

School Facilities Study

Unatego Central School District

Advisory Committee Meeting
December 17, 2015



Castallo and Silky-Education Consultants
Alan Pole and Bill Silky, Consultants

Updates from December 3rd Meeting



Can Unadilla Elementary Be Closed?

Table XXX

Unadilla Elementary School Classroom Usage 2015-16

(Includes Gym, Large Multi-Purpose Room, Cafeteria, Library, Music Room, & Art Room)

School Building	No. Full-Size Rooms	Grade Level Classrooms (9)	Other Usage of Full-Size Rooms (17)	Usage of Small Rooms, Not Full-Size, Other Than Administration
Unadilla Elementary	26	3-3 4-3 5-3	Special Ed Resource-2 Physical Therapy-1 Occupational Therapy-1 Computer Lab-1 Study Hall-1 Empty-2 Faculty Room-1 AIS-3 LTA-4 Book Room-1	Conference-1 Work Room-1 Speech-1 Lounge-1 Music Lessons-1 Primary Library-1 Padded Room-1



Space Utilization: Unatego Middle School (6-8) and High School (9-12)

Table XXX
Junior-Senior High School Classroom Usage 2015-16
(Includes 3 Gyms, Cafeteria, Auditorium, Library, 2 Music Rooms, & 2 Art Rooms)

School Building	No. Full-Size Rooms	Core Academic Classrooms (30)	Other Usage of Full-Size Rooms (23)	Usage of Small Rooms, Not Full-Size, Other Than Administration
Junior Senior High School	53	English-7 Soc. Studies-6 Math-6 Science-8 Spanish-3	Special Ed-6:1:1-1 Special Ed Resource-6 Business-2 Computer Lab-3 Health-1 Family/Consumer Science-1 Tech Shop-1 Testing Center-1 Computer Storage-1 Board Room-1 Faculty Room-1 Empty-4	Weight Room-1 Nurse-1 Tech-1 Lunch Detention-1



Update On Building Condition Survey

Table xxx
2015 Building Condition Survey-Unatego
Bus Garage (1950)
5,860 Square Feet

Item	Cost
Fuel tank upgrades	\$40,000
Replace fence sections	22,000
Replace cap on chimney	2,000
Replace overhead doors	90,000
Replace windows	19,000
Replace aged interior doors	6,000
Replace non-GFI receptacles	5,000
Water piping upgrades	44,000
Upgrade fire alarm and CO detectors	7,000
ADA Accessibility	35,000
Accessibility upgrades	47,000
TOTAL COST	\$317,000



Table xxx
2015 Building Condition Survey-Unatego
Unadilla Elementary (1934)
67,400 Square Feet

Update On Building Condition Survey



Item	Cost
Replace septic system	\$688,000
Replace pavement	235,000
Replace sidewalks	61,000
Replace asphalt play area	55,000
Masonry restoration on foundation	57,000
Replace wall joints on exterior wall columns	54,000
Replace chimney and repoint masonry	19,000
Replace wall caps and re-flash roofing on parapet	68,000
Exterior stair access replacements	52,000
Refinish interior wall paneling	13,000
Replace tile flooring	80,000
Replace hard flooring	275,000
Refinish stage flooring	25,000
Replace ceilings	357,000
Replace lockers	65,000
Replace interior doors	225,000
Provide arc flash study	9,000
Upgrade lighting	263,000
Upgrade plumbing system	386,000
Upgrade plumbing fixtures	37,000
Add AV units & CO detection	11,000
Replace cabinetry	50,000
ADA accessibility upgrades	260,000
TOTAL COST	\$3,325,000

Table xxx
2015 Building Condition Survey-Unatego
Otego Elementary (1931)
34,196 Square Feet

Update On Building Condition Survey

Item	Cost
Replace septic system	\$625,000
Replace pavement	241,000
Replace some sidewalk panels	15,000
Replace pavement in play area	23,000
Update athletic/play fields	125,000
Replace sections of fence	27,000
Repair foundation	47,000
Repoint exterior wall	457,000
Repair chimney	13,000
Repair exterior steps at cafeteria	13,000
Replace 1998 roof	275,000
Replace floor tile	141,000
Replace terrazzo floors	232,000
Refinish stage floor	25,000
Replace ceilings	551,000
Replace interior doors and frames	113,000
Provide rated stair enclosures	250,000
Provide backflow plumbing preventer	5,000
Provide mixing valves for hot water heaters	13,000
Upgrade water cooler service	4,000
Provide boiler backflow preventer	3,000
Install classroom exhaust system	25,000
Provide CO detection system	3,000
ADA accessibility parking upgrades	188,000
ADA accessibility	557,000
TOTAL COST	\$3,971,000



