



Mineola Public Schools

121 Jackson Avenue , Mineola New York

Building Condition Survey / Facility Upgrades

03 February 11'



State Education Department Code of Public School Building Inspections

Introduction

Section 155.3 Comprehensive Public School Safety Program

The Board of Education of each District shall cause all occupied school facilities to comply with the provisions of the Comprehensive Public School Safety Program to ensure that all school facilities are properly maintained and preserved to provide suitable educational settings.

Introduction – Continued

The **Comprehensive Public School Safety Program** consists of the following components:

- (a) Building Condition Survey (BCS)
- (b) Annual Visual Inspections
- (c) Five year capital facilities plan

The **Building Condition Survey** is required to be completed for all student occupied buildings every five years. Systems are inspected & given ratings (Excellent, Satisfactory, Unsatisfactory, Non-Functioning & Critical Failure). A licensed NYS Architect or Professional Engineer is required to be part of the inspection team.

Based upon the individual system ratings the building is given an overall rating (Excellent, Satisfactory, Unsatisfactory & Poor).

Introduction – Continued

The **Annual Visual Inspection** is required to be completed for all occupied buildings every year. It is intended to update the BCS and adjust any system or overall building ratings as needed

The **Five Year Capital Facilities Plan** is required for each school district to develop and keep on file a comprehensive long-range plan pertaining to educational facilities. It is intended to be a tool for a district to plan for capital improvements and budget appropriately. It also provides the State with a snapshot of the potential building aid reimbursement over a five year period.

Introduction – Continued



Enforcement:

Upon completion of the BCS an executive summary is created which provides a brief description / outline of the districts needs, including possible enrollment changes. Subsequent capital projects submitted after the BCS should reinforce the districts needs previously identified. SED permits could be held up for new work if they feel these needs are not being addressed.

H2M is currently in the process of completing the Five year CFP and prioritizing possible future capital projects, which will be presented at a future date.

Completed Capital Projects 2005 – 2010

For the past several years the Mineola School District has supported facility improvements by allocating \$500,000 yr. The scope of work was identified as items in need of upgrade in the previous 5yr BCS. Mineola will continue to take a proactive approach to facility needs to maintain adequate educational settings.

In the past five years approximately 60 individual projects were completed spanning all 7 district buildings including 2 district wide projects with a construction value in excess of \$2.5 million.

Completed Capital Projects 2005 – 2010

Completed Project List

Mineola High School

Boy's & girls locker room renovation

Track re-surfacing, perimeter fencing

Baseball dugouts, backstops & fencing

Boys shower renovations

Office upgrades

Fire alarm upgrade

Exterior soffit & security lighting

Flagpole & brick landscape

Lax Field drainage & irrigation

Gym floor replacement & equipment

Gymnasium bleachers

Shop dust collection system

Auditorium floor & drapes

Side walk replacement

Completed Capital Projects Mineola High School



Completed Capital Projects 2005 – 2010

Completed Project List

Mineola Middle School

Shop dust collection system

Public address & intercom system

Auditorium upgrades stage, drapes

Auditorium seat padding & covering

Boy's & girls lockers / toilet upgrades

VCT Floor tile and painting

Home & career center upgrades

Sidewalk replacement

Boy's & girls locker room upgrades

Completed Capital Projects Mineola Middle School



Completed Capital Projects 2005 – 2010

Completed Project List

Jackson Avenue School

Playground surfacing & walkway

Cupola restoration

Painting & carpet replacement

Technology upgrades – wiring & elec.

New library media center

Public address & Intercom



Completed Capital Projects 2005 – 2010

Completed Project List

Hampton Street School

Playground surfacing

Main entrance walkway, ADA ramp

Renovate & upgrade ADA toilets

Replace press box

Replace fire alarm panel

Various sidewalk replacement

Exterior masonry pointing

Running track pavement

Replace visitors bleachers

Completed Capital Projects 2005 – 2010



Completed Capital Projects 2005 – 2010

Completed Project List

Cross Street School

Playground surfacing & sidewalk

Kitchen exhaust hood

Exterior masonry pointing

Parking lot paving & striping

Classroom flooring replacement

Faculty toilet upgrades



Completed Capital Projects 2005 – 2010

Completed Project List

Meadow Drive School

Playground surfacing & sidewalk

New library media center

Electrical upgrade

Main hallway ceilings & lighting



Completed Capital Projects 2005 – 2010

Completed Project List

Willis Avenue School

Renovate Board Room

Entry window

District Wide Projects

Security cameras

Exterior security lighting

Mineola Public Schools “Green” Initiative



Over the past five years Mineola Public School District is dedicated towards reducing its carbon footprint and is proactive in the use of organic, non-polluting, sustainable products which are recycled, environmentally friendly and energy efficient. This all in an effort to improve the “environment” in which students and faculty interact on a daily basis.

