



KENMORE-TOWN OF TONAWANDA UNION FREE SCHOOL DISTRICT

CAPITAL PROJECT PROPOSAL



September 8, 2026



Today's Objective:

By the end of this presentation, you will understand the capital project proposal in anticipation of a December 2026 vote.

Evidence of your understanding will be through conversation at the end of the presentation.



AGENDA



Long-Range Capital Plan

- *Superintendent Cimato*



Capital Planning Process

- *CPL*



Scope of Work

- *Superintendent Cimato*



Construction Timeline

- *Campus Construction*



Financials

- *R.G. Timbs*



THE TEAM



Nick Humphrey
Campus



Vaughn Maracle
Campus



Noriel Esteron
Campus



Brian Trott
CPL



Hector Garrido
CPL



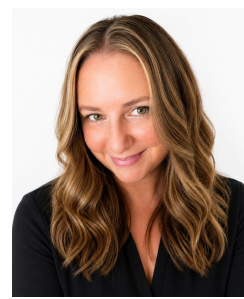
Kory Hunsinger
CPL



Rick Timbs
R.G. Timbs



Jessica Bianchi
R.G. Timbs



Amanda Corney
R.G. Timbs



LONG-RANGE CAPITAL PLAN

LONG-RANGE CAPITAL PLAN

OBJECTIVES:

- Compete
 - Reopen Hamilton/Roosevelt and redesign our grade level configurations in order to grow enrollment
 - Gr. UPK-2 primary centers
 - Gr. 3-8 intermediate/middle schools
 - Gr. 9-12 high schools + Gr. 7-12 junior/senior high school
 - Leverage NYS building aid to invest in our facilities and enhance our instructional spaces
 - Take advantage of available building aid (Building Aid Units - BAUs, e.g. Franklin/Hoover)
- Plan for new capital project borrowing to coincide with old debt service retiring in order to minimize the tax impact



LONG-RANGE CAPITAL PLAN

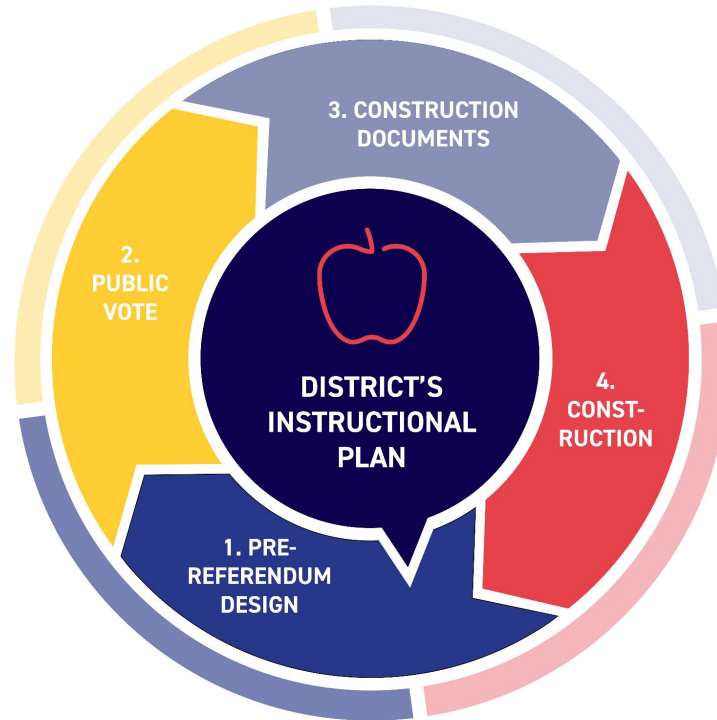
- Achieving these objectives requires significant capital work which can't be completed in one project
- As a result, we are splitting this work up into 2 different projects:
 - December 2026 vote focusing on Franklin, Hoover, Hamilton and Lindbergh
 - December 2030 vote focusing on Lindbergh, Roosevelt and Kenmore Junior/Senior High
- This aggressive timeline is necessary to accomplish this work while maximizing NYS building aid and minimizing the tax impact



CAPITAL PLANNING PROCESS

CAPITAL PLANNING PROCESS

Process is important to us.



