

Washingtonville Central School District

2015
Capital Bond Project
Presentation

8/17/15



Washingtonville Central School District

- **Economic Recession**
- **Hurricanes Lee and Irene**
- **Tax Cap Law**
 - **Result**
 - **No building propositions**
 - **Trouble maintaining student programs**

Washingtonville Central School District

- **Completed the 2015 BCS \$125M***
- **WCSD is behind 2 cycles of propositions**
- **Upgrades now critical**

• \$125,000,000 indicated preliminary draft BCS amount from Keystone Associates,
final BCS document identified \$133,485,704 for future consideration by the District.

Washingtonville Central School District

District Action

- **2014 re-convened Facilities Committee – open to community and school personnel**

Identified Goals

- **Level 1 infrastructure**
- **Remove portables**
- **Full day Kindergarten**
- **Flood mitigation where possible**

Washingtonville Central School District

- **Facilities Committee Presented 6 Options to BOE in May, 2015**
- **In June BOE narrowed options down to 1**
- **Project Finalized in July BOE Meeting**
- **August BOE votes on the resolution for an October vote**

Washingtonville Central School District

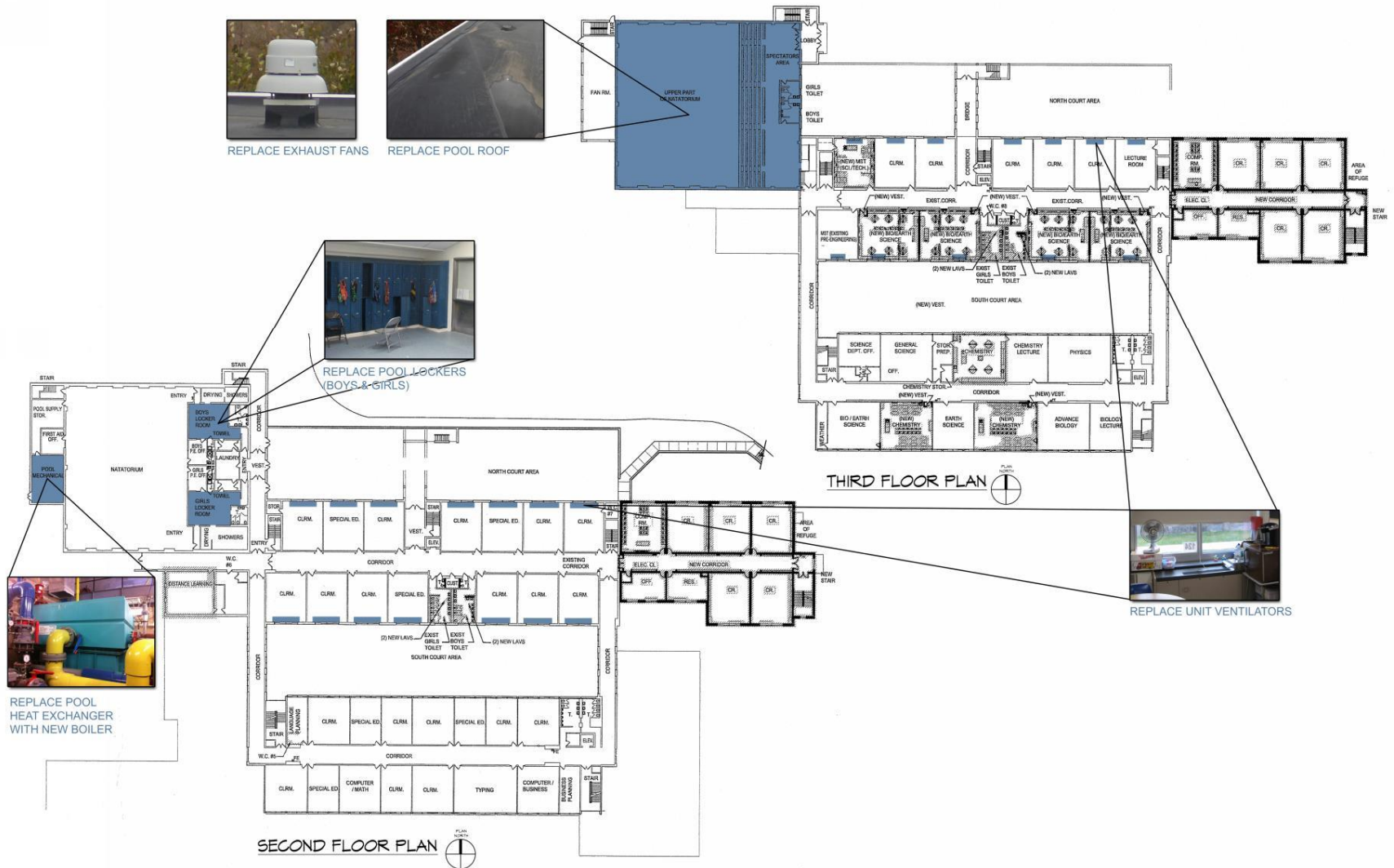
Funding Sources

- **Good time with**
 - **Smart Bond**
 - **Capital Reserve**
 - **Building Aid**

Washingtonville High School – Infrastructure

- Repair Gym Wall Crack
- Reconstruct Track Surface
- Athletic Field Upgrades
- Add Additional Gym Wall Pads
- Replace Pool Lockers
- Replace Pool Roof
- Replace Gym Floor
- Re-grade Drainage Along Tennis courts
- Replace Tennis Courts
- Replace/Relocate Multi-Zone AHU's
- Replace/Relocate Single Zone AHU's
- Replace Unit Ventilators
- Replace (1) Boiler
- Replace Exhaust Fans
- Relocate Heating Pipes and Pumps
- Asbestos Abatement at Mechanical Piping/AHU's
- Replace Air Cooled Chiller and Pumps
- Replace Pool Heat Exchanger with Boiler
- Upgrade Fire Alarm Devices
- Replace Paving Upper North Parking Lot

Washingtonville High School – Existing Conditions



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

HIGH SCHOOL

KA PROJECT 2269.22114.3



Washingtonville High School - Sequencing

Phase 1

Const. Document Production 10/15 – 2/16

SED Review 2/16 – 4/16

Bid/Award 4/16 – 5/16

Const. 6/16 – 9/16

- Repair Gym Wall Crack
- Reconstruct Track Surface
- Athletic Field Upgrades
- Gym Wall Pads
- Replace Pool Roof
- Replace Pool Lockers
- Replace Gym Floors
- Tennis Court Drainage
- Replace Tennis Courts

