

# Oyster Bay – East Norwich Central School District



## 21<sup>st</sup> Century Improvements at OBEN

August 10, 2021

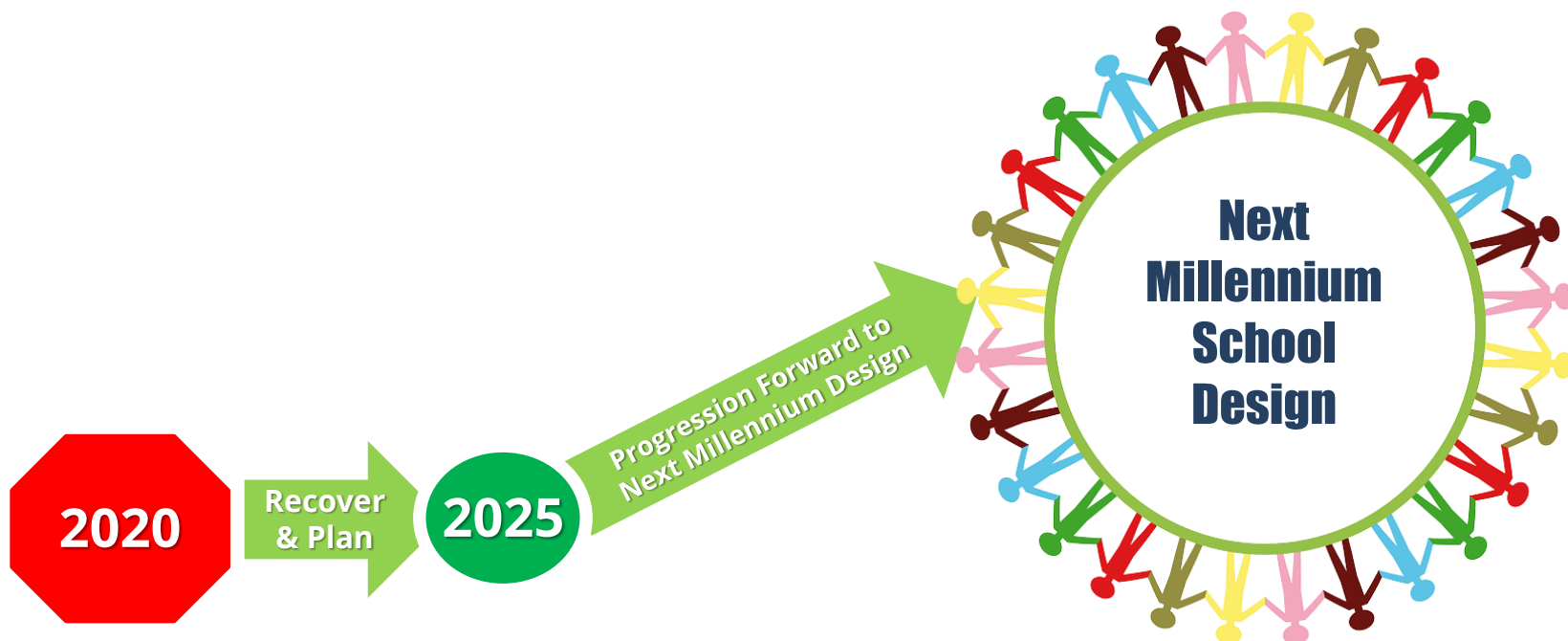
# Oyster Bay – East Norwich Central School District

**WHY** it is important for OBEN  
to initiate a new capital project?





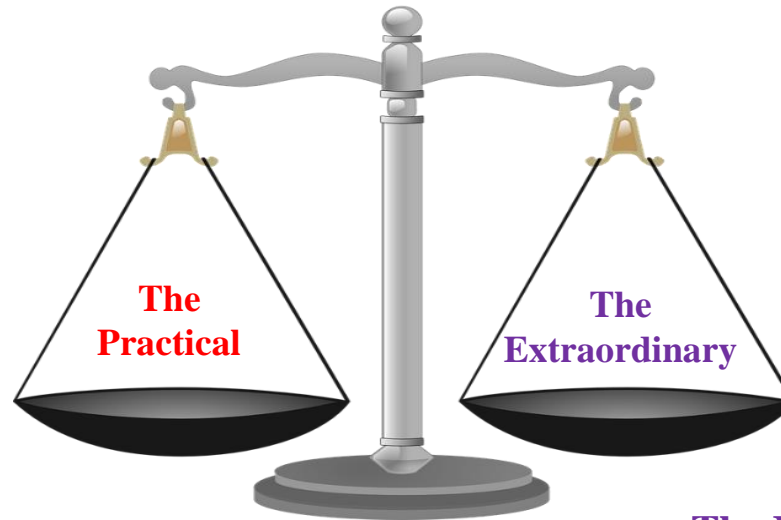
# WHY



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# WHY



## **The Practical:** Quantitative

- Building Condition Survey
- Security Measures
- Budgetary Constraints
- Codes & Laws
- Guidelines
- Mandates

## **The Extraordinary:** Qualitative

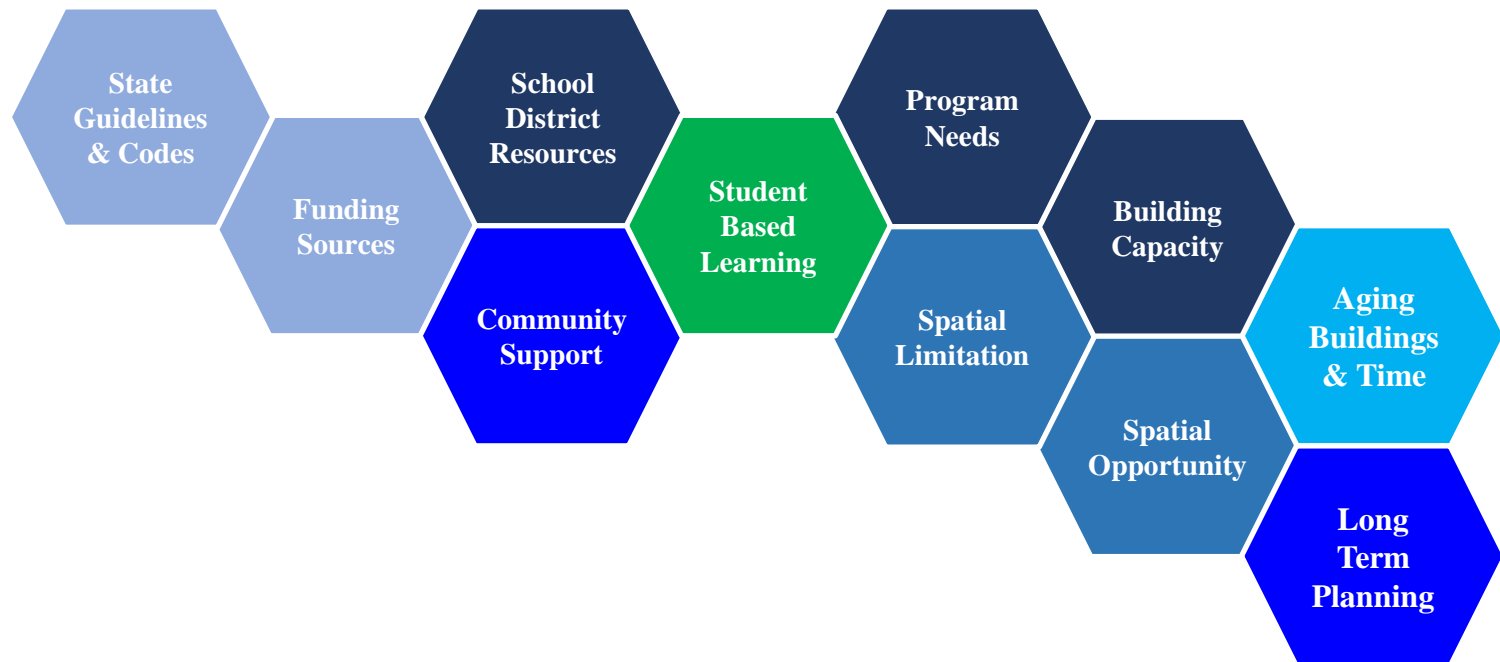
- Active Student Learning
- Student Engagement
- The Student Experience
- Innovation & Discovery
- **Student-Based Learning**
- Inspirational Environments





# WHY – Student Based Learning

Student-based learning, broadly encompasses methods of teaching that shift the focus of instruction from the teacher to the student.





# WHY



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# WHY



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# WHY



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# Oyster Bay – East Norwich Central School District

