



# GERMANTOWN

CENTRAL SCHOOL DISTRICT

## 2024 Capital Improvements

# Agenda

- Proposition 1
  - Recommended Scope of Work
  - Anticipated Project Cost
  - Anticipated Tax Impact
- Timeline
- Future Work





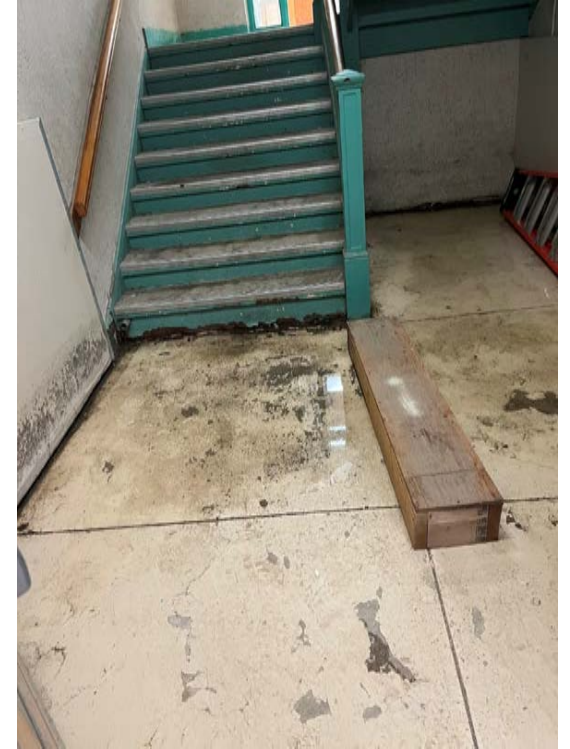
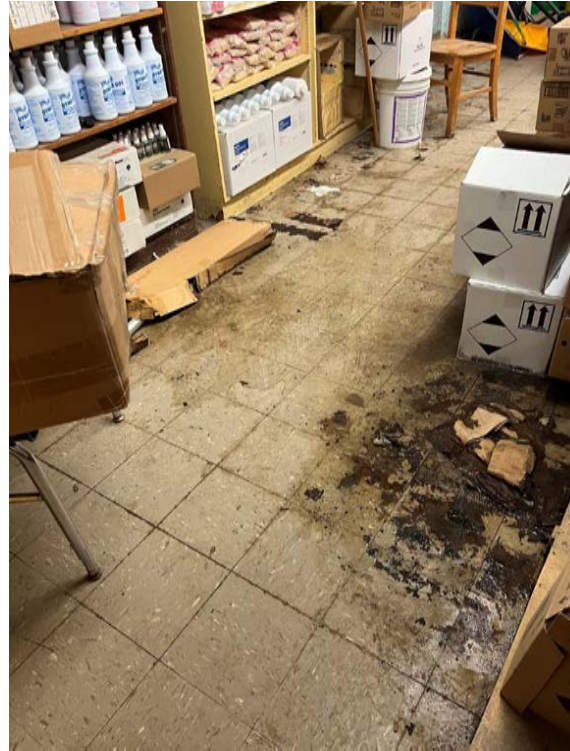
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# 2024 Capital Improvements Bond Proposals

## Proposition 1



# Address Basement Flooding



Proposition 1



# Playground Renovation

- Demo Existing Playground Equipment and Surfacing
- Install new Poured in Place Safety Surface
- Install new Playground Equipment
  - 2021-2022 – 114 Student Injuries
  - 2022-2023 – 149 Student Injuries
  - 2023-2024 – 32 Student Injuries



Proposition 1

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# Playground Renovation



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# Site Work

- Install Outdoor Speakers
- Re-Pave North Parking Lot & Bus Loop
- Install Sewer Line to 9G
- Install Fire Apparatus Access Path to Fields
- Replace Steps to Cafeteria Entrance
- Install sidewalks around Auditorium
- Replace outside lighting on Main Street (10 Lights)