Table xxx
2015 Building Condition Survey-Unatego
Middle/High School (1967)
139,910 Square Feet

Update On Building Condition Survey



Item	Cost
Replace pavement	\$651,000
Repair foundation	7,000
Repoint exterior walls	19,000
Repair masonry	13,000
Replace loading dock	25,000
Replace glass block	5,000
Replace roof on 1998 wing	916,000
Replace wood corridor paneling	188,000
Replace tile flooring	42,000
Refinish stage flooring	13,000
Replace ceilings	755,000
Replace lockers	175,000
Replace interior doors	303,000
Replace stair railings	17,000
Replace plumbing valves	7,000
Replace boilers	378,000
Upgrade cooling/AC generating systems	20,000
Replace HVAC equipment	1,101,000
Replace piping	1,127,000
Replace ductwork	738,000
Replace control system	563,000
Provide CO detection	12,000
Music/band room acoustic upgrades	44,000
Corridor ventilation	75,000
Refinish library shelving	13,000
Accessibility upgrades	108,000
TOTAL COST	\$7,315,000

Table xxx
TENTATIVE Building Program-K-5 Elementary School

Space	Quantity of Rooms	Estimated SF/Room	Estimated Total SF
INSTRUCTIONAL USAGE			
Kindergarten	4	1,100	4,400
Grade 1-5 Classrooms	16	820	13,120
Remedial Classroom	2	500	1,000
Gym	1	5,000	5,000
Art Room	1	1,000	1,000
Computer Room	1	850	850
Special Ed 12:1:1	1	820	820
Special Ed Resource	1	400	400
OT/PT Classroom	1	820	820
Music/Band Room	1	1,200	1,200
SUPPORT USAGE			
Library	1	3,500	3,500
Kitchen	1	1,800	1,800
Cafeteria	1	3,000	3,000
Nurses Office	1	1,000	1,000
Principal's Office	1	180	180
Conference Room	1	250	250
Reception/Secretarial Area	1	800	800
Teachers' Lounge	1	800	800
SHARED USAGE SUBTOTAL			40,640
OTHER SPACE			
Storage	1	1,000	1,000
Mechanical/Electrical	1	1,500	1,500
Circulation/Ancillary Space (20%)			8,100
TOTAL BUILDING SQUARE FOOTAGE			51,240

Utilization of New K-5 Elementary School on the MS/HS Campus



Table xxx
TENTATIVE Project Cost-New Elementary School

BUILDING	
Building Envelope-52,000 sq ft X \$200/sq ft	\$10,400,000
Equipment/Furnishing	1,500,000
Contingency/Inflation of 10%	1,100,000
BUILDING COSTS	13,000,000
SITE WORK	
Mass Grading	\$300,000
Parking Lot	400,000
Bus Loop	150,000
Sidewalks	75,000
Playground	200,000
Play Fields	100,000
Septic System	250,000
Electric Service	150,000
Well System	100,000
Storm Drainage	200,000
Erosion Control	50,000
Landscaping	25,000
Contingency/Inflation	200,000
SITE COSTS	2,200,000
TOTAL CONSTRUCTION COSTS	15,200,000
INCIDENTALS @ 20%	3,000,000
TOTAL PROJECT COSTS	\$18,200,000

Cost of Building New K-5 Elementary School on the MS/HS Campus



What We Know About School Closure and Impact on Home Values

- Research tell us if an elementary school closes thus increasing the distance from home to school, it has an adverse affect on property values.
- Research also tells us that when the perceived quality of a school district improves it positively impacts property values.



Property Valuation: Defining Terms

- “Assessed Value”: The value placed on a parcel of land by a local assessor
- “Full Value”: The value of a parcel of land once the state’s equalization rate has been applied to the assessed value.
- “True Value”: The amount of money a person would pay for a particular parcel of land.



