



“Building a Bright Future” Capital Project Proposal

Community Presentation
May 2, 2024



Introduction

- Building Condition Survey required by New York State every five years
 - Includes a review of all occupied school buildings and grounds throughout district
 - Identifies and prioritizes potential capital improvements
 - Submitted to NYSED in March 2023
- Proposed Capital Project developed based on 2023 Building Condition Survey
- Sought public input over the winter
- Proposal approved by the Board of Education in March
- Public will vote on Capital Project as a part of School Budget Vote on May 21, 2024

District Facilities



Building	Year Built	Additions	Total Sq. Ft.	Total Acreage
Columbia	1973	2003, 2016	292,625	60
Goff	1960	1998	150,560	53
Genet	1940	-	102,500	36.46
Red Mill	1953	1968, 1998	75,970	11.52
Green Meadow	1955	1964, 1998	67,970	13.79
DPS	1939	1951, 1957, 1998	48,385	13.94
Bell Top	1940	1954, 1964, 1998	47,270	13.2
Bus Garage	1981	2003	16,788	Inc. in Goff
Bus Storage	1960	-	9,600	Inc. in Goff
Grounds Shop	1973	-	2,960	Inc. in CHS
TOTAL			814,628	201.91



Project Funding

- Total project cost is projected to be \$116 million
 - State Aid:
 - NYS Building Aid will fund 72% of eligible project costs
 - The district anticipates 84% of project costs will be eligible for building aid
 - Capital Reserve:
 - Voter-approved savings from previous years
 - Contribution: \$2 million from the capital reserve to offset project costs
 - Debt Payoff:
 - District nearing final payoff of debt from prior capital projects
 - Older debt payments will drop off and comparable new debt payments will be added
 - **Result: Local taxpayer share is projected to be tax neutral**

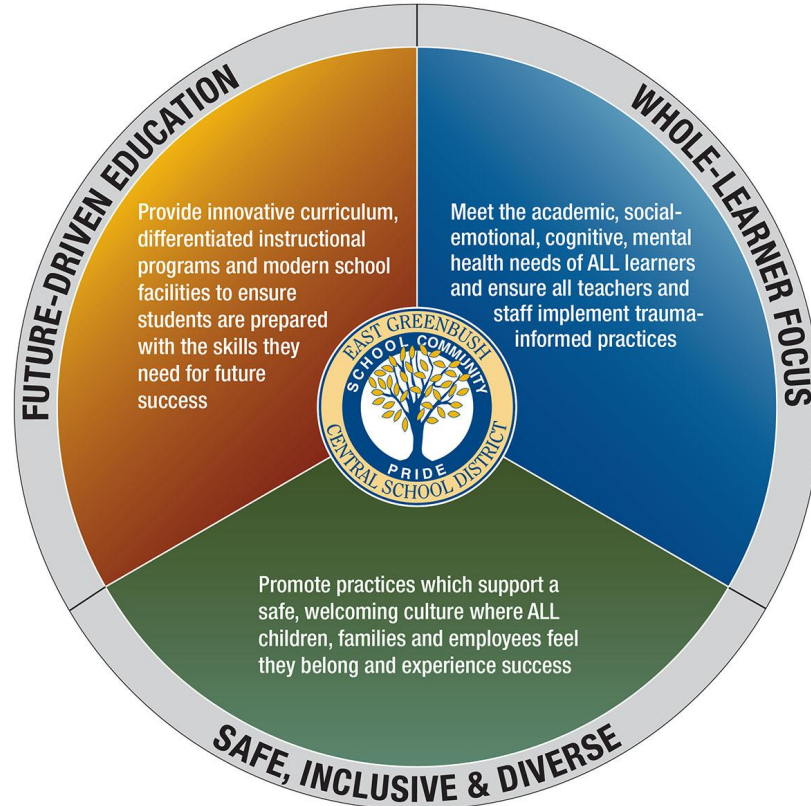


Scope of Capital Project

- HVAC Systems
- Air Conditioning in Elementary Schools
- Athletic Fields/Courts
- Elementary Playgrounds
- Library Renovations
- Classroom Additions for Elementary Schools
- Interior Space Upgrades
- Safety/Security
- Removal of Hazardous Materials
- Electrical
- Plumbing
- Exterior Doors/Weather Protection
- Redesigned Entrance at Columbia
- New Roof at Columbia
- General Site Improvements
 - Sidewalks
 - Parking Lots
 - Drainage
- Buildings and Grounds Improvements

