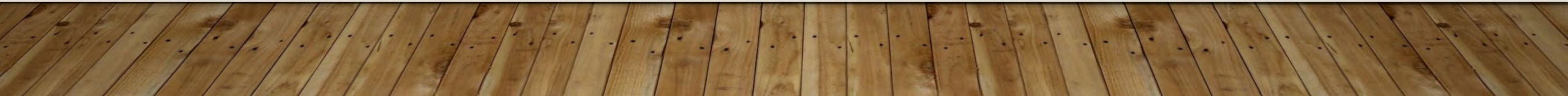


CLARENCE CENTRAL SCHOOL DISTRICT FACILITIES COMMITTEE REPORT

MAY 2019



COMMITTEE MEMBERSHIP

- Christine Brophy
 - Jim Dorigo
 - Andrea Duquette
 - Geoff Hicks
 - Maryellen Kloss
 - Jason Lahti
 - Brian Logel
- Rick Mancuso
 - Joe Moronski
 - Keith Parwulski
 - Dennis Priore
 - Paul Runfola
 - Stacey Victoria



A BOARD OF EDUCATION APPOINTED 13 MEMBER COMMITTEE WAS TASKED TO:

- To examine the capital needs of the District and determine if a capital project is needed
- Recommend the basic scope of a potential project
- Recommend the size of a potential project
- Recommend the timing of a potential project

IN GENERAL - WHAT DID THE COMMITTEE DO??

- Met from February through April
- Reviewed the 2015 Building Condition Survey; a document that is produced every five years that shows the condition of every system in every area of all buildings, including their useful life
- Reviewed the Debt Service of the District; how much the district has invested in capital needs and how much is paid for by NYS compared to our local community
- Debated, discussed and came to a general consensus regarding a recommendation to the Board of Education
- **The binder for the BOE includes this report along with several supporting documents regarding the building condition survey, debt service and other items the committee found useful in their deliberations.**

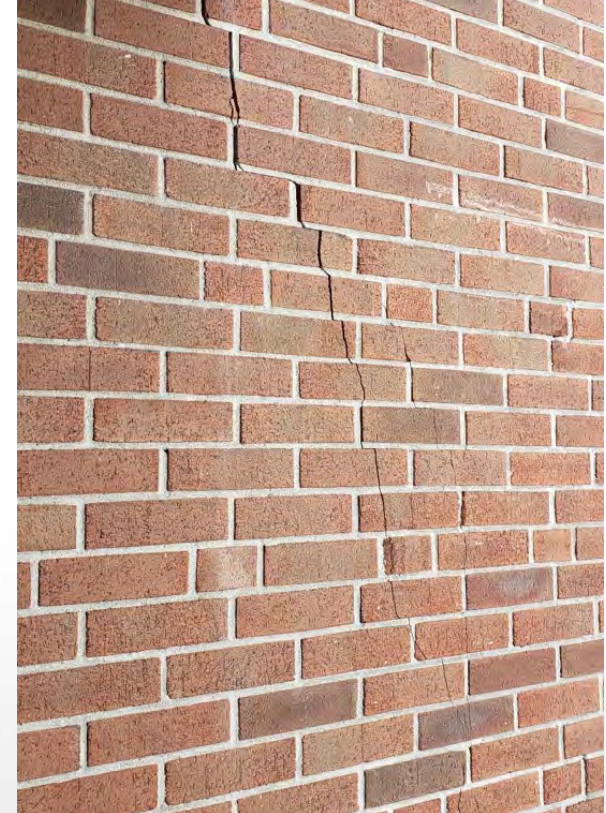
THE FOLLOWING ARE PICTURES OF AREAS THAT NEED OUR ATTENTION IN THIS PROJECT

- What is not in the following pictures is the massive amount of **PAVING that is needed throughout the District but ESPECIALLY at the BUS GARAGE**
- Our Bus Garage was built by a contractor for his use; we purchased it however the lot was not built for 100 buses traversing it daily
- A full tear out rebuild is needed and as such will receive the **maximum amount of NYS aid possible**