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“Green” Initiative - continued

Examples of such practices are:

The use of organic and environmentally friendly, low VOC cleaning products throughout the district.

The establishment of an “IPM”, integrated Pest Management program in which the approach to dealing with pest control is done utilizing non-toxic solutions.

The elimination of pesticides & herbicides in maintaining the playing fields, using only organic fertilizer and weed control products.

Mineola Public Schools

“Green” Initiative - continued

Examples of such practices are:

The implementation of a “IAQ”, Indoor Air Quality program, which proactively address IAQ concerns by identifying potential issues and implementing a standardized protocol for testing, analysis and recommending possible corrective solutions in a timely manner as not to disrupt the educational setting.

The IAQ program deals with air quality, asbestos abatement, ventilation, mold remediation and identification of possible lead based products.

Mineola Public Schools Energy Savings Program



Completion of Year 2 (Phase I & Phase II “EPC” Energy Performance Contract – Johnson Controls)

The project consisted of the following energy conservation improvements with a guaranteed savings of \$5,445,317 during the 18 year period :

- Boiler Plant Upgrade, Boiler Replacement & Boiler Controls
- Lighting Upgrade / Retrofit
- Lighting Controls & Occupancy Sensors
- Energy Management System & Computer Controls
- Weatherization Improvements
- Steam Trap Replacement & Pipe Insulation

Mineola Public Schools Energy Savings Program

Energy Saving Measures

Boiler Plant Upgrade, Boiler Replacement & Boiler Controls – Included upgrades at Meadow Drive, Cross Street, Mineola Middle School, Hampton Street Elementary School & Jackson Ave. Elementary School resulting in improved efficiency & combustion resulting in reduced MMBTU – 2,320 BTU @ \$96,218.00.

Weatherization Improvements – Included insulation and weather stripping at exterior doors, overhead doors, roof top units and roof / wall joints at High School, Middle School, Cross Street, Hampton Street, Jackson Ave. & Meadow Drive resulting in fuel savings per therm – 28,832 @ \$34,067.00.

Mineola Public Schools Energy Savings Program

Energy Saving Measures

Energy Management System & Computer Controls – Included upgrades to heating system controls (day/night setback & room stats) resulting in reduced fuel oil consumption of 9,403 gallons @ \$21,388.00 and reduced kWh consumption – 21,619 kWh @ \$3,867.00.

Lighting Upgrade / Retrofit & Occupancy Sensors – Included the replacement of old style lighting with energy efficient lamps & ballasts resulting in reduced kWh consumption - 659,933 kWh @ \$123,655.00

Mineola Public Schools Energy Savings Program

Energy Saving Measures

Non-Measured Energy Savings – Include Verdiem computer controls, steam trap replacement, pipe insulation and vending machine controls resulting in reduced fuel oil consumption and reduced kWh consumption @ \$93,328.00.

Operational & Maintenance Savings – through the installation of energy efficient lamps, ballasts & boiler upgrades has reduced the districts operational and maintenance costs resulting in reduced time / payroll cost @ \$42,401.00

Total Yearly Savings: \$414,924.00

Mineola Public Schools Energy Savings Program

Environmental Impact

Through a range of various energy conservation items the district has made a considerable contribution to the reduction of environmental & emission pollution.

Item:	per/yr	Total
Passenger cars off the road	233	4,188
Passenger car miles driven	2,792,166	50,258,987
Planted acres of trees	324	5,828
Gallons of gasoline	122,638	2,207,484
Barrels of oil	2,505	45,086
Number of homes powered	138	2,479

Mineola Public Schools

\$10,045,000 BOND RECAP

- APPROVED FEBRUARY 2006
- WORK STARTED JULY 2007
- PROJECT INCLUDED:
 - ✓ HIGH SCHOOL – AUDITORIUM, WINDOWS & DOORS
 - ✓ MIDDLE SCHOOL – HVAC INSTALLATION, WINDOWS & DOORS
 - ✓ HAMPTON – ROOF
 - ✓ JACKSON – ROOF
 - ✓ CROSS – ROOF & ELEVATOR (ADA)

Mineola Public Schools

FINANCIAL RESULTS

ORIGINAL AUTHORIZATION	\$10,045,000
ESTIMATED INTEREST PAYMENT 15 YEAR MATURITY	\$ 5,000,000

BY END OF JUNE 2011

PRINCIPAL BALANCE WILL BE	\$1,100,000
ACTUAL INTEREST PAID THRU 6/30/11	\$ 595,000

NET RESULT – BOND WILL BE PAID OFF IN 6 YEARS AT AN ESTIMATED INTEREST EXPENSE SAVINGS OF APPROXIMATELY \$4,400,000.