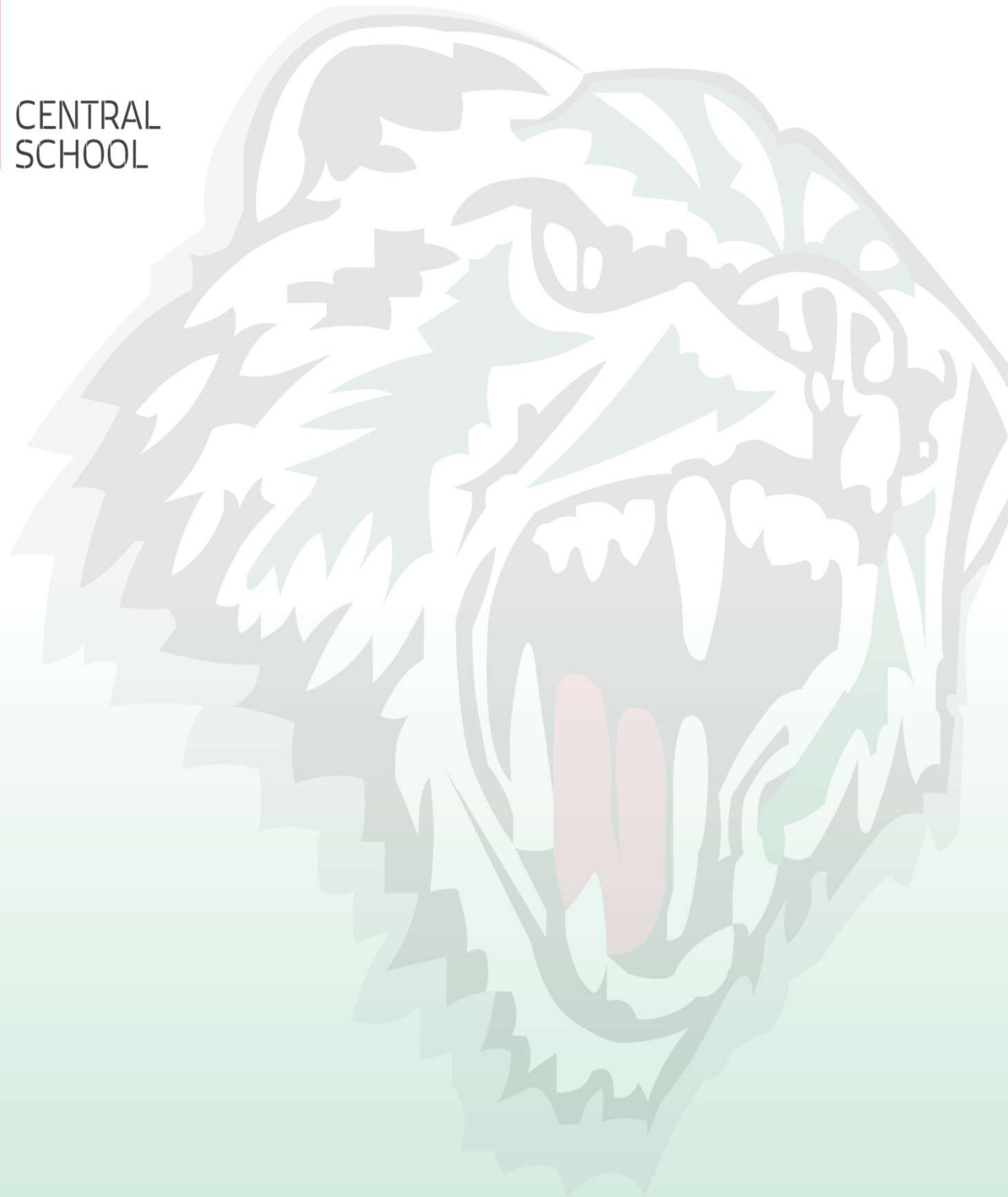




Worcester CENTRAL  
SCHOOL

# Welcome! to the Capital Project Coffee Chat!

November 30, 2022





Worcester CENTRAL  
SCHOOL



## Agenda

- Welcome
- Introductions
- Presentation by John Sokol of BCA Architects and Dr. Rick Timbs, Worcester's Financial Advisor
- Question and Answers



# **WORCESTER CENTRAL SCHOOL DISTRICT**

## **Proposed Capital Project Overview**

**November 30, 2022**



# Why?

Why is the District considering a Capital Project at this time?

