

Strategic Plan

Process Update



Feedback for Facilities Improvements

- Air condition all buildings and improve HVAC in HS
- Bathroom renovations HS and MS
- Locker room improvements
- More grassy areas at East and West
- Expand outdoor learning spaces and on-water classrooms



Better Support and Involvement of Families

- Have PTA meetings in the evenings for parents who work
- Variety of ways that busy parents can participate and give input; more virtual options
- Parent workshops on health, nutrition, social media limits
- Instruction on Parent Portal/Google and streamlined communications
- Better orientation for kindergarten families
- More bilingual events



Next Steps

- Circulate general themes to families and give final feedback opportunity
- November 21 and December 5: Steering Committee prepares final recommendations for the Board of Education
- January 10 BOE Meeting: Board discusses and adopts Strategic Plan



Future Capital Projects

Board of Education
Presentation

Tuesday, November 8, 2022

Overview

- As we review the feedback from the recent strategic planning thought exchange question relating to facilities, we see that air conditioning for our schools is a popular request along with bathroom renovations at LBMS and LBHS



Overview

- We also received requests for grassy areas at East and West along with an expansion of the district's outdoor learning spaces and on-water classrooms



Overview

- Last year, when the capital projects subcommittee reviewed the building condition survey reports that lists the building needs with a priority rating for each building, the committee suggested that the board consider a smaller subset of projects for “May 2022 Authorization” and the remaining projects under the column “Future Bond” to be considered again the following year



Long Beach High School

Capital Project Items	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Exterior Doors	\$8,800		Replace Overhead door at auto shop.
Cafeteria Serving Lines	\$200,000		The request was made to replace the serving lines with new equipment. This will include modifications/relocations to the utilities serving the equipment
FACS Renovations	\$275,000		The request was made to completely renovate the existing FACS room. Work to include demolition, casework, appliances, improved HVAC, electrical and finishes.
Interior Walls	\$691,240		Reconstruct several interior wall masonry cracks. Recommend replacement/installation of fire rated security glass and/or film on all interior classroom and office glazing which is directly off existing corridors.
Vinyl Tile Flooring	\$528,000		Replace remaining VAT flooring. Replace rubberized flooring in auto shop
Ceiling Replacement Phase 1	\$500,000		Recommend long term plan to replace all existing 2x4 old and sagging ceilings. New ceilings will be 2x2 acoustical ceilings. Cost would be for phase 1 only.
Interior Doors	\$220,000		Recommend plan to replace all doors and hardware that were not replaced during corridor door replacement. This would be all doors within existing spaces.
Pool Reconstruction	\$470,800		Replace ceramic tile pool deck including mud setting bed. New waterproofing membrane will be installed as part of this work.
Bleacher Replacement	\$936,000		Recommend replacement of gymnasium and pool interior bleachers
Air Handling Units	\$6,204,000		Replace remaining air handling units that were not replaced during the 2013 bond issue or as part of the emergency work in 2016. There are 22 air handler units remaining to be replaced.
Pool Locker Room Sanitary Line	\$390,000		Recommend removal and replacement of pool locker room sanitary line. Reconfigure showers to allow for proper drainage. Current configuration does not allow for proper drainage. Existing drains appear to have several dogs. Replace ceramic tile and mud as part of this work.
Bathroom Reconstruction		\$1,416,000	Recommend replacement/renovation to all remaining bathrooms which were not renovated as part of the last capital project. Lower ADA drinking fountains to be in compliance.
Handicapped Accessibility	\$2,058,000		Provide ADA sinks to multiple spaces within building. Provide handicapped accessibility to pool, pool building showers and from pool deck into pool. This would require the installation of lifts and elevators. Provide access to second floor lobby from security vestibule on first floor. Provide accessibility to auto shop.
Total Building Costs	\$12,481,840	\$1,416,000	

Add 15% based on increase in construction

Note: Above costs are Construction (hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

Lido Complex (Lido Elementary School and Long Beach Middle School)

