



Bond for Critical Repairs

Facilities Improvement Committee

Coordinated by David Gosman & Darin Diamond

Contributors

Participants:

- John LaNave, Anthony Valenti, Sandy Winkler, William Molloy, Tom Ritzenthaler

Board Members on Committee:

- David Gosman
- Darin Diamond

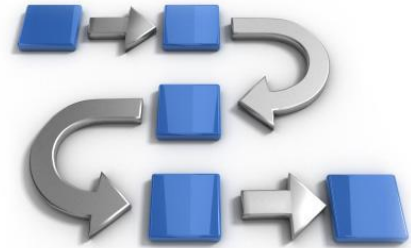


Summary of Conditions

- Last bond before Congers: Over five years ago
- Buildings well maintained based on a limited budget
- Recent failures: North boiler, transformer
- Festa roofs in progress
- Critical infrastructure issues have not been addressed
- Lessons from 2009/2010 Bond
- 5-Year Plan includes:
 - Primary critical items (roofs, boilers)
 - Secondary critical items (windows, electrical)
 - Several other important items

Process

- Review of 5-year plan
- Discussions of plan and repair process
- Tour of facilities
- Prioritization and categorization of repairs
- Discussion of different financing options
- Deliberation of committee
- Presentation to Board of Education - 2/26/2014
- Move to next steps in schedule



Proposed Scope

- Concentrate on primary critical items
- Seal the building envelope
- Roofs are past their life expectancy
 - Leaks, potential water damage
 - Structural integrity
 - Temperature loss
 - Frequent repairs
- A few boilers are running on overtime
 - Lack of efficiency
 - Risk of taking entire building offline
 - Frequent repairs
- ADA improvements

Proposed Scope - Details 1\2

Repair	Building	Expected Life	Actual Age	Discrepancy
Replace Roof	West Nyack	20-25 yrs	30 yrs (installed 1985)	5-10 yrs
Replace Roof	Strawtown	20-25 yrs	31 yrs (installed 1984)	6-11 yrs
Replace Roof	Woodglen	20-25 yrs	29 yrs (installed 1986)	4-9 yrs
Replace Roof	Link	20-25 yrs	30 yrs (installed 1985)	5-10 yrs
Replace Roof	New City	20-25yrs	31 yrs (installed 1984)	6-11 yrs
Replace Roof	Little Tor	20-25 yrs	29 yrs (installed 1986)	4-9 yrs
Replace Roof	Laurel Plains	20-25 yrs	29 yrs (installed 1986)	4-9 yrs
Replace Roof	Lakewood	20-25 yrs	30 yrs (installed 1985)	5-10 yrs
Replace Roof	NHS	20-25 yrs	29 yrs (installed 1986)	4-9 yrs

Proposed Scope - Details 2\2

Repair	Building	Expected Life	Actual Age	Discrepancy
Replace Roof	SHS	20-25 yrs (spray foam roof can be recoated to extend life)	44 yrs (installed 1971) 18 yrs (recoated 1997)	19-24 yrs
Replace Roof	FFMS	20-25 yrs	31 yrs	6-11 yrs
Replace Roof	Chestnut Grove	20-25 yrs (spray foam roof can be recoated to extend life)	44 yrs (installed 1971) 18 yrs (recoated 1997)	19-24 yrs
Replace 2 Boilers	SHS	25 yrs	44 yrs (installed 1971)	19 yrs
Replace 2 Boilers	FFMS	25 yrs	48 yrs (installed 1967)	23 yrs
Replace 2 Boilers	Birchwood	25 yrs	51 yrs (installed 1964)	26 yrs
Replace 1 Boiler	NHS	25 yrs	62 yrs (installed 1953)	37 yrs

Funding and Aid

Scope of work: Roofs, boilers, ADA work

Preliminary estimates provided by present-dating estimates on the 5-year plan. These old numbers need validation.

Approximate cost with incidentals: \$ 30MM*

Approximate aid: 55.1%, limited exclusions

* \$ 30MM is an approximate amount. Actual numbers will be determined post-validation.



