# SMITHTOWN
## CENTRAL SCHOOL DISTRICT

# 2021
# BOND PROJECTS UPDATE

OCTOBER 8, 2024

JAG ARCHITECTS

# Phase 1

**Phase 1 Projects that have been completed:**

- Synthetic turf fields and tracks at both Stadium fields at the High Schools.
- Synthetic turf baseball and softball infields at both High Schools.
- Concession stands at both High Schools.
- Window and exterior door replacement at High School West, St. James Elementary and Smithtown Elementary.
- Roof coating at High School West.
- Masonry repairs at High School West and St. James Elementary.
- Site lighting at the south parking lot at Smithtown Elementary.
- Site lighting at High School East.
- A wheelchair lift was at Accompsett MS.

**Projects still under construction and nearing completion:**

- New Fire Alarm Systems with mass notification at High School West and Accompsett MS.
- Fire alarm upgrades are at all other buildings.
- Interior corridor doors, frames and electronics locks at all buildings.

SMITHTOWN BOND UPDATE

**Projects in Phase 1 put on hold or deferred to Phase 3:**

- Installation of new fencing around project adventure at High School East.
- Commissary roof.
- Field refurbishment at Accompsett MS.
- Masonry repairs at Great Hollow MS and Nesaquake MS.
- Replacement of exterior ramps and handrails at Nesaquake MS.

# Phase 2

- **Phase 2 projects that are under construction and nearing completion:**

## Smithtown Elementary School

- HVAC upgrades were performed throughout the building, new window wall and sink casework was replaced and faculty toilets renovations. The majority of the work was completed over the summer. Punch lists have been issued to the contractors and systems are being commissioned.

## Great Hollow Middle School

- HVAC system upgrades were performed throughout the building, the student and faculty toilets in the original building were upgraded, and the science rooms and the original boy's and girl's locker rooms were also renovated.
    - The majority of the work was completed over the past summer. Punch lists have been issued to the contractors and systems are being commissioned. All are usable except for the locker rooms which should be completed in the next few weeks.
    - The little theatre renovations have also begun and is scheduled to be completed in December 2024.
    - There are a few HVAC units that were scheduled to be replaced and have not arrived yet. Once available the existing units will be removed and new installed. This will most likely happen over the holiday break when school is not in session.

## Phase 2 continued

### High School East

- HVAC system upgrades were performed throughout the building, a majority of the corridor ceilings with egg crate grilles were removed and replaced with new acoustical ceilings. The Family and Consumer Science rooms were completely renovated.
  - The majority of the work was completed over the summer. Punch lists have been issued to the contractors and systems are being commissioned.
  - The Auditorium renovations have also begun and is scheduled to be completed in December.
  - There are a few HVAC units that were scheduled to be replaced have not arrived yet. Once available the existing units will be removed and new installed. This will most likely happen over the holiday break when school is not in session.

## Phase 2 continued

**Projects in Phase 2 that have not yet been bid:**

### Mt. Pleasant Elementary School

- HVAC system upgrades.
- Upgrade faculty toilets and student toilets behind the gym.

### Nesaquake Middle School

- The installation of air conditioning in the Auditorium and Library.

### Great Hollow Middle School

- Asphalt Pavement upgrades/ new parking lot.

### High School East

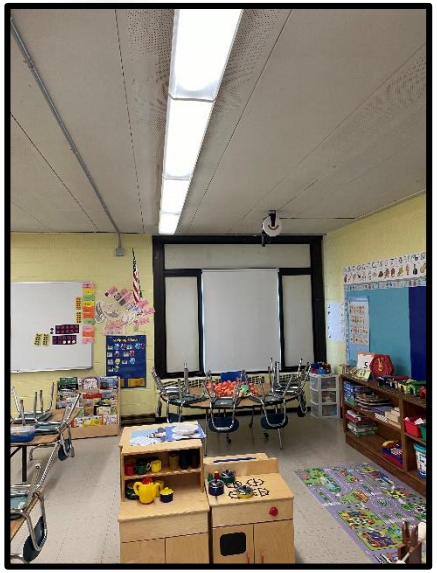
- Level/lower weight room floor and convert room to a wrestling room.
- Enlarge commons area, create hallway from front to back and convert small gym to fitness center.

