

Oyster Bay – East Norwich Central School District



21st Century Improvements at OBEN

June 8, 2021

Oyster Bay – East Norwich Central School District

Important Facts and Timeline



Oyster Bay – East Norwich Central School District

WHY do we need to introduce
another capital project?





WHY

- Efficiently thinking about our facilities
- **Compliance** and safety
- Take advantage of opportunities and proactively thinking about the future
- All the work **cannot be included in our budget or with the capital reserve**
- Create an environment that will empower our students by **creating the learning spaces** that they deserve **with no additional expense** to the taxpayers

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But **WHY** do we need to
introduce another capital project
NOW?





WHY – NOW?

- Debt service is falling off
- With COVID we learned that our schools need more space because teaching and learning is changing
- Since **principal and interest hit in the following fiscal year 2023 - 2024**, we have a time constraint
- Interest rates are low now

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It is important to analyze
DEBT SERVICE in a proactive
manner...





Debt Service Analysis



Oyster Bay – East Norwich Central School District



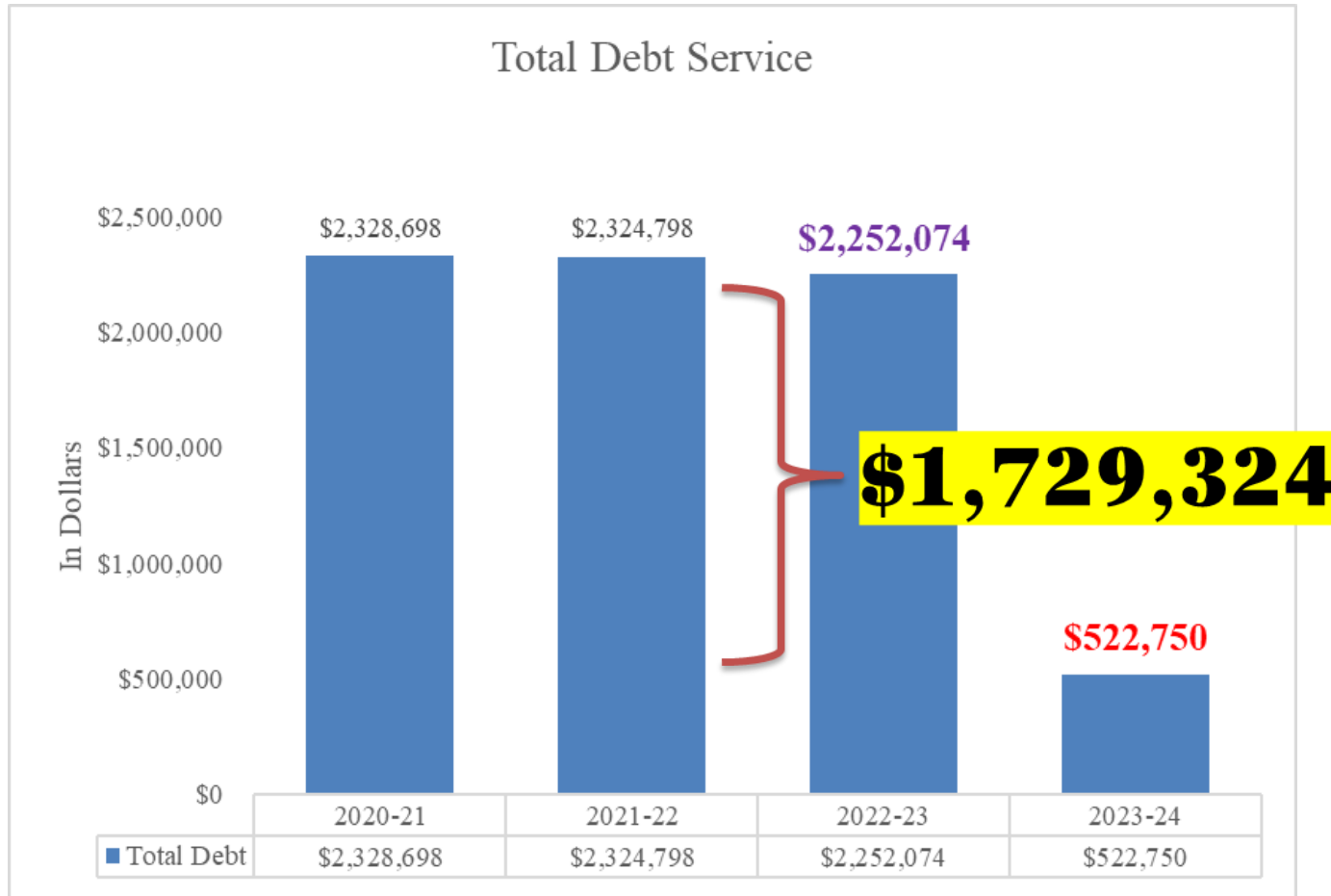
Debt Service Analysis

| | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
|----------------|-------------|-------------|-------------|-----------|
| Bond Principal | \$1,865,000 | \$1,940,000 | \$2,025,000 | \$430,000 |
| Bond Interest | \$300,650 | \$221,750 | \$145,550 | \$92,750 |
| EPC Principal | \$153,062 | \$157,424 | \$80,387 | \$0 |
| EPC Interest | \$9,986 | \$5,624 | \$1,138 | \$0 |
| Total Debt | \$2,328,698 | \$2,324,798 | \$2,252,074 | \$522,750 |

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Debt Service Analysis



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Oyster Bay – East Norwich Central School District

It is important to analyze the
TAX LEVY in a proactive
manner...





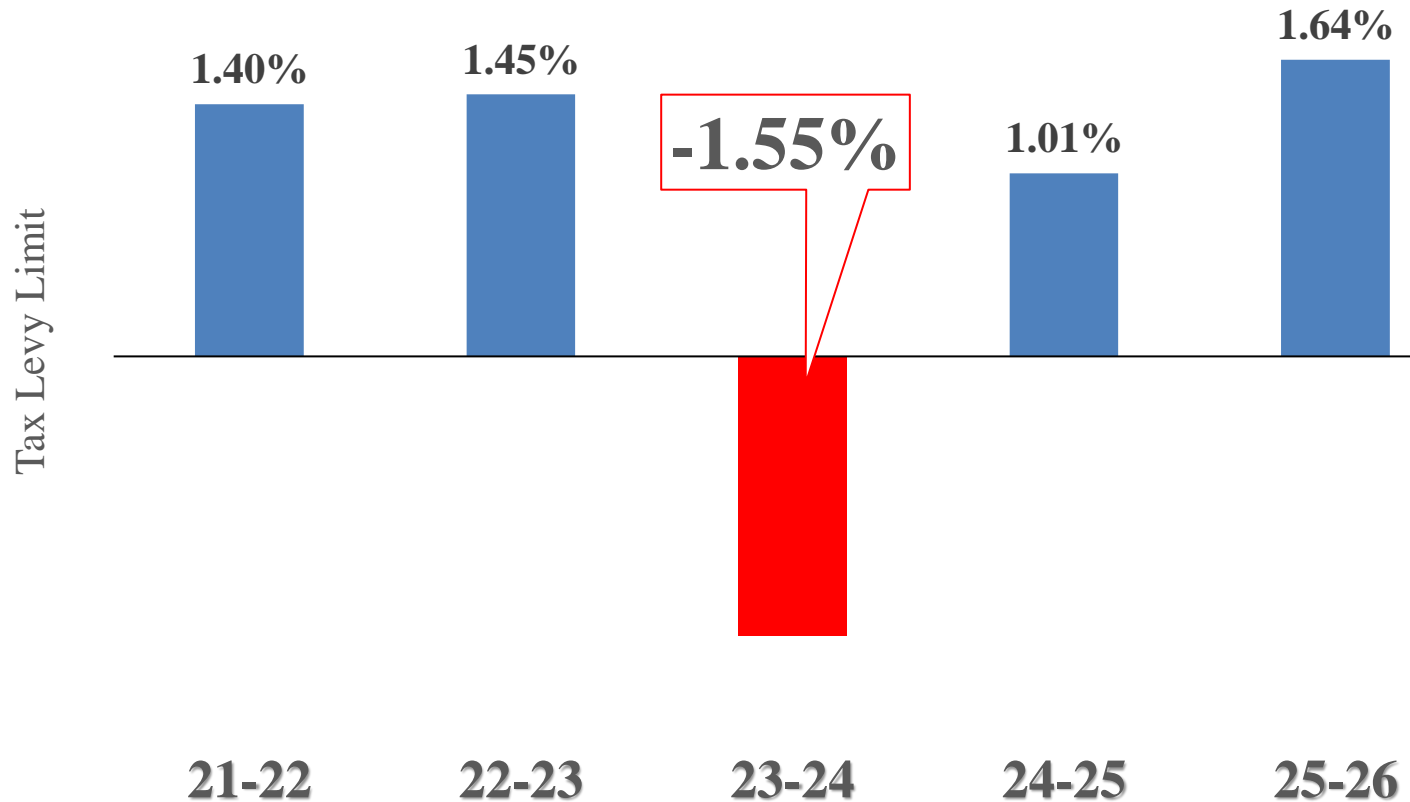
Tax Levy Limit Projections

| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|--------------------------------------|------------|------------|------------|------------|------------|
| Tax Levy Limit | 54,416,060 | 55,205,224 | 54,351,879 | 54,902,963 | 55,805,035 |
| Proposed Levy | 54,416,060 | 55,205,224 | 54,351,879 | 54,902,963 | 55,805,035 |
| \$ Increase over prior year levy | 749,088 | 789,165 | (952,245) | 551,083 | 902,072 |
| % increase over prior year levy | 1.40% | 1.45% | -1.55% | 1.01% | 1.64% |
| Local Capital Levy Share | | | | | |
| Capital Work | - | - | - | - | - |
| Debt Service | 2,324,798 | 2,252,074 | 522,750 | - | - |
| Est Bonding Aid | 231,734 | 231,734 | 231,734 | 231,734 | 231,734 |
| BOCES Capital exclusion | + 46,198 | 46,000 | 46,000 | 46,000 | 46,000 |
| Less transfer from Debt Service Fund | - | - | - | - | - |
| LOCAL CAPITAL LEVY SHARE | 2,139,242 | 2,066,320 | 336,996 | (185,754) | (185,754) |

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Tax Levy Limit Projections



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...but if we introduce a
NEW DEBT SERVICE...





