

Cairo-Durham Central School District Capital Improvement Project

November 1, 2018

Presented by:
Anthony Taibi, Superintendent
Jeffrey Miriello, Business Official
John Jojo, Mosaic Architects
Stephen Brandow, BoE President



AGENDA

HOW DID WE GET HERE?

WHAT'S INCLUDED?

HOW MUCH?

NEXT STEPS?

YOUR QUESTIONS

CAIRO - DURHAM
CENTRAL SCHOOL
DISTRICT

Anthony J. Taibi
Superintendent of Schools
518.622.8534

AGENDA

How Did We Get Here?

Project Priorities

Schedule to Date

Construction History

2015 Building Condition Survey

Five Year Plan / Long Range Planning

How Much?

Annual Local Share

Why Now?

How Much Will It Cost?

What's Included?

Community Priorities

Accessibility Priorities

Community & Safety Priorities

Infrastructure Priorities

Program Priorities

Next Steps?

Vote December 11, 2018

Post Referendum Phase

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HOW DID WE GET HERE?

Schedule To Date

BCS Observations and Energy Analysis

➤ Spring 2015 – Summer 2015

Bi-Weekly Committee Meetings

➤ June 2017 – Present

BCS Presentation to the BoE

➤ September 2017

BoE Update

➤ December 2017

Community Forum

➤ November 2017

Community Forum

➤ December 2017

BoE Update

➤ January 2017

Community Forum

➤ March 2018

Public Information Session

➤ November 1 & 15, 2018 - MS/HS

Public Information Session

➤ November 27 & 29, 2018 - ES

Board of Education Meeting

➤ December 6, 2018

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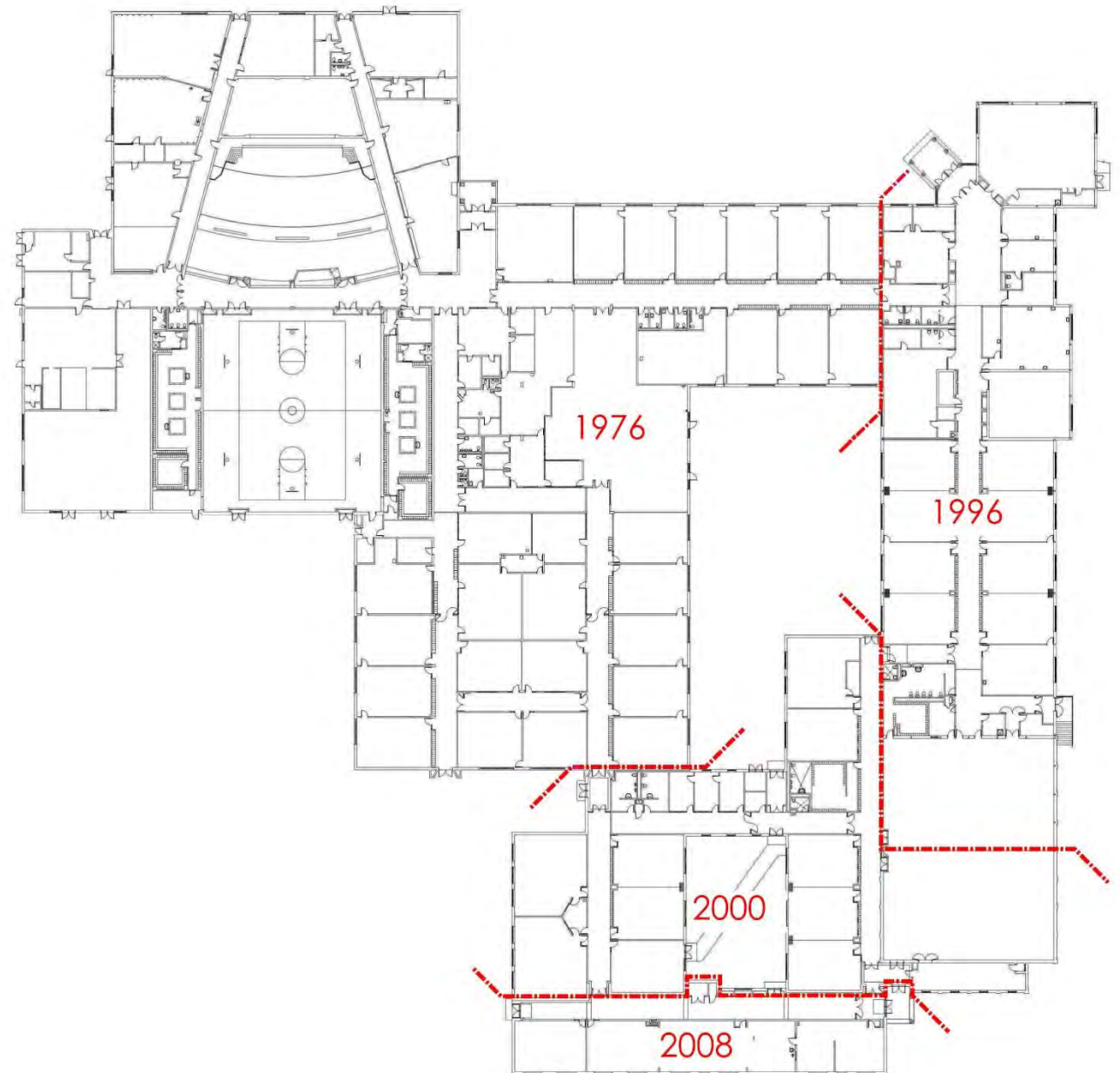
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HOW DID WE GET HERE?