EXTERIOR WALLS THROUGHOUT THE DISTRICT

Repointing & re-facing walls will prevent leaks which
could harbor mold

Also providing better climate control & safety



WEATHER TAKES A TOLL ON MANY SETS OF STAIRS

Obvious safety issues & astetics



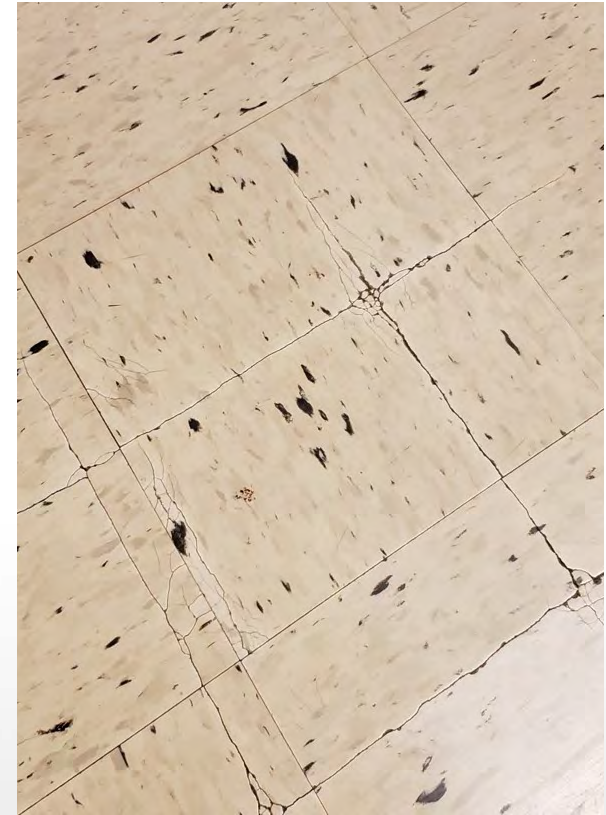
STAIRS II



FLOORING AGAIN THROUGHOUT THE DISTRICT MUST BE ADDRESSED

Many areas similar to this are in need of repair.

Repairing small sections without a new base and updated flexible tile is a never ending project



OUTSIDE LIGHT STANDARDS

While we do safety inspections several of these will need replacing or repairing; doing it outside of a project is more expensive and does not receive NYS aid



OLD FAÇADE NOT UP TO STANDARD

A few areas from the 1950's or 1960's are simply out dated and should be upgraded

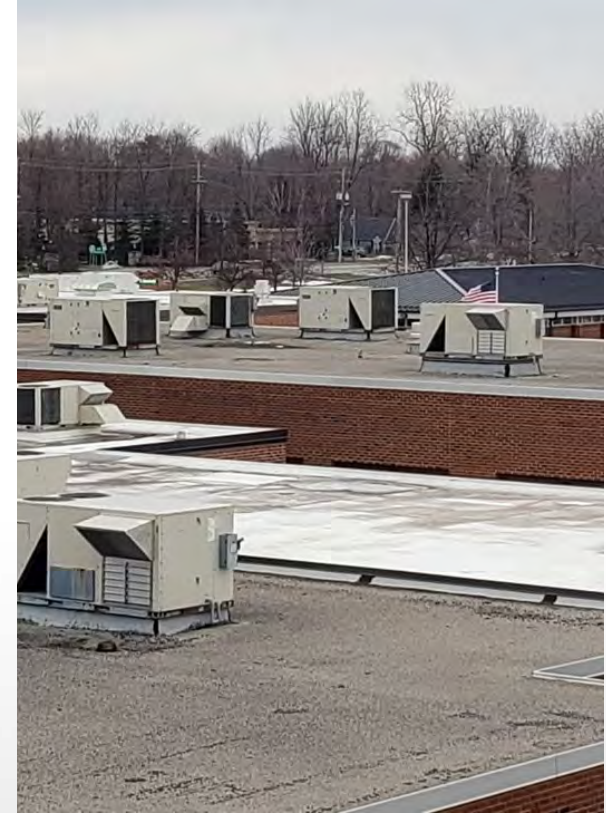


MANY ROOF TOP HVAC UNITS
ARE PAST OR APPROACHING
THEIR END OF LIFE



HVAC II

There are over 80 units district wide at least 30 should be considered for replacement



ROOFING DISTRICT WIDE

We have over 800,000 square feet of roofs in the district

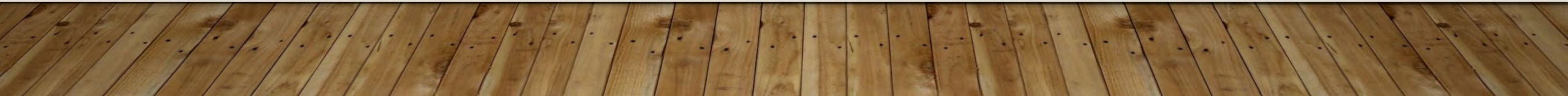
We have a charted schedule for useful life

