



# **SAUQUOIT VALLEY™**

## Central School District

2025 Pre-Referendum Planning  
September 23, 2025



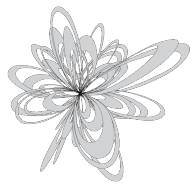
ASHLEY MCGRAW  
ARCHITECTS





# Agenda

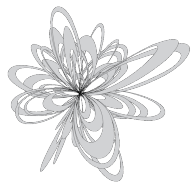
- Proposed Project Scope
- Proposed Project Timeline
- Energy Performance Project
- Financials





# Planning Process

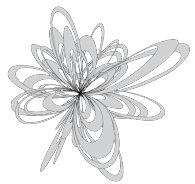
- Review of 5-year plan
- Planning Meetings with District Leadership
- Cost Estimation with Schoolhouse Construction Manager
- Refined Project Scope





# Schedule

- Aug 5, 2025 : SEQRA Resolutions
- Sep 23, 2025: Board (BOE) Presentation
- Oct 14, 2025: Board Resolutions
- Oct – Dec: Project Marketing
- Dec 2025: Public Meeting (TBD)
- Dec 2025: **Voter Referendum** (TBD)





# Proposed Project Scope

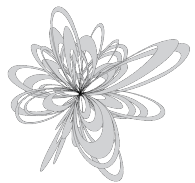
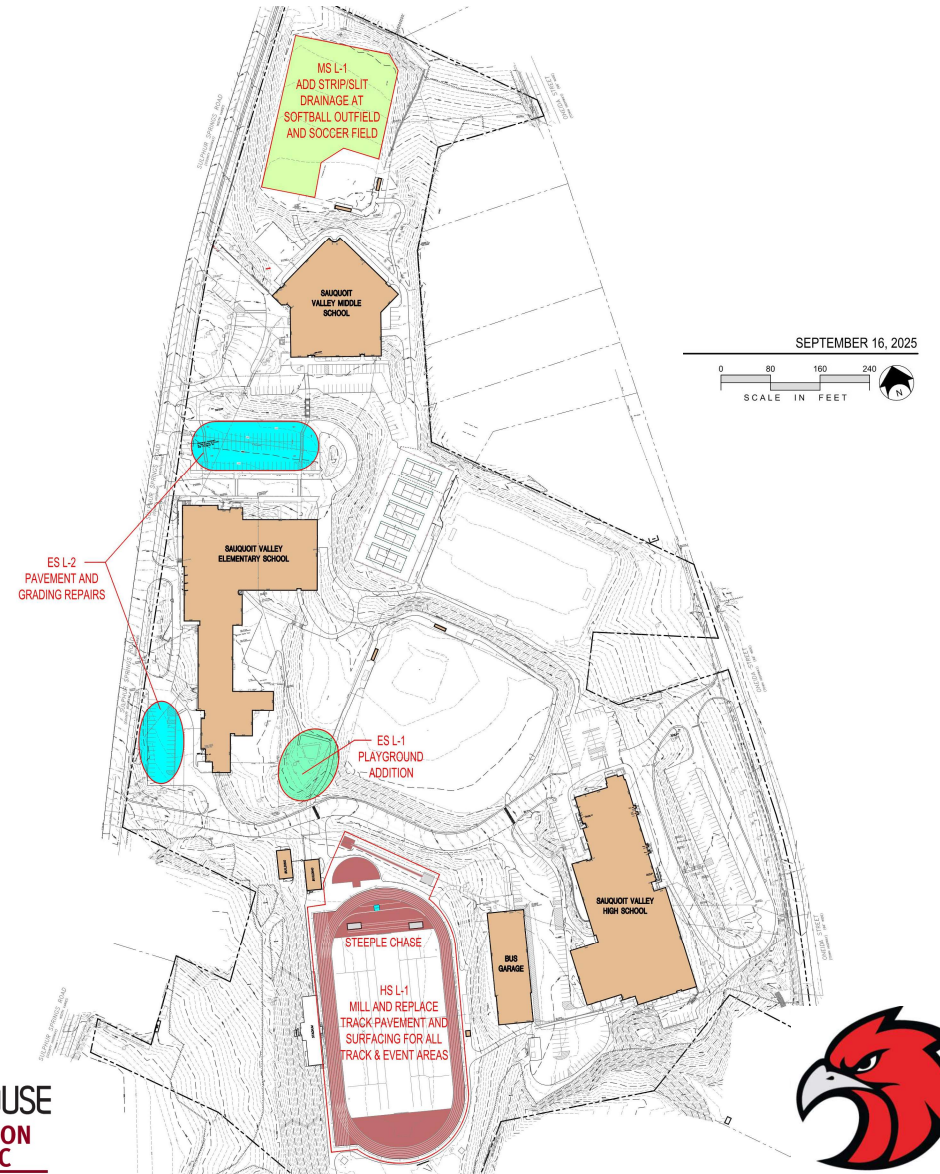




# Site Scope

## SITE SCOPE

- RESURFACING OF TRACK AND ASSOCIATED AREAS
- ADD STRIP / SLIT DRAINAGE AT SOFTBALL OUTFIELD AND SOCCER FIELD, ADD UD IN SWALE ALONG SULPHUR SPRINGS
- PLAYGROUND ADDITION - ALL AGES UPK+
- PAVEMENT AND GRADING REPAIRS





**High School**





# High School

## SITE SCOPE

- RESURFACING OF TRACK AND ASSOCIATED AREAS (NOT PICTURED)

## ARCHITECTURAL SCOPE

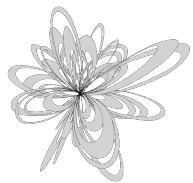
- CLASSROOM RENOVATION
- RENOVATE TOILET ROOMS.