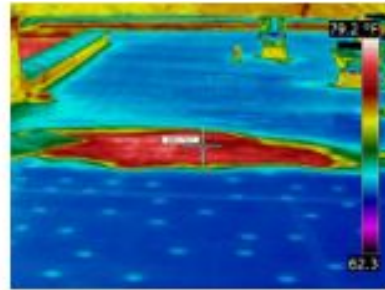
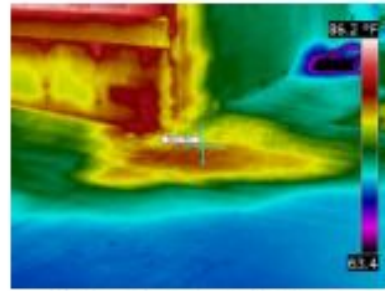
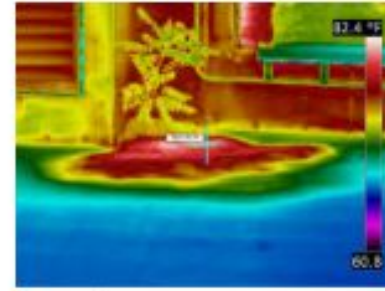
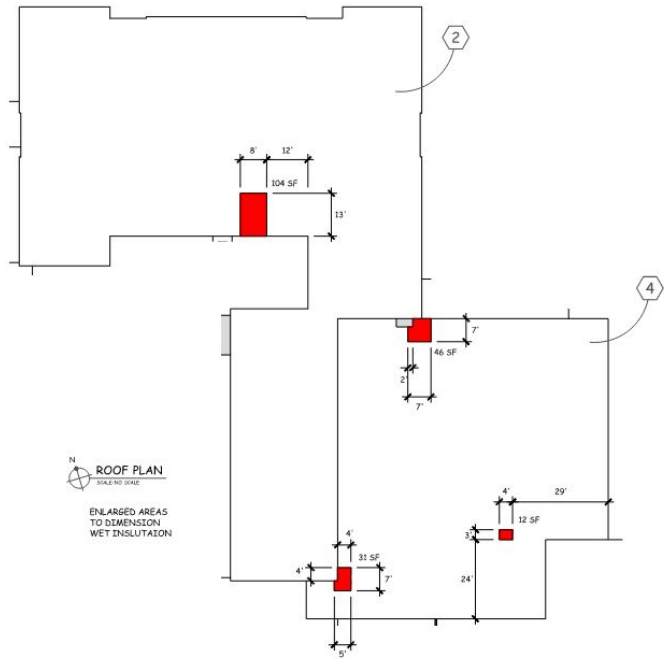
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# Roofing

- Infrared scans determined several areas of wet insulation. The roofs in areas 2, 4, and 8 are being replaced. A new liquid applied coating is applied over the existing roof.



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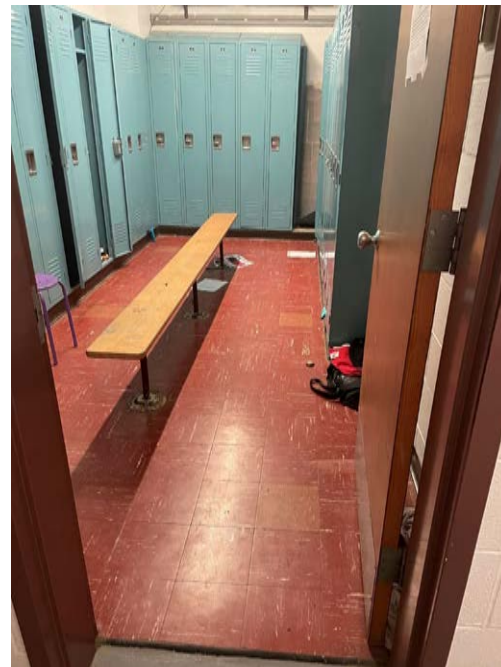