Phase 2

Const. Document Production 9/16 – 3/17

SED Review 3/17 – 9/17

Bid/Award 11/17 – 1/18

Const. 6/18 – 9/18 & 6/19 - 9/19

- Replace (1) Boiler
- Multi-Zone AHU's
- Single-Zone AHU's
- Replace Unit Ventilators
- Replace Exhaust Fans
- Heating Pipes and Pumps
- Replace Chiller
- Abatement at Mechanical Piping
- Pool Heat Exchanger
- Upgrade Fire Alarm Devices
- Replace Paving Upper North

Washingtonville High School - Budget



Washingtonville High School Budget Summary

Washingtonville High School Infrastructure	Construction Cost Total	Project Cost Total
Repair Gym Wall Crack	\$20,572	\$28,038
Reconstruct Track Surface	\$585,856	\$798,463
Athletic Field Upgrades	\$51,747	\$70,526
Add Additional Gym Wall Pads	\$18,087	\$24,651
Replace Pool Lockers	\$51,864	\$70,685
Replace Gym Floor	\$286,721	\$390,772
Replace Pool Roof	\$265,400	\$361,714
Re-grade Drainage Along Tennis Courts	\$39,536	\$53,884
Replace Tennis Courts	\$397,856	\$542,238
Replace (1) Boiler	\$256,941	\$386,871
Replace/Relocate Multi-Zone AHU's	\$1,550,181	\$2,334,077
Replace/Relocate Single Zone AHU's	\$3,507,977	\$5,281,891
Replace Unit Ventilators	\$489,638	\$737,238
Replace Exhaust Fans	\$61,252	\$92,226
Relocate Heating Pipes and Pumps	\$110,935	\$167,033
Asbestos Abatement at Mechanical Piping/AHU's	\$384,038	\$578,238
Replace Air Cooled Chiller and Pumps	\$320,111	\$481,985
Replace Pool Heat Exchanger with Boiler	\$127,702	\$192,278
Upgrade Fire Alarm Devices	\$80,852	\$121,737
Replace Paving Upper North Parking Lot	\$594,456	\$895,061
Infrastructure Estimated Cost Sub Total	\$9,201,722	\$13,609,604
Washingtonville High School	Total	\$9,201,722 \$13,609,604

Washingtonville Middle School - Infrastructure

- **New Electrical Service**
- **Replace Interior Electrical Distribution**
- **Replace Auditorium Stage Lighting**
- **Replace Drain Room 200**
- **Storm Drain Allowance**
- **Replace Boilers**
- **Replace Cafeteria 'A' AHU**
- **Replace Auditorium Blower/AHU w/Rooftop Unit**
- **Replace Gymnasium/Cafeteria Blower/AHU**
- **Replace Cafeteria 'B'/(2) Gymnasium AHU's**
- **Replace Unit Ventilators-Ground Floor**
- **Expand Fire Alarm Coverage**

Washingtonville Middle School – Existing Conditions

REPLACE UNIT VENTILATORS



REPLACE GYMNASIUM AHUs

- GENERAL ITEMS
- EXPAND FIRE ALARM COVERAGE
 - STORM DRAIN ALLOWANCE
 - REPLACE CAFETERIA BLOWERS/AHUs
 - REPLACE INTERIOR ELECTRICAL DISTRIBUTION

REPLACE AUDITORIUM AHU WITH ROOFTOP UNIT



REPLACE AUDITORIUM STAGE LIGHTING

REPLACE ROOF DRAIN/LEADER

REPLACE/RELOCATE BOILERS



NEW/RELOCATED ELECTRICAL SERVICE



FIRST FLOOR PLAN



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

MIDDLE SCHOOL

KA PROJECT 2269.22114.3



Washingtonville Middle School - Sequencing

Phase 1

Const. Document Production 2/16 – 8/16

SED Review 8/16 – 2/17

Bid/Award 3/17 – 4/17

Const. 6/17 – 9/17

- **New Electrical Service**
- **Interior Electrical Distribution**
- **Replace Auditorium Stage Lighting**
- **Replace Drain Room 200**
- **Storm Drain Allowance**
- **Replace Boilers**
- **Replace Cafeteria 'A' AHU**
- **Auditorium Blower/AHU**
- **Gymnasium/Cafeteria Blower/AHU**
- **Cafeteria 'B'/(2) Gymnasium AHU's**
- **Replace Unit Ventilators-Ground Floor**
- **Expand Fire Alarm Coverage**

Washingtonville Middle School - Budget



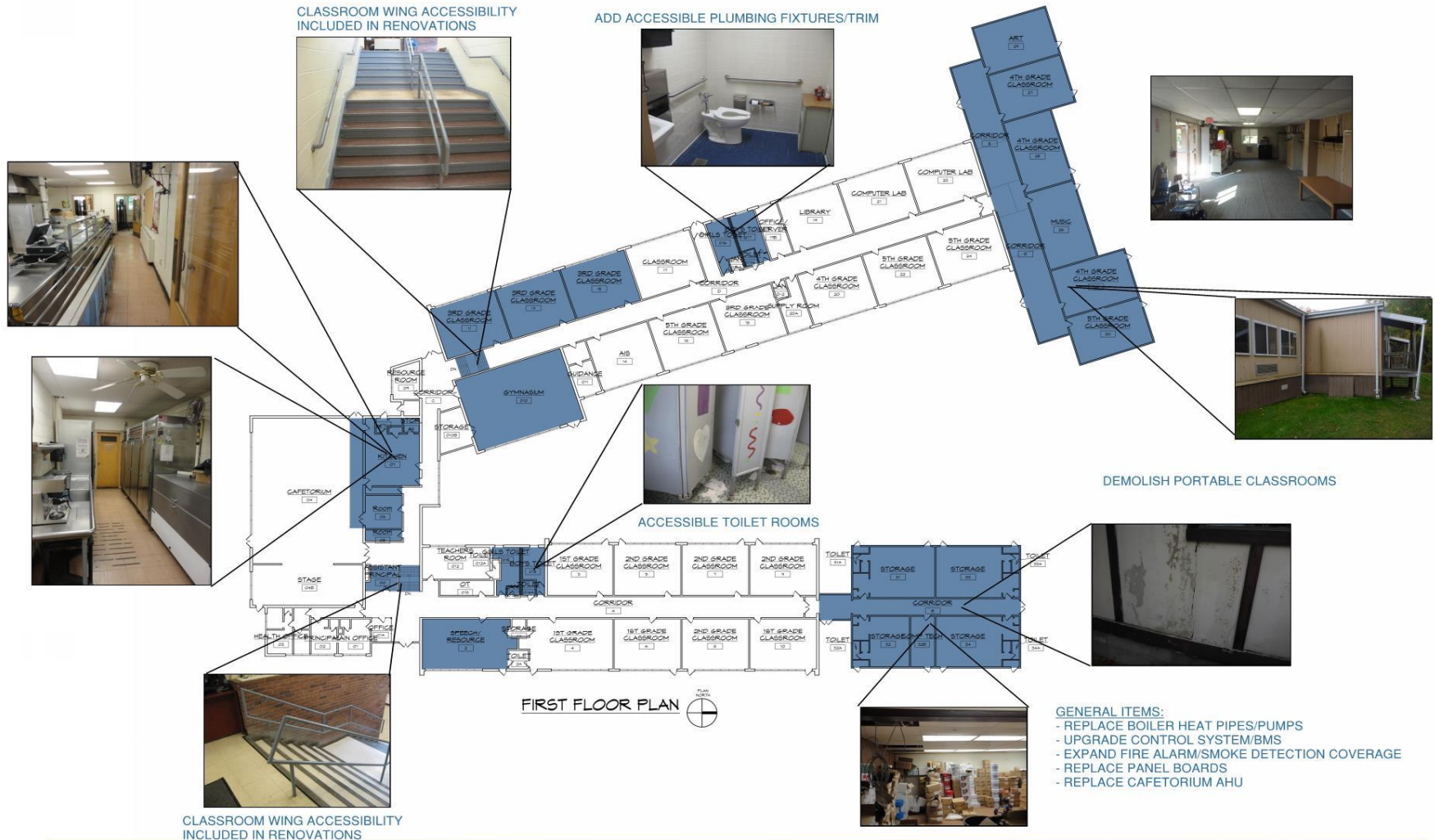
Washingtonville Middle School Budget Summary