## INFRASTRUCTURE UPGRADES

- DOMESTIC WATER



FIRST FLOOR PLAN  
Not to Scale





# High School

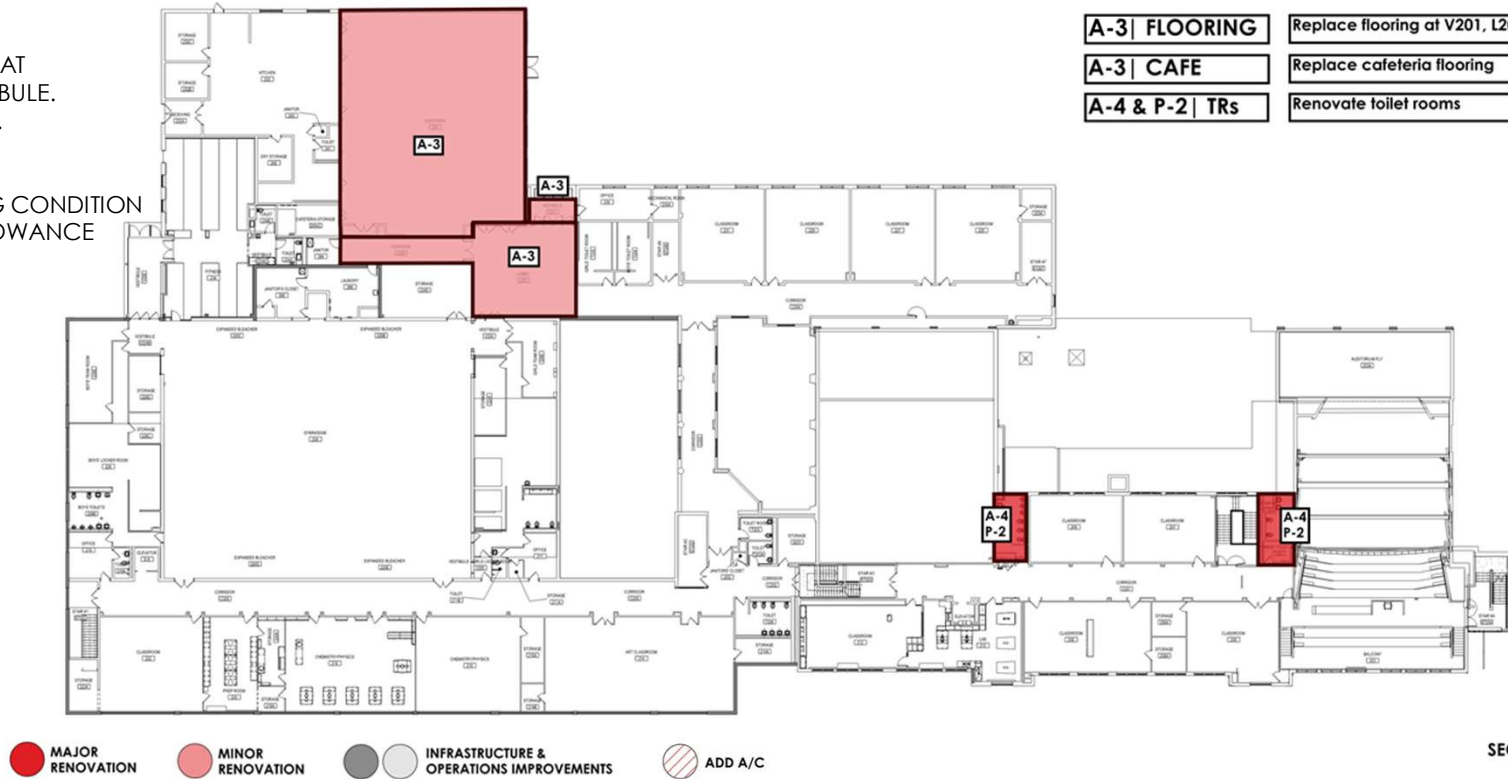
## ARCHITECTURAL SCOPE

- FLOORING REPLACEMENT AT CAFETERIA, LOBBY & VESTIBULE.
- RENOVATE TOILET ROOMS.