Tax Levy and Debt Service **Projections** with NEW BOND

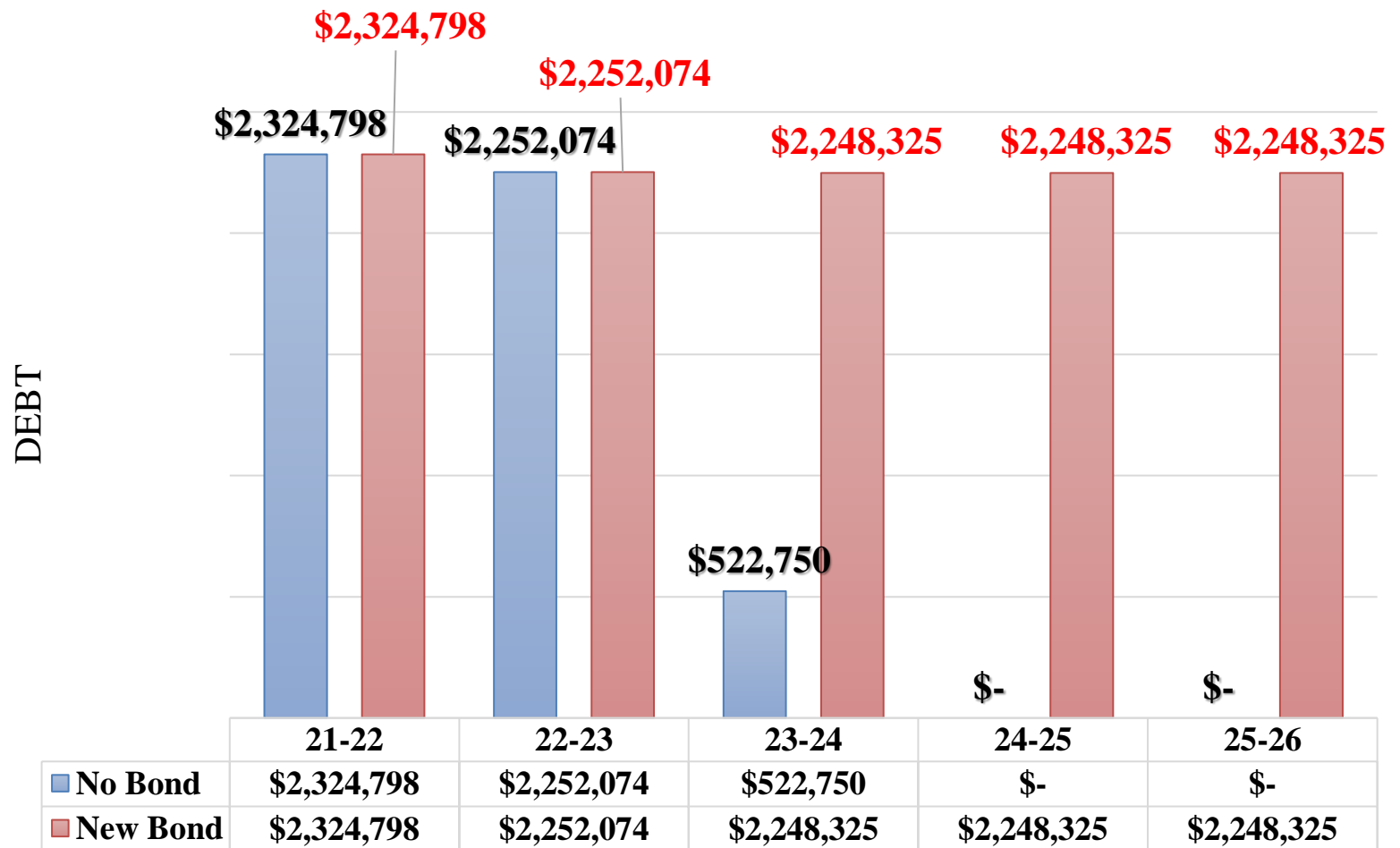
| BOND | Principal | Interest estimated at 1.50% | Total Estimated Debt Service (15 yrs. average) |
|------------|--------------|-----------------------------|--|
| 30 Million | \$ 1,800,000 | \$ 450,000 | \$ 2,248,325 |

| | | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|--------------------------|--------------------------------------|------------|------------|------------|------------|------------|
| Tax Levy Limit | | 54,416,060 | 55,205,224 | 56,077,454 | 56,967,636 | 57,872,254 |
| Proposed Levy | | 54,416,060 | 55,205,224 | 56,077,454 | 56,967,636 | 57,872,254 |
| | \$ Increase over prior year levy | 749,088 | 789,165 | 872,230 | 890,181 | 904,618 |
| | % increase over prior year levy | 1.40% | 1.45% | 1.58% | 1.59% | 1.59% |
| | | | | | | |
| Local Capital Levy Share | | | | | | |
| | Capital Work | | - | | - | - |
| | Debt Service | 2,324,798 | 2,252,074 | 2,248,325 | 2,248,325 | 2,248,325 |
| | Est Building Aid | - 231,754 | 231,754 | 231,754 | 231,754 | 231,754 |
| | BOCES Capital exclusion | + 46,198 | 46,000 | 46,000 | 46,000 | 46,000 |
| | Less transfer from Debt Service Fund | - | | | | |
| | LOCAL CAPITAL LEVY SHARE | 2,139,242 | 2,066,320 | 2,062,571 | 2,062,571 | 2,062,571 |

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Debt Service Projections with NEW BOND



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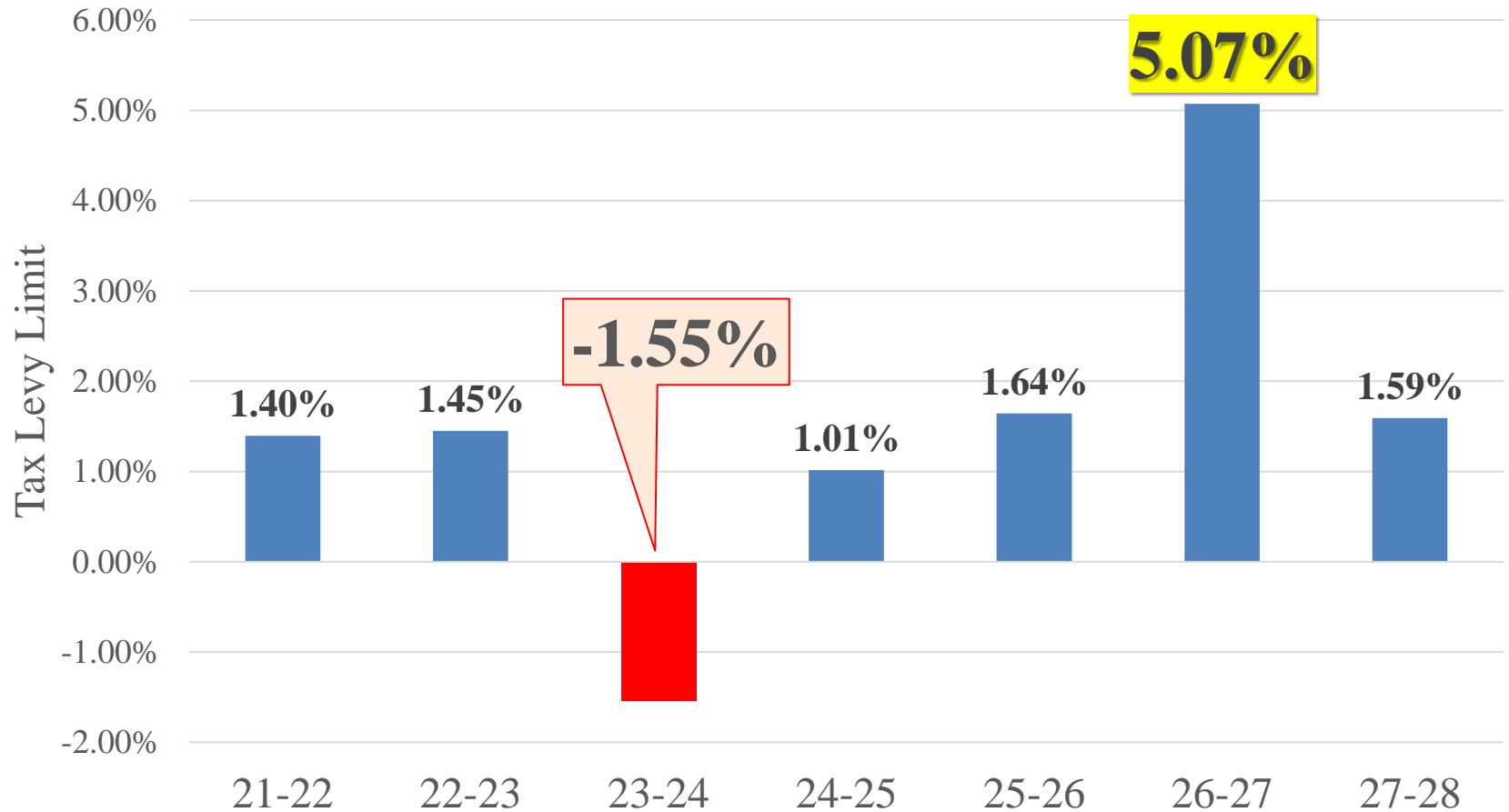
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...**WHAT** if we **DO NOT** add
NEW DEBT SERVICE and
LATER we decide to do
CAPITAL WORK...





Tax Levy Limit Projections with **LATER** Capital Work



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It is important to analyze the
TIMELINE in a proactive
manner...





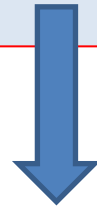
TIMELINE for the process to work

- December 2021 – **VOTE**
- SUMMER 2022 – **WORK STARTS**
- SUMMER 2022 – BORROWING
- FALL 2023 – **NEW DEBT on the BOOKS**



TIMELINE for the process to work

It is IMPORTANT TO BORROW at this time in order to have debt at the time when old debt comes off



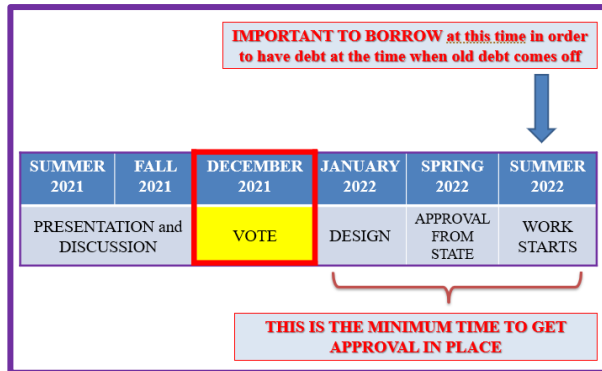
| SUMMER 2021 | FALL 2021 | DECEMBER 2021 | JANUARY 2022 | SPRING 2022 | SUMMER 2022 |
|--------------------------------|--------------|------------------|-----------------|---------------------------|----------------|
| PRESENTATION and DISCUSSION | | VOTE | DESIGN | APPROVAL FROM STATE | WORK STARTS |



THIS IS THE MINIMUM TIME TO GET APPROVAL IN PLACE



TIMELINE for the process to work



**WORK
STARTS AND
BORROWING
TAKES PLACE**

SPRING 2023

**BUDGET PREPARED
and NEW DEBT for
the 2023 – 2024
BUDGET**

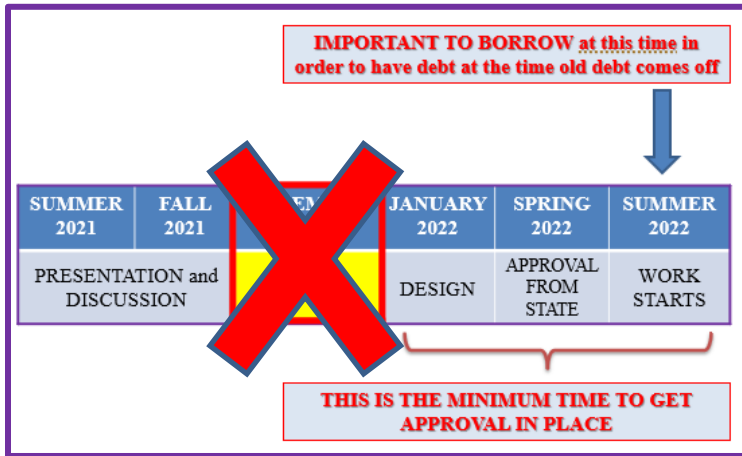
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...**WHAT** if we **DO NOT** follow
this timeline and decide to go
for a **LATER** vote...





