

Saugerties Central School District  
Saugerties, New York

# Capital Improvement Project

Board of Education Update



October 13, 2020





# Agenda

1. Community Engagement & Interpretation of Project
2. Proposed Scope & Anticipated Budget
3. Next Steps & Timeline...







# Goal of Capital Project

*To improve and preserve the educational facilities of Saugerties Central School District in a cost-effective, comprehensive, and fiscally responsible manner. Guided by the District's capital facilities plan, the Project is intended to support the future needs of the educational environment and community.*





# Community Engagement

## Stakeholder Research & Engagement:

- Established the Community Capital Project Review Committee (diverse participation)
  - Met remotely 9/16, 9/23, 9/30.
  - Reviewed initial Scope of Work, ranked priorities, offered feedback.
  - Identified and ranked additional priorities to develop list of potential scope modifications.
  - Will meet as needed throughout communication phase.
- Met with staff remotely on 9/30
- Held Town Hall on 10/1





# Community Engagement

## Committee Recommendations:

### (-) DELETE from Scope:

- Jr./Sr. HS: Improve visibility at intersection of South driveway and Washington Ave. (District to discuss alternatives with neighbor).
- Morse ES: 1'x2' kitchen ceiling tile replacement (not needed for access to mechanical systems above).

### (+) ADD or Revision to Scope:

- Sr. HS: Heavy renovations to Boys & Girls Locker Rooms.
- Sr. HS: Refurbish or replace hard partition in Gymnasium.
- Jr./Sr. HS: Reconstruct weight room subfloor and finish flooring.
- Cahill ES: Replace non-shingled “flat” roofing at 1908 & 1990 vintages.



# Budget Executive Summary

Work by Building		Proposed Project Scope
Jr./Sr. High School		\$ 7,061,932
Cahill Elementary School		\$ 2,162,631
Morse Elementary School		\$ 1,653,808
Mt. Marion Elementary School		\$ 378,179
Riccardi Elementary School		\$ 602,818
Hildebrandt Building		\$ 653,053
Additional Scope / Alternates (HVAC, etc.)		\$ 1,068,066
<b>Raw Construction Budget with Escalation:</b>		<b>\$ 13,580,488</b>
Hazardous Materials Abatement Allowance:	8%	\$ 1,086,439
<b>Raw Construction Budget SUBTOTAL:</b>		<b>\$ 14,666,927</b>
Design Contingency:	10%	\$ 1,466,693
Construction Contingency:	10%	\$ 1,466,693
<b>Construction Budget:</b>		<b>\$ 17,600,312</b>
Incidental Expenses:	25%	\$ 4,400,078
<b>Project Total (Referendum Amount):</b>		<b>\$ 22,000,390</b>