- How we got here
- Focus on critical infrastructure needs
- Why it needs to be done
- Details of the Plan



# The Long View...

Evaluate, Review & Focus

- 2020 Building Condition Survey identified needs, including, sewer line replacement, oil tank replacement and numerous other infrastructure improvements required in areas of the building due to age and wear. Also upgrades to the security and communication systems.
- Existing bus facility concerns, including:
  - Parking Lot Improvements
  - Infrastructure improvements



# The Long View...

## Evaluate, Review & Focus

- Long list of items to review were generated by District staff & BCA, using the 2020 BCS, and review of current conditions
- List was paired down to Priority 1 items for the Main Building and the Bus Garage



# The Long View...

## Evaluate, Review & Focus

- Interior building infrastructure work is necessary to protect our facilities and our investment in them
- Site (Bus Garage parking lot) work is necessary due to wear & tear (age)
- Front lawn area redesign to provide a more adequate approach to the building, also repair some of the sidewalks and slate stone entrance.
- Focus on critical needs – no extraneous / “nice to have” work
- Time is right – debt coming off from 2010 project allows new work to be done with no anticipated tax increase to the community











## Worcester CSD

### COMBINED EXISTING AND PROPOSED NET LOCAL SHARE

FISCAL YEAR ENDING	EXISTING DEBT LOCAL SHARE	Use of DS Fund	PROPOSED DEBT LOCAL SHARE	TOTAL LOCAL SHARE
6/30				
2022	\$ 262,832		\$ -	\$ 262,832
2023	282,353		-	282,353
2024	278,153	-	-	278,153
2025	277,090	238,000	239,100	278,190
2026	272,355	50,000	57,215	279,570
2027	213,771	-	65,839	279,610
2028	202,921	-	75,839	278,760
2029	188,117	-	84,589	272,706
2030	149,130	-	57,089	206,219
2031	52,429		40,089	92,518
2032	25,017		48,089	73,106
2033	27,117		44,839	71,956
2034	28,867		45,839	74,706
2035	26,267		45,839	72,106
2036	(597)		54,839	54,242
2037	810		52,339	53,149
2038	(3,090)		53,839	50,749
2039	(1,990)		54,089	52,099
2040	(131,053)		53,089	(77,964)
Totals	\$ 2,150,499	\$ 288,000	\$ 1,072,561	\$ 2,935,060
Prepared by: Amanda Corney, MBA - Municipal Advisor				
Reviewed by: Jessica Bianchi, Municipal Advisor Principal				

