

# ***District Leadership Team***

## ***Meeting Minutes***

***March 18, 2021 / 6:30 - 8:30 pm / Virtual***

***The Hyde Park Central School District empowers our community to strive for excellence and embrace the opportunities of our globally connected world.***

### **Welcome**

- How are you feeling today? - put your answer in the Mood Meter linked in the agenda

### **Goals for Today**

- Thank you everyone for making yourself available
- Elliot has received additional information to share with you. We will hear about a proposal and then we will share feedback.
- We have public relations feedback to share
- At the last sorting activity your ideas and input helped to develop the prioritized areas for the Capital Project which include:
  - Critical Infrastructure such as what we can't let fail
  - Safety Items as a priority
  - Public Spaces to be enjoyed by the Community
  - Instructional Spaces - areas that emerged from all groups and were repeated over and over by all

### **\$22.5 M Capital Project Proposal discussion - Elliot Sheldon:**

- VAS - HVAC - VAS has the oldest system in the District. VAS hosts Summer School every year, it is time to update that piece of infrastructure because every summer A/C is put in the building for Summer School.
  - At NPE we recently put in a dehumidifying system however, this will not work at VAS with its Historical distinction. We are recommending a 1-1 Univent, 2 Pipe System that can either heat or cool.
- FDR Roof - Eleven years ago we did a project for the FDR roof. They re-seamed the rubber, now the resemmeing is failing and we have been patching it over and over, it is no longer holding. It is leaking in many areas, the roof is 30 years old. It is time for replacement as it is at the end of its life.
- FDR HVAC - Currently the system is being replaced in PODS and some sections of the main building. It is not slated to be completed. As we move through projects we will try to add places but want to be able to complete this work. In the future, we would like to cool large areas, a select area at a time. We would like to provide a better experience for Summer School and Graduations in the Auditorium. Windows are currently stressed from window units over the years.
- FDR Auditorium & Main Entrance - Lights need to be updated, some parts for this system are no longer available. We at least need to address the lighting. However, opening day and other community events will benefit with new seats/ chairs which are falling apart. This would also include updating the stage, sound system and painting. Also update the entrance and vestibule to bring it up to the 21st Century. The community would all enjoy and benefit from this update.

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- **Comments/Discussion on the above proposals:**
  - We may have pushback from community on A/C
  - A/C at FDR would be 25,000 square foot area
  - A/C for gym and auditorium, do you think the community wants this?
  - It is like an oven in early summer, we don't currently have a place in Hyde Park to come together and the High School could be it.
  - Utilization of building improvement component - traditionally it is utilized 12 months everyday out of the year
  - Community would need to be aware of the events that are taking place there in the summer.
  - Do other high schools in the area have A/C? Some do and some don't, Newburgh just passed A/C in almost all buildings.
  - The local area is moving towards this.
  - Couple this with how much summer school A/C units cost for past and future.
  - Can we do a study to give people an understanding where that might offset cost?
  - What is the lifespan and use of window units and cost?
  - Elliot Sheldon will put this cost analysis together for everyone
  - Central units use less electricity than the other units.
  - Is it like NPE with Venting instead of cooling?
    - Any system we use now, by adding A/C it's not for air quality purposes, it's for cooling some areas and will increase air filtration. That should be part of the presentation.
  - We might have pushback from elementary parents as to why some schools and not others. Camp Invention, etc. decide why some buildings and not others as we use all schools other than september.
- VAS HVAC needs to be replaced, so if other buildings needed replacement for HVAC we want to continue to provide this for other schools in time. To add HVAC to an existing system is less expensive than to put in a new system.
- FDR Track & Field - Track replacement, the track lasts 10 - 11 years before it breaks down, the track has a 10 year life. We finished the track in 2013 and 10 years is approaching soon. We don't know when the next capital project will be done so we feel we should add it in the current project now.
- Debt debt drop off and with receiving aid back, the \$22.4 million, we find we in the presentation is actually \$24.5 million if we needed it.
- People think it may be hard to get passed though, 2027 is a lot farther away than 2 years away.
- This process takes a long time and a design professional needs to be presented to the BOE in the Fall for a referendum next winter. Then the architects put together the schematic designs which don't start

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until after its passed. It's a 6 - 9 months design process to 2022 bid and in 2023 they would break ground. This process needs to be described for the public.

