



Capital Project Planning

Town of Nassau Board Meeting
January 11, 2024



Introduction

- Building Condition Survey required by New York State every five years
 - Includes a review of all occupied school buildings and grounds throughout district
 - Identifies and prioritizes potential capital improvements
 - Submitted to NYSED in March 2023
- New Capital Project is being developed based on 2023 Building Condition Survey
- Currently seeking public input



District Facilities

Building	Year Built	Additions	Total Sq. Ft.	Total Acreage
Columbia	1973	2003, 2016	292,625	60
Goff	1960	1998	150,560	53
Genet	1940	-	102,500	36.46
Red Mill	1953	1968, 1998	75,970	11.52
Green Meadow	1955	1964, 1998	67,970	13.79
DPS	1939	1951, 1957, 1998	48,385	13.94
Bell Top	1940	1954, 1964, 1998	47,270	13.2
Bus Garage	1981	2003	16,788	Inc. in Goff
Bus Storage	1960	-	9,600	Inc. in Goff
Grounds Shop	1973	-	2,960	Inc. in CHS
TOTAL			814,628	201.91

Project Funding



- Total project cost is projected to be \$116 million
 - State Aid:
 - NYS Building Aid will fund 75% of eligible project costs
 - The district anticipates 84% of project costs will be eligible for building aid
 - Capital Reserve:
 - Voter-approved savings from previous years
 - Contribution: \$2 million from the capital reserve to offset project costs
 - Debt Payoff:
 - District nearing final payoff of debt from prior capital projects
 - Older debt payments will drop off and comparable new debt payments will be added
 - **Result: Local taxpayer share is projected to be tax neutral**

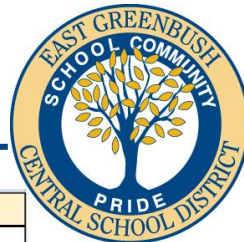


Scope of Capital Project

- Air Conditioning/HVAC in Elementary Schools
- Athletic Fields/Courts
- Elementary Playgrounds
- Library Renovations
- Classroom Additions for Elementary Schools
- Interior Spaces
- Safety/Security
- Electrical
- Hazardous Materials
- Plumbing
- Exterior Doors/Weather Protection
- General Site Improvements
 - Sidewalks
 - Parking Lots
 - Drainage
- Buildings and Grounds Improvements
- Electric Service for Electric Bus Fleet

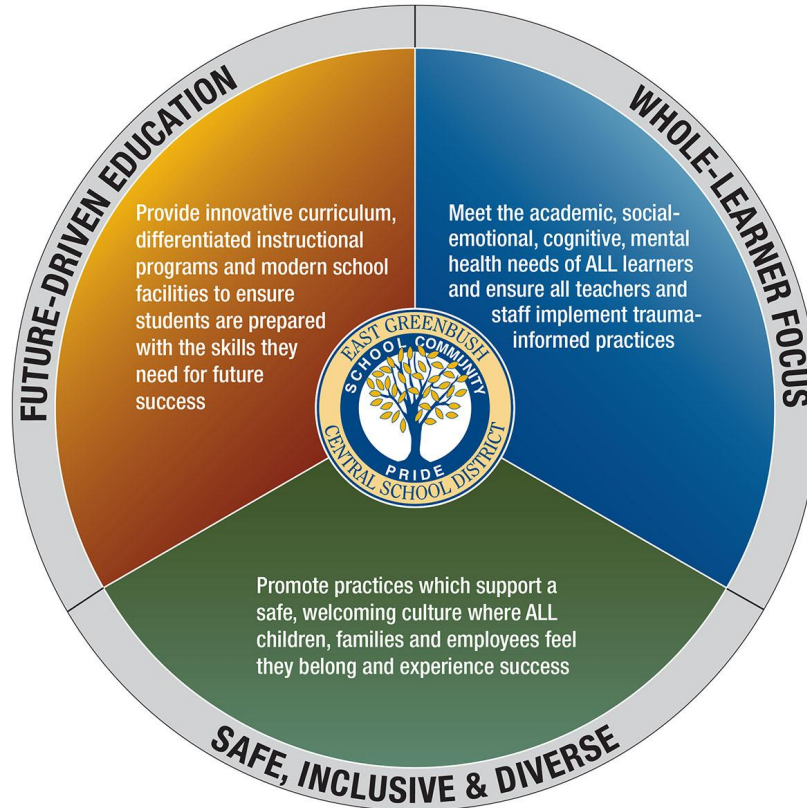
** Priorities are determined by the Building Condition Survey*