Capital Project Items	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Storm Water Drainage	\$ 797,500		Replace existing clay storm piping which runs from the building out to bay. Install sediment traps and replace man hole.
Sidewalk and Curb Replacement	\$ 418,000		Replace all sidewalks that extend around the building. No handicapped access to and from courtyards nor do a majority of the existing exits allow for handicapped accessibility.
Veterans' Field Turf Replacement	\$ 743,750		Replace existing synthetic carpet and infill on stadium field.
Athletic Grass Field Renovation	\$ 869,000		Complete renovation to middle school grass fields.
Exterior Walls	\$ 232,540		Exterior masonry reconstruction work required. Replace cracked brick, recaulk expansion joints, repair perimeter upper façade.
Windows	\$ 2,502,500		Replace all remaining windows which were not replaced as part of the last capital project. Install rescue window into room 269B or remove locking hardware at the door between
Ceiling Replacement - Asbestos tiles <i>Funds reallocated for the summer 2022 site work at LBHS and Lido Complex</i>		\$ 361,788	Replace ceiling and grid in 5 classrooms within the original section of the building. these tiles are asbestos containing and should be removed in the very near future.
Ceiling Replacement - Non -Asbestos tiles	\$ 346,500		Recommend long term plan to replace all existing 2x4 old and sagging ceilings. New ceilings will be 2x2 acoustical ceilings. Cost would be for phase 1 only.
Interior Doors	\$ 1,149,500		Recommend replacement of interior doors, sidelights and all existing wood framing from the original section of the building. Reduce the amount of glazing in an effort to increase level of security. Reinstall high security classroom locksets
Ventilation Systems <i>\$5,522,500 of the total under May 2022 remains for "Future Bond"</i>		\$ 11,975,000	Request was made to provide cooling to the entire building. This work would be completed by replacing all UV's and roof top units. Replace all steam piping with HW piping. Relocate all existing HW piping from crawl space to above ceiling. This project could be further broken down to a lesser cost if the A/C component was not recommended to be completed.
Bathroom Reconstruction	\$ 880,000		Renovation to remaining bathrooms - outside room L24, room 38, MS faculty room, boys and girls locker rooms. Convert existing showers in locker rooms to storage spaces.
Handicapped Accessibility	\$ 33,000		Install ADA sinks in art room, shops etc.
Total Building Costs	\$ 7,972,290	\$ 12,336,788	

Add 15% based on increase in construction costs

Note: Above costs are Construction (hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

West Elementary School

Capital Project Item	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Asphalt Pavement <i>Considering comprehensive renovation to add green play areas</i>	\$656,594		Recommend repave asphalt area, including play areas at the south side of the site
Sidewalks	\$205,062		Replace sections of concrete sidewalks along Louisiana Ave
Interior Walls	\$8,800		Recommend expansion joint be installed along East side of corridor adjacent to main entrance
Vinyl Flooring	\$6,600		Replace VAT in second floor office
Ceiling Replacement	\$165,000		Recommend long term plan to replace all existing 2x4 old and sagging ceilings. New ceilings will be 2x2 acoustical ceilings. Cost would be for phase 1 only.
Ventilation	\$3,849,000		The request was made to provide mechanical cooling to remaining spaces within the building which are currently not cooled. Replace ceiling hung UV's with units that all provide cooling. Provide cooling to interior offices and cafeteria.
Sanitary Drainage	\$82,500		Replace floor drain and associated piping in corridor outside cafeteria
Hot Water Heater	\$33,000		HW Water heater improperly vented into boiler breeching. Replace HW heater and proper breeching
Bathroom Reconstruction	\$260,000		Renovate remaining male and female toilets not upgraded as part of the previous capital project
Generator	\$3,300		Recommend extend exhaust piping to prevent fumes from entering the building
Community Center Renovations	\$330,000		Renovation of space including new ceiling, lighting, and minor carpentry.
Total Building Costs	\$5,599,856	\$0	

Add 15% based on increase in construction costs

Note: Above costs are Construction(hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

Lindell Elementary School

Capital Project Items	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Replacement of Bulkhead	\$2,625,000		Replace existing rotting steel bulkhead.
Asphalt Pavement	\$488,416		Repave asphalt along West and North side of site
Sidewalks and Curbs	\$322,080		Replace sidewalks and curbing along East side of site
Playgrounds	\$8,800		Install ADA ramp at play structure
Exterior Doors	\$17,600		Replace exterior doors and transom at boiler room
Exterior Steps	\$357,500		Replace steps and landings outside kindergarten rooms and gymnasium to meet current code
Fire Escape	\$26,400		Wire brush and repaint fire escape. Assume paint is lead base
Vinyl Tile Flooring	\$125,950		Replace remaining vinyl asbestos tile flooring
Wood Flooring	\$230,450		Recommend replacement of wood gym floor. Assume existing vapor barrier is asbestos containing
Ceiling Replacement	\$165,000		Recommend long term plan to replace all existing 2x4 old and sagging ceilings. New ceilings will be 2x2 acoustical ceilings. Cost would be for phase 1 only.
Ventilation	\$9,212,500		Request was made to provide mechanical fresh air ventilation to entire building. Steam piping would be abandoned in place and new HW piping would be run to new equipment. Central chiller would be installed to provide cooling. Recommend improve ventilation in 14 spaces within the existing building. Improve ventilation in cafeteria and kitchen.
Hot Water Heater	\$38,500		HW Water heater improperly vented into boiler breeching. Replace HW heater and proper breeching
Handicapped Accessibility	\$44,000		Recommend at least 1 pair of doors from the existing gymnasium be replaced to meet code and the American with disabilities act. Create 1 72" wide clear opening for ADA.
Total Building Costs	\$13,662,196	\$0	

