

COMMACK U.F.S.D.
BOARD OF EDUCATION MEETING
ADMINISTRATIVE REPORT

AUGUST 22, 2019



TONIGHT'S AGENDA

Capital Projects
Update

Bond Exploratory
Committee
Update

CAPITAL PROJECT UPDATES

MR. RICHARD SCHRAMM, DIRECTOR OF FACILITIES

DR. DONALD JAMES, SUPERINTENDENT OF SCHOOLS

PRIMARY SCHOOLS

North Ridge

- Replaced boilers
- Installed security transaction window
- Replaced playground equipment

Indian Hollow

- Replaced roof
- Installed security transaction window

Wood Park

- Replaced flooring in 3 classrooms
- Replaced playground equipment
- Installed security transaction window

Rolling Hills

- Replaced roof
- Replaced boiler
- Fence installs
- Installed security transaction window
- Installed new landscape blocks
- Asphalt install



INTERMEDIATE SCHOOLS

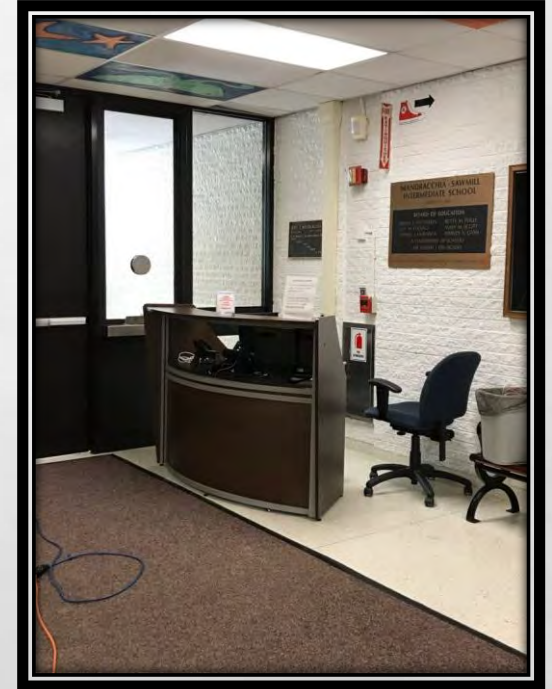


Burr

- Created visitor vestibule & installed transaction window
- Elevator renovation
- Replaced flooring in the Orchestra Room

Sawmill

- Created visitor vestibule & installed transaction window
- Elevator renovation
- Renovated Room 106



SECONDARY SCHOOLS

Middle School

- Replaced roof in D-House
- Created visitor vestibule
- Elevator renovation
- Serving line renovation
- Resurfaced tennis courts
- Replaced football goalpost

High School

- Renovated Computer Lab 1 (Cisco course)
- Resurfaced tennis courts
- Elevator renovation

Coming Soon!

Renovations to the front of Commack High School and turf replacement



MARION CARLL PROPERTY

At the May 8, 2019 Meeting:

- Discussed three proposals:
 - LIU Veterinary School,
 - Elvezio Brothers,
 - Marion Carll Preserve, Inc.
- Committee voted in favor of recommending the LIU Veterinary School proposal to the Board of Education



Members:

Jarrett Behar,
Chair
Angelina Napoli
Arthur Reilly, Sr.
Debbie Virga
Eric Scott
Jessica Larson
Karen Thakral
Laura Newman
Matthew Keltos
Matthew
Steinberg
Nancy Carillo
Nancy Troisi

Marion Carll Property Proposal Rubric and Alignment to the Marion Carll Last Will and Testament

The Long Island University (L.I.U.) Proposal met every standard whereas the other proposals did not.

