



SEPTEMBER 28, 2022



**GLEN COVE CITY SCHOOL DISTRICT**

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## **HOW WE GOT HERE**

1. JOHN A GRILLO ARCHITECT APPOINTED BY DISTRICT FALL 2021
2. REVIEWED PROJECTS LISTED IN 2020 BOND
  - VOTE ON HOLD DUE TO COVID
3. REVIEWED 2015 BCS
  - INFRASTRUCTURE DRIVEN ANALYSIS
4. MET WITH DISTRICT STAFF
5. WALKED BUILDINGS WITH DISTRICT STAFF
6. MET WITH BOARD OF EDUCATION AND ADMINISTRATION TO REVIEW PROJECTS AND FINALIZE SCOPE



**PREBOND PLANNING**

2

# PROPOSED PROJECTS



## PROPOSED PROJECTS

3

### 1. science room reconstruction

COST: \$ 5,400,000



4

## 2. cafeteria/kitchen reconstruction

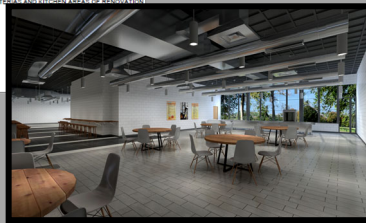
COST: \$ 3,716,500



FLOOR PLAN AREA  
OF PROPOSED  
RENOVATION



SENIOR OUTDOOR  
SEATING AREA

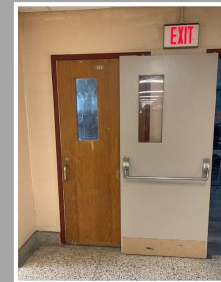


PROPOSED  
DESIGN  
REFERENCE

5

## 3. corridor door & hardware replacement

COST: \$ 678,200



6

## 4. exterior door replacement >>>

COST: \$ 302,400



7

## 5. toilet ada reconstruction >>>

COST: \$ 875,000



8



## 6. courtyard curtain wall replacement

COST: \$ 1,973,160



9

## 7. hvac reconstruction

COST: \$ 5,623,100



10

## 8. corridor locker replacement

COST: \$ 460,200



11

A collage of images related to tennis and basketball. At the top left, a tennis racket and a yellow tennis ball are shown on a court. At the top right, a basketball is shown on a court. The central part of the collage is an aerial view of a school campus with several tennis courts and a basketball court. A blue line with the text 'Old Tappan Rd' is drawn across the aerial view. In the bottom left corner, there is a logo for GCCSD (Glen Cove City School District) featuring a horse and the text 'GCCSD GLEN COVE CITY SCHOOL DISTRICT'.

## 9. HIGH SCHOOL TENNIS/BASKETBALL

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## 10. tennis court replacement >>>

COST: \$ 1,176,000



13

## 11. tennis parking lot, curb, & walkway replacement >>>

COST: \$ 811,731



14

## 12. tennis court building reconstruction

COST: \$ 785,000



15

## 13. handball court reconstruction

COST: \$ 345,000



16



## 14. main parking lot asphalt, curb, & sidewalk replacement

COST: \$ 3,267,526



17

## 15. athletic field reconstruction

COST: \$ 2,175,000



18



19


## 17. other projects



**TOTAL: \$ 2,963,804**


- |  |                    |
|--|--------------------|
| • installation smoke doors interior stairwells   | <b>\$ 283,000</b>  |
| • upgrade building incoming electrical           | <b>\$ 565,000</b>  |
| • admin lot asphalt, curb & sidewalk replacement | <b>\$ 348,530</b>  |
| • public address system replacement              | <b>\$ 450,399</b>  |
| • classroom & office door & hardware replacement | <b>\$1,316,875</b> |
| ➢ GLEN COVE HIGH SCHOOL                          |                    |
| ➢ ROBERT M. FINLEY MIDDLE SCHOOL                 |                    |
| ➢ DEASY ELEMENTARY SCHOOL                        |                    |
| ➢ CONNOLLY ELEMENTARY SCHOOL                     |                    |
| ➢ GRIBBIN ELEMENTARY SCHOOL                      |                    |
| ➢ LANDING ELEMENTARY SCHOOL                      |                    |

