
Elwood UFSD Capital Bond Proposal

May 18, 2017

Presented with Facilities Committee



Facilities Committee Focus

- To prioritize a scope of work for District buildings, grounds and facilities utilizing the recent Building Condition Survey
- To present findings to the Board of Education and recommend a course of action for consideration



Committee Sources

- Building Condition Survey
- Input from Principals, District Administration, Head Custodians, and staff
- Community Survey



Purpose

- High cost building enhancements are needed to address critical safety, health and welfare issues impacting our students, faculty and staff. Programmatic enhancements are also needed to meet evolving student needs.
- Voting on a bond proposition in 2017 will allow for work in the district to begin in Spring 2019 (currently there is a 34 month wait for NYSED approvals).
- Elwood currently has \$10,170,000 in debt related to prior bond projects, with an annual debt payment of \$1.6m. Majority of the debt expires in the year 2022, reducing our payment to less than \$550k/yr.
- To stabilize the impact on the tax levy, incurring new debt should be timed with expiring debt. This will prevent large fluctuations in the tax levy.



Goals

- Replace and upgrade aging infrastructure items that are nearing or at the end of their useful life
- Improve and modernize classroom space to facilitate improved instruction



Needs

- Roof Replacements
- Extensive masonry and asphalt improvements including sidewalk reconstruction District-wide
- Americans with Disabilities Act compliance renovations
- Floors, doors, hardware and safety measures District-wide
- Auditorium upgrades
- Cafeteria upgrades
- Correct drainage issues District-wide
- Classroom upgrades where needed
- Improve HVAC systems where needed



Much needed repairs



Roof leak damage
causing paint to
buckle and ceiling
tiles to break



Drainage issues



Flooding parking
lots

Cracked
Tennis courts



BUILDING SUMMARY



Harley Avenue

- Roof Replacement
- Americans with Disabilities Act compliance modifications
- Interior Doors and Hardware to meet Fire Code Regulations and Safety & Security Regulations
- Flooring Replacement throughout the building
- Ventilation and Exhaust Vans – office space; speech room; O/T & P/T room
- Upgrade fire alarm system
- Abate all pipe tunnels
- Sidewalk Replacement/Reconstruction
- Drainage west playground