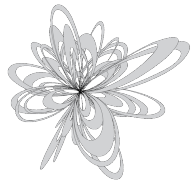
## INFRASTRUCTURE UPGRADES

- MISCELLANEOUS BUILDING CONDITION SURVEY (BCS) SCOPE ALLOWANCE

<b>A-3   FLOORING</b>	Replace flooring at V201, L201 and C206.
<b>A-3   CAFE</b>	Replace cafeteria flooring
<b>A-4 &amp; P-2   TRs</b>	Renovate toilet rooms



SECOND FLOOR PLAN  
Not to Scale





# High School

**ARCHITECTURAL SCOPE**

- RENOVATE TOILET ROOMS.

**INFRASTRUCTURE UPGRADES**

- ADD A/C TO ALL THIRD FLOOR ROOMS

A-4 & P-2   TRs	Renovate toilet rooms
M-1   A/C	Add A/C



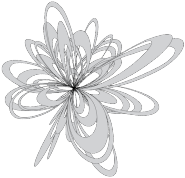
MAJOR RENOVATION

MINOR RENOVATION

INFRASTRUCTURE & OPERATIONS IMPROVEMENTS

ADD A/C

THIRD FLOOR PLAN  
Not to Scale





# High School

## ARCHITECTURAL SCOPE

- ROOF REPLACEMENT

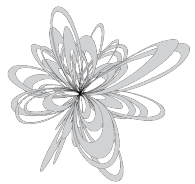


A-2 | ROOF

Renovate roof



ROOF PLAN  
Not to Scale





**Middle  
School**





# Middle School

## SITE SCOPE

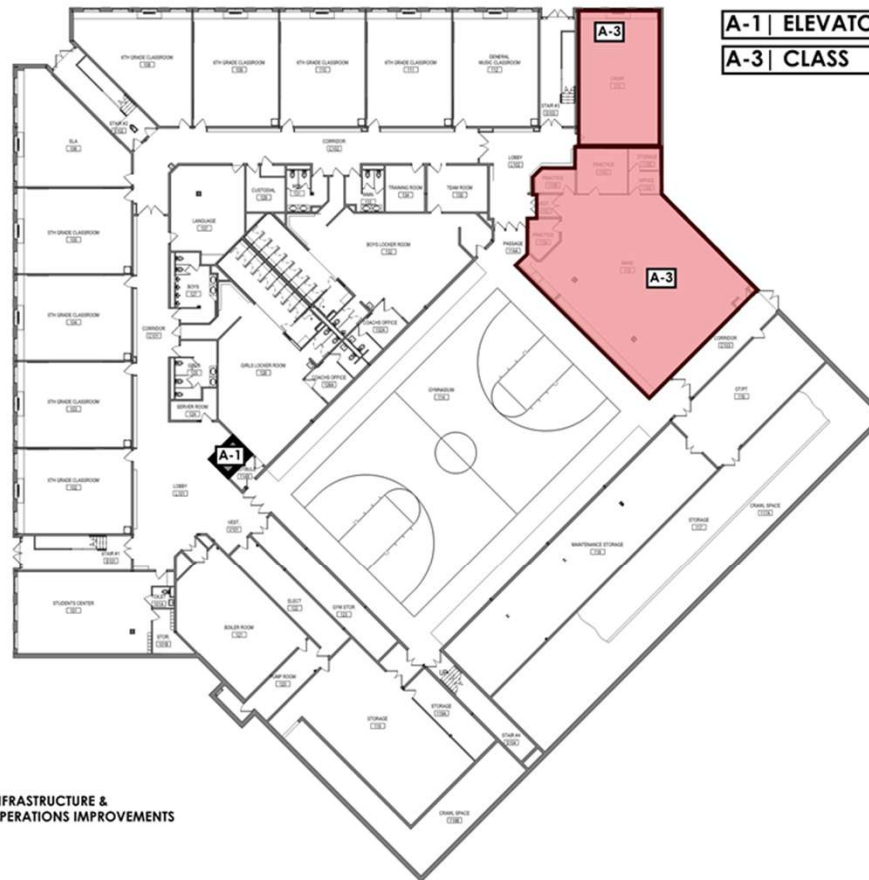
- SOFTBALL FIELD DRAINAGE (not pictured)

## ARCHITECTURAL SCOPE

- REPLACE FLOORING IN ROOMS 113, 115, 115A, 115B, 115C, AND 115D.