** Priorities are determined by the Building Condition Survey*

Vision



HVAC/Air Conditioning

- Install air conditioning in all elementary schools
- Update HVAC systems to improve indoor air quality
- Replace non-functioning exhaust fans
- Replace unit ventilators in classrooms
- Replacement of existing boilers with modern and efficient modulating boilers



Replace existing boilers



Replace unit ventilators in classrooms



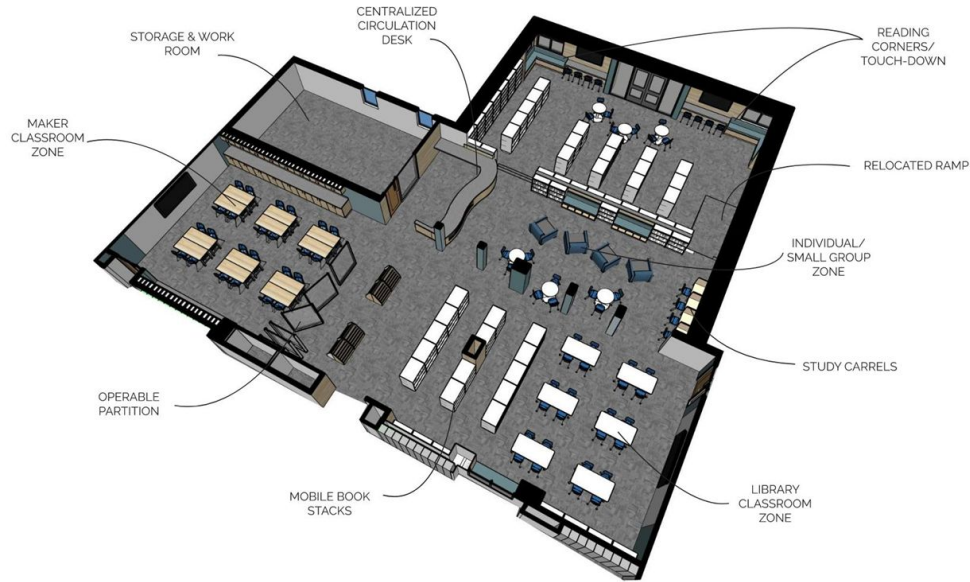
Renovate School Libraries

- Renovate all school libraries to meet current program needs*
 - Active Learning Spaces
 - Small Group Areas
 - Large Group Areas
 - Community Areas
 - Technology-rich Areas
 - Quiet, Solitary Areas



**Recommended by the American Association of School Librarians*

Renovate School Libraries



EAST GREENBUSH CSD - GOFF MIDDLE SCHOOL LIBRARY CONCEPT
DECEMBER 5, 2023





Elementary Classroom Additions

- Add new elementary classrooms to accommodate Pre-K classes
- Based on enrollment projections, board goals, Pre-K Feasibility Study and SED eligibility





Interior Spaces

- Selected bathroom renovations
- Selected floor replacement to avoid trip hazard/safety issues
- Replacement of deteriorated gypsum and tile ceilings





Site Improvements

- Upgrades to roadways, sidewalks, parking lots and drainage
- Reconstruct sidewalks and curbs including required ADA accessible walkways
- Construct new walkways to connect buildings/parking/fields/playgrounds
- Replace selected storm structures (culvert/drywell/catch basins, etc.)
- Connect sanitary management systems to municipality lines
- Replace deteriorated concrete pads at doors with ADA compliant ramps