SCOPE OF WORK

PRIORITIES

- Lay the groundwork for future district restructuring:
 - UPK-2 primary centers
 - Gr. 3-8 intermediate/middle buildings
 - Gr. 9-12 high schools + Gr. 7-12 junior/senior high school
- Expand instructional/enrichment opportunities
- Focus on health and safety
- Invest in the community: Wellness and recreation spaces



FRANKLIN SCOPE

Instruction & Enrichment:

- Music room upgrades
- Enhanced OT/PT spaces
- Science classroom upgrades

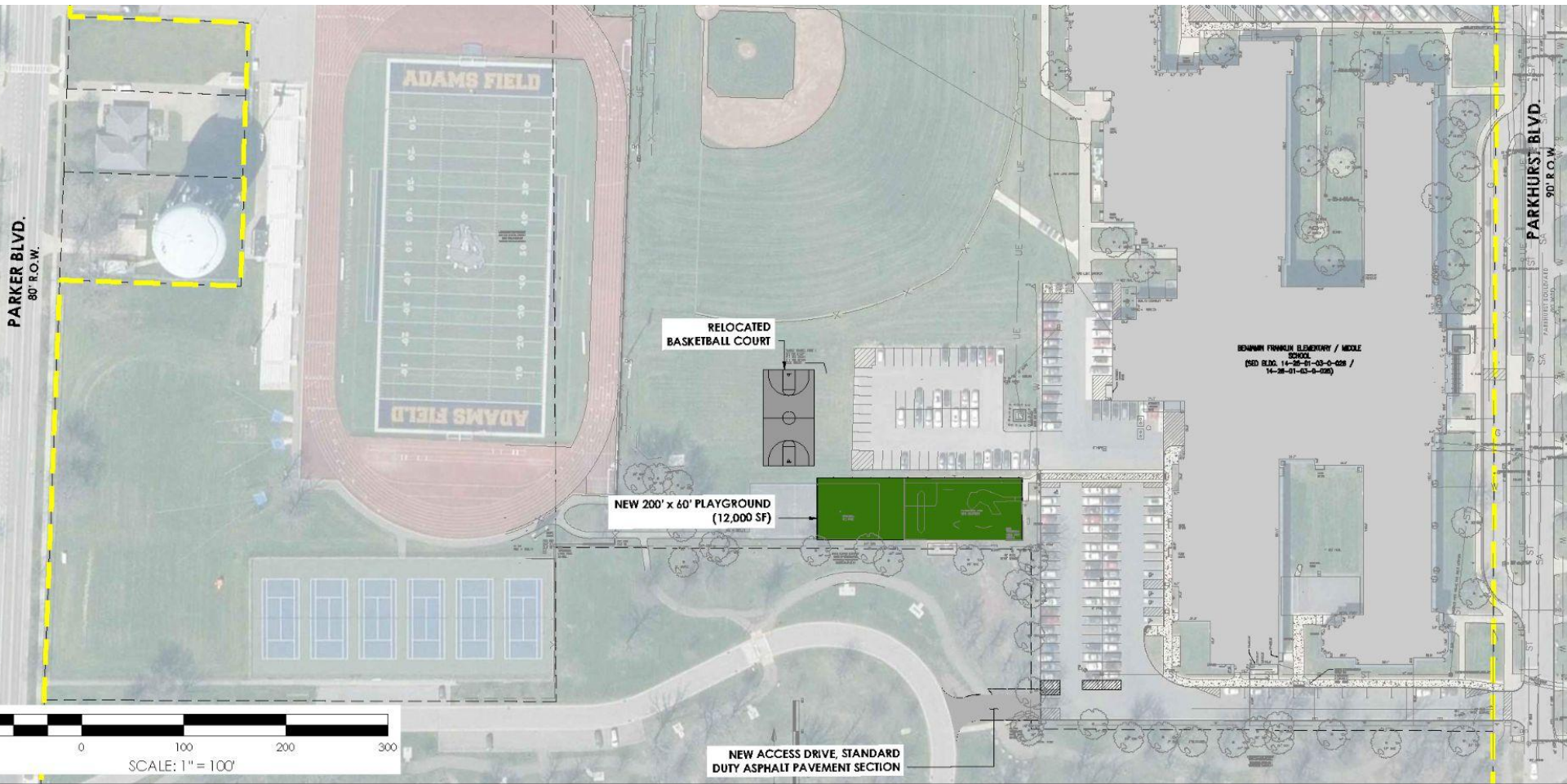
Community, Wellness & Recreation:

- New playground
- Pool rehab
- Wellness room upgrades

Health & Safety:

- Consolidated health center
- Drop-off/pick-up improvement
- Auditorium AC
- New smoke detectors
- New generator





BEN FRANKLIN MIDDLE/ELEMENTARY SCHOOL
Kenmore-Tonawanda Union Free School District

CONCEPTUAL SITE PLAN

SCALE 1" = 100'-0"



HOOVER SCOPE

Instruction & Enrichment:

- Music room upgrades
- FACS room upgrades
- Enhanced OT/PT space
- Science classroom upgrades
- Art/business classroom upgrades
- AP/counselor office rehab

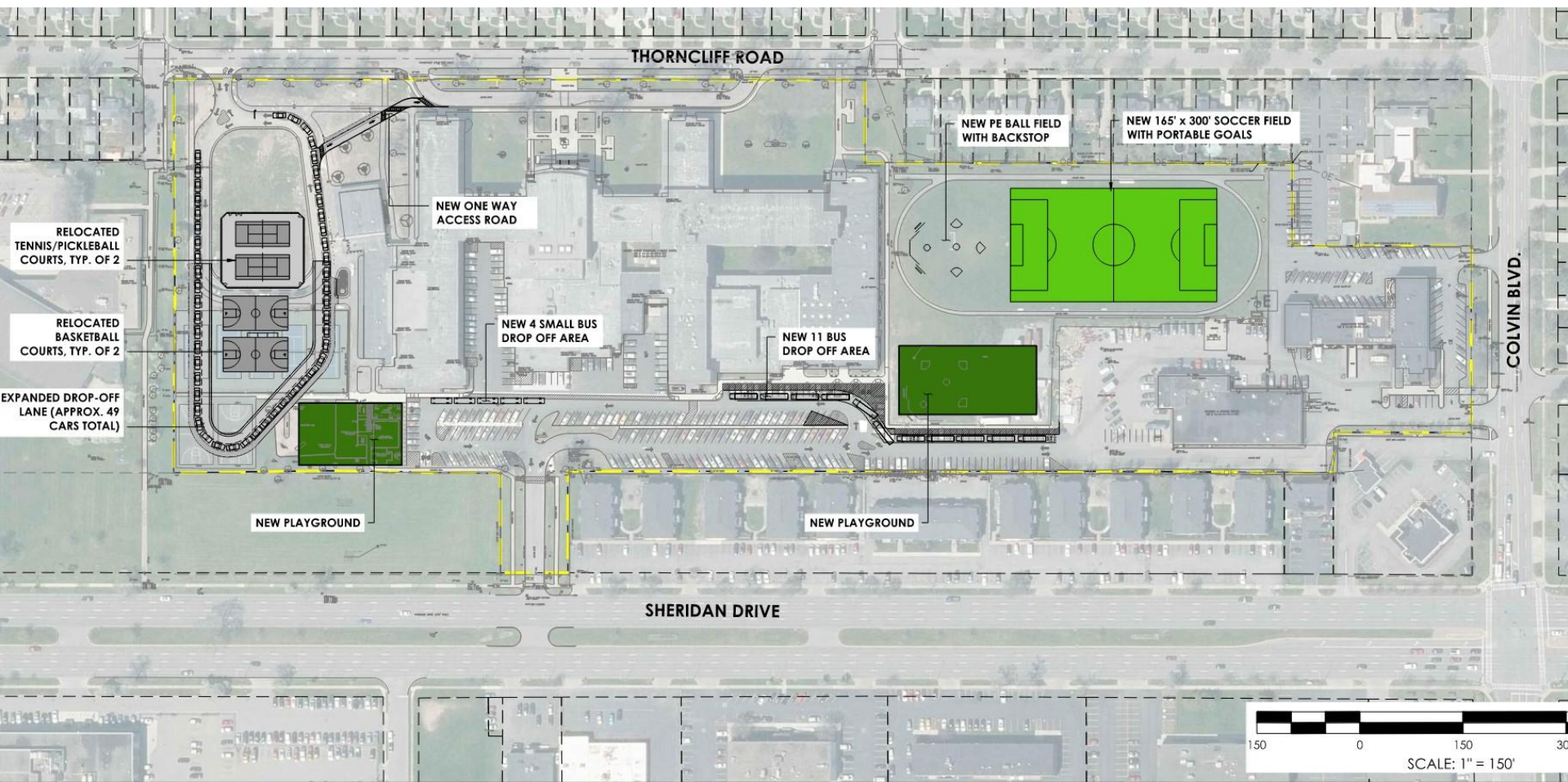
Community, Wellness & Recreation:

- New playground
- Pool rehab
- New grass softball field

Health & Safety:

- Consolidated health center
- Drop-off/pick-up improvements
- Auditorium AC
- New smoke detectors





HAMILTON SCOPE

Instruction & Enrichment

- Enhanced OT/PT space

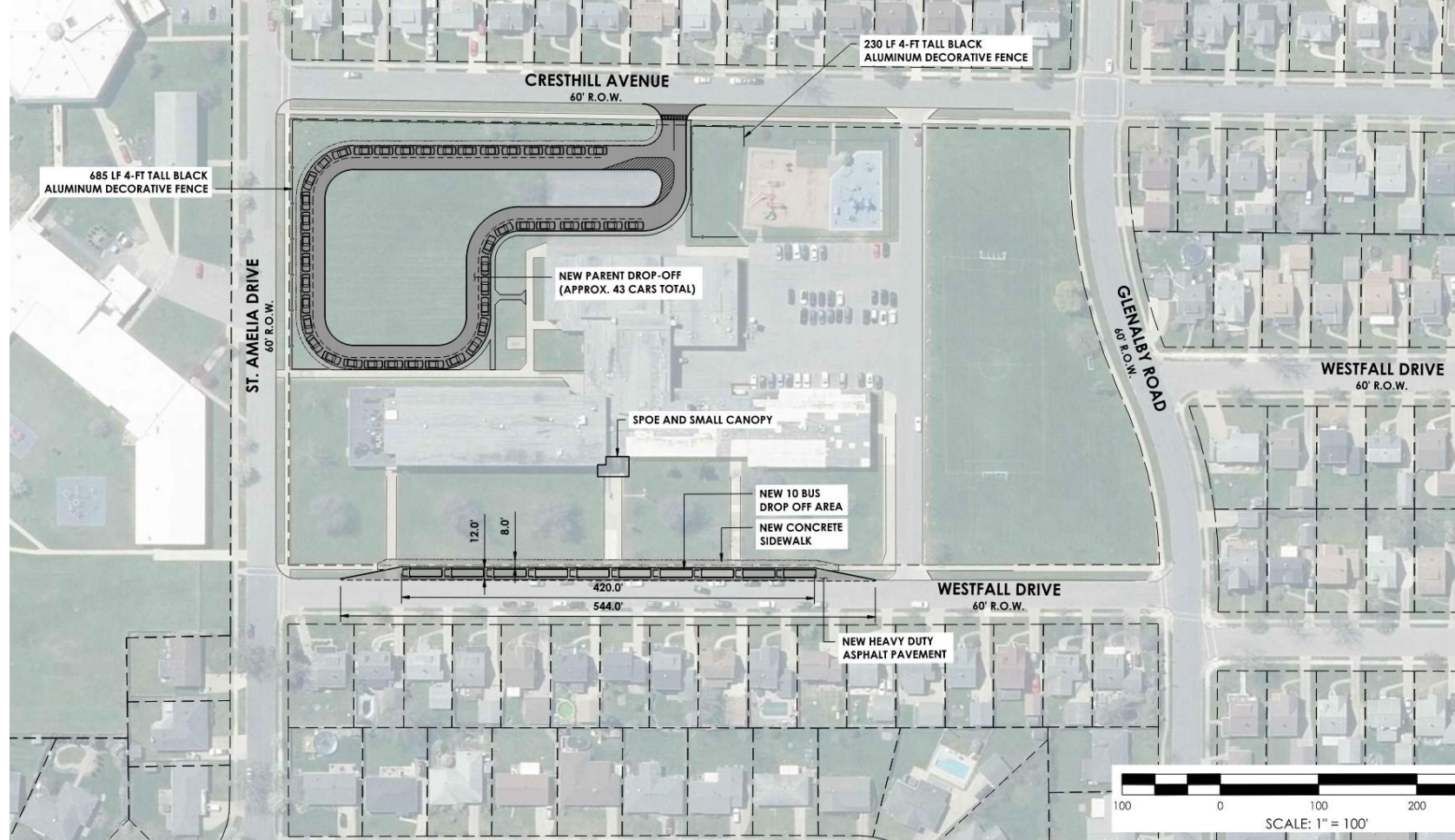
Community, Wellness & Recreation

- Wellness room

