

Capital Project Pre-Referendum Planning

Glens Falls Common School District

09.12.2024

CSARCH

Agenda

1. Project Team
2. Project Budget
3. Project Scope
4. Preliminary Timeline

Project Team



CSARCH

ARCHITECTURE +
INTERIOR DESIGN

GPI

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEERING

bpd

MUNICIPAL FINANCE

FINANCIAL ADVISORS

PROJECT BUDGET



BOE District Contribution

In May 2024, the Board of Education authorized a local contribution of \$75,000 to the Capital Project, allowing for a total project cost of

\$2,515,000



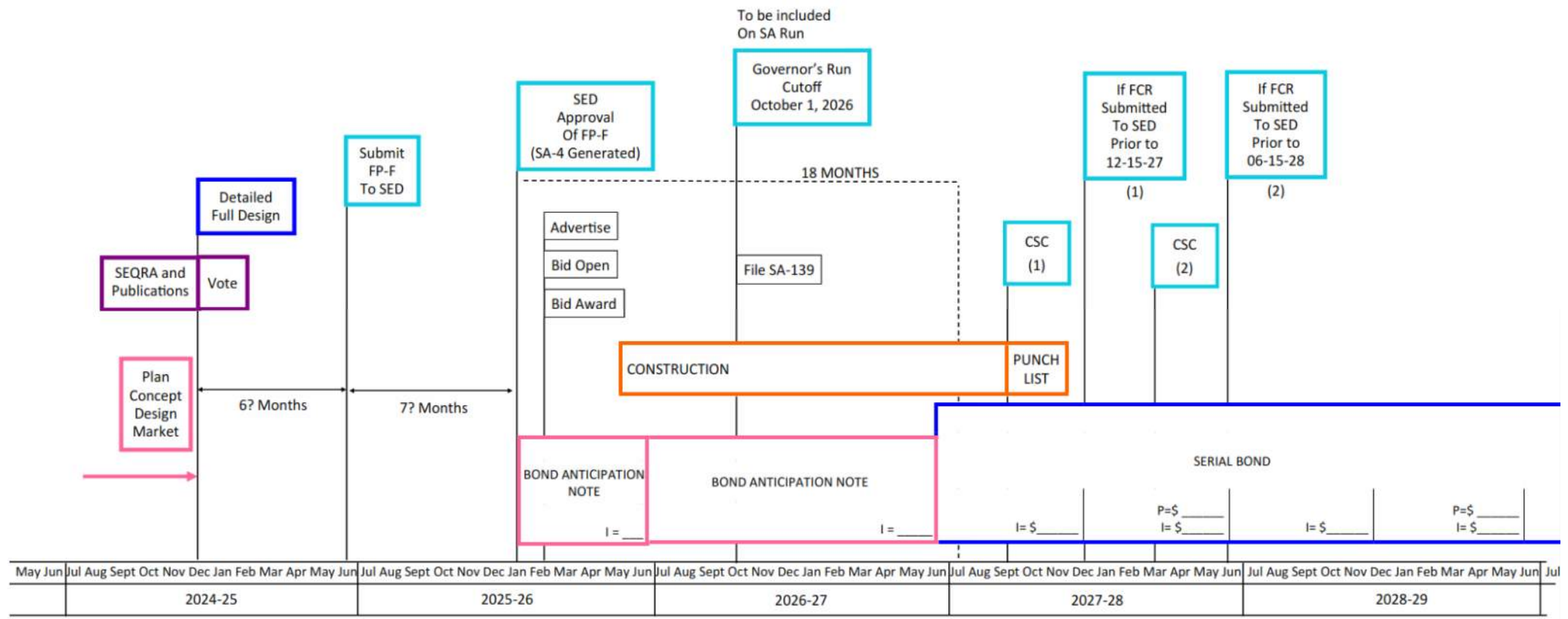
Glens Falls Common School District
SUMMARY OF EXISTING and FUTURE BUILDING DEBT SERVICE