A rubric was designed with the following concepts in mind to **meet the overarching wishes of Mrs. Carll** as set forth in her Will; a document to which the **District is no longer legally bound but intends to philosophically stand by**. Therefore, any proposal(s) offered to the District must in some way be deemed to meet these standards, offer verified economic viability, and demonstrate economic sustainability. **Direct** from Mrs. Carll's *Last Will and Testament*:

- a) *To maintain the buildings thereon as historical museums.*
- b) *To utilize the land areas as a type of farm school, school or camp for the benefit of the children of Union Free School District #10 of the Town of Huntington.*
- c) *To make available to the residents of the Union Free School District #10 of the Town of Huntington, and the general public generally if it is so desired, to have access to said premises and said buildings as a historical location.*
- d) *To erect on said premises if desired, a building to be used as a library for said Union Free School District #10 of the Town of Huntington.*
- e) *To retain in the designation of the site the Carll family name.*

NOTE: Mrs. Carll's *Last Will and Testament* further stipulated, "The failure on the part of the devisee to perform conditions set forth in subdivisions "a", "b" and "e" herein shall constitute a reverter..." indicating Mrs. Carll's propensity to these items in particular.



Marion Carll Property Lease

All LIU work must be approved by the District and will be in accordance with the Marion Carll Property's status on the National Registry of Historic Places.

Key:



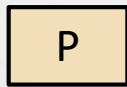
Property
Divide



Fence



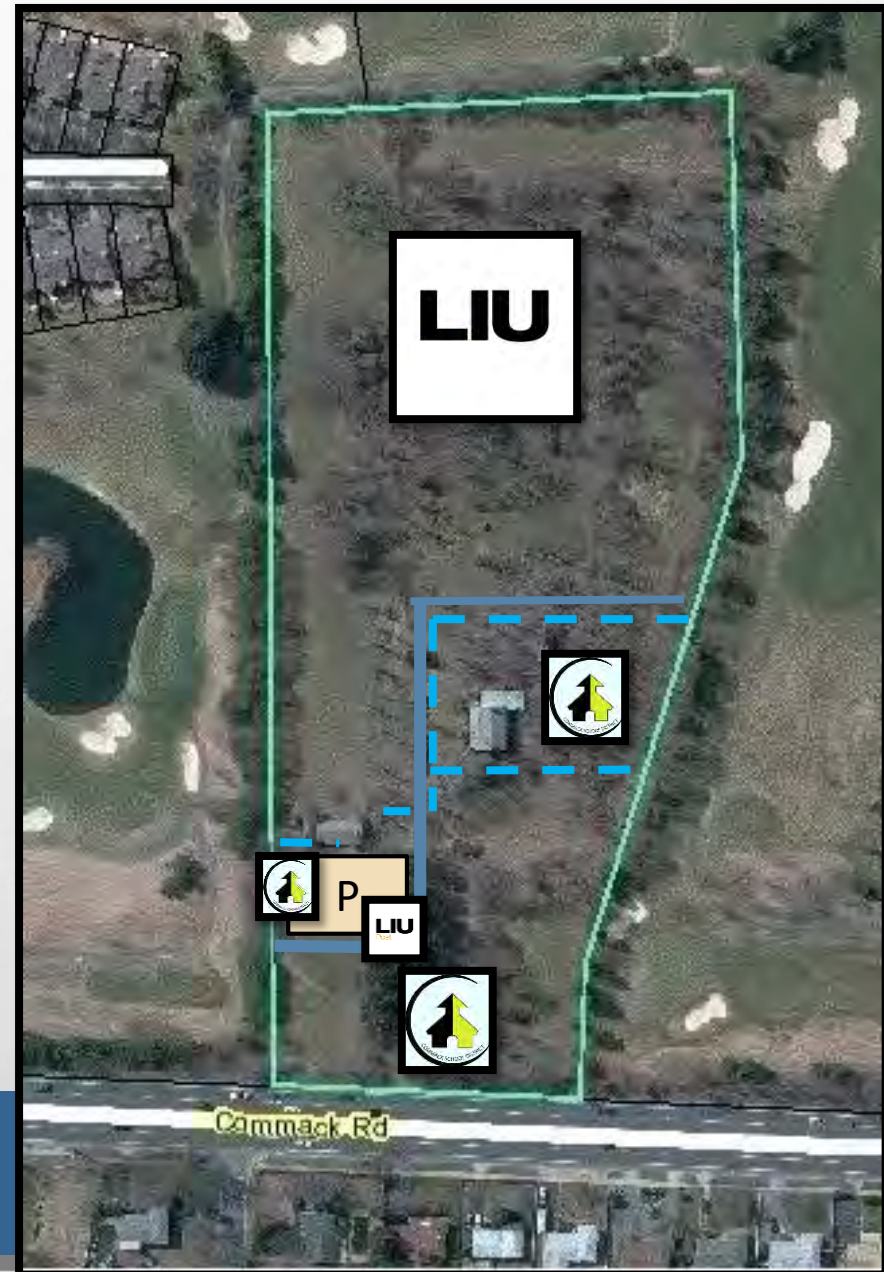
LI University



Parking Lot



Commack UFSD



Marion Carll Property Committee

The LIU Lease is Fully-Executed!

Highlighted Key Terms of the Lease

- 10-Year Lease (July 1, 2019 to June 30, 2029)
- “Rent” Schedule for each year of the lease, \$15,000 a year for the first five years and \$20,000 a year for the second five years. LIU has submitted a one-year security as well as first and last years rent, totaling \$50,000.
- Tenant Agrees to:
 - Restore the One-Room School House;
 - Repair/restore other outbuildings;
 - Install fencing and parking;
 - Maintain grounds;
 - Provide educational opportunities for the students of the Commack UFSD (e.g. field trips, curriculum writing, career and college programming), and;
 - More!



MARION CARLL PROPERTY: WHERE ARE WE NOW?

Process

- June
 - Executed lease with LIU
 - Began work stabilizing large barn
- July
 - Began clearing overgrowth, brush, dead/damaged trees, and trimmed other trees
 - Installed bluestone parking lot
 - Disagreement with NYSED regarding process

Process (Cont.)

- August
 - NYSED issues stop construction order
 - Clearing of overgrowth, brush, dead/damaged trees, and trimmed other trees continues per verbal conversation with NYSED
 - Assemblyman Englebright visits the Property and after hearing plans indicates this may become a State-wide model
 - State architect visits the Marion Carll Property

Process (Cont.)

- August (Cont.)
 - Assistant Commissioner of Education meets with the Superintendent and LIU at the Property and reach an agreement about how to move forward with the plan as developed
 - Architect, engineers, District and LIU are working collaboratively with NYSED, and all other necessary State agencies to complete the project
 - In conversation with State Historic Preservation Office (SHPO), it is agreed that stabilization and roofing on the barn was necessary and appropriate
 - Fire Inspection of barn and one-room school house

MARION CARLL PROPERTY: WHERE ARE WE NOW?

Process (Cont.)

- Coming Months
 - Meeting with Town Historian at the Property to review progress and artifacts
 - Storage of exposed artifacts appropriately
 - Possible loan of historic carriage to The Long Island Museum for restoration and display
 - Continue to work with appropriate agencies to complete the project
 - Completion of work necessary for opening of veterinary campus



MARION CARLL PROPERTY: SUMMER CAPITAL PROJECT UPDATE

Commack School District
Growing Fields/Bee Keeping/Etc.



Bluestone
Parking Lot

Shared
LIU/Commack
Classroom and
Historical Library



MARION CARLL PROPERTY: SUMMER CAPITAL PROJECT UPDATE



Entering the
LIU portion
of the
Property



MARION CARLL PROPERTY: SUMMER CAPITAL PROJECT UPDATE

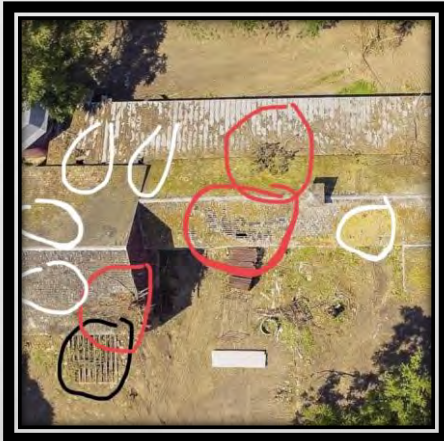
ARIEL VIEW OF THE
PROPERTY

Includes:
Cleared Land
Bluestone Parking Lot
New Barn Roof

NO district funds are being used for this project!