## INFRASTRUCTURE UPGRADES

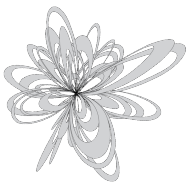
- ELEVATOR UPGRADES



A-1   ELEVATOR	Upgrade elevator and controls
A-3   CLASS	Replace flooring

FIRST FLOOR PLAN  
Not to Scale

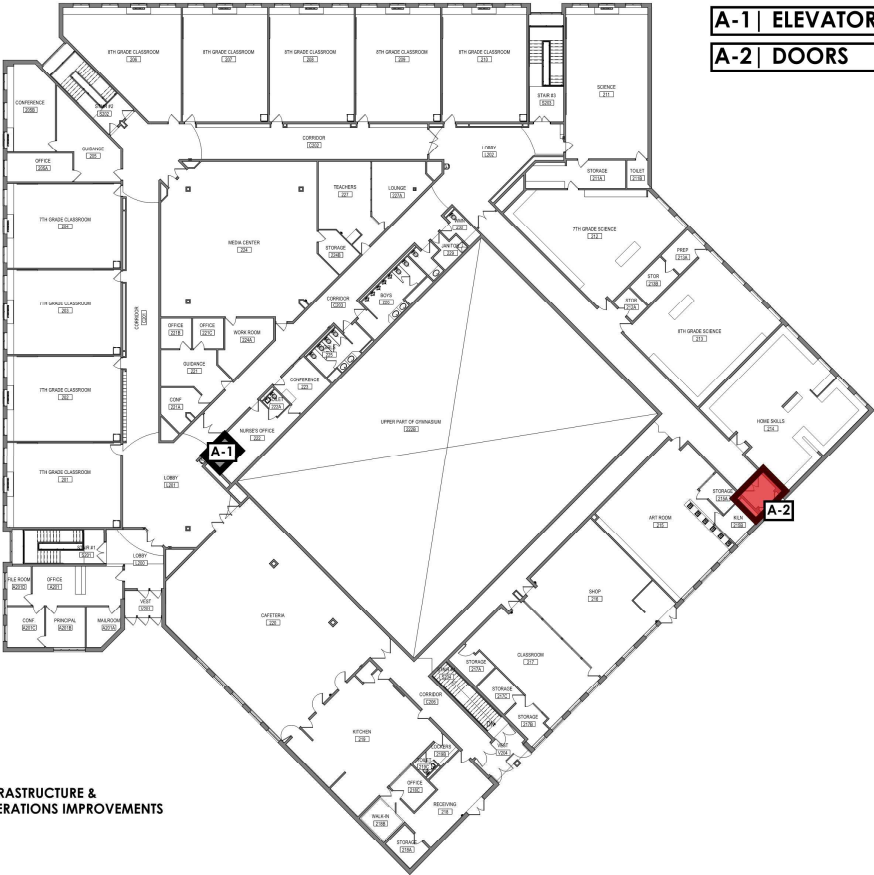
● MAJOR RENOVATION
 ● MINOR RENOVATION
 ● ● INFRASTRUCTURE & OPERATIONS IMPROVEMENTS





# Middle School

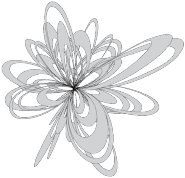
- ARCHITECTURAL SCOPE**
- EXTERIOR DOOR REPLACEMENT
- INFRASTRUCTURE UPGRADES**
- ELEVATOR UPGRADES



A-1   ELEVATOR	Upgrade elevator and controls.
A-2   DOORS	Replace exterior and interior doors.