Add 15% based on increase in construction costs

Note: Above costs are Construction (hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

East Elementary School

Capital Work Items	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Asphalt Pavement Reconstruction	\$367,400		Replace asphalt pavement along North side of site.
Chimney Reconstruction	\$49,500		Repoint existing exterior brick walls of the chimney.
Exterior Doors	\$70,800		Recommend replacement of full glass doors for security purposes.
Windows	\$88,000		Replace remaining stair tower windows.
Interior Walls	\$38,500		Repair/repaint multiple interior cracks including music room at second floor, boiler room, North stair tower and room A.
Carpet	\$44,000		Thought should be given to remove all remaining carpet within the building. Improve IAQ.
Ceiling Replacement	\$275,000		Recommend long term plan to replace all existing 2x4 old and sagging ceilings. New ceilings will be 2x2 acoustical ceilings. Cost would be for phase 1 only.
Interior Doors	\$17,600		Install correct door hardware on stair tower doors.
Ventilation	\$5,310,000		The request was made to improve the ventilation within the building. Currently, the building is heated via perimeter steam baseboard heat and fresh air is obtained thru an open window. Please be advised that this building was built to code during time of construction. Recommend convert building from steam to hot water, install new UV's create fresh air openings thru exterior walls. Cooling to all spaces could be addressed during this time.
Hot Water Heater	\$38,500		HW Water heater improperly vented into boiler breeching. Replace HW heater and proper breeching.
Handicapped Accessibility	TBD		Further discussion required regarding handicapped accessibility to existing small music practice room. Currently only way to access the space is via a small set of steps.
North Playground Replacement	\$200,000		Replace existing 25 year old playground and surfacing. New playground will be handicapped accessible and work will include removals, new equipment and surfacing.
Total Building Costs	\$6,499,300	\$0	

Add 15% based on increase in construction costs

Note: Above costs are Construction (hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

Nike Alternative WS Learning Center 659 Lido Blvd.	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Sidewalk Replacement		\$245,600	Asphalt roadway from transportation to Nike is in good shape. Recommend replacement of gravel turnaround and replacement of existing sidewalks. Recommend widening of sidewalk as it appears cars and trucks drive across sidewalk.
Exterior Walls	\$93,500		Replace soffits and fascia's in the near future. Building is nearing the end of useful life and should be considered for replacement
Exterior Steps and Ramps	\$60,500		Reconstruct/replace exterior steps at 2 locations. Replace railings at main entrance. Thought should be given to installing a ramp to the main entrance.
Windows	\$27,500		Recommend replacement of remaining windows
Interior Doors	\$15,840		Recommend replacement of remaining interior wood doors. Recently replaced locksets will be reinstalled
Boiler Room	\$13,200		Close holes in wall at boiler room and add fresh air into the space
Ventilation	\$5,500		Install ventilation in room 201.
Toilet Reconstruction	\$93,500		recommend upgrade of existing bathrooms
Electrical Panels	\$71,500		Replace main electrical panel within boiler room and upgrade branch circuit wiring
Exit Signs	\$4,125		Provide illuminated exit signs
Fire Alarm System	\$66,000		Replace existing fire alarm
ADA Toilets	\$6,600		Further upgrades to existing ADA toilet is required
Weather stripping	\$5,500		Install weather stripping at East elevation doors
Gazebo Replacement		\$20,000	Replace existing gazebo in kind.
Total Building Costs	\$463,265	\$265,600	

Add 15% based on increase in construction costs

Note: Above costs are Construction(hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

Transportation Building / Bus Garage

Capital Project Items	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Storage Building		\$472,000	The existing 20'-0" x 50'-0" storage building is at the end of its useful life. The work shall include the demolition of the existing building including the existing slab. We must include a new foundation system as we can not confirm/verify if the existing slab was built in accordance with the BCNYS. The work will only include limited utilities and only be equipped with new electrical, including 220 outlets for a compressor. The building will be a prefab building set onto screw piles and a new structural floor slab. Asphalt patching will also be required once building is complete
Roof Replacement	\$613,800		Replace original roofing system on entire building
Underground Storage tanks	\$467,500		Relocate/replace existing fuel pumping station and 6,000 gallon diesel tank
Handicapped Accessibility	\$104,500		Renovate bathrooms to provide handicapped accessibility
Total Building Costs	\$1,185,800	\$472,000	