Construction History



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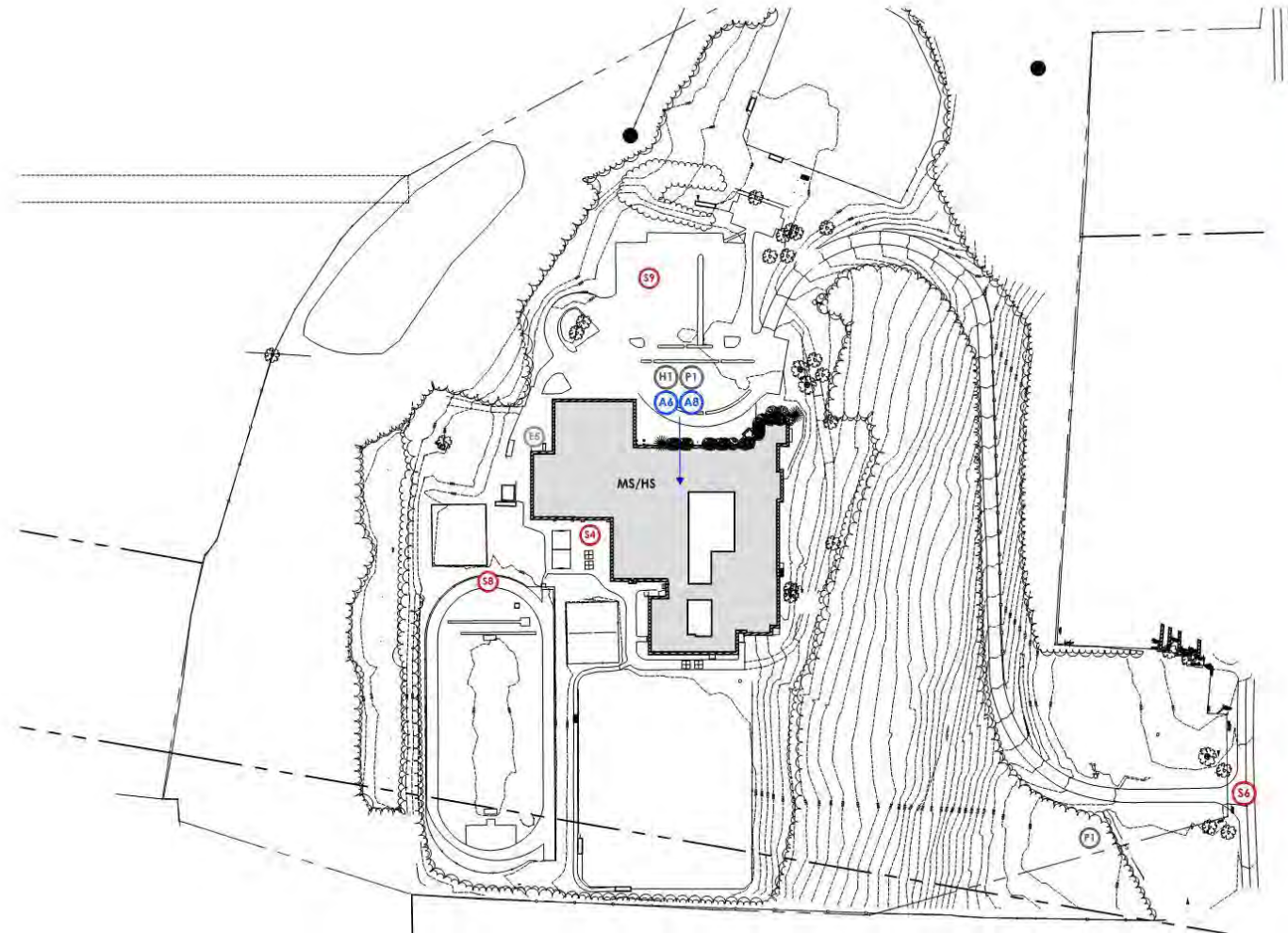
YOUR QUESTIONS