Health & Safety

- Drop-off/pick-up improvements
- New secured entrance/main office
- New water pipes
- New smoke detectors
- Roof/window replacement





LINDBERGH SCOPE

Instruction & Enrichment:

- Library renovations:
 - LED lighting, paint/flooring, new shelving

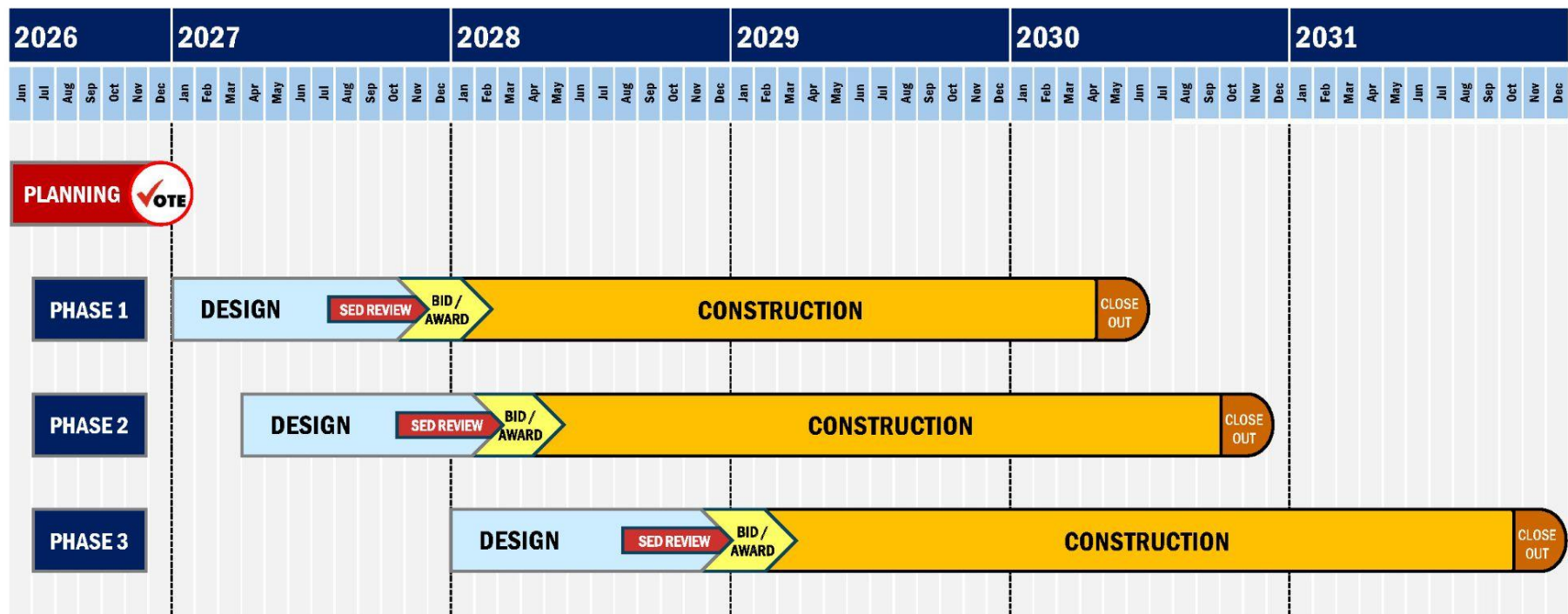
Health & Safety:

- New smoke detectors



CONSTRUCTION TIMELINE

KEY MILESTONES FOR PROJECT #1 ► PRELIMINARY PROJECT TIMELINE



KEY PROJECT MILESTONES

Referendum Vote:	December 2026
Design Phase:	2027 – 2028
Construction Phase:	2028 – 2031
Final Closeout:	December 2031



PRE-REFERENDUM SCHEDULE

Milestones Accomplished:

- Building Condition Survey and current District needs analyzed
- Master list of project scope established and carefully prioritized
- Final scope of work established
- Project budget established
- Financial analysis complete
- SEQRA Underway

Next Steps:

- October 13, 2026 Board of Education Meeting:
 - Adopt SEQRA
 - Adopt resolution for community referendum
- October-December:
 - Communicate/promote the project
- December 2026:
 - Anticipated community referendum vote



FINANCIALS

CONCEPTUAL ESTIMATE SUMMARY

BUILDING	CONCEPTUAL BUDGET
Franklin Middle School	\$13,256,989
Franklin Elementary School	\$8,520,652
Hoover Middle School	\$23,494,540
Hoover Elementary School	\$132,103
Lindbergh Elementary School	\$1,136,087
Hamilton Elementary School	\$20,548,729
Capitalized Interest	\$160,000
Total:	\$67,249,100



Proposed Project Financial Analysis

Projected 87% Aidable

Prepared By R.G. Timbs, Inc.