SECOND FLOOR PLAN  
Not to Scale

- MAJOR RENOVATION
- MINOR RENOVATION
- INFRASTRUCTURE & OPERATIONS IMPROVEMENTS





# Elementary School









# Elementary School

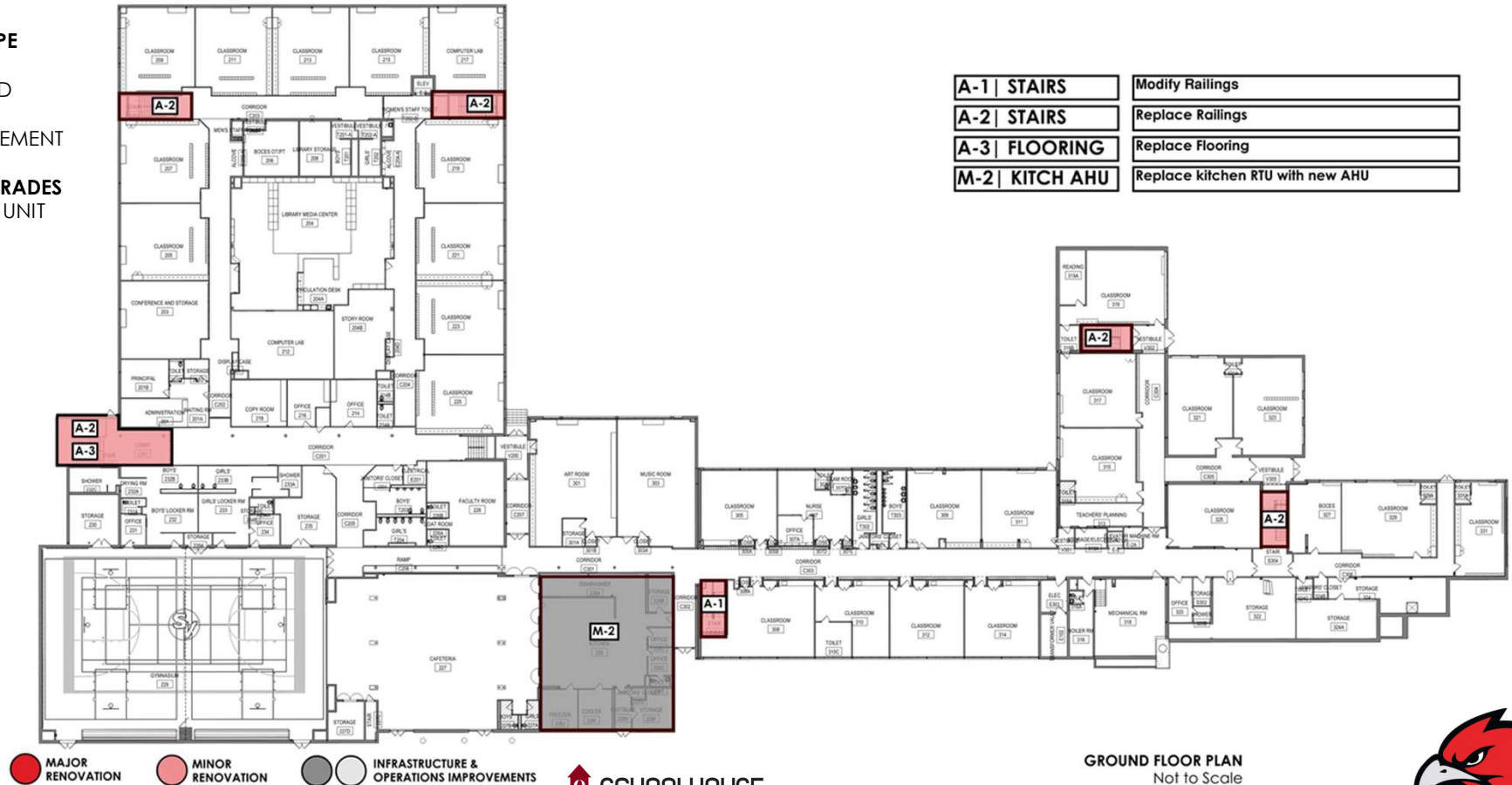
## ARCHITECTURAL SCOPE

- STAIR RAILING MODIFICATION AND REPLACEMENT
- FLOORING REPLACEMENT

## INFRASTRUCTURE UPGRADES

- KITCHEN ROOFTOP UNIT

<b>A-1   STAIRS</b>	Modify Railings
<b>A-2   STAIRS</b>	Replace Railings
<b>A-3   FLOORING</b>	Replace Flooring
<b>M-2   KITCH AHU</b>	Replace kitchen RTU with new AHU