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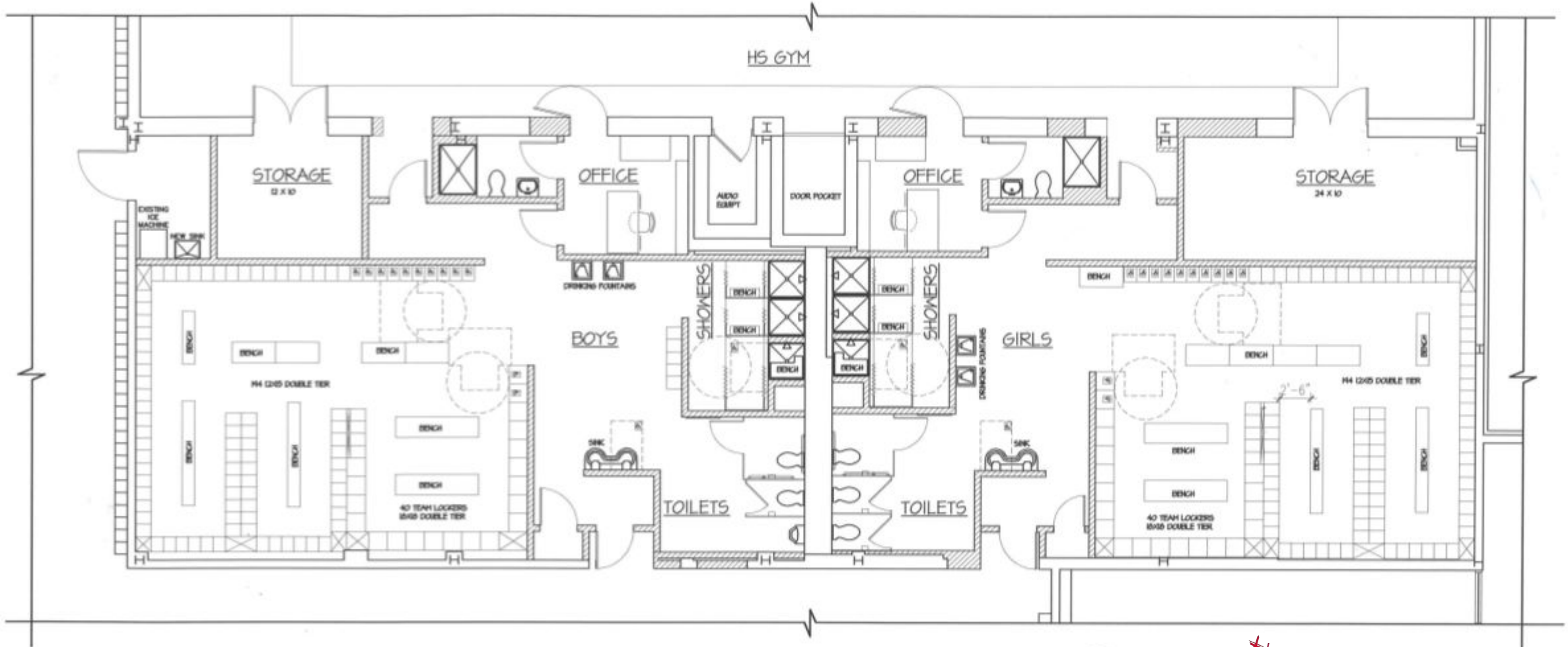
# Locker Room Renovation

- Redesign layout of Boys and Girls Locker Rooms
- Provide more accessible locker areas
- Provide private shower/ changing areas
- New flooring, wall finish, drop ceiling and lighting
- New lockers



Proposition 1

# Locker Room Renovation



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# Bathroom Renovations

- Red Tile Bathrooms, Second Grade Bathrooms, Boy's Room 2<sup>nd</sup> Floor
- New flooring, wall finishes, ceilings, fixtures, partitions, and lighting



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# Chairlift to Ramp Conversions

- Replace Library Chairlift with a ramp.
- Replace Stage Chairlift with a ramp.
- Replace 2<sup>nd</sup> Floor Chairlift with a ramp. (Directly above stage chairlift)
- Replace Technology Chairlift with a new Chairlift.