Paving of parking lots and driveways



Add and replace walkways for pedestrian safety



Repair damaged concrete wall at Central Receiving

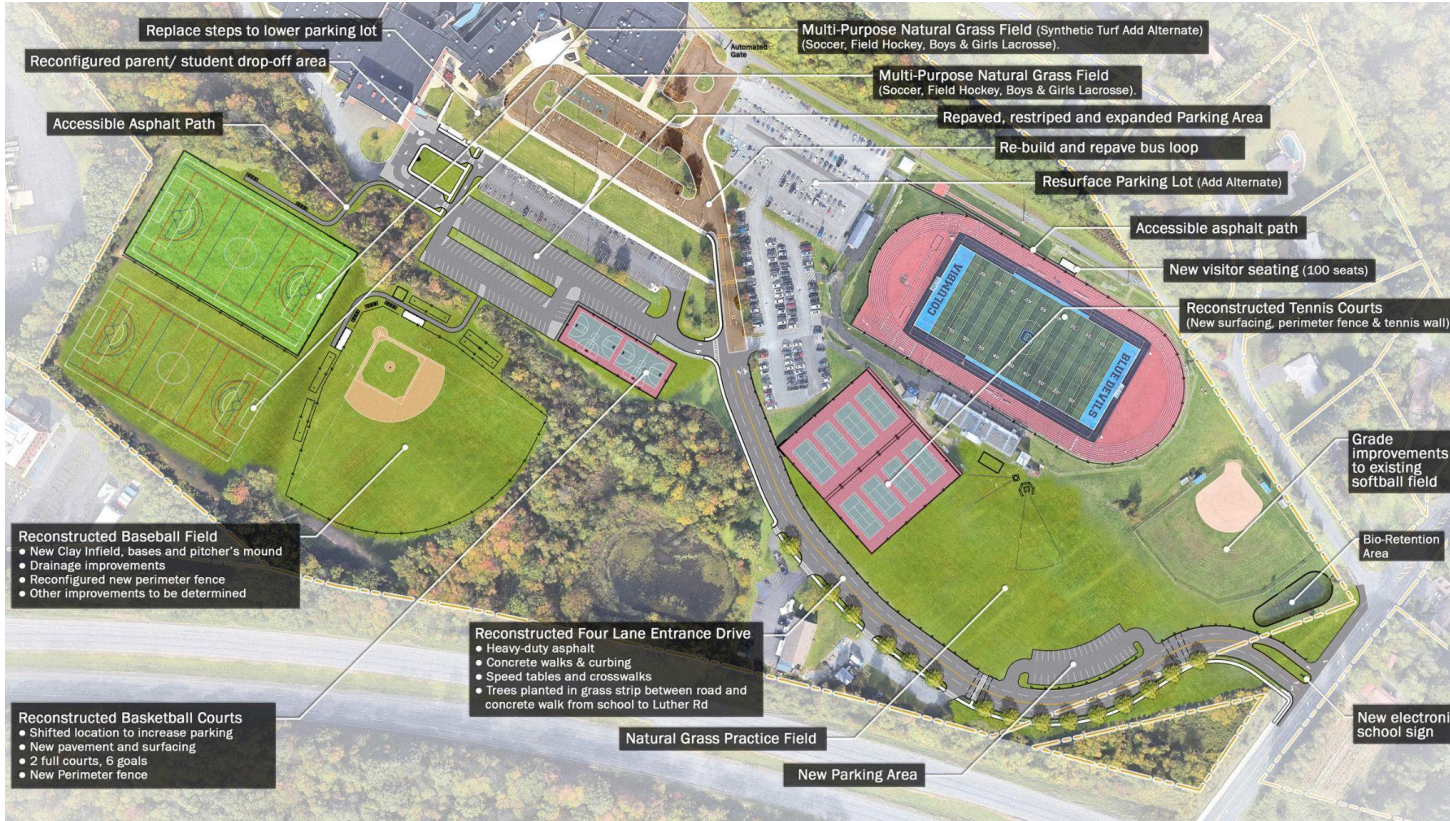


Athletic Fields

- Columbia
 - Reconstruct tennis courts
 - Reconstruct basketball courts
 - Add visitor bleachers to current turf field
 - Improve drainage
 - Grass baseball field improvements with new dugouts
 - Improve grass fields adjacent to baseball field
 - Softball field improvements
 - Install new fiber runs from the school to the athletic stadium
 - Replace public address system to integrate with district-wide public address upgrades
- Genet
 - New softball backstops, level, overseed and top dress two field hockey practice fields
- Red Mill, Bell Top, Green Meadow and D.P. Sutherland
 - New softball backstops, core generate field, top dress and overseed