DPS Priorities



DONALD P. SUTHERLAND ELEMENTARY		
2017 Capital Project Work Description (Completed)	SITEWORK	2024 Capital Project Work Description (Proposed)
Complete full depth replacement of front entry drive with new drainage	SITWORK	Replace upper playground and look to move playground backwards to place in a more protected and open area
Complete full depth replacement of front parking lot		Lower playground improvements
Replacement of select sidewalks to improve accessibility and remove trip hazards		Add additional parking when upper playground is moved
		Replace softball/kickball field backstop(s) if in poor condition, top dress and aerate field(s)
		Improve drainage along original building wall to dry crawl space
	BUILDING WORK	Install accessible walkway from building to play fields
Continue to replace lead containing domestic water lines		Add air conditioning and update HVAC systems, especially old classroom unit ventilators
Install new cameras		Replace original building electric panelboard interiors
Renovate group bathrooms in front hallway		Continue to replace lead containing domestic water lines
Replace existing windows in original front building		Install new cameras
Replace slate room on original front of building with synthetic slate		Possible installation of reverse osmosis system to remove lead or point of use lead filters
Install new lighting protection on original front of building		Provide 140 degree domestic hot water and hot water return to and from Kitchen.
Rebuild original chimney that is failing		Install new swipe access
Install new ADA compliant bathrooms in multiple classrooms		Replace all old drinking fountains with new drinking fountains with bottle fillers. Add more if needed in certain areas.
		Renovate miscellaneous toilet rooms.
Install new cubbies and casework in multiple classrooms		Renovate Library to meet current program needs
Install new sump pits, pumps and drainage pipe in crawlspace.		Possible addition of up to two classrooms
Sand and refinish gym floor		Replace interior light fixtures with energy efficient LED type Light fixtures.
Selective asbestos abatement		Replace emergency lighting units and exit signs.
Add hot water to all new bathrooms in rear school wing		Replace existing windows in the 1950 addition.
Parge concrete basement retaining wall to stop water infiltration and deterioration		Replace classroom flooring as needed, especially in the '99 wing, where hallway flooring is also an issue.
Replace entire fire alarm system		Remove/abate remaining deteriorated plaster ceiling systems in original building - provide new acoustical suspended ceiling systems.
Replace entire security system		Brick masonry restoration.
		Replace areaway retaining wall with drainage to adjacent catch basin.
Add new camera system		Add roof structure over exterior of gym doors to divert water away from doorways and prevent damage to gym flooring.
Replace swipe access system		Review bus bay ramp, railings are rusting at the bottom.
Install new informacast lockdown system including new PA clock/speaker system and PA head end		Replace wood transom windows above corridor exit doors at original building.
Replace out of warranty roof sections		Relocation of water meter and add backflow preventer with sediment filter. Seal stairwell walls to stop water infiltration.
		Replace boilers with modern efficient boilers (like those at Genet)
		Replace all interior doors with fire rated doors
		Provide exterior connection for portable generator to power building. (kirk key)

Vision



HVAC/Air Conditioning

- Install air conditioning in all elementary schools
- Update HVAC systems in all schools
- Replace non-functioning exhaust fans
- Replace unit ventilators in classrooms
- Upgrade or replacement of existing boilers with modern and efficient modulating boilers



Replace existing boilers



Replace unit ventilators in classrooms



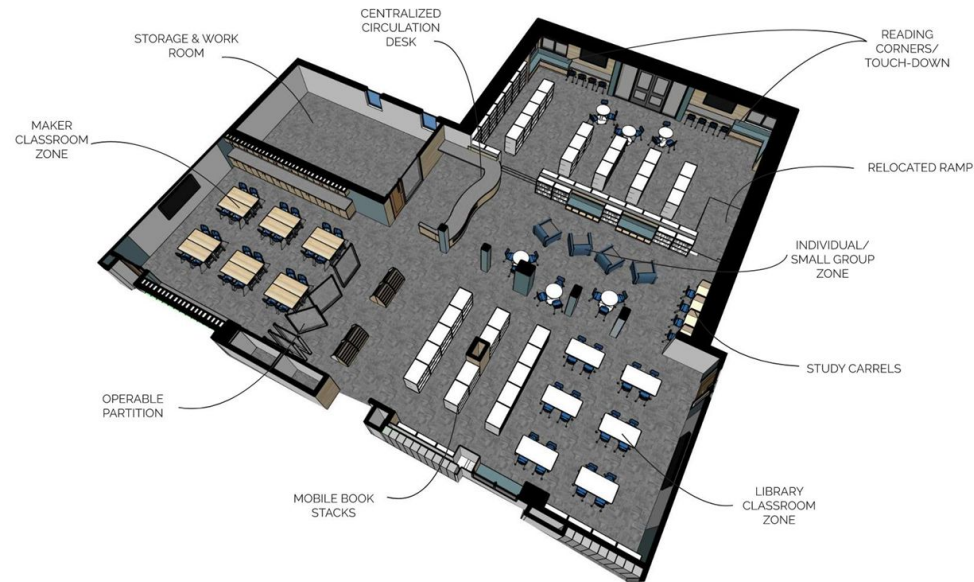
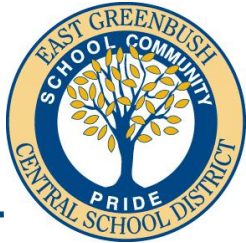
Renovate School Libraries

