

Public Hearing - Special School District Meeting Vote (Monday, October 1, 2018)

Members Present: Jay Wilson, Tammy Neumann, Seth Haight, Elizabeth Huneke, Mark Schneider, and Kenneth Aikens

Members Absent: Lucy Kelly

President, Jay Wilson called the Public Hearing to order at 7:03 p.m., and turned the floor over to Mr. Jason D. Thomson, Superintendent.

Mr. Thomson thanked the audience for attending the public hearing. He stated that, as a result of the May 2018 vote, the Board of Education and the Administration went back to the drawing board to build a proposal for work on the facilities only. There is nothing in this proposal for work to the athletic field. The proposal to have lights and additional work to the athletic field has been removed. The only items remaining are critical upgrades to the facilities. He reviewed the highlights of the facilities proposition. Mr. Thomson reiterated there are no items in this proposition for work to be done on the athletic field. The work and lights that were voted down by the public in May 2018, have been removed from this proposal. This proposal concentrates on critical upgrades to the facilities. Also, there is only one proposition, not two. There is zero additional tax burden on the taxpayer. Mr. Thomson introduced Mr. Shultz, Business Administrator, and Mr. David Gilmore of Highland Associates. Mr. Gilmore is one of the architects working with the district on the planning phase of the project. Mr. Thomson turned the floor over to Mr. Shultz and Mr. Gilmore.

Mr. Gilmore reviewed items for repair or replacement in the proposal as follows:

Elementary Building:

Mr. Gilmore informed the audience that a large component of the repairs are slated for the elementary building as many of the items on the list are original and have met their life expectancy.

Canopy column repair
Masonry
PA/Telephone System - Replacement.
Upgrade the Fire Alarm/CO2 Detection and outside lock-down strobes.
Universal venting replacement - /classroom heating unit replacement.
Boiler Replacement
Lead and Asbestos Abatement
Three (3) resource rooms rehabilitation - Provide three (3) new resource rooms for grade structure.
Kitchen - Reconstruction, and design of cafeteria seating area, kitchen equipment, window replacement and the addition of a bathroom.
Barrel vault Library and Art rooms - Redesign and reconstruction of library and art room vault roof and library finishes.
Window replacement

Construction estimates and soft costs and contingency for elementary building = \$3,396,563.

Middle/High School Building:

New paving to curbs, storm drains, etc.
Reconstruction of tennis courts
Fire alarm/CO2 detection system
Middle school pod rehab and locker replacement
Eighth-grade wing rehabilitation
Roof replacement and gutters
Replace electrical panels
Asbestos abatement hazardous materials
Restroom renovations (11 locations)
Boys and Girls lockers
Boiler replacement
New concrete pads for unit vents
Middle School lockers
Replace boys and girls locker room showers
New high school library shades

Construction estimates and soft costs and contingency for middle/high school building = \$5,530,583.

Bus Garage:

Garage Floor
Roof Canopy

Construction estimates and soft costs and contingency for bus garage = \$41,600.

Total construction costs = \$7,096,169.

*Contingency Cost = \$567,694

** Soft Costs = \$1,304,884

Total Costs = \$8,968,747.

*Contingency costs are a broad estimate of "unforeseen" costs or expenses that may not have been realized when original estimates are configured. The estimate also takes into account swings in raw material costs that can alter original estimates at any given time.

** Soft costs consist of such things as legal fees, borrowing fees, fiscal agent expenses, construction management expenses, printing costs, architect fees, license/permit fees, incidentals, etc.

Mr. Shultz explained that through careful long-term planning, the local share of the project will be funded with a district debt reserve that was established in 2003. This reserve of \$2,925 million along with 72% in state aid, will result in no additional taxes from our local residents. The reserve will be replenished in the following years to ensure that future capital projects proposed will also have no additional tax impact on residents.

Mr. Shultz opened the floor to questions.

Question - Where will the lockers be?

Answer - They will be located on the second floor for the 8th grade and all pods.

Question - In every project, there is asbestos removal. How come it isn't done yet? Is it the cost?

Answer - Yes, if you did the full removal of the asbestos in one shot, it would be very expensive to the district. The district tests areas yearly and includes areas that need to be abated and includes the abatement in the next construction project.

Question - Will you be doing milling or full replacement when paving?

Answer - Full replacement.

Question - When the middle school was first built wasn't it for 5th, 6th, 7th and 8th grades? Will they be reappointed?