**Ideas...**





# IDEAS



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# IDEAS

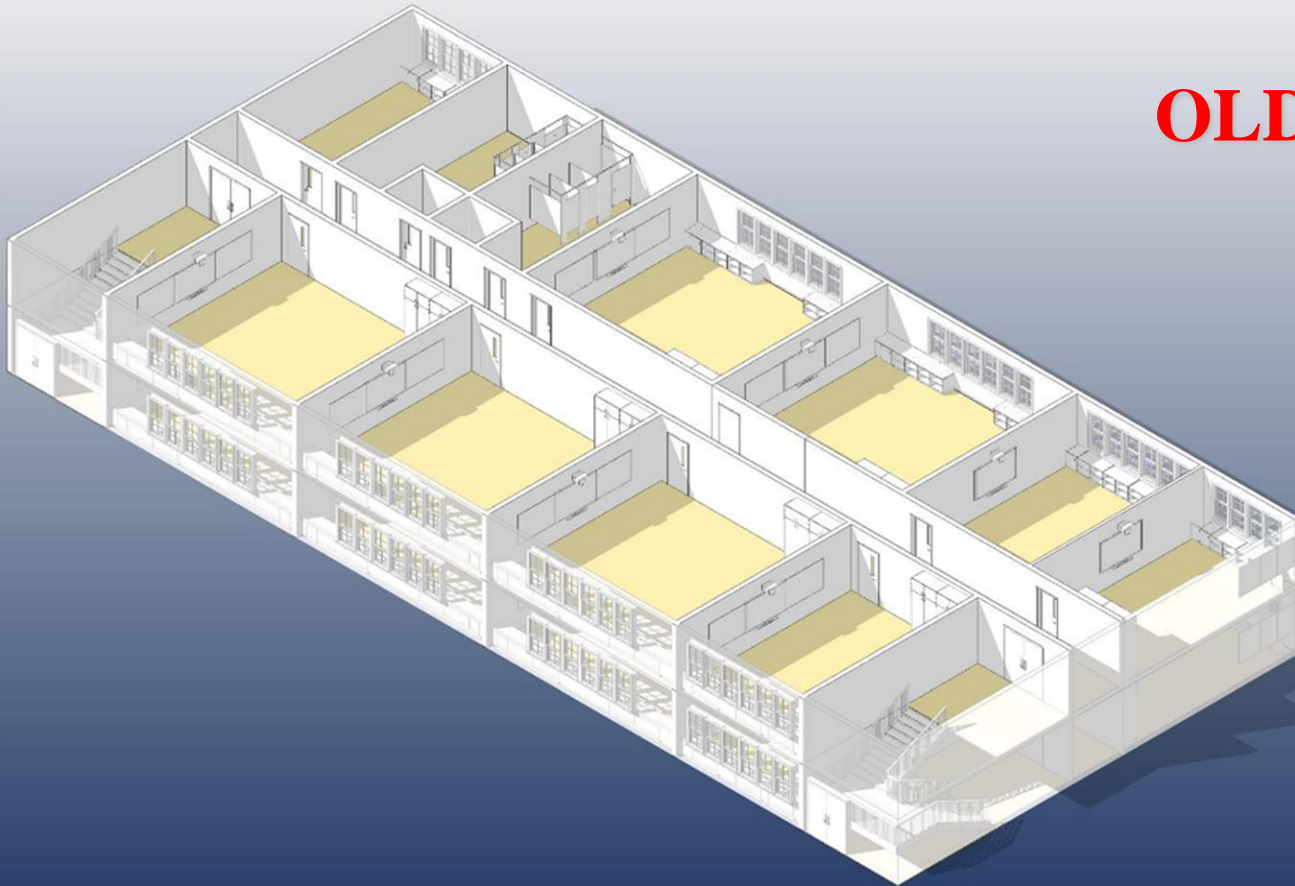


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# IDEAS

**OLD**



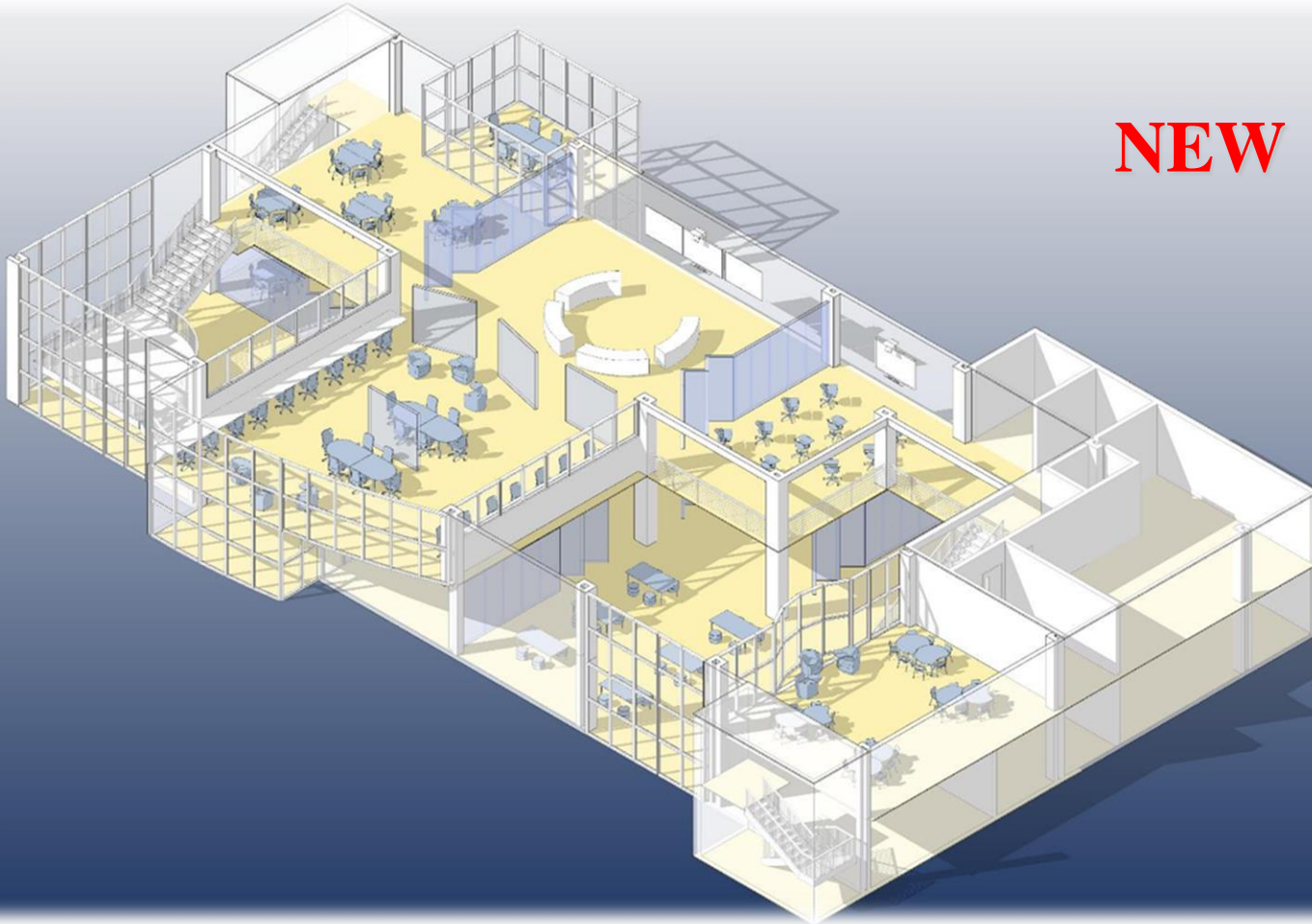
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# IDEAS

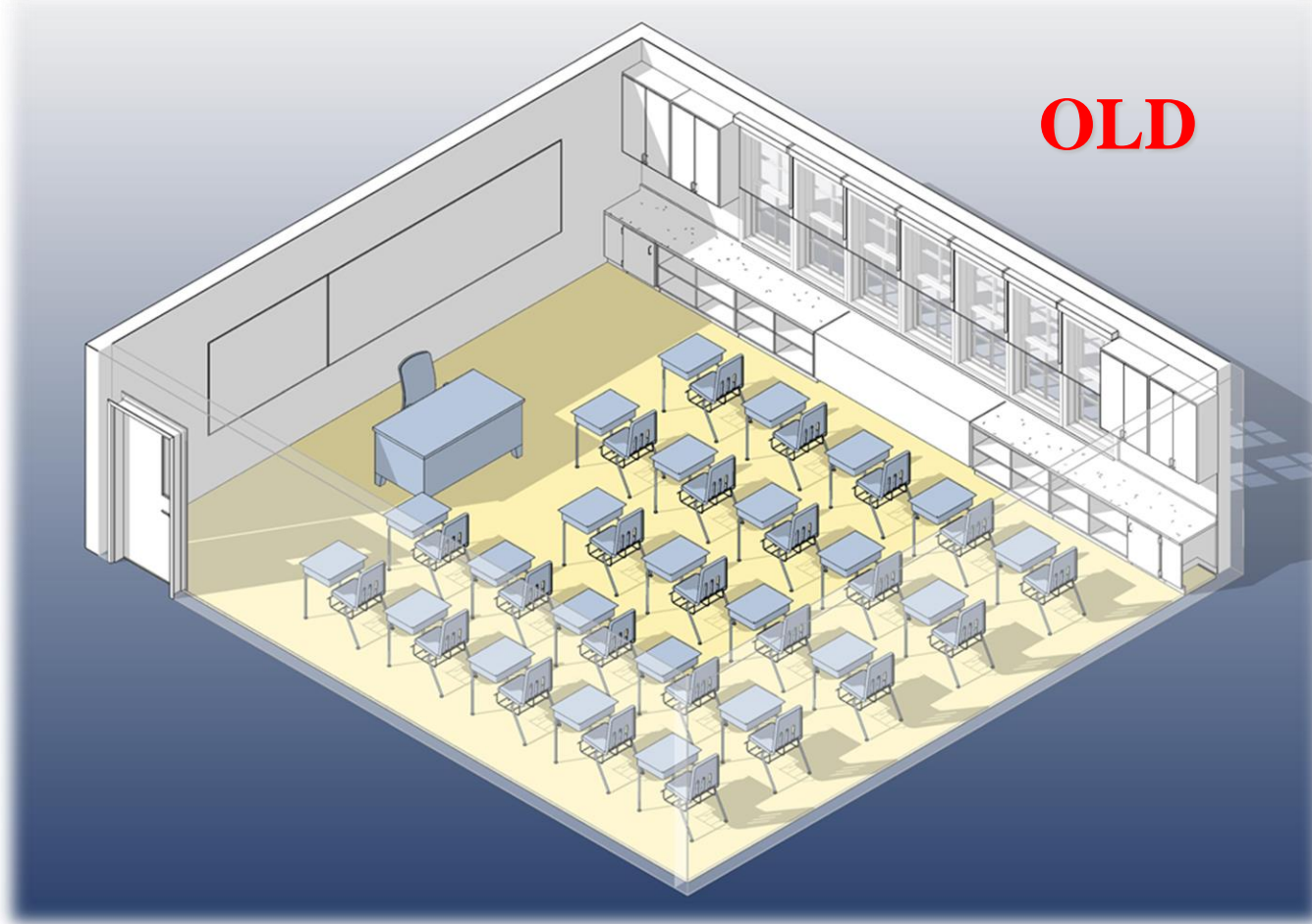
**NEW**



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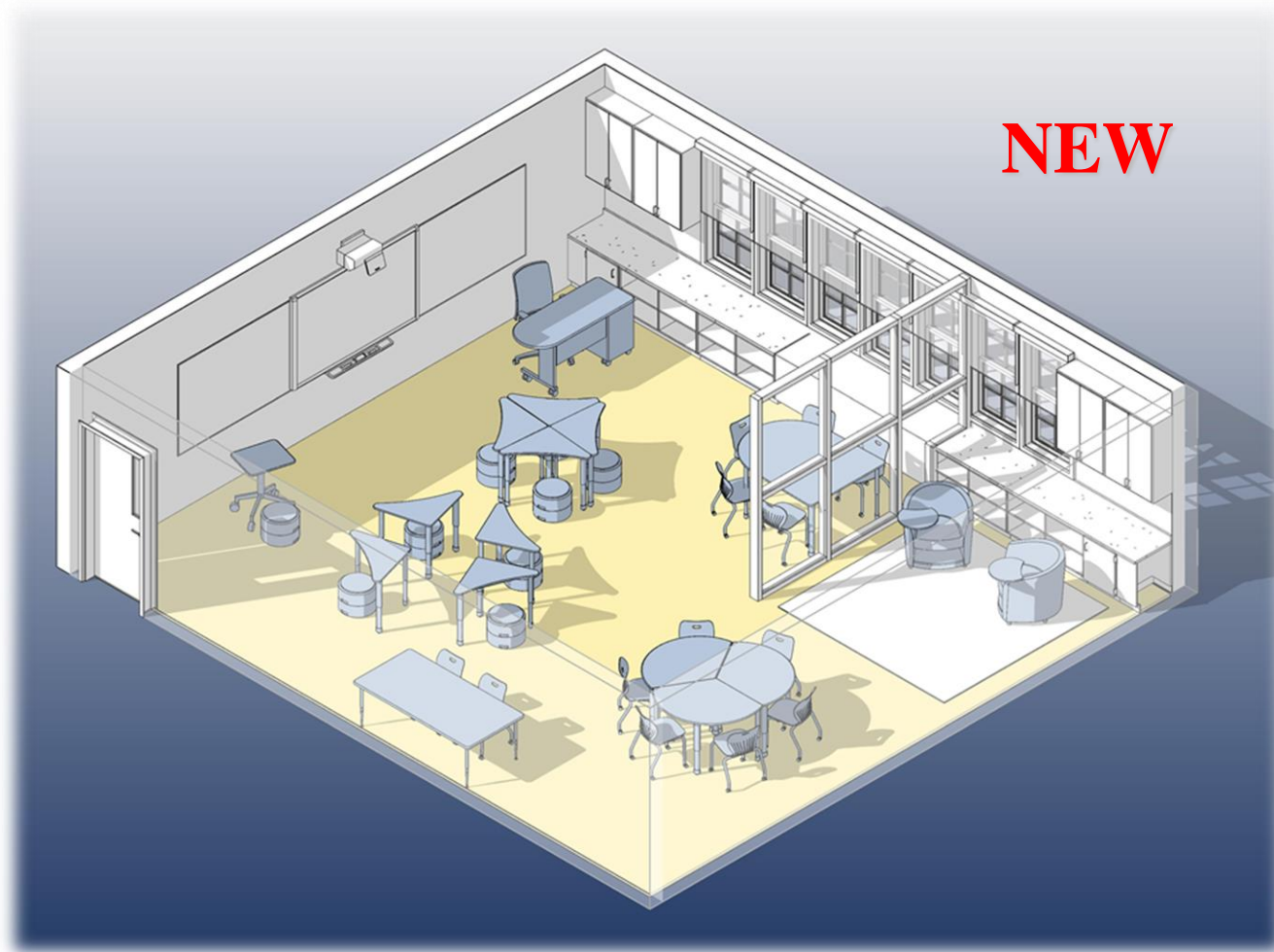
# IDEAS



