



# **NORTH EAST (WEBUTUCK) CENTRAL SCHOOL DISTRICT**

## **Proposed Capital Project Overview**

October 18, 2022



# Why?

Why is the District considering a Capital Project at this time?

- How we got here
- Focus on critical infrastructure needs
- Why it needs to be done
- Details of the Plan



# The Long View...

Evaluate, Review & Focus

## 2022 Building Condition Survey (BCS):

Identified needs at WHS, EBIS & WES

### WHS/EBIS:

Roofs  
Parking Lot Paving  
Unit Ventilators (UV) Fresh Air Exchange  
Stand-By Generator  
Age Appropriate Playground (EBIS)

### WES:

Roof  
Site Sanitary  
Unit Ventilators (UV) Fresh Air Exchange  
Air Conditioning for Summer School



# The Long View...

Evaluate, Review & Focus

- Long list of items to review were generated by Board of Education Facilities Committee, District staff, BCA & Palombo using the BCS, and in-depth review of current conditions
- List was pared down to Priority 1 items



# The Long View...

## Evaluate, Review & Focus

- Protect our facilities and our investment in them
- Site parking & sidewalk work is necessary due to wear & tear (age)
- Roof replacements are necessary due to its age and lack of warranty
- Components of Sanitary System are necessary due to its age
- Unit Ventilator (UV) replacement to provide a fresh air exchange
- Air Conditioning to provide WES Classrooms appropriate conditions for Summer School Programs



# The Long View...

## Evaluate, Review & Focus

- Emergency Generator to provide protection of security system, technology and mechanical operations throughout the District
- Age appropriate Playground at EBIS for 4<sup>th</sup>-8<sup>th</sup> grade students
- Focus on critical needs – no extraneous / “nice to have” work
- **Time is right – debt coming off from past projects allows new work to be done with no additional tax impact to the community**





# Why Capital Project Now?

- Planning for capital improvements **before they become an emergency results** in a more favorable strategy for tax planning and costs purposes.
- Planned Capital project allows you to bid job to get **best pricing vs. Emergency** Project does not lend itself to the bidding process, and is not required, which puts the District at a disadvantage.
- The removal of debt from the District's balance sheet, will have a direct result of **less building aid** and the inability to exclude from the property tax calculation.
- If debt expires may see a short term reduction in taxes but in the long term if items need to be done in emergency or expedited fashion will result in a **higher tax rate in the long run.**
  - Car Payment Example

# Review of Proposed Project



NORTH EAST (WEBUTUCK) CSD PROPOSED CAPITAL PROJECT





# North East (Webutuck) Central School District PROPOSED CAPITAL PROJECT

## **WHS / EBIS Site Work:**

• Mill/replace parking lot paving:	\$ 500,000
• Replace sidewalks/curbs:	\$ 38,300
• Create multi-purpose play court:	\$ 500,000
• <u>Intermediate School playground:</u>	<u>\$ 200,000</u>
	<b>\$1,238,300</b>

## **WHS/ EBIS:**

• Roof replacement:	\$3,715,050
• Add'l roof drains/drainage improv's:	\$ 80,000
• Gym ceiling improvements:	\$ 95,000
• Unit Ventilator replacement:	\$ 940,000
• <u>New emergency generator:</u>	<u>\$ 500,000</u>
	<b>\$5,330,050</b>



# North East (Webutuck) Central School District PROPOSED CAPITAL PROJECT

## **WES Site Work:**

- Address Elem. School sanitary system: \$ 812,500  
**\$ 812,500**

## **WES Building:**

- Roof replacement: \$ 883,200
- New Unit Ventilators &  
AC at classrooms \$1,175,000
- Less ARP Grant Funding: (\$ 750,000)  
**\$1,308,200**