One School District's Experience

Year	Schools			Total Assessed Value
	Altmar	Parish	Williamstown	
2007-08	\$71,003,677	\$93,663,049	\$55,530,142	\$220,196,868
2008-09	\$76,149,128	\$93,609,716	\$58,193,389	\$134,342,517
2009-10	\$89,177,362	\$94,497,871	\$65,829,816	\$249,505,049
2010-11	\$89,868,246	\$93,596,737	\$65,879,683	\$249,344,666
2011-12	\$77,210,580	\$117,707,782	\$58,874,237	\$253,792,599
2012-13	\$92,084,907	\$140,318,700	\$66,303,225	\$298,706,832
2013-14	\$89,952,721	\$138,048,935	\$66,526,050	\$294,527,706
2014-15	\$92,978,097	\$141,411,076	\$66,574,411	\$300,963,584
2015-16	\$92,208,868	\$141,727,312	\$67,458,888	\$301,395,068

NOTE: The Altmar and Parish Elementary Schools closed on June 30, 2012. The Altmar building sold for \$400,000 on 12/18/12 and is now a luxury salmon fishing resort; the Parish building sold for \$245,000 on 11/22/13 and is now a high tech manufacturing facility. Williamstown Elementary sold on 5/15/13 for \$55,000.

Appraised Values of District Schools

Table ??

Appraised Value of Unatego School Buildings and Grounds

<i>Location</i>	<i>Building</i>	<i>Yard and Outside</i>
Otego Elementary School	\$9,053,464	\$65,927
Unadilla Elementary School	\$13,465,274	\$70,154
Unatego Jr-Sr High School	\$36,679,542	\$85,847
Bus Garage	\$641,319	\$11,814

NOTE: These data were provided by the New York State Insurance Reciprocal for the 2015-16 academic year. The yard and outside column does not include other structures such as storage buildings, concession stands, dugouts, etc.



An Area School District's Experience

Year	Schools		Total Full Value
	Sidney Center	Masonville	
2005-06	\$209,221,400	\$66,435,559	\$275,656,959
2006-07	\$220,668,979	\$67,159,626	\$287,828,605
2007-08	\$240,746,919	\$81,273,627	\$322,020,546
2008-09	\$244,505,811	\$83,694,640	\$328,200,451
2009-10	\$291,626,555	\$85,069,757	\$376,696,312
2010-11	\$287,215,522	\$85,407,851	\$372,623,373
2011-12	\$288,394,869	\$86,381,182	\$374,776,051
2012-13	\$272,879,487	\$79,327,490	\$352,206,977
2013-14	\$256,064,237	\$85,458,041	\$341,522,278
2014-15	\$250,725,145	\$82,652,328	\$333,377,473
2015-16	\$245,705,322	\$82,899,307	\$328,604,629



