

# Beacon CSD Capital Project Report Contents

- ❖ District Goals and Needs
- ❖ Building Condition Survey  
Overview
- ❖ Proposed Improvements
- ❖ Project Budgets
- ❖ Project Schedules
- ❖ Next Steps



## District Facility Improvement Goals

- ❖ The primary mission of a school district is to educate the children which attend its schools while ensuring their safety. The Beacon City School District's most significant built asset in this mission is its buildings and grounds, and, like most built investments, these facilities must be monitored, maintained and repaired to keep them in service.
- ❖ The District's facilities are well maintained and are inspected every year for safety. However, there are aging systems that have reached the end of their useful lives and improvements are needed to keep up with changing educational goals. These Needs have been identified with input from District Staff and Committees, and the 2015 Building Condition Survey.
- ❖ Based on the findings of its Facilities and Operations Committee and Administrative Staff, the District has prioritized these Needs into a proposed Capital Project to maintain its facilities and improve the educational program.



## District Facility Improvement Needs:

- ❖ The State Education Department requires that Districts evaluate their facilities every 5 years. In 2015, the Building Condition Survey was performed. Existing facilities were reviewed and conditions noted. The Survey identified over \$18 million of Facility and Program Improvement Needs in the District.
- ❖ The Facility Needs include replacing old mechanical and electrical systems, replacing worn pavements, exterior envelope repairs, interior improvements and accessibility improvements.
- ❖ 2 out of 6 Beacon CSD school buildings were rated Unsatisfactory in the Building Condition Survey due to lack of access to accessible toilet facilities on all floors, and Heating and Ventilating Systems at the end of their useful life.
- ❖ Program Improvements identified by the District include classroom renovations for Science and Home and Careers at the Middle School and a new artificial turf field at Beacon High School.



## Building Condition Survey Rating System

- ❖ Building and Site Systems are reviewed and rated as E-Excellent, S-Satisfactory, U-Unsatisfactory, NF-Non Functional, CF-Critical Failure.
- ❖ Any system that is in a Health, Safety or Structural category found to be Unsatisfactory or worse affects the overall building rating.
- ❖ Based on the System ratings, Buildings are rated as:
  - Excellent (E) All systems classified as Health, Safety or Structural are rated Excellent, no system rated below Satisfactory.
  - Satisfactory (S) All systems categorized as Health, Safety or Structural are rated Satisfactory or better. No system is rated Non Functioning or Critical Failure.
  - Unsatisfactory (U) Any system categorized as Health, Safety or Structural rated unsatisfactory. **No Health, Safety or Structural system is rated Non Functioning or Critical Failure.**
  - Failing (F) Any system categorized as Health, Safety or Structural rated Non Functioning or Critical Failure.



## Beacon CSD 2015 Building Condition Survey Recommendations

Building	BCS Bldg. Rating	Total Cost to Fix	Unsatisfactory Systems	Recommended Improvements	Program Improvements
High School	S	\$4,019,000	\$0	\$2,749,000	\$1,270,000
Rombout Middle School	U	\$3,604,000	\$90,000	\$3,244,000	\$270,000
Forrestal ES	S	\$1,821,500	\$0	\$1,101,500	\$720,000
Glenham ES	S	\$1,504,000	\$0	\$1,397,000	\$107,000
Sargent ES	U	\$1,879,000	\$1,080,000	\$799,000	\$0
South Avenue ES	S	\$1,123,000	\$10,000	\$1,113,000	\$0
Administration Building	U	\$755,000	\$555,000	\$106,000	\$94,000
Maintenance Building	U	\$132,000	\$0	\$132,000	\$0
Bus Maintenance	S	\$136,000	\$0	\$136,000	\$0
Bus Storage	S	\$22,000	\$0	\$22,000	\$0
Rosenmeier Field House	U	\$186,000	\$70,000	\$116,000	\$0
Hammond Field House	S	\$85,000	\$0	\$10,000	\$75,000
Press Box	S	\$5,000	\$0	\$5,000	\$0
<b>Total Construction Cost</b>		<b>\$15,271,500</b>	<b>\$1,805,000</b>	<b>\$10,930,500</b>	<b>\$2,536,000</b>
20% Incidental costs		\$3,054,300	\$361,000	\$2,186,100	\$507,200
<b>Total BCS Cost to Correct</b>		<b>\$18,325,800</b>	<b>\$2,166,000</b>	<b>\$13,116,600</b>	<b>\$3,043,200</b>

BCS Building Ratings: S=Satisfactory U=Unsatisfactory



## District Plan for Improvements

- ❖ The Board of Education, and the Facilities and Operations Committee have reviewed the Building Condition Survey findings, the District's program needs and the current status of previous Capital Project debt service.
- ❖ The District's teaching and administrative staff, the maintenance staff, the district's fiscal advisor and architect provided suggestions and data to the Facilities and Operations Committee.
- ❖ The Committee has compiled the District's needs and is determining feasible and affordable Capital Improvement Projects.
- ❖ A review of the District's current debt service indicates that retiring debt in 2019 and in 2022 provide the District with funding capacity for two separate Capital Projects in the near future, pending voter approval.
- ❖ The following pages outline the proposed improvements for a 2019 Capital Project that will be scheduled for a public vote on December 5, 2017.