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HOW DID WE GET HERE?

- 2015 Building Condition Survey – MS/HS
- Five-Year Plan



SITE PLAN

FACILITY MAINTENANCE ITEMS

SITE

- S4** REPLACE ASPHALT AND SUBBASE ALONG BACK OF CAFETERIA.
- S6** REPLACE ASPHALT AND SUBBASE AT ROADWAY.
- S8** RESURFACE EXISTING RESILIENT TRACK SURFACING AND RELOCATE EVENTS.
- S9** REPLACE ASPHALT AND SUBBASE AT MAIN PARKING LOT.

ARCHITECTURAL

- A6** PROVIDE SINGLE POINT OF ACCESS AT MIDDLE SCHOOL MAIN OFFICE ENTRANCE.
- A8** RELOCATE HS/MS GUIDANCE OFFICES TO THE FRONT OF THE BUILDING.

HVAC / PLUMBING

- H1** REPLACE BOILERS, PUMPS, VALVES, HOT WATER HEATERS, AND UPGRADE ELECTRICAL.
- P1** NEW WELL. LOCATION TBD.

ELECTRICAL / COMMUNICATIONS

- E5** NEW 200 KW GENERATOR. 48 HOUR TANK.



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HOW DID WE GET HERE?

- 2015 Building Conditions Survey – ES
- Five-Year Plan



FACILITY MAINTENANCE ITEMS

ARCHITECTURAL

- (A4) RENOVATE BOY'S & GIRL'S TOILET ROOMS AND DRINKING FOUNTAINS (FIRST FLOOR AND SECOND FLOOR).
- (A6) REPLACE ELECTRICAL ROOM DOOR & FRAME WITH A FIRE RATED DOOR, FRAME, AND HARDWARE.
- (A7) PROVIDE ADA COMPLIANT TOILET ROOM IN NURSE'S OFFICE.
- (A8) PROVIDE ADA ACCESS TO STAGE (GYMNASIUM). (LIFT)

ELECTRICAL / COMMUNICATIONS

- (E1) FIRE ALARM SYSTEMS – ADD STROBES IN BASEMENT, 1ST, AND 2ND FLOOR.

SITE PLAN



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WHAT'S INCLUDED?

Community Priorities

- ✓ Update Infrastructure
- ✓ New Media Center (open to the community)
- ✓ Air Conditioning in Elementary School
- ✓ Science Lab Upgrades
- ✓ Fitness Center (open to the community)
- ✓ Meeting Space for Community & Civic Groups
- ✓ Water Filtration at the Middle & High School
- ✓ Security Upgrades
- ✓ Adult Learning Classes
- ✓ Sustainable Power
- ✓ Updated Athletic Facilities
- ✓ Energy Upgrades

