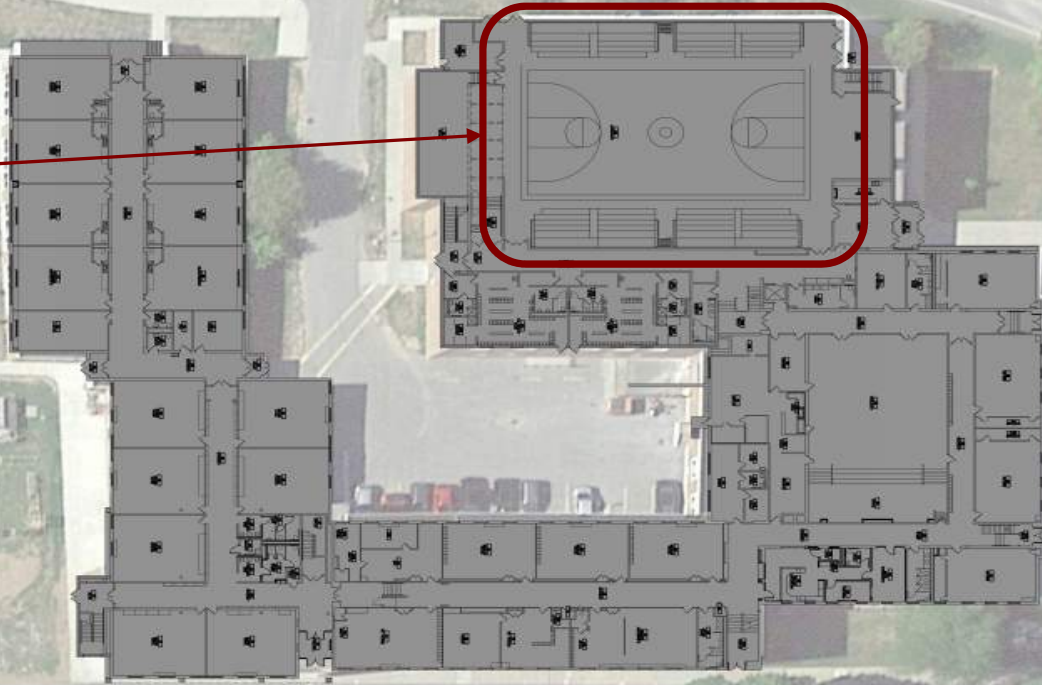




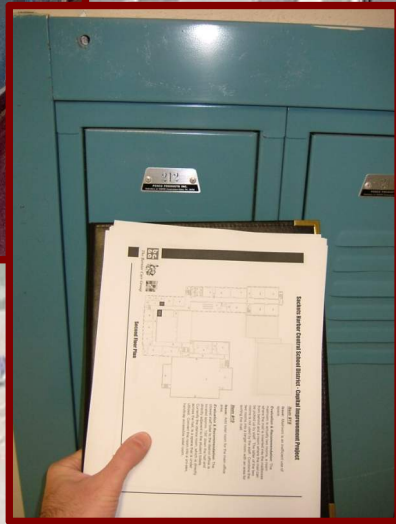
# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**COMPLETELY REFINISH  
EXISTING WOOD GYM  
FLOORING**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE 6" AND 9" WIDE LOCKERS  
WITH 12" WIDE LOCKERS  
THROUGHOUT FACILITY**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE DRIED CAULKING IN  
MASONRY CONTROL JOINTS  
AS WELL AS MASONRY  
REHABILITATION**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**DUE TO THE HEATING PLANT  
CONVERSION TO A HOT WATER  
SYSTEM, REMOVE A LARGE  
PORTION OF THE CHIMNEY AND  
PROVIDE MASONRY  
REHABILITATION TO THE  
REMAINING SECTION**



# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE EXTERIOR  
WINDOWS IN THE 1967  
AND 1992 SECTIONS**