Building Debt Excluding Capital Outlay Projects							Additional Cash Project			TOTAL NET LOCAL SHARE FOR BUILDINGS	\$ Change (J)
Fiscal Year Ending June 30:	Total Principal	Total Interest	Total Debt Service	Estimated Building Aid	Debt Service Offsets	Estimated Net Local Share	A9950.9 (Budget Year)	Estimated Building Aid	Estimated Net Local Share		
2025	\$ 45,000	\$ 1,980	\$ 46,980	\$ 65,707	\$ -	\$ (18,727)	\$ 75,000 ¹		\$ 75,000	\$ 56,273	
2026	-	-	-	30,747	-	(30,747)	-	-	-	(30,747)	\$ (87,021)
2027	-	-	-	30,747	-	(30,747)	-	-	-	(30,747)	-
2028	-	-	-	30,747	-	(30,747)	-	-	-	(30,747)	-
2029	-	-	-	30,747	-	(30,747)	-	-	-	(30,747)	-
2030	-	-	-	15,374	-	(15,374)	-	-	-	(15,374)	15,374
Totals	\$ 45,000	\$ 1,980	\$ 46,980	\$ 204,070	\$ -	\$ (157,090)	\$ 75,000	\$ -	\$ 75,000	\$ (82,090)	

Notes: 1. Estimated cash project in 2024-25 year

Includes:
\$750,000 Authorization - Vote 09/12/2007
\$493,814 Emergency Oil Spill Authorization - Vote 10/16/2012

GLENS FALLS COMMON SCHOOL DISTRICT
CAPITAL PROJECT PLANNING TIMELINE (GENERALIZED)
(DECEMBER 2024 VOTE)



/mak
05-17-24
Dec 2024 Vote

SEQRA = State Environmental Quality Review Act
FP-F = Final Plans and Specifications
CSC = Certification of Substantial Completion
FCR = Final Cost Reports

If SA-139 filing misses Governor's cutoff, this aid deferred to July 1 (See Shaded Area Below) (No E.A.S.R. Available?)

1	STATE BUILDING AID BEGINS
DEBT SERVICE ? PROBLEMS	2 STATE BUILDING AID BEGINS

Glens Falls Common School District

SUMMARY OF EXISTING and FUTURE BUILDING DEBT SERVICE

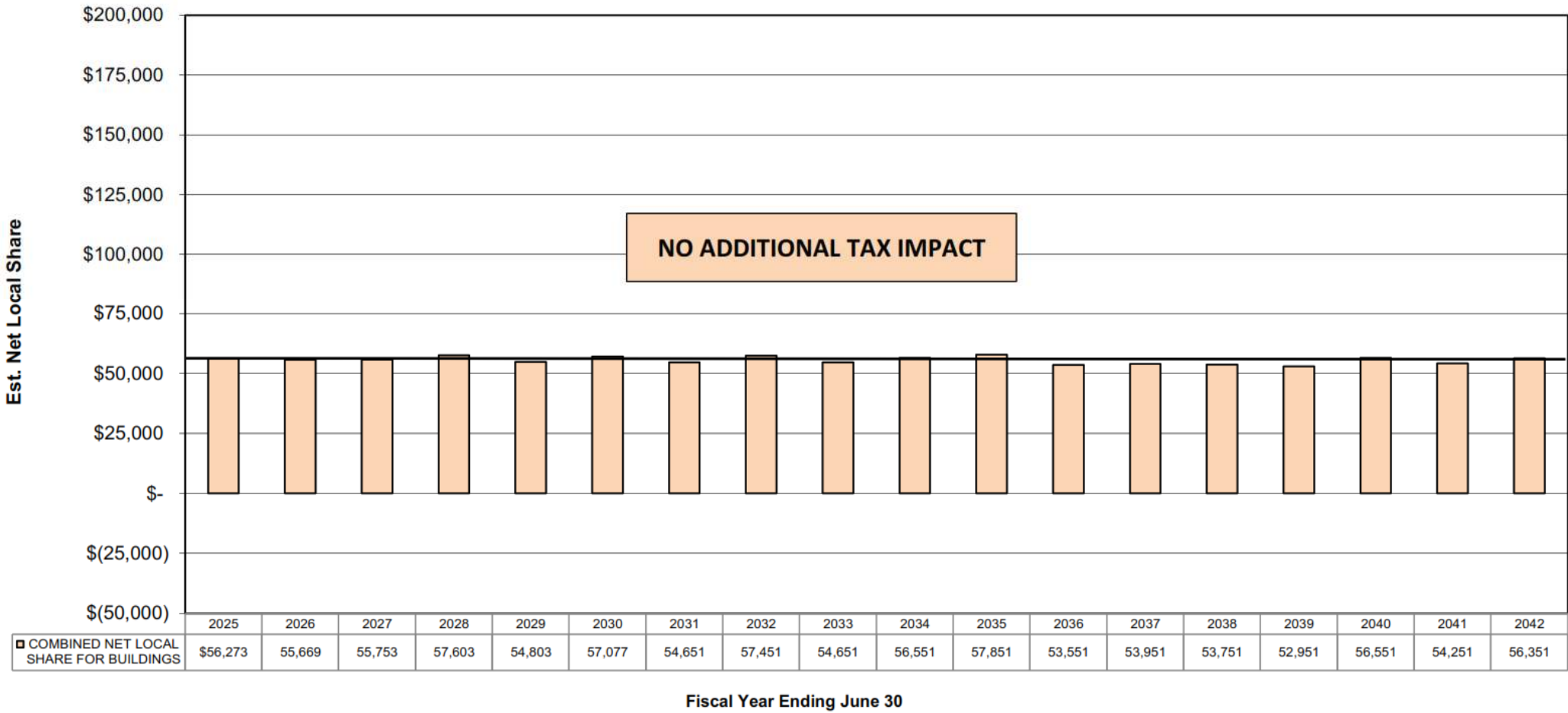
Assumptions:
 Vote: December 2024
 SED Approval: January 2026
 First Borrowing: February 2026
 First Interest: June 2026
 First Principal: June 2026
 Final Cost Report/CSC: December 2027
 Est. 2024-25 Bldg. Aid Ratio: 76.3%
Estimated Bond %: 95.0%
 Construction & Incidentals: \$2,480,000
 Capitalized Interest: \$35,000