- We didn't get the track re-coated. Can we do recoating now? It will save us from having to dig up the whole thing later. If we can't sell the project now, should it be on the list at all? We would have to be really good at selling that, is there another way to pay for it?
  - Capital Reserve would also need voter approval, we do have that fund to do this.
- HMS Auditorium - This has similar lighting as FDR. Stage lighting, 2 house lighting, painting on ceiling touched up, nowhere near the same scope as FDR. We would look to explore seating.
- HMS Kitchen Floor - has 9 x 9 asbestos floor tiles, requires constant maintenance. Full abatement would be a \$100,000 - \$500,000 cost.
- Admin Sewer - a private sewer system with 200,000 gallons of water a year. Would have to dig up part of the driveway. The dry wells are no longer to code and are in very bad shape. System has to be re-engineered or if possible go with the town of HP Town sewer.
- NES Well - the well is original to the building.
  - We are having a hard time keeping up with the buildings water needs
  - It normally runs 2500 gallons a day. The well will break and there will be no water and no way to backfill water to the building
  - We will need to get an engineer or hydro frac and replace the well and bring all maintenance above ground.
  - Possible sulfur issue if a new well
  - NES needs two or three wells to keep up with the needs of the building. \$450,000 is a safe budget for this.
- FDR Water Tank - it is a 7000 gallon tank wrapped in asbestos. We would like to abate and remove the tank. We would replace it with a section fiberglass tank which will be set for the next 60 years.
- HPE-UPK Roof & Portico - UPK uses a 13,000 square foot area with a rubber roof and entryway roof. That section needs to be replaced.
- New Vestibules for all Elementary, MS & HS - Safety issue area for visitors to have to check-in and enter into a vestibule where they provide their ID, receive a visitor badge and then enter the building. This is a SAVE Team recommendation that they feel we need.
- Total cost of construction for the above is \$16,250,000
- Total projected cost is \$21,937,500 which includes soft costs, design, construction management, legal fees, contingencies, Bonds and insurance.
- **Comments/Discussion on the above proposals:**
  - The only project for RRS is the vestibule.
    - We can replace the playground at RRS as a possible extra project for them. It could bring that voting group in.

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- RRS has major outdated plumbing and hot and cold water issues. It has galvanized pipes now, we could explore this and do the playground.
- Also we could look at the gym and auditorium floor. Possibly put a bathroom on the first floor. That would have to take space from somewhere else, it would need a design professional to look into it.
- Possibly we could come up with numbers before the next meeting,
- The sidewalk could be done at RRS for \$75,000 - \$100,000.
- Also possibly look at HVAC cost too. We can't go over \$24.5 M for the entire Capital Project.
- Jason, our financial advisor could manage our debt service and other options of reserve or payoff more debt. If we go over he can make it work for us.
- If the gym and stage were done for RRS, would that work to save money? We would have to look into this. It can become tough for contractors to manage projects in that many places.
- We could look at the parking area at RRS
- Possibly do water lines in three buildings, RRS, NES & FDR to and from the building. Lines are not in every part of those buildings.
- Playground at RRS would be the easiest selling point
- With themes we can do the track at FDR and the playground at RRS. VAS playground was done with additional aid received from the state and a small amount from the fund balance, it was not a part of the capital project.
- Plumbing is more of a capital project and playground could be a capital project too but we only get one a year.
- How would a vestibule work at a historical building?
  - In HMS it would be in the main entrance, it may not be an issue. The SAVE Committee wanted Vestibules done after the door hardening project.
- VAS has one set of doors, all other schools have more than one set of doors.
- A pool at HMS was suggested 20 years ago. Is there any way ever to sell a pool to the community?
  - Community itself needs roadwork, they may say "the road I drive to my house can't be repaired but you want me to pay for a pool?"
  - How could we sell it to everybody? It would triple the budget and insurance costs.
  - It could be a community pool, this could be something we could look at doing maybe on Creek Road or Hackett Hill in conjunction with the Town.
  - FDR Varsity swim team rooster is up and they have to drive to Kingston.