Washingtonville Middle School Infrastructure	Construction Cost Total	Project Cost Total
New Electrical Service	\$552,300	\$788,574
Replace Interior Electrical Distribution	\$347,760	\$496,532
Replace Auditorium Stage Lighting	\$128,438	\$183,384
Replace Drain Room 200	\$10,500	\$14,992
Storm Drain Allowance	\$52,500	\$74,960
Replace Boiler	\$1,058,698	\$1,511,609
Replace Cafeteria 'A' AHU	\$122,726	\$175,228
Replace Auditorium Blower/AHU w/Rooftop Unit	\$344,934	\$492,497
Replace Gymnasium/Cafeteria Blower/AHU	\$110,664	\$158,006
Replace Cafeteria 'B'/(2) Gymnasium AHU's	\$142,141	\$202,949
Replace Unit Ventilators-Ground Floor	\$340,152	\$485,669
Expand Fire Alarm Coverage	\$81,218	\$115,963
Infrastructure Estimated Cost Sub Total	\$3,292,031	\$4,700,362
Washingtonville Middle School	Total	\$3,292,031
		\$4,700,362

Little Britain Elementary School - Infrastructure

- **Add Accessible Plumbing Fixtures/Trim**
- **Replace Boiler Heat Pipes and Pumps**
- **Upgrade Control System/BMS**
- **Expand Fire Alarm/Smoke Detection Coverage**
- **Accessible Toilet Rooms**
- **Classroom Wing Accessibility included with Renovations**
- **Add UG Electrical Distribution**
- **Replace Back Door Asphalt**
- **Replace Cafetorium & Service Road Asphalt**
- **Replace Panel Boards**
- **Replace Gymnasium AHU**

