



North Tonawanda City School District

Vincent J. Vecchiarella

Superintendent of Schools

Special Edition

April 2008

\$48 Million Capital Project at NO COST to the Taxpayers

Keeping Our Commitment to Students, Staff, and Community

The North Tonawanda City School District's vision is "to be a leader in public education by providing the best opportunities for students to achieve academic and personal excellence."

In order to provide these opportunities, the District must continue to provide our children with the programs and facilities necessary to succeed within the financial realities of the community. This includes repairs and upgrades to current school buildings as well as improvements to health, safety, security, instruction and a ten classroom addition at NT Middle School. The District also needs to address the limited technology infrastructure available in order to operate an updated technology program in the schools. Until more is done in the area of technology, the students will be at a competitive disadvantage against those from other districts.

The development of this proposal follows an intensive study of the District's facilities that pointed out instructional, safety, technology and infrastructure areas that needed to be addressed. The NYS Education Department rated all of the District buildings as unsatisfactory for various reasons based on the 2005 BUILDING CONDITION SURVEY. The school buildings in our District range from 40-84 years old, and many portions of the physical plant are outdated or in need of repair. This proposed Capital Project is Phase I and does not address all of the renovation needs that were found, but focuses on the highest priority items that require immediate attention and will have the most long-term benefits for our students and community. This study and the ensuing Capital Improvement Project had been identified as the North Tonawanda Board of Education's top priority for the 2007-08 school year.

On April 22, 2008, North Tonawanda residents will be asked to vote on this proposed Capital Improvement Project for NT High School, NT Middle School, and Meadow, Ohio, Spruce, Drake, Gilmore and Grant Elementary Schools. The overall cost of this project is \$48 Million and can be done at **NO COST** to the Taxpayers because it will be funded through leveraging EXCEL Aid, State Building Aid and the District's Capital and Technology Reserves.

Sincerely,
Vincent J. Vecchiarella
Superintendent of Schools

Project Highlights

- Code Conformance, Health, Safety and Security Improvements
- Repairs, Maintenance, and updates to Facilities and Systems
- Site improvements to address additional parking, separation of student, buses and passenger car circulation
- Addition to NTMS of ten instructional classrooms
- Expand technology and data infrastructure

Financial Impact

- This vital project can be completed at **NO COST** to the taxpayers of the District, through the leveraging of EXCEL Aid, NYS Building Aid and District Capital and Technology Reserve Funds

Informational Meeting

April 2, 2008

6:30 PM

**Alumni Student
Activity Center**

**405 Meadow Drive
North Tonawanda, NY**

VOTE!

April 22, 2008

VOTE !

12 noon—9PM

**Alumni Student Activity Center, 405 Meadow Drive
North Tonawanda, NY**



QUESTIONS & ANSWERS

Q.What is the total cost of this capital improvement project for the District ?

A. The total cost for this project is \$48 Million.

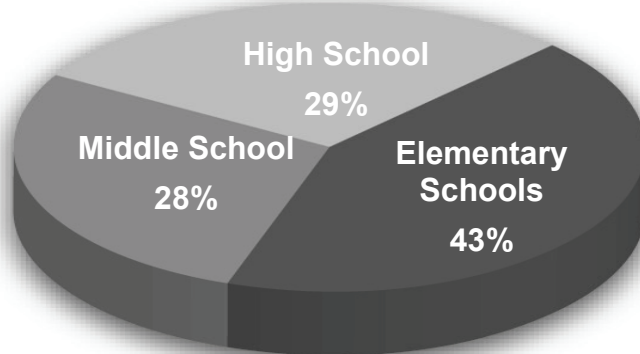
Q.How will this affect the taxpayer?

A. **NO COST** to the Taxpayer. This is because the District would receive New York State Building Aid, EXCEL Aid and the District's Capital Reserves, Reconstruction and Technology would be utilized.

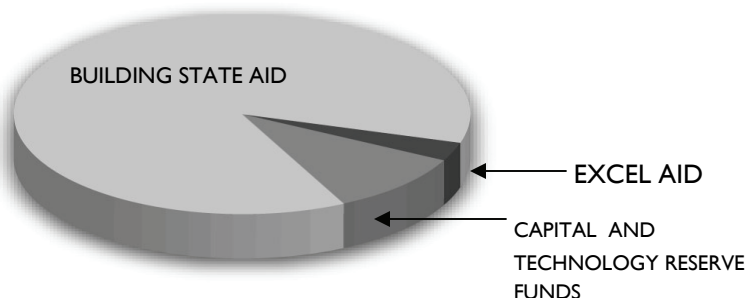
Q. How does this benefit our students?