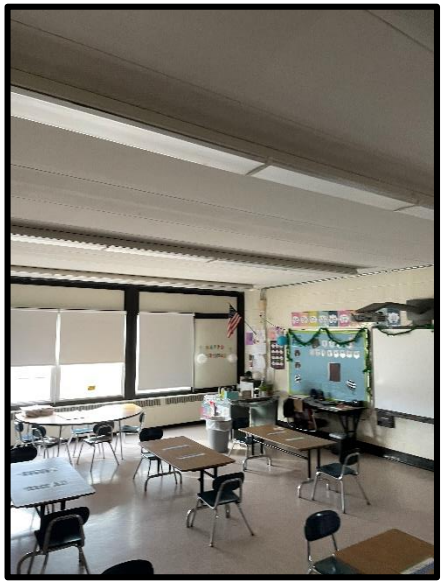
The above remaining work in Phase 2 is currently being reviewed to see which projects will be bid and which will be deferred.

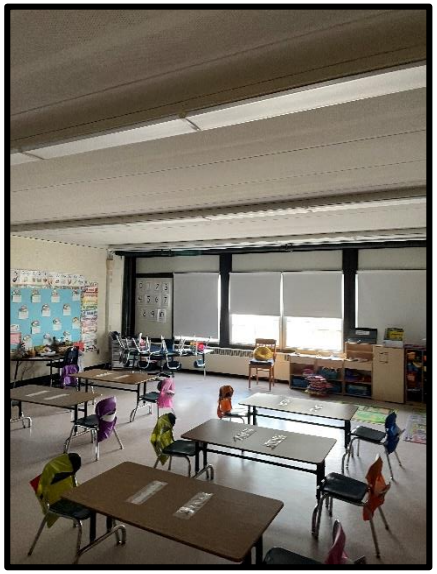
SMITHTOWN BOND UPDATE

## Phase 1 Projects

St. James Elementary School







**BEFORE**

Existing perimeter baseboard heat

No mechanical ventilation

SMITHTOWN BOND UPDATE

## Phase 1 Projects

St. James Elementary School

**BEFORE**

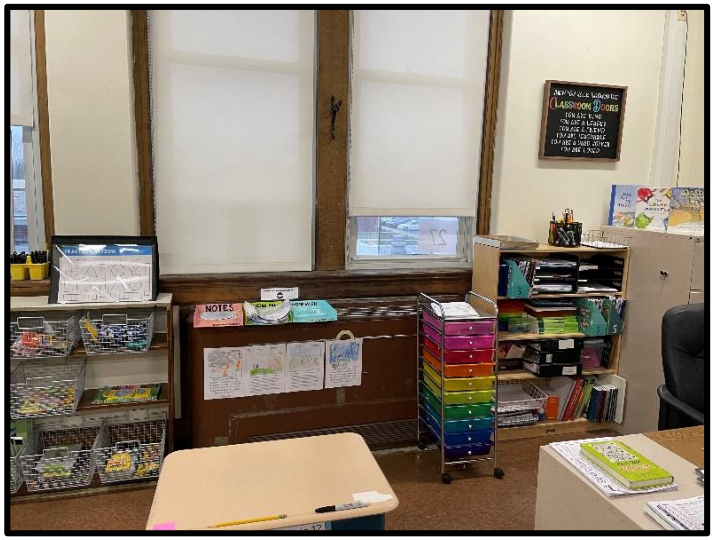
Existing perimeter baseboard heat

No mechanical ventilation

SMITHTOWN BOND UPDATE

## Phase 1 Projects

St. James Elementary School



**BEFORE**

Old and Antiquated Unit Ventilators

SMITHTOWN BOND UPDATE

## Phase 1 Projects

St. James Elementary School

New unit ventilators providing mechanical ventilation. Some contain air conditioning and remainder are ready to accept condensers for air conditioning

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SMITHTOWN BOND UPDATE

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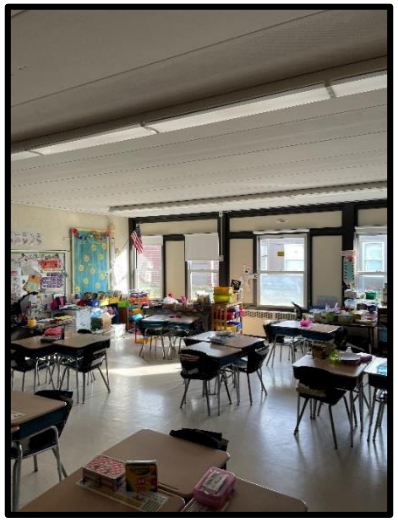
St. James Elementary School