	A	B	C	D	E	F	G	(A+G)	
		Proposed \$2,515,000 Capital Project							
Fiscal Year Ending June 30:	Estimated Net Local Share for Buildings	Total Principal	Total Interest	Total Debt Service	Estimated Building Aid	Debt Service Offsets	Estimated Net Local Share	COMBINED NET LOCAL SHARE FOR BUILDINGS	\$ Change (H)
2025	\$ 56,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,273	
2026	(30,747)	85,000	1,417	86,417	-	-	86,417	55,669	\$ (604)
2027	(30,747)	-	121,500	121,500	-	35,000 ¹	86,500	55,753	83
2028	(30,747)	130,000	145,800	275,800	187,449	-	88,351	57,603	1,851
2029	(30,747)	135,000	138,000	273,000	187,449	-	85,551	54,803	(2,800)
2030	(15,374)	130,000	129,900	259,900	187,449	-	72,451	57,077	2,274
2031	-	120,000	122,100	242,100	187,449	-	54,651	54,651	(2,426)
2032	-	130,000	114,900	244,900	187,449	-	57,451	57,451	2,800
2033	-	135,000	107,100	242,100	187,449	-	54,651	54,651	(2,800)
2034	-	145,000	99,000	244,000	187,449	-	56,551	56,551	1,900
2035	-	155,000	90,300	245,300	187,449	-	57,851	57,851	1,300
2036	-	160,000	81,000	241,000	187,449	-	53,551	53,551	(4,300)
2037	-	170,000	71,400	241,400	187,449	-	53,951	53,951	400
2038	-	180,000	61,200	241,200	187,449	-	53,751	53,751	(200)
2039	-	190,000	50,400	240,400	187,449	-	52,951	52,951	(800)
2040	-	205,000	39,000	244,000	187,449	-	56,551	56,551	3,600
2041	-	215,000	26,700	241,700	187,449	-	54,251	54,251	(2,300)
2042	-	230,000	13,800	243,800	187,449	-	56,351	56,351	2,100
Totals	\$ (82,090)	\$ 2,515,000	\$ 1,413,517	\$ 3,928,517	\$ 2,811,737	\$ 35,000	\$ 1,081,780	\$ 999,690	

Notes: 1. Estimated Use of Capitalized Interest



Glens Falls Common School District
Estimated Net Local Share of Existing and Future Building Debt Service
(Excluding Capital Outlay Projects)