Proposition 1



# Door Replacements

- Replace Cafeteria Doors
- Replace Exterior Doors by High School Gym
- Replace Exterior Doors by High School Library
- Replace Exterior Doors by Elementary School Gym



Exterior Doors by Gym

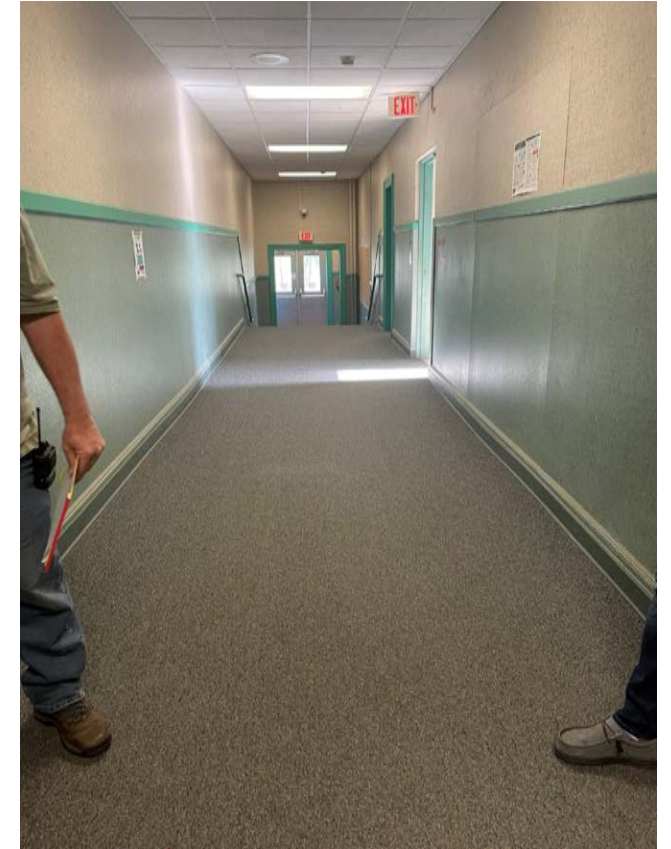


Cafeteria Doors

Proposition 1

# Replace Select Flooring

- Abate VAT under VCT in Lobby and Corridors
- Abate VAT under VCT in Classrooms
- Replace Carpet with LVT in Original 1922 Building
- Reinforce subflooring to reduce noise in Original 1922 Building

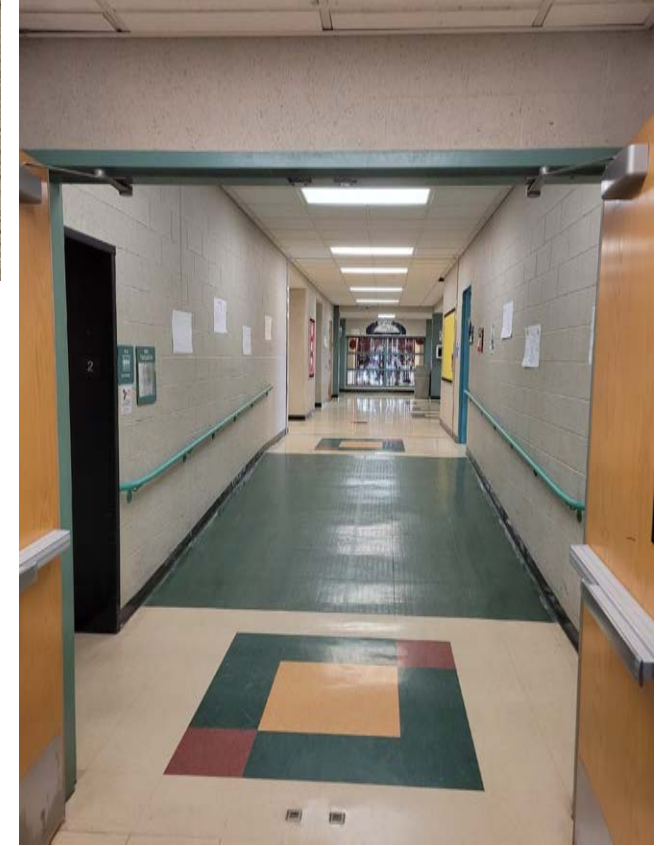


Proposition 1



# Additional Interior Work

- Replace Rusting Oil Line/ Replace Boiler Pumps with a larger size
- Paint Hallway Walls
- Replace Classroom Door Hardware with Lockdown Function
- Install fire rated partition in Electric Room
- Update old power boxes in Tank Room