## District School Buildings Overview: History

- ❖ The District’s School Buildings were built as early as 1928 and as recent as 2002. Additions have been constructed at all schools except the High School. Improvements have been made over the years, the most recent improvements were completed through the EXCEL project from 2008 to 2012. The remaining old systems and components have reached the end of their useful life.

Age of District Buildings	Original Building	Addition 1	Addition 2
Beacon High School	2002		
Rombout Middle School	1963	1975	2005
James V. Forestal ES	1954	1975	
Glenham ES	1956	1975	1998
Sargent ES	1958	1975	1998
South Avenue ES	1928	1987	2008

- ❖ The Americans with Disabilities Act of 1991 (ADA) required that all public buildings be modified to provide access for the handicapped. Most buildings in the District predate this Act, were not designed to be accessible, and not all have yet been suitably renovated to provide full access to the handicapped as required by the ADA.



# Unsatisfactory Buildings

The Building Condition Survey identified Unsatisfactory Health and Safety Systems at District School Buildings requiring that the buildings be rated Unsatisfactory. These Unsatisfactory Buildings and the unsatisfactory systems are:

## Rombout Middle School

- ❖ Make 2<sup>nd</sup> floor toilet rooms accessible in A and B wings
- ❖ Add smoke doors at D wing stairs
- ❖ Add an Area of Refuge at A and B wings second floor

## Sargent Elementary School

- ❖ Make 2<sup>nd</sup> floor and Lower Level floor toilet rooms accessible
- ❖ Replace Kitchen Make up air unit
- ❖ Replace Unit Ventilators

## Rosenmeier Field House

- ❖ Minor upgrades and repairs

These Unsatisfactory Conditions should be addressed first to resolve Health and Accessibility Issues.



# Recommended Building and Site Improvements Page 1

## Beacon High School

- *New Artificial Turf Field at Beacon High School*
- *Repair Track*
- *Roof Repairs and Overlay*
- *Exterior Wall Repairs*
- *New Lockers and Scoreboard at Pool*

## Rombout Middle School

- *Repave Front Loop, Improve Drainage*
- *Accessible Toilet Rooms*
- *Add Smoke separation at D Wing stairs*
- *Add Area of refuge at A and B wings*
- *Accessible Handrails*
- *Exterior and Interior Door Replacements*
- *Roof Repairs and Overlay*
- *Replace Wheelchair lift*
- *Upgrade Home and Careers Classroom*
- *Install AC in the West wing*
- *Upgrade Science Labs*

## James V. Forrestal Elementary School

- *Add exit to separate smoke area at Gym*
- *Accessible Handrails*
- *New Toilet Partitions in Kindergarten Classrooms*
- *Exterior Door Replacements*
- *Replace Area Carpets In Kindergartens*
- *Replace Ceilings in Stairs and Ground Floor*
- *Replace Rooftop Ventilation Units*
- *Remove VAT Flooring*

## Glenham Elementary School

- *Exterior and Interior Door Replacements*
- *New Stair Railings at Kindergartens*
- *Replace Carpet with VCT in 4 Classrooms*
- *Replace Egress window and ladder with door to adjacent room in Lower Level Classrooms.*

*(Unsatisfactory Systems are noted in red)*



## Recommended Building and Site Improvements Page 2

### Sargent Elementary School

- *Replace Kitchen Make Up Air Unit*
- *Replace Unit Ventilators*
- *Accessible Toilet Rooms*
- *Exterior and Interior Door Replacements*
- *Exterior Masonry Repairs*
- *Replace selected Ceilings*
- *Replace Carpet with VCT in 6 Classrooms*
- *Replace Rooftop Ventilation Units*
- *Add ADA Handrails at Stairs*
- *Interior Finishes repairs*

### South Avenue Elementary School

- *Replace Kitchen Make Up Air Unit*
- *Replace Unit Ventilators*
- *Add ADA Handrails at Stairs*
- *Add Area of Refuge at 2<sup>nd</sup> Floor*
- *Exterior Door Replacements*
- *Replace VAT with VCT in Closets*
- *Exterior Repairs at Areaway*
- *Replace Induction fan in Boiler Room*
- *Add Handrails at Gym Bleachers*