Answer - There are only three pods; 6th, 7th, and 8th grades. Fifth grade has been located in the elementary building. The reconstruction will be a similar set up as we plan to house the 5th grade in the 8th-grade area.

Question - With the fifth grade being relocated to the middle school, will there be additions to the elementary school?

Answer - We will be serving the special education students in the elementary school in a better manner.

The Board thanked Mr. Gilmore for his presentation.

President, Jay Wilson clarified that the football field is the athletic field.

Mr. Shultz, Business Administrator commented that by moving the fifth graders to the middle school, we are able to provide intervention since there is more room in this building. It also gives the 8th-grade students a taste of high school.

Mr. Shultz introduced himself and informed the audience that the information is available from the presentation slides, and on the website. If anyone has any questions, please contact the district office.

Mr. Shultz reiterated that the biggest portion of the project will be the elementary cafeteria and kitchen area. The area is blocked off so they will open it up more. The cafeteria as it is now is also a noise issue to the classrooms across the hall. The curved glass in the cafeteria adds 10 degrees to the room and when the weather is warm, it is very hot. The serving line will be changed from one line to two. The airflow will be redirected. A bathroom will be added just off of the stage area, windows and unit vents will be added, as well as fire alarm updates. The column in the front of the school is in need of repair, so that will be done. There will also be a better delivery area built to the cafeteria. The middle and high school areas will receive work as Mr. Gilmore stated above.

Mr. Shultz stated there is only one proposition for voters to vote on at the October 11, 2018 vote. He explained the debt reserve (there are six allowed for use). Delaware Academy started the debt reserve in 2003 for the purpose of large projects. New York State allows 72% aid to districts for capital projects with interest included. The district will bond in 2020 - short-term debt. We will make a huge payment on the bond and the savings go to the debt reserve for the next project.

Capital Project Timeline:

- Vote on October 11, 2018. If approved, the architects start the designing process which takes four to five months.
- The design is submitted to New York State for approval. This process takes about 40 weeks. If New York State doesn't have an approval after 40 weeks, the district has the option to go to a third party for assistance, at a cost to the district.
- November or December, bids go out. This process takes six weeks.
- The goal is to start the project immediately after graduation in 2020. The work will be done during the summer.

Question - Will the project finish on time if it starts in 2020?

Answer - Once the construction managers get a handle on things, as much as can be done will be done in one year - some items may go to 2021. The district will keep everyone posted.

Question - How much money is allocated for asbestos abatement?

Answer - \$220,000. The district doesn't perceive any big problem. The cost is 6% of the total project, with the exception being that construction prices go up.

Question - If the price of materials increase, is this part of the cost?

Answer - Increases are built into the project costs as a part of the contingency system.

President, Jay Wilson stated that once the voters approve the project, the money doesn't change. The district would cut back to accommodate the budget.

Question - Is the amount of money being put before the voters enough to cover everything needed now? Are we able to do everything we want?

Answer - There is always more we can do, but we feel comfortable with this amount - no safety issues. Once this project is completed, the process immediately starts over for a new project.

Question - How do we bond and who pays it back? Who funds the bond?

Answer - Most districts pick up 30%, and the state pays 70%. The state puts money up as soon as we take the bond. The money from the state goes to the bond.

Question - What if the state doesn't have 72% in the future.

Answer - As far as building aid goes, this never happens. You could say going forward in the future, they could reduce the amount and change the percentage in the future.

Question - Usually in a project, there is a plan A and a plan B with B being alternatives and reserves. Do we have a plan B?

Answer - Delaware Academy has 7.5 million and could pick up other expenses.

Question - If you are not able to vote on October 11th, are absentee ballots available?

Answer - Yes, please see Mrs. Temple, District Clerk after the meeting and she'll provide an absentee ballot to you.

Question - If we find we are short of money, would the Board of Education go back out for more money or cut items out?

Answer - The Board of Education would cut items out.

President, Jay Wilson stated that \$25 million dollars was the starting point for this project and the Board of Education worked very hard to navigate through the line items to be where we needed to be for the zero percent increase to taxpayers. There will be no more money!

There were no further questions, comments, or discussion. The Board of Education thanked everyone for attending the meeting.

On a motion made by Elizabeth Huneke, seconded by Tammy Neumann, the Public Hearing was adjourned at 7:45 p.m.

Respectfully yours,

Susan J. Temple
District Clerk

Public Hearing Minutes, October 1, 2018, BOE approved on November 26, 2018.