Add 15% based on increase in construction costs

Note: Above costs are Construction (hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

Maintenance Building

Capital Project Items	FUTURE BOND	MAY 2022 AUTHORIZATION	Description
Incoming Electrical Service	\$44,000		Upgrade existing incoming electrical service to the building.
Asphalt Pavement	\$54,120		Repave South parking lot.
Sidewalks	\$44,330		Replace concrete sidewalks along Maple Avenue.
Exterior Masonry Walls	\$88,000		Extensive masonry repair and lintel replacement required around entire building.
Exterior Doors	\$11,000		Replace overhead door at South elevation. Replace door and wood frame at SW corner of building.
Roof and Decking	\$5,500		repair rotted deck around old roof opening.
Ventilation	\$66,000		Replace existing roof top H&V unit.
Bathrooms	\$44,000		Recommend renovation to existing male and female toilet.
Handicapped Accessibility	\$55,000		Recommend the construction of a new ADA, single stall toilet at grade level. Currently access to toilets within the building are only via steps.
Total Building Costs	\$411,950	\$0	

Add 15% based on increase in construction costs

Note: Above costs are Construction(hard costs) and 18% Soft costs and Contingencies to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construction cost contingencies to cover unforeseen conditions which may arise throughout the project.

Other Possible Capital Items to be Considered

- Replace part of the asphalt play areas with synthetic turf at East Elementary and West Elementary
- Replace existing rooftop air conditioning unit at West School [In Progress: May 2022 vote](#)
- Install additional lighting in the Lindell Elementary auditorium
- Replace fibar with rubber play surface and install new play equipment at Lindell Elementary and Lido Elementary
- Replace gym divider wall at LBMS
- Reconstruct sewer line at the transportation building [In Progress: May 2022 vote](#)
- Waterproofing concrete parapets at each stair tower at LBHS [New Item](#)

Financing the Capital Projects

- As we consider a future bond issue it is important to keep in mind that a district bond issue is an advantageous way to plan and complete large projects without creating a spike in the tax levy
- It is advisable to substitute retiring debt service with new debt service in order to minimize the tax impact of a large capital plan and keep district facilities in a good state of repair
- Since state aid and debt service schedules are structured along a fifteen-year period, it is wise to align large-scale capital projects on that time frame

Financing the Capital Projects

- A large portion of the annual debt service (~\$5.4M) for the School Preservation Plan [SPP] will retire at the end of school year 2025-26 then the remaining portion of the annual debt service (~\$2.6M) for the SPP retires at the end of school year 2027-28
- If the Board of Education wants to replace existing debt service with new debt service without impacting the budget or tax levy, the total amount of borrowing must be approximately the same level or lower than the prior borrowing
- If the Board of Education decides to move forward with a bond issue prior to 2025-26, the district can take advantage of short-term borrowing, to start the capital work prior to 2025-26 without having to incur a large debt service payment until 2026-27

Recent District Bond Vote Results

District	Bond Amount	Date	Approval %
Elwood	\$2.4M	Oct 22	40%
Patchogue-Medford	\$45M	Oct 22	45%
Westhampton Beach	\$33M	Oct 22	88%
Connetquot	\$60M	May 22	64%
Eastport-South Manor	\$90M	Feb 22	53%

Recent District Bond Vote Results

District	Bond Amount	Date	Approval %
Oyster Bay - East Norwich	\$29M	Dec-21	65%
Elmont	\$52M	Nov-21	83%
Miller Place	\$30M	Oct-21	80%
Smithtown	\$120M	Sep-21	74%
Hauppauge	\$14M	Dec-19	70%
Commack	\$68M	Dec-19	75%
Comsewogue	\$32M	May-18	75%
Floral Park - Bellerose	\$15M	Oct-18	60%
Hicksville prop 1 (variety of district work)	\$27M	Nov-17	76%
Hicksville prop 2 (addition for new pool)	\$15M	Nov-17	65%
Elwood	\$35M	Nov-17	66%

District Building and Cost Summary

Building	Cost Estimate
Long Beach High School	\$12,473,040
Lido Complex	\$13,856,578
West Elementary School	\$5,599,856
Lindell Elementary School	\$13,662,196
East Elementary School	\$6,499,300
Nike Learning Center	\$463,265
Transportation Building	\$1,185,800
Maintenance Building	\$411,950
Total (including 15% cost escalation factor)	\$62,274,783

Comments / Questions