



OVERVIEW OF THE CAPITAL CONSTRUCTION PROCESS

HOW THE PROCESS BEGINS

Building Condition Survey every 5 years

2010 KG&D Architects

All buildings (except DO) rated unsatisfactory

\$40,650,000 of work identified (included \$26 million for EMS and EHS additions)

2015 KG&D Architects

All buildings rated unsatisfactory

\$27,484,222 of work identified

2020 MEMASI

All buildings rated unsatisfactory

\$47,621,106 of work identified

OTHER CONSIDERATIONS

Community and Stakeholder Input

- A product of community and administration collaboration to improve the security of the school facilities
- Safety and Security Bond was scheduled to vote on March 24, 2020

Administration and BOE Input

- While contemplating whether to put forward the Safety and Security Bond again, our 2020 BCS was completed
- It was recommended to go bigger and address the critical infrastructure needs of the District in addition to the security upgrades

THE REFERENDUM PHASE

Engage architects and construction manager to develop scope and cost estimate

- This is the phase we are in currently
- A concept and cost is developed based on the BCS and prior bond referendum
- SEQR (State Environmental Quality Review) process is completed
- Potential financial impact is estimated

BOE adopts a resolution and sets a referendum date

- Planned for December 14th meeting, with a vote date set for February
- Project details are disseminated to inform the public about the vote

Public votes on the referendum, simple majority required to pass

- If the referendum fails, the BOE and administration will determine how to address the facilities needs going forward
- If the referendum passes, we move on to the next steps...

THE DESIGN PHASE

The project design phase begins

- This phase CANNOT begin until the referendum passes!
- The design of the project will be segmented into multiple phases beginning in February '22 and continue until August '24
- Each phase will vary from 3 to 8 months in length
- Budget estimates are continuously monitored, and adjustments are made to plans as necessary
- Project plans are submitted to SED for revision and approval
- SED review and approval can take 8-12 weeks per phase

THE BIDDING PHASE

Once SED approval is obtained, the project is publicly bid

- NYS Wicks Law requires the project be broken down into different segments for bidding:
 - General contractor
 - Plumbing
 - Electrical
 - HVAC
- General Municipal Law requires we award the contract to the lowest responsible bidder
- If bids are not within budget, we may have to modify the design or scope and rebid

THE CONSTRUCTION PHASE

Construction begins with awarded contractors

- Construction will occur in multiple phases beginning in July '22 and continue through August '27
- Highly coordinated operation to maximize student and staff safety and minimize disruption to the educational process
- Construction managers on site daily throughout the project to monitor the contractors and ensure the project is built in accordance with the plans and specifications

WE ARE NOT ALONE

- *Nanuet* – \$59 million (October 28, 2021)
- *Smithtown* – \$120 million (September 28, 2021)
- *Edgemont* – \$39 million (May 18, 2021)
- *Saratoga Springs* – \$130 million (December 8, 2020)
- *Rye City* – \$80 million (June 11, 2019)
- *Mamaroneck* – \$50 million (February 5, 2019)
- *Mahopac* – \$54 million (May 21, 2018)
- *Scarsdale* – \$65 million (February 8, 2018)