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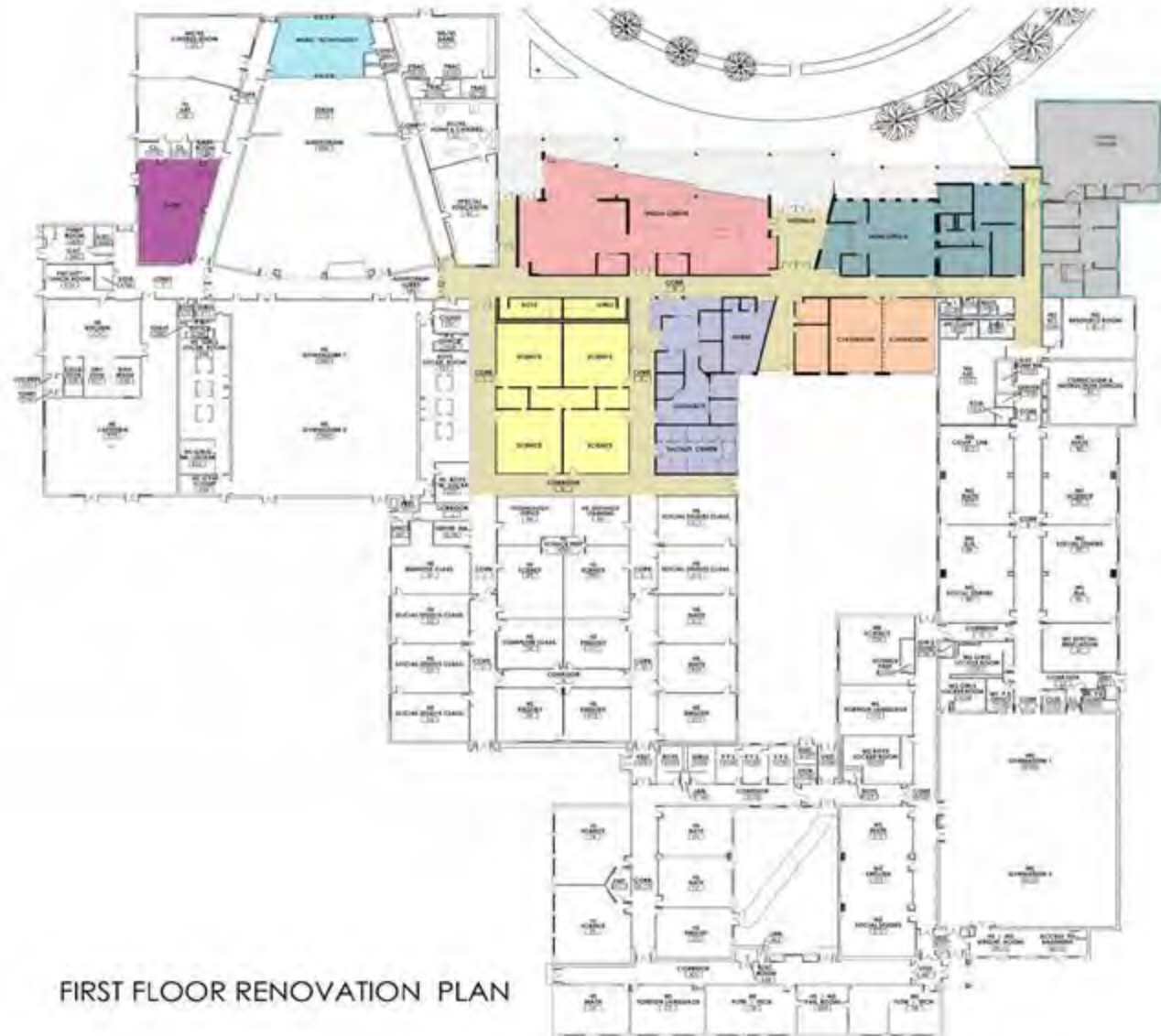
NEXT STEPS?

YOUR QUESTIONS

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Proposed MS/HS Reconstruction



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WHAT'S INCLUDED?