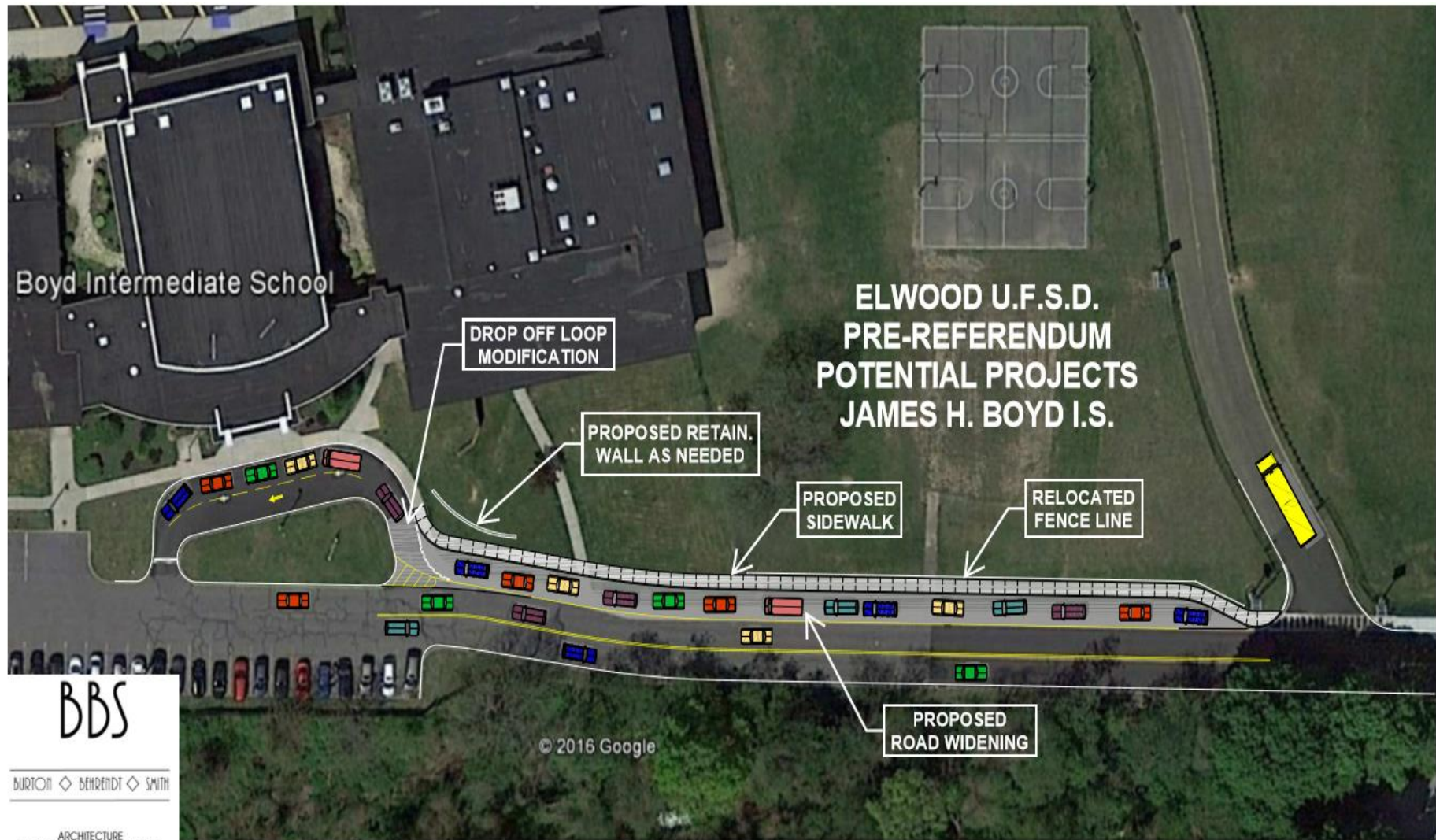


Boyd Intermediate

- Roof Replacement
- Americans with Disabilities Act compliance
- Interior Doors and Hardware to meet fire code
- Ventilation and Exhaust fans – psychologist and special education room
- Flooring Replacement
- A/C main office area
- Upgrade fire alarm system
- Pipe Tunnel Abatement
- Drainage improvements at west parking lot
- New drop off loop for parents