Little Britain Elementary School – Existing Conditions



**WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
PROPOSED CAPITAL PROJECT**

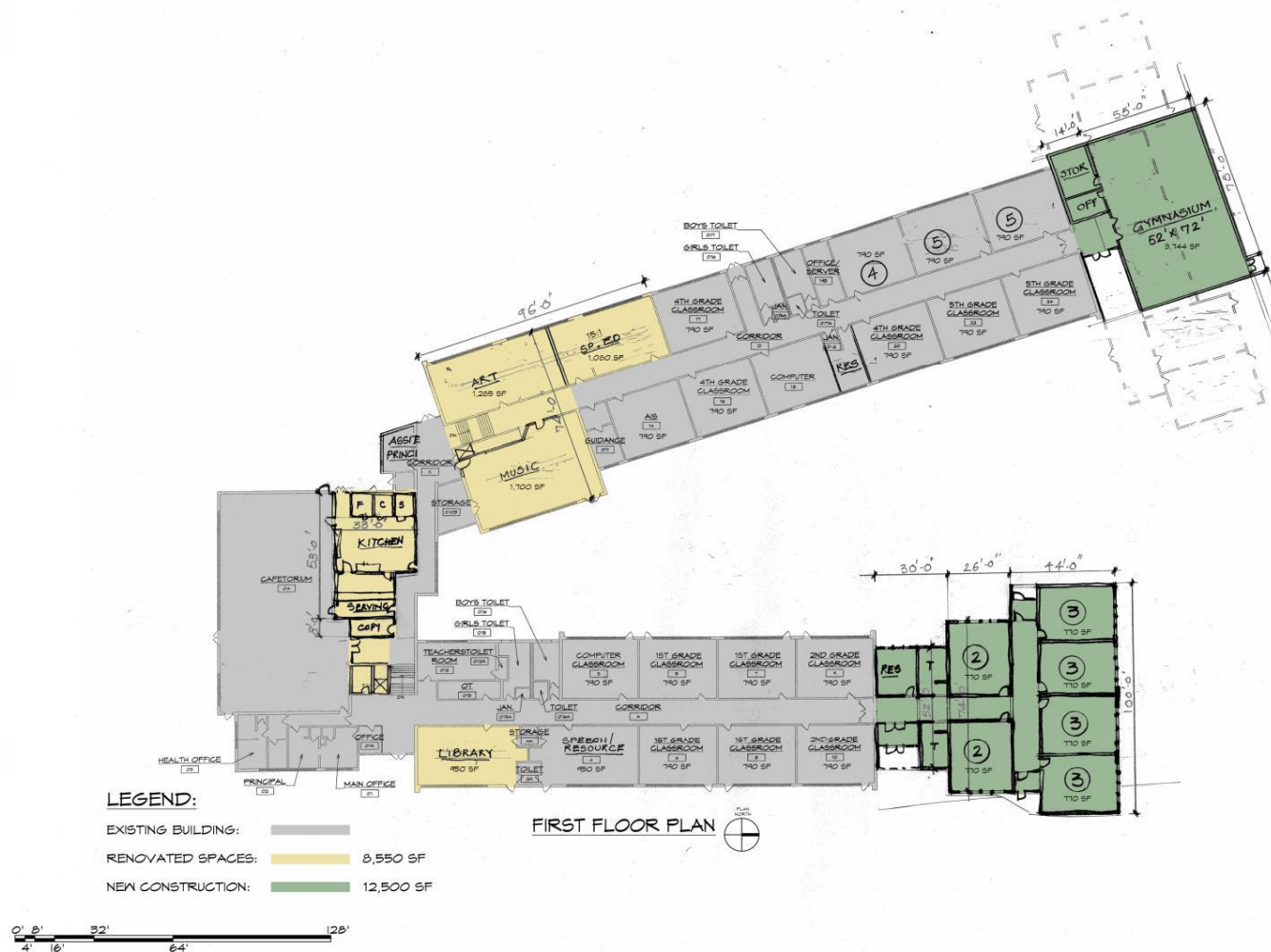
AUGUST 17, 2015

LITTLE BRITAIN ELEMENTARY

KA PROJECT 2269.22114.3



Little Britain Elementary School – Additions & Renovations



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT LITTLE BRITAIN ELEMENTARY
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015



KA PROJECT 2269.22114.3

Little Britain Elementary School – Sequencing

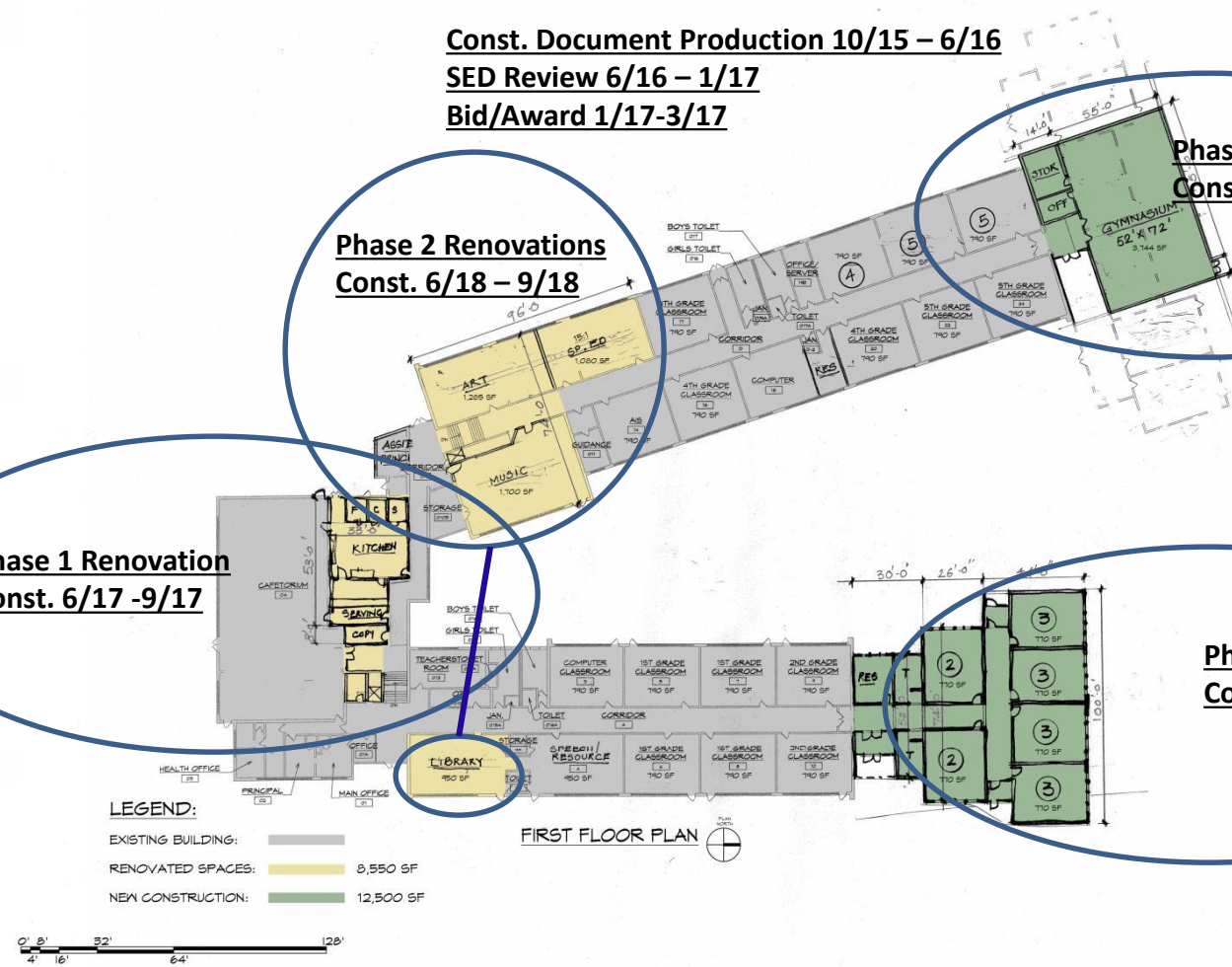
Const. Document Production 10/15 – 6/16
SED Review 6/16 – 1/17
Bid/Award 1/17-3/17

Phase 2 Renovations
Const. 6/18 – 9/18

Phase 2 Construction
Const. 3/18 – 9/18

Phase 1 Renovation
Const. 6/17 -9/17

Phase 1 Construction
Const. 5/17 – 12/17



Little Britain Elementary School – Budget



Little Britain Elementary School Budget Summary

Little Britain Elementary School Infrastructure	Construction Cost Total	Project Cost Total
Add Accessible Plumbing Fixtures/Trim	\$26,832	\$39,007
Replace Boiler Heat Pipes and Pumps	\$206,783	\$300,613
Upgrade Control System/BMS	\$179,837	\$261,440
Expand Fire Alarm/Smoke Detection Coverage	\$51,122	\$74,319
Accessible Toilet Rooms	\$106,313	\$154,554
Classroom Wing Accessibility included with Renovations	\$0	\$0
Add UG Electrical Distribution	\$351,467	\$510,949
Replace Back Door Asphalt	\$18,785	\$27,309
Replace Cafetorium & Service Road Asphalt	\$87,586	\$127,329
Replace Panel boards	\$159,758	\$232,250
Replace Gymnasium AHU	\$183,795	\$267,194
Infrastructure Estimated Cost Sub Total	\$1,372,278	\$1,994,963
Additions		
Replace Portable Classrooms Gymnasium	\$1,601,398	\$2,328,048
Replace Portable Classrooms 2nd & 3rd Grade	\$2,441,974	\$3,486,650
Additions Estimated Cost Sub Total	\$4,043,372	\$5,814,699
Renovations		
Kitchen Renovation includes (1) ADA Lift	\$803,308	\$1,146,963
Corridors/Circulation	\$110,000	\$159,914
Art/Music/Special Education includes (1) ADA Lift	\$782,398	\$1,167,885
Library	\$204,125	\$296,749
Renovations Estimated Cost Sub Total	\$1,899,831	\$2,771,511
Total	\$7,315,481	\$10,581,173