SIDNEY CENTRAL
SCHOOL DISTRICT

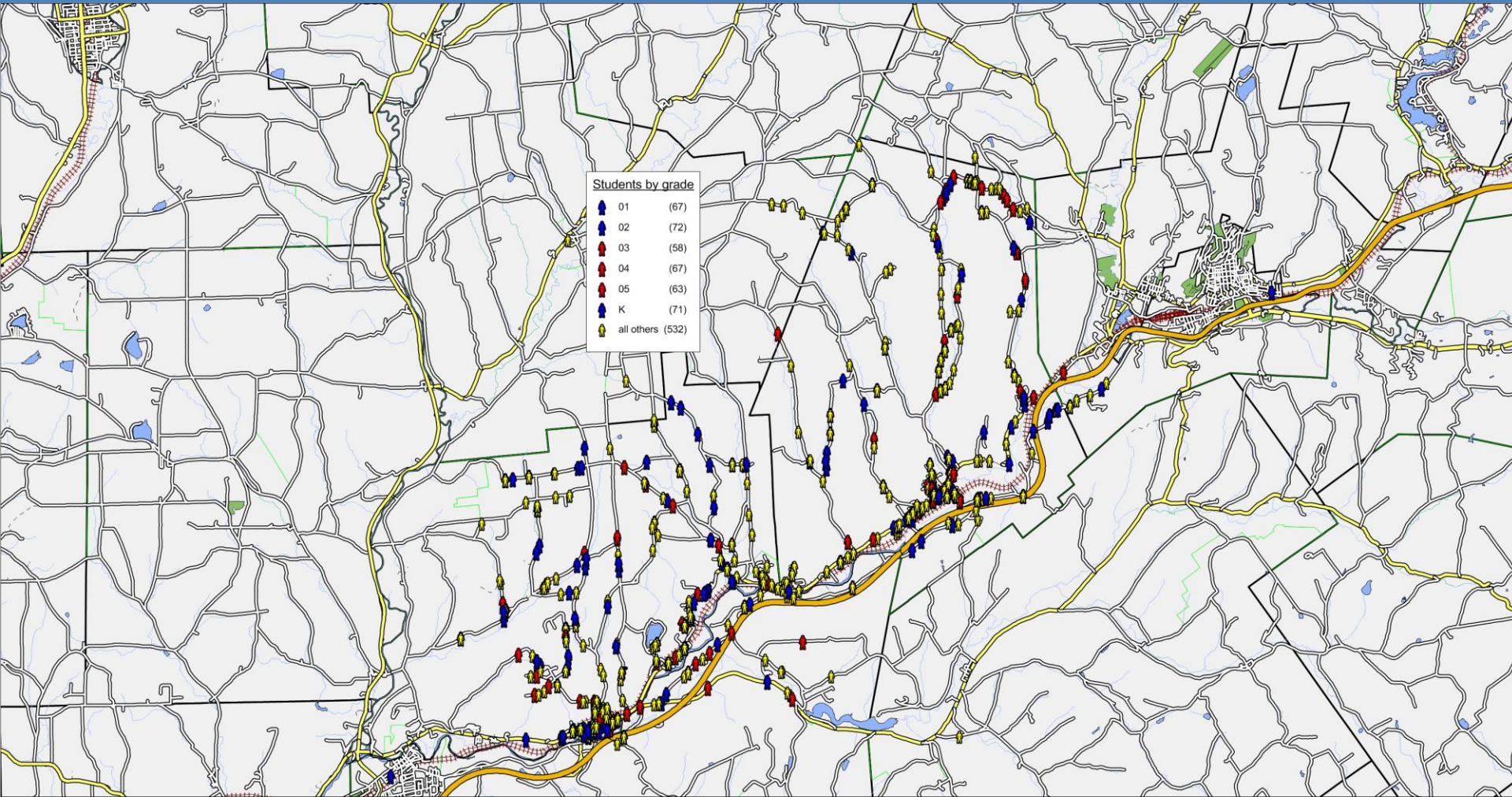
Expiring Debt Service



Unatego Debt Schedules-Year-to-Year Change

Fiscal Year Ending	Total Debt Service	Change
2016	\$3,011,581	
2017	\$2,564,663	\$446,918
2018	\$2,567,100	-\$2,437
2019	\$2,274,900	\$292,200
2020	\$2,273,100	\$1,800
2021	\$2,290,650	-\$17,550
2022	\$2,278,700	\$11,950
2023	\$2,298,200	-\$19,500
2024	\$1,357,700	\$940,500
2025	\$1,332,350	\$25,350

Options Impact on Transportation



Options Impact on Transportation

Table ? Comparison of Impact on Transportation for All Options			
Criterion	Feasible Options		
	Option 1	Option 2	Option 3
No. of Student on the Bus over 60 minutes		A.M.=19 P.M.=36	A.M.=19 P.M.=24
Driving time cost per year	\$663,300	\$681,300	\$643,476
Difference in cost/year routes	Same	+\$18,000/year	-\$19,824/year
Additional buses needed	None	None	None
Additional drivers needed	None	One	One
Additional cost after state transportation aid	None	Approximately +\$1,800/year	Approximately -\$1,982/year
Student wait time for other students to arrive	Same	Less	Less
Notes: The following assumptions were used in designing routes and arriving at the above observations: <ul style="list-style-type: none"> ▪ Current students were used to design routes ▪ Student dropoff location at the end of the day are the same as at present 			