Financing Details

- Earliest issuance of actual aid dollars - 18 months after commissioner approval date
- Issuance of low-cost BANs (bond anticipation notes) for each section of project
- BAN approach to be discussed during financial breakdown
- First two years of Bond debt service will be higher
- After that, state aid will flow in, reducing net debt service

Solar Panels

- Investigate solar panel usage on roofs
- New roofs are ideal for placement
- Solar panels can potentially:
 - Cost \$ 0 for installation (paid for by owner)
 - Cost \$ 0 for maintenance (paid for by owner)
 - Save on energy costs
 - Provide educational opportunities for students
 - Albany and Queensbury schools use them
 - Perform energy study, company study



Administrative Presentation

Project Estimate

Phase I (Year 1)	Phase II (Year 2)	Phase III (Year 3)
Roofs FFMS/Trans Laurel Plains Link Strawtown West Nyack	Roofs NHS New City Little Tor Birchwood Bardonia Boilers SHS NHS ADA TBD	Roofs SHS Woodglen Lakewood Chestnut Grove Boilers Birchwood FFMS ADA TBD
\$11,000,000*	\$11,000,000*	\$8,000,000*

* Additional engineering/testing needed to confirm scope/costs.

																					Summer 2017			
	Duration	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug
Engineering / Design	4 mos.	█																						
SED Review	6 mos.						█																	
BID/Award	3 mos.								█															
Mobilize	2 mos.											█												
Construction	2 mos.																				█			
																							█	

Financing Approach \$30M Capital Improvements

	Year 1	Year 2	Year 3	Year 4	Year 5	Annually Year 6 thru 20	Year 21	Year 22	Year 23	Year 24	Year 25
\$11M BAN Phase 1	\$(18,900)	\$(25,788)									
\$22M BAN Phase 2		\$(18,900)	\$ (82,534)								
\$30M BAN phase 3			\$ (18,900)	\$(140,698)							
\$30M Bond				\$ (68,500)	\$(2,432,047)	\$ (2,432,047)					
Total Finance Cost	\$(18,900)	\$(44,688)	\$(101,434)	\$(209,198)	\$(2,432,047)	\$ (2,432,047)					
State Aid Phase 1				\$ 370,446	\$ 370,446	\$ 370,446	\$ 370,446	\$ 370,446	\$ 370,446		
State Aid Phase 2					\$ 370,446	\$ 370,446	\$ 370,446	\$ 370,446	\$ 370,446	\$370,446	
State Aid Phase 3						\$ 269,415	\$ 269,415	\$ 269,415	\$ 269,415	\$269,415	\$269,415
Net Cost to District	\$(18,900)	\$(44,688)	\$(101,434)	\$ 161,248	\$(1,691,155)	\$ (1,421,740)	\$1,010,307	\$1,010,307	\$1,010,307	\$639,861	\$269,415

Assumptions
February MMR plus
BAN 1 rate .3125%
BAN 2 rate .50%
BAN 3 rate .625%
Bond Rate 3.32%

Repair Plans - Thoughts



- Issue ~\$30M bond for first round of critical repairs
- Near-term start on first round of critical repairs
- Refresh the 5-year plan by January, 2016
- Update public on progress of first round of critical repairs
- Begin process on second round of critical repairs, based on updated figures and information from upcoming 5-year plan
- If necessary, third round to tie up final items

Recommendation



The Facilities Improvement Committee recommends:

- Pursue the first round of critical repairs
- Two month engineering study to validate numbers, solar
- Request Administration prepare for a \$ 30MM* bond
- Shift \$1MM in budget to flatten debt service expenditure
- May/June BOE meeting to approve proposing a bond to the public
- Bond election in fall of 2016 to allow for summer 2017 work
- Upon approval, commence work on roofs, boilers & ADA

* \$ 30MM is an approximate amount. Actual numbers will be determined post-validation.

Recommendation



Approximate Timeline for Recommendation

Approximate Date	Action
Complete engineering study	Late April - early May
Complete solar study	May
Deliberate & approve Special Bond Election	May or June BOE Meeting
Special Election - last date for 15-16 work	Mid-September 2015
Complete First Phase of Project	Summer 2017
Complete Second Phase of Project	Summer 2018
Complete Third Phase of Project	Summer 2019