Proposition 1

# Generator

- New generator to support life safety & Cafeteria/Kitchen



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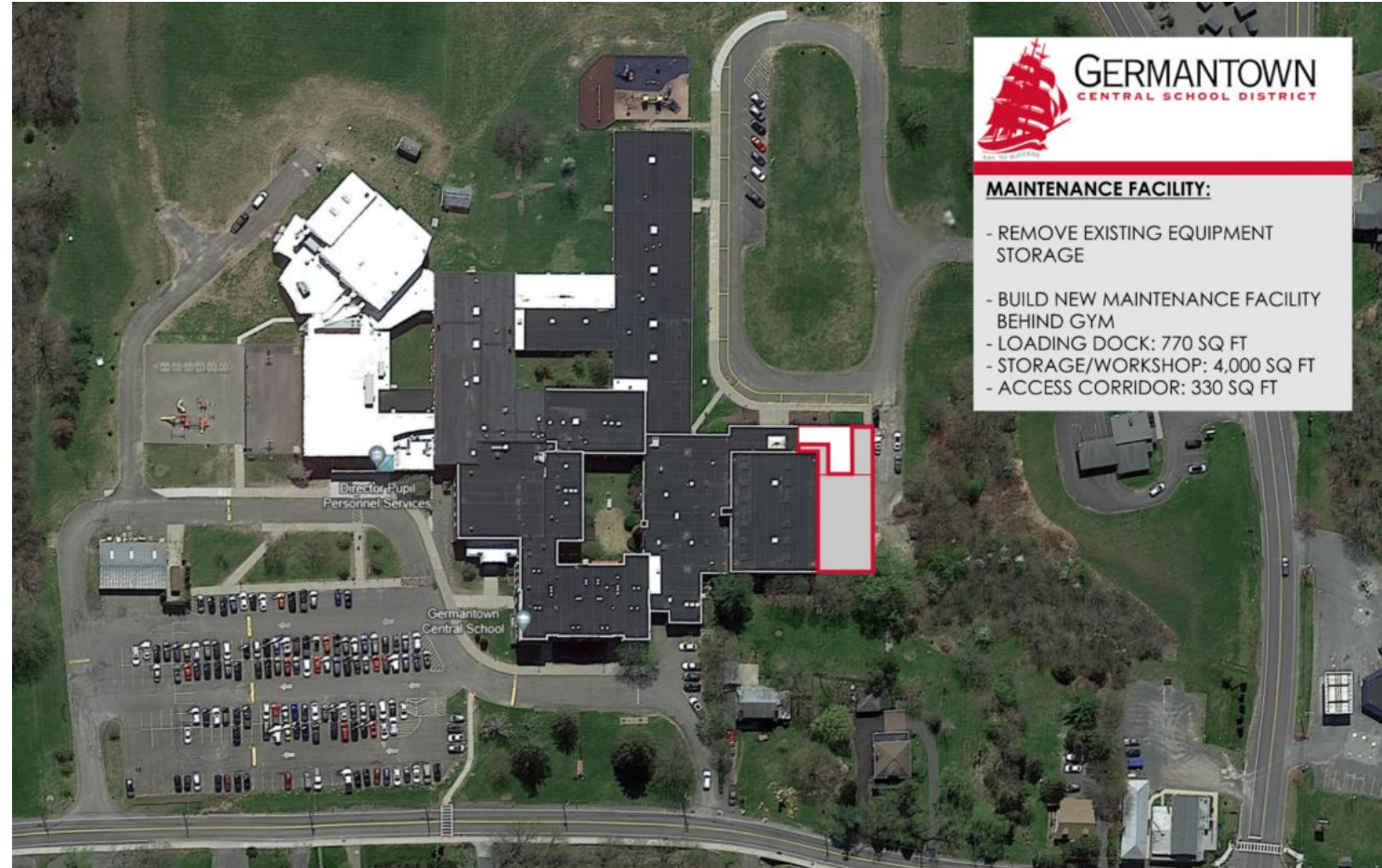
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# Maintenance Facility