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## PROPOSED BOND COSTS

|    |  |              |
|----|--|--------------|
| 1. | GLEN COVE HIGH SCHOOL                        |              |
|    | • BASED ON FACILITIES AND PROGRAMMATIC NEEDS | \$29,235,746 |
| 2. | DISTRICT WIDE                                |              |
|    | • INTERIOR DOOR AND HARDWARE REPLACEMENT     | \$ 1,316,875 |
| 3. | TOTAL BOND                                   |              |
|    | • ALL PROJECTS                               | \$30,552,621 |



## PROPOSED BOND PROJECT COSTS

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## how much does it cost me >>>

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- WORK WILL TAKE 3 YEARS TO COMPLETE
- FINANCE PLAN DICTATED BY CONSTRUCTION CASH FLOW NEEDS
- PROJECTS WILL BE FINANCED OVER A 15 YEAR PERIOD TO ALIGN WITH STATE AID REIMBURSEMENT
- TAX IMPACT WILL BE PHASED OVER 2-3 YEAR PERIOD
- DISTRICT RECEIVES 33% BUILDING AID
- BASED ON FINANCE PLAN MONTHLY TAX RATE IMPACT WILL BE APPROXIMATELY \$.025 PER \$1,000 OF ASSESSED VALUE

**EXAMPLE**

- HOUSE ASSESSED AT \$600,000 THE AVERAGE TAX INCREASE WOULD BE APPROXIMATELY \$15 PER MONTH OR .025 x 600
- ASSESSED VALUE
 

|             |  |
|-------------|--|
| \$500,000 = | .025 x 500 = \$12.5/MONTH = \$150/YEAR |
| \$600,000 = | .025 x 600 = \$ 15/MONTH = \$180/YEAR  |
| \$700,000 = | .025 x 700 = \$17.5/MONTH = \$210/YEAR |
| \$800,000 = | .025 x 800 = \$ 20/MONTH = \$240/YEAR  |

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REAL ESTATE TAXES  
LEVIED BY THE CITY OF GLEN COVE SCHOOL DISTRICT  
for the period 07/01/2022-06/30/2023  
State Per Capita Aid: \$21,138,282.00

|                    |                  |                                  |            |
|--------------------|------------------|----------------------------------|------------|
| BILL NUMBER:       |                  | ASSESSED VALUE:                  | 495,000    |
| OWNER:             |                  | TAXABLE VALUE:                   | 495,000    |
| PROP DIMENSIONS:   | 97 Fr. 175 Depth | SCHOOL RATE Per \$1000:          | 13.9998    |
| SWIS/SBL:          |                  | SCHOOL TAX:                      | 6,915.04   |
| LOT GROUP:         |                  | STAR SAVINGS:                    | 883.00     |
| LOCATION:          |                  | LIBRARY RATE Per \$1000:         | 0.5985     |
| PROPERTY CLASS:    | 210              | TAXABLE VALUE:                   | 495,000    |
| SCHOOL DISTR CODE: | 280500           | LIBRARY TAX:                     | 296.26     |
|                    |                  | TOTAL:                           | 6,328.30   |
|                    |                  | TOTAL SCHOOL TAX LEVY:           | 73,402.867 |
|                    |                  | SCHOOL LEVY % CHANGE FROM: 2021  | 1.85       |
|                    |                  | ROLL SECTION:                    | 1          |
|                    |                  | LIBRARY LEVY % CHANGE FROM: 2021 | 1.02       |

GLEN COVE, NY 11542


THE ASSESSOR ESTIMATES THAT THE FULL MARKET VALUE OF THIS PROPERTY AS OF JUL 1, 2020 WAS  
 THE ASSESSED VALUE OF THIS PROPERTY AS OF AUG 1, 2021 WAS \$495,000.00  
 THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS WAS 97.00%  
 YOUR SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS: \$883.00  
 NOTE: THIS YEAR'S STAR EXEMPTION BENEFIT CANNOT EXCEED LAST YEAR'S BENEFIT. SEE BACK OF BILL FOR IMPORTANT INFORMATION  
 If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to file a Complaint on Your Assessment." Please note that the period for filing complaints on the above assessment is **DETACH AND RETURN WITH YOUR PAYMENT**



