

4.2.1.1

FACILITIES COMMITTEE MINUTES  
MARCH 2, 2016

The Architect has updated the pricing on potential project items from the Building Conditions Survey list.

The committee discussed the prioritized list of items. The list of items totals approximately \$11.7 million.

The committee asked what items would be on the list if a project maximum was set at \$5M, \$7.5M, \$10M. These lists need to be prepared.

The numbers above reflect what it would cost to do the actual work. Additional costs for financing, architectural fees, contingencies, etc. would need to be added to the project to get the "full cost".

Once the "full cost" numbers are available, it was discussed that a committee of community members should be convened to review the potential project. Committee members could then serve as "ambassadors" for the project. The committee would need to be formed sometime after the May budget vote to be able to put the project up for a vote this fall. October to early December would be the targeted time to have a vote.

We would need to engage an architectural firm to do the project work. We could use the same firm that did the BCS work, or do an RFP to hire a different firm. Our attorneys will be consulted to find out if we need to do an RFP.

Joe, Tom and Sheldon will be setting up a meeting with the BCS architect to discuss what would need to be done next, and if they are interested in working with us on a project.

Respectfully submitted,

Mark Fleischhauer

# RHINEBECK CENTRAL SCHOOL DISTRICT

## DRAFT - Capital Project Scope

02/12/2016



4.2.1.2

Facilities Evaluation Reference #	Scope Item	Location	Construction Budget	Priority Level	Priority 1 Budgets	Priority 2 Budgets	District to Perform	Notes
	General Construction							
1	Door Hardware - intruder locks, closers, levers	ES	\$82,000	1	\$82,000	\$0	\$0	
2	Elevator Lobby - add SmokeGuard system	ES	\$10,000	1	\$10,000	\$0	\$0	
3	Premises identification	ES	\$1,000	D	\$0	\$0	\$1,000	Done in-house by Sheldon
4	Rated Door	ES	\$3,500	1	\$3,500	\$0	\$0	
5	Skylights	ES	\$125,000	1	\$125,000	\$0	\$0	
6	Roof Access Ladders	ES	\$15,000	1	\$15,000	\$0	\$0	
7	Curtain wall	ES	\$731,250	1	\$731,250	\$0	\$0	
8	Door Hardware - closers, levers	HS/MS	\$25,000	1	\$25,000	\$0	\$0	
9	Premises identification	HS/MS	\$1,000	1	\$1,000	\$0	\$0	
10	Gymnasium Safety Straps - MS gym backstops	HS/MS	\$5,000	1	\$5,000	\$0	\$0	
11	Acoustical Treatment - HS gymnasium	HS/MS	\$98,000	2	\$0	\$98,000	\$0	
12	Ceiling Replacements - 1950, 1952, MS gym	HS/MS	\$244,000	1	\$244,000	\$0	\$0	Need to combine with III.B.1.
13	Carpet - 1997, common areas	HS/MS	\$88,000	1	\$88,000	\$0	\$0	Includes "known" abatement
14	Floor Tile - 1st fl 137, 131 and 2nd fl 1950	HS/MS	\$195,800	1	\$195,800	\$0	\$0	Refine budget and scope during pre-ref
15	Furnishings/Casework - Science 137	HS/MS	\$140,000	1	\$140,000	\$0	\$0	Refine budget and scope during pre-ref
16	Kitchens	HS/MS	\$200,000	1	\$200,000	\$0	\$0	Includes all lockers
17	Lockers - corridor	HS/MS	\$266,000	1	\$266,000	\$0	\$0	
18	Foundation - west wall of 1950 section	HS/MS	\$50,000	1	\$50,000	\$0	\$0	
19	Paint steel lintels	HS/MS	\$100,000	1	\$100,000	\$0	\$0	
20	Roof - Chimney reconstruction	HS/MS	\$50,000	1	\$50,000	\$0	\$0	
21	Roof - Foam replacement	HS/MS	\$1,172,000	1	\$1,172,000	\$0	\$0	Full tear-off
22	Roof - Asphalt replacement	HS/MS	\$168,000	1	\$168,000	\$0	\$0	Includes MS roof
23	Roof penthouse cupolas	HS/MS	\$6,000	1	\$6,000	\$0	\$0	
24	Exterior doors - replace doors and frames 1950, 1952, 1997, 1980	HS/MS	\$93,500	1	\$93,500	\$0	\$0	
25	Building Envelope - eliminate infiltration	HS/MS	\$50,000	1	\$50,000	\$0	\$0	
26	Windows - 1952 vintage	HS/MS	\$336,100	1	\$336,100	\$0	\$0	
27	Windows - remaining District office windows and MS cafeteria windows	HS/MS	\$78,000	2	\$0	\$78,000	\$0	
28	Windows - 1997 vintage	HS/MS	\$350,800	2	\$0	\$350,800	\$0	
29	Entrances - replace and add handrails at main entry	HS/MS	\$12,000	1	\$12,000	\$0	\$0	
30	MS Gym floor replacement	HS/MS	\$345,000	1	\$345,000	\$0	\$0	Refine budget and scope during pre-ref
31	Add roof at loading dock	HS/MS	\$50,000	2	\$0	\$50,000	\$0	Refine budget and scope during pre-ref
	Site Work							
32	Athletic field renovation - assumes 1 soccer field	ES	\$100,000		\$0	\$0	\$0	Pricing and scope TBD
33	Fire Protection - replace center hydrant	HS/MS	\$10,000	1	\$10,000	\$0	\$0	
34	Catch basins - remove and replace 4	HS/MS	\$32,000	1	\$32,000	\$0	\$0	