Barn Roof Restorations

SHPO has seen these pictures and are in support of our efforts to save the barn and its contents!



MARION CARLL PROPERTY: SUMMER CAPITAL PROJECT UPDATE



The stalls within the barn were removed as required by **The Humane Society of the United States.**

NEXT STEPS

The Superintendent has been charged with appointing a team of staff members instructed to develop plans, that include the use of community resources, if appropriate, to remediate and subsequently manage the portion of the property not occupied by L.I.U.:

- Remove, preserve and store items from the manor home:
 - **Have already contacted Town Historian and SHPO regarding this process**
- Develop plans to first stabilize; then restore the manor home or portions thereof; and develop the home or a portion thereof, as a related “museum” for use by the school district and available to the public when appropriate and applicable:
 - **Have already had preliminary discussions with SHPO and a preservation services company regarding the initial stages of this process**
- Develop educational programming, in addition to that offered via the LIU project, for students of the District including the development of a historical library on site:
 - **Have already begun conversations with internal staff and community volunteers regarding student programming**
- Work with LIU, over time, to stock and open a historical library in the one-room school house for use by Commack students.

QUESTIONS FROM THE BOARD OF EDUCATION



BOND EXPLORATORY COMMITTEE UPDATE

MRS. LAURA NEWMAN, ASSISTANT SUPERINTENDENT FOR BUSINESS AND OPERATIONS

BOND ISSUE EXPLORATORY TEAM (JUNE 2019)

Charge of the Team

In keeping with the Board of Education goals, identify a prioritized schedule of capital projects. These projects are to maintain and continue to support the short and long term capital needs of the district.

Our goal is for the maintenance and improvement of district facilities in order to provide students and staff with a healthy and safe learning and working environment.

Bond Issue Exploratory Team

Superintendent of Schools ~ *Dr. Donald A. James*

Assistant Superintendent of Business and Operations ~ *Laura A. Newman*

Assistant Superintendent for CIA ~ *Amy J. Ryan*

Board of Education Members ~ *Jarrett Behar and 2nd rotating Trustee*

Director of Facilities ~ *Richard A. Schramm*

Secondary Principal ~ *Leslie Boritz*

Elementary Principal ~ *Katherine Rihm*

Director of Athletics ~ *Patrick Friel*

Director of Science ~ *Allison Offerman-Celentano*

Technology Department Representative ~ *Jose Santiago*

CSEA Leadership ~ *Frann Weinstein*

CTA Leadership ~ *John Murray*

Buildings and Grounds Representative ~ *Mark Zumpol*

Architect ~ *John Grillo (JAG Associates)*

PROPOSED TIMELINE

June, 2019

- Committee formed
- Review of five-year capital plan

July, 2019

- Proposed projects reviewed by the architect for projected costs
- Distribution to Bond Exploratory Committee

August, 2019

- Committee reviews projects and projected costs
- Revised project list sent to committee
- Review with Board of Education representatives

September, 2019

- Proposed project list reviewed by Committee and Board of Education
- Proposed Bond Roll-out to all PTA's
- Parent Focus Groups Conducted
- Reviewed by District Officials and Various Staff

October & November, 2019

- October 2, 2019 - Bond Proposition Informal Hearing at our Parent Workshop
- October 10, 2019 - Board of Education adopts District-Wide Bond Resolution
- Continued Community Communications (i.e. newsletters, etc.)