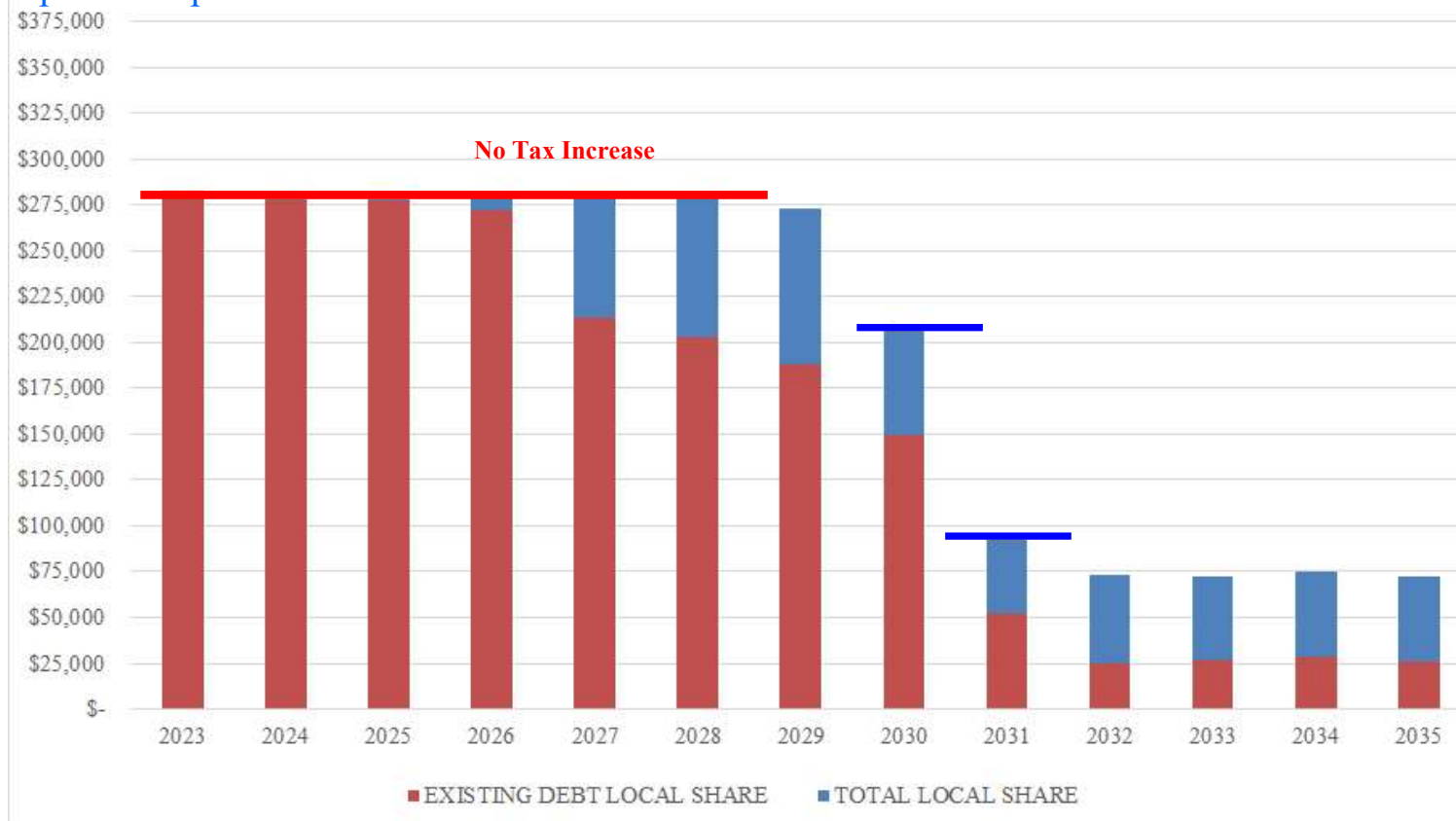
## Example of the Debt Drop Off Model

### Worcester CSD



#### COMBINED EXISTING AND PROPOSED NET LOCAL SHARE

Proposed Plan: Replace Drop off in Debt with New Debt to be **Tax Neutral...No Increase in Taxes** because of Capital Project