Glens Falls Common School District

ANALYSIS OF ESTIMATED PROJECT COST AND MAXIMUM COST ALLOWANCE BY BUILDING

Assumes January 2026 SED Approval

			A	(SUM)
			Abraham Wing School 0001-???	TOTAL AUTHORIZATION
			Alteration/ Reconstruction	
CONSTRUCTION:	SED Approval	Reset Date		
Maximum Cost Allowance			\$ 5,250,177	
Less: 2021-22 Capital Outlay Project #0001-008 FCR)	1/27/2022	1/27/2027	(78,450)	
Less: 2022-23 Capital Outlay Project #0001-009 (FCR)	8/4/2022	8/4/2027	(70,994)	
Less: 2023-24 Capital Outlay Project #0001-010 (FP-F)	5/2/2024	5/2/2029	(83,500)	
Less: Proposed Capital Project ¹	January 2026	January 2031	(1,936,550)	1,936,550
Maximum Cost Allowance Available			\$ 3,080,683	
INCIDENTALS (Includes Sitework):				
Maximum Cost Allowance			\$ 1,050,035	
Less: 2021-22 Capital Outlay Project #0001-008 FCR)	1/27/2022	1/27/2027	(20,887)	
Less: 2022-23 Capital Outlay Project #0001-009 (FCR)	8/4/2022	8/4/2027	(1,869)	
Less: 2023-24 Capital Outlay Project #0001-010 (FP-F)	5/2/2024	5/2/2029	(16,500)	
Less: Proposed Capital Project ¹	January 2026	January 2031	(543,450)	543,450
Maximum Cost Allowance Available			\$ 467,329	
Total Project:				2,480,000

KEY: 1 Project costs do not include Capitalized Interest.
RED Exceeds aid ceiling. All dollars expended in excess of aid ceiling are 100% local share.
GREEN Positive margin to work with.
Maximum Cost Allowance based on:
(a) 2023-24 Regional Cost Factor of 1.0535
(b) Monthly Construction Cost Index for February 2024
(c) Building Aid Units from latest SA-4's

Number	Building	Category	Priority	Description	Notes	Total Project
001-13	AW	HS	1	Replace boilers, pumps, glycol feed unit, system glycol, breeching, and appurtenances.		\$ 1,370,688
001-21	AW	HS	1	Upgrade includes replacing existing emergency battery lighting fixtures, and adding additional fixtures to meet NFPA 101 requirements.	Includes entire building	\$ 25,700
001-24	AW	HS	1	Existing PA speaker within the gymnasium do not produce intelligible sound. Existing PA speakers will be replaced and additional speakers will be provided.		\$ 5,140
001-14a	AW	HS	1	Replace unit ventilators (~15)	Includes entire building	\$ 771,012
005-08	CB	HS	1	Replace unit ventilators (with 001-14a)	With 001-014a	\$ -
001-15	AW	HS	2	Replace office split systems (qty 2)		\$ 85,668
001-23	AW	HS	2	CO detection will be integrated into the new fire alarm system. CO detectors will be located where required by building code, SED standards and NFPA 72 requirements. (with 001-22)	With 001-022 (Fire Alarm Replacement)	\$ -
001-22	AW	HS	2	Upgrade includes replacing fire alarm control panel, manual pull stations, smoke & heat detectors, duct detectors, fire alarm annunciation devices. Add additional fire alarm devices (initiating and annunciation) where required by NFPA 72. Complete replacement of fire alarm wiring system.		\$ 107,085
001-14b	AW	HS	3	Replace Gym RTU - 4000 CFM, Heating Only		\$ 171,336
001-17	AW	HS	3	Replace existing domestic HW master mixing valve and recirc pump		\$ 85,668
001-19	AW	HS	3	Budget includes replacement with single unit in same location	Excludes GC work; TBD if new needs to be bi-level, ADA	\$ 25,700
001-16	AW	IN	4	Replace HVAC controls with DDC system - Includes entire building	Includes entire building	\$ 411,206
005-09	CB	IN	4	Replace microtech controls with DDC system (with 001-16)	With 001-16	\$ -
001-07b	AW	HS	5	Replace select areas of EPDM roof		\$ 385,506