...What if we VOTE LATER...



**IF WE VOTE LATER,
WORK WILL START LATER**



**IF WORK STARTS LATE,
BORROWING WILL COME LATER
not enough time to be on the books for the
2023 -2024 Budget**



...What if we VOTE LATER...

**Reasonable time for borrowing on
time for Budget 2023 - 2024**

**BUDGET
VOTE
DECEMBER
2021**

VOTE

**WORK
STARTS**

DEC
2021

SPRING
2022

SUMMER
2022

SPRING
2023

FALL
2023

SPRING
2024

SUMMER
2024

VOTE

**WORK
STARTS**

**BUDGET
VOTE
AFTER
DECEMBER
2021**

**LATE for BORROWING since Budget
2023 – 2024 already in motion**

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Scope of Work by Schools



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Oyster Bay High School





Oyster Bay High School

**Oyster Bay High
School was built
in 1929**



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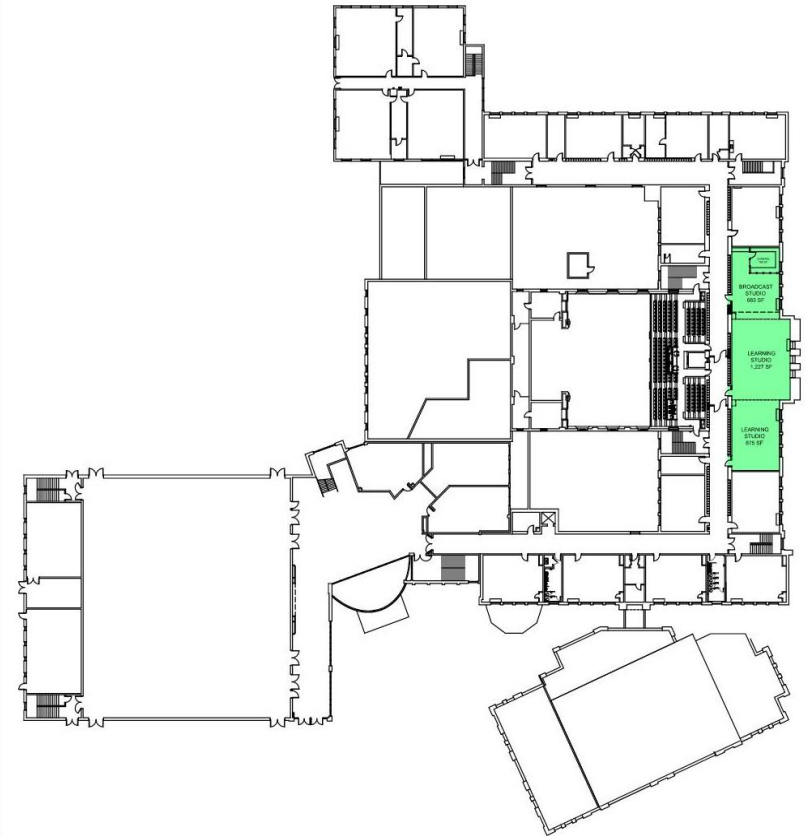
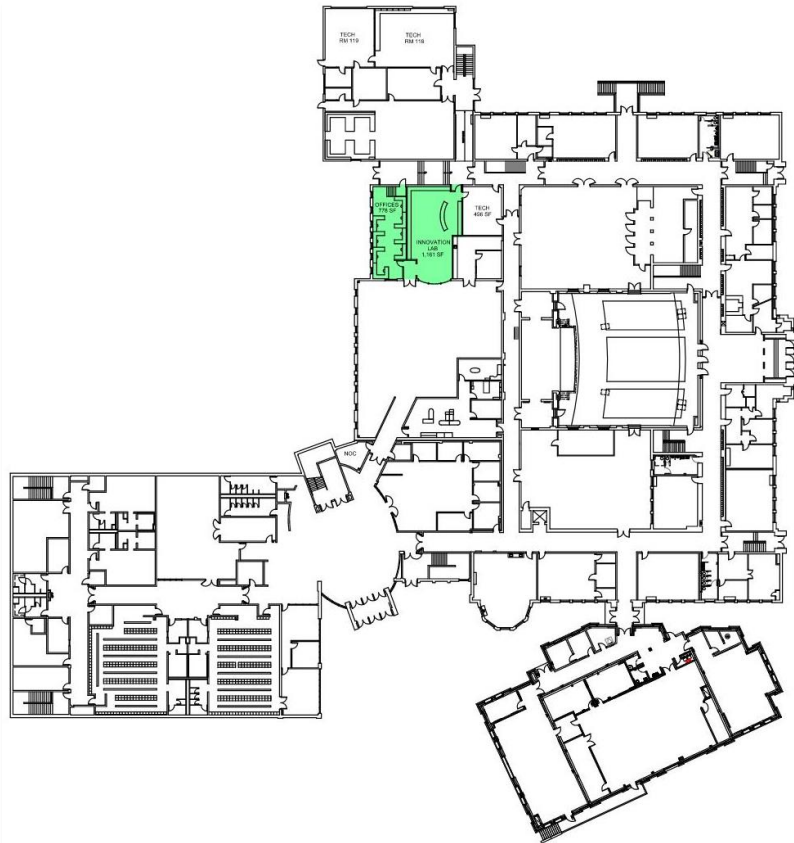
Oyster Bay High School



Oyster Bay – East Norwich Central School District



Overall Scope of Work at OB High School



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Total by Building

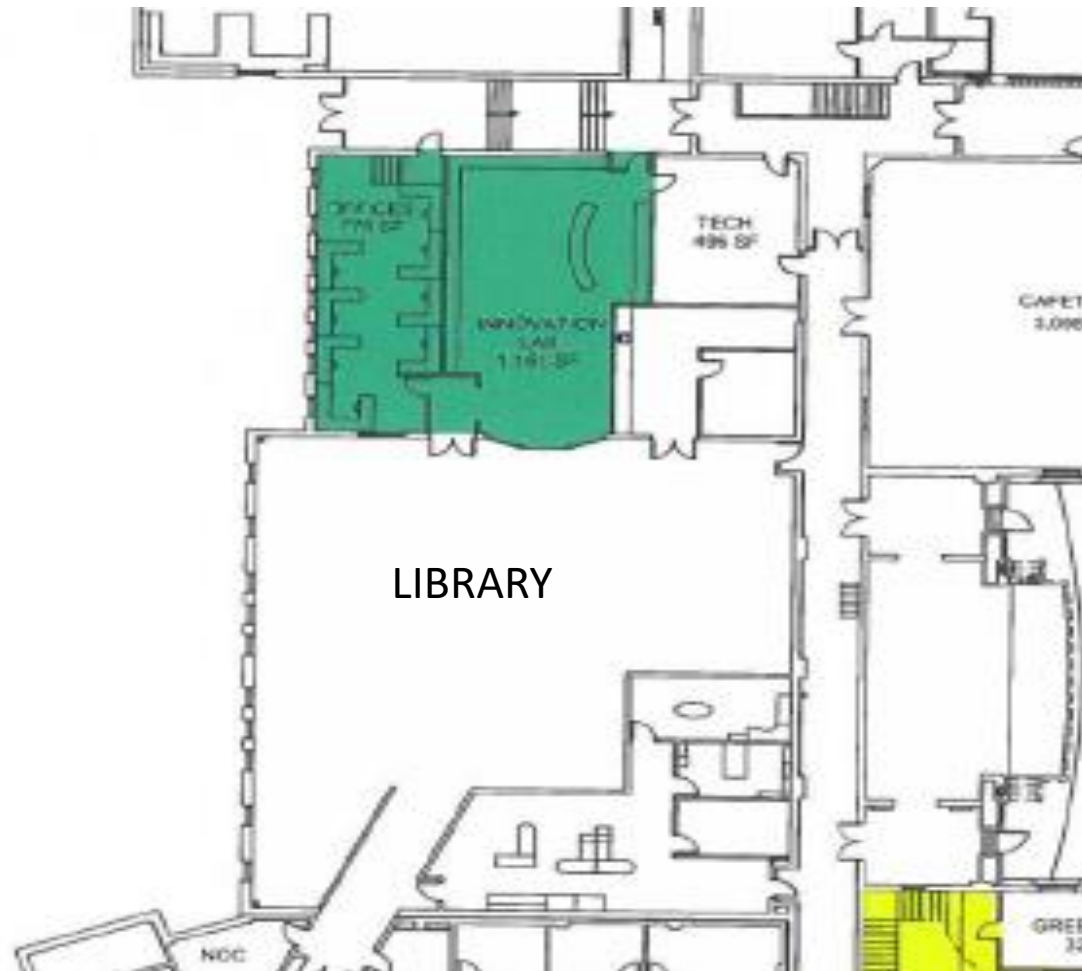
| School | Type of Project |
|--------------------|--|
| High School | <ul style="list-style-type: none">• Innovation lab by library• 21st Century Classrooms• Turf field• <i>Window repairs</i>• <i>Repair acid waste tank in boiler room</i>• <i>Repair and replace leaking roof drain lines</i>• <i>Emergency security and lighting upgrade</i>• <i>Upgrade interior door hardware</i>• <i>Overall internal piping insulation</i>• <i>Upgrade fire command panel</i>• <i>Create areas of rescue</i>• <i>Enhance auditorium PA system</i> |

Please note: Items in red are from the building condition survey

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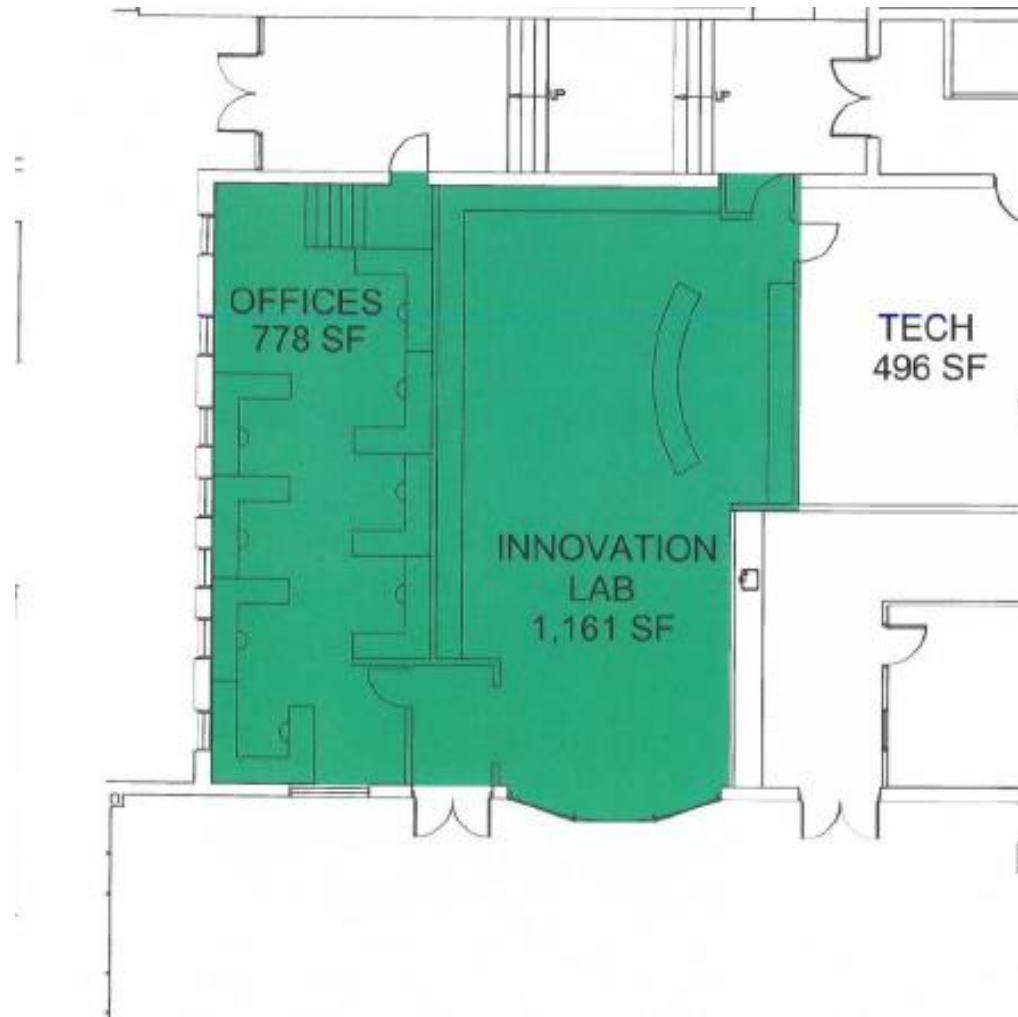
Innovation Lab by Library