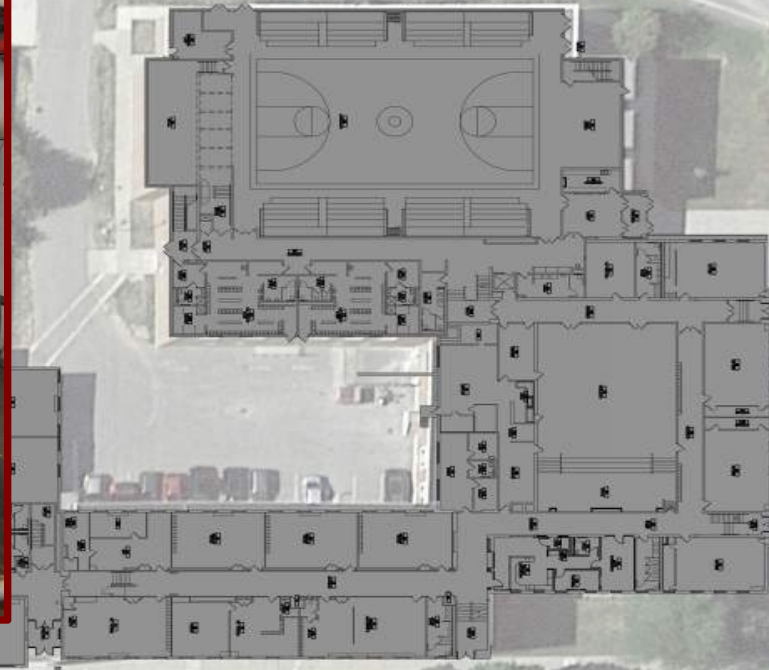
# MAIN BUILDING (K-12 FACILITY)-MAINTENANCE OF PLANT



**REPLACE SECTIONS OF  
EXISTING ROOFING**



# MAIN BUILDING (K-12 FACILITY)-HVAC



**COMPLETE REPLACEMENT OF THE HEATING  
PLANT AND ALL EXISTING DIGITAL CONTROLS**



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# MAIN BUILDING (K-12 FACILITY)-HVAC