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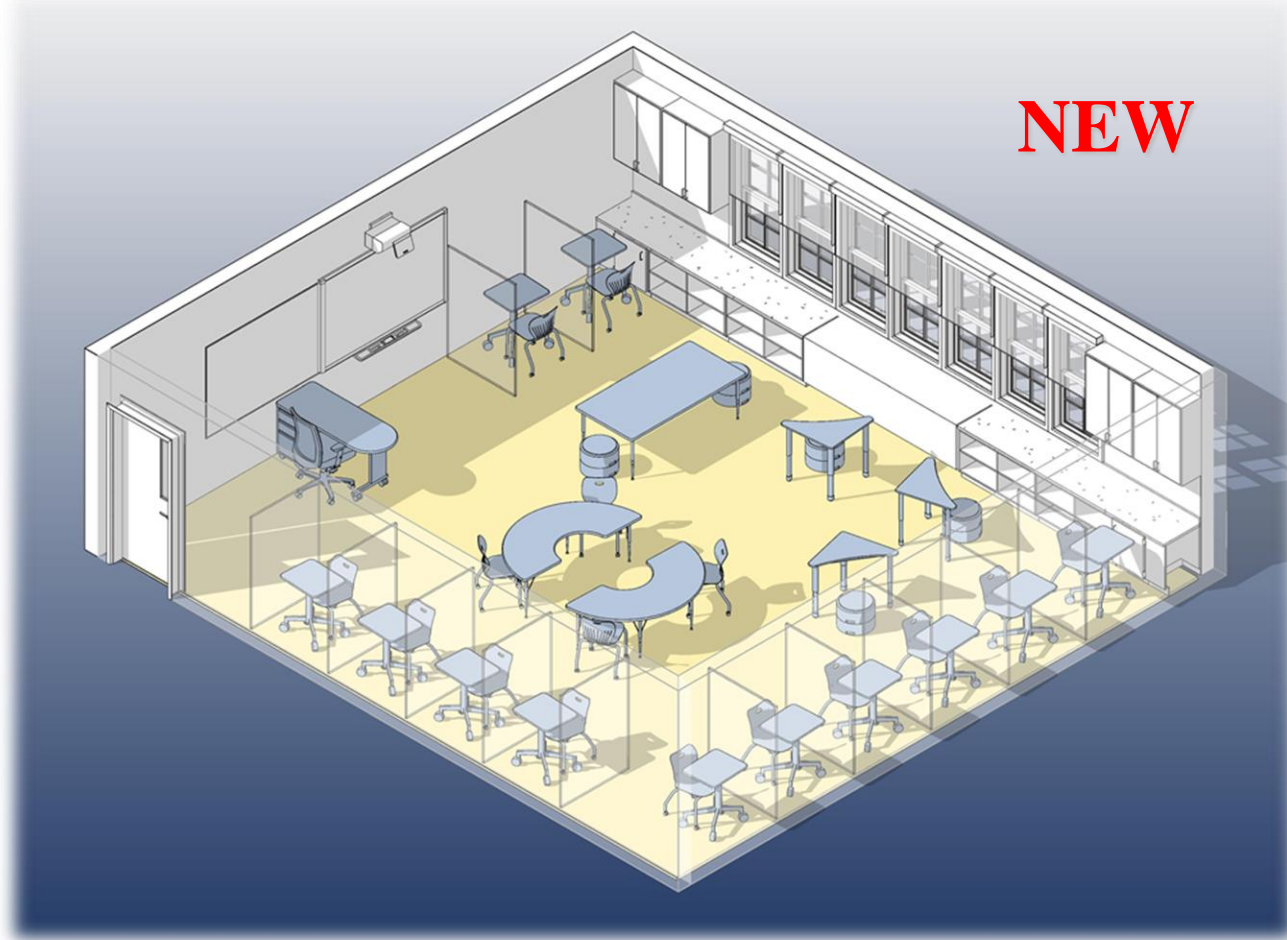
# IDEAS



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# IDEAS



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# 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

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- 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 new cost increase** to the taxpayers

# Oyster Bay – East Norwich Central School District

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







# WHY – NOW?

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- 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 currently low



## Important Facts

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- **The district is making the final payments** on the 2013 and 2015 refunding bonds which total approximately 10 million dollars.
- The payment for these bonds is **approximately 1.7 million** dollars per year.
- The capital improvement projects that the district is **proposing at this time are approximately 30 million dollars**
- The payment for these estimated projects is expected to remain at the **same level in terms of debt service.**

# Oyster Bay – East Norwich Central School District

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





# **TIMELINE for the process to work**

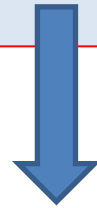
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- December 2021 – **VOTE**
- SUMMER 2022 – **WORK STARTS**
- SUMMER 2022 – BORROWING
- FALL 2023 – **NEW DEBT on the BOOKS**



# 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**



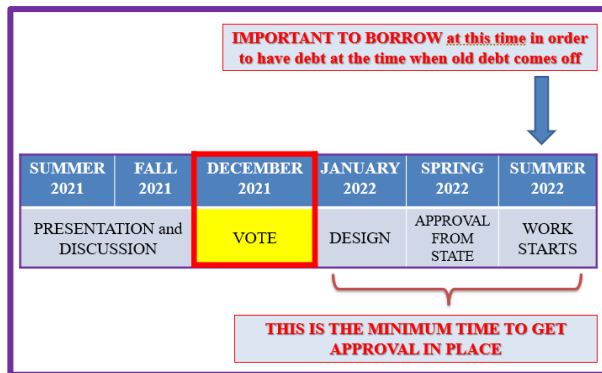
SUMMER 2021	FALL 2021	DECEMBER 2021	JANUARY 2022	SPRING 2022	SUMMER 2022
PRESENTATION and DISCUSSION		VOTE	DESIGN	APPROVAL FROM STATE	WORK STARTS



**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**

# Oyster Bay – East Norwich Central School District

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





# ...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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## Important Facts





