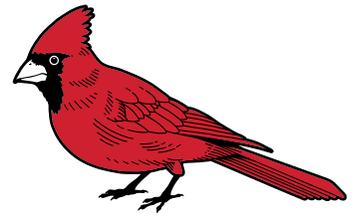


# Capital Improvement Project



Fort Ann Central School District

September 2017



Slate roof reconstruction is part of plan.

## Taking Care of Our Facilities

The Facilities Committee of the Fort Ann Central School District has been working with district architects, Mosaic Associates, to address needs that were identified in the district's Building Condition Survey. New York State requires all school districts to conduct Building Condition Surveys every five years as a way to ensure that taxpayers' investment in educational facilities are maintained.

After two years of collecting information, researching options, and balancing district priorities, the Fort Ann Board of Education passed a resolution to bring forward a Capital Improvement Project for residents to consider. On Tuesday, September 19, 2017, residents of the Fort Ann Central School District will vote on a \$3.69 million Capital Improvement Project that fixes infrastructure problems, improves safety and lighting, and enhances learning spaces.

"Our buildings are in good shape, but there are a couple of larger-ticket items we want to fix before they become worse," said Superintendent Kevin Froats. "We have been mindful in planning this project to not only solve problems, but to improve the facility for students and visitors. As a result, much of the work will be intertwined."

One aspect of the proposed capital project will address a drainage issue at the rear entrance to the building. Water has been seeping under the window and door, down the stairs, ruining the metal stairwell and causing damage to items stored in the basement. The proposed solution to the drainage problem will have several benefits – it will also repair crumbling pavement at the rear and front parking lots and provide a safer traffic pattern for student arrival and dismissal.

The bus garage will get some much needed attention in the proposed capital project. The roof and siding will be replaced, along with three exterior doors. The furnace and air handling unit will be replaced, and a fuel tank leak detection monitor will be installed.

"The Building Condition Survey indicated the need to upgrade lighting fixtures and emergency lighting in the bus garage and in the gymnasium, so we solicited proposals for a comprehensive lighting retrofit for the district," said Superintendent Froats. "We will be able to roll the lighting retrofit into the capital project and immediately benefit from the energy savings."

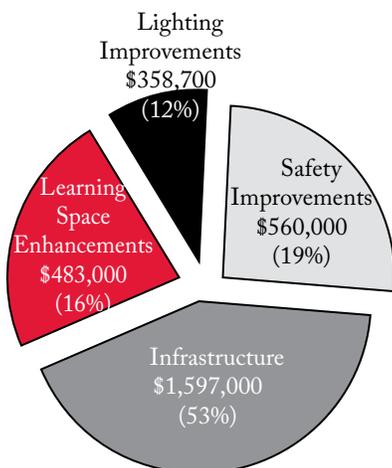
In addition to maintenance items that include reconstruction of slate roofing and replacement of hot water heaters (please see complete list on pages 2-3), the capital project will enhance some learning spaces for students:

- The fitness room will be relocated and its former home will be converted into a Makerspace for students
- A restroom in one of the special education classrooms will be renovated so that it is handicap accessible
- The original bleachers in the old gym will be replaced
- The auditorium will receive a new sound system
- The High School computer lab will be air conditioned

### Funding

The project will be funded through the use of New York State Building Aid, unappropriated fund balance, and the issuance of serial bonds. By scheduling the new debt service payments to coincide with retiring debt service payments, the net local share of the project will result in no additional tax impact.

## Project Components



## No Additional Tax Impact

### Capital Improvement

### Project Vote

Tuesday, September 19, 2017

Noon - 8 p.m.

Old Gym

Fort Ann Central School

## Scope of Proposed Capital Improvement Project

### Infrastructure

- Reconstruct pavement for drainage
- Add drainage piping at rear entrance
- Fix water infiltration in basement
- Replace hot water heaters
- Slate roofing reconstruction
- Exterior woodwork reconstruction and flashing
- Replace gym doors and hardware and exterior doors
- Replace roof of bus garage
- Replace main furnace and air handling unit in bus garage
- Renovate bus garage



The back parking lot will be regraded so water doesn't seep under the window and door.



This shows the inside of the door stuffed with towels to prevent water from going down the stairs.



The stairway is rusted from water infiltration.



Exterior woodwork and flashing will be repaired.

### Safety Improvements

- Renovate main parking lot and bus loop
- Add Emergency generator
- Add Fuel Tank monitor leak detection in bus garage
- Upgrade public address system
- Reconstruct exterior gym stairs
- Add landing at rear exterior of band and tech rooms



These stairs will be reconstructed after the lot has been regraded.



Bus loop will be moved to the front parking lot for student safety and the longevity of the pavement.