December 3,
2019 Bond Vote

ALL PRIMARY SCHOOLS

Air conditioning in cafeterias
and gyms

Student restroom renovations
(Restrooms are original)

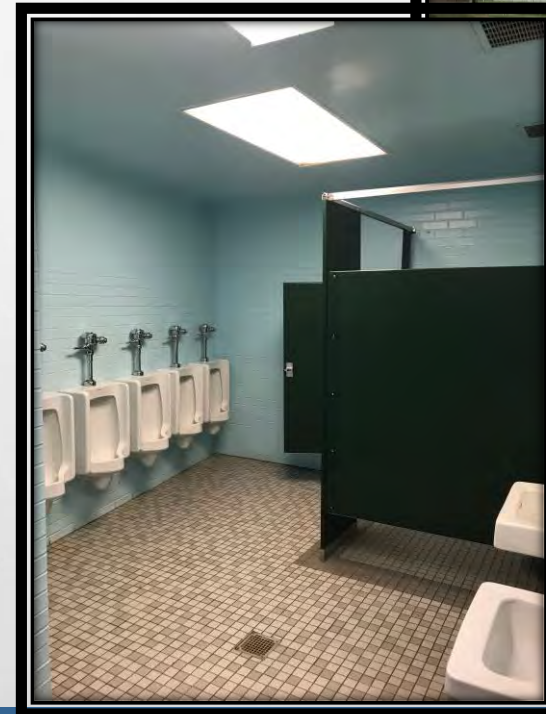
Adult restroom renovations
(Restrooms are original)

Security upgrades
(Vestibules?)

Masonry & asphalt
Renovations/repairs

Technology/fiber optics upgrades

School	Year Built	Years Old
Indian Hollow	1963	56
North Ridge	1962	57
Rolling Hills	1967	52
Wood Park	1961	58



INTERMEDIATE SCHOOLS

Air conditioning in cafeterias and gyms

Student restroom renovations (3)
(Restrooms are original)

Adult restroom renovations (2)
(Restrooms are original)

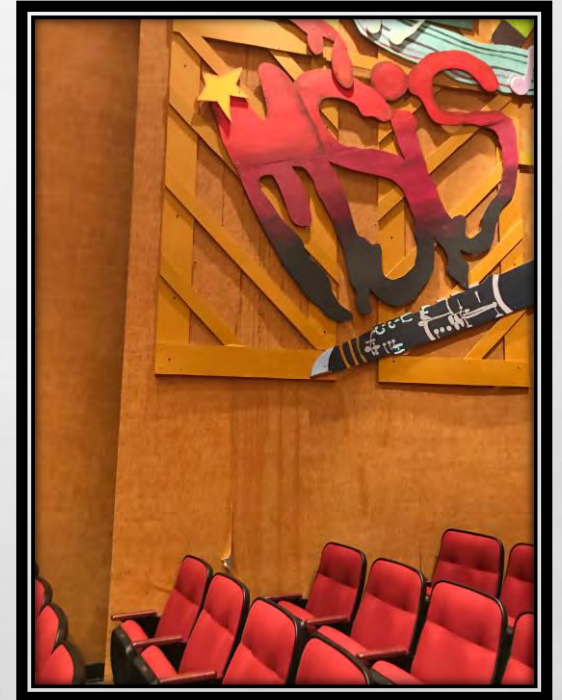
Security upgrades

Renovate auditoriums
(Acoustical wallpaper and refinish stage floors)

Technology/fiber optics upgrades



School	Year Built	Years Old
Burr	1972	47
Sawmill	1972	47



AUXILIARY BUILDINGS

School	Year Built	Years Old
Cedar Road	1960	59
Long Acres	1962	57
Old Farms	1963	56
Sagtikos	1965	54
Smith Lane	1957	62