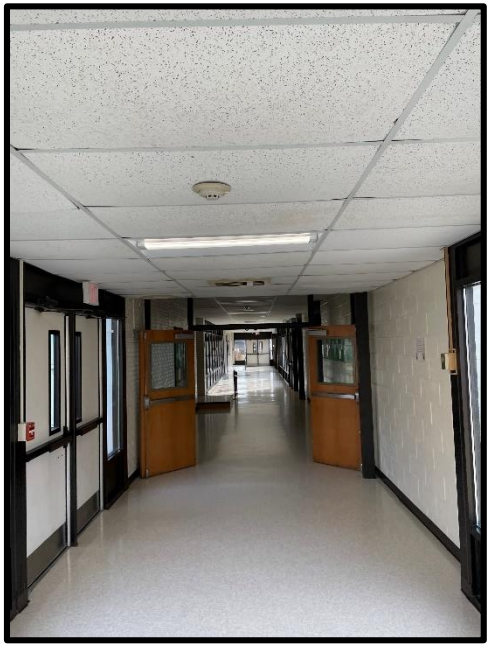

**BEFORE**

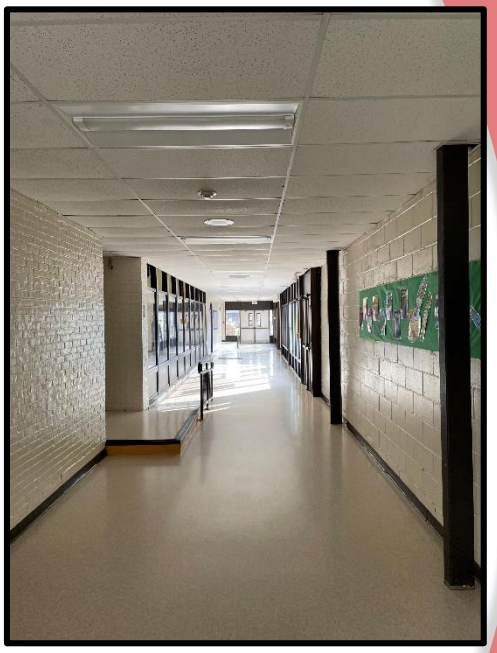
Existing classroom with no ceilings and exposed piping