Columbia Campus





Athletic Fields

- Goff
 - Add new multipurpose turf field with 6-lane track
 - Two new elevated practice fields with drainage
 - New tennis/pickleball/basketball court
 - Gilligan Road community field improvements
 - Reconstruct locker room area to meet current program needs
 - New access road with parking



Goff Campus





Elementary School Playgrounds

- Replace playgrounds at Bell Top, DPS, Green Meadow and Red Mill (Genet playground will be replaced through previous Capital Project)
- Add ADA accessible ramps, walkways and playground equipment
- Project will include site work



Add ramps for ADA accessibility



Reconstruct parking lots, add sidewalks and add ramps



Replace end of life playgrounds and make them ADA compliant



Lighting/Sound System - CHS Auditorium

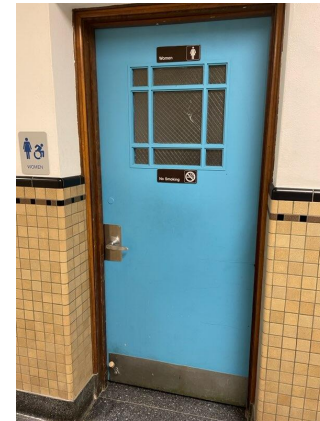
- New lighting and sound systems for the Columbia High School auditorium
 - Concerts
 - Columbia
 - Goff
 - Bell Top
 - Music Festivals
 - Musicals
 - Student Award Ceremonies
 - Academic Events/Speakers
 - Public Events
 - Community Use





Doors/Roofs/Weather Protection

- Replace existing showcase doors with new fire-rated doors in compliance with updated NYSED regulations
- Ensure accessibility for individuals with disabilities
- Replace Columbia High School roof (25 years old)
- Add roof structure over exterior gym doors to prevent ice build-up
- Enhance and modernize Goff entrance and facade to provide additional weather protection and security
- Replace exterior doors as needed





Plumbing

- Replace all old drinking fountains with new bottle filler drinking fountains
- Continue remediation of lead-containing pipes to meet new NYSDOH lead water requirements
- Replace plumbing fixtures
- Upgrade and replace interior sanitary/potable/stormwater systems



Replace all old drinking fountains



Electrical

- Replace existing interior/exterior lighting with LED lights (alternate dependent on other sources of funding)
- Selected switchgear replacement
- Replacement of exit/emergency lights
- Provide exterior connection for portable generator to power Goff Middle School



Replace old lights with LED lights



Safety/Security

- Replacement and addition of security cameras and swipe card systems
- Door replacements
- Exterior wall repairs as needed



Addition of new security cameras



Hazardous Materials

- Replace disrupted vinyl asbestos tile with new floor tile
- Remove/abate remaining deteriorated plaster ceiling systems as needed
- Provide new acoustical suspended ceiling systems as needed



Asbestos abatement



Investments By Building

Building	Estimate		Building	Estimate
Bell Top	\$ 8,392,414		Elementary Classroom Additions	\$ 5,045,623
DPS	8,002,367		Goff Middle School	23,354,409
Genet	16,123,320		Columbia High School	31,695,045
Green Meadow	9,969,392		Buildings & Grounds	354,291
Red Mill	12,205,770		Transportation Center	949,369
Total Project Cost \$116,092,000				

Cost/Finances



Capital Project Terms

- What is Local Share?

Debt Service (principal and interest payments)

Less State Aid =

Local Share

The local share represents funding in the district budget primarily derived from property taxes.