Round Hill Elementary School - Infrastructure

- Add OSHA Skylight Guards
- Replace Rooftop AC
- Replace AH System
- Replace Exhaust Fans
- Replace Ductwork/VAV
- Upgrade HVAC Controls
- Expand Fire Alarm Coverage
- Abate PACM Pipe Insulation
- Reconstruct Road & Bus Loop
- Reconstruct SW/N Parking Lot
- Replace NE Asphalt Sidewalk
- Repair Foundation Drainage
- Replace Boiler Heating Pipes and Pumps

Round Hill Elementary School – Existing Conditions

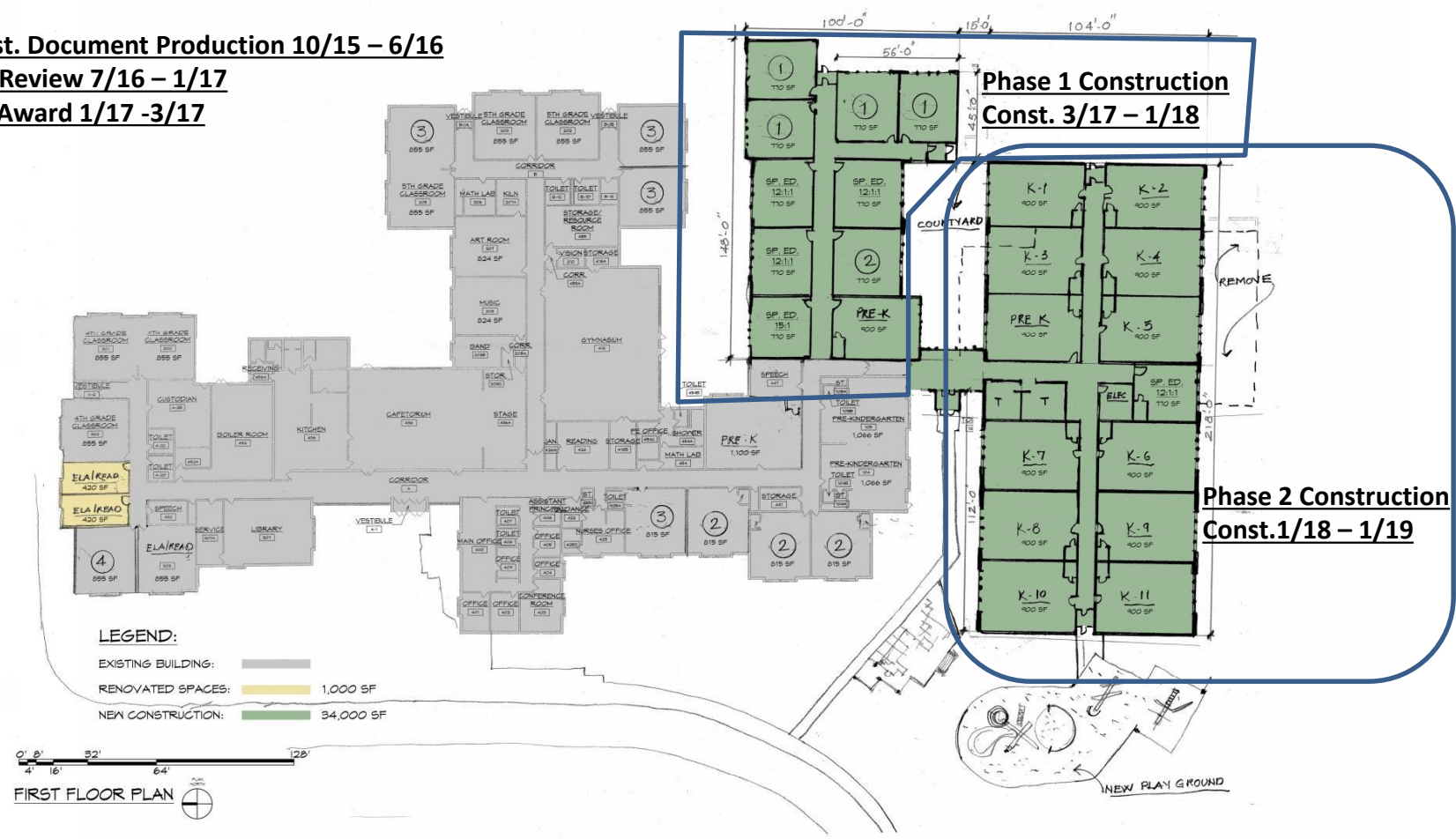


Round Hill Elementary School – Additions and Renovations



Round Hill Elementary School - Sequencing

Const. Document Production 10/15 – 6/16
SED Review 7/16 – 1/17
Bid/Award 1/17 -3/17