## TAX BILL

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## timeline

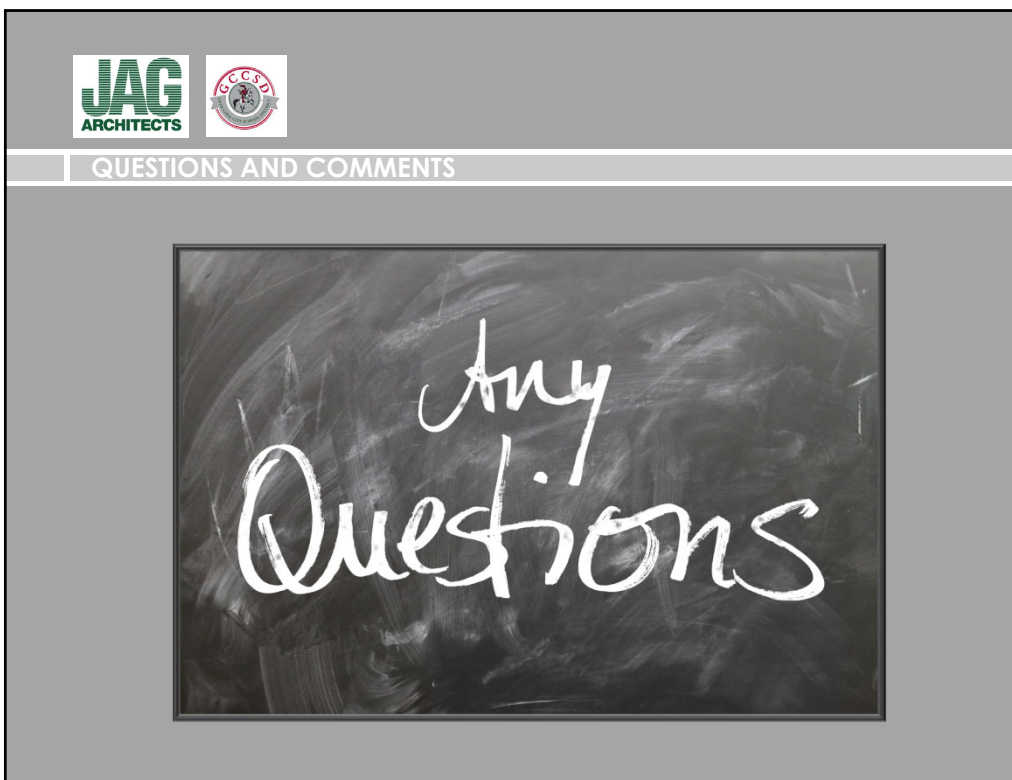


1. SUCCESSFUL BOND VOTE – DECEMBER 2022
2. DEVELOP PROJECT TIMELINE WITH ADMINISTRATIONS CONSIDER
  - SED BACKLOG
  - SUPPLY CHAIN ISSUES
  - AVAILABILITY OF MATERIALS
  - RECOMMEND 3 PHASES OF CONSTRUCTION
3. ORDER SURVEYS, UTILITY MARK OUTS, SOIL BORINGS
4. PERFORM ASBESTOS AND LEAD TESTING
5. MEETINGS WITH STAFF AND END USERS AS PART OF DESIGN PHASE
6. BEGIN CONSTRUCTION DRAWINGS PHASE 1 – WINTER/SPRING 2023
7. ANTICIPATED CONSTRUCTION TO COMMENCE SUMMER 2023 THRU SEPTEMBER 1, 2025
8. PROJECT CLOSEOUT FALL 2025
9. CONSTRUCTION WILL TAKE PLACE SUMMER MONTHS AS WELL AS EVENINGS AND WEEKENDS

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