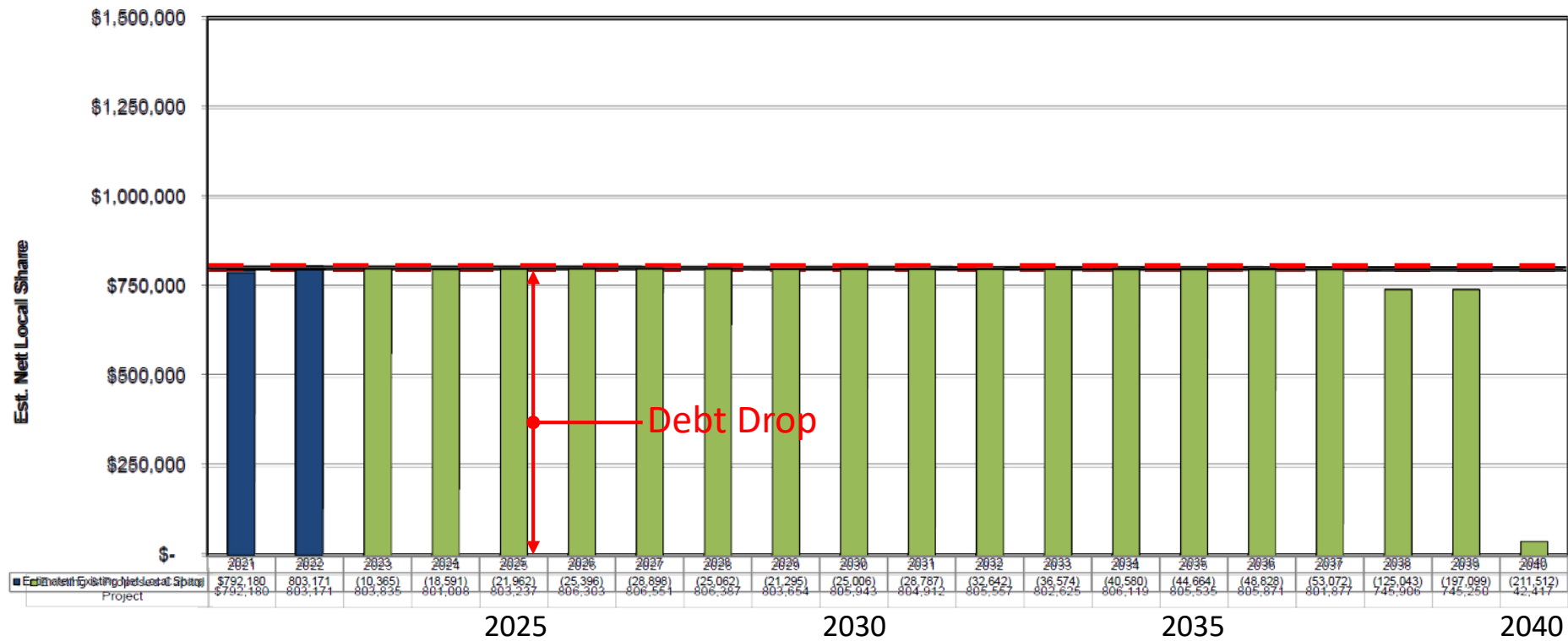




# Why Now? Tax Neutral

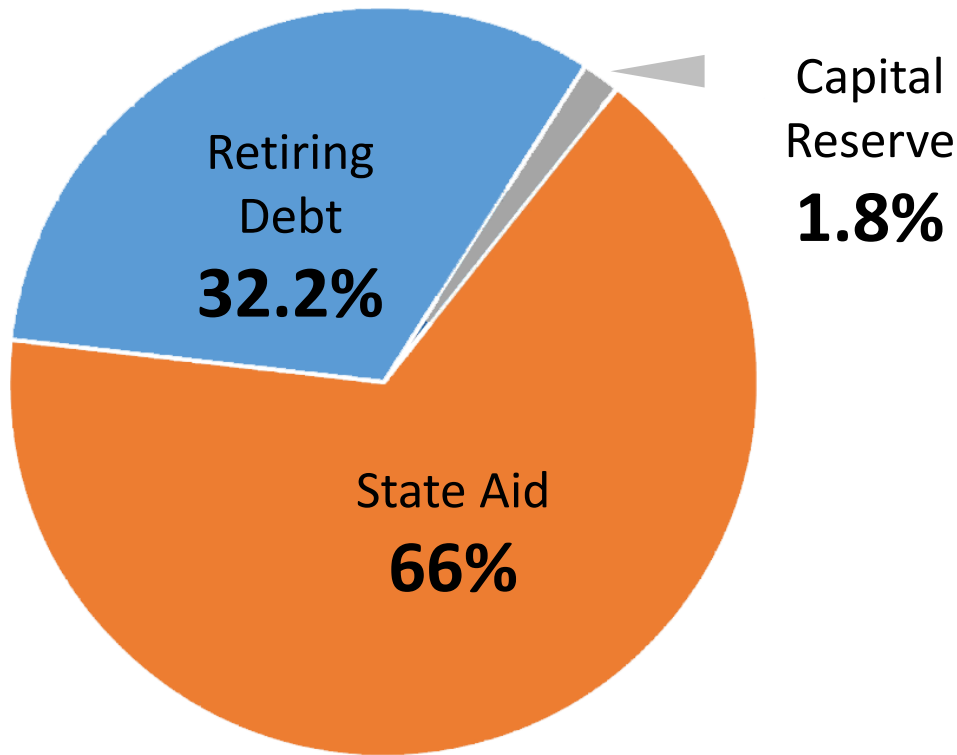
## Saugerties Central School District

Estimated Net Local Share Building Debt Servicing & Proposed Capital Project  
(including Capital Outlay and Proposed Energy Performance Contract)





# Why Now? Tax Neutral



Estimated amounts

$$\begin{array}{c} \text{State Aid} \\ + \\ \text{Capital Reserve} \\ + \\ \text{Retiring Debt} \\ = \\ \text{\$22 million} \\ \text{of improvements without} \\ \text{increasing the tax levy} \end{array}$$





# Why Now? Tax Neutral

## No Additional Tax Burden:

- Retiring capital debt service - tax neutral proposition
- Keeps tax levy stable to avoid tax spikes
- Debt paid over the useful life of the assets and typically repaid over 15 years
- Eligible to receive State Building Aid (receive approx. \$0.66 for every \$1 spent)
- Capital project debt service excluded from tax cap calc.
- Critical infrastructure work must get done
- Avoids capital work as maintenance in the annual budget
- Allows for available funds with planned work vs. funds not available for “emergency” repairs





# Energy Performance Contract Project

- Energy Services Company (ESCO) is Honeywell as selected by RFP
- Energy Savings Pays for the Project using Simple Payback
- Separately Authorized by the Board of Education
- Eligible for Additional Enhanced State Building Aid (Estimated to be Worth \$375,000 -- \$25,000 per Year for 15 Years) if Approved by Voters