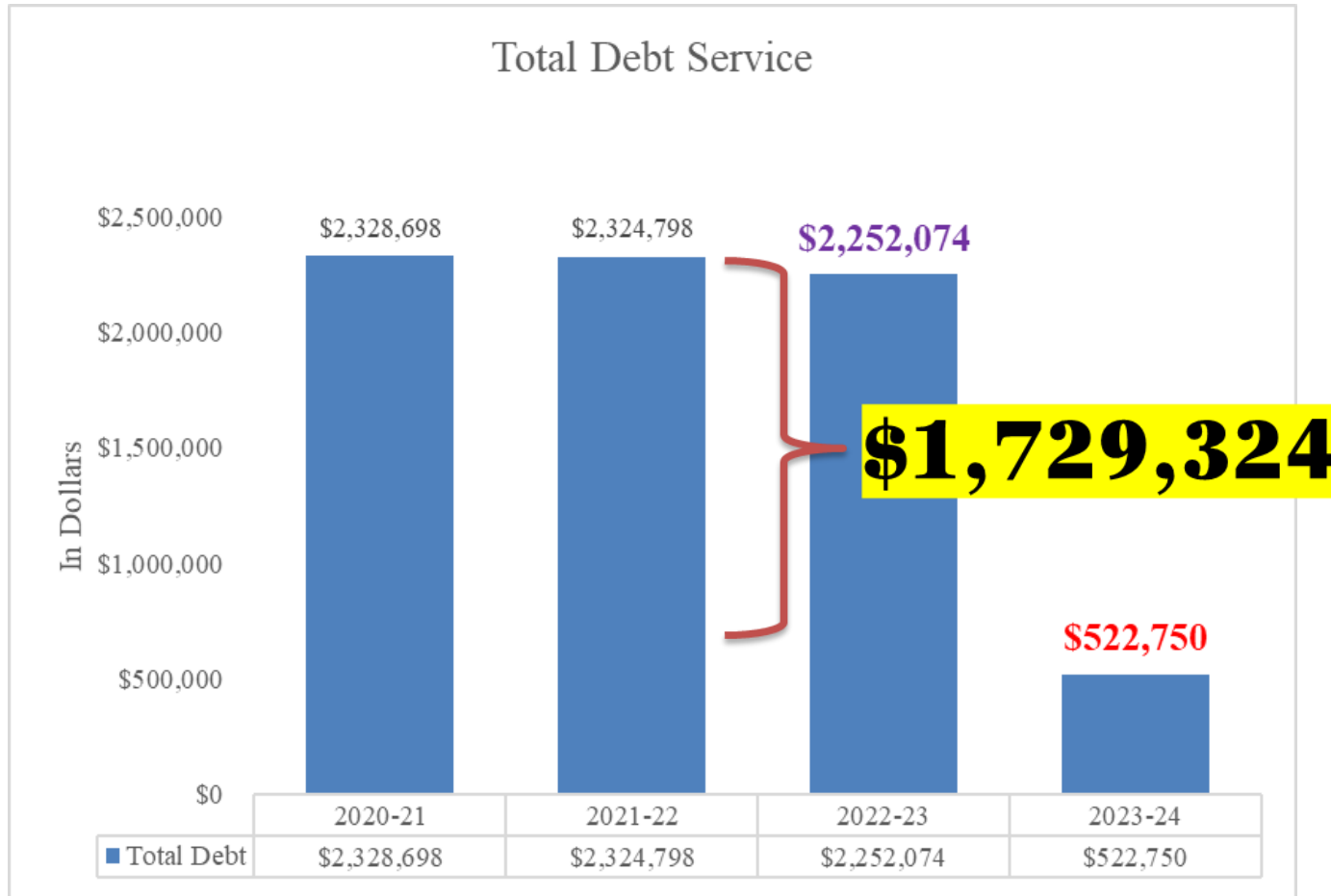
# Debt Service Analysis

	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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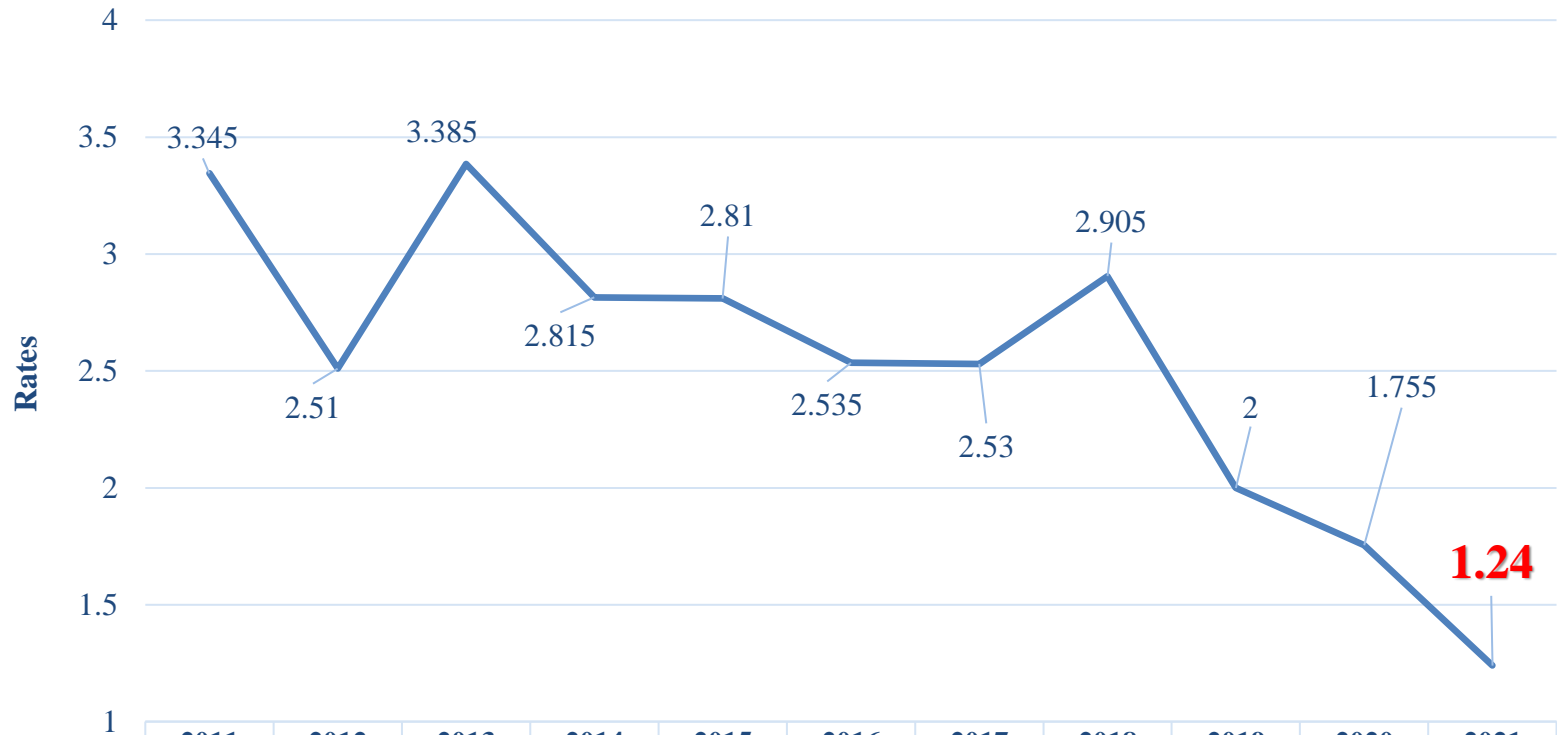
# Debt Service Analysis



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# Interest Rates at the Lowest Point

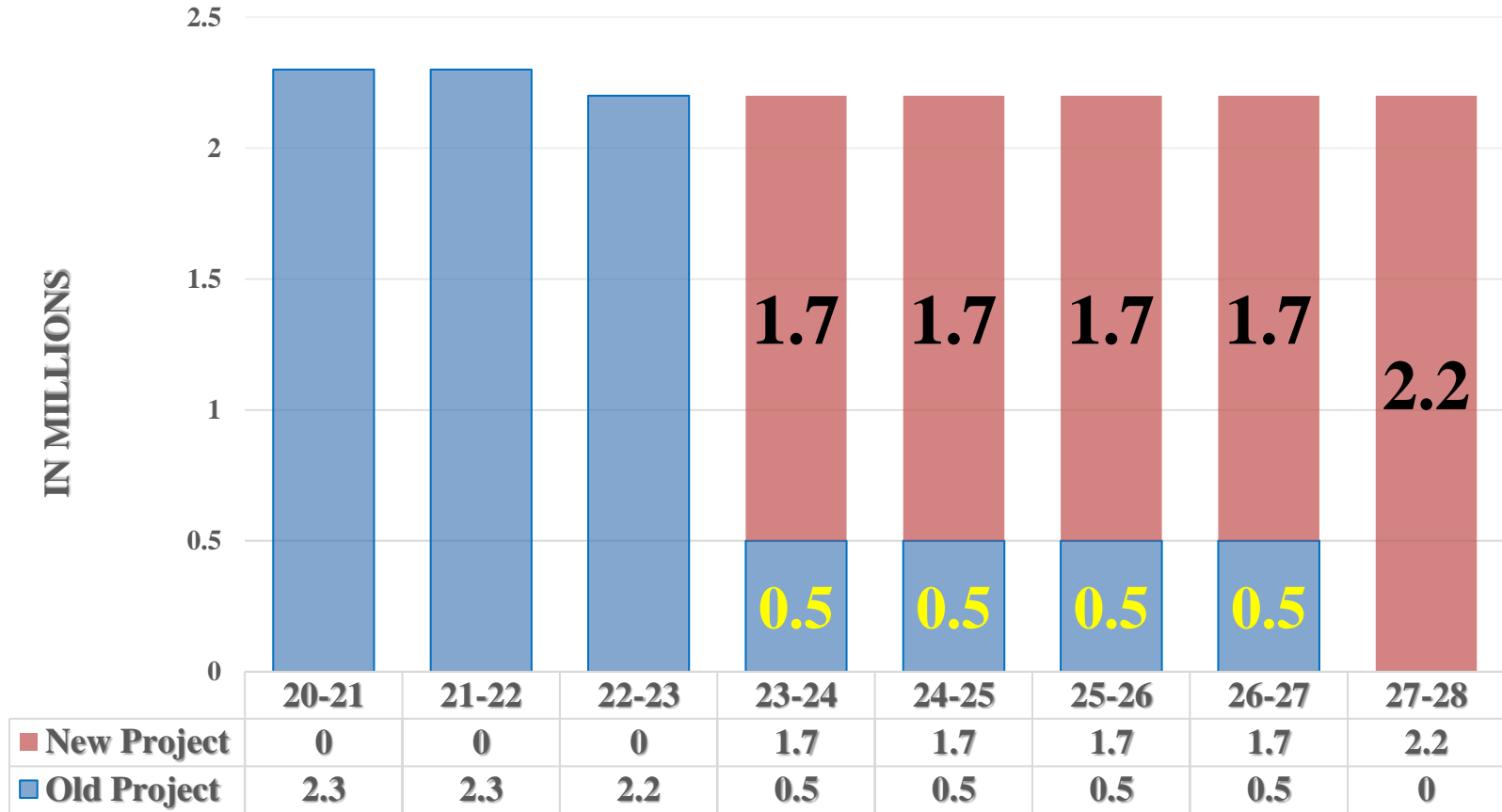


	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
— Rates on 15	3.345	2.51	3.385	2.815	2.81	2.535	2.53	2.905	2	1.755	1.24

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# Total Debt Service with new capital projects



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# Oyster Bay – East Norwich Central School District

## Scope of Work by Schools



**Oyster Bay – East Norwich Central School District**

# **Oyster Bay High School**





# Oyster Bay High School

- Innovation lab by library
- 21<sup>st</sup> Century Classrooms
- Turf field
- *Window repairs*
- *Repair acid waste tank in boiler room*
- *Repair and replace leaking roof drain lines*
- *Emergency security and lighting upgrade*
- *Upgrade interior door hardware*
- *Overall internal piping insulation*
- *Upgrade fire command panel*
- *Create areas of rescue on each floor*
- *Enhance auditorium PA system*



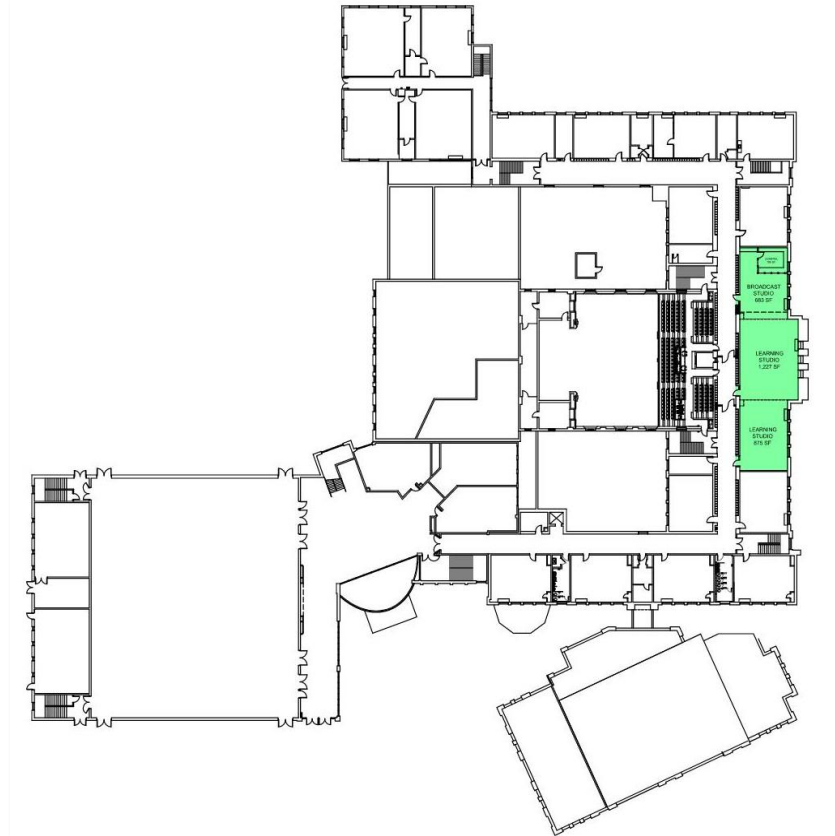
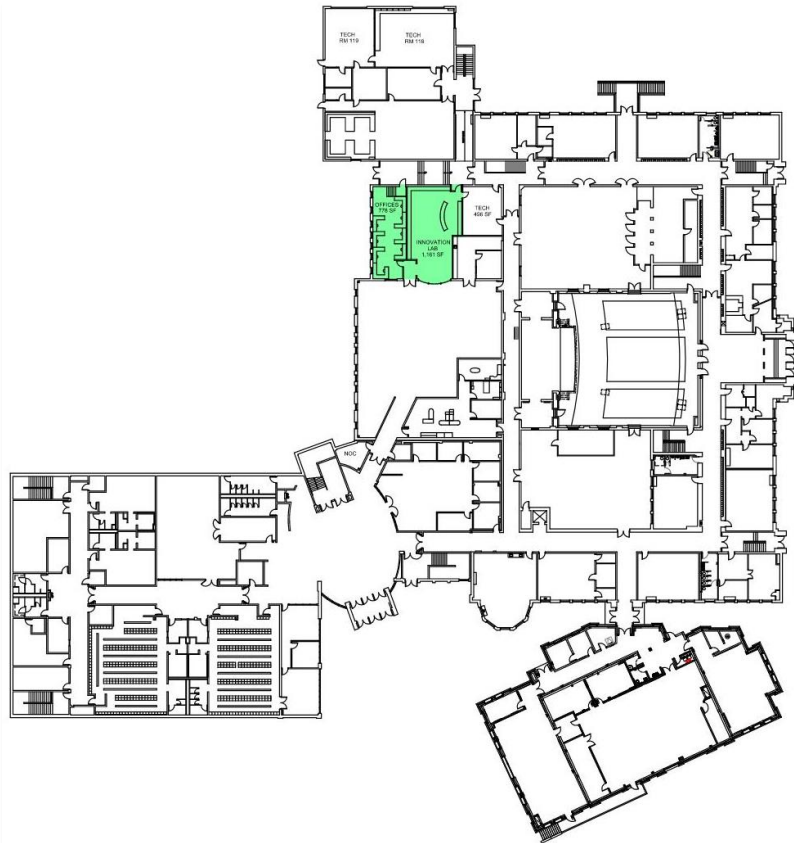
**Please note items in RED are from the BUILDING CONDITION SURVEY**