Round Hill Elementary School – Budget



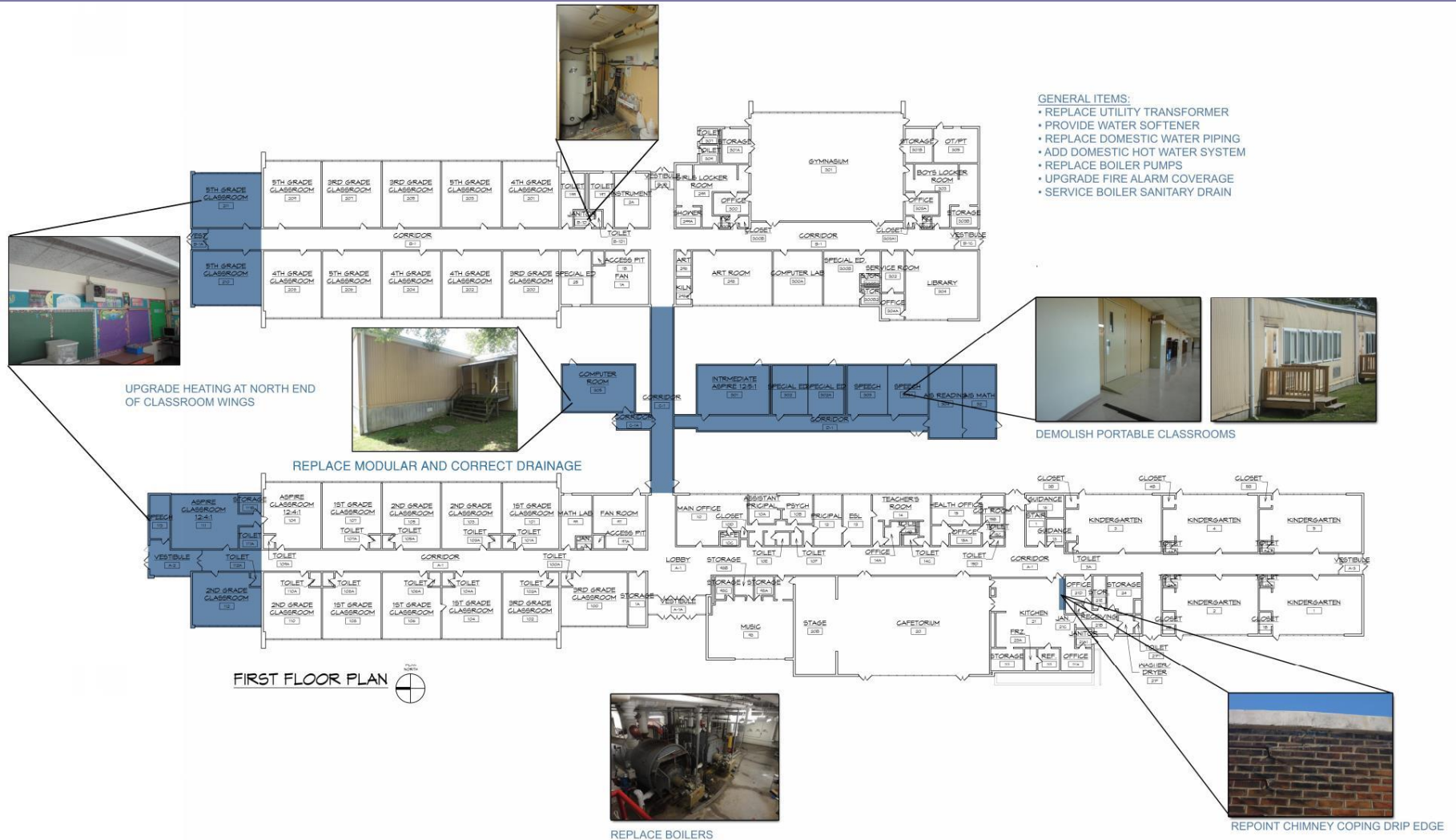
Round Hill Elementary School Budget Summary

Round Hill Elementary School Infrastructure	Construction Cost Total	Project Cost Total
Add OSHA Skylight Guards	\$58,262	\$89,236
Replace Rooftop AC	\$138,768	\$212,543
Replace AH System	\$2,000,408	\$3,063,905
Replace Exhaust Fans	\$40,008	\$61,278
Replace Ductwork/VAV	\$807,995	\$1,237,557
Upgrade HVAC Controls	\$238,127	\$364,725
Expand Fire Alarm Coverage	\$54,411	\$83,338
Abate PACM Pipe Insulation	\$174,569	\$267,377
Reconstruct Road & Bus Loop	\$566,675	\$867,942
Reconstruct SW/N Parking Lot	\$248,440	\$380,521
Replace NE Asphalt Sidewalk	\$13,054	\$19,994
Repair Foundation Drainage	\$24,972	\$38,248
Replace Boiler Heating Pipes and Pumps	\$62,033	\$95,012
Infrastructure Estimated Cost Sub Total	\$4,427,722	\$6,781,676
Additions		
1st & 2nd Grade Addition	\$3,600,116	\$5,233,705
Kindergarten Addition	\$7,354,731	\$11,264,800
Additions Estimated Cost Sub Total	\$10,954,847	\$16,498,505
Renovations		
ELA Renovations	\$177,058	\$257,400
Renovations Estimated Cost Sub Total	\$177,058	\$257,400
Round Hill Elementary School	Total	\$15,559,627 \$23,537,581

Taft Elementary School - Infrastructure

- **Replace Utility Transformer**
- **Investigate/Repair Courtyard Drainage**
- **Clean/Regrade NE Parking Lot Swale**
- **Repoint Chimney Coping Drip Edge**
- **Provide Water Softener**
- **Replace Domestic Water Piping**
- **Add Domestic Hot Water System**
- **Replace Boilers**
- **Replace Boiler Pumps**
- **Upgrade Fire Alarm Coverage**
- **Upgrade Heating at North End Classroom Wing**
- **Service Boiler Sanitary Drain**