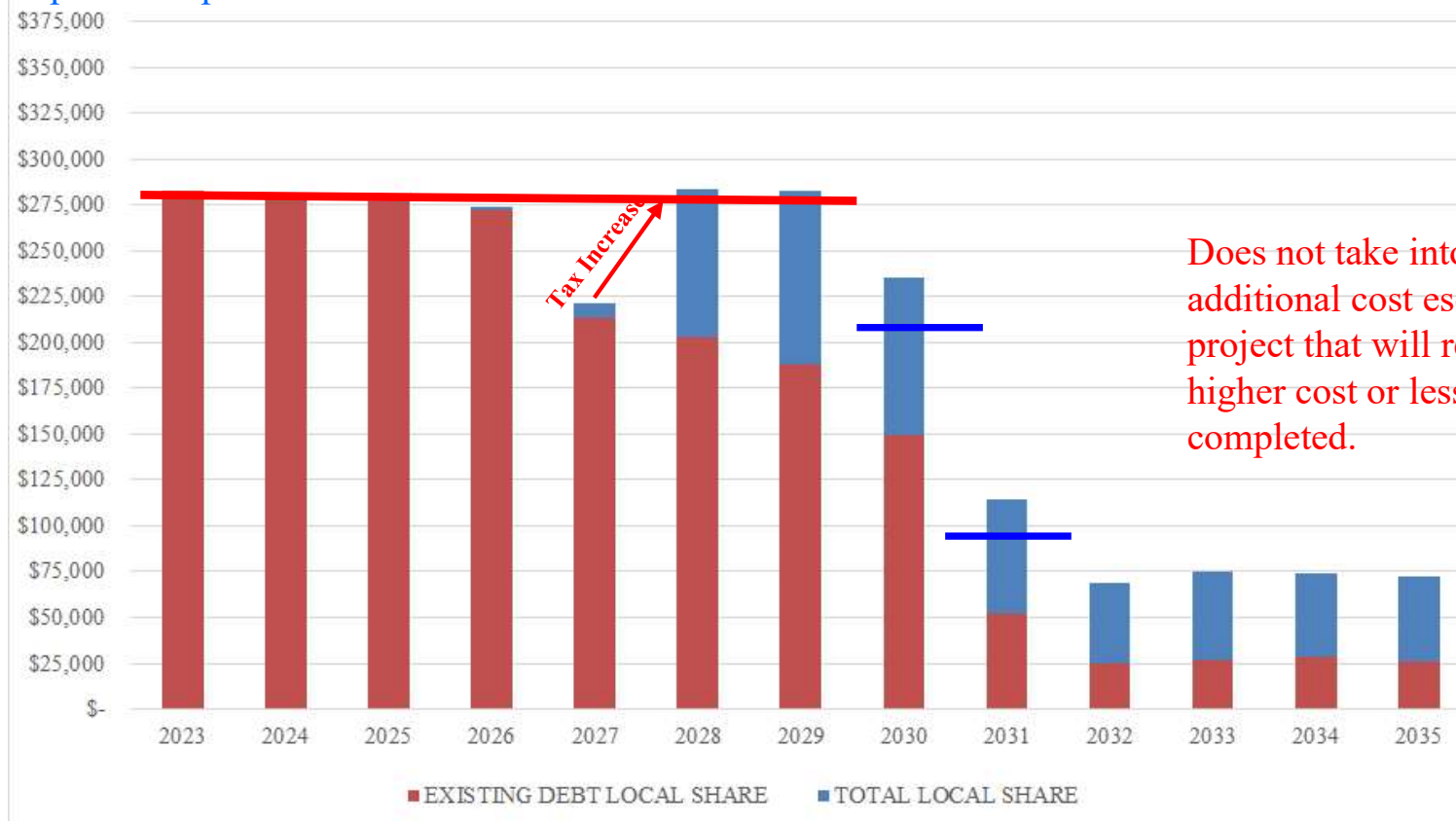
## Example of the Debt Drop Off Model

### Worcester CSD



#### COMBINED EXISTING AND PROPOSED NET LOCAL SHARE

Wait One Year: Replace Drop off in Debt with New Debt = **Not Tax Neutral... Increase in Taxes** because of Capital Project



# Review of Proposed Project



WORCESTER CSD PROPOSED CAPITAL PROJECT



# Worcester Central School District PROPOSED CAPITAL PROJECT

## **Site Work:**

• Oil tank replacement:	\$ 480,000
• Campus front lawn area:	\$ 105,000
• Softball Scoreboard:	\$ 48,000
• Courtyard drainage:	\$ 70,000
• Hardware for playground gates:	\$ 9,000
• <u>Main entrance sidewalk:</u>	<u>\$ 70,000</u>
	<b>\$ 782,000</b>



# Worcester Central School District PROPOSED CAPITAL PROJECT

## **Main Building:**

• Cafeteria roof at playground:	\$ 125,000
• Upper auditorium ceiling:	\$ 193,275
• Lower auditorium ceiling:	\$ 14,720
• Weight room:	\$ 415,000
• Mics Painting (Exterior):	\$ 65,000
• Copier alcoves:	\$ 40,000
• Front office redesign:	\$ 225,000
• Carpet replacement:	\$ 107,850
• Kitchen A/C:	\$ 100,000
• Gymnasium A/C:	\$ 125,000
• <u>Sanitary line Reconfiguration:</u>	<u>\$ 150,000</u>
	<b>\$1,560,845</b>



# Worcester Central School District PROPOSED CAPITAL PROJECT

## **Main Building Continued:**

• Security system upgrades:	\$ 413,000
• Interior Door Access Control:	\$ 336,000
• A/V upgrades in cafeteria/gym:	\$ 92,000
• Emergency generator:	\$ 102,600
• <u>Fluorescent lighting replacement:</u>	<u>\$ 467,000</u>
	<b>\$1,410,600</b>





# Worcester Central School District PROPOSED CAPITAL PROJECT

## **Bus Garage:**

• Bus garage front parking area:	\$ 109,000
• Bus garage rear parking area:	\$ 114,000
• Fuel dispensing island canopy:	\$ 85,000
Fuel metering system:	\$ 30,000
• Interior doors:	\$ 44,400
• Air conditioning:	\$ 150,000
• Boiler replacement:	\$ 50,000
• Toilet room exhaust:	\$ 25,000
• Security upgrades:	\$ 185,000
• <u>Fluorescent light upgrades:</u>	<u>\$ 35,000</u>
	<b>\$ 777,400</b>