BUDGET BY CATEGORY - PRIORITY

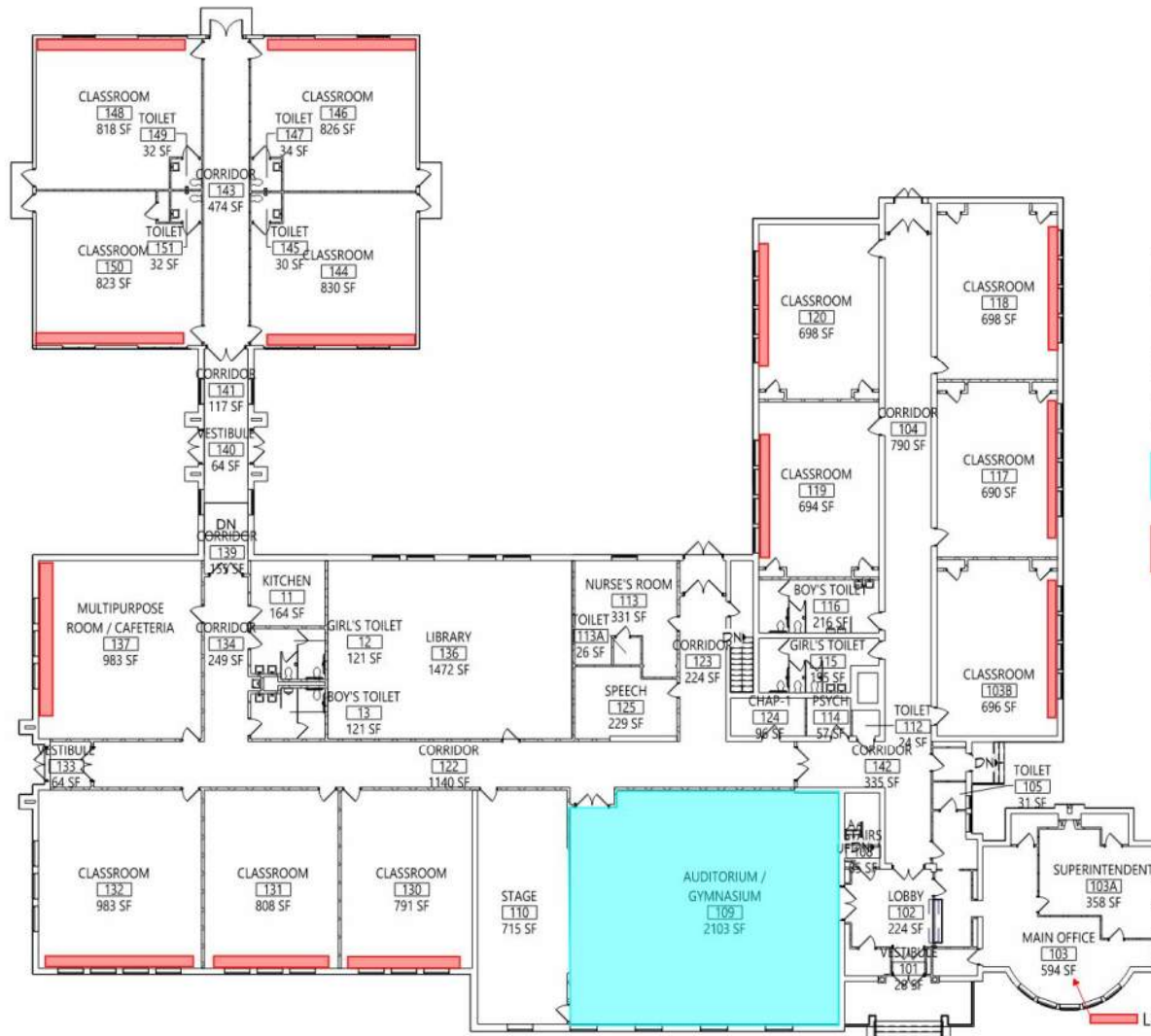
CATEGORY	CATEGORY		TOTAL		PRIORITY				
					1	2	3	4	5
Health & Safety	HS		\$ 5,085,167		\$ 2,172,540	\$ 192,753	\$ 282,704	\$ -	\$ 385,506
Academics & Program	AP		\$ 1,058,171		\$ -	\$ -	\$ -	\$ -	\$ -
Physical Education & Athletics	PE		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Building Infrastructure	IN		\$ 930,354		\$ -	\$ -	\$ -	\$ 411,206	\$ -
Sitework	SW		\$ 634,286		\$ -	\$ -	\$ -	\$ -	\$ -
Other	OTHER		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 7,707,978		\$ 2,172,540	\$ 192,753	\$ 282,704	\$ 411,206	\$ 385,506