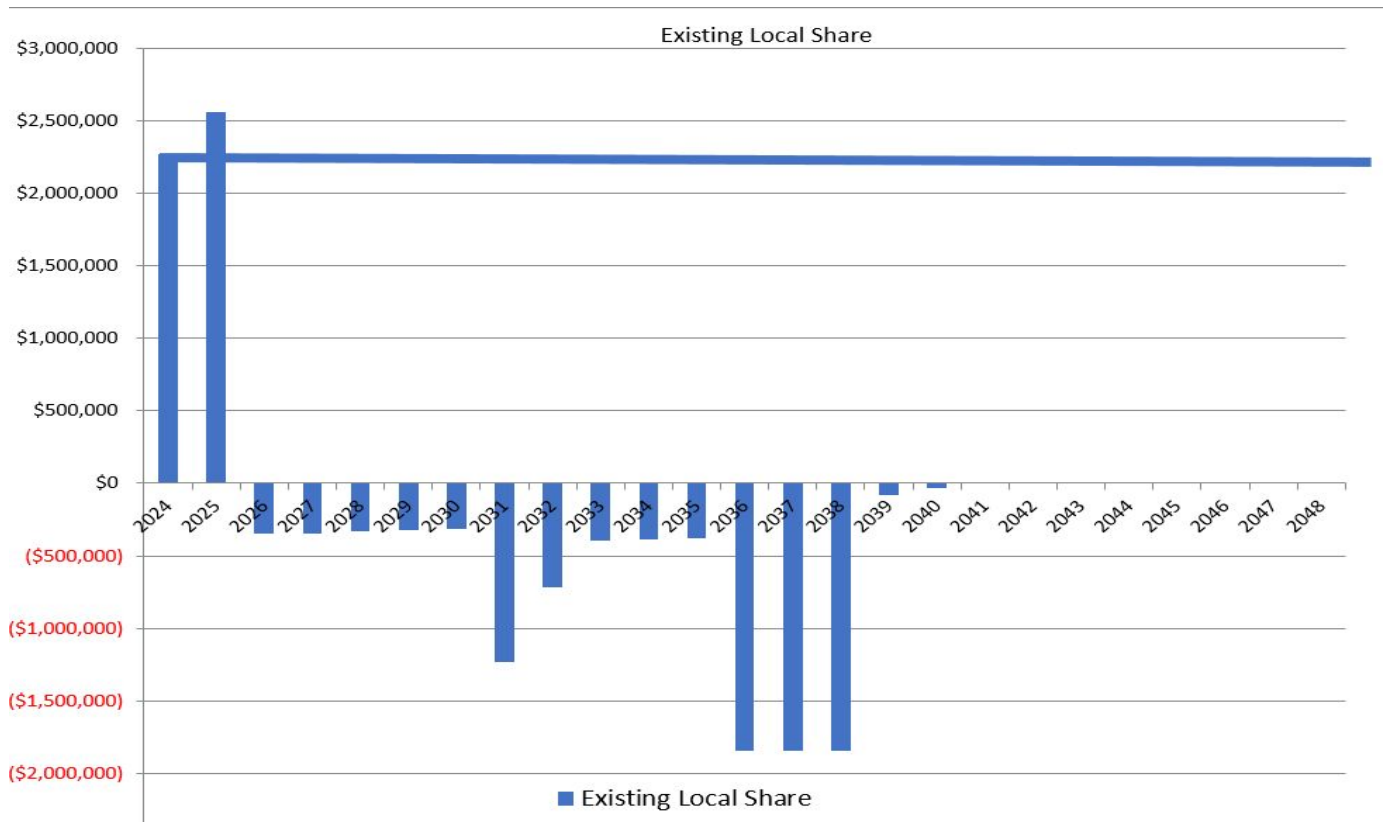


Capital Project Proposition Finance Goals

- **Referendum \$116,092,000; no additional taxpayer impact**
 - Measured approach to timing and sizing of the project
 - Existing Local Share reduction beginning in the 2025-2026 fiscal year
 - Maximize State building aid (current aid ratio of 72.0%) with a portion of the proposed capital project amount expected to be over the State's maximum cost allowance (MCA) (~\$17.1 million either not eligible for aid or over the MCA)
 - Sound financial planning with a phasing approach to take advantage of SED's MCA reset at certain buildings
 - \$2.0 million from voter approved capital reserve fund.