# Worcester Central School District PROPOSED CAPITAL PROJECT

## Estimate of Probable Costs:

Site Work:	\$ 782,000
Main Building:	\$ 2,971,445
Bus Garage:	\$ 777,400
<b>Total Base Construction:</b>	<b>\$ 4,530,845</b>

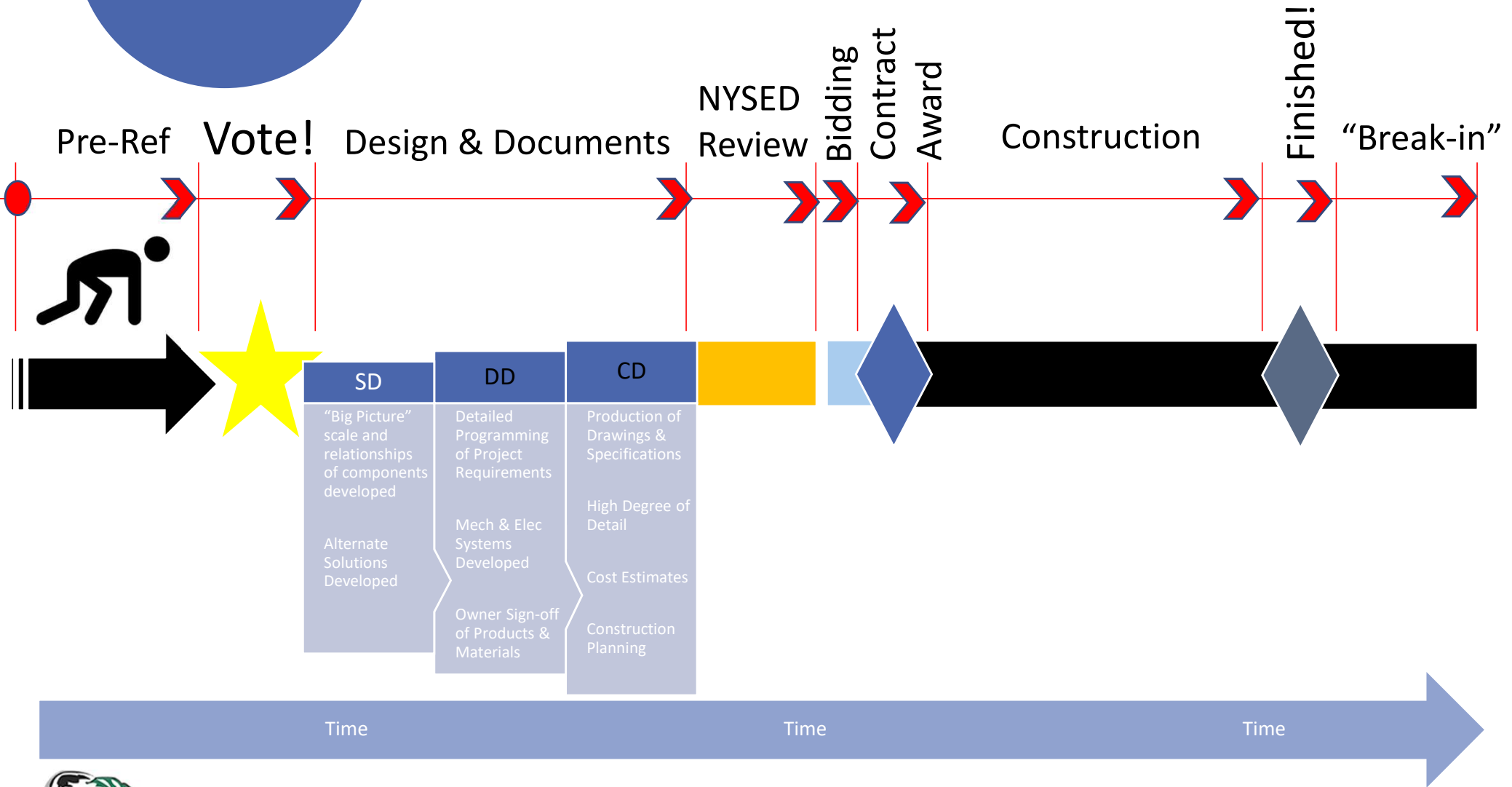
General Conditions 15%:	\$ 679,627
Escalation To Summer 2024 9%:	\$ 407,776
Construction Contingency (10%):	\$ 453,085
Project Incidental Costs 20%:	\$ 906,168
<b>Current Probable Costs:</b>	<b>\$ 6,977,501</b>