Approx. 100,000 square feet should be included in this project



ADDITIONAL ITEMS THAT RECEIVED GENERAL CONSENSUS BY THE COMMITTEE TO **INCLUDE**

- Family Support Center: Our FSC is off to great start. Mental health is taking the forefront in societal issues. Having an appropriate and truly confidential area that can grow as needs arise is paramount. (approx. cost \$750K)
- Music areas: Our HS auditorium needs a few upgrades, carpet, stage rigging and lights, flooring etc. Our MS Auditorium needs less but also some sound & light upgrades as does our MS band and Chorus rooms. (approx. cost \$625K)
- Window film for entrance areas of bldgs. That is shatter resistant (approx. cost \$100K)



THE FOLLOWING ARE ITEMS THAT
THE COMMITTEE DID **NOT** REACH
CONSENSUS ON

BOE REVIEW MAY BE WARRANTED

THE SPORTS CENTER

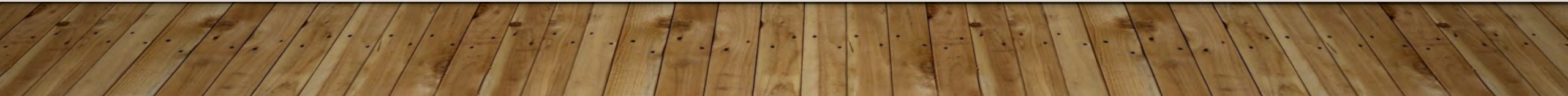
CURRENT ONE IS BEYOND REPAIR, BUT USABLE. A NEW ONE WILL BE ABLE TO SERVE; VARSITY & JV FOOTBALL, VARSITY AND JV BOYS & GIRLS LACROSSE, BOYS & GIRLS INDOOR & OUTDOOR TRACK; THE OLD ONE WOULD SERVE AS A MUCH NEEDED STORAGE AREA

PROS

- Storage needs are evident & increasing
- New facility will service more teams both boys & girls
- Current area is too old to rehab

CONS

- Cost is well over \$2MM
- Last project focused in on athletics



SEPARATE **SECURE VISITOR AREA.**
RECONFIGURE THE ENTRANCES TO OUR BUILDINGS TO MAKE A
SECURE VISITOR ENTRANCE.

PROS

- Secure room makes door monitor safe instead of being first in an emergency
- Peace of mind
- Door monitor being in a secure room will have time to “sound alarm” in an emergency

CONS

- Is this a true deterrent to planned violence
- Cost is well over \$2MM

EXPANDING **AIR CONDITIONING**

PROS

- Obvious first one is well-being in hot times for both students & staff
- While not in a planning stage; expanding school times and offerings to include summer

CONS

- Cost for entire district could run up to \$25MM & planning process would not meet current time frames
- Is making a dent for a \$1-\$2MM cost worth it
- Not deemed a necessity

OTHER ITEMS

(CONSIDERED BUT DEEMED TOO COSTLY OR NOT THE RIGHT TIME)

- The committee reviewed over \$15,000,000 of additional maintenance items from the building condition survey; at this time they were not high enough on the list of priorities to make this part of the project what we would call ABSOLUTE needs.
- Enhancements:
 - A second Gym at LV (our only elem school without a second gym)
 - A wash bay at the transportation facility
 - Window replacement at several buildings
 - Reconfiguring the HS driveway entrance
 - AND MANY MORE ITEMS

COMMITTEE CONSENSUS

- Reaching consensus by a 13 member committee does not mean every member is in full agreement with each aspect of the final recommendation
- Areas of much discussion:
 - One proposition or two
 - How much is too much
 - Is building entrance area reconfiguration a true deterrent
 - How high of a priority is the Sports Center
 - Should enhancements (A/C, Gym etc etc) be included in a needed maintenance project

BASIC RECOMMENDATION

- The Districts buildings are valued at nearly **\$300,000,000**. As such capital needs must be addressed on a regular basis.
- The BOE should consider a Capital Improvement Project that coincides with old debt dropping off so that the net effect on individual tax payers is no increase to their taxes. An ongoing program such as this is important to safeguard the Districts assets.

FINAL RECOMMENDATION

- A capital project in the amount of approx. **\$26MM** for needed maintenance items and the following items of consensus by the committee is recommended for a fall vote to coincide with the districts debt relief schedule
 - Family support center
 - Auditorium & various music upgrades
 - Security window film



Questions