A. This investment will ensure that our schools provide our students with the appropriate learning environment that they deserve. We all want the best for our children, and this opportunity affords us the chance to give that to them.

**CAPITAL IMPROVEMENT PROJECT
AREAS OF SPENDING**



SOURCES OF PROJECT FUNDING



Financial Information

Capital Improvement Project

Total Cost - \$48,000,000

**There will be NO COST
to the Taxpayers**

The Capital Improvement Project will be paid from:
NY State Building Aid including
EXCEL funding and
District's Capital and Technology
Reserves.

The proposed project **will not** increase school taxes in North Tonawanda. This is possible because of three things. First, the District receives NYS Education Department Building Aid on approved projects. Second, a new form of state building aid called EXCEL Aid (Expanding Children's Education and Learning). EXCEL funding is separate from the building aid that the District receives. Thirdly, the District has funds in Capital and Technology Reserves.

Using these two forms of state aid and the District's reserves, the District can finance the \$48 Million Scope of Work contained in the Capital Improvement Project with **NO COST** to the local taxpayers.

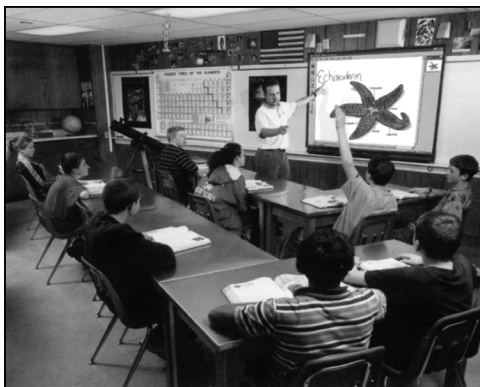


Scope of Work Summary

The Capital Facilities Plan has identified approximately \$62 million in improvements which will be needed for the District's facilities. Since the scope of work is substantial and the costs significant, it was necessary to consider dealing with this issue in phases. In an effort to address this need in a fiscally responsible manner it was recommended by the Capital Project Committee (consisting of school and community representatives) to proceed with the first phase by doing as much work as possible with a **ZERO dollar tax impact**. It was determined by the District's fiscal advisors, Capital Markets Advisor, LLC, that the District could do a \$48 Million Capital Project at **NO COST** to the taxpayers. Therefore, Phase 1 of a multi-year plan proposes a capital project totaling \$48 million in upgrades to the instructional buildings. Phase 2 will address work that has been deferred.

The proposed work in Phase I includes:

- **HVAC Upgrades:** replacement of various HVAC equipment including air handling/ventilation units, select boilers, and digital control systems, to provide proper levels of heating and ventilation and improve energy efficacy
- **Lighting and Electrical Upgrades:** renovations to electrical services to buildings; replacement of select lighting and sensors to improve energy efficiency
- **Plumbing System Upgrades:** repair or replacement of pumps, piping and fixtures in most buildings
- **Site Safety Improvements:** repairs and/or replacement to existing paving, curbs and sidewalks at most of the District's buildings; enhanced or expanded paving to allow for better separation of bus/vehicle/pedestrian traffic
- **Improved Security:** better control of access to buildings with dedicated intercom and surveillance camera systems
- **Emergency System Upgrades:** replacement of five emergency generators; repair or replacement of various emergency and exit lighting systems
- **Interior Finish Upgrades:** replacement of floors, ceilings, and wall finishes in most instructional facilities
- **Addition to NTMS:** construct a ten-classroom addition to NTMS which can be paid for by Orleans-Niagara BOCES under a lease agreement and used for special needs children
- **Improved Accessibility:** renovations to all facilities to provide better access to buildings, accessible toilet facilities, assisted listening systems, and addition of one elevator
- **Exterior Repairs:** masonry repairs; window repairs and replacements; repair or replacement of six roofs
- **Expanding Technology:** providing access to the latest in computer technology for staff and students, including expanded power and data infrastructure, ceiling-mounted projectors and interactive whiteboards in all classrooms
- **Various other Improvements:** necessary due to the age and conditions of the buildings



Above: One of the new technology improvements to be implemented through the Capital Improvement Project, interactive whiteboards. This technology has been shown to not only raise the level of student engagement, but also be a more efficient form of conveying information.