### Rosenmeier Field House

- Minor upgrades and repairs

### Hammond Field House

- Minor upgrades and repairs

*(Unsatisfactory Systems are noted in red)*



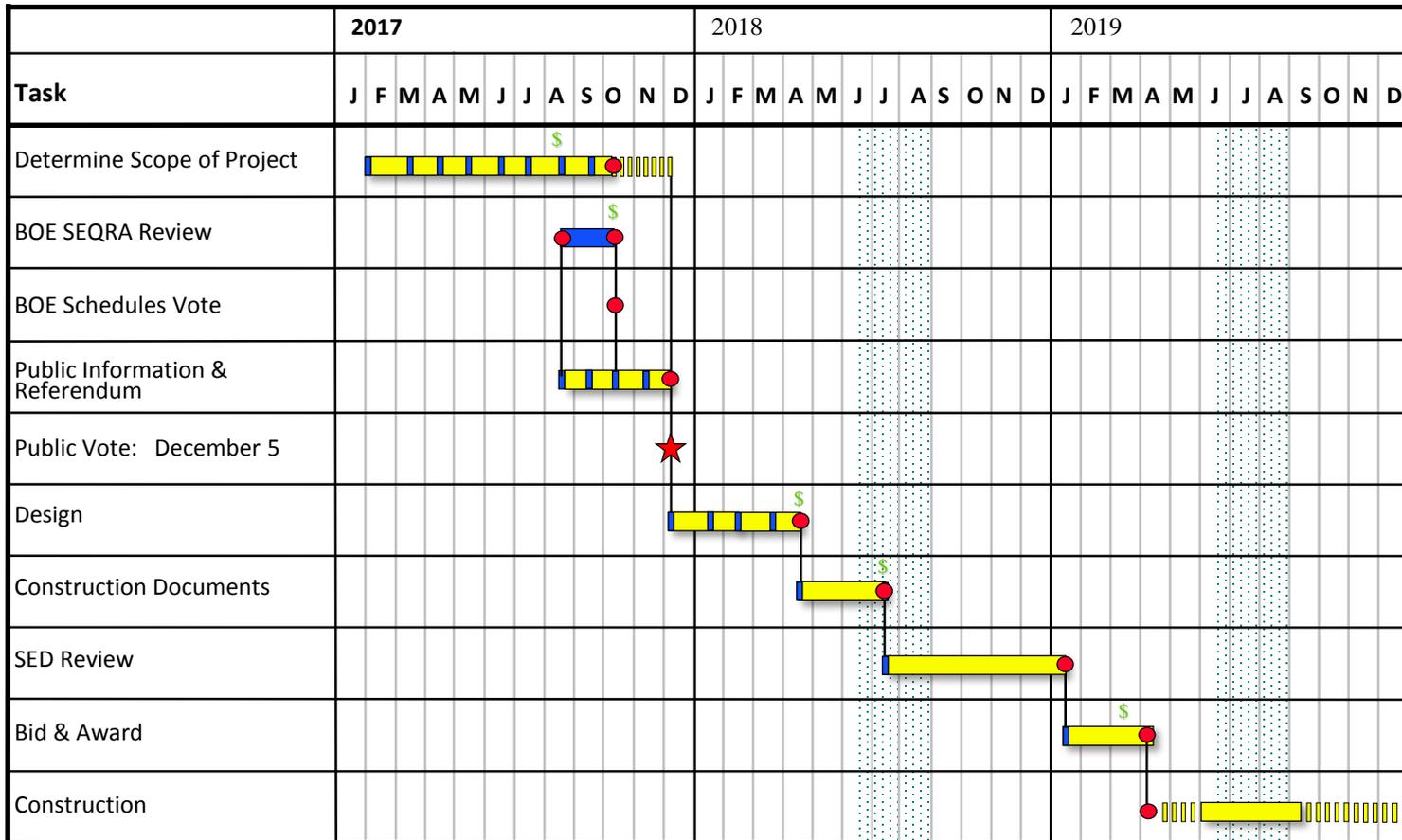
# Proposed 2019 Capital Project Budget

Building	Project Budget
Beacon High School	\$3,498,000
Rombout Middle School	\$2,209,200
James V. Forrestal Elementary School	\$178,800
Glenham Elementary School	\$195,600
Sargent Elementary School	\$1,650,000
South Avenue Elementary School	\$864,000
Bus Maintenance Facility	\$135,600
Rosenmeier Field House	\$156,000
Hammond Field House and Press Box	\$108,000
<b>Total Project Cost</b>	<b>\$8,995,200</b>

Project Budgets include Construction Cost, Contingency and 20% Incidental Costs  
 Based on retiring debt, the cost of this project will result in no marginal increase of the tax levy.



# Capital Project Schedule: December 2017 Referendum



Key:

- A/E Activity
- Client Review
- Client Approval
- \$ Cost Estimate