PROJECT SCOPE



Project Scope

- Boiler Plant Upgrades
 - *Including boilers, pumps, glycol feed unit, system glycol, breeching, and appurtenances*
- Upgrade Emergency Battery Light Fixtures
 - *Replace existing emergency battery light fixtures and provide additional fixtures to meet NFPA requirements*
- Upgrade Gymnasium PA Speakers
 - *Replace existing speakers and provide new for adequate coverage*
- Replace Unit Ventilators (~ 15 total)



1. BOILER PLANT UPGRADES - LOCATED IN BASEMENT AND NOT SHOWN

2. EMERGENCY BATTERY LIGHT FIXTURE REPLACEMENT - LOCATED THROUGHTOUT BUILDING AND NOT SHOWN

3. GYM PA SPEAKER REPLACEMENT

4. UNIT VENTILATOR REPLACEMENT

LOCATED BELOW OFFICE



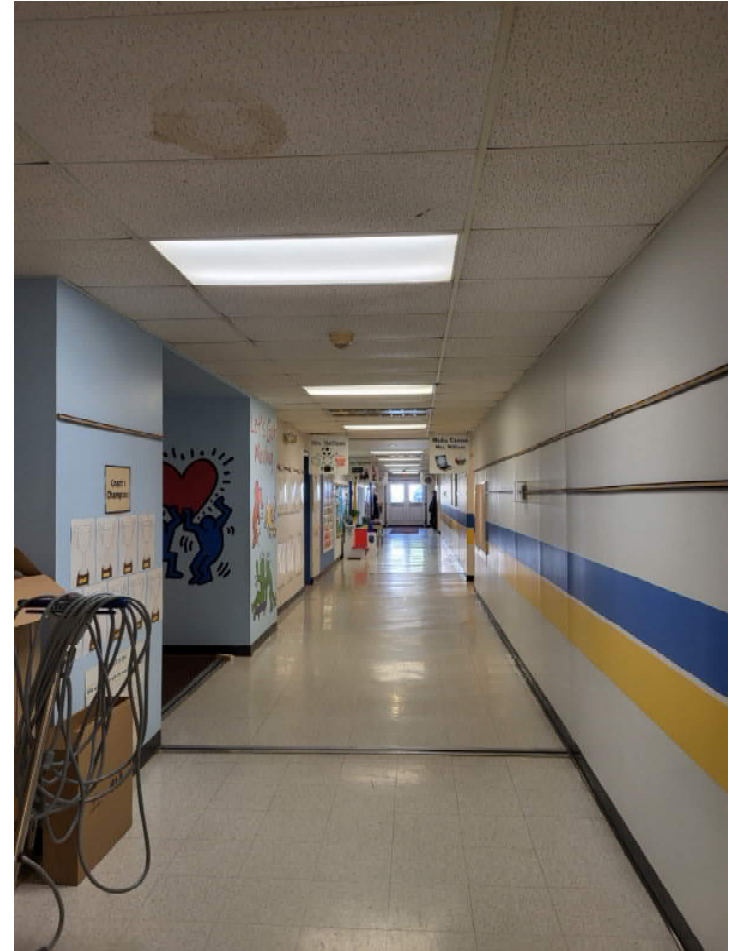
Boiler Plant Upgrades

- Boilers
- Pumps
- Glycol Feed Unit
- System Glycol
- Breeching
- Appurtenances



Light Fixtures

- Replace existing emergency battery light fixtures
- Provide additional light fixtures to meet NFPA requirements



Gymnasium PA Speakers

- Replace existing speakers
- Provide additional speakers



Unit Ventilators

- Replace approximately 15 unit ventilators



PRELIMINARY SCHEDULE



CSARCH

December 2024 Vote Timeline

Pre-Referendum Planning Timeline

- | | |
|--|--|
| 1. Finalize Scope and Budget | August-Sept. 2024 |
| 2. Presentation to BOE | Sept. 12, 2024 (Regular BOE Meeting) |
| 3. Confirm Final Project Scope and Budget | Sept. – Oct. 2024 |
| a. <i>Public Input Session??</i> | <i>Mid. Sept. 2024 – TBD</i> |
| 4. BOE State Environmental Quality Review Action | October 10, 2024 (Regular BOE Meeting) |
| 5. BOE Resolution to hold a Referendum Vote | October 10, 2024 (Regular BOE Meeting) |
| 6. Public Information Period (min. 45 days) | October 19, 2024 |
| 7. PROJECT REFERENDUM VOTE | December 3, 2024 |

QUESTIONS?