GROUND FLOOR PLAN  
Not to Scale





**Bus Garage**





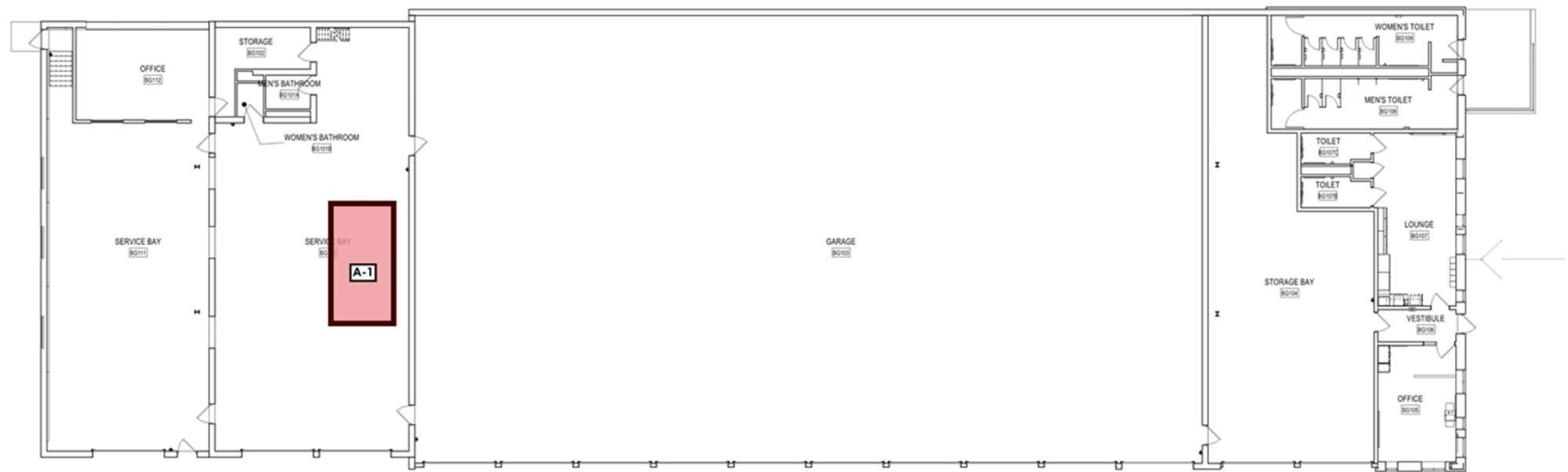
# Bus Garage

## ARCHITECTURAL SCOPE

- REPLACE FAILING BUS LIFT - SIDE BY SIDE 2 POST

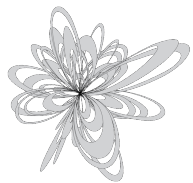
A-1 | BUS LIFTS

Replace failing bus lift



MAJOR RENOVATION MINOR RENOVATION INFRASTRUCTURE & OPERATIONS IMPROVEMENTS

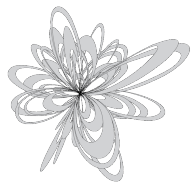
FIRST FLOOR PLAN  
Not to Scale





# Total Cost of Capital Project

**\$11,255,000**





# **Proposed Timeline**





# Proposed Project Timeline

**Pre-Construction/Construction Phase:**  
Tentative Schedule:

➤ **Project Approval**

**December 2025**

➤ **Design Phase**

**January 2026 - October 2026**

❖ Note: Potential for Certain Scope to be Designed/Started before December 2026

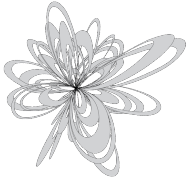
❖ Note: Potential for EPC work to start in 2026

➤ **NYSED Review & Project Bid**

**November 2026 - February 2027**

➤ **Construction Phase & Closeout**

**Early Spring 2027 - Late Spring 2028**





**Energy  
Performance  
Project**



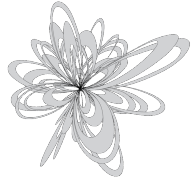


# Energy Performance

## EPC SCOPE OF WORK

- LED lighting upgrade districtwide
- Building envelope improvements districtwide
- Building automation upgrades throughout the district
- Potential mechanical upgrades
  - Middle School boiler replacement
  - Elementary School boiler replacement
  - HS Kitchen MAU replacement
- All measures will be coordinated with the CIP project to maximize the potential value and impact of the EPC and relieve funding from the CIP project.

Total Cost of EPC:  
**\$4,500,000**





**Financials**

**4**



Sauquoit Valley Central School District

ANALYSIS OF ESTIMATED PROJECT COST AND MAXIMUM COST ALLOWANCE BY BUILDING

Assumes SED Approval  
After 1/11/27 for  
Proposed Capital Project

			A	B	C	D	(SUM A TO D) TOTAL AUTHORIZATION
			Sulphur Springs Elementary 0002-???	High School 0003-???	Middle School 0007-???	Bus Garage 5001-???	
			Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction	
<b>CONSTRUCTION:</b>	<b>SED Approval</b>	<b>Reset Date</b>					
<b>Maximum Cost Allowance</b>			<b>\$ 18,345,891</b>	<b>\$ 16,673,508</b>	<b>\$ 11,392,756</b>	<b>Eligible Costs</b>	
Less: Capital Outlay Project #0002-020 (FCR)	10/21/2022	10/21/2027	-	(83,300)	-	-	
Less: \$10,785,000 Capital Project - Phase 2 (FCR)	1/5/2023	1/5/2028	(2,305,504)	(1,527,535)	(1,598,611)	(41,946)	
Less: \$10,785,000 Capital Project - Phase 3 (SA-139)	9/30/2024	9/30/2029	-	(525,000)	-	-	
Less: Capital Outlay Project #0002-022 (SA-139)	12/18/2024	12/18/2029	(84,000)	-	-	-	
Less: Capital Outlay Project #0002-023 (Est.)	6/20/2025	6/20/2030	(80,000)	-	-	-	
Less: Future Capital Outlay Project	___/___/___	___/___/___	-	-	-	-	
Less: Proposed Energy Performance Contract <sup>1</sup>	May 2026	May 2031	(1,613,624)	(1,243,420)	(1,062,219)	-	\$ 3,919,263
Less: Proposed Capital Project <sup>2</sup>	January 2027	January 2032	(1,027,022)	(4,521,243)	(260,392)	(316,250)	\$ 6,124,907
<b>Maximum Cost Allowance Available</b>			<b>\$ 13,235,741</b>	<b>\$ 8,773,010</b>	<b>\$ 8,471,533</b>	<b>Eligible Costs</b>	
<b>INCIDENTALS (Includes Sitework):</b>							
<b>Maximum Cost Allowance</b>			<b>\$ 3,816,078</b>	<b>\$ 4,168,377</b>	<b>\$ 2,621,314</b>	<b>Eligible Costs</b>	
Less: Capital Outlay Project #0002-020 (FCR)	10/21/2022	10/21/2027	-	(16,700)	-	-	
Less: \$10,785,000 Capital Project - Phase 2 (FCR)	1/5/2023	1/5/2028	(767,113)	(1,290,933)	(243,218)	(6,242)	
Less: \$10,785,000 Capital Project - Phase 3 (SA-139)	9/30/2024	9/30/2029	-	(40,000)	-	-	
Less: Capital Outlay Project #0002-022 (SA-139)	12/18/2024	12/18/2029	(16,000)	-	-	-	
Less: Capital Outlay Project #0002-023 (Est.)	6/20/2025	6/20/2030	(20,000)	-	-	-	
Less: Future Capital Outlay Project	___/___/___	___/___/___	-	-	-	-	
Less: Proposed Energy Performance Contract <sup>1</sup>	May 2026	May 2031	(209,975)	(161,802)	(138,223)	-	\$ 510,000
Less: Proposed Capital Project <sup>2</sup>	January 2027	January 2032	(1,799,659)	(2,439,438)	(274,194)	(87,706)	\$ 4,600,997
<b>Maximum Cost Allowance Available</b>			<b>\$ 1,003,331</b>	<b>\$ 219,504</b>	<b>\$ 1,965,680</b>	<b>Eligible Costs</b>	
Total EPC Project Costs:			\$ 1,823,599	\$ 1,405,222	\$ 1,200,442	\$ -	\$ 4,429,263
Total Capital Project Costs:			\$ 2,826,681	\$ 6,960,681	\$ 534,586	\$ 403,956	\$ 10,725,905
Combined Total Authorization Costs:			\$ 4,650,280	\$ 8,365,903	\$ 1,735,028	\$ 403,956	\$ 15,155,168

