

The Highland Falls Fort Montgomery Central School District



2023 Proposed Capital Project Referendum

March 28, 2023



Scope of the Work

Fort Montgomery Elementary School

The list of work at the FMES is fairly extensive:

- Replacing all older electrical panels
 - Replacing hot water pumps, air separator, and accessories
 - Replacing the entire HVAC System, adding AC and updating the Building Management System (BMS)
 - Upgrading a number of toilet rooms
 - Adding a new elevator, as well as a ramp inside the building for accessibility
 - Creating a new secure office and entryway
 - Providing ADA access to the building at the front entrance
 - Providing additional parking (18-20 spots) to ease parking congestion
 - Repaving of the existing parking lot and bus loop
 - Upgrades to the electrical system
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- Construction of a new multipurpose room (Gymnasium/Cafeteria) with a warming kitchen
 - Renovation of existing gym into learning spaces for Art/Music and a Library Media Center
 - Renovation of existing kitchen and storage into a new Nurse's office





Scope of the Work

Highland Falls Intermediate School & James I. O'Neill

HFIS

- Replacement of the entire heating system, including new BMS, new boilers and adding air conditioning throughout the building.
- **Replacement** of the roof of the building
- Reconstruction of the man parking lot, including the replacement of the drainage system.

JIO

- Replacement of the heating system, including new BMS, new boilers, and adding air conditioning throughout the building.
- **Replacement** of the roof of the building.
- Upgrades to the electrical system
- Renovation of the kitchen including new equipment and upgrades to the plumbing system.





Anticipated Cost?

Currently, the Facilities Committee, working with BCA, TRITON, and Rick Timbs, has put together a project with a cost of \$44,435,600, including anticipated cost escalations and incidental costs.

The goal of the Facilities Committee has been to present a financial picture for this project to the Board which would maximize available reserves as well as state aid and which would not lead to an increase in the tax levy.

To pay for this, the District would appropriate \$8.81 mil from the capital reserve.

State Building Aid would also help pay for this work. The District currently has an aid ratio of 82.9%, which means that for every \$100 of **aidable** work, the District would receive back \$82.90.

The rest of the cost of the project will be paid with "old debt payments." Currently, the District has a debt payment of \$850,579. Approximately \$755.287 of that debt will be retired at the end of of the 2023-2024 school year. That money, **which is already in the budget**, will be applied to the cost of this project.

THIS PROJECT, AS PRESENTED AND STRUCTURED, WILL NOT LEAD TO AN INCREASE IN PROPERTY TAXES.





Next Steps and Timing

On January 19th, the Board adopted a SEQRA resolution for this proposed action.

- *Under Section 617.5 of the SEQRA Regulations, subdivision 10, if the Project includes the addition, it would still be a Type II Activity because it is a small addition – “routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings;”*

On January 19th, the Board approved a proposed capital project which would need to be approved by the voters of the District.

From January 19th through March 28th, the District will provide information to the community regarding this project. We will share this information on our website and through BlackBoard Connect and ClassDojo.

On March 28th, the community will vote on the proposed capital project.





Next Steps and Timing

If the referendum is successful...

The Team will begin the design phase. During this period, we will work with stakeholders to refine the specifics of the elements which were included in the scope which was presented to the community.

In September 2023, the District will submit the project to NYSED Facilities Planning for Review. Currently, reviews are taking in the area of four months to be completed. As we did with the 2017 project, the District may wish to go for an “expedited” third party review. Our partners in planning have informed us that they anticipate third party reviews to take about 3 months due to the amount of work entering the NYSED Facilities Planning pipeline. This is an iterative process where BCA and Facilities Planning will go back and forth clarifying elements of the project until the final approval is granted.

- **As a large amount of this project is infrastructure and includes mechanical equipment associated with the HVAC system, there is concern about lead time for ordering. It is imperative that we get approval from SED and that our contractor partners order these long lead items.**
- **Depending on the the final design, it may be beneficial, after consultation with BCA, Triton, and Rick Timbs, to phase the project into two separate phases, with the work at FMES being done in year one and the work at the HFIS and JIO being done in year two. This would necessitate a separate review and bidding for each of the phases.**

While the review is commencing, the Team will look at areas of the project where items may be procured via the State Bid List. Purchasing long lead items off of the state contract list is one way the District can save money by saving time. For example, the District procured its athletic fields, the bleachers, and the lighting systems off the state contract list.





Next Steps and Timing

Remember...If the referendum is successful...

Sometime in late fall or early winter of 2023, we should have approval of the plans and the project from SED. The team will then assemble bid documents for the project. As required under the Wick's Law, the project will be broken into four separate parts and therefore will award four separate contracts, These include, General Construction, Plumbing, Electrical, and HVAC. Because of the anticipated scope of the project, a fifth contract, for Site Work, will be needed, as well.

If all goes according to plan, the window for the contract bidding will be such that the Board will be able to award contracts in January or February of 2024. Immediately following, the contractors will begin planning for their pieces of the work.

Work will commence in the summer of 2024 and will continue through the fall of 2025 with substantial completion and closeout being in the fall and the Final Cost Reports being submitted by the end of December.





Questions & Comments?