Above: Poor condition of paving at the High School loop road.



HIGHLIGHTS OF CAPITAL IMPROVEMENT BY BUILDING

The vast majority of the proposed project consists of Health, Safety/Welfare and Building Condition Items

NT High School (Built 1962)

Work proposed at NT High School includes:

Technology Expansion

- New wiring, video projectors and interactive whiteboards
- Security enhancements
- Add A/C to Computer and Business classrooms

Site Safety Improvements

- Replace/reconfigure paving, walks and curbs
- Modify site lighting and controls

Replacement of:

- Window system including blinds
- Roof at West Wing
- Finish flooring
- Select ceilings
- Select doors and hardware
- Boiler room electrical panels
- Select lighting and controls
- Exterior speakers
- Misc. plumbing piping, pumps and fixtures
- HVAC Equipment including Unit Vents, Air Handling Units, PTAC Units
- HVAC System controls with digital controls
- Boilers and breeching
- Emergency Generator and select emergency lighting

Repair of:

- Damaged interior walls
- Exterior masonry, concrete panels, and foundations

Improvements to building Handicap accessibility:

- Add assisted listening system
- Add curb ramps for exterior accessible routes



Water damaged ceiling tiles, an indication of possible infrastructure damage and/or roof leaks



Temporary fix for damaged brick

NT Middle School (Built 1968)

Work proposed at NT Middle School includes:

Ten Classroom Addition

Technology Expansion

- New wiring, video projectors and interactive whiteboards
- Security enhancements
- Add A/C to Computer Room and Library

Site Safety Improvements

- Replace/reconfigure paving, walks and curbs
- Replace site lighting and controls

(continued on next page)



Cracked concrete foundation walls undermining masonry veneer



Cracked concrete foundation walls undermining masonry veneer



Piping leaks that are causing water damaged floors

NT Middle School (Continued)

Replacement of:

- Window system including blinds
- Finish flooring
- Select ceilings
- Lockers
- Select doors and hardware
- Electrical service switchboard
- Select lighting and controls
- Sump pumps, water heaters, mixing valves and plumbing fixtures
- HVAC Equipment including Unit Vents, Air Handling Units, PTAC Units
- Fin tube radiators and cabinet unit heaters; misc. ducts
- HVAC System controls with digital controls
- HVAC hot water pumps
- Emergency Generator and select emergency lighting

Repair of:

- Damaged interior walls
- Exterior masonry, stone panels, and foundations
- Select areas of roof including drains

Improvements to building Handicap accessibility:

- Add assisted listening system
- Renovate toilet rooms for improved accessibility
- Add handicap lift for pool

Addition of:

- Gas shut-off valves
- Emergency phone in Elevator
- Water service backflow preventer
- Sprinklers at Stage



Cracks in foundation that will eventually undermine the column



Cracks in foundation that will eventually undermine the column

Ohio Elementary (Built 1961)

Work proposed at Ohio Elementary includes:

Technology Expansion

- New wiring, video projectors and interactive whiteboards
- Security enhancements
- Add A/C to Computer Room and Library

Site Safety Improvements

- Replace/reconfigure paving, walks and curbs
- Add parking lot lighting

Replacement of:

- Playground curbing, structure and play surface
- Existing window-wall system
- Select interior partitions and toilet partitions
- Finish flooring
- Select ceilings
- Classroom door hardware
- Electrical service switchboard
- Select lighting and controls
- Sump pumps, summer boiler, mixing valves and plumbing fixtures
- HVAC Equipment including Unit Vents and Air Handling Units
- Fin tube radiators and cabinet unit heaters; misc. ducts
- HVAC System controls with digital controls
- HVAC hot water boiler pumps
- Emergency Generator

Repair of:

- Cracked and spalled foundation areas
- Exterior masonry walls and column bases

Improvements to building Handicap accessibility:

- Add assisted listening system
- Renovate toilet rooms for improved accessibility

Addition of:

- Speakers in Cafeteria
- Gym partition safety devices
- Emergency lighting at Gym

**Spruce Elementary (Built 1954)**

Work proposed at Spruce Elementary includes:

- Technology Expansion
 - New wiring, video projectors and interactive whiteboards
 - Security enhancements
 - Add A/C to Computer Room, Library and LAN room
- Site Safety Improvements
 - Replace/reconfigure paving, walks and curbs
 - Add parking lot lighting
- Replacement of:
 - Playground curbing
 - Gym windows
 - Roof (except 1993 addition)
 - Finish flooring
 - Majority of ceilings
 - Select doors and hardware
 - Electrical service switchboard; boiler room panels
 - Select lighting and controls
 - Select sanitary and vent piping
 - Water heaters, pumps, mixing valves and plumbing fixtures
 - HVAC Equipment including Unit Vents and Air Handling Units
 - Fin tube radiators and cabinet unit heaters
 - Misc. ducts and steam piping
 - HVAC System controls with digital controls
 - Select emergency wiring
- Repair of:
 - Cracked and spalled foundation areas
 - Boiler room slab
 - Exterior masonry walls and column bases
 - Interior damaged masonry and plaster partitions
- Improvements to building Handicap accessibility:
 - Add assisted listening system
 - Renovate various toilet and locker rooms for improved accessibility
 - Add new elevator in self-enclosed addition
- Addition of:
 - Speakers in Aud and Cafeteria
 - Gym partition safety devices



Damaged door in need of replacement



Masonry cracks

Gilmore Elementary (Built 1924)

Work proposed at Gilmore Elementary includes:

- Technology Expansion
 - New wiring, video projectors and interactive whiteboards
 - Security enhancements
- Site Safety Improvements
 - Replace/reconfigure paving and walks including storm drainage
- Replacement of:
 - Transformer room door
 - Sump pumps
 - Select plumbing fixtures
 - Non-functioning emergency lighting
- Add gym partition safety devices



Water damage in girls locker room, which is an indicator of possible infrastructure damage and/or roof leaks

Grant Elementary (Built 1954)

Work proposed at Grant Elementary includes:

- Technology Expansion
 - New wiring, video projectors and interactive whiteboards
 - Security enhancements
- Replacement of:
 - Playground curbing
 - Terrazzo treads at rear entry stairs
 - Sump pumps
 - Select plumbing fixtures
 - Non-functioning emergency lighting
- Repair of:
 - Clogged site storm drainage piping
 - EPDM roof over original building
 - Boiler room wall damage from water leaks



Badly damaged concrete in need of repair that is undermining the foundation of the landing



Damaged sidewalks, concrete, and curbs in need of replacement



Masonry cracks with possible damaged lintels

Meadow Elementary (Built 1962)

Work proposed at Meadow Elementary includes:

Technology Expansion

New wiring, video projectors and interactive whiteboards
Security enhancements

Add A/C to Computer room, Library, LAN room and Offices

Replacement of:

Roof

Finish flooring

Damaged Toilet Room ceiling

Door hardware

Main Electrical service switchboard; Boiler room electrical panels

P/A System

Misc. plumbing piping, sump pumps and fixtures

Plumbing pumps, mixing valves and water heaters

HVAC Equipment including Unit Vents and Air Handling Units

HVAC System controls with digital controls

Fin tube radiators and cabinet unit heaters; misc. ducts

Boiler breeching and pumps

Remove existing Generator and replace distribution equipment

Add select emergency lighting

Repair of:

Cracked interior masonry walls

Cracked and spalled foundation areas

Exterior masonry

Wheelchair lift at Gym stage

Improvements to building Handicap accessibility:

Add assisted listening system

Renovate Nurse's office toilet room for accessibility



Damaged concrete



Water leaks, an indication of possible infrastructure damage and/or roof leaks

Drake Elementary (Built 1956)

Work proposed at Drake Elementary includes:

Technology Expansion

New wiring, video projectors and interactive whiteboards

Security enhancements

Add A/C to Computer Room, Library and Copy Room

Site Safety Improvements

Replace/reconfigure paving, walks and curbs

Replace site and exterior building lighting

Replacement of:

Playground curbing

Storefront at vestibule

Select roof drains

Select interior partitions and toilet partitions

Finish flooring

Select ceilings

Door hardware

Electrical service switchboard

Select lighting and controls

P/A System

Sump pumps, sewage ejector pump, water heaters, mixing valves

Plumbing fixtures

HVAC Equipment including Unit Vents and Air Handling Units

Fin tube radiators and cabinet unit heaters; misc. ducts

HVAC System controls with digital controls

Boilers, feed system and pumps

Emergency Generator

Repair of:

Cracked foundation areas and areaway

Exterior masonry walls

Concrete steps at exits

Improvements to building Handicap accessibility:

Add assisted listening system

Renovate Nurse's office toilet room for improved accessibility

Addition of:

Speakers in Cafeteria

Gym partition safety devices

Emergency lighting at Gym

Exit lights at select rooms



What if the “Capital Improvement Project” is NOT approved?