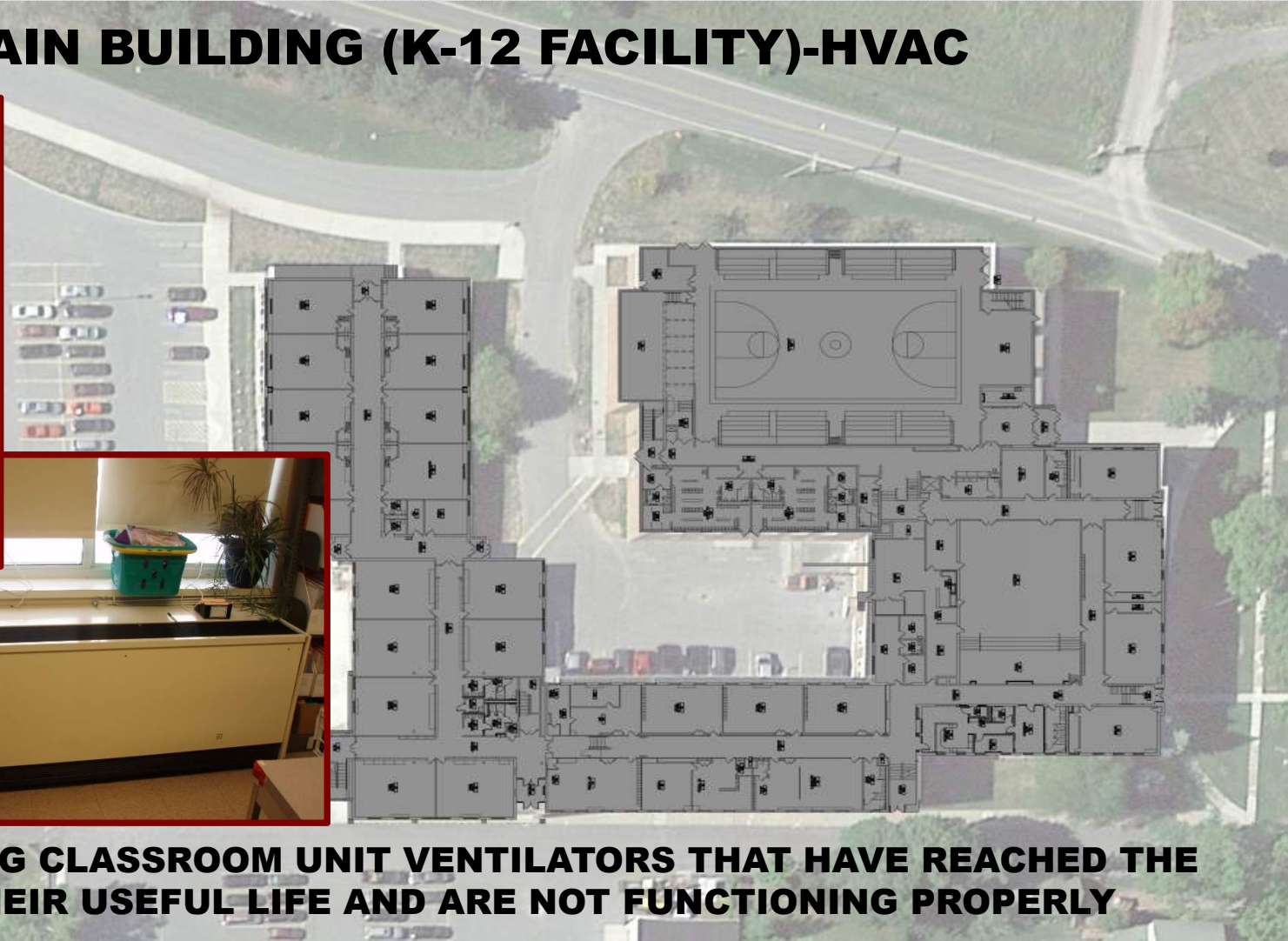


**REPLACE SEVERAL AIR COOLED CONDENSING UNITS (A/C UNITS) THAT NOT ONLY HAVE REACHED THE END OF THEIR USEFUL LIFE, AND CAUSING REGULAR MAINTENANCE ISSUES/COST FOR THE DISTRICT**





# MAIN BUILDING (K-12 FACILITY)-HVAC



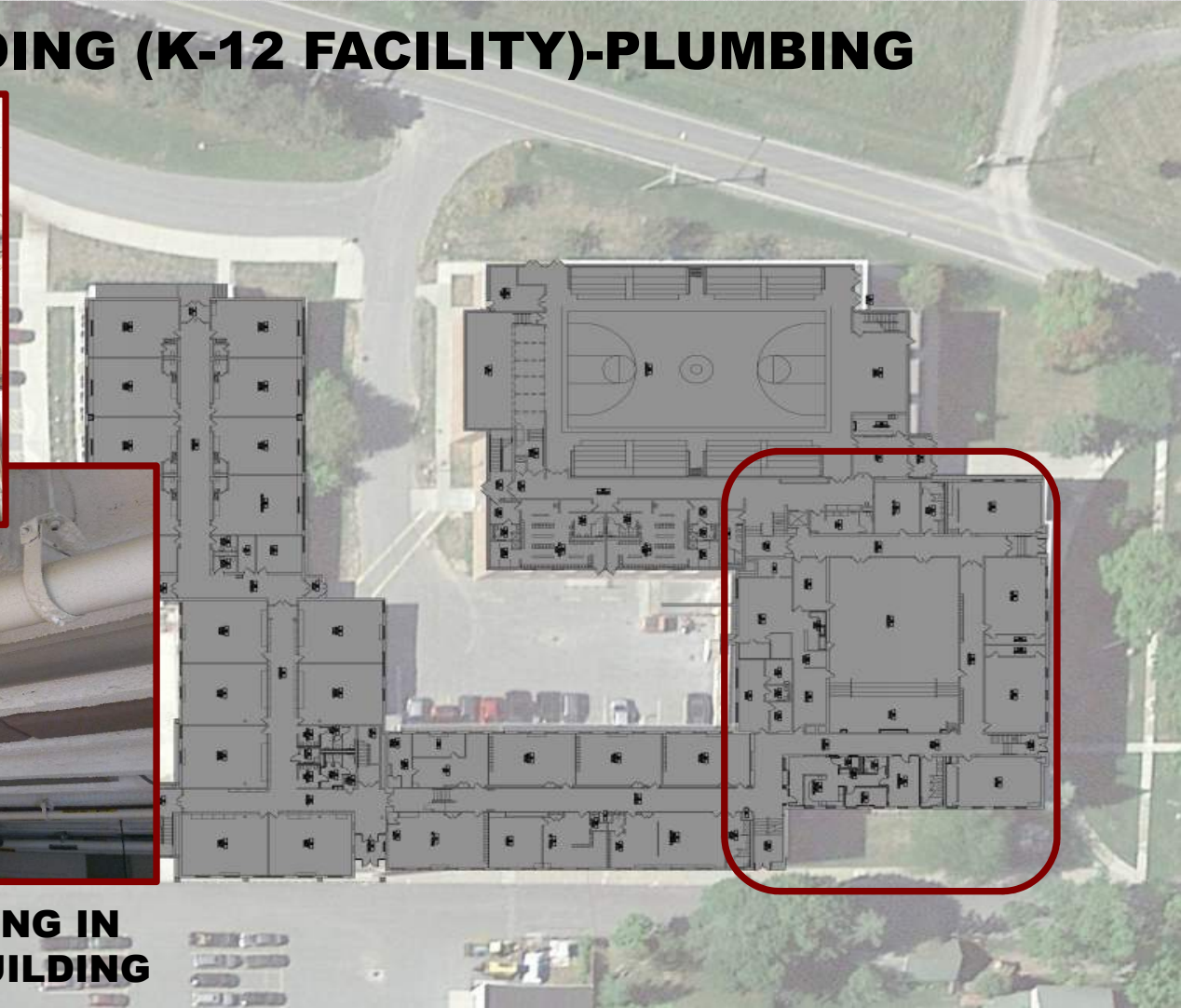
**REPLACE AGING CLASSROOM UNIT VENTILATORS THAT HAVE REACHED THE END OF THEIR USEFUL LIFE AND ARE NOT FUNCTIONING PROPERLY**