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Innovation Lab by Library



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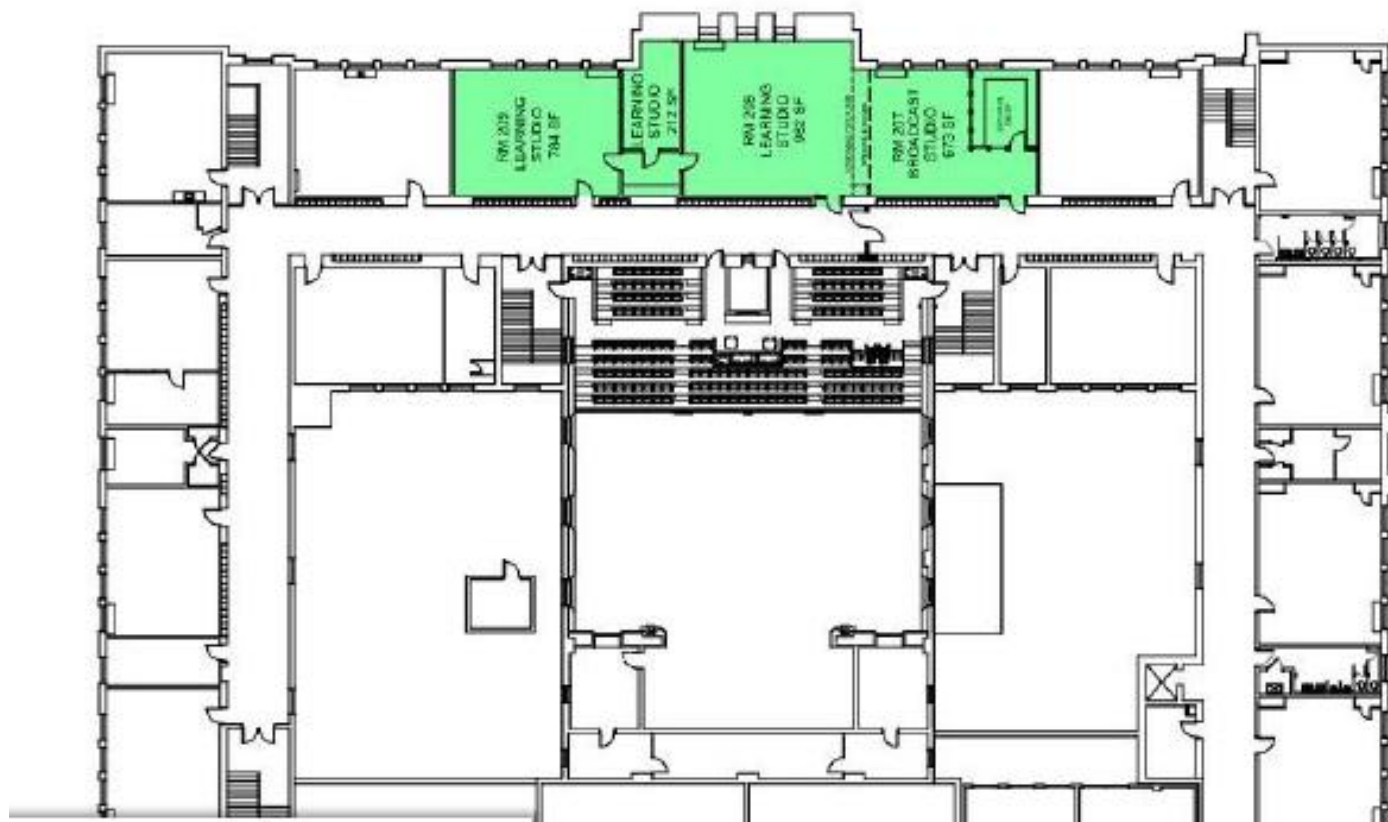
Innovation Lab by Library



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21st Century Classrooms



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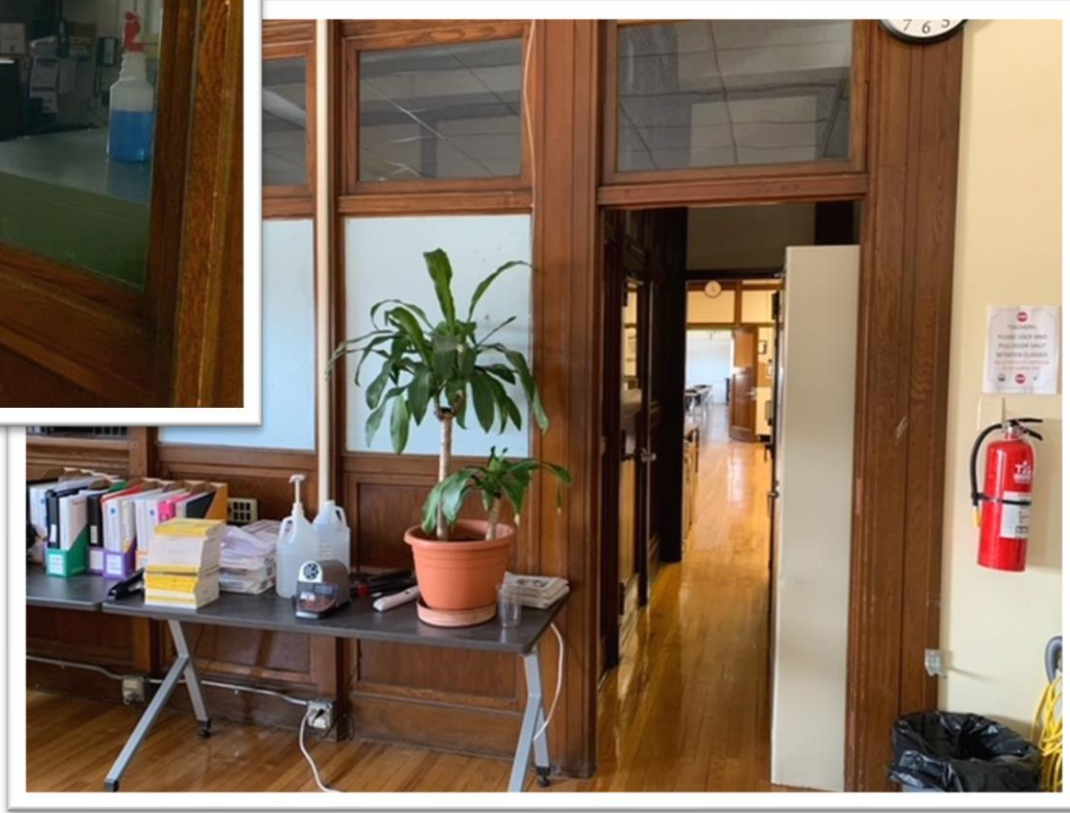
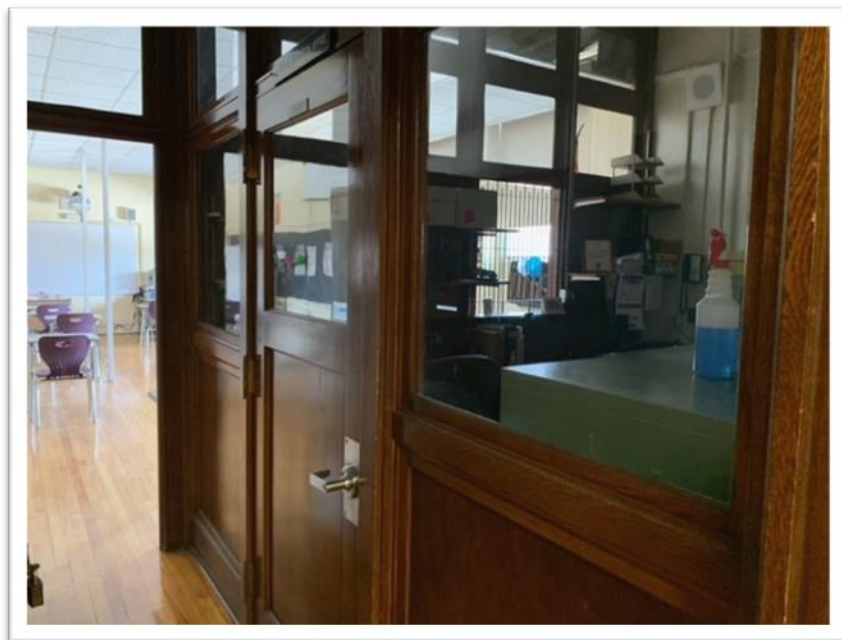
21st Century Classrooms



