

# KWS Bear Road Renovation & C-NS Land Purchase

Board of Education

October 7, 2019

## KWS Bear Road Elementary School

- The school building was constructed in 1958.
- Other than a small addition in 1965 and basic maintenance including roof work, the building has not been renovated since it was constructed 61 years ago.
- Current building layout does not facilitate controlled single point of entry due to main office location across the hall from the entryway.
- Due to the building's age, the building is not energy efficient.
- The traffic pattern and parking lot does not allow for separation of bus and car traffic, which creates safety concerns and inefficiencies during arrival and dismissal.
- Building areas are not designed and located for the best use of space for instruction.

## Main Office Location Across the Hall from the Entry



## Building Windows are Old and Not Energy Efficient



## Separation of Bus and Car Traffic is Not Possible



# Building Areas Not Designed for Best Use for Instruction



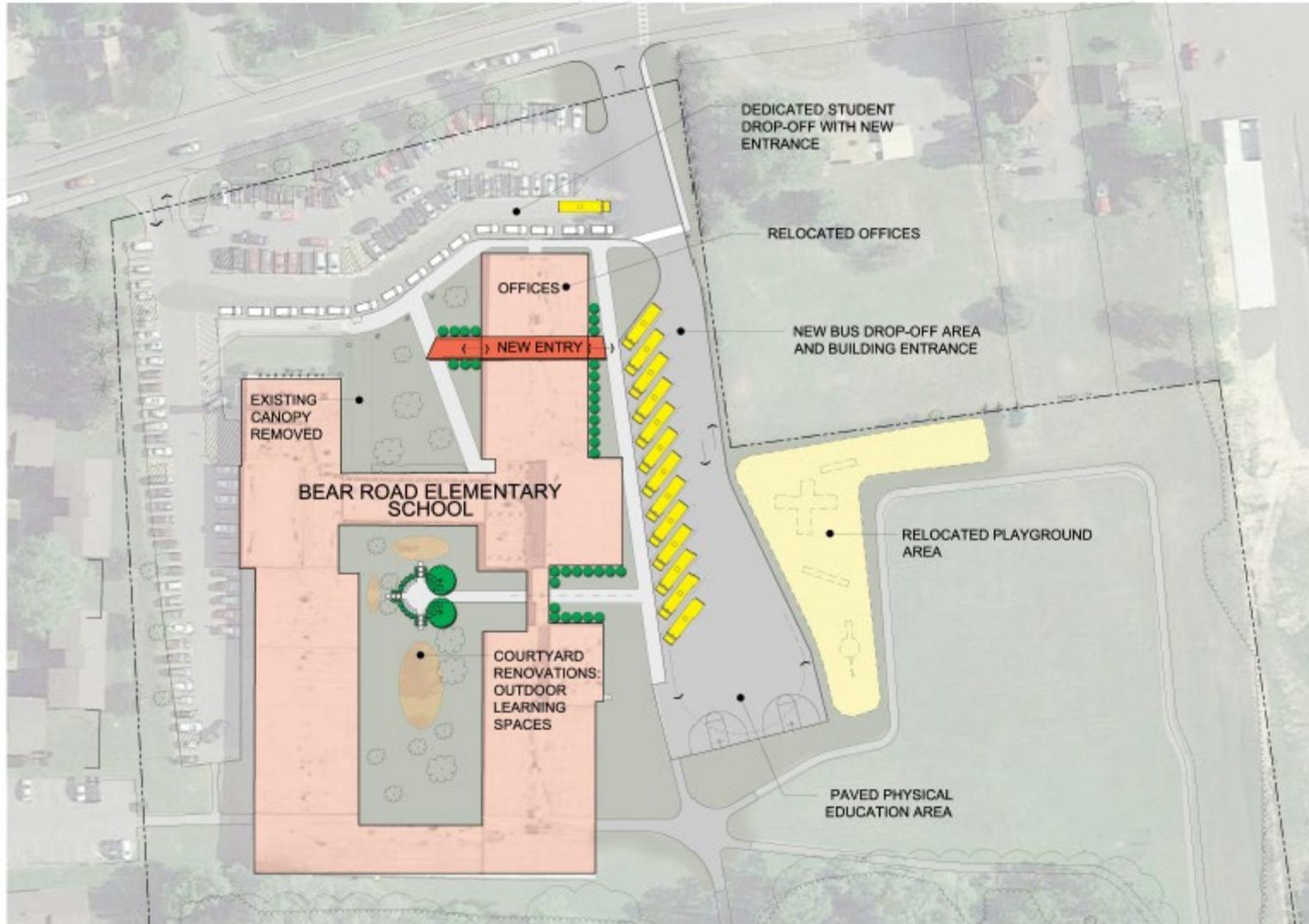
# KWS Bear Road: Current Floor Plan



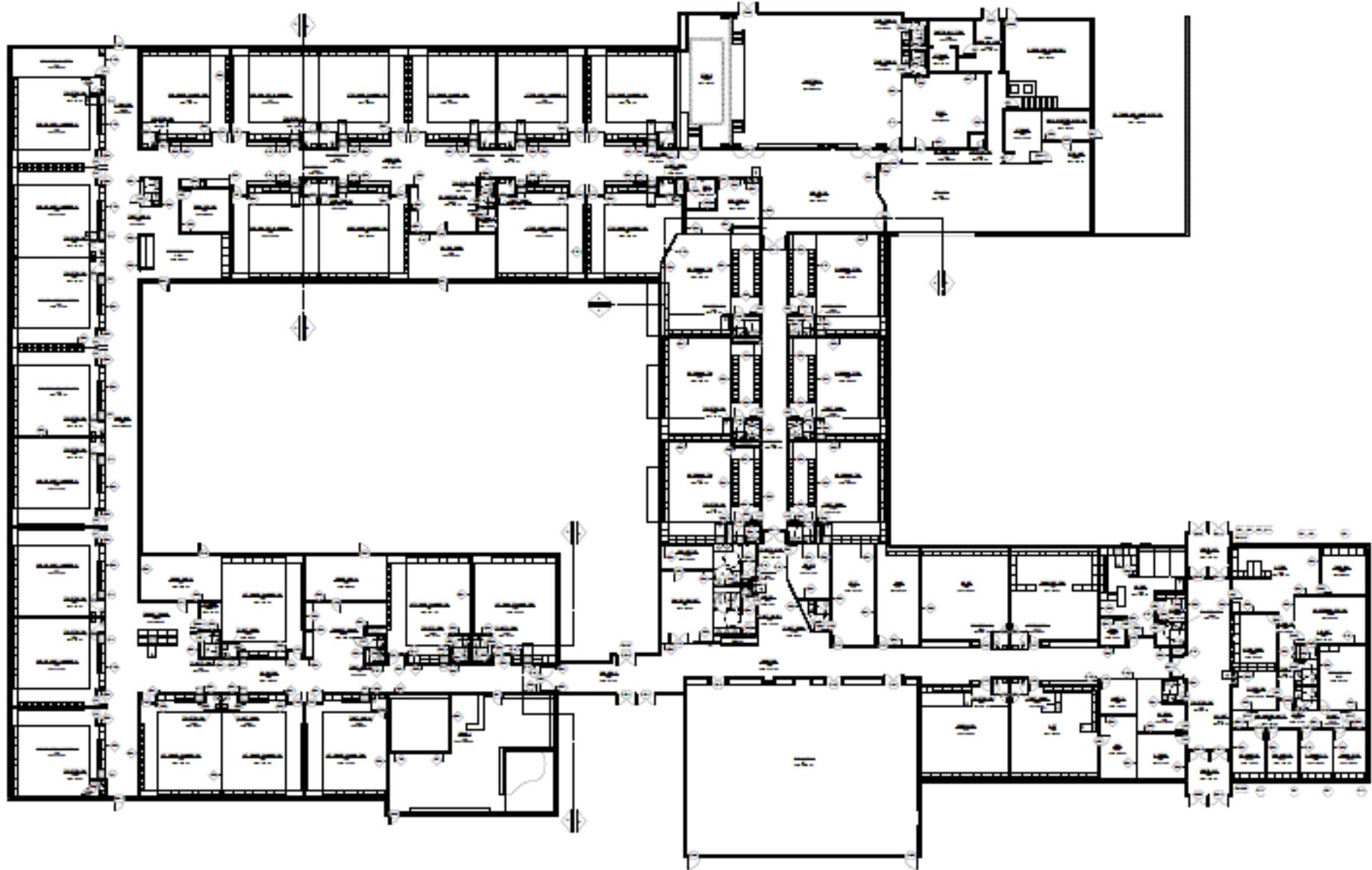
## Market Conditions Negatively Impacted Bid Environment

- The original planning and initial design for KWS Bear Road Elementary was done between November 2015 and October 2016.
- In October 2016, voters approved the expenditure of \$22,500,000 for the Bear Rd. Elementary and Fuel Island projects.
- Bids for the project were opened on February 1, 2019, over 2 years after the planning and initial design was complete due to SED approval process delays.
- Unfortunately, due to extremely competitive market conditions, the bids totaling \$35 million were almost \$15 million over budget. The original budget for this project was \$20.9 million.
- Due to the improved economy, many capital projects were initiated in both the private and public sectors during this time period. The number of contractors, skilled tradesmen and laborers available in the marketplace were unable to meet the requirements of the increased work.
- As a result of these nationwide market conditions many capital projects across the country had to be delayed or redesigned.
- The District rejected the bids and began to work with its architects, King & King, on a redesign of the KWS Bear Road renovation project in order to reduce the scope and cost of the work, while achieving the primary objectives of the project.