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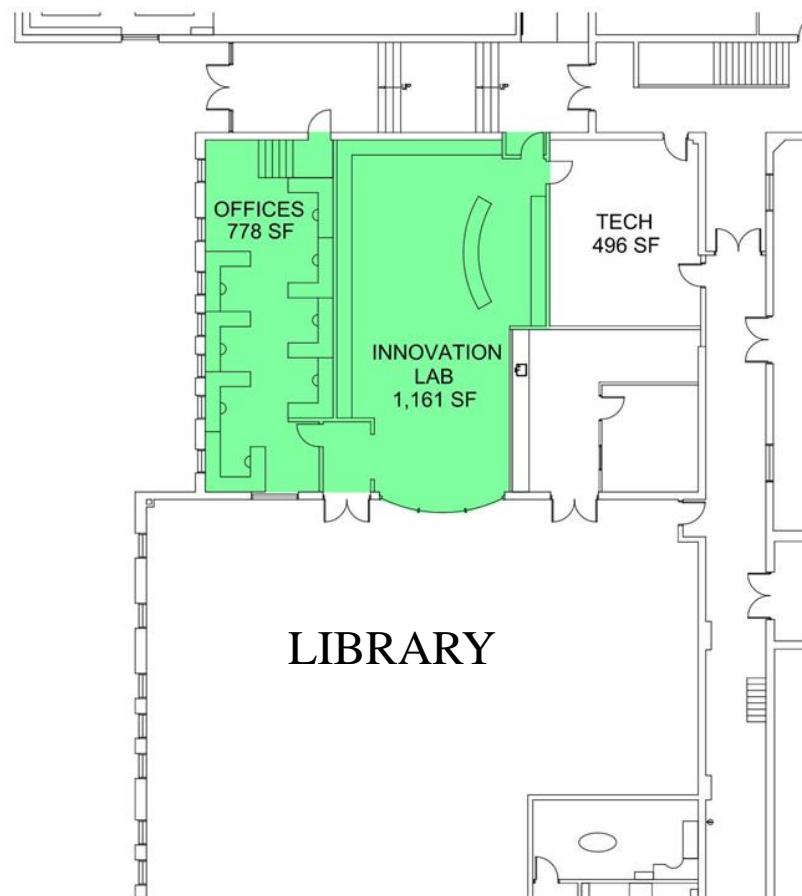
# Overall Scope of Work at OB High School



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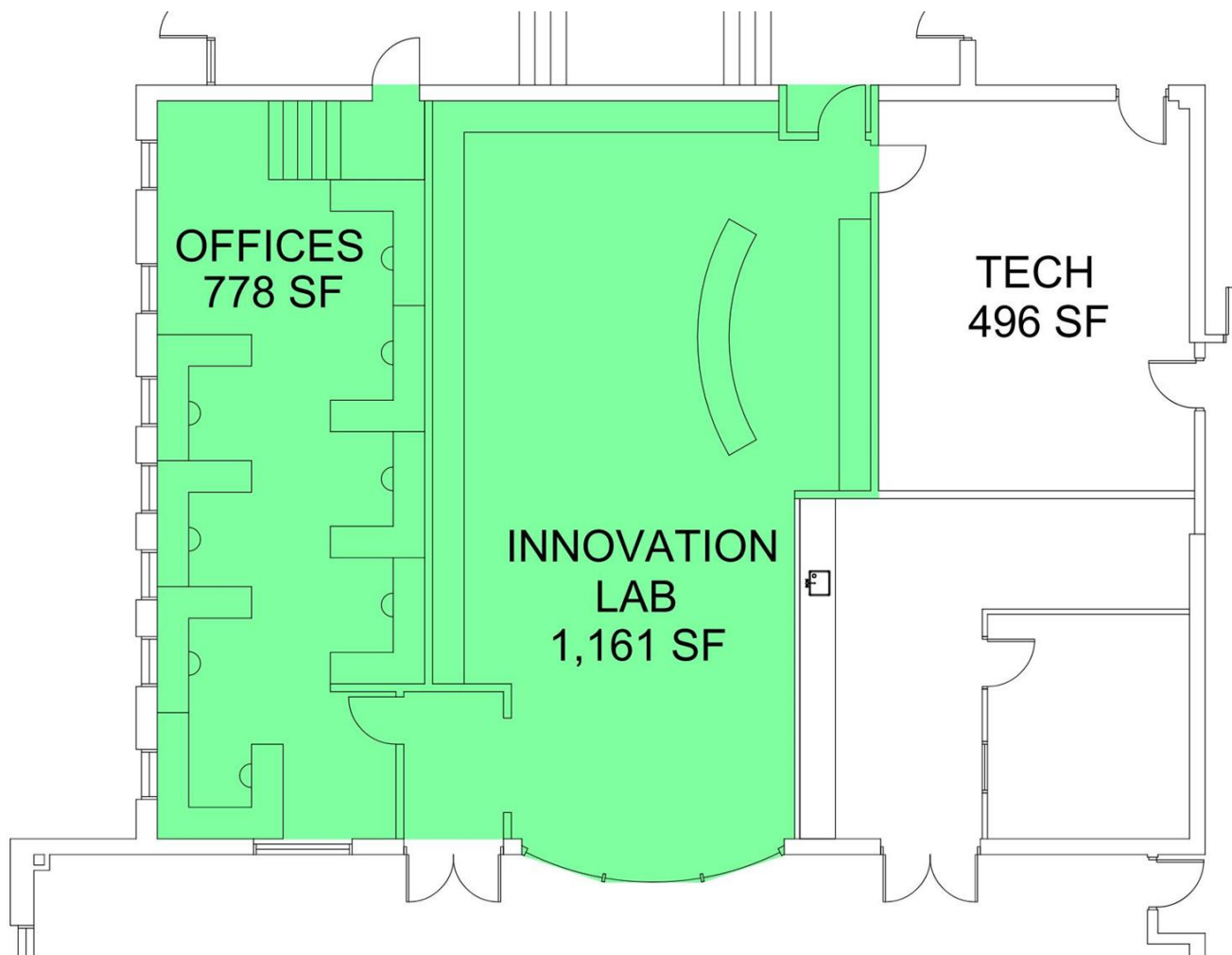
# Innovation Lab by Library



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# Innovation Lab by Library



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# Innovation Lab by Library



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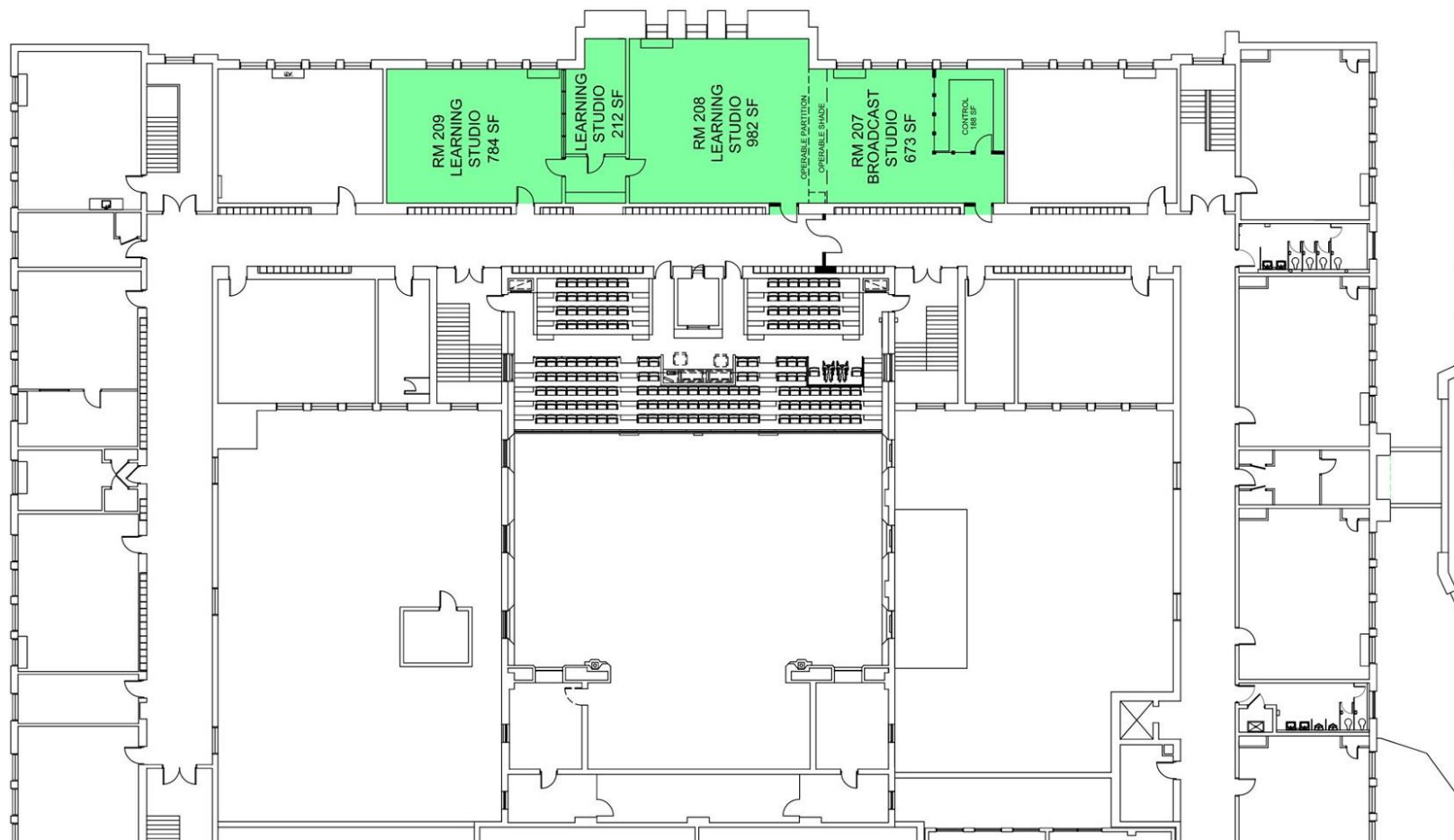
# Innovation Lab by Library