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21st Century Classrooms



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21st Century Classrooms



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Turf Field



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Turf Field



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James H. Vernon





James H. Vernon



James H. Vernon

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James H. Vernon



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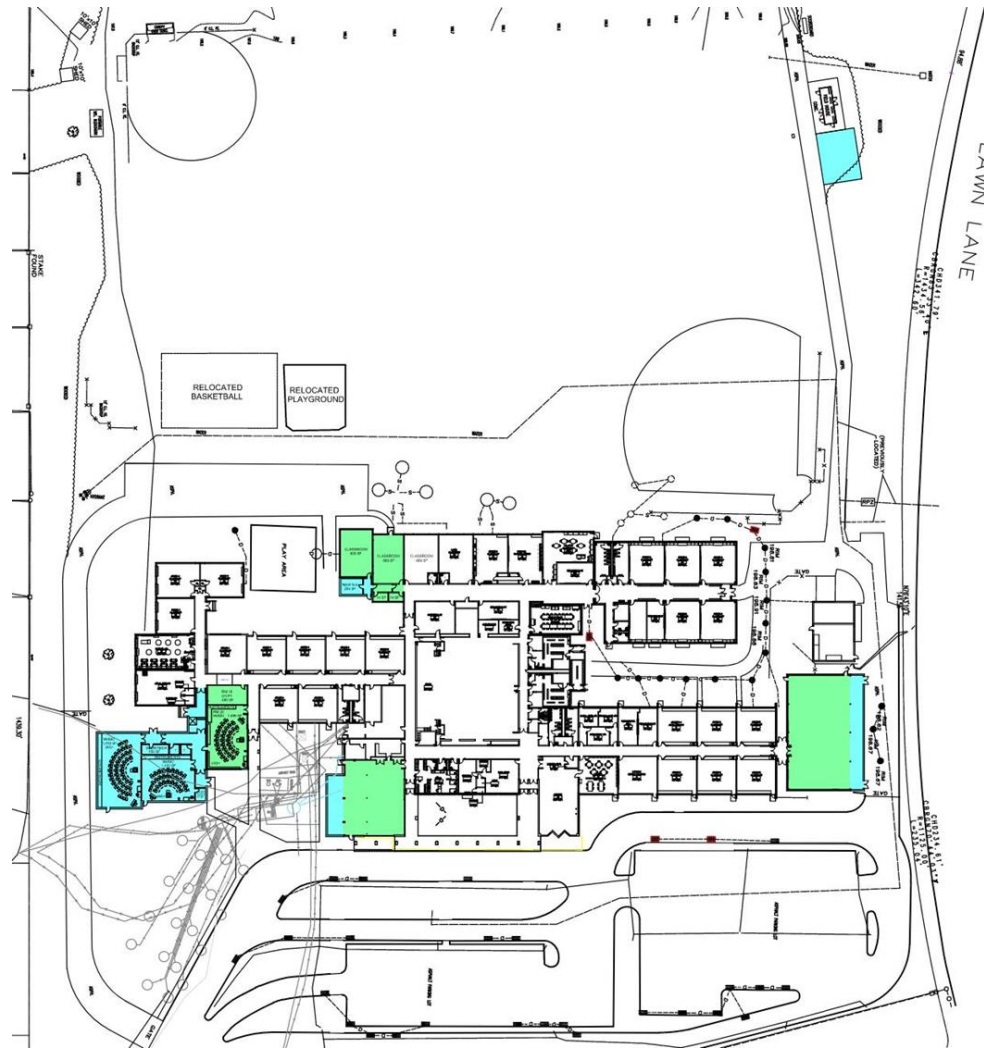
Overall Scope of Work for Vernon

| School | Type of Project |
|---------------|--|
| Vernon | <ul style="list-style-type: none">• Music wing and renovation of classrooms• Renovation of current music rooms• Butler building renovation• New ground storage• Cafeteria renovation• <i>Install safety glass in main office</i>• <i>Install natural gas leak detection system</i>• <i>Upgrade interior door hardware</i> |

Please note: Items in red are from the building condition survey



Overall Scope of Work for Vernon

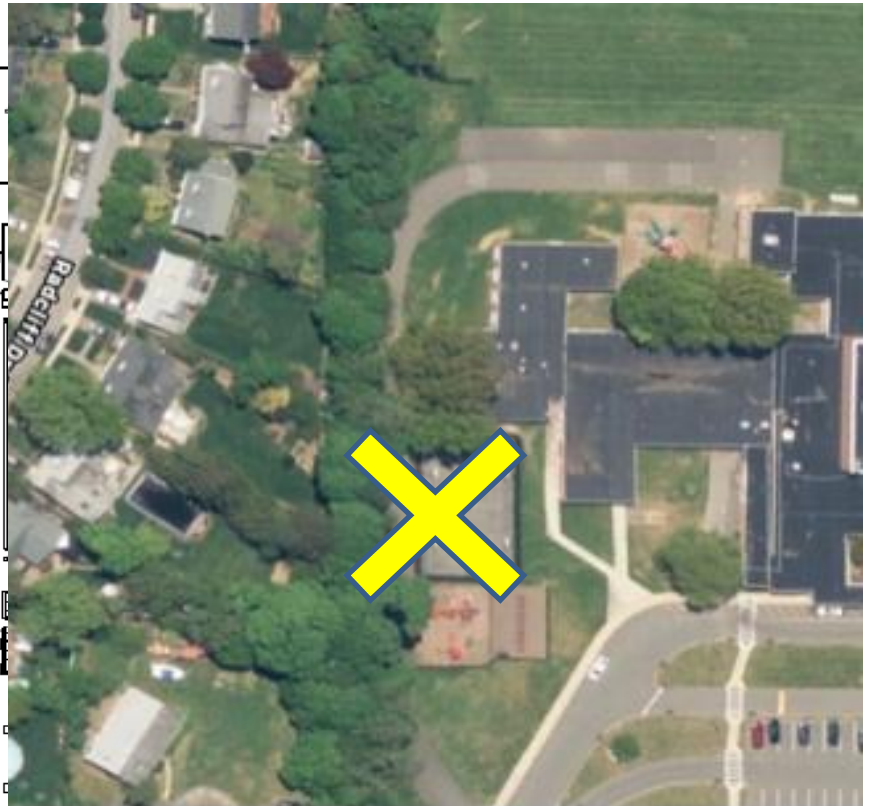
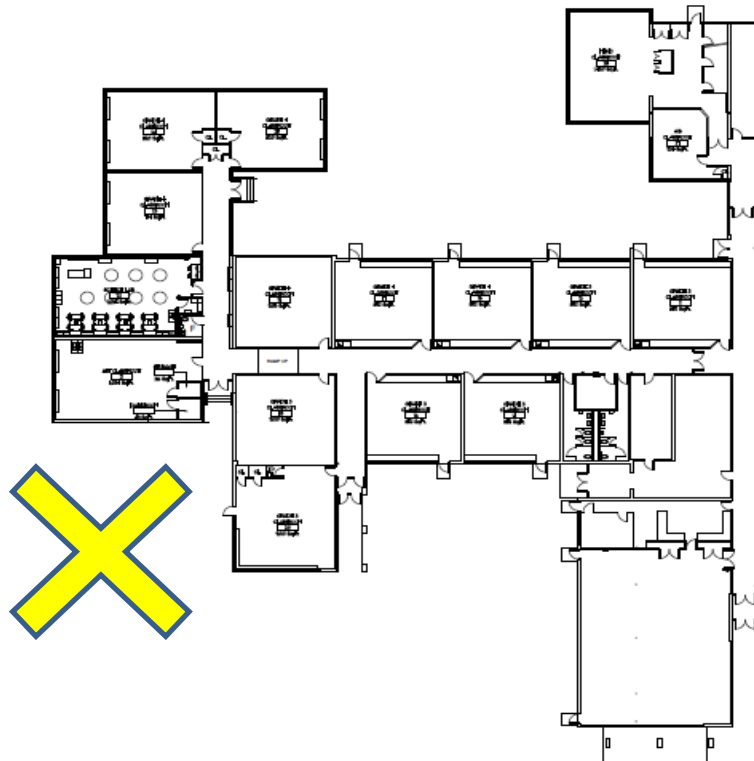


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Music Wing and Renovation of Classrooms