**Referendum Total:** **\$ 6,977,501**



# PROPOSED PROJECT SCHEDULE:

***Goal: No Surprises***



# SCHEDULE

## Timeline for Success

### Pre-Ref Phase:

- **Project Scoping:** Completed
- **SEQRA Process:** Completed
- **SEQRA Approval:** Completed
- **BOE Resolution for Capital Project:** Completed
- **Notice of Proposition Posted:** No earlier than 10/26/22
- **Public Meeting(s):** November 2022
- **Public Referendum Vote:** **December 14, 2022**

### Design Phase:

- **Jan. – June 2023:** Design Phase / SED Submission
- **July – October 2023:** SED Review Period
- **Late October/November 2023** – SED Approval



**Design**

**Bid**

**Construct**

School  
Is Open!



# SCHEDULE

Timeline for Success

## Bidding Phase:

- **Jan. – Feb. 2024** – Project Out to Bid
- **March 2024** – Award of Bids
- **Late Spring 2024** – Construction Start



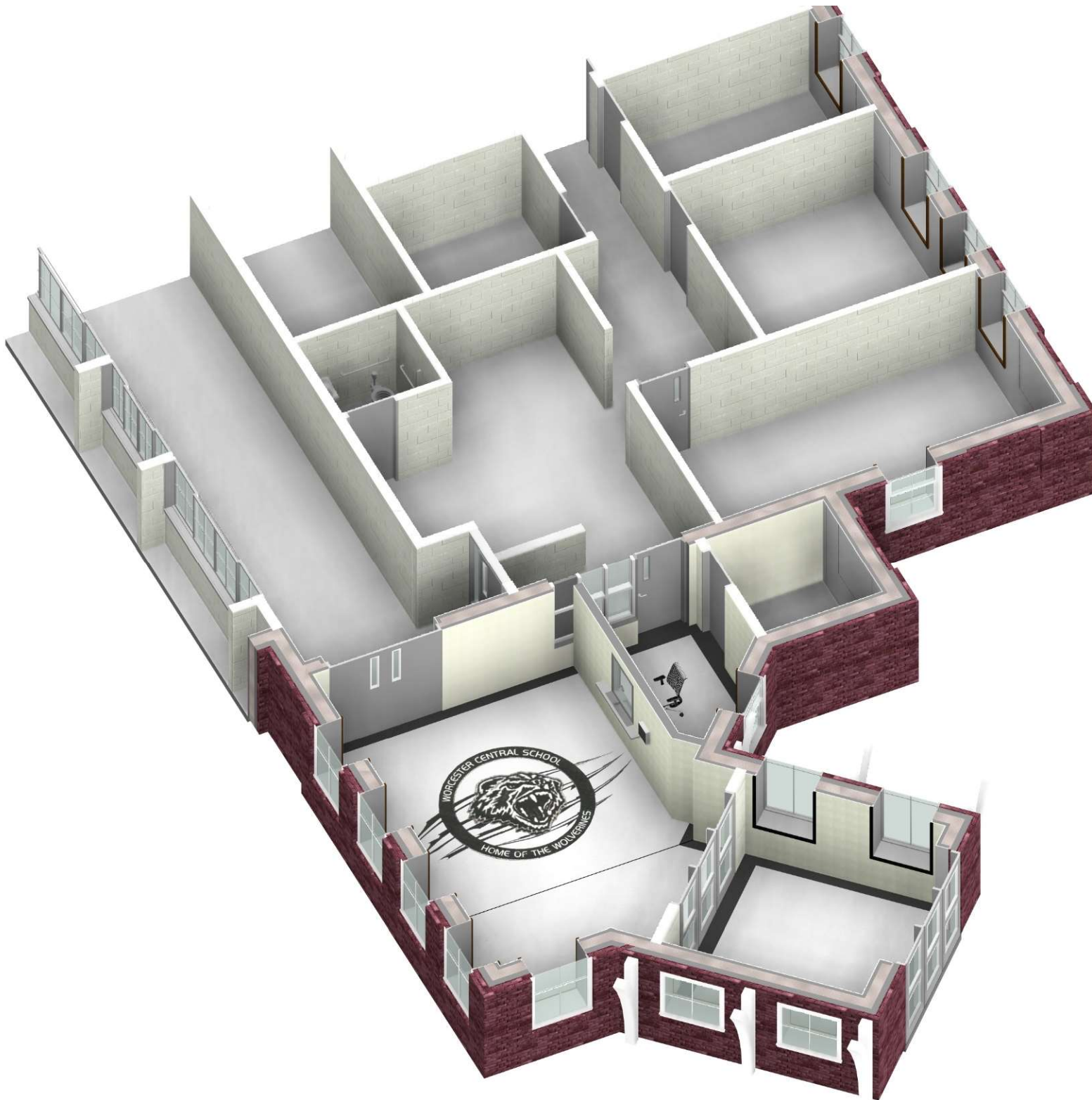
# SCHEDULE

Timeline for Success

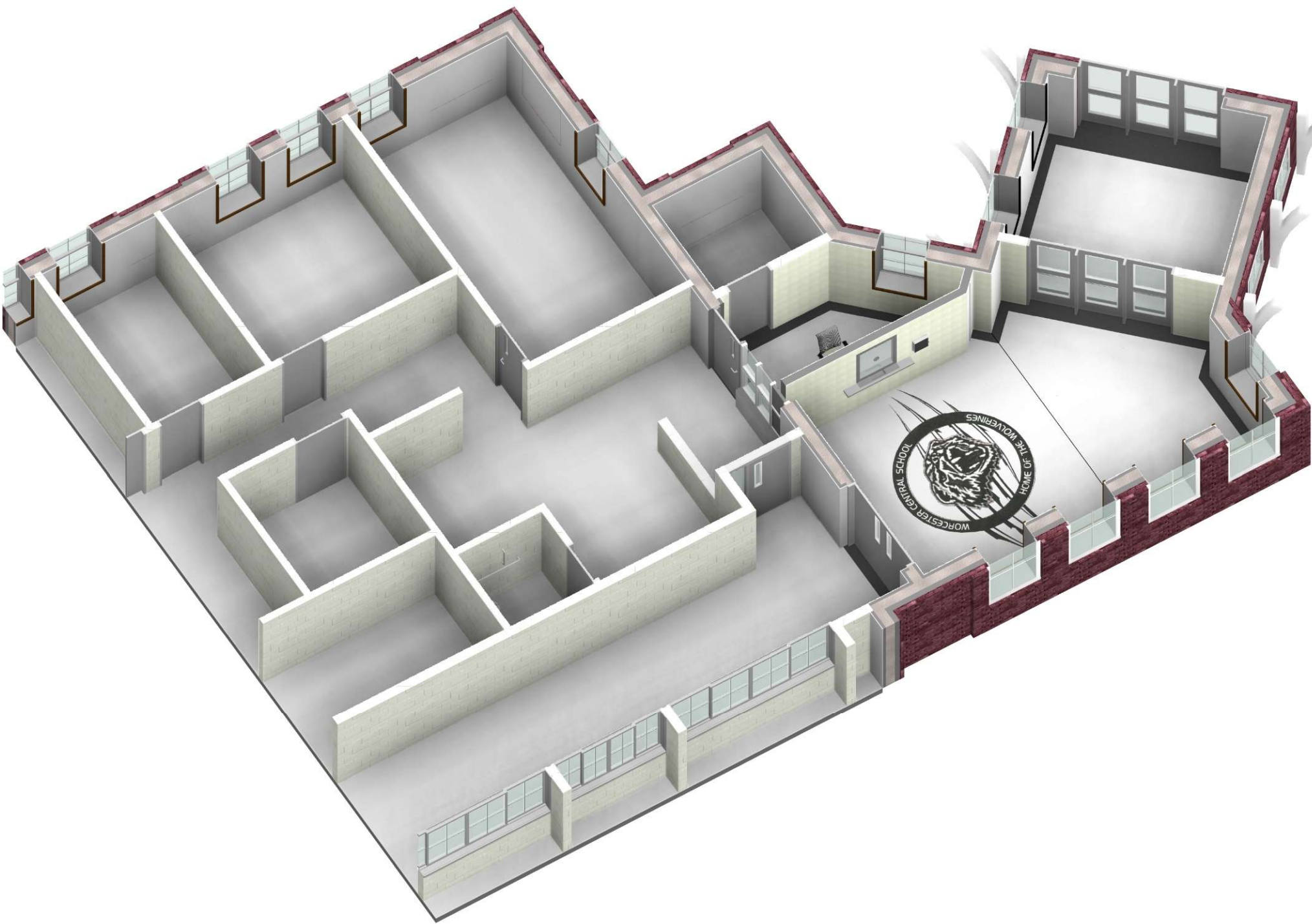
## Construction Phase:

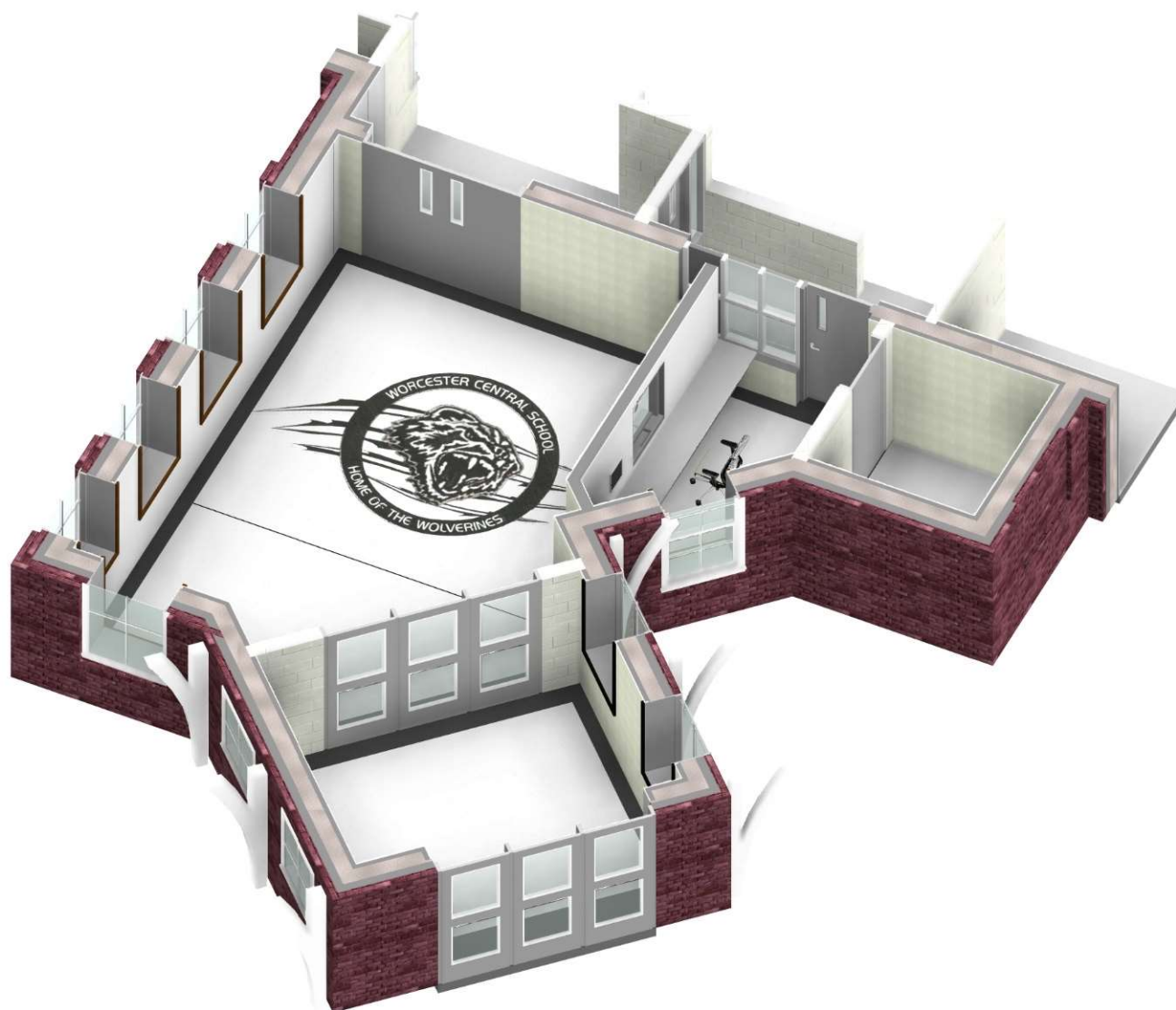
- **Summer/Fall 2024** – Renovation Construction Phase
- **Winter '24-25** – Renovation Closeout/Commissioning











# THANK YOU!

Questions?