Proposed MS/HS Reconstruction



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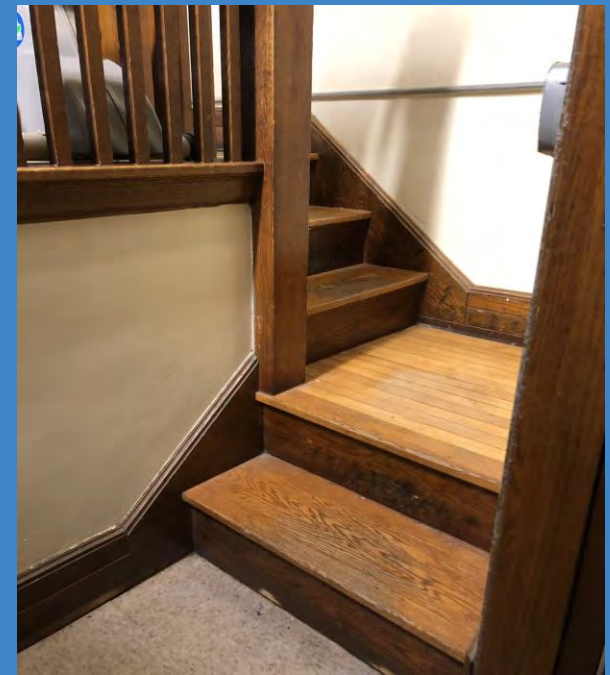
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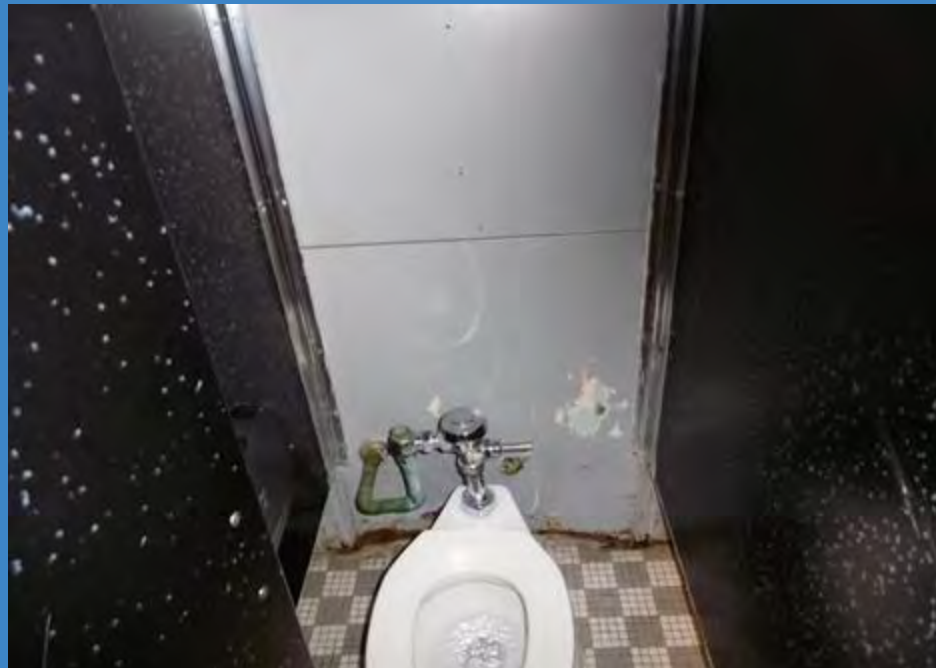
Accessibility Priorities at ES

- Update Restrooms to be ADA Compliant
- ADA access to stage
- ADA drinking fountains



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WHAT'S INCLUDED?

Infrastructure Priorities

- Replace asphalt and subbase at MS/HS parking lot, behind the HS cafeteria, and at the roadway
- HS running track reconstruction
- Regrade soccer field to improve drainage
- Additional parking lot elementary school
- New well at TBD location



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Program Priorities

- 21st Century Media Center
- Upgrade Art Room/Shop Space



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Program Priorities

- Modern Science Facilities

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WHAT'S INCLUDED?

Revitalizing MS/HS Main Entrance



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WHAT'S INCLUDED?

Modern MS/HS Media Center



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WHAT'S INCLUDED?