SMITHTOWN BOND UPDATE

## Phase 1 Projects

St. James Elementary School



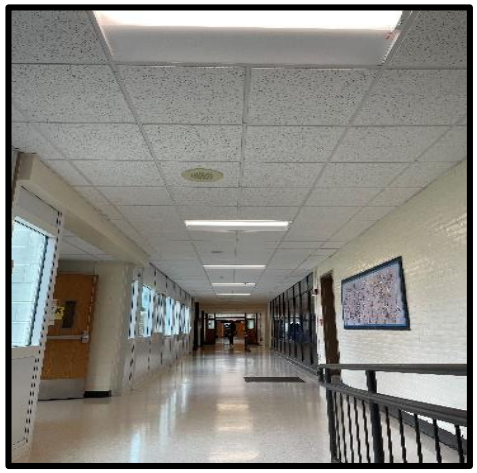


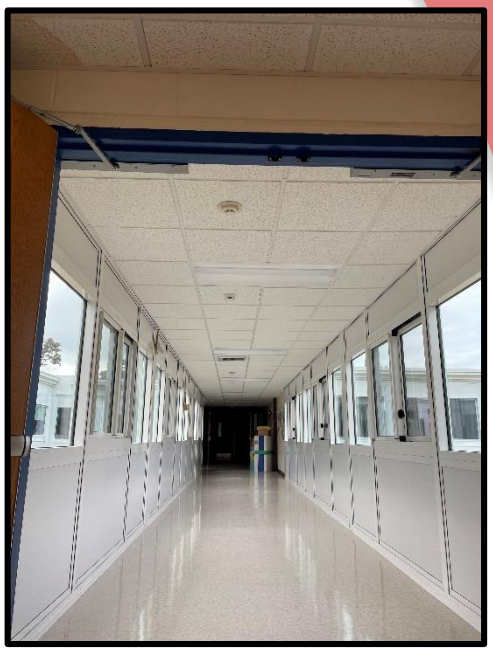
**BEFORE**

Existing 2x4 sagging ceilings in corridors

## Phase 1 Projects

St. James Elementary School





New 2x2 ceilings in corridors and classrooms with new LED lighting

SMITHTOWN BOND UPDATE

SMITHTOWN BOND UPDATE

## Phase 1 Projects

St. James Elementary School

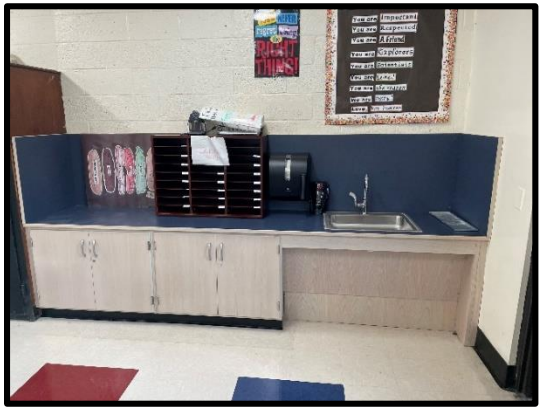

New Energy Recover Ventilator (ERV) for the Cafeteria

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School





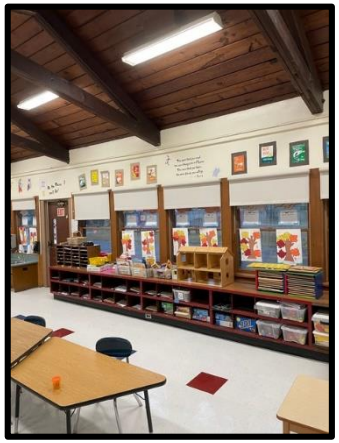

## BEFORE AND AFTER

Sink cabinet replacement

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School


**BEFORE**

Original Classroom Casework

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School

**AFTER**

Classroom Casework Replacement, including
New Unit Ventilators for Mechanical Ventilation

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School


**BEFORE**

Original Classroom Casework

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School



New Classroom Casework Replacement, including
New Unit Ventilators for Mechanical Ventilation

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School

Cafeteria

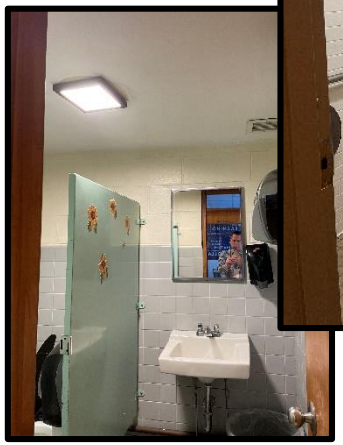
Blue Gym

New Heating and Ventilating Exposed Spiral Ductwork in Cafeteria and Blue Gym

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School



## BEFORE AND AFTER

Faculty Toilet and Faculty Room Renovations

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Smithtown Elementary School

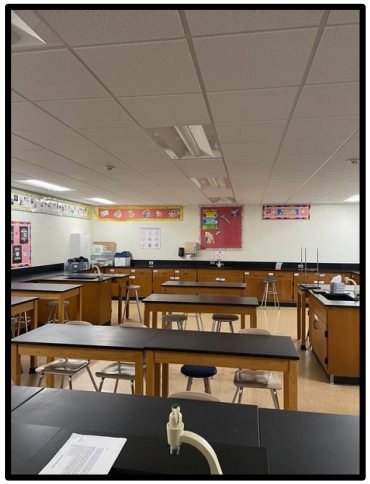
Smithtown Elementary Boiler Installation Replacing the Old and Antiquated Juneaire System