Boyd Parking Lot Proposal



BBS

BURTON ♦ BEHRENDT ♦ SMITH

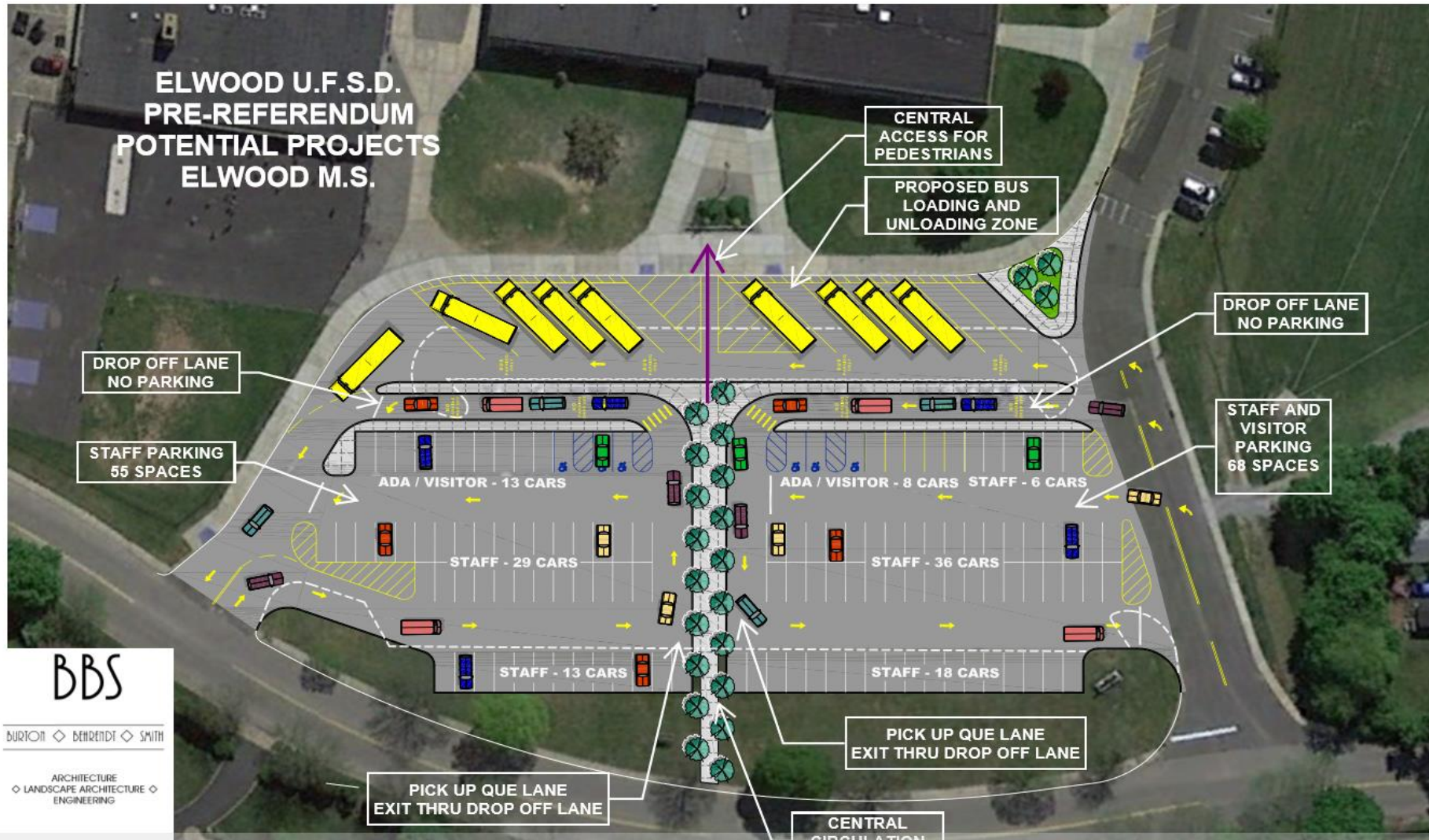
ARCHITECTURE
♦ LANDSCAPE ARCHITECTURE ♦
ENGINEERING

Elwood Middle School

- Roof Replacement
 - Americans with Disabilities Act compliance
 - Upgrade Fire Alarm System
 - Interior Doors and Hardware to meet fire code
 - Ventilation and Exhaust Fans in various areas of building
 - Pipe Tunnel Abatement
 - A/C main office/district office area
 - Sidewalk replacement/reconstruction
 - Cafeteria renovation
 - Family and Consumer Science upgrades
 - Renovate Art Rooms & Music Suite
 - Bus Loop renovations
-



EMS Parking Lot Proposal



John Glen High School

- Roof Replacement
- Pipe Tunnel Abatement
- Upgrade Fire Alarm System
- Americans with Disabilities Act compliance
- Interior Doors & Hardware to meet fire code
- Flooring Replacement
- Exterior Wall construction
- Ventilation and Exhaust Fan repairs
- Sidewalk Replacement/Reconstruction
- Septic System Repairs
- Drainage in parking lot
- Tennis Court Replacement/Reconstruction
- Auditorium/Family and Consumer Science Renovations
- Cafeteria Renovations and Guidance Suite Renovations



Additional Items for Discussion

- Additional items that have been reviewed:
 - Update Wall padding in Boyd and Harley gymnasiums
 - Air Conditioning in cafeterias
 - Expand Parking Lot at Boyd
 - Replacing and updating paneling throughout district office
 - Renovate Art Shop C at JGHS
 - Science Room Renovations at JGHS
 - Concession Stand for Football Field
 - New Score Board for Football Field
 - Update faculty bathrooms district-wide



Estimated Costs at this time

Harley Avenue Projects – est. \$3,112,100

Boyd Intermediate Projects – est. \$4,470,000

Elwood Middle School Projects – est. \$12,970,000

John H. Glenn HS Projects – est. \$10,781,500

Total Project Proposal = \$31,333,600

Additional Projects for consideration cost an estimated \$6,590,000



Potential Tax Impact

- A successful bond vote in November 2017 allows for potential borrowing (\$30m) in 2021 when current debt expires (\$1.9m)
- Based on the current fiscal condition of the District, current assessment values and a 4% interest rate, it is estimated that the tax impact to the average homeowner would be under \$65 per year
- With a lower interest rate of 3%, average homeowner tax increase is than \$20 per year
- Maintaining the districts fiscal health in future years will provide for a higher Moody's rating, and therefore a lower interest rate