- Renovate all school libraries to meet current program needs*
 - Active Learning Spaces
 - Small Group Areas
 - Large Group Areas
 - Community Areas
 - Technology-rich Areas
 - Quiet, Solitary Areas



**Recommended by the American Association of School Librarians*

Renovate School Libraries



EAST GREENBUSH CSD - GOFF MIDDLE SCHOOL LIBRARY CONCEPT
DECEMBER 5, 2023



Elementary Classroom Additions

- Add up to 10 new classrooms district-wide
- Based on enrollment projections, board goals and Pre-K Feasibility Study



Interior Spaces

- Selected bathroom renovations
- Selected floor replacement to avoid trip hazard/safety issues
- Replacement of deteriorated gypsum and tile ceilings
- Replacement of windows and doors



Site Improvements

- Upgrades to roadways, sidewalks, parking lots and drainage
- Reconstruct sidewalks and curbs including required ADA accessible walkways
- Construct new walkways to connect buildings/parking/fields/playgrounds
- Replace selected storm structures (culvert/drywell/catch basins, etc.)
- Connect sanitary and storm management systems to municipality lines
- Upgrade drainage system along perimeter of buildings
- Replace deteriorated concrete pads at doors



Paving of parking lots and driveways



Repair damaged concrete wall at Central Receiving

Athletic Fields



- Columbia
 - Add additional multi purpose turf field adjacent to baseball field
 - Reconstruct tennis courts
 - Reconstruct basketball courts with drainage
 - Add visitor bleachers to current turf field
 - Improve drainage
 - Grass baseball field improvements with new dugouts
 - Softball field improvements
 - Install new fiber runs from the school to the athletic stadium
 - Replace public address system to integrate with district-wide public address upgrades
- Genet
 - New softball backstops, Level, overseed and top dress two field hockey practice fields
- Red Mill, Bell Top, Green Meadow and D.P. Sutherland
 - New softball backstops, core generate field, top dress and overseed