SMITHTOWN BOND UPDATE

## Phase 2 Projects

Great Hollow Middle School



**BEFORE**

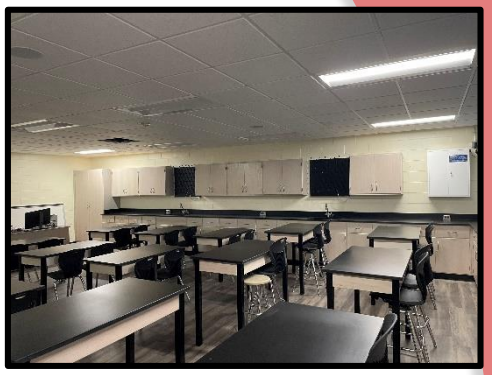
Science Room Renovations

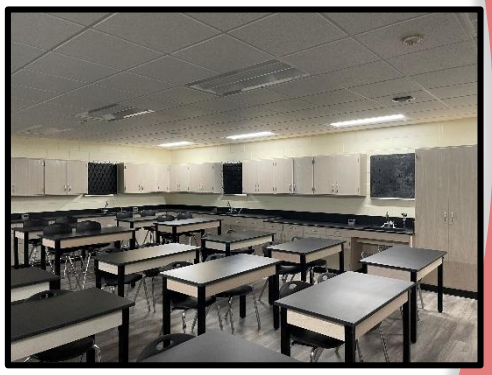
SMITHTOWN BOND UPDATE

## Phase 2 Projects

Great Hollow Middle School





## AFTER

Science Room Renovations

SMITHTOWN BOND UPDATE

## Phase 2 Projects

High School East

**BEFORE**

Family & Consumer Science Room Renovations

SMITHTOWN BOND UPDATE

## Phase 2 Projects

High School East


**BEFORE**

Family & Consumer Science Room Renovations

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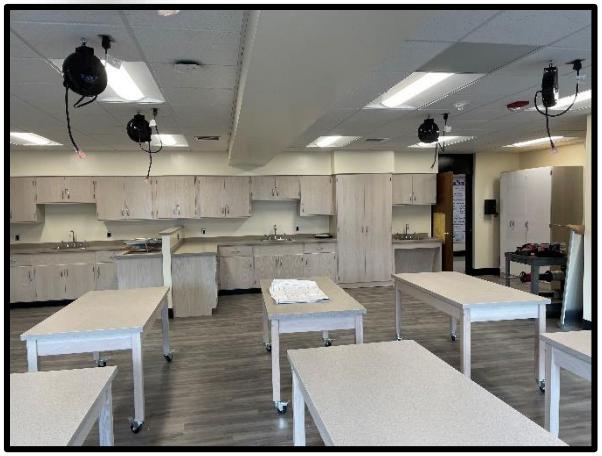
Family & Consumer Science Room Renovations

SMITHTOWN BOND UPDATE

## Phase 2 Projects

High School East



**AFTER**

Family & Consumer Science Room Renovations

SMITHTOWN BOND UPDATE

## Phase 2 Projects

High School East

**BEFORE**

Corridor Ceiling Renovations

## Phase 2 Projects

High School East


**AFTER**

New Corridor Ceilings 2X2 grid with new LED Lighting

SMITHTOWN BOND UPDATE

## Phase 1-2 Budget

| | |
|---|---|
| Phase 1 - Project budgets w/ fees and contingencies | $ 41,078,278.00 |
| Phase 2 - Project budgets w/ fees and contingencies | $ 28,264,127.00 |
| Phase 3 - Project budgets w/ fees and contingencies | $ 48,354,559.20 |
| Additional Contingency | $ 2,303,035.80 |
| Total Bond Cost – | $120,000,000.00 |

### Budget Recap

- Percentage of Budget Encumbered to date including

Soft costs - includes most of the Phase 2 soft costs $ 63,107,870.93

52.6% of the Total Bond

SMITHTOWN BOND UPDATE

## Phase 3 Projects

- Phase 3 projects are being prioritized and field measuring and design to start shortly.

- Phase 3 projects need to be approved by SED by the 2025/26 budget year to coincide with retiring debt/new debt.

SMITHTOWN BOND UPDATE

## Phase 3 Projects Include:

### Accompsett Elementary School
- HVAC system upgrades
- Upgrade faculty toilets and student toilets behind the gym

### Dogwood Elementary School
- HVAC system upgrades
- Upgrade faculty toilets and student toilets behind the gym

### Mills Pond Elementary School
- Replace existing roof system – partial
- HVAC system upgrades
- Upgrade faculty toilets

### St. James Elementary School
- Upgrade to faculty toilets
- Upgrade student toilets on 2nd floor
- Upgrade classroom bathrooms
- Upgrade kitchen bathrooms
- Upgrade stage lighting

### Tackan Elementary School
- Replace some flat roof sections out of warranty
- HVAC upgrades
- Upgrade faculty toilets

### Accompsett Middle School
- Exterior wall masonry repairs including chimney
- HVAC system upgrades
- Upgrade faculty toilets
- Upgrade student toilets by cafeteria
- Renovate science rooms
- Renovate the Auditorium and install air conditioning

SMITHTOWN BOND UPDATE

## Phase 3 Projects Include:

### Great Hollow Middle School
- Renovate grass fields and provide irrigation
- Upgrade Technology classrooms
- Upgrade FACS rooms

### Nesaquake Middle School
- Replace rear parking lot and curbs
- Renovate grass fields and provide irrigation
- Renovate science rooms
- Renovate existing locker rooms

### High School West
- HVAC upgrades
- Create fitness center using existing rooms
- Renovate wood shop
- Renovate robotics room
- Renovate FACS rooms
- Renovate science rooms
- Renovate the Auditorium and install air conditioning

# Air Conditioning Rationale Related to the Bond Issue:

- There are few different scenarios that exist in the buildings to determine which areas will include Air Conditioning (A/C) during the Bond Issue related improvements.