**Oyster Bay – East Norwich Central School District**



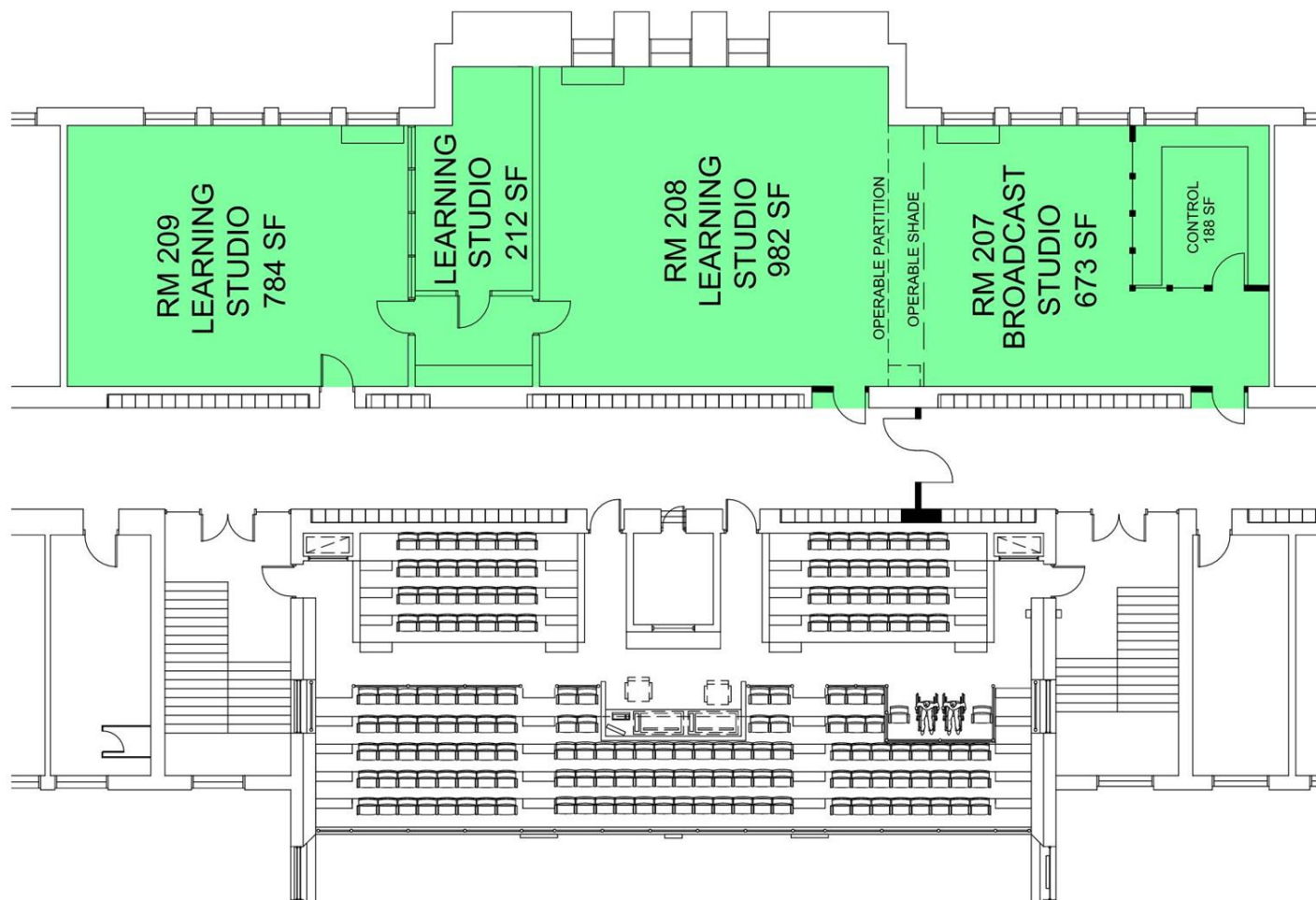
# 21<sup>st</sup> Century Classrooms



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# 21<sup>st</sup> Century Classrooms



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# 21<sup>st</sup> Century Classrooms

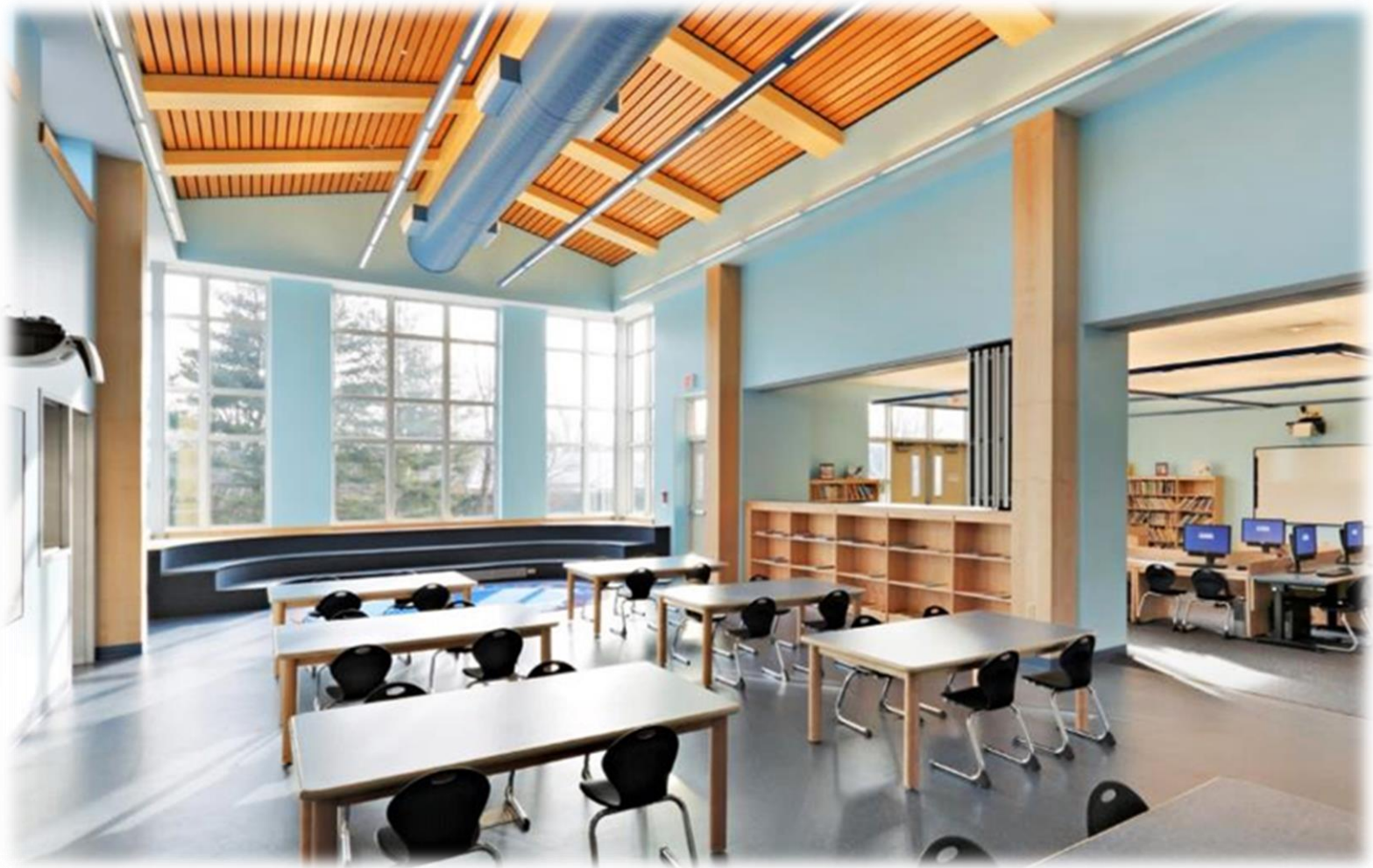


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# 21<sup>st</sup> Century Classrooms



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# 21<sup>st</sup> Century Classrooms



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# 21<sup>st</sup> Century Classrooms



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# 21<sup>st</sup> Century Classrooms



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**James H. Vernon**





# James H. Vernon

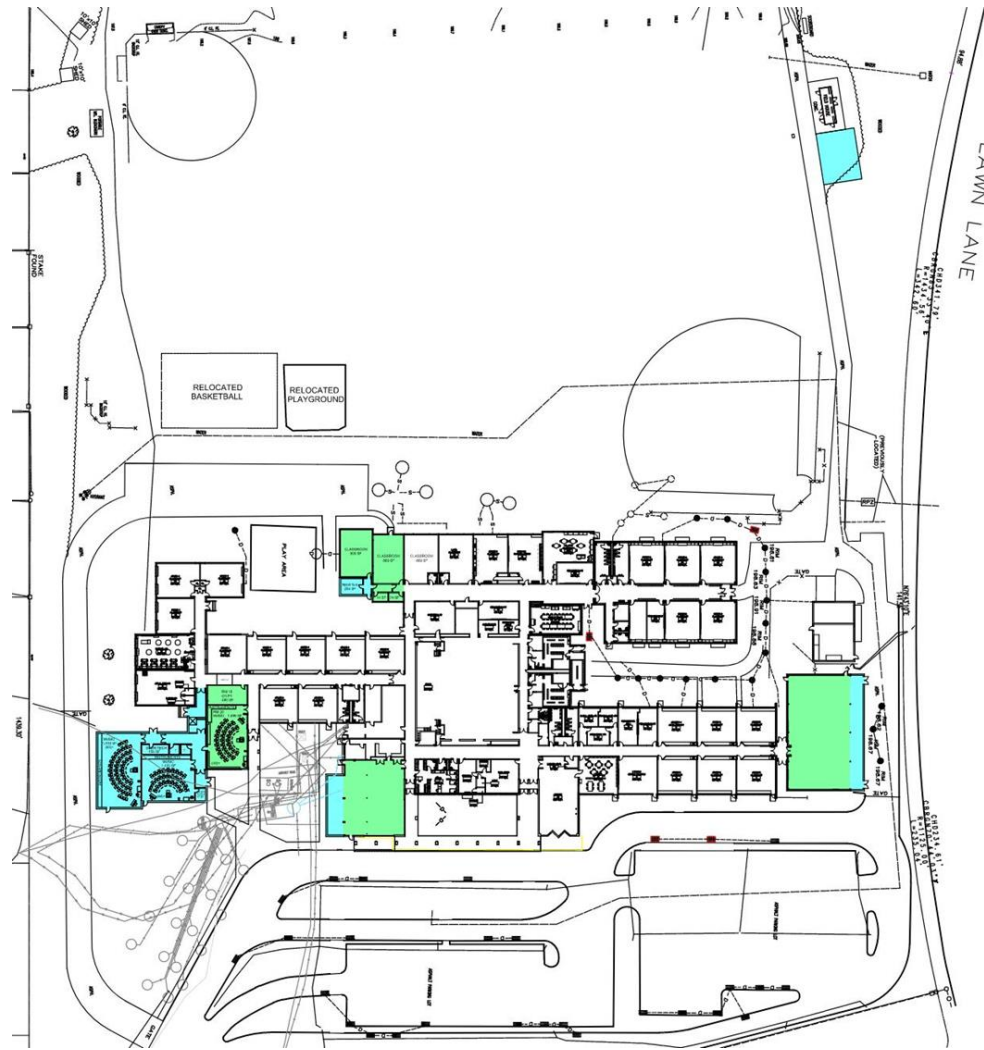
- ✓ Music wing and renovation of classrooms
- ✓ Renovation of current music rooms
- ✓ Butler building renovation
- ✓ New ground storage
- ✓ Cafeteria renovation
- ✓ Install safety glass in main office
- ✓ Install natural gas leak detection system
- ✓ Upgrade interior door hardware