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- There are a couple of things to consider such as get it to be year-round since it is such a huge investment. This addition to FDR is based on land availability.
- The second part of this is maintenance cost, certification and insurance.
- An olympic size outdoor pool costs \$1 million, it would triple the budget for insurance to \$5 million, that's a tough sell.
- Probably not this project but we can start researching this and also solar panel energy savings tied into projects.
- Vestibule question - It is the modern way to put the ID on a scanner and it goes into the system, a tube system is ok if not a better option. We should be able to figure something out with modern technology.
- If any decisions are made we should add a piece to RRS; check with our financial advisor if we can do it without raising the debt service, this would be better to sell the project.
- Is there anything we can't sell that is on the list? The track is going to be tough, A/C is also going to be tough.
- We know it will help with the right wording and information. We have to be careful how we word it but everything here is agreeable.
- Did we agree on anything in particular for RRS? Are any of the principal requests on this list? Maybe we can look at that for RRS.
- Overall consensus was at the elementary level. VAS bus loops were a priority. Overall it is more important for buses and roofs.
- At FDR It's important to the principal that the auditorium gets updated, it is a principal request
- There is no ADA bathroom upstairs at FDR. Students with wheelchairs have to wait for the elevator. We may need to add a single person ADA bathroom..
- Did we want to have a dollar amount to keep the debt service down?
  - The amount of the project is \$24.5 million and even more would be able to be put in.
- At RRS Melissa wants the bus loop and parking addressed.
- Aviva wants to see about adding the playground project for RRS.
- Elliot expressed that it is tough to know the cost. He spoke with Melissa as to what would be different other than widening it the bus loop. A design professional would be needed to see what the bus loop would look like, there are a lot of ideas, it would need a professional.
- Do we have time to have that included?
- Could include the RRS bus loop, playground and first level bathroom in the scope for the architect RFP so that we receive cost estimates for all. RRS work could be prioritized and items taken out of the project later in the process.
- First step design group, if it comes in under budget, do the playground if it comes in over then scale back or do in stages.

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- \$100,000 at most for playgrounds, there are many variables right now. Do people want that as a placeholder if that money comes in?
- A priority for RRS is parking. What would it take to do their HVAC system/ventilation system? It was done 70 years ago. If RRS wants to do summer school, their windows are not in good shape for that.
- Classroom temperatures can go up to 103 degrees. Elliot will look into heating and ventilation with A/C cost for RRS.
- Bus loop at RRS cost - have a conversation with the building administrator regarding doing better air quality or bus loop. Melissa's safety team has looked at the bus loop issue.
- Linda stated that right now we do not have to hire for this the scope is planned out.
- The BOE would approve the project in the fall for a December vote. That is when we would have to have the plan for RRS. So both could be in the plan for now. It would cost \$3M for heating, venting and cooling and \$1M for the parking lot.
- \$26 - \$27 M project may be something to survey staff on. We could pursue either one.
- We are on a good schedule planning one after another, if not this one it will be on another later.
- Conversations could happen to include principals. We don't want to have a \$26M plan now, we can do things over time.
- Work for Aviva and Elliot is to get that information ready for the next meeting. We will look at options. Feel free to email Elliot if you come up with any questions.

**Thank you to the DLT members, it is exciting with everything on this list.**

/lw