Taft Elementary School – Existing Conditions



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

TAFT ELEMENTARY

KA PROJECT 2269.22114.3



Taft Elementary School – Additions and Renovations



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

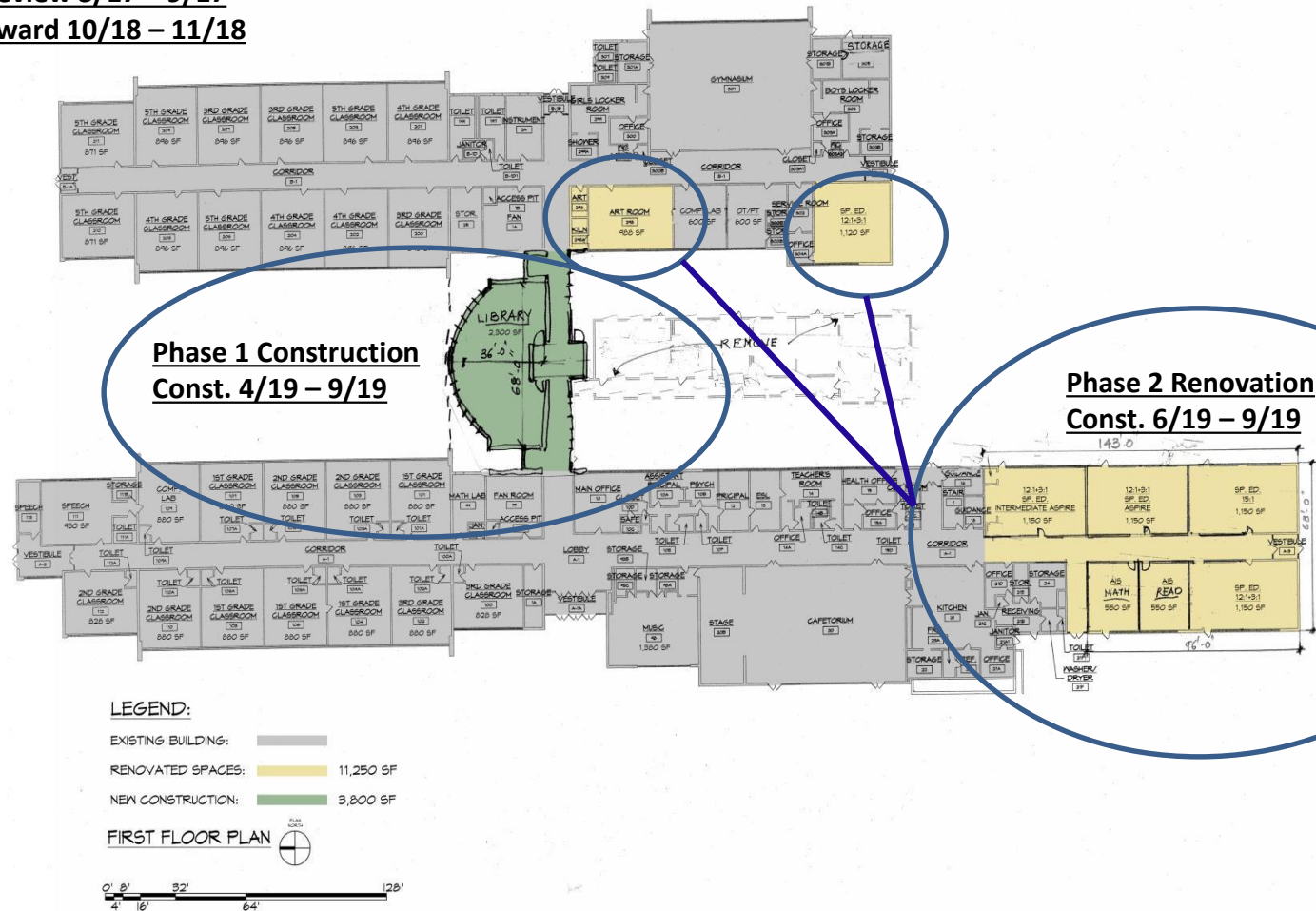
TAFT ELEMENTARY

KA PROJECT 2269.22114.3



Taft Elementary School – Sequencing

Const. Document Production 7/16 – 2/17
SED Review 3/17 – 9/17
Bid/Award 10/18 – 11/18



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

TAFT ELEMENTARY

KA PROJECT 2269.22114.3



Taft Elementary School – Budget



Taft Elementary School Budget Summary

Taft Elementary School Infrastructure	Construction Cost Total	Project Cost Total
Replace Utility Transformer	\$84,935	\$132,295
Investigate/Repair Courtyard Drainage	\$41,676	\$64,915
Clean/Regrade NE Parking Lot Swale	\$18,072	\$28,149
Repoint Chimney Cracks	\$12,448	\$19,389
Add Chimney Coping Drip Edge	\$7,910	\$12,321
Provide Water Softener	\$26,250	\$40,887
Replace Domestic Water Piping	\$327,844	\$510,650
Add Domestic Hot Water System	\$176,418	\$274,789
Replace Boiler	\$447,535	\$697,081
Replace Boiler Pumps	\$83,044	\$129,349
Upgrade Fire Alarm Coverage	\$55,207	\$85,990
Upgrade Heating at North End Classroom Wing	\$103,950	\$161,913
Service Boiler Sanitary Drain	\$26,250	\$40,887
Infrastructure Estimated Cost Sub Total	\$1,411,539	\$2,198,613
Additions		
Library Additions	\$1,542,812	\$2,403,084
Additions Estimated Cost Sub Total	\$1,542,812	\$2,403,084
Renovations		
Art/Aspire	\$369,746	\$575,916
Special Ed./Speech/Computer/Math/Reading	\$1,533,668	\$2,388,841
Renovations Estimated Cost Sub Total	\$1,903,414	\$2,964,758
Taft Elementary School	Total	\$4,857,765
		\$7,566,455

District Bond Budget Summary



6/30/2015

Washingtonville Central School District Bond Budget Summary

Bond	Infrastructure	Renovations	Additions	Estimated Project Total
Washingtonville High School	\$13,609,604	\$0	\$0	\$13,609,604
Washingtonville Middle School	\$4,700,362	\$0	\$0	\$4,700,362
Little Britain Elementary School	\$1,994,963	\$2,771,511	\$5,814,699	\$10,581,173
Round Hill Elementary School	\$6,781,676	\$257,400	\$16,498,505	\$23,537,581
Taft Elementary School	\$2,198,613	\$2,964,758	\$2,403,084	\$7,566,455
Estimated Total	\$29,285,218	\$5,993,669	\$24,716,288	\$59,995,174