**Please note items in RED are from the BUILDING CONDITION SURVEY**



# Overall Scope of Work for Vernon

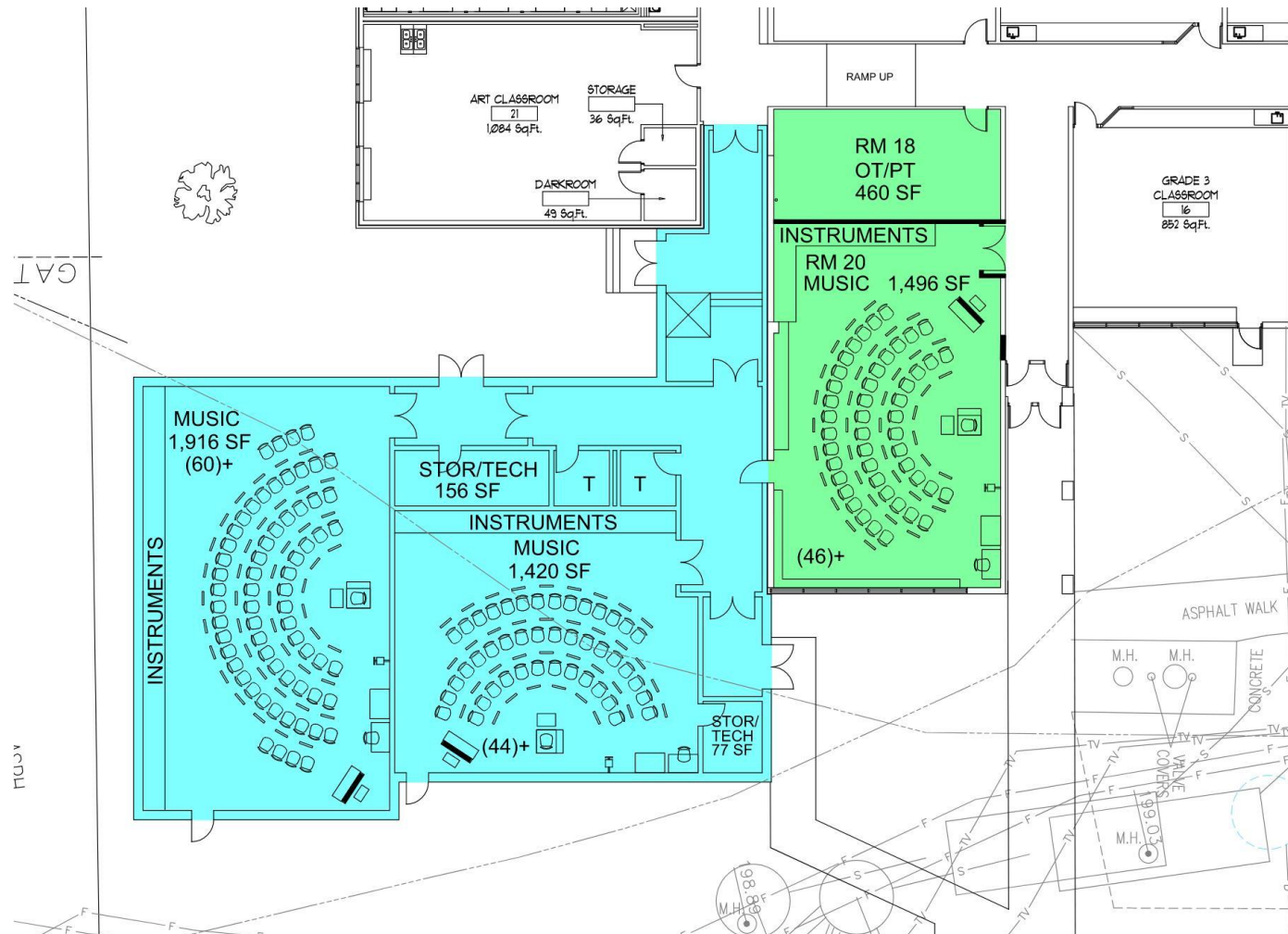


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# Music Wing and Renovation of Classrooms



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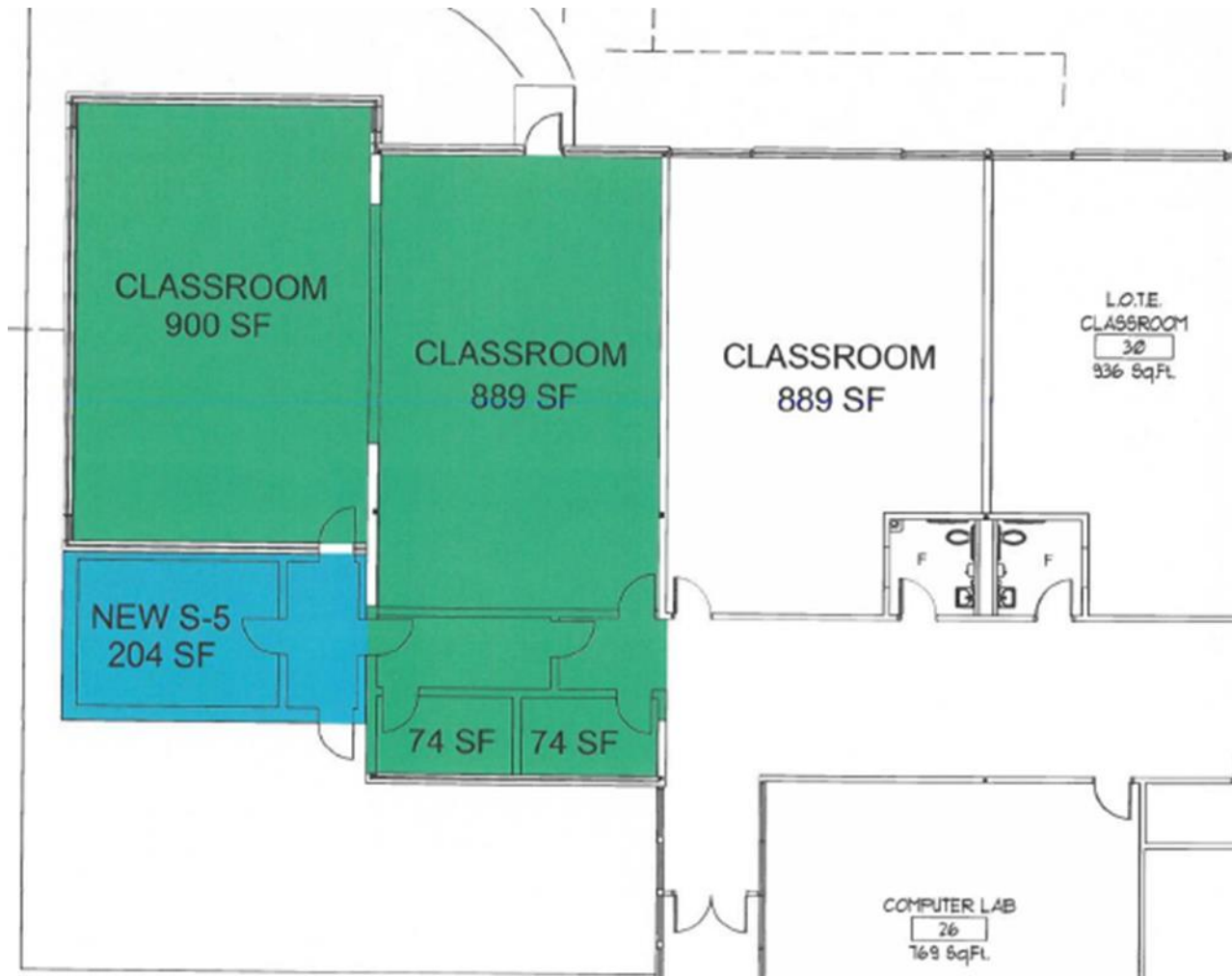
# Music Wing and Renovation of Classrooms



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# Renovation of Current Music Rooms



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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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# Butler Building Renovation



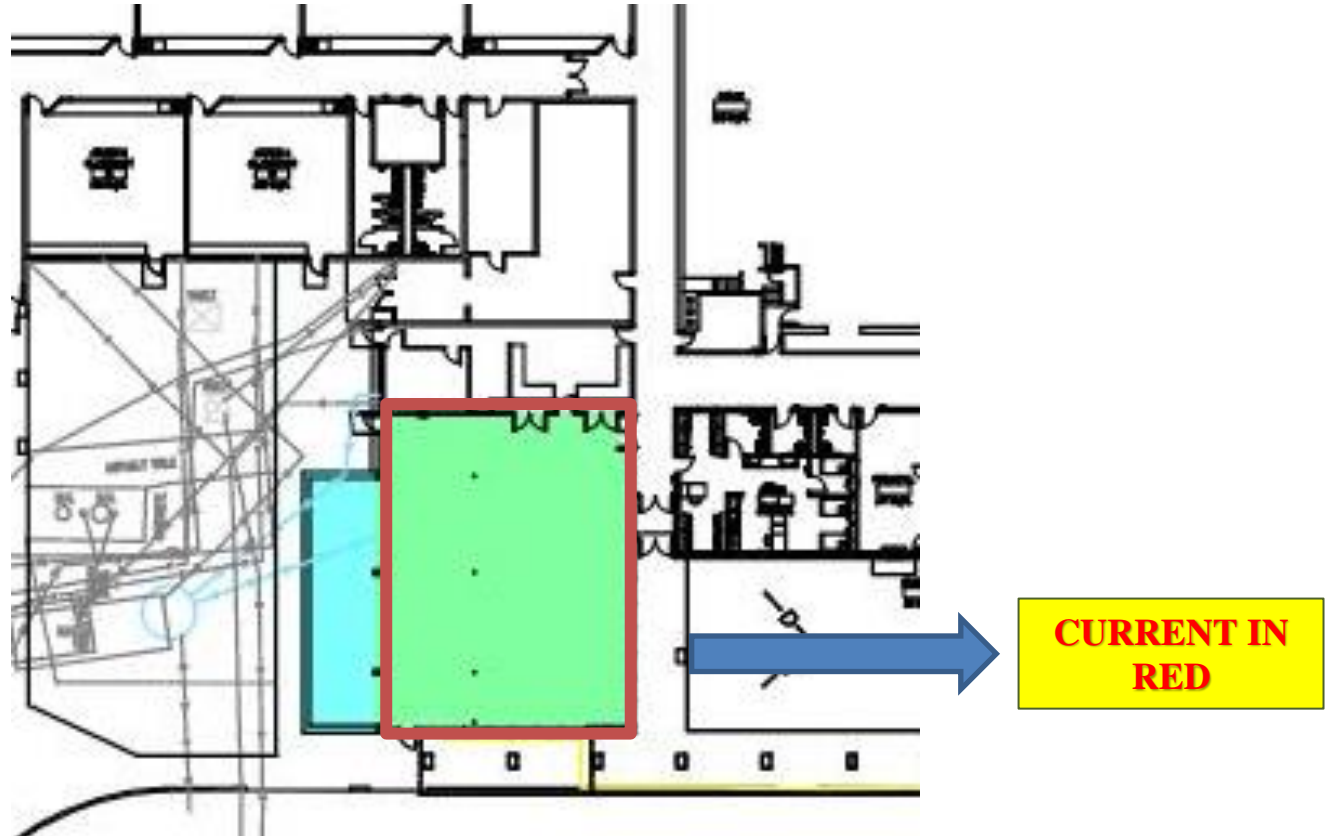
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# Cafeteria Renovation