KEY:

1

2

RED  
GREEN

Project Costs provided by Day Automation, 9/22/2025.

Project Costs provided by Ashley McGraw & Schoolhouse Construction Services, 9/5/2025. Costs shown include estimated DASNY issuance fees, but not Capitalized Interest.

Exceeds aid ceiling. All dollars expended in excess of aid ceiling are 100% local share.

Positive margin to work with.

Maximum Cost Allowance based on:

(a) 2024-25 Regional Cost Factor of 1.0124

(b) Monthly Construction Cost Index for April 2025

(c) Building Aid Units from latest SA-4's



Sauquoit Valley Central School District

SUMMARY OF EXISTING and FUTURE BUILDING DEBT SERVICE

	A	B	C	D	E	F (B-C-D-E)	G	H	I (G+H)	J	K	L (I-J-K)	M (A+F+L)	
		COMBINED \$15,755,000 TOTAL AUTHORIZATION												
	Existing Building Debt	Proposed \$4,500,000 Energy Performance Contract					Proposed \$11,255,000 Capital Project						TOTAL NET LOCAL SHARE FOR BUILDINGS	\$ Change (M)
Fiscal Year Ending June 30:	Estimated Net Local Share	EPC Total Debt Service	Debt Service Offsets	EPC Building Aid	EPC Savings <sup>2</sup>	Estimated EPC Net Local Share	Total Principal	Total Interest	Total Debt Service	Estimated Building Aid	Less Debt Service Offsets	Estimated Capital Project Local Share		
2026	\$ 254,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,943	
2027	213,206	270,000	23,000 <sup>1</sup>	-	246,458	542	40,000	667	40,667	-	-	40,667	254,414	\$ (529)
2028	226,592	465,000	-	370,372	100,000	(5,372)	-	560,750	560,750	-	529,095 <sup>3</sup>	31,655	252,875	(1,539)
2029	109,053	463,300	-	370,372	165,000	(72,072)	475,000	672,900	1,147,900	931,839	-	216,061	253,043	167
2030	107,553	466,000	-	370,372	167,000	(71,372)	505,000	644,400	1,149,400	931,839	-	217,561	253,743	700
2031	105,815	462,800	-	370,372	162,000	(69,572)	535,000	614,100	1,149,100	931,839	-	217,261	253,504	(239)
2032	100,976	464,000	-	370,372	161,000	(67,372)	570,000	582,000	1,152,000	931,839	-	220,161	253,765	261
2033	100,835	464,300	-	370,372	162,000	(68,072)	605,000	547,800	1,152,800	931,839	-	220,961	253,724	(41)
2034	96,107	463,700	-	370,372	165,000	(71,672)	650,000	511,500	1,161,500	931,839	-	229,661	254,096	372
2035	102,333	462,200	-	370,372	161,000	(69,172)	680,000	472,500	1,152,500	931,839	-	220,661	253,822	(274)
2036	103,583	464,800	-	370,372	164,000	(69,572)	720,000	431,700	1,151,700	931,839	-	219,861	253,872	50
2037	102,833	461,200	-	370,372	161,000	(70,172)	765,000	388,500	1,153,500	931,839	-	221,661	254,322	450
2038	105,083	461,700	-	370,372	158,000	(66,672)	805,000	342,600	1,147,600	931,839	-	215,761	254,172	(150)
2039	102,075	461,000	-	370,372	161,000	(70,372)	860,000	294,300	1,154,300	931,839	-	222,461	254,164	(8)
2040	(61,623)	464,100	-	370,372	49,000	44,728	960,000	242,700	1,202,700	931,839	-	270,861	253,966	(198)
2041	(30,812)	460,700	-	370,372	49,000	41,328	990,000	185,100	1,175,100	931,839	-	243,261	253,778	(188)
2042	-	461,100	-	370,372	46,000	44,728	1,015,000	125,700	1,140,700	931,839	-	208,861	253,589	(188)
2043	-	-	-	-	-	-	1,080,000	64,800	1,144,800	931,839	-	212,961	212,961	(40,628)
Totals	\$ 1,738,553	\$ 7,216,900	\$ 23,000	\$ 5,555,581	\$ 2,277,458	\$ (640,139)	\$ 11,255,000	\$ 6,682,017	\$ 17,937,017	\$ 13,977,580	\$ 529,095	\$ 3,430,341	\$ 4,528,755	