Modern MS/HS Media Center



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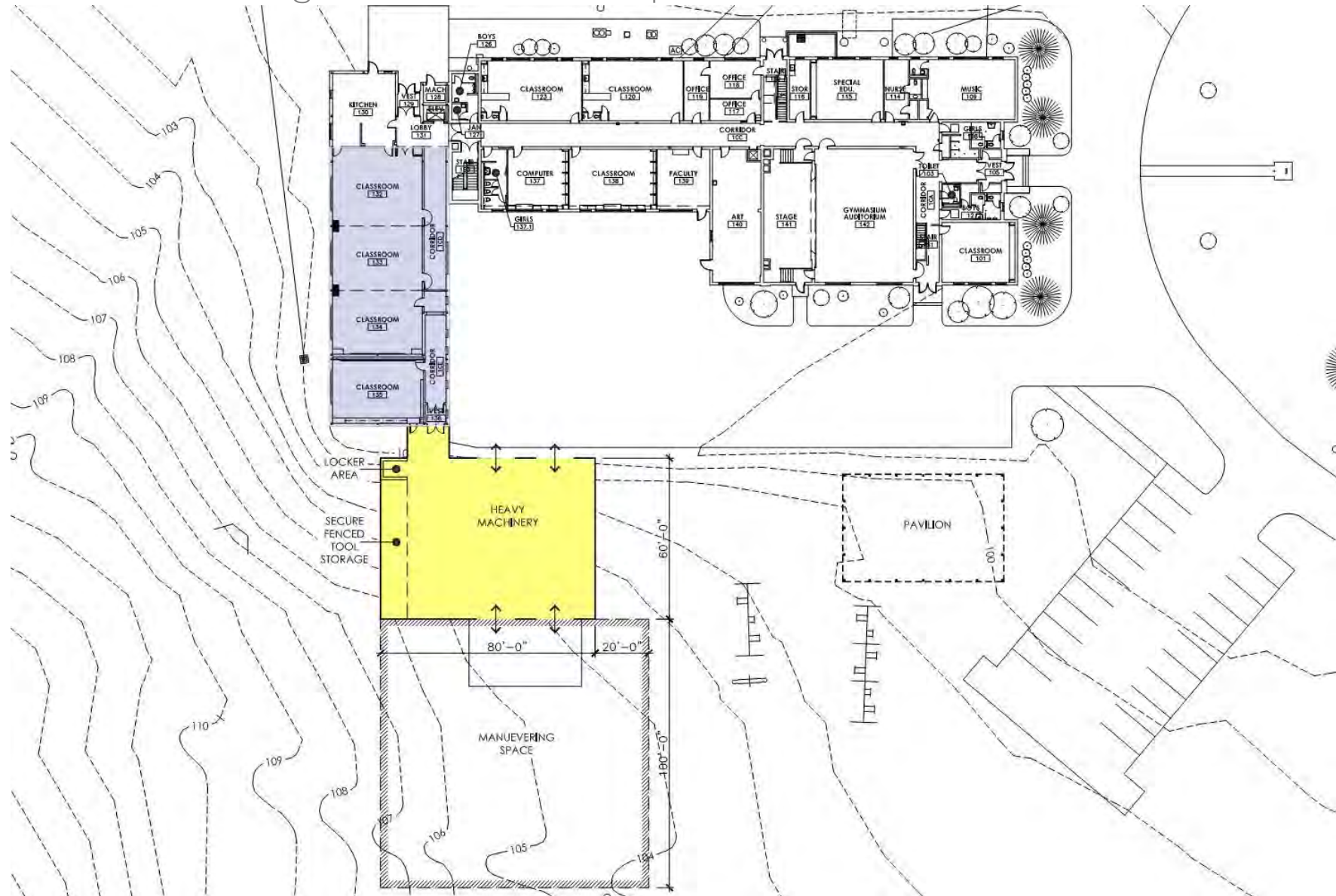
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WHAT'S INCLUDED?

Durham Building – BOCES Partnership



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WHAT'S INCLUDED?

Community & Safety Priorities

- Provide single point access at MS/HS main entrance
- Relocate MS/HS Guidance, Nurse, and Administration offices to the front of building



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ENERGY SAVINGS

Energy-Saving Priorities (EPC)

- Replace boilers, pumps, valves, hot water heaters, and upgrade electrical
- Replace existing lighting throughout MS/HS building with new energy efficient lighting