FIELDS AND TURF FIELD

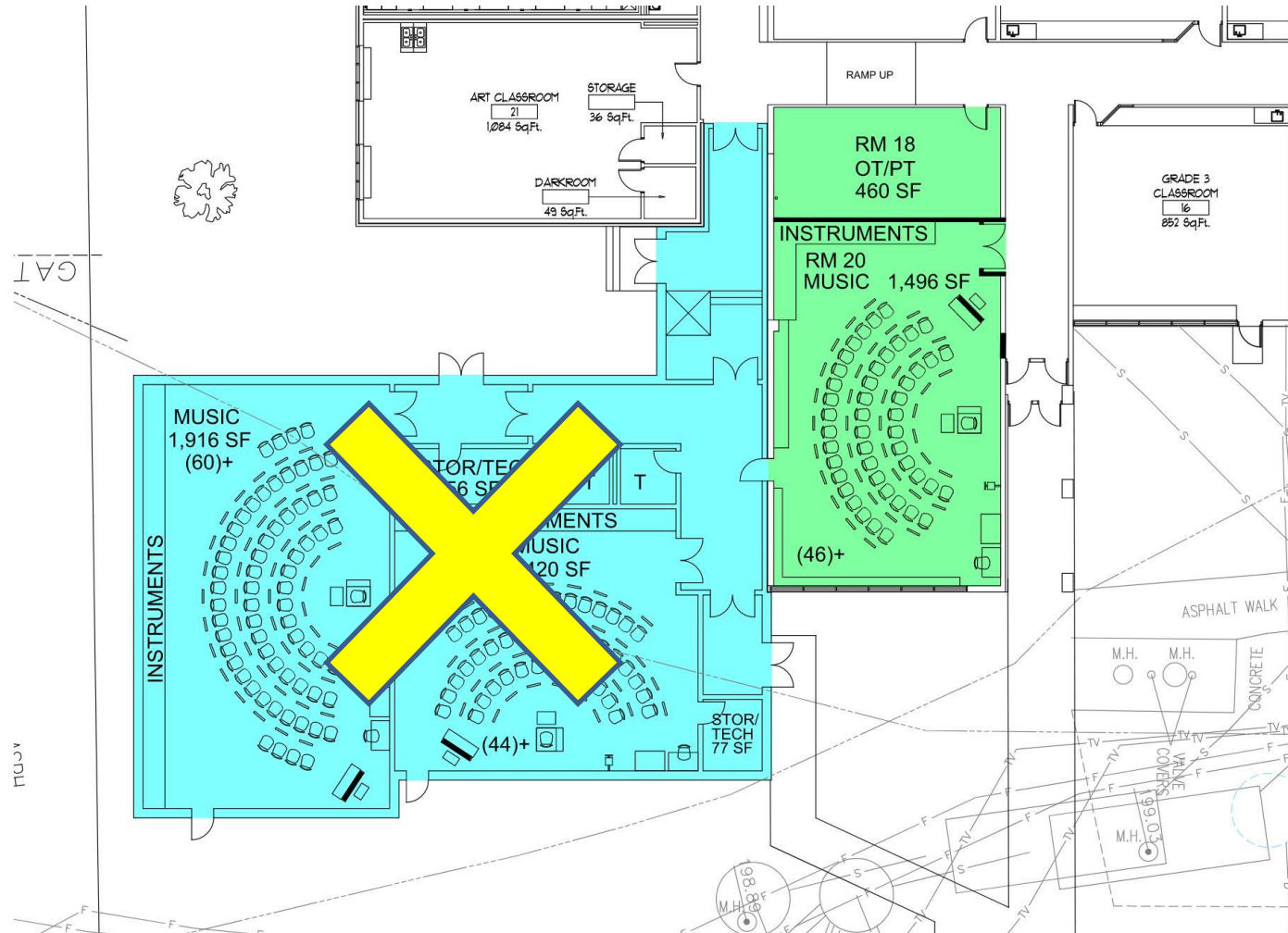


FRONT OF THE BUILDING

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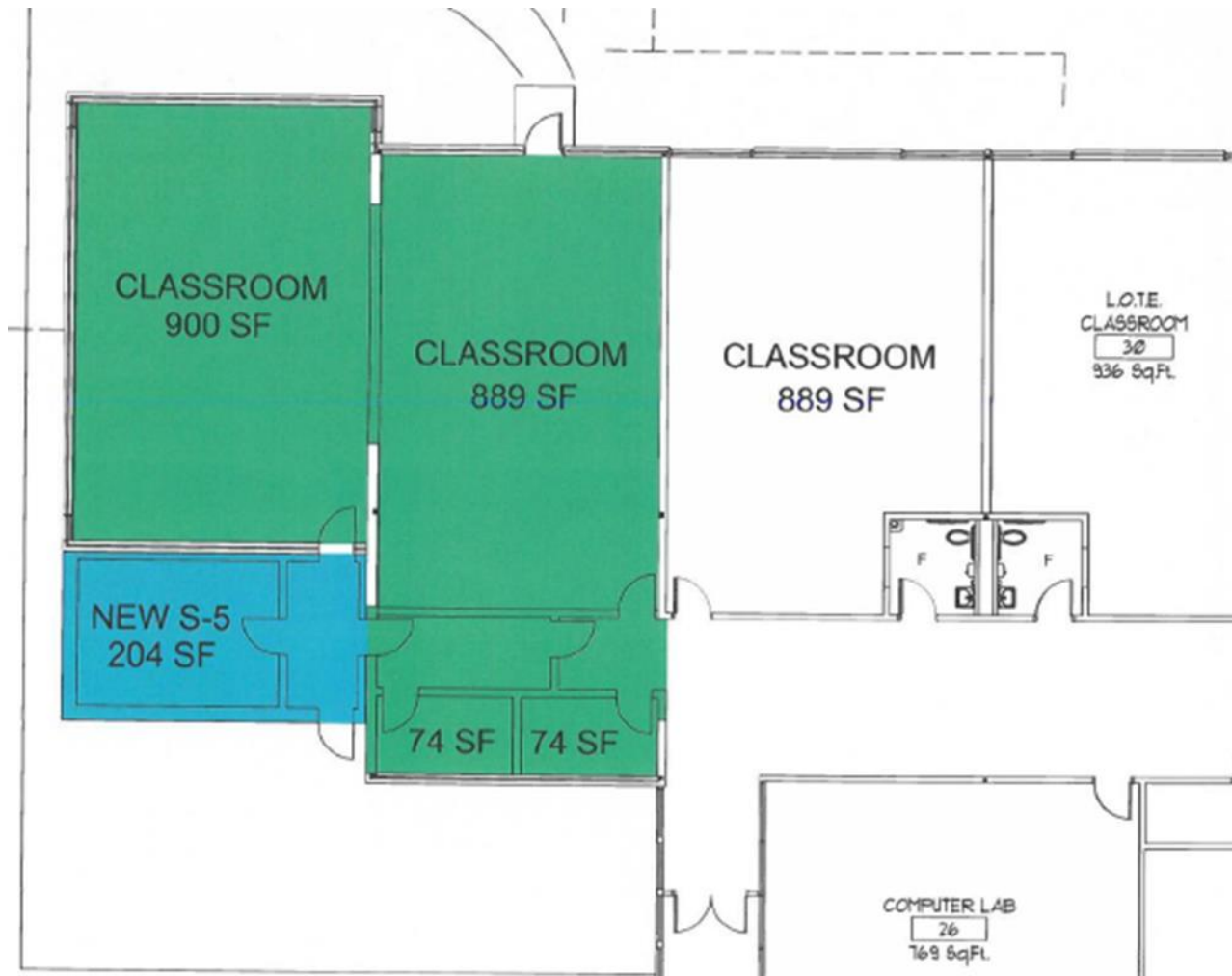
Music Wing and Renovation of Classrooms



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Renovation of Current Music Rooms



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Butler Building Renovation



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Butler Building Renovation



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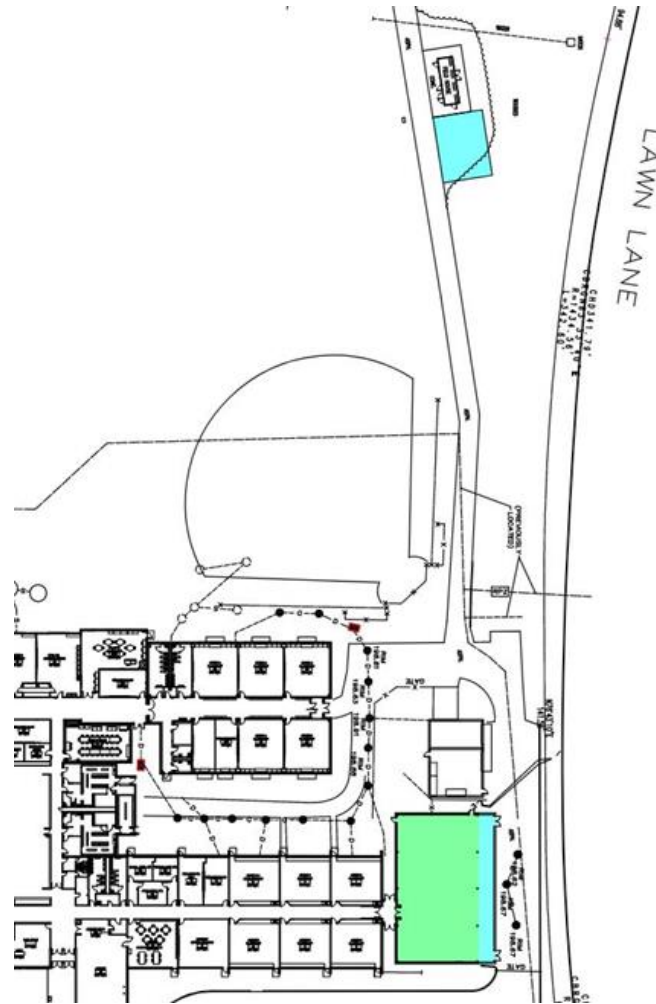
Butler Building Renovation



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New Ground Storage



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Cafeteria Renovation

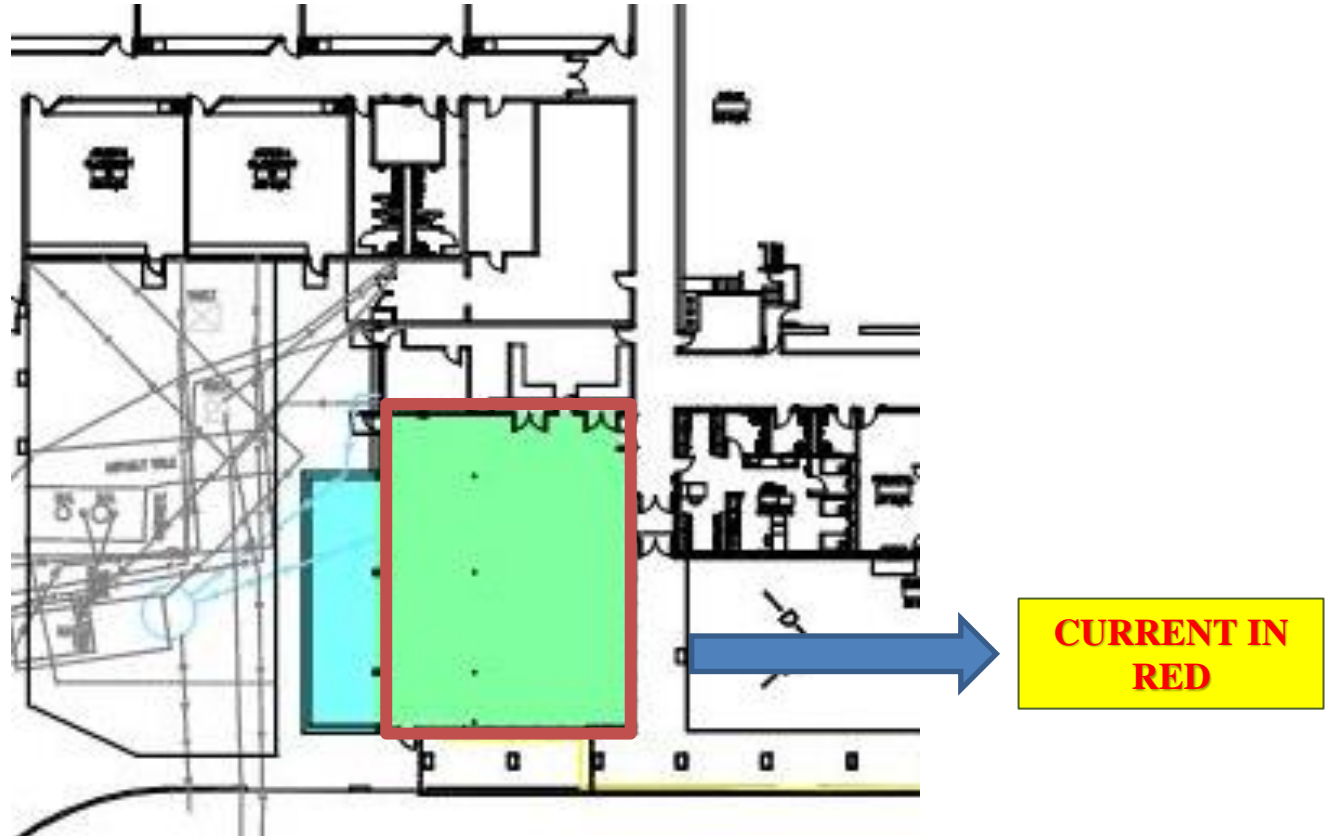


**CURRENT IN
RED**

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Cafeteria Renovation



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Cafeteria Renovation



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Theodore Roosevelt School





Theodore Roosevelt School



**Theodore Roosevelt
School**

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Theodore Roosevelt School



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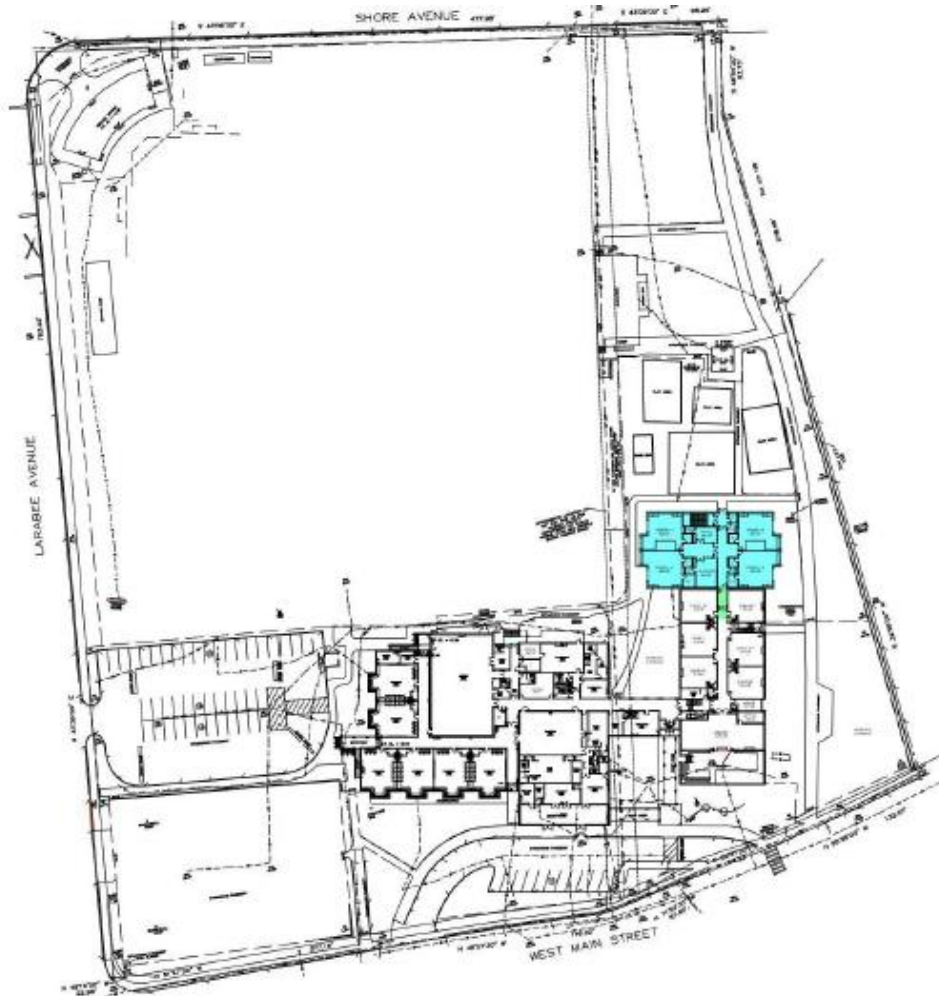
Overall Scope of Work for Roosevelt

| School | Type of Project |
|------------------|--|
| Roosevelt | <ul style="list-style-type: none">• Building extensions• <i>Upgrade interior door hardware</i>• <i>Replace heating/cooling unit in one room</i>• <i>Install natural gas leak detection system</i>• <i>Create areas of rescue on each floor</i>• <i>Repair rooftop air conditioning unit</i> |