### Lighting Improvements

- Replace six electrical panels
- Replace gym lighting and add switches
- Upgrade lighting fixtures in bus garage
- Upgrade emergency/exit lighting in bus garage



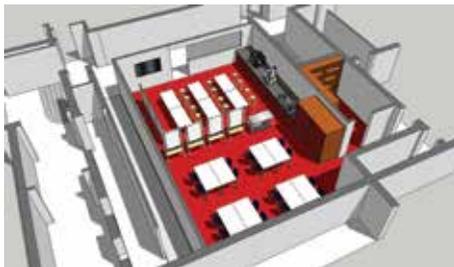
Electrical panels will be replaced.



New lighting will be installed district-wide.

### Enhancements to Learning Spaces

- Renovate special education classroom restroom so it is handicap accessible
- Relocate Fitness room
- Repurpose old fitness center into Makerspace
- Upgrade sound system in auditorium
- Install new bleachers in old gym
- Add air conditioning to High School computer lab



Fitness room will be relocated and a modern Makerspace will be installed.



Bleachers in the old gym will be replaced.



# Fort Ann Central School District

*Prepare. Educate. Excel*

One Catherine Street  
Fort Ann, NY 12827  
www.fortannschool.org

## Superintendent of Schools

Kevin A. Froats

## Board of Education

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Pamela White, Vice President  
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Amy Bailey  
Cathy Graham  
Paul Greene  
Alison West

## ECRWSS Postal Patron

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### ON THE BALLOT

#### PROPOSITION I – 2017 CAPITAL PROJECT

Shall the Board of Education be authorized to (1) reconstruct various District buildings, including site work, and acquire original furnishings, equipment, machinery or apparatus required for the purpose for which such buildings are to be used, at a maximum aggregate cost of \$3,690,000; (2) expend such sum for such purposes; (3) expend \$200,000 of unappropriated fund balance; (4) levy the necessary tax therefore, to be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education, taking into account state aid and the amount expended from the unappropriated fund balance; and (5) in anticipation of the collection of such tax, issue bonds and notes of the District at one time or from time to time in the principal amount not to exceed \$3,490,000 and levy a tax to pay interest on said obligations when due?

**(Vote for any One)**    **YES**   
                                         **NO**

#### Voter Qualifications

A person shall be entitled to vote at the special meeting of voters who is: a citizen of the United States; 18 years of age; and a resident within the School District for a period of 30 days next preceding the meeting at which he/she offers to vote.

#### Absentee Ballots

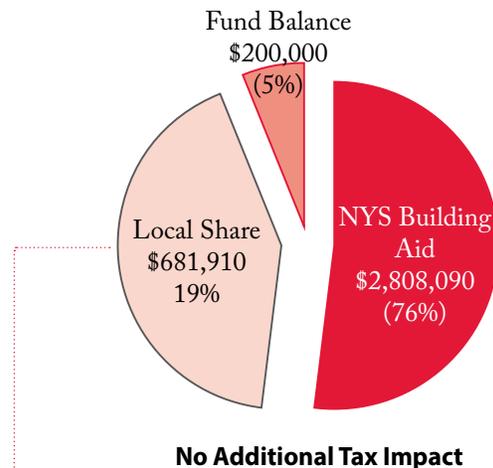
Absentee ballots may be applied for at the office of the District Clerk. Applications for absentee ballots must be received by the District Clerk at least seven days prior to the vote if the ballot is to be mailed to the voter, or on or prior to September 18, 2017 if the ballot is to be delivered personally to the voter. Absentee ballots must be received by the District Clerk not later than 5 p.m. on September 19, 2017.

A list of all persons to whom absentee ballots have been issued will be available for inspection to qualified voters of the School District in the office of the District Clerk from 8 a.m. and 3 p.m. on weekdays prior to the day set for the vote. Any qualified voter present in the polling place may object to the voting of the ballot upon appropriate grounds for making his/her challenge and the reasons therefore known to the Inspector of Election before the close of the polls.

#### District Mission

We are committed to educate and prepare all Fort Ann students to succeed in a multifaceted, culturally diverse, global society. We strive to meet the needs of ALL students in a safe, caring, and positive learning environment.

### ESTIMATED FUNDING SOURCES



Bonded Over 15 Years	=	\$
Retiring Debt		(\$)
Retiring Transportation Debt		(\$)
Net Budget Impact	=	\$0

### TIMETABLE

#### If Capital Improvement Project is Approved

Design and Construction Document ..... Winter 2018  
Approval by NYS Education Department ..... Fall 2018  
Bidding Process ..... Spring-Summer 2018  
Construction Begins ..... Summer 2018  
Construction Completion ..... Summer 2019