# KWS Bear Road: Preliminary Site Plan



# KWS Bear Road: Revised Floor Plan



## Primary Objectives of the KWS Bear Road Revised Layout

- Bus loop and separate car parking lot with student drop off areas.
- Entrance and Office areas remain in the front of building and support single point of entry.
- The design includes a building addition to provide properly sized Kindergarten Rooms.
- Other building areas have been redesigned and located for the best use of space for instruction
- Grade level Classrooms are located around the courtyard. Each grade has a small group activity area.
- Existing toilet rooms remain in each classroom. Although these will not be renovated, one handicap accessible toilet room is provided for each grade level.
- Art, music and band have been moved to the front of the building to minimize the impact of related noise levels.
- The design includes a courtyard outdoor learning space.
- The redesign includes updating of all mechanical systems which allows the district to achieve energy efficiency goals.

## Updated Project Budget

- Preliminary Estimate:

- Construction

- 62,200 SqFt. Renovation \$ 20,860,000
    - 4,165 SqFt. Building Addition \$ 1,960,000
    - Site Work \$ 1,200,000
    - 6% Construction Contingency \$ 1,400,000

- Construction Subtotal \$ 25,420,000

- Incidental Budget \$ 5,000,000

- Total Project Cost \$ 30,420,000**

- Project Cost requires \$9M of additional funding to supplement the original \$21,420,000 budget.

## Local Tax Impact Resulting from Increased Project Cost

<b>Cost to Renovate KWS Bear Road</b>	<b>\$30.42 Mil</b>
<b>Original Cost Approved by Voters 10/18/16</b>	<b>\$22.50 Mil</b>
<b>Less: Actual Cost of New Fuel Island Completed 10/23/18</b>	<b>( \$ 1.08 Mil)</b>
<b>Additional Project Cost Requiring Voter Approval</b>	<b>\$ 9.00 Mil</b>
<b>Less: Appropriation from Fund Balance</b>	<b>\$ 2.24 Mil</b>
<b>Additional Project Cost Impacting Tax Levy</b>	<b><u>\$ 6.76 Mil</u></b>

<b>Cost to Renovate KWS Bear Road</b>	<b>\$30.42 Mil</b>
<b>Less: Estimated State Aid</b>	<b><u>\$12.43 Mil</u></b>
<b>Total Local Share (Note A)</b>	<b><u>\$17.99 Mil</u></b>

<b>Additional Project Cost Impacting Tax Levy</b>	<b>\$ 6.76 Mil</b>
<b>Additional Estimated Tax Levy Increase (Before Impact of STAR):</b>	
<b>Levy per \$1,000 Value</b>	<b>\$ .14</b>
<b>Levy on Home Valued at \$100,000</b>	<b>\$ 14.38</b>

**Note A: Includes \$6.76 Mil referenced above plus local share from original vote on 10/18/16**

## Project Timeline

Pre-Ref Project Planning	November 2015 – September 2019
BOE Approval / Resolution	October 21, 2019
Public Hearing	December 3, 2019
Bond Referendum	December 17, 2019
Design & Documentation	October 2016 – October 2019
SED Approval	December 2019
Bidding / Contract Award	January 2020
Construction	April 2020 – January 2022
Final Completion / Closeout	January 2022 - March 2022

- Schedule is based on a occupied building utilizing a multi-phased construction process.
- Schedule assumes that 4th grade students will be relocated for the 2020-21 school year.

## Proposition I

### **Draft**

### PROPOSITION I

### (Bear Road Elementary School Project)

Shall the Board of Education be authorized to expend \$9,000,000 to pay additional construction costs for the Karl W. Saile Bear Road Elementary School Project approved by the District voters on October 18, 2016 and obtain the necessary funds by using \$2,235,295 from available fund balance and the levy of a tax upon the taxable property of the District to be collected in annual installments in such years and in such amounts as the Board of Education shall determine in accordance with Section 416 of the Education Law, and in anticipation of such tax shall the District be authorized to issue up to \$6,764,705 of obligations of the District?

## Land Purchase Adjacent to C-NS High School

- 2.5 acres of vacant land
- Located on New Country Drive South of Route 31 on the west side of C-NS High School
- Asking prices \$295,000
- Seller willing to accept \$195,000
- To be used for special event parking:
  - Special Olympics
  - NYS State track Meet
  - Festival of the Arts
  - Other large events
- Will provide additional entrance and exit to and from the campus in emergency situations.
- Improvements to the site such as paving, striping and lighting can be considered in connection with future projects.
- The property will be paid for out of general fund balance.



# Land Purchase Adjacent to C-NS High School





## Proposition II

### **Draft**

### PROPOSITION II

### (Land Acquisition Project)

Shall the Board of Education purchase an approximately 2.5+/- acre parcel of real property situated on New Country Drive, Cicero, New York, adjoining the south westerly side of the Cicero-North Syracuse High School for an amount not exceeding \$195,000 to be funded from the School District's General Fund which land may be used, to the extent permitted by law, for school, athletic, playground and/or parking purposes?