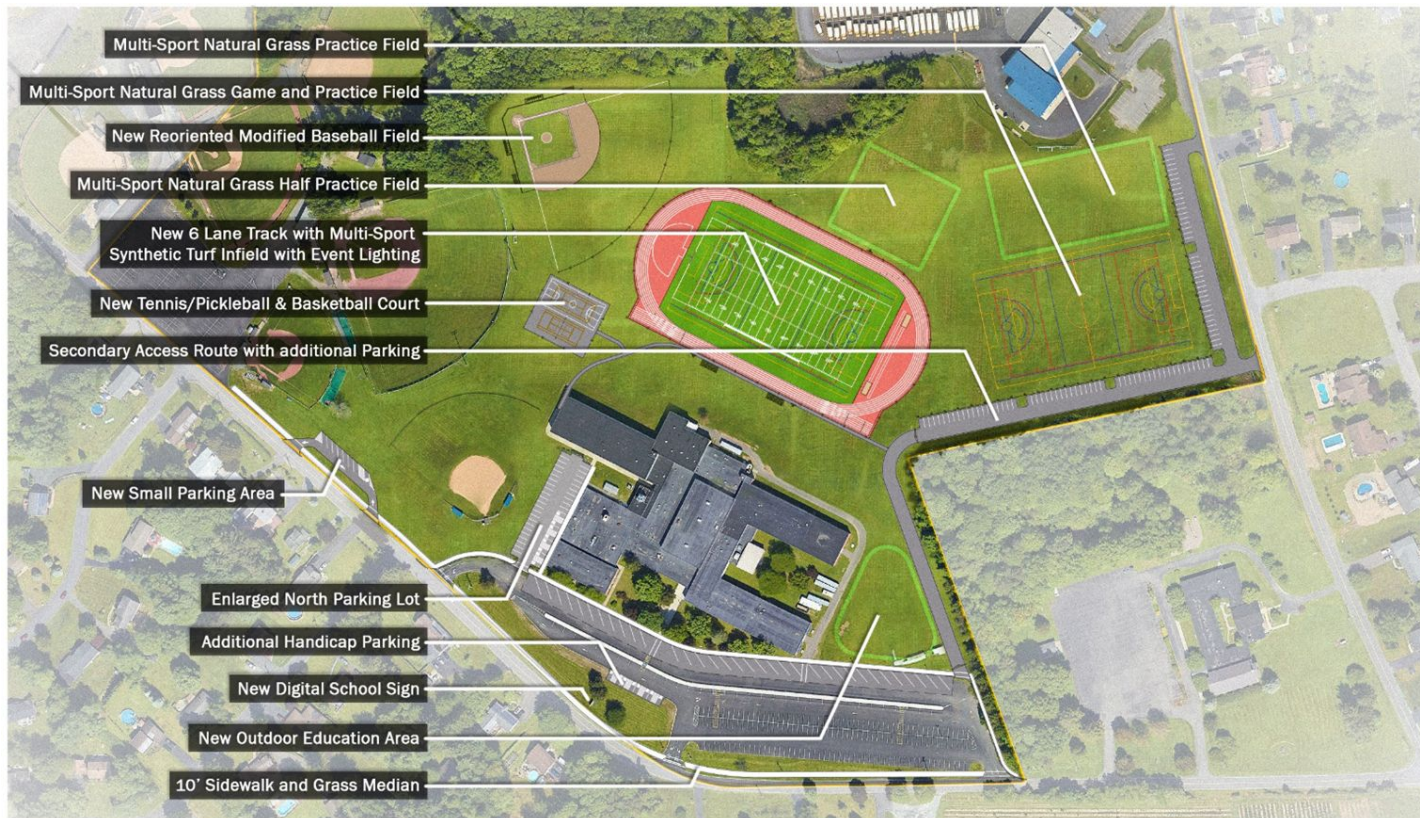
Athletic Fields



- Goff
 - Add new 6-lane track with multipurpose turf infield
 - Two new elevated practice fields with drainage near bus garage
 - Gilligan Road softball field improvements
 - Sorensco baseball field improvements
 - New tennis/pickleball/basketball courts
 - Reconstruct locker room area to meet current program needs



Athletic Fields





Elementary School Playgrounds

- Replace playgrounds at Bell Top, DPS, Green Meadow and Red Mill (Genet playground will be replaced through previous Capital Project)
- Add ADA accessible ramps, walkways and playground equipment
- Project will include site work



Add ramps for ADA accessibility



Add accessible walkway from school to lower fields/playground



Replace end of life playgrounds and make them ADA compliant



Doors/Roofs/Weather Protection

- Replace existing doors with new fire-rated doors in compliance with updated NYSED regulations
- Ensure accessibility for individuals with disabilities
- Replace Columbia High School roof (25 years old)
- Add roof structure over exterior gym doors to prevent ice build-up
- Enhance and modernize Goff entrance and facade to provide additional weather protection and security
- Replace exterior doors as needed



Plumbing



- Replace all old drinking fountains with new bottle filler drinking fountains
- Continue remediation of lead-containing pipes to meet new NYSDOH lead water requirements
- Replace plumbing fixtures
- Upgrade and replace interior sanitary/potable/stormwater systems



Replace all old drinking fountains

Electrical



- Replace existing interior/exterior lighting with LED lights
- Selected switchgear replacement
- Replacement of exit/emergency lights
- Provide exterior connection for portable generator to power buildings



Replace old lights with LED lights



Safety/Security

- Replacement and addition of security cameras and swipe card systems
- Window and door replacements
- Exterior wall repairs as needed



Addition of new security cameras



Hazardous Materials

- Replace disrupted vinyl asbestos tile with new floor tile
- Remove/abate remaining deteriorated plaster ceiling systems as needed
- Provide new acoustical suspended ceiling systems as needed



Asbestos abatement

Timeline



- March 2023 – Building Condition Survey submitted to NYSED
- Summer 2023 to Present – Pre-referendum cost estimating
- Fall 2023 – Selection of new architect and construction manager following public Request for Proposals
- ***November 2023 - February 2024 – Gathering stakeholder input***
- March 2024 – BOE Meeting to adopt final scope and form of proposition
- Tuesday, May 21, 2024 – Public Vote on Capital Project

Questions?



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