Facilities Evaluation Reference #	Scope Item	Location	Construction Budget	Priority Level	Priority 1 Budgets	Priority 2 Budgets	District to Perform	Notes
35	III. B. 1 Existing concrete paving - remove and replace sidewalks and curbs at main entrance	HS/MS	\$175,000	1	\$175,000	\$0	\$0	
36	III. B. 2 New asphalt walkways - add access drive, replace asphalt walkways at rear of building	HS/MS	\$190,000	1	\$190,000	\$0	\$0	
37	III. B. 3 Existing asphalt - remove stone near entrance drive and replace w/ asphalt, replace entrance drive asphalt	HS/MS	\$425,000	1	\$425,000	\$0	\$0	
38	III. B. 6 Track maintenance - overspray long jump	HS/MS	\$250,000	1	\$250,000	\$0	\$0	Now it does
39	III. B. 8 Athletic field renovation - renovate 3 natural turf fields (grading, stone removal, aerate, topdress)	HS/MS	\$225,000	1	\$225,000	\$0	\$0	
40	Artificial Turf	HS/MS	\$1,500,000		\$0	\$0	\$0	Refine budget and scope during pre-ref
41	III. B. 9 Existing Curb Replacement - front center entrance/bus loop	HS/MS	\$18,000	1	\$18,000	\$0	\$0	
42	III. B. 10 Vehicle barrier - replace mechanical gates with manual gates and signage	HS/MS	\$20,000	2	\$0	\$20,000	\$0	
43	III. D. 1 Existing curb cuts - 3 locations	HS/MS	\$21,000	1	\$21,000	\$0	\$0	
44	III. D. 2 Proposed curb cuts - remove and replace cut near auditorium to add detectable warning strips	HS/MS	\$7,500	1	\$7,500	\$0	\$0	
45	III. E. 1 Topographic and Boundary survey - needed for improvements	HS/MS	\$35,000	1	\$35,000	\$0	\$0	
46	III. E. 2 Geotechnical borings at asphalt paving - needed to determine design requirements of replacement paving	HS/MS	\$5,000	1	\$5,000	\$0	\$0	
47	IV. 2 Irrigation - varsity field hockey/baseball	HS/MS	\$100,000	1	\$100,000	\$0	\$0	
48	IV. 6 Loading dock - remove and replace	HS/MS	\$45,000	1	\$45,000	\$0	\$0	
49	III. I Mechanical Work							
50	III. I. 1 Ventilation occupied spaces	ES	\$32,000	1	\$32,000	\$0	\$0	
51	III. I. 2 Building-wide AC	ES	\$750,000		\$0	\$0	\$0	Would also need to do UV replacement from item III. B. 3.
52	III. I. 3 UV Replacement	ES	\$550,000		\$0	\$0	\$0	
53	III. I. 4 Ventilation occupied spaces	HS/MS	\$35,000	1	\$35,000	\$0	\$0	
54	III. I. 5 Carbon monoxide sensing and alarm	HS/MS	\$30,000	D	\$0	\$0	\$30,000	
55	III. I. 6 Building-wide AC	HS/MS	\$1,200,000		\$0	\$0	\$0	Would also need to do UV replacement from item III. B. 1.
56	III. I. 7 UV Replacement	HS/MS	\$240,000		\$0	\$0	\$0	
57	III. I. 8 Ducted relief air path MS	HS/MS	\$100,000	1	\$100,000	\$0	\$0	
58	III. A. 10 Plumbing Work							
59	III. B. 1 Replace isolation valves	ES	\$10,000	1	\$10,000	\$0	\$0	
60	III. B. 2 Sewage ejector system replacement	ES	\$30,000	1	\$30,000	\$0	\$0	
61	III. A. 1 Gas shutoff valves	HS/MS	\$5,000	1	\$5,000	\$0	\$0	
62	III. B. 1 Replace isolation valves	HS/MS	\$10,000	1	\$10,000	\$0	\$0	
63	III. B. 2 Sanitary piping replacement - original	HS/MS	\$75,000	1	\$75,000	\$0	\$0	
64	III. B. 3 Clogged piping - boiler room floor drain	HS/MS	\$5,000	1	\$5,000	\$0	\$0	