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# Cafeteria Renovation



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# Cafeteria Renovation



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# Cafeteria Renovation



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# **Theodore Roosevelt School**





# Theodore Roosevelt School

- ✓ Building extension
- ✓ Upgrade interior door hardware
- ✓ Replace heating/cooling unit in one room
- ✓ Install natural gas leak detection system
- ✓ Create areas of rescue on each floor
- ✓ Repair rooftop air conditioning units

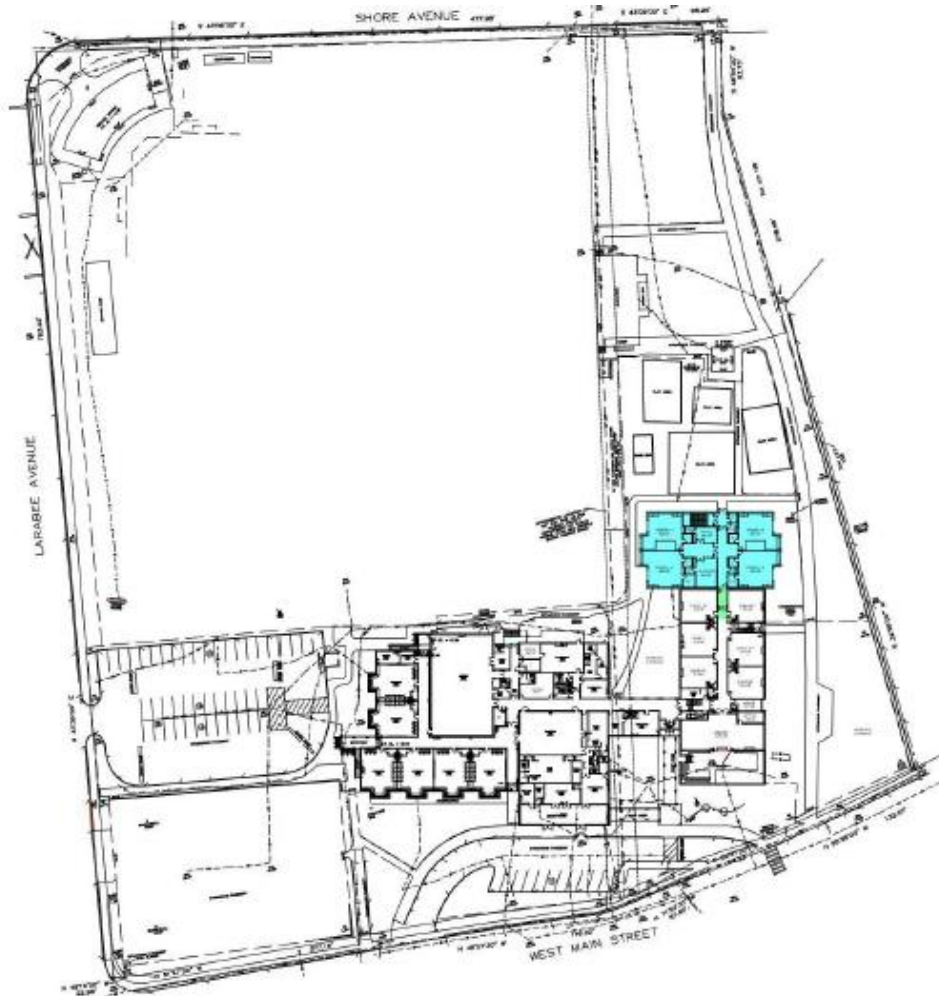


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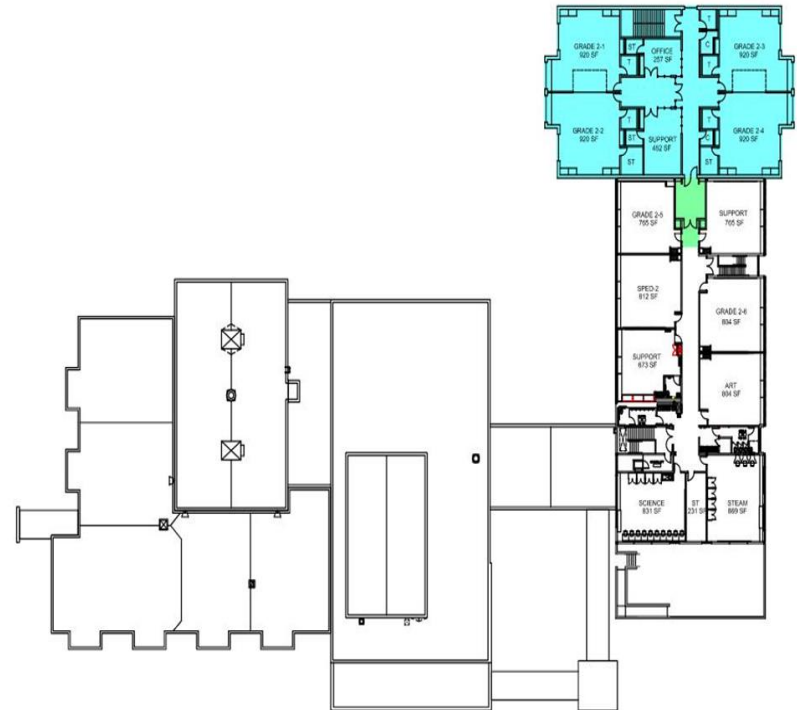




# Overall Scope of Work for Roosevelt



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## Oyster Bay – East Norwich Central School District



# Building Extension



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# Building Extension



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# Building Extension



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# Building Extension



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# **Administration Building**





# Administration Building

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- ✓ Enhance security features
- ✓ Repair fuel tank high level alarm
- ✓ Upgrade interior door hardware

**Please note items in RED are from the BUILDING CONDITION SURVEY**

# Oyster Bay – East Norwich Central School District

## Timeline of Work





# Timeline

## PHASE 1 Summer 2022 and Fall 2022

Project	School
<ul style="list-style-type: none"><li>• Turf Field</li><li>• Window repairs</li><li>• Upgrade interior door hardware</li><li>• Emergency security and lighting upgrade</li></ul>	<ul style="list-style-type: none"><li>• HS</li><li>• HS</li><li>• HS</li><li>• HS</li></ul>

**Please note items in RED are from the  
BUILDING CONDITION SURVEY**





# Timeline

## PHASE 2

### Summer 2023 and Fall 2023

Project	School
<ul style="list-style-type: none"><li>• Innovation lab by library</li><li>• 21<sup>st</sup> Century Classrooms</li><li>• Music wing and renovation of classrooms [9-14 months]</li><li>• Cafeteria Renovation</li><li>• Building extension [9-14 months]</li><li>• Create areas of rescue on each floor</li><li>• Enhance auditorium PA system</li><li>• Upgrade interior door hardware</li><li>• Repair and replace leaking roof drain lines</li><li>• Repair acid waste tank in boiler room</li><li>• Install natural gas leak detection system</li><li>• Repair rooftop air conditioning unit</li></ul>	<ul style="list-style-type: none"><li>• HS</li><li>• HS</li><li>• VER</li><li>• VER</li><li>• TR</li><li>• HS and TR</li><li>• HS</li><li>• HS, VER and TR</li><li>• HS</li><li>• HS</li><li>• VER and TR</li><li>• TR</li></ul>

Please note items in RED are from the BUILDING CONDITION SURVEY

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# Timeline

## PHASE 2 Summer 2023 and Fall 2023

### Project

### School

- |  |       |
|--|-------|
| • Upgrade fire command panel               | • HS  |
| • Overall internal piping insulation       | • HS  |
| • Install safety glass in main office      | • VER |
| • Replace heating/cooling unit in one room | • TR  |

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# Timeline

## PHASE 3 Summer 2024

Project	School
<ul style="list-style-type: none"><li>• Renovation of current music rooms</li><li>• Butler building renovation</li><li>• New ground storage</li><li>• Enhance security features</li><li>• Upgrade interior door hardware</li><li>• Repair fuel tank high level alarm</li></ul>	<ul style="list-style-type: none"><li>• VER</li><li>• VER</li><li>• VER</li><li>• ADM</li><li>• ADM</li><li>• ADM</li></ul>

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# Oyster Bay – East Norwich Central School District

## Timeline





# Next Presentation

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**September 14, 2021**

**5<sup>th</sup> Capital Improvement Presentation**

**Oyster Bay – East Norwich Central School District**





## CAPITAL IMPROVEMENT PROJECT TIMELINE

Date	Details
May 25, 2021 ✓	<b>BOARD OF EDUCATION MEETING</b> <b>1<sup>st</sup> Bond Presentation</b> <i>(This 1<sup>st</sup> Bond presentation will focus on scope of work and timeline)</i>
June 8, 2021 ✓	<b>BOARD OF EDUCATION MEETING</b> <b>2<sup>nd</sup> Bond Presentation and Forum</b> <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 ✓	<b>BOARD OF EDUCATION MEETING</b> <b>3<sup>rd</sup> Bond Presentation and Forum</b> <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 ✓	<b>SEQRA REVIEW</b>
August 10, 2021 ✓	<b>BOARD OF EDUCATION MEETING</b> <b>4<sup>th</sup> Bond Presentation and Forum</b>
September 14, 2021	<b>BOARD OF EDUCATION MEETING</b> <b>5<sup>th</sup> Bond Presentation and Forum</b>
October 12, 2021	<b>BOARD OF EDUCATION MEETING</b> <i>Board will vote on resolution to establish date of Bond Vote and SEQRA Resolution</i>
October 26, 2021	<b>BOARD OF EDUCATION MEETING</b> <b>6<sup>th</sup> Bond Presentation</b>
November 23, 2021	<b>BOARD OF EDUCATION MEETING</b> <b>7<sup>th</sup> Bond Presentation</b>
December 7, 2021	<b>CAPITAL IMPROVEMENT PROJECT</b> <b>BOND VOTE</b>

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***THANK YOU***