## o Proposed Scope of Work

- Remove Existing Equipment Storage
- Build New Maintenance Facility
  - Loading Dock
  - Vehicle Workshop Bays
  - Workshop area
  - Storage
  - Facilities Director Office
- Music Room Becomes Fitness Room



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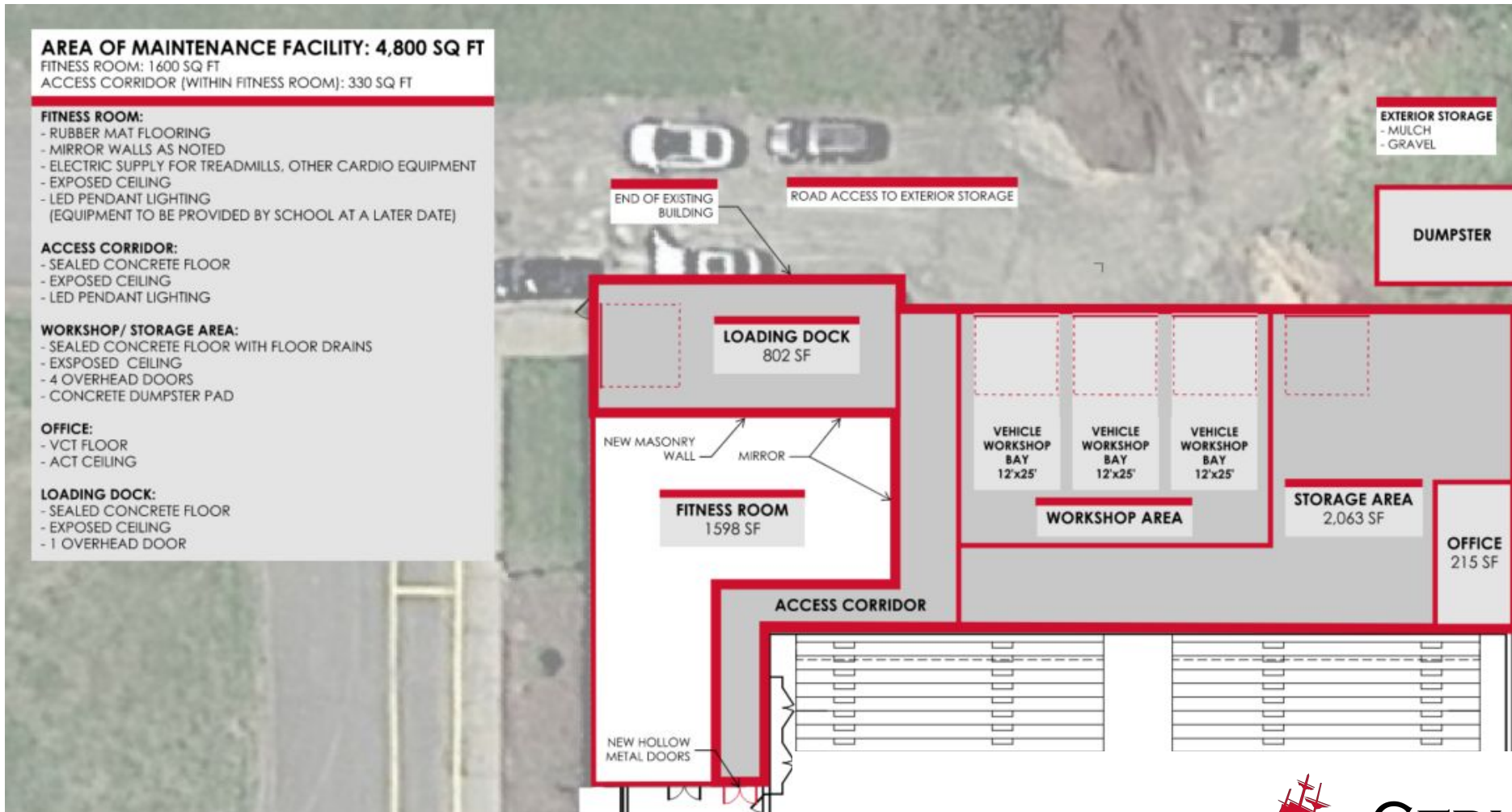
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# Maintenance Facility