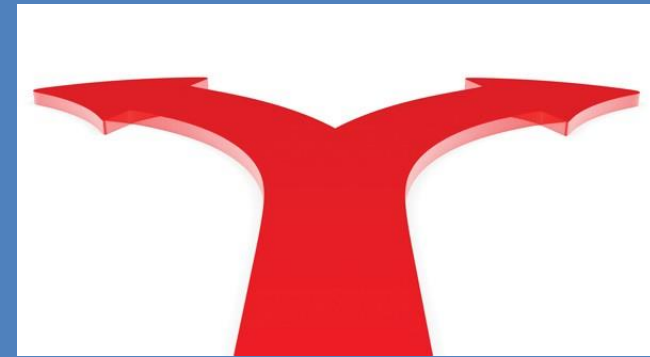
Option 1: Remain As Is-K-2, 3-5, 6-8 9-12

<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"><i>*will not create turmoil (no disruption): keeps everyone happy</i><i>* fifth grade can remain where they have recess</i><i>*fifth grade would not be mixed in with high school students; keeps age groups separate</i><i>*PreK can be housed at Unadilla</i><i>*don't have to deal with maintaining an empty building</i><i>*room for growth</i><i>*maintains property values in village "desirability"</i><i>*keeps enrollment up?????</i><i>*needs of age groups are being met</i>	<ul style="list-style-type: none"><i>*inefficient use of space in the schools</i><i>*does not offer any financial savings</i><i>*if nothing changes now, nothing will change</i><i>*instructional time is lost at the end of each day for busing</i><i>*annual repair costs</i><i>*future costs are unpredictable</i>



Option 2: Close Otego Elementary; Make Unadilla K-4; Move 5th Grade to the Middle School

<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"> <i>*makes much better use of space</i> <i>*offers considerable financial savings</i> <i>*no shuttle buses like we have now so instructional impact won't be great like it is now; improves transportation overall</i> <i>*more opportunities for teachers to collaborate</i> <i>*more accommodating for parents not to have multiple elementary buildings</i> <i>*more opportunity for student interactions among grade levels (buddy reading, writing, etc.)</i> <i>*easy for service provider schedules (i.e., counselors)</i> 	<ul style="list-style-type: none"> <i>*backlash due to emotional attachment to the Otego Elementary School.</i> <i>*K-2 students from the Otego Elementary School would have to ride the bus longer</i> <i>*there would likely be some staff members that would lose jobs</i> <i>*fifth grade is too young for our current building set-up at MS/HS; maturity level of students; how did moving 6th grade to the middle school work?</i> <i>*after school program—those families that live in Otego will have to travel to Unadilla to pickup students</i> <i>*loss of room for growth</i> <i>*question of impact on home values of taxpayers and therefore loss of tax revenue to school district; desirability for home buyers and maybe lose families to other districts</i> <i>*Unadilla floods</i> <i>*cost of perhaps relocating the bus garage</i> <i>*lack of extra gym and field space</i> <i>*more difficulty scheduling specials, lunches, etc.</i> <i>*lessens possibility of PK</i> <i>*less space for tier groups and accommodating test mods</i>



Option 3: Close Both Elementary Schools and Build a New K-5 Elementary School on the MS/HS Campus

<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"> *would most likely make better use of district space *would ensure an up-to-date elementary school for 20st century learning *transportation would be shorter for some elementary students; <i>bus transferring issue disappear</i> *<i>gaining 20 minutes of instructional time</i> *<i>more accommodating for parents not to have multiple elementary buildings</i> *<i>more opportunity for student interactions among grade levels (buddy reading, writing, etc.)</i> *<i>easy for service provider schedules (i.e., counselors)</i> *<i>No Otego vs. Unadilla—nobody wins; no more Otego vs. Unadilla mentality</i> *<i>there would no longer be flooding concerns</i> *<i>makes it easier to share services between the elementary and MS/HS</i> 	<ul style="list-style-type: none"> *backlash due to emotional attachment to both the Otego and Unadilla elementary schools *there is a local cost to building a new school (\$18,200,000) *transportation would be longer for some elementary students *<i>empty buildings and what to do with them in both towns</i> *<i>length of time before a new school is built (5 years) and difficulty having to get a proposition passed</i> *<i>bus garage is still at Otego</i> *<i>the parking lot is already an issue at the MS/HS so it would need to be redesigned</i>



Option 4: Close Unadilla, make Otego K-?, move remaining elementary grades to the Middle School and some number of Middle School Grades to the High School



Questions????