**District
Facility Plan 2015
Finance**

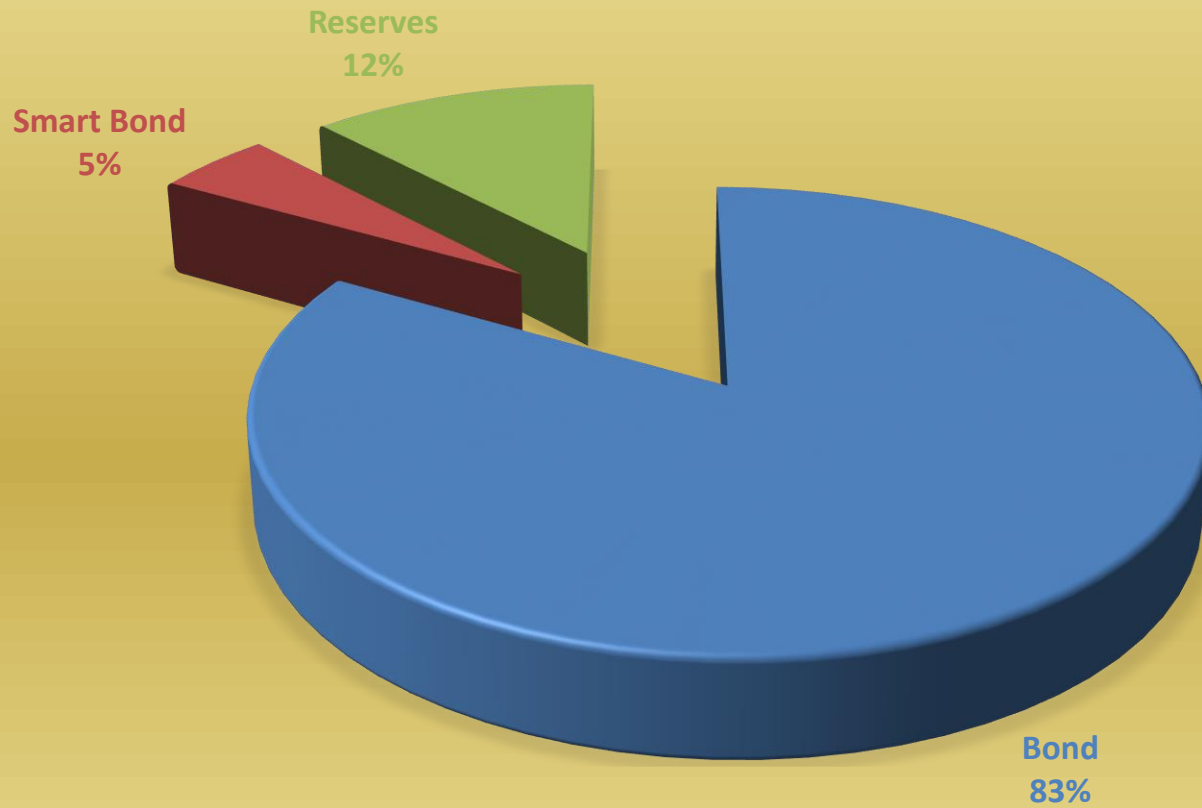
Financing Debt Assuming the Following

- **Issue One Year BANS in 2017 @ 1.5% - \$25,000,000 –
– Interest payment only in 2018**
- **Issue One Year BANS in 2018 @ 1.5% - \$51,300,000-
– Principle Payment \$1,900,000 Interest Payment
\$769,500**
- **Bond issued in 2019 for \$51,300,000**
- **State Aid Ratio 72.8%**
- **Project 90% Aidable**
- **State Amortization rate is currently 2.25%**

Funding the Project

• Construction Total	\$59,995,174
– Smart Bond	\$ 2,862,021
– Bond	\$50,100,000
– Capital Reserve	\$ 7,033,153

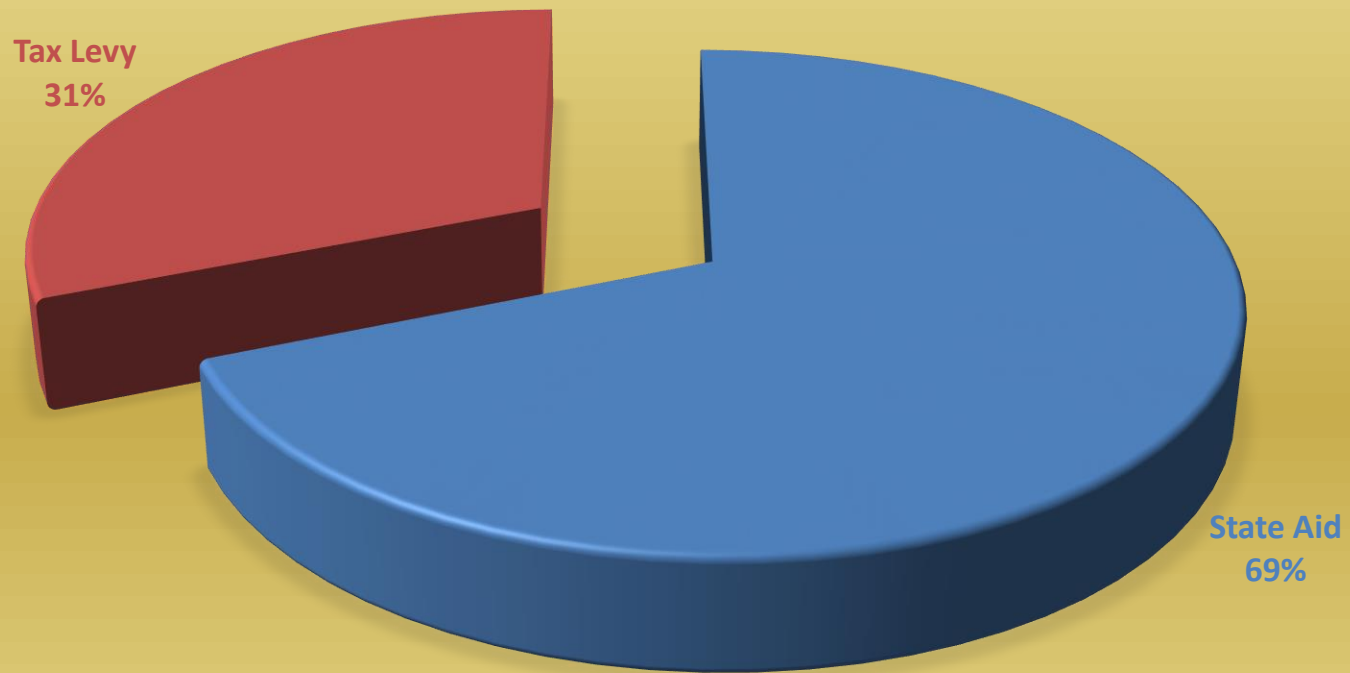
Construction Costs



Financing the Bond

- State Aid Ratio 72.8%
- Based on 90% of the Project being Aidable
- BAN (Bond Anticipation Notes) during Construction
- Principal and Interest Payment \$69,004,500

Financing the Bond



Tax Implications

Fiscal Year	Debt Service	State Aid	District Share	Tax Implication %
2018-2019	375,000	0.0	375,000	0.70%
2019-2020	1,969,500	0.0	1,969,500	2.98%
2020-2021	5,946,000	3,169,686	2,776,314	1.51%
2021-2022	4,824,000	3,169,686	1,654,314	-2.10%
2022-2023	4,704,000	3,169,686	1,534,314	-0.22%
2023-2024	4,584,000	3,169,686	1,414,314	-0.22%
2024-2025	4,464,000	3,169,686	1,294,314	-0.22%
2025-2026	4,834,000	3,169,686	1,664,314	0.69%
2026-2027	4,694,000	3,169,686	1,524,314	-0.26%
2034-2035		3,169,686	502,314	-.06%
Totals	\$69,004,500	\$47,545,290	\$21,459,210	0.924%
		68.9%		

Q & A