# MAIN BUILDING (K-12 FACILITY)-PLUMBING



**REPLACE SANITARY PIPING IN ORIGINAL PORTION OF BUILDING**



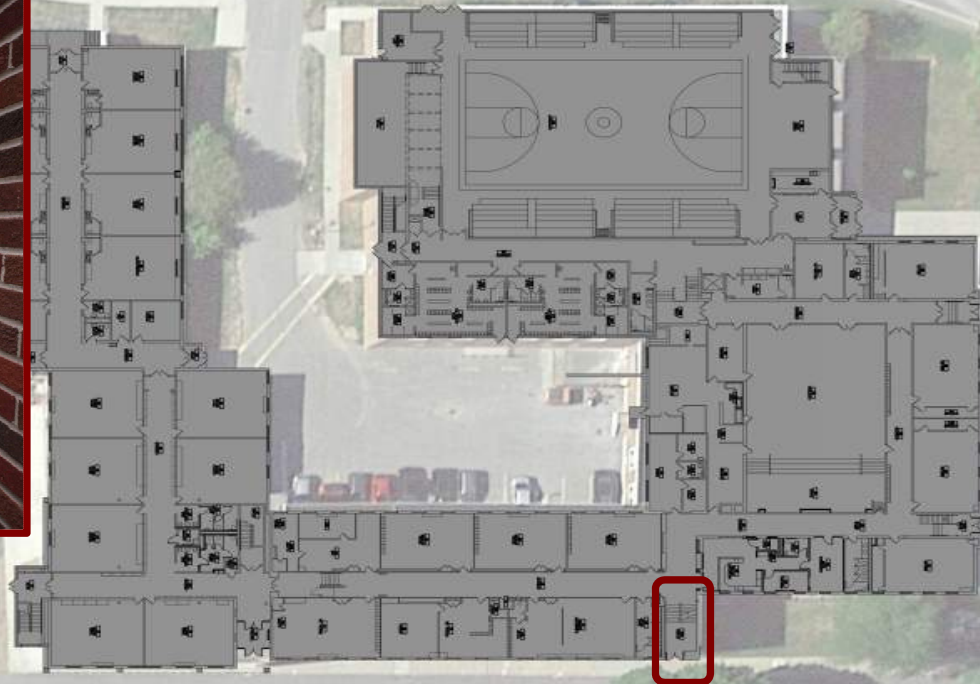
# MAIN BUILDING (K-12 FACILITY)-PLUMBING