- #1 We will not be able to provide our students the facilities and opportunities that they will need and deserve in order to compete as 21st century learners.
- #2 Our facilities will remain out-of-date and in many areas also out-of-compliance with New York State Education Department Regulations.
- #3 Repairs, renovations, and improvements still need to be done but the local taxpayers will have to pick up 100% of the cost with no state aid.
- #4 Energy savings and increased efficiencies will not be realized.
- #5 The technology upgrades will be out of the question without the capital project.
- #6 The District cannot access the \$1,376,696 in EXCEL aid. There is no guarantee that this money will remain available in the future.
- #7 Our buildings range in age from 40 -84 years old and many portions of the physical plant are breaking down and must be fixed from the budget's general fund and without building aid.
- #8 The work we are proposing needs to be done now. Rising costs will continue to reduce what we can do with our money.
- #9 The Capital Facilities Plan identified approximately \$62 million in improvements that will have to be addressed at some point. Phase I of the Capital Project will address \$48 Million worth of improvements at No Cost to the taxpayers.
- #10 It will become increasingly more difficult to compete for new families entering our region with neighboring districts that have continually upgraded their facilities. People want to live where the schools are well maintained and efficiently run.

VOTER INFORMATION

VOTING QUALIFICATIONS:

To be qualified to vote, you MUST:

- Be 18 years or older
- Be a citizen of the United States of America
- Have resided in the District for thirty (30) days prior to the vote

VOTING LOCATION:

Eligible voters living in the city of North Tonawanda will vote at the Alumni Student Activity Center, located at 405 Meadow Drive in North Tonawanda. Please bring proof of residency as well. Such proof may include a driver's license, non-driver identification card, a utility bill, or a voter registration card.

VOTING TIMES:

The vote will be open for eligible voters from 12 noon to 9:00pm on Tuesday, April 22, 2008.

ABSENTEE BALLOTS:

Applications for absentee ballots are available at the District Clerk's office, 175 Humphrey Street, North Tonawanda, New York 14120. Applications must be received by the District Clerk at least seven (7) days before the date of the vote if mailed (April 15, 2008), or at least one (1) day if personally delivered by the voter. A list of absentee voters will be available for public inspection in the Clerk's office 5 days prior to the vote. Absentee ballots must reach the District Clerk's office by 5:00pm on April 22, 2008.

BOND PROPOSITION TEXT

SHALL THE BOND RESOLUTION OF THE CITY SCHOOL DISTRICT OF THE CITY OF NORTH TONAWANDA ADOPTED BY THE BOARD OF EDUCATION ON FEBRUARY 26, 2008, ENTITLED: "BOND RESOLUTION OF THE CITY SCHOOL DISTRICT OF THE CITY OF NORTH TONAWANDA, NEW YORK, ADOPTED FEBRUARY 26, 2008, AUTHORIZING A DISTRICTWIDE CAPITAL FACILITIES IMPROVEMENT PROJECT AT THE ESTIMATED TOTAL COST OF NOT TO EXCEED \$48,000,000; APPROPRIATING SAID AMOUNT THEREFOR; AND AUTHORIZING (I) THE EXPENDITURE OF NOT TO EXCEED \$2,800,000 FROM THE DISTRICT'S "2001 CONSTRUCTION, RECONSTRUCTION AND REPAIR FUND" TO BE EXPENDED TOWARDS THE COST OF AN ADDITION TO THE MIDDLE SCHOOL; (II) THE EXPENDITURE OF NOT TO EXCEED \$2,000,000 FROM THE DISTRICT'S TECHNOLOGY RESERVE FUND TO BE EXPENDED TOWARDS THE COST OF TECHNOLOGY INFRASTRUCTURE IMPROVEMENTS; AND (III) THE ISSUANCE OF NOT TO EXCEED \$43,200,000 SERIAL BONDS OF SAID DISTRICT TO FINANCE THE BALANCE OF SAID APPROPRIATION." BE APPROVED?

REMEMBER TO VOTE!

April 22, 2008

12 noon - 9pm

Alumni Student Activity Center,
405 Meadow Drive, North Tonawanda, NY