Note:

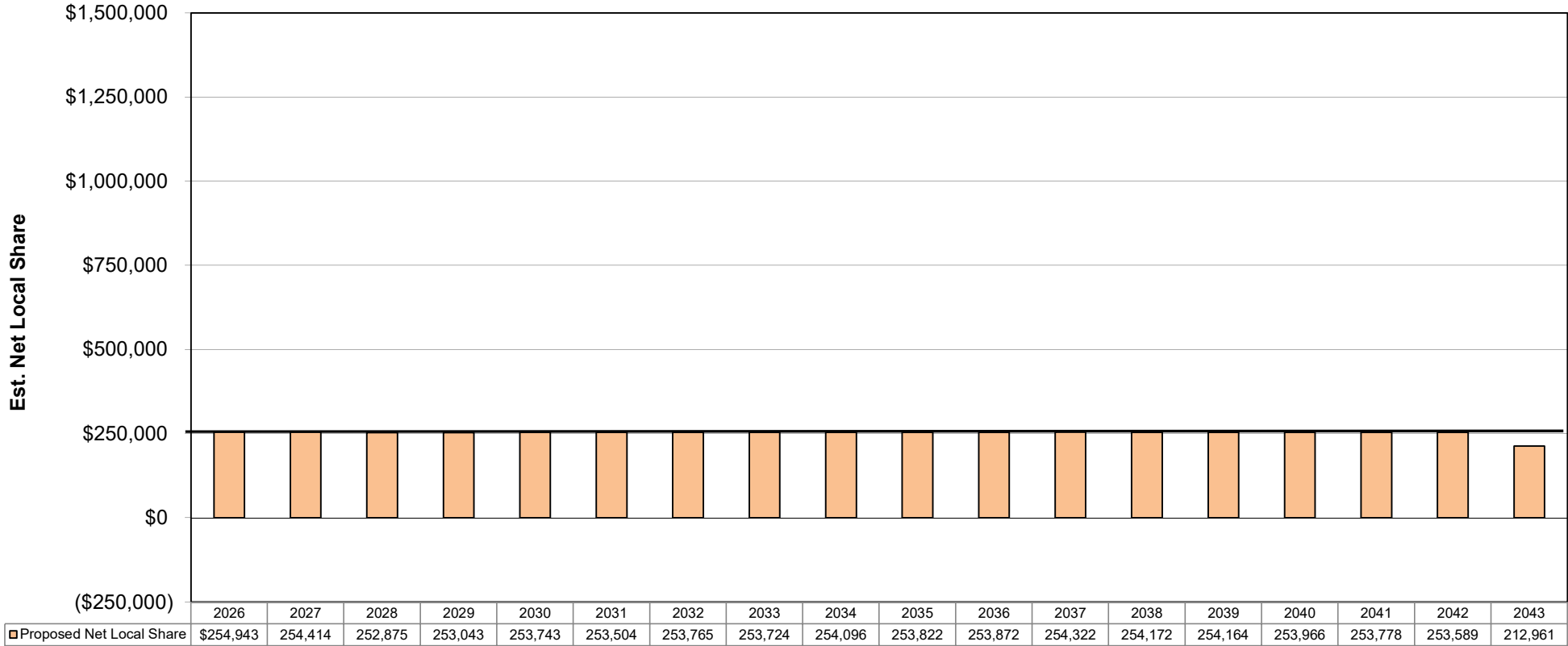
- Estimated use of debt service offsets.
- Estimated use of a portion of the anticipated \$5,155,612 of energy savings to maintain local share.
- Estimated use of Capitalized Interest.

**EPC Assumptions:**  
Vote: December 2025  
SED Approval: May 2026  
First Borrowing: June 2026  
First Interest: December 2026  
First Principal: June 2028  
Final Cost Report/CSC: December 2027  
Est. 2025-26 Bldg. Aid Ratio: 87.7%  
**Estimated Bond %: 90.0%**  
Construction & Incidentals: \$4,429,263  
Cost of Issuance: \$70,737

**Capital Project Assumptions:**  
Vote: December 2025  
SED Approval: January 2027  
First Borrowing: February 2027  
First Interest: June 2027  
First Principal: June 2027  
Final Cost Report/CSC: December 2028  
Est. 2025-26 Bldg. Aid Ratio: 87.7%  
**Estimated Bond %: 95.0%**  
Construction & Incidentals: \$10,480,905  
DASNY Fee: \$245,000  
Capitalized Interest: \$529,095



**Sauquoit Valley Central School District**  
**Estimated Net Local Share of Existing and Future Building Debt Service**  
**(Excludes Capital Outlay Projects)**



**Fiscal Year Ending June 30**



# Questions?