**REPLACE DOMESTIC  
WATER PIPING IN  
ORIGINAL PORTION OF  
FACILITY**

**REPLACE PUMP AND  
RAILS ON EXISTING  
SEWAGE EJECTOR**



# MAIN BUILDING (K-12 FACILITY)-SITE WORK



**PROVIDE SUB-SURFACE  
DRAINAGE AND WATERPROOF  
FOUNDATION WALL TO  
MITIGATE WATER  
INFILTRATION**



# MAIN BUILDING (K-12 FACILITY)-SITE WORK



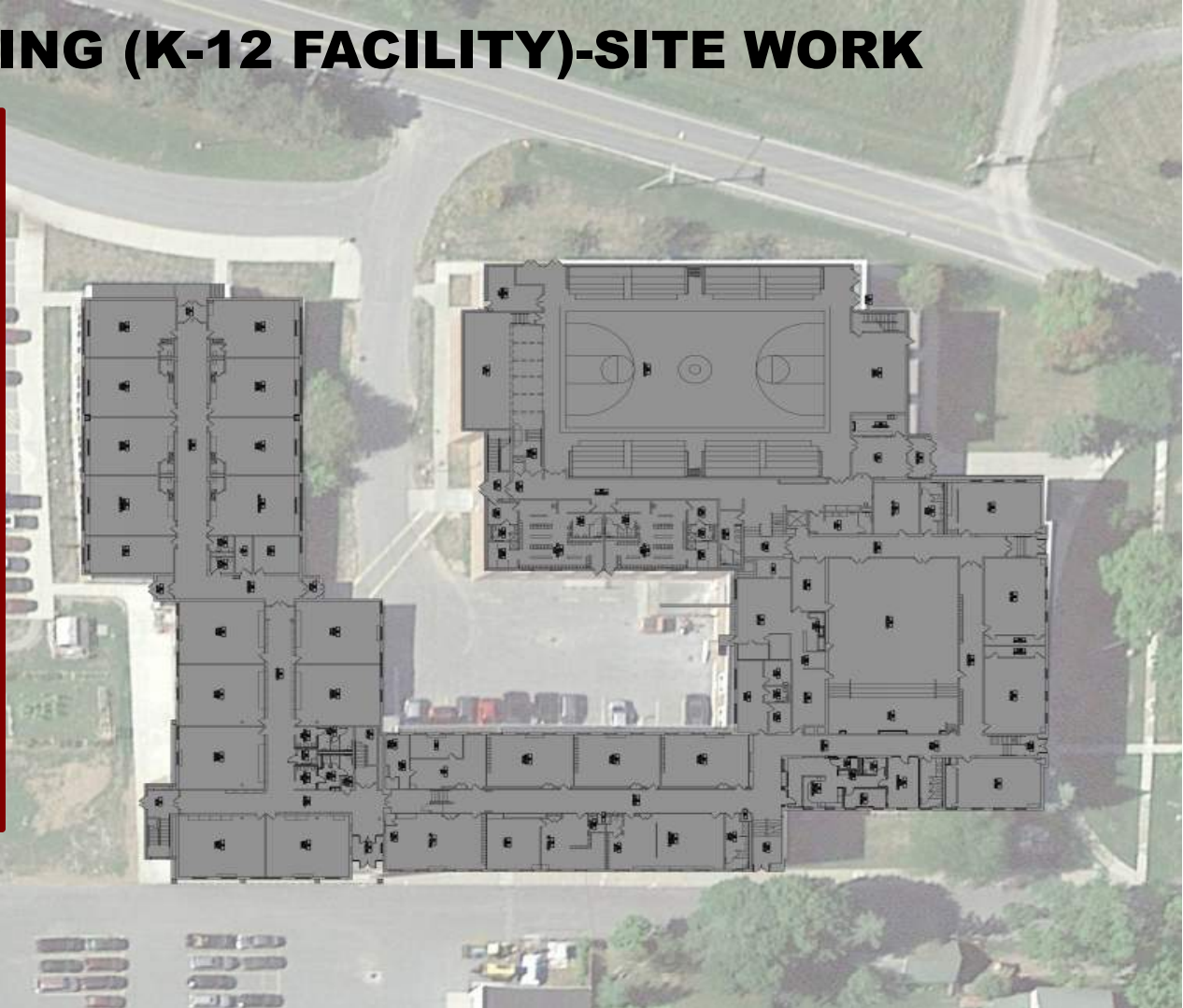
**RECONSTRUCT PORTIONS OF  
PARKING AREA IN FRONT OF  
THE BUS GARAGE**



# MAIN BUILDING (K-12 FACILITY)-SITE WORK



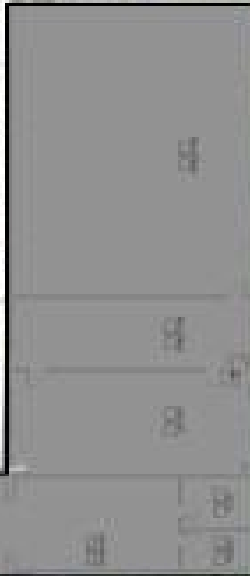
**REPLACE SECTIONS OF  
DAMAGED CONCRETE  
SIDEWALK**