1. Every room throughout the District is NOT being renovated under the Bond scope of work and therefore no additional Air Conditioning will be included in the bond for these areas unless specifically noted.
    a. Rooms that did not have the required mechanical ventilation to meet current codes are included in the bond to conform to the current NYS Mechanical Code. If the rooms have A/C currently they will get new A/C through the new engineered system.
    b. Installing window A/C units in rooms that have no means of mechanical ventilation do not meet the NYS Mechanical code.

2. Rooms that are being renovated and that are included in the Bond in most cases will be replaced with units that have the capability of accepting Air Conditioning either now or at a future date based on the following criteria:
    a. If a new Unit Ventilator is installed it will have a DX coil installed so it can accommodate Air conditioning.
    b. If the renovated room currently had a window A/C, the window A/C will be removed, and the cooling will be achieved by the unit ventilator and new external condenser.
    c. If the renovated room currently does NOT have a window A/C, a new unit ventilator with a DX coil will be installed, but there will NOT be a condenser specified or connected to the unit. This Unit CAN accept a condenser at a later date if A/C is desired.

## Air Conditioning Rationale Related to the Bond Issue: (continued)

3. As discussed at previous Board Presentations:
   a. Window units do not provide the required mechanical ventilation.
   b. If the mechanical unit in a room is bringing the required amount of fresh air as required by the NYS Mechanical Code, on very humid days, a high relative humidity is created in the room. When the cold air coming from the Window A/C hits the fresh humid air, condensation is developed which can result in damp or wet surfaces in form of water droplets, which can lead to mold growth if left too long. Any organic material in the room will be subject to mold growth.
   c. When the A/C is designed as an engineered HVAC system, the moisture from the incoming fresh air, is removed, lowering the relative humidity and the condensation is discharged to the exterior of the building.
   d. To add A/C to a new unit ventilator recently installed in the Bond will require the following:
      1. New 3-ton Condenser (CU) – size may vary
      2. New roof rails for unit to sit on
      3. Roof work to seal a new roof penetration for the new refrigerant piping
      4. New controls to tie unit into the Building management system
      5. New refrigerant piping and insulation
      6. Related electric to power the new CU
      7. Approx. cost depending on where unit is located $40,000 - $45,000

## Air Conditioning rationale related to the Bond issue: (continued)

e. To add window A/C unit

1. Furnish and install new window A/C unit sized to cool room and fit within the existing window sizes. Size of A/C may not be sized correctly if window opening smaller then needed.
2. Modify window frame to accept new window A/C unit.
3. Furnish and install new insulated panel to set new window unit into.
4. Run new electric to power window unit. Note: many existing electric panels are full and can not accept any new breakers. A survey of each building would need to be performed to determine where new electric can be supplied from. Additional panels will/may be required, to provide new circuits for new window units.
5. Install new window unit.
6. Window unit needs to be covered in the winter months to keep drafts down to a minimum.
7. This method could result in indoor air quality issues, especially if the required amount of fresh air/mechanical ventilation is being provided in that given room.
8. This should only be considered as a temporary measure until an engineered HVAC system can be installed.
9. Approx. cost depending on the size of the existing window $7,500 - $10,000 .

SMITHTOWN BOND UPDATE

## Capital Reserve Project Update:

1. On May 21, 2024 the voters approved the use of Capital Reserve Funds to replace the Boilers in the rear Boiler room at High School East and provide sports field lighting at the Stadium Field at High School East.
    a. The project has been designed and has been submitted to the State Education Department Office of Facilities Planning, waiting for review.
    b. The current review times are as follows
        1) Architectural review is 12-14 weeks.
        2) Engineering review is 26-28 weeks.
        3) The project was submitted in early September. Based on that submission date we are approximately 4-6 months away from SED approval.
        4) Once the project is approved it will be publicly bid, contracts awarded, and work can start.

# THANK YOU

SMITHTOWN BOND UPDATE

JAG ARCHITECTS