Please note: Items in red are from the building condition survey



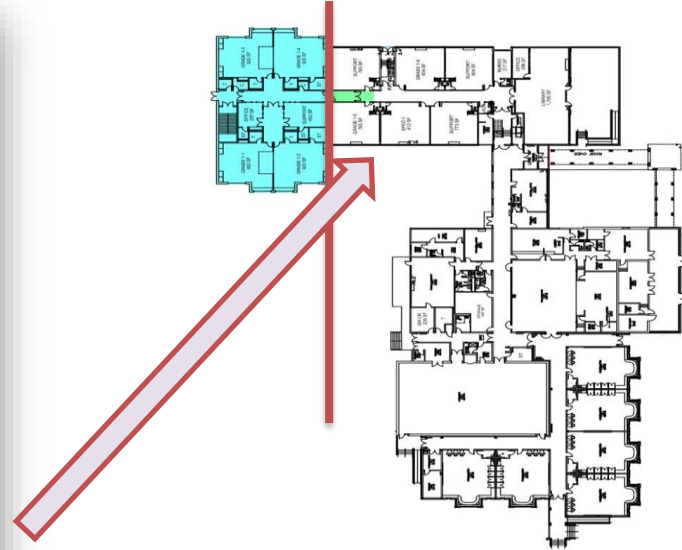
Overall Scope of Work for Roosevelt



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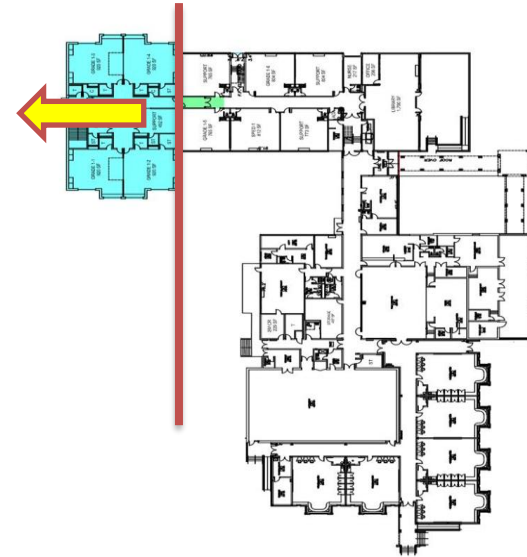
Theodore Roosevelt School – Building Extension



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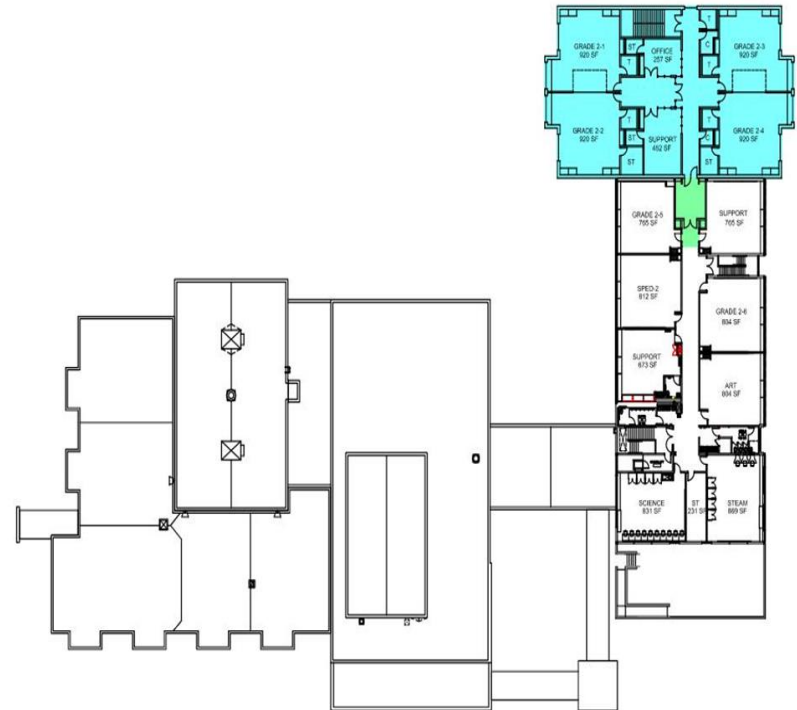
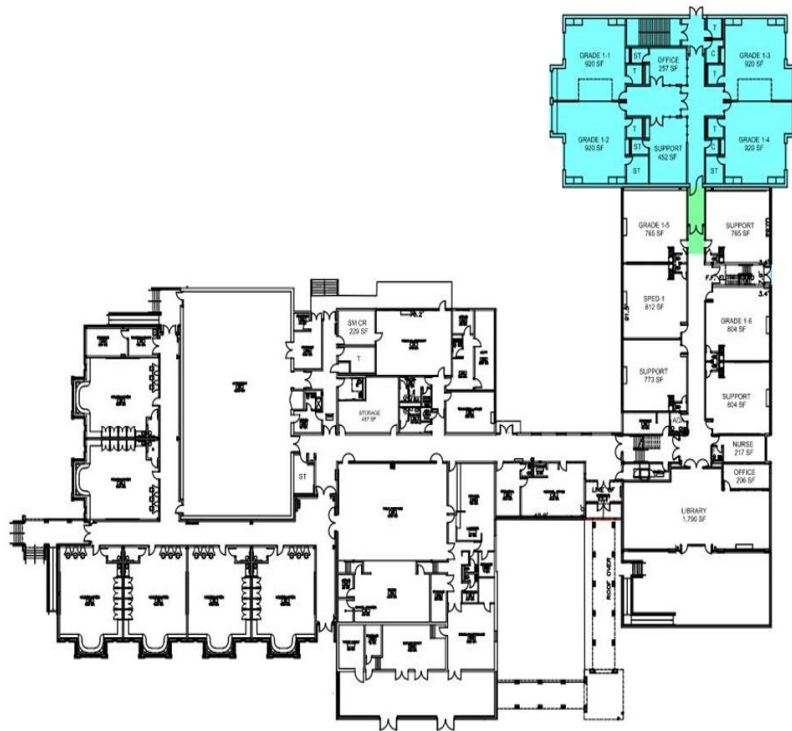
Theodore Roosevelt School – Building Extension