## Project Scope:

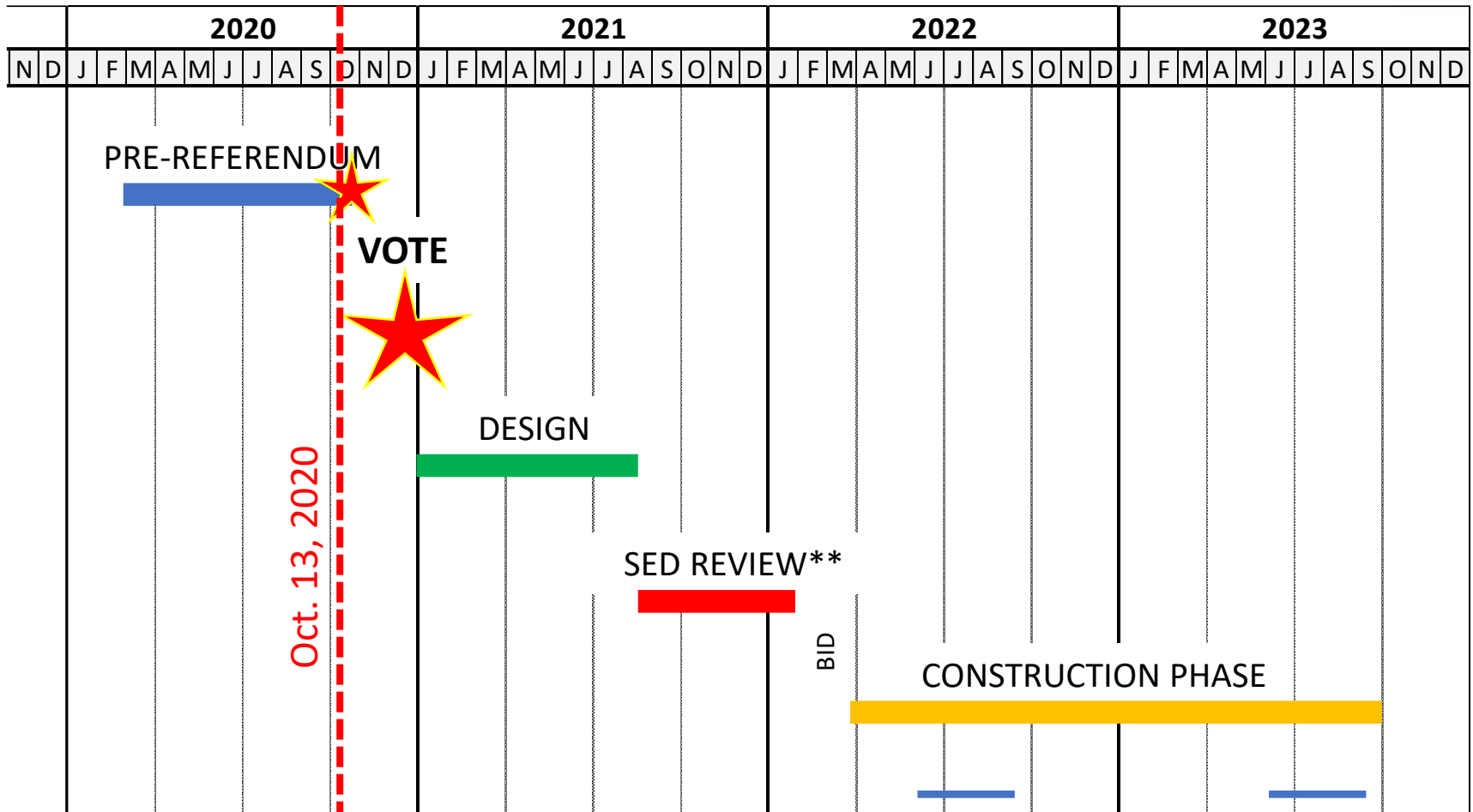
ECM No.	Energy Conservation Measure Description
1	LED Lighting and Lighting Controls Upgrade
2	Boiler Plant Upgrades
3	Building Management System Upgrades
4	Demand Control Ventilation
5	Building Envelope Improvements
6	Pipe Insulation
7	Install De-Stratification Fans
8	Desktop Computer Power Management
9	Plug Load Power Management

Total Anticipated Project Amount: \$3,150,144  
(funded by energy savings)





# Capital Project Timeline



\*\* SED Review times vary / Potential for a Summer 2021 EPC Project



## Next Steps...

- 
- Finalize Scope

Sept.-Oct.

- 
- Project Financials


Sept.-Oct.

- 
- SEQRA Determination

Sept.-Oct.

- 
- Bond Resolution Language

Sept.-Oct.

- 
- Board Actions – Special Meeting

Oct. 20, 2020

- 
- Interpretation of Project

Sept.-Dec.

Referendum Vote:

December 15, 2020





# Interpretation of the Project

## Informing the Community:

- Multi-channel approach to raise awareness of the project and its purpose, timing, and unique opportunity for tax neutral budgeting.

## Suggested Communication Tools:

- Engagement with Identified Stakeholder Groups
- Website Content
- Project Video
- Social Media
- Postcards & Handouts
- Community Newsletter
- Display Boards
- Banners in Community Featuring Vote Date
- Media (news releases to print, PSAs, and interviews with student media organizations)



## Q&A

“An investment in knowledge pays the best interest.”

Benjamin Franklin



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