



## Board of Education

# Long-Range Facilities Plan for Bonding Referendum

October 25, 2018

### Overview

The Town and Board of Education engaged the services of CREC and Tecton Architects in 2015-16 to conduct a comprehensive study of the Somers Public School's facilities. The intent was to determine the extent of needed repairs in order to develop a fiscal plan. Tecton conducted thorough inspections of the schools and developed a report with recommendations. In the summer of 2017, Somers Public Schools Leadership met with Tecton to better understand the report. During the fall of 2017, the Leadership Team met frequently to identify other projects not included in the *Tecton Facilities Report*, prioritize all projects, discuss financial impacts and possible funding. A final *Long-Range Facilities Plan* was approved by the Somers Board of Education in December of 2017. Projects would be completed over four years. The plan addresses facility issues including:

- Safety & Security (S&S)
- Structural (Struct)
- Deferred Maintenance (DM)
- Compliance (Comp)
- Indoor Air Quality (IAQ)
- End of Life (EOL)

### Facilities Projects

PROJECTS	COSTS	S&S	Struct	DM	Comp	IAQ	EOL
<b>Somers Elementary School</b>							
General Building Repairs	\$163,000	•	•	•	•		•
Media Center Air Handling Unit	\$30,000					•	•
Countertops & Cabinets	\$175,000						•
Exterior Column Repair	\$412,000		•				
Mortar Repair	\$100,000		•				
Oil Tank	\$194,000				•		•
VCT Tile (flooring)	\$88,000			•			
Roof (partial replacement)	\$552,000		•				•
<b>Mabelle B. Avery</b>							
General Building Repairs	\$60,000		•	•			
Tech Ed Ventilation System	\$27,000	•				•	•
<b>Somers High School</b>							
General Building Repairs	\$73,000			•	•		
Auditorium Lighting	\$198,000	•					•
Baseball Field and Fence	\$41,000	•		•			
Boiler Replacement	\$235,000						•
Track	\$2,987,000	•		•			•
<b>System Wide</b>							
Security Upgrades	\$75,000	•					
Door Canopies	\$52,000		•				
Kitchen Equipment	\$55,000						•
Lintels	\$55,000		•				
Storage Building	\$348,000		•				
<b>TOTAL</b>		<b>\$5,920,000</b>					

# **Somers High School**

## **Track Replacement Information Sheet**

### ***Track Facts***

- The current track is in serious disrepair.
- The track has been deemed unsafe to host track and field events.
- There have been no home track meets for the past few years.
- Physical education and other classes have limited use of the track due to safety concerns.
- The current track is not regulation size (regulation size = ¼ mile).

### ***Why is the estimated cost different from the original Long-Range Facilities Plan?***

- Tecton Architects provided the original quote to replace the existing track with a new ¼ mile track. The original quote assumed the current track is a ¼ mile. It is not.
- As the School District started refining budget figures for the bond referendum, we engaged the services of SMRT Architects and Engineers. SMRT has experience in developing school athletic facilities. The engagement of SMRT was done to have a more realistic budget figure for a new ¼ mile track.
- SMRT looked at the fields, made suggestions as to possible locations of a new ¼ mile track, and provided the school district with an “opinion of probable costs.” The opinion of probable costs is an estimate based on observations of athletic fields and comparison to other similar projects.
- The different estimated cost is due the following factors:
  - Increase in track size necessitates a reorientation or relocation.
  - Natural grass multi-purpose interior field (soccer, lacrosse, field hockey.)
  - Preparation of new location or reorientation.
  - General site work, improvements (e.g. bleachers, scoreboard, lights, etc.)
  - Site utilities (e.g. drainage, irrigation, electrical, lighting.)

### ***Miscellaneous Information***

- No location, plan, configuration, or contractor has been selected.
- Final site determination and contractor will be based on the most qualified and responsible proposal submitted through the mandatory Request for Proposal process.
- The Board of Education will approve the final awarding of the contract and site location.