Facilities Evaluation Reference #	Scope Item	Location	Construction Budget	Priority Level	Priority 1 Budgets	Priority 2 Budgets	District to Perform	Notes
	<b>Electrical/Technology Work</b>							
62	Emergency lighting - multi-user toilet rooms	ES	\$2,400	D	\$0	\$0	\$2,400	Done in-house by Sheldon
63	Exit light - corridor 148	ES	\$500	D	\$0	\$0	\$500	Done in-house by Sheldon
64	Emergency generator - level 1 generator to serve entire facility	ES	\$210,000	1	\$210,000	\$0	\$0	
65	Building-wide lighting replacement	ES	\$257,500					Pricing and scope TBD
66	Telephone system - replace with VOIP	ES	\$92,000	1	\$92,000	\$0	\$0	
67	Emergency generator - level 1 generator to serve entire facility	HS/MS	\$435,000	1	\$435,000	\$0	\$0	
68	Building-wide lighting replacement	HS/MS	\$386,000	1	\$386,000	\$0	\$0	
69	Main Electric service consolidation	HS/MS	\$98,000	1	\$98,000	\$0	\$0	
70	Telephone system - replace with VOIP	HS/MS	\$145,000	1	\$145,000	\$0	\$0	
71	Access control - upgrade to integrate with VOIP and cameras	HS/MS	\$50,000	1	\$50,000	\$0	\$0	
	<b>Construction Total</b>				<b>\$7,770,650</b>	<b>\$596,800</b>	<b>\$33,900</b>	
	Project Contingency 15%				<b>\$1,165,598</b>	<b>\$89,520</b>	<b>\$5,085</b>	
	Cost Escalation 5%				<b>\$446,812</b>	<b>\$34,316</b>	<b>\$1,949</b>	
	Environmental Allowance							
	Incidental Expense 25%				<b>\$2,345,765</b>	<b>\$180,159</b>	<b>\$10,234</b>	
	<b>Project Total</b>				<b>\$11,728,825</b>	<b>\$900,795</b>	<b>\$51,168</b>	

(Priority 1) (Priority 2) (District)

**Communications Committee Meeting Minutes**  
**March 4, 2016**

Present: Deirdre d'Albertis, Laura Schulkind, Deirdre Burns, Tom Burnell, Steve Jensen, Joe Phelan, Steve Jenkins (RSF), Jen Hammoud (RSF), Andy Schulkind (RSF), Debbi Mimoso (PTSO), Sarah Hutchings (PTSO)

The Committee invited representatives from the PTSO and the Rhinebeck Science Foundation to the meeting to alert them to this year's budget development process and challenges. Joe began the meeting by sharing the process in developing the budget generally and, more specifically, over the past couple of months. He reviewed the various elements that come into play as we calculate expenditures and expected revenues. Joe explained how the tax levy cap is calculated and the impact of the cap in past years and this year. Joe shared with those present that we are facing a budget gap of over \$800,000 dollars and that, while we expect that to be narrowed to some degree, we anticipate making budget cuts. As well, Joe shared that the Board is considering presenting a budget to the voters that would pierce the tax levy cap. Joe also briefed the group on the Gap Elimination Adjustment.

Various members of both organizations asked questions and shared helpful comments including:

- \* It may be valuable to share with the community the history of tax levy cap increases in order to illustrate that a 2% tax levy increase this year aligns with increases from past budgets.
- \* The committee was reminded that the PTSO does not endorse votes for or against passage of the budget but does make calls reminding parents to vote. It was suggested that they can also help share budget information with their membership. If the district created a document that outlines some of the key issues this year, the PTSO could circulate it. They could also circulate among their membership any key statewide legislative issues that are relevant.
- \* It was recommended that the district post to the web site information on what budget cuts are being considered, so the community can evaluate the consequences of budget proposals under consideration.
- \* It was suggested that, perhaps after the budget vote, it could be valuable to bring together a coalition of community members to discuss the future of the district and strategize over how to communicate the value of our schools to the larger community.
- \* It was noted that the RSF also does not take a position on passage of school budgets but is another important venue for communication with parents.

The committee expressed its thanks to the representatives present for taking the time to attend the meeting and share their questions, ideas and perspectives.