Oyster Bay – East Norwich Central School District



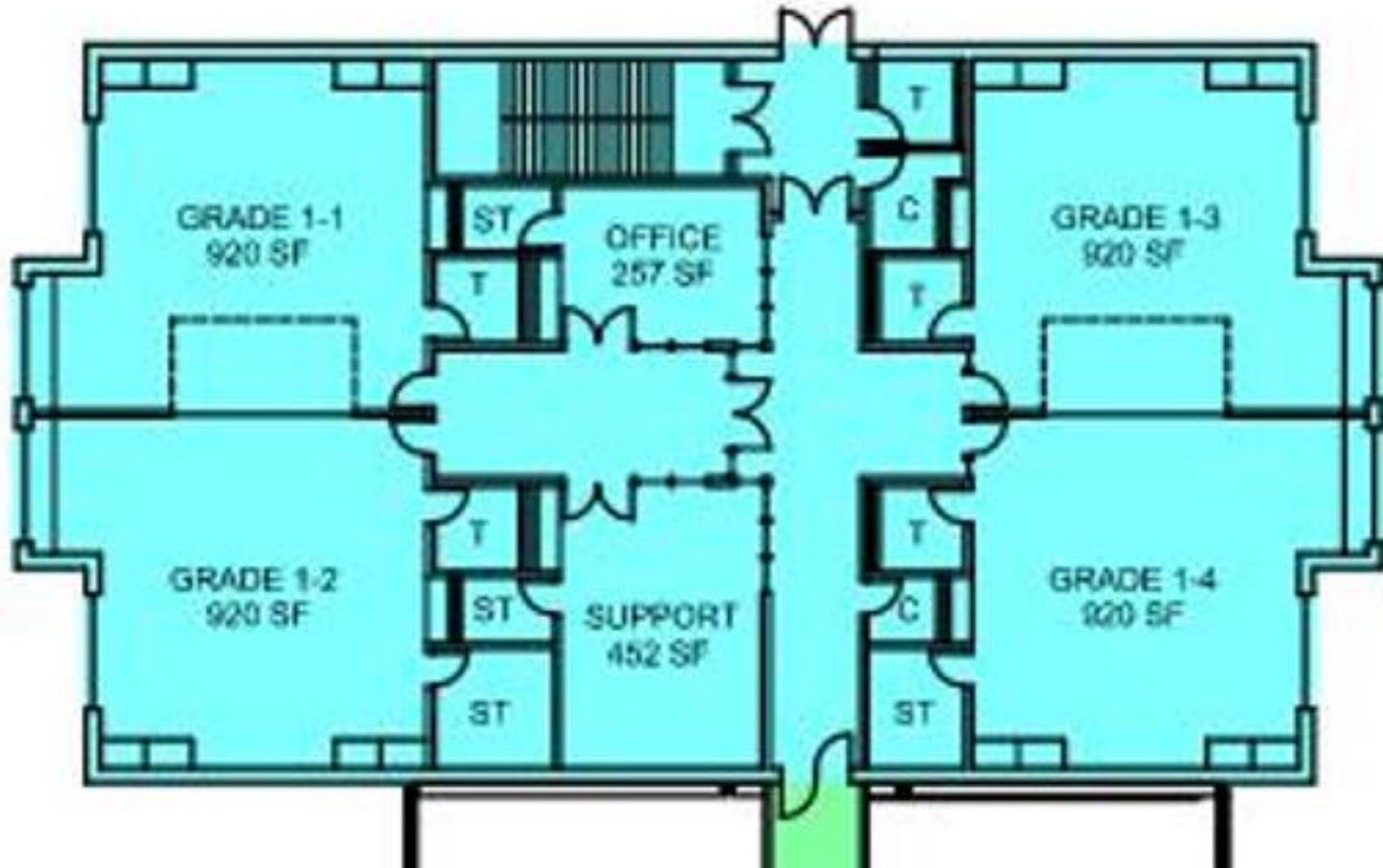
Building Extension



Oyster Bay – East Norwich Central School District



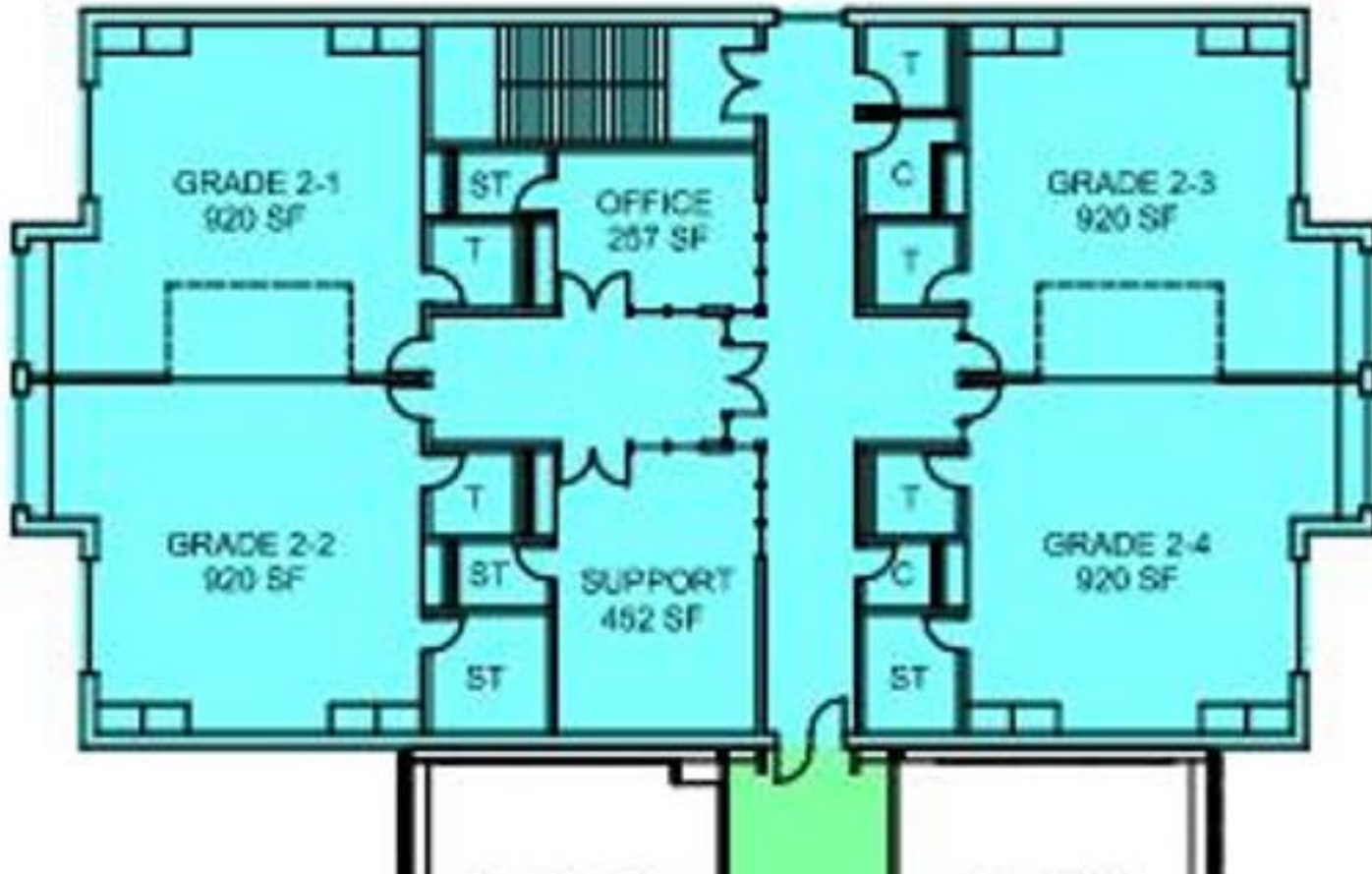
Building Extension - First Floor



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Building Extension - Second Floor



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Timeline of Work





Timeline

PHASE 1 Summer 2022 and Fall 2022

| Project | School |
|---|--|
| <ul style="list-style-type: none">• Turf Field• Window repairs• Upgrade interior door hardware• Upgrade fire command panel• Overall internal piping insulation• Emergency security and lighting upgrade• Install safety glass in main office• Repair fuel tank high level alarm• Replace heating/cooling unit in one room | <ul style="list-style-type: none">• HS• HS• HS, TR and ADM• HS• HS• HS• VER• ADM• TR |



Timeline

PHASE 2 Summer 2023 and Fall 2023

| Project | School |
|--|--|
| <ul style="list-style-type: none">• Innovation lab by library• 21st Century Classrooms• Music wing and renovation of classrooms [9-12 months]• Cafeteria Renovation• Building extension [9-12 months]• Create areas of rescue on each floor• Enhance auditorium PA system• Upgrade interior door hardware• Repair and replace leaking roof drain lines• Repair acid waste tank in boiler room• Install natural gas leak detection system• Repair rooftop air conditioning unit | <ul style="list-style-type: none">• HS• HS• VER• VER• TR• HS and TR• HS• HS, VER and TR• HS• HS• VER and TR• TR |

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Timeline

PHASE 3 Summer 2024

Project

School

- Renovation of current music rooms
- Butler building renovation
- New ground storage
- Enhance security features

- VER
- VER
- VER
- ADM

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Total Cost by Building and Type





Approximate Cost by Building

| School | Approximate Cost |
|---|------------------------|
| High School | \$ 5,257,424 |
| Vernon | \$ 11,103,941 |
| Roosevelt | \$ 12,409,837 |
| Total for all buildings | \$ 28,771,202 |
| Total work from building condition survey report | ~ \$ 1,200,000 |
| Total | ~ \$ 29,971,202 |



Work by Type

Instructional

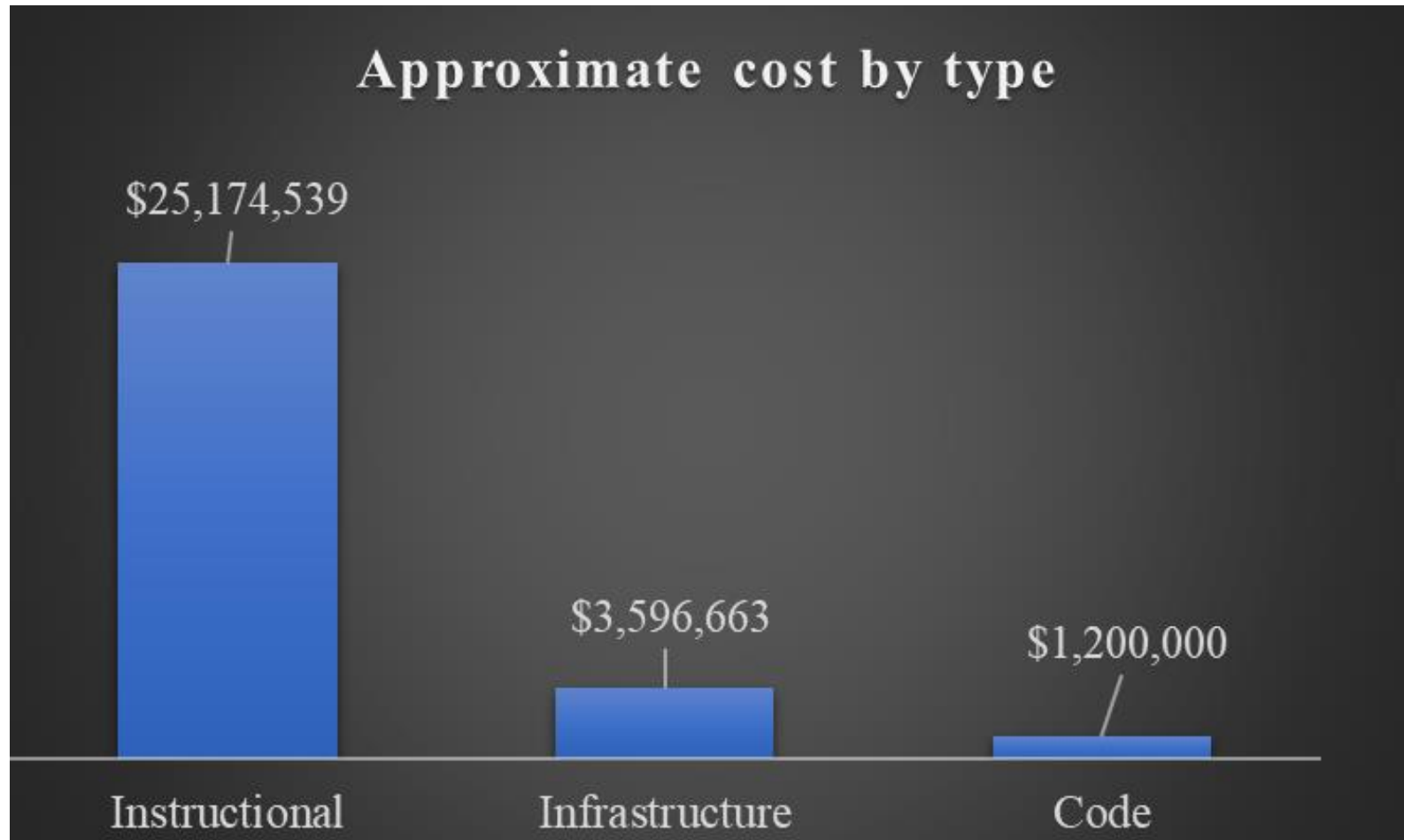
- **Innovation lab by library**
- **21st century classrooms**
- **Music wing renovation**
- **Renovation of current music rooms**
- **Renovation of classrooms**
- **Building extension TR**

Infrastructure

- **Butler building renovation**
- **New ground storage**
- **Cafeteria renovation**
- **Turf field**
- **From building condition survey**



Approximate Cost by Type



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Timeline





Next Meeting

June 22, 2021

3rd Bond Presentation and Forum

(This presentation and forum will provide the community with an opportunity to ask questions regarding scope of work, timeline, and cost.)

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CAPITAL IMPROVEMENT PROJECT TIMELINE

| Date | Details |
|--------------------|--|
| May 25, 2021 | BOARD OF EDUCATION MEETING 1st Bond Presentation <i>(This 1st Bond presentation will focus on scope of work and timeline)</i> |
| June 8, 2021 | BOARD OF EDUCATION MEETING 2nd Bond Presentation and Forum <i>(This presentation and forum will provide the community with an opportunity to ask questions regarding scope of work, timeline, and cost)</i> |
| June 22, 2021 | BOARD OF EDUCATION MEETING 3rd Bond Presentation and Forum <i>(This presentation and forum will provide the community with an opportunity to ask questions regarding scope of work, timeline, and cost)</i> |
| July 2021 | SEQRA REVIEW |
| August 10, 2021 | BOARD OF EDUCATION MEETING 4th Bond Presentation and Forum |
| September 14, 2021 | BOARD OF EDUCATION MEETING 5th Bond Presentation and Forum |
| October 12, 2021 | BOARD OF EDUCATION MEETING <i>Board will vote on resolution to establish date of Bond Vote and SEQRA Resolution</i> |
| October 26, 2021 | BOARD OF EDUCATION MEETING 6th Bond Presentation |
| November 23, 2021 | BOARD OF EDUCATION MEETING 7th Bond Presentation |
| December 7, 2021 | CAPITAL IMPROVEMENT PROJECT BOND VOTE |

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THANK YOU