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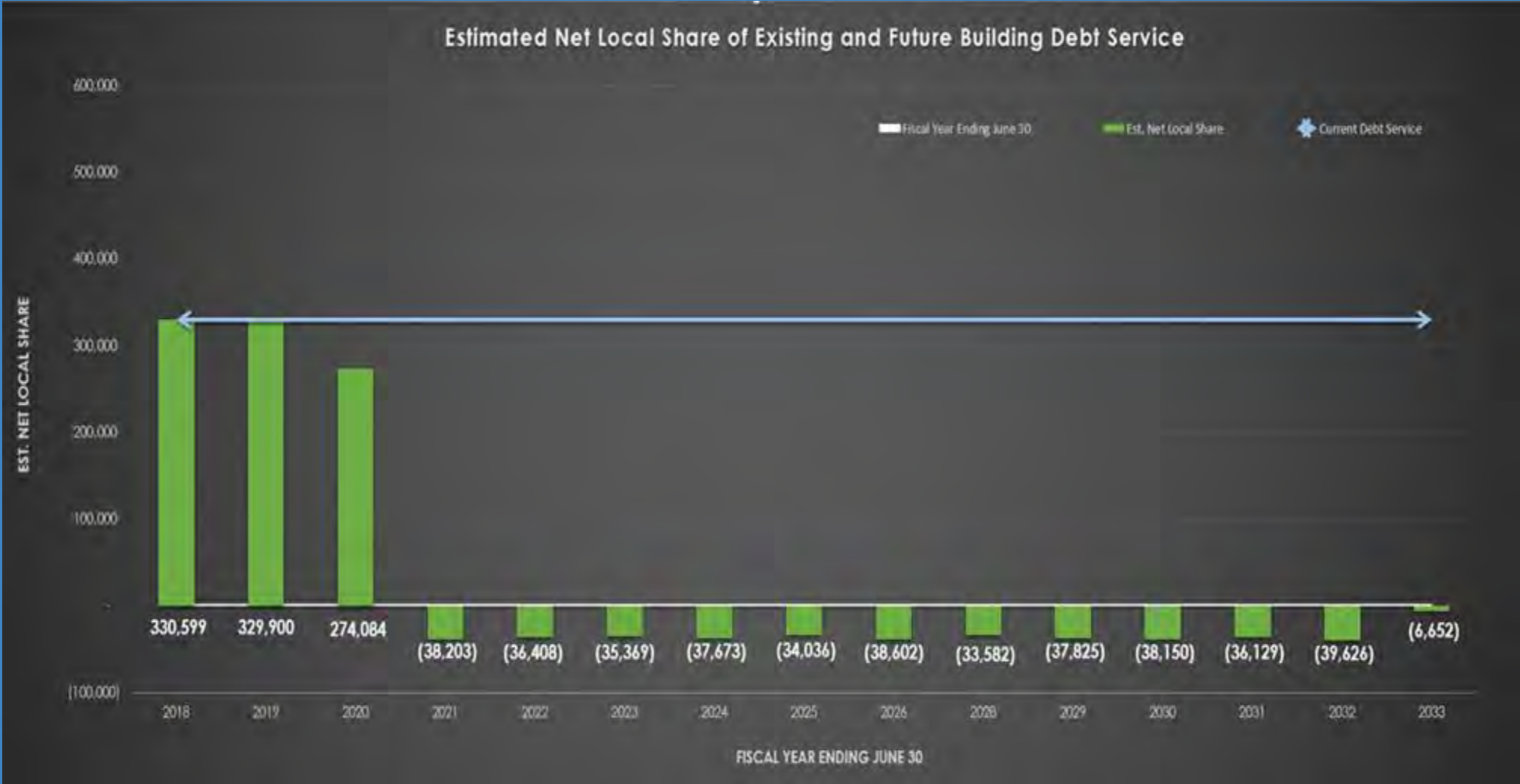
Annual Local Share

Equation: *Bond Payments* – Building Aid = *Local Share*

- *Bond Payments* - School districts finance construction projects by securing bonds and paying these bonds over a set time period
- *Building Aid* - Project costs are offset by state building aid from NYSED
- *Local Share* - The difference between the bond payments made and the building aid received is the "local share." This is the amount that will be added to the local tax levy to finance project.

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Why Now?



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How Much Will It Cost?

Community & Stakeholder Input	\$ 10,995,300
Accessibility, Safety & Security	\$ 5,208,300
Infrastructure	\$ 9,259,200
Energy Savings	\$ 3,472,200
Total Project Cost	\$ 28,935,000
Funding Sources:	
Capital Reserves & Fund Balance	(\$ 2,400,000)
NYS Building Aid	(\$ 11,142,524)
Local Share	\$ 15,392,476
	÷ 22 years
Annual Local Cost	\$ 699,658

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How Much Will It Cost?

Annual Local Cost:	\$699,658
Less:	
Existing Debt	(\$329,900)
BOCES Lease Payments	(\$71,519)
EPC Project Savings	(\$23,625)
Net Budget Impact:	<hr/> \$274,614

Tax Impact = 2.00%

Tax Rate Impact = 0.3375 per \$1,000 assessed

Equal to \$33.75 annually on a home assessed at \$100,000

Equal to \$67.50 annually on a home assessed at \$200,000

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BOE Resolution to vote:

OCTOBER 18, 2018

VOTER REFERENDUM DECEMBER 11, 2018

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Post-Referendum Phase

- | | |
|---|-----------------------|
| • Design and Construction Document production | Jan 2019 – Dec 2019 |
| • SED Review | Jan 2020– Nov 2020 |
| • Bidding Process | Dec 2020 |
| • Award Contract for Construction | March 2021 |
| • Construction Period | April 2021 – Aug 2022 |



Your Schools, Your Voice
Questions & Comments