# BUS GARAGE – SAFETY AND SECURITY



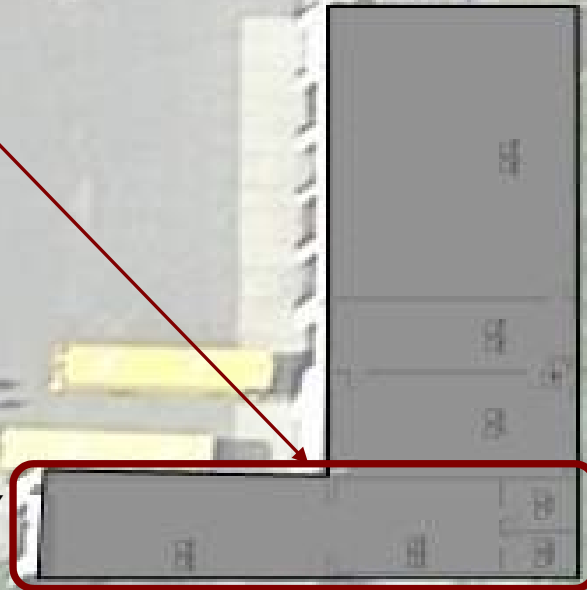
**MASONRY REHABILITATION  
AROUND ENTIRE BUILDING**



# BUS GARAGE – SAFETY AND SECURITY

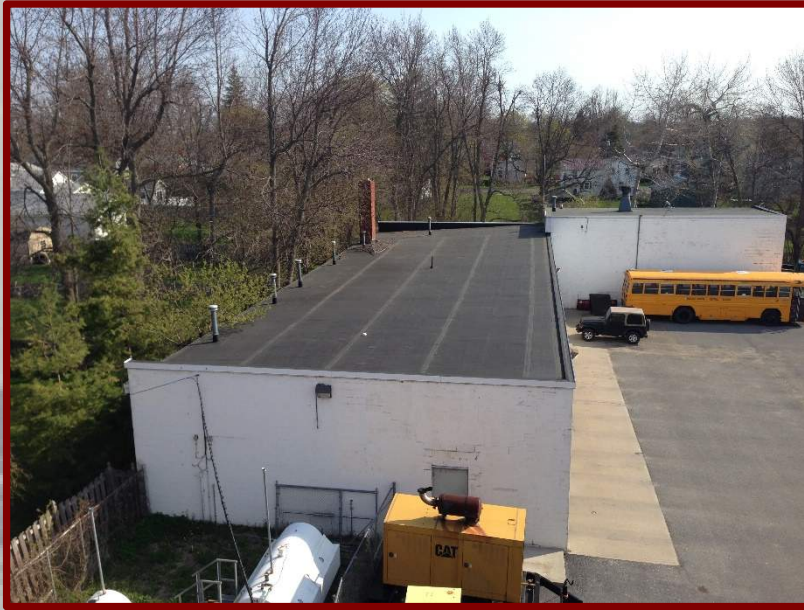


**PROVIDE CODE REQUIRED  
VENTILATION FOR BUS SERVICE BAY  
AND OFFICE AREA**





# BUS GARAGE – MAINTENANCE OF PLANT



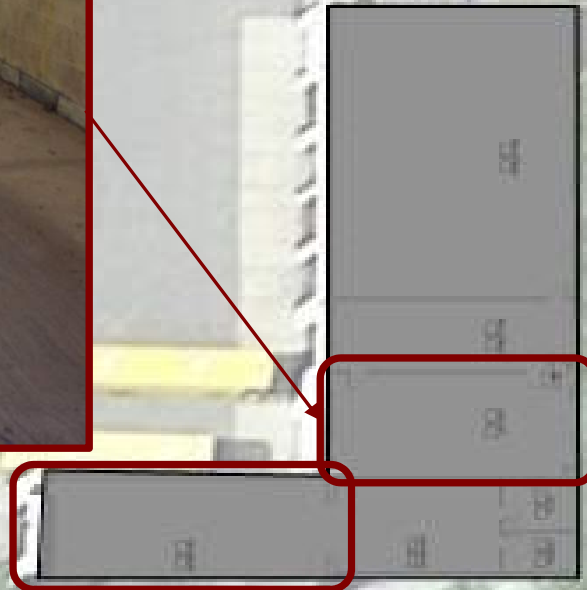
**REPLACE EXISTING ROOF  
SYSTEM ON ENTIRE FACILITY**



# BUS GARAGE – MAINTENANCE OF PLANT



**REPLACE REINFORCED  
CONCRETE SLAB IN WASH BAY  
AND MAINTENANCE BAY**

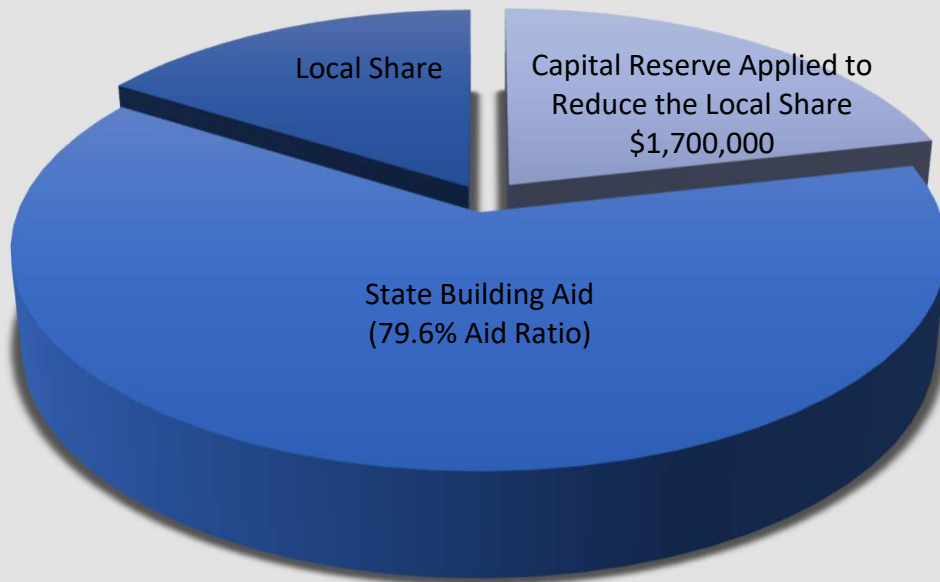


# OPINION ON PROBABLE COST

Projects by Year	2017 (Year 1)	2018 (Year 2)	2019 (Year 3)	2020 (Year 4)	2021 (Year 5)	Totals
K-12 Facility	\$ -	\$ 4,925,753	\$ -	\$ -	\$ -	\$ 4,925,753
Bus Garage	\$ -	\$ 524,127	\$ -	\$ -	\$ -	\$ 524,127
<i>Construction Costs</i>	\$ -	\$ 5,449,880	\$ -	\$ -	\$ -	\$ 5,449,880
<i>Construction Inflation</i>	\$ -	\$ 490,489	\$ -	\$ -	\$ -	\$ 490,489
<b>Total Construction Costs</b>	\$ -	\$ 5,940,369	\$ -	\$ -	\$ -	\$ 5,940,369
<b>Incidentals Subtotal</b>	\$ 475,000	\$ 805,000	\$ -	\$ -	\$ -	\$ 1,280,000
<i>Contingency (10%)</i>	\$ 47,500	\$ 674,537	\$ -	\$ -	\$ -	\$ 722,037
<b>GRAND TOTAL</b>	\$ 522,500	\$ 7,419,906	\$ -	\$ -	\$ -	\$ 7,942,406