Local Share Without Capital Project Vote

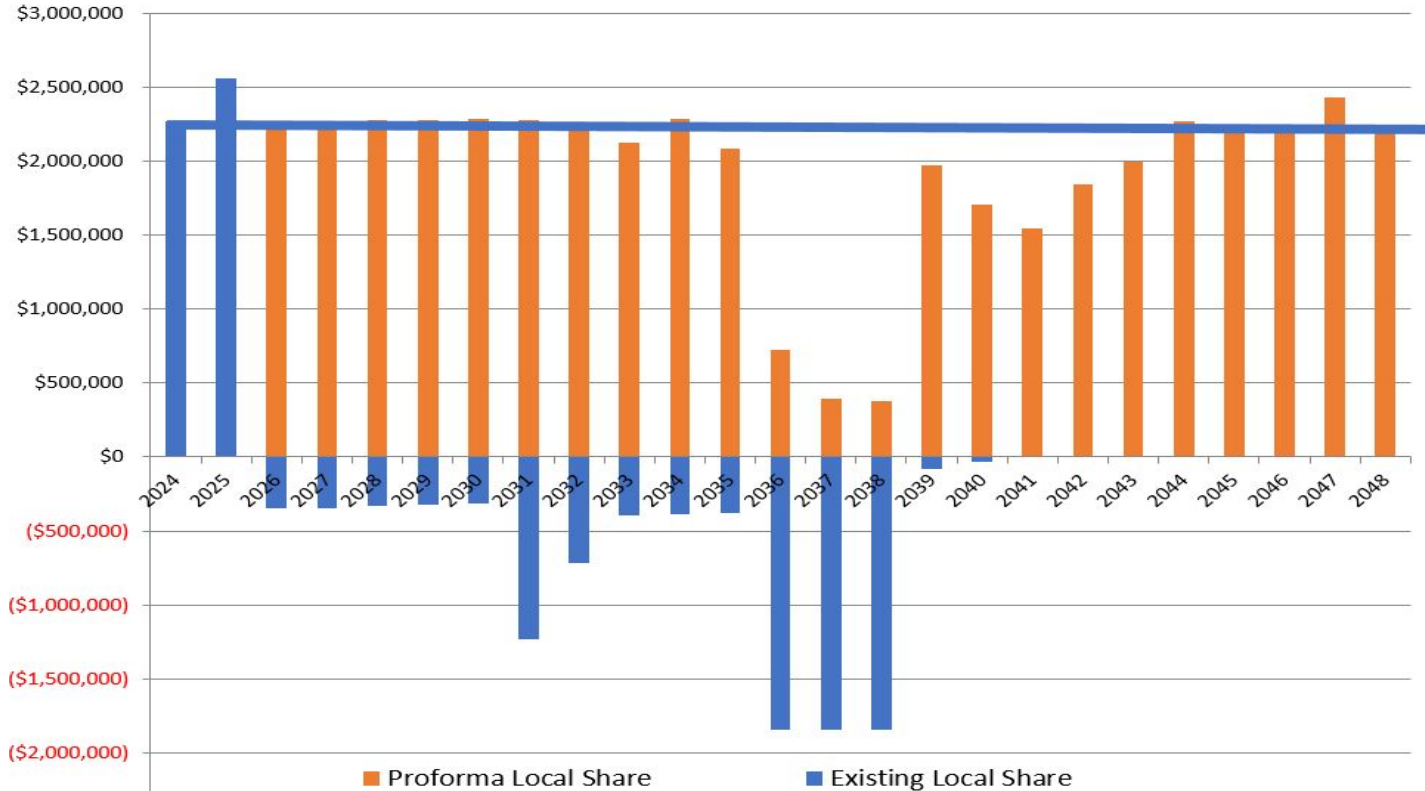


Local Share is an exclusion to the tax cap calculation

Local Share Including Capital Project Vote



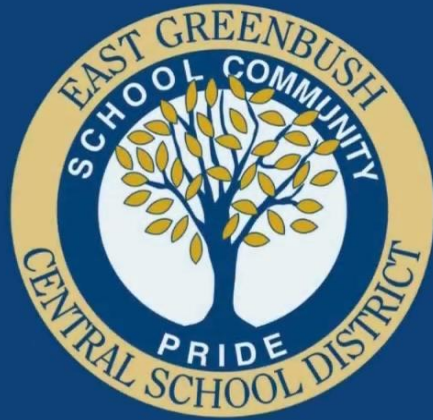
Goal to Keep Local Share Flat





Timeline

- March 2023 – Building Condition Survey submitted to NYSED
- Summer 2023 to Present – Pre-referendum cost estimating
- Fall 2023 – Selection of new architect and construction manager following public Request for Proposals
- November 2023 - March 2024 – Gathering stakeholder input
- March 27, 2024 – BOE Meeting to adopt final scope and form of proposition
- Thursday, May 2, 2024 – Capital Project Community Presentation
- **Tuesday, May 21, 2024 – Public Vote on Capital Project**



Building a Bright Future

Questions?



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