Old Debt vs. New Debt

- Tax Levy Cap has a direct relation to the debt and building aid a district receives
- Capital exclusion to the tax levy can modify a district's tax levy greatly
 - Debt falling off for a district will reduce the tax levy significantly, potentially creating a negative tax levy
 - Building Aid falling off schedule quicker than debt for the district will increase the tax levy
- In order to sustain district programs it is imperative to stabilize the tax levy and not see spikes and declines year to year
- Replacing old debt with new debt will allow for stabilization for the capital exclusion



Projected Tax Levy Impact

	2020-2021	No additional Debt 2021-2022	Maintaining Debt 2021-2022
Tax Levy Limit Cap Before Adjustments and Exclusions			
Prior Year Tax Levy	\$ 47,622,624.37	\$ 48,638,165.76	\$ 48,638,165.76
x Tax Base growth factor (as reported by Comptroller)	1.0030	1.0030	1.0030
	\$ 47,765,492.24	\$ 48,784,080.26	\$ 48,784,080.26
+ PILOT Prior year	\$ 280,469.00	\$ 322,303.00	\$ 322,303.00
	\$ 48,045,961.24	\$ 49,106,383.26	\$ 49,106,383.26
- Prior Year Exemptions (Debt Service)	\$ 1,969,585.00	\$ 1,962,565.00	\$ 1,962,565.00
Adjusted Prior Year Tax Levy	\$ 46,076,376.24	\$ 47,143,818.26	\$ 47,143,818.26
x Allowable Growth Factor (lesser of CPI or 2%)	1.0200	1.0200	1.0200
	\$ 46,997,903.76	\$ 48,086,694.63	\$ 48,086,694.63
- PILOT for current year	\$ 322,303.00	\$ 363,598.00	\$ 363,598.00
	\$ 46,675,601	\$ 47,723,097	\$ 47,723,097
+ Prior Year Carry-over			
Total Levy Limit	\$ 46,675,600.76	\$ 47,723,096.63	\$ 47,723,096.63
+ current year Exemptions			
ERS	\$ -	\$ -	\$ -
TRS	\$ -	\$ -	\$ -
Capital Exclusions	\$ 1,962,565.00	\$ 48,875.00	\$ 2,253,875.00
Tax Levy Limit Plus Exclusions	\$ 48,638,165.76	\$ 47,771,971.63	\$ 49,976,971.63
Tax Levy Increase as a percent	2.132%	-1.781%	2.753%
	\$ 1,015,541.40	\$ (866,194.14)	\$ 1,338,805.86



Other Considerations

- Setting up Capital Reserve or Repair Reserve in the future
 - Would require voter approval
- Utilize General Funding for \$100,000 projects on an annual basis



Next Steps for Bond

- Continue conversations with community and staff
- Early September 2017 present, with Architects, final project list for Board review/authorization
- Board makes assessment of environmental impacts of projects
- Bond Counsel prepares necessary resolutions for adoption by the Board – late September 2017
- Publication of legal notice for vote – October 2017
- Bond Vote date TBD – Potentially late November/early December 2017



Energy Performance Contract (EPC)

- RFP for Energy Performance Contractor released today
- EPC will review projects below but not limited to:
 - HVAC and controls
 - Boilers
 - Lighting
 - Solar
- It is estimated the EPC project will be about \$5,000,000 worth of work
- No voter approval required unless additional 10% building aid is desired; then voters would need to approve
- BOE has passed resolution to move forward with EPC, but no contractor has been awarded the work at this time
- Proposals are anticipated to be received by end of July detailing the work for the EPC
- EPC pays for itself with energy savings, if no energy savings seen the contractor is required to make the district whole for the expenses incurred for each year the goals are not met



Smart Bond Projects

- Currently underway with Security Camera upgrades
 - Estimated conclusion September 2017
- Telephone System Upgrade
 - Estimated to be complete July 2017
- Wireless Access Points district-wide
 - Estimated to be complete Summer 2017