# REVENUE SOURCES AND FINANCIAL IMPACT



REVENUE SOURCES

## FINANCIAL IMPACT

\$0.1129/THOUSAND FULL VALUE

**\$100,000 HOUSE ASSESSED VALUE**

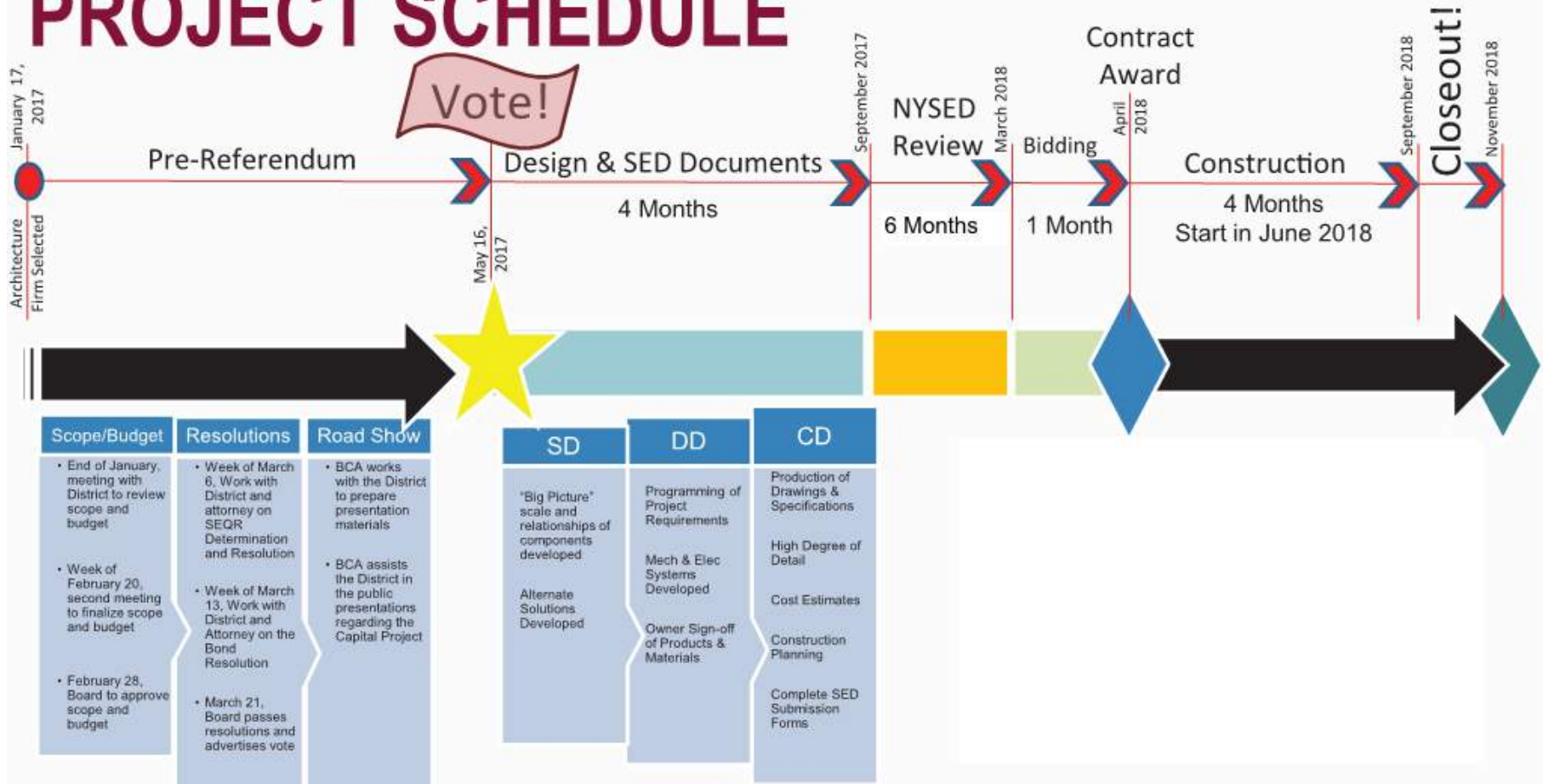
**\$11.29/YR** WITH NO EXEMPTIONS

**\$7.90/YR** WITH **STAR** EXEMPTION

**\$4.04/YR** WITH ENHANCED **STAR** EXEMPTION



# PROPOSED PROJECT SCHEDULE



# IMPORTANT DATES

- APRIL 25, 2017 – PUBLIC HEARING      7PM IN THE MPR
- MAY 9, 2017 – PUBLIC HEARING      5PM IN THE MPR
- MAY 16, 2017 – VOTE DATE      1PM TO 8PM IN THE MPR



Thank  
you