Roof Replacement

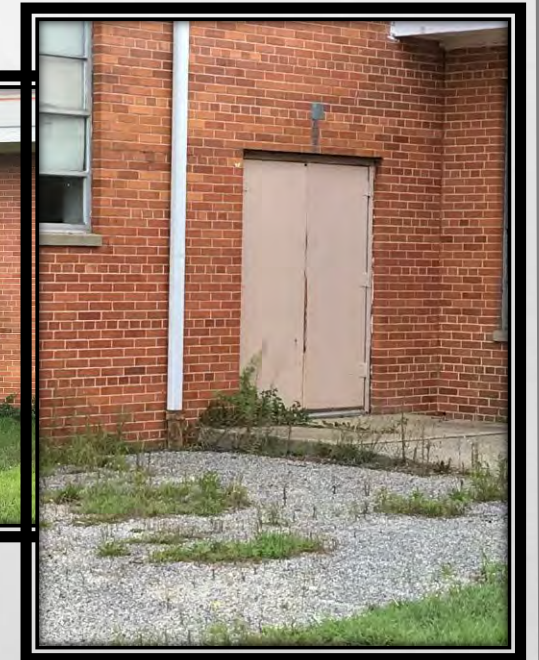
Window Replacement

Exterior Door Replacement

Security Upgrades

Fiber Optic Upgrades

Boiler & Hot Water Heater Replacement



Note: The above projects are for at least one of the buildings above

COMMACK MIDDLE SCHOOL

YEAR BUILT: 1968

YEARS OLD: 51

Air conditioning in cafeteria, gym, main office and guidance offices

Install multi-sport turf field and track

Security upgrades (door monitoring system, etc.)

Student restroom renovations (6) (restrooms are original)

Renovate science labs (5)

Adult restroom renovations (3)

Technology/fiber optics upgrades

Roof repairs/replacement



COMMACK HIGH SCHOOL

YEAR BUILT: 1961

YEARS OLD: 58

Air conditioning in
cafeterias and gyms

Install turf baseball
field; relocate and
add new turf softball
field

Security upgrades
(door monitoring,
security center, etc.)

Student restroom
renovations (4)
(restrooms are original)

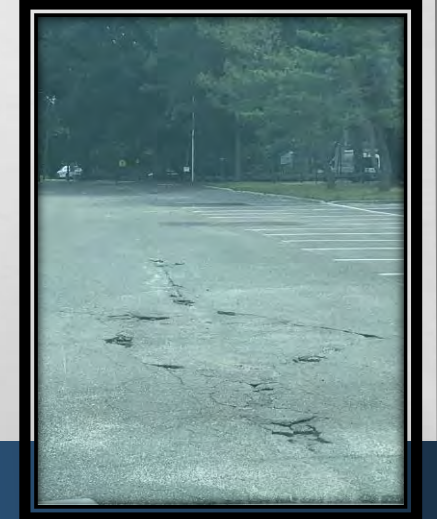
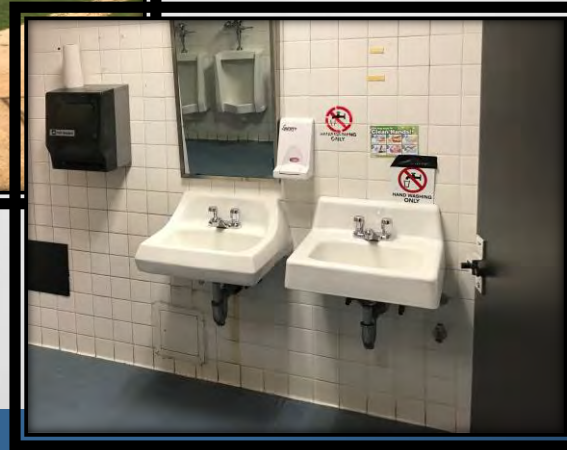
Renovate science labs
(5)

Adult restroom
renovations (3)

Asphalt Townline
Road and football
parking lot

Technology/fiber
optics upgrades

Roof
repairs/replacement



QUESTIONS FROM THE BOARD OF EDUCATION