After the PTSO and RSF members departed the meeting, the committee discussed:

- \* The need for long term planning around declining enrollment. Perhaps a summer workshop or other method of addressing the long term impact of lower enrollment, rather than addressing it year to year at budget time. Deirdre d'A. has collected some information from other communities who have had to address this issue. Perhaps there are models out there we can learn from. Maintaining a positive school environment under stressful budgets and population declines is a concern.
- \* The committee expressed support for the idea of creating a coalition/task force to bring people together to talk about the future of our schools. The committee needs to give the specifics of this more consideration.
- \* Immediate issues: we need to get information to the community - key budget issues, key legislative issues, cuts under consideration. Laura generously agreed to take a pass at an FAQ about the budget that we could post and share with community groups. Committee members are to consider what questions may be useful and to pass along ideas to Laura. Joe will post budget information, including cuts under consideration, after the workshop when those cuts have been prioritized and there is greater clarity on the direction the board is going. Tom is working on a historical analysis of the tax impact of various levies on a median priced home in in the district.

Respectfully submitted by Deirdre Burns

4.2.3

Personnel Committee Minutes

March 09, 2016

Present: Joe Phelan, Lisa Rosenthal, Rick Walker, Diane Lyons

The committee discussed potential staff changes that may occur because of budget cuts and also declining enrollment.

The committee briefly looked at the NYSSBA superintendant evaluation tool. The committee will look at this in detail at the next meeting but did decide for this year to use the same form as last year for Joe's evaluation.

Next meeting March 30, 2016

Respectfully submitted by Diane Lyons

4.2.4

**RHINEBECK CENTRAL SCHOOL DISTRICT BOARD OF EDUCATION  
MINUTES OF THE MEETING OF THE POLICY COMMITTEE  
Meeting of March 10, 2016**

**Present:** Mark Fleischhauer, Diane Lyons, Lisa Rosenthal, Joseph Phelan

**Topics Discussed:** Potential new policies, status of previously-discussed items.

1. **Potential New Policies:** The Committee discussed the following matters in terms of whether or not new policies should be adopted by the Board:

(a) **Policy Regarding Transgender Students:** There is presently no policy specifically relating to such students. Other school districts in New York have dealt with a number of issues that arise with respect to transgender students, including bathroom and locker-room use, among others. The Committee was informed that state law requires that students be permitted to self-identify with respect to their gender. With respect to participation in athletic teams, the NYSPHAA rules are unclear but, on the few occasions when issues with respect to transgender students have arisen in the district, they were resolved to the satisfaction of the involved student. After a robust discussion, the Committee decided that the full Board should be consulted as to whether the Board perceives a need for a policy before taking further action.

(b) **Policy Regarding Security Measures With Respect to Changing Student Grades:** Joe informed the Committee that the Audit Committee is considering this issue. If that committee determines that a policy should be promulgated, this Committee will take appropriate action.

(c) **Policy Regarding Use of Treatments for Heroin Overdoses by District Personnel:** The Committee discussed the possible training of staff in the use of Narcan or similar treatments in the event that persons on school property suffer a heroin overdose during times that the schools are occupied, either during the school day or during before- or after-school events. The information presented to the Committee concerning the availability of these treatments by emergency or police personnel was unclear. Although Mark reported that other districts in the region are engaging in training of personnel to use these treatments, there was no consensus among the Committee members as to whether there should be a Board policy on the subject. After a robust discussion, the Committee decided that the full Board should be consulted as to whether the Board perceives a need for such a policy before taking further action.

(d) **Policy Regarding Acknowledgement of Donations:** The Committee considered whether donors to the district should be acknowledged for their donations through the posting of some sort of plaque or sign. The Committee reviewed Policy Nos. 1511, Advertising in the Schools, and 7501, Memorials, but neither seemed to bear on the question. While no objections to the concept were raised, there was no consensus among the Committee members regarding the specific contours of such a policy. After a robust discussion, the Committee decided that the full Board should be consulted as to whether the Board is willing to entertain the concept, before taking further action.



2. **Previously-Discussed Items:** The Committee requested updates on the following items that were previously discussed:

(a) **Policy Regarding District Credit Card (Proposed Policy No. 8334):** Joe reported that the Finance Committee is considering this matter. When that Committee has completed its work on the subject, it will be referred to this Committee for further action consistent with the Finance Committee's recommendations.

(b) **Revisions to Homework Policy (Policy No. 4730):** Joe reported that he has had additional discussions with the administrators and will marshal their comments. A revised draft will be presented to the Committee at its next meeting.

(c) **Potential Policy Regarding Exemptions to Immunization Requirements:** The Committee discussed the fact that there has been national discussion of this issue, but the Committee was unclear whether NY State law had changed regarding the subject. Joe will find out what the current state of the law is and report back to the Committee at its next meeting.

**Next Scheduled Meeting:** April 14, 2016 at noon, District Office.

**Date:** March 10, 2016

Respectfully submitted,

Lisa Rosenthal