KENMORE-TONAWANDA UNION FREE SCHOOL DISTRICT

PROPOSED NET LOCAL SHARE OF DEBT SERVICE

PROPOSED \$67,249,100 VOTER REFERENDUM MATURITY SCHEDULE - 2026

Total Construction/Incidental Budget - \$67,089,100

Total Capitalized Interest - \$160,000

FISCAL YEAR ENDING	CAPITAL RESERVE	PRINCIPAL BALANCE OUTSTANDING	ESTIMATED PRINCIPAL PAYMENT	ESTIMATED INTEREST PAYMENT	TOTAL DEBT SERVICE	ESTIMATED STATE BUILDING AID	GROSS LOCAL SHARE	LESS DEBT SERVICE OFFSETS	NET LOCAL SHARE
6/30		\$ 67,249,100							
2029	\$ -	66,613,729	\$ 635,371	\$ 1,868,015	\$ 2,503,386	\$ -	\$ 2,503,386	\$ -	\$ 2,503,386
2030	-	65,838,729	775,000	2,664,549	3,439,549	726,741	2,712,808	-	2,712,808
2031	-	63,255,000	2,583,729	2,544,749	5,128,478	2,776,251	2,352,227	-	2,352,227
2032	-	60,240,000	3,015,000	3,162,750	6,177,750	3,784,812	2,392,938	160,000	2,232,938
2033	-	56,800,000	3,440,000	3,012,000	6,452,000	3,784,812	2,667,188	-	2,667,188
2034	-	53,190,000	3,610,000	2,840,000	6,450,000	3,784,812	2,665,188	-	2,665,188
2035	-	49,445,000	3,745,000	2,659,500	6,404,500	3,784,812	2,619,688	-	2,619,688
2036	-	45,510,000	3,935,000	2,472,250	6,407,250	3,784,812	2,622,438	-	2,622,438
2037	-	41,365,000	4,145,000	2,275,500	6,420,500	3,784,812	2,635,688	-	2,635,688
2038	-	36,985,000	4,380,000	2,068,250	6,448,250	3,784,812	2,663,438	-	2,663,438
2039	-	32,860,000	4,125,000	1,849,250	5,974,250	3,784,812	2,189,438	-	2,189,438
2040	-	28,520,000	4,340,000	1,643,000	5,983,000	3,784,812	2,198,188	-	2,198,188
2041	-	23,995,000	4,525,000	1,426,000	5,951,000	3,784,812	2,166,188	-	2,166,188
2042	-	19,010,000	4,985,000	1,199,750	6,184,750	3,784,812	2,399,938	-	2,399,938
2043	-	13,780,000	5,230,000	950,500	6,180,500	3,784,812	2,395,688	-	2,395,688
2044	-	8,285,000	5,495,000	689,000	6,184,000	3,784,812	2,399,188	-	2,399,188
2045	-	3,245,000	5,040,000	414,250	5,454,250	3,058,071	2,396,179	-	2,396,179
2046	-	-	3,245,000	162,250	3,407,250	1,008,561	2,398,689	-	2,398,689
Totals	\$ -		\$ 67,249,100	\$ 33,901,563	\$ 101,150,663	\$ 56,772,176	\$ 44,378,483	\$ 160,000	\$ 44,218,483

- Vote:	December 2026			- 2026-27 Est Aid Ratio:	69.7%
- SED Approval:	November 2027	March 2028	December 2028	- Bond Percentage:	87.1%
- First Borrowing:	June 2028	June 2028	June 2029	- Capitalized Interest:	\$160,000
- Final Cost Report:	June 2030	December 2030	December 2031	- Capital Reserve or Cash Support:	\$0

KENMORE-TONAWANDA UNION FREE SCHOOL DISTRICT

COMBINED EXISTING AND PROPOSED NET LOCAL SHARE

FISCAL YEAR ENDING	EXISTING DEBT LOCAL SHARE	PROPOSED DEBT LOCAL SHARE	DEBT SERVICE FUNDS USAGE	TOTAL LOCAL SHARE	MARGINAL INCREASE
6/30					
2027	\$ 3,076,633	\$ -	\$ 1,000,000	\$ 2,076,633	
2028	4,177,538	-	1,300,000	2,877,538	
2029	2,447,720	2,503,386	1,300,000	3,651,106	773,568
2030	1,946,774	2,712,808	300,000	4,359,582	1,482,044
2031	2,015,837	2,352,227	-	4,368,064	1,490,526
2032	2,187,036	2,232,938		4,419,974	1,542,436
2033	850,510	2,667,188		3,517,698	640,160
2034	850,010	2,665,188		3,515,198	637,660
2035	897,556	2,619,688		3,517,244	639,706
2036	895,806	2,622,438		3,518,244	640,706
2037	880,701	2,635,688		3,516,389	638,851
2038	425,119	2,663,438		3,088,557	211,019
2039	896,935	2,189,438		3,086,373	208,835
2040	891,435	2,198,188		3,089,623	212,085
2041	920,963	2,166,188		3,087,151	209,613
2042	-	2,399,938		2,399,938	
2043	-	2,395,688		2,395,688	
2044	-	2,399,188		2,399,188	
2045	-	2,396,179		2,396,179	
2046	-	2,398,689		2,398,689	
Totals	\$ 23,360,573	\$ 44,218,483		\$ 63,679,056	
Average Increase					\$ 1,322,144
2026-27 Tax Levy					\$ 100,064,678
% Increase					1.32%



Estimated Tax Impact:

Approximately \$16/\$100,000 Full Market Value Annually





Next Steps:

- SEQR (State Environmental Quality Review) Resolution: **October 2026**
- Board Resolution: **October 2026**
- Anticipated Capital Project Vote: **December 2026**