Proposition 1



# Summary of Project Value

New Maintenance Facility / Workshop  
    Demo Existing Garage & Build New Addition  
Address Basement Flooding  
Playground Renovation  
Install Outdoor Speakers  
Re-Pave North Parking Lot & Bus Loop  
Install Sewer Line to 9G  
Install Fire Apparatus Access Path to Fields  
Replace Steps to Cafeteria Entrance  
Install Sidewalks around Auditorium  
Replace Outside Lighting on Main Street

Roofing  
Locker Room Renovation  
Bathroom Renovations  
Chairlift to Ramp Conversions  
Door Replacements  
Replace Select Flooring  
Replace Rusting Oil Line & Boiler Pumps  
Paint Hallway Walls  
Replace Classroom Door Hardware with Lockdown Function  
Update old power boxes in Tank Room  
New Generator to Support Life Safety & Cafeteria/Kitchen

**Total Proposition #1 Value : \$13,918,771**

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# Summary of Tax Impact

Schedule	Project Cost	Amount of Reserves	Building Aid Ratio	Percentage of Project that is Aid Eligible	Term of Building Aid Payback	Estimated Tax Increase on Levy	Tax Increase per \$1,000 FV
A	\$13,918,771	\$2,000,000	58.80%	81.05%	15	\$433,017	\$0.429

**Notes:**

- Reconstruction project and aided over 15 years.
- Interest rates are conservative and estimated high when compared to current rates.
- Scope of work and available aid ceilings will need to be analyzed prior to finalizing.

Prepared by:  
Fiscal Advisors & Marketing, Inc.  
10/26/2023





# Tax Impact

Full Value Home	Estimated Tax Impact per \$1,000 Full Value	Estimated Yearly Tax Effort with No Exemptions	Estimated Yearly Tax Effort with STAR	Estimated Yearly Tax Effort with Enhanced STAR
\$250,000	\$0.4294	\$107.34	\$94.46	\$73.42
\$275,000	\$0.4294	\$118.07	\$105.19	\$84.15
\$300,000	\$0.4294	\$128.81	\$115.93	\$94.89
\$325,000	\$0.4294	\$139.54	\$126.66	\$105.62
\$350,000	\$0.4294	\$150.27	\$137.39	\$116.36
\$375,000	\$0.4294	\$161.01	\$148.13	\$127.09
\$400,000	\$0.4294	\$171.74	\$158.86	\$137.82
\$425,000	\$0.4294	\$182.48	\$169.60	\$148.56
\$450,000	\$0.4294	\$193.21	\$180.33	\$159.29
\$475,000	\$0.4294	\$203.94	\$191.06	\$170.02
\$500,000	\$0.4294	\$214.68	\$201.80	\$180.76

**Notes:**

- Estimates based on current financing plan.
- Impact would begin in the 2026-27 fiscal year.

Prepared by:  
Fiscal Advisors & Marketing, Inc.  
10/26/2023



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Proposition 1 - Option A



# Bond Vote Timeline

- ❑ Committee Establishes Capital Project Scope & Budget
- ❑ Committee Establishes Voter Referendum Date
- ❑ Fiscal Advisors Determines Tax Impact
- ❑ Ongoing: Public Presentations
- ❑ 11/1/2023: BOE Adopts SEQRA Resolution & Sets Bond Vote Date (45 days min. before vote)
- ❑ 12/19/2023: Voter Referendum



# Capital Project Timeline

- ❑ Design begins upon successful referendum vote
- ❑ Multiple phase approach
- ❑ Construction begins Spring/Summer 2025
- ❑ Construction complete Fall/Winter 2026

# Questions?



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