# North East (Webutuck) Central School District PROPOSED CAPITAL PROJECT

## **Estimate of Probable Costs:**

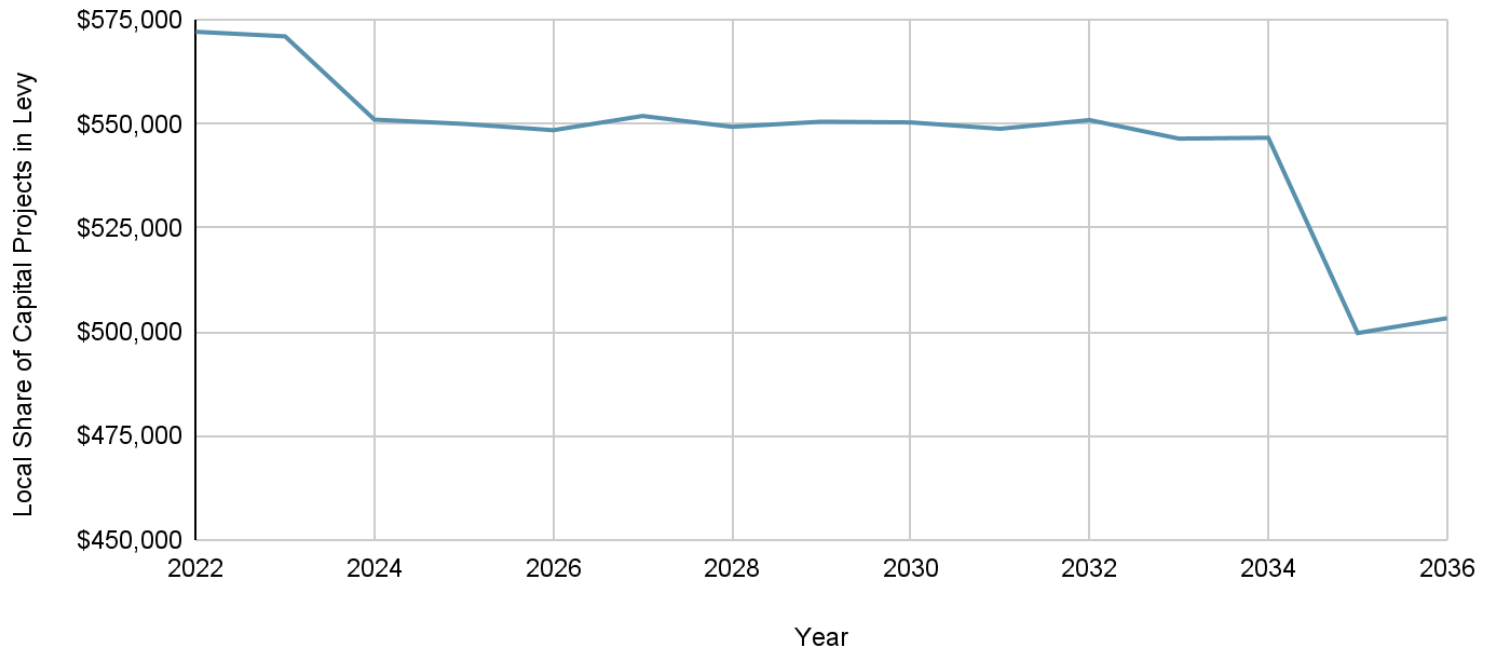
WHS/EBIS Site Work:	\$ 1,238,300
WHS/EBIS Building Work:	\$ 5,330,050
WES Site Work:	\$ 812,500
WES Building Work:	\$ 1,308,200
<b>Total Base Construction:</b>	<b>\$ 8,689,050</b>

Estimated Inflation to Summer 2024:	\$ 868,905
Construction Contingency (10%):	\$ 955,796
Project Incidental Costs:	\$ 2,046,249
<b>Current Probable Costs:</b>	<b>\$12,560,000</b>

**Proposed Referendum Total: \$12,560,000**



# Impact of this Project to Local Tax



# How Will It Impact Your Property Taxes?

The project will be tax neutral on the property tax rate. Which means that this Capital Improvement Project would have no additional impact on the tax payer.

# Building Aid on the Project

Project Size of \$12,560,000

Estimated Building Aid on the project would be \$0.594 for every aidable dollar spent.

Estimated Building Aid: \$8,851,007

# Next Steps...

## December 2022 Referendum

- **October 18** – BOE resolutions on SEQRA & Authorization to Vote
- **November** – Public information campaign (*meetings, flyers, website information, etc.*)
- **December 6** – Public Referendum



# How Will It Impact Your Property Taxes?

The projected new debt for the Capital Project is  
**less than** the amount of the debt expiring.

THANK  
YOU!  
Questions?

