Candor Central School
District Proposed Capital Construction Project

October 22nd, 2014
Vote Details

- Wednesday, November 5\textsuperscript{th}, 2014
- Noon – 9pm
- Candor High School Auditorium
Proposition

School community members will be asked to vote on the District’s proposed $21.5 million capital improvement project.
Rationale

- Following the 2013-2014 Merger Study with Spencer-Van Etten, the public voted decisively that Candor should remain its own school district. Therefore, the maintenance, improvements and renovations that had been on hold since before the merger study, are now necessary.

- The District has been preparing for this project for several years, and as a result, there will be no impact on local taxes.
Major Components - Outline

- Safety and Security
- Instructional Technology
- Bus Garage
- Infrastructure
Safety and Security

- We live in a wonderful community, however, the buildings are not structured to meet today’s security recommendations.
  - Create a separate entrance for students and visitors.
  - Administrative offices should be adjacent to the visitor entrance with a secure vestibule for admitting visitors into the offices.
Safety and Security

- Classroom doors do not meet safety recommendations for lock down procedures.
- Many doors do not meet current Americans with Disabilities Act (ADA) standards and must be updated to meet handicapped accessibility requirements.
Safety and Security

- Hallways and general purpose areas, inside and outside the building, will be equipped with a digital surveillance system with recording capabilities, as recommended by the State Education Department, the State Police and our insurance carrier.
- High impact resistant, insulating window film will be placed on every first floor window for both safety and energy efficiency.
Safety and Security

- A new District exit/entrance, already approved by the Department of Transportation, will be created to improve student crossing safety and decrease “U” turns in the High School driveway and the Elementary parking lot.

- The new exit has improved sight distance and traffic flow leading onto Main Street.
Safety and Security

- During the EXCEL Project of 2007, the District removed two vacant properties from the school’s front yard. At that time, a gravel base, covered with topsoil, was installed in preparation for a second District exit/entrance.
Candor Schools has been as conservative as any school in our area regarding the implementation of the “newest” and “latest” instructional technology.

To appropriately prepare students with “21st Century Skills” and ensuring they are “College and Career Ready” the District needs to upgrade the foundation and the backbone of our instructional technology capacity.

In the near future, required exams from the State will be conducted only on-line. Our servers, routers, hubs and broadband capacity all need to be upgraded.
In the classrooms, students need to have access to a digital curriculum where 1:1 student to device ratios will occur.

Teachers need access to audio visual presentation equipment that allows them to bring together many forms of digital content.

Today’s classroom is rapidly changing. Upgrading our technology platform through a capital project is the most cost effective way to move forward so the students are better prepared for their future.
Instructional Technology

- The District currently spends ~$100,000 per year on replacing and upgrading computer and audio-visual equipment.
- By upgrading technology within a capital project, we get 10 times the equipment, access for students, and instructional technology progress for the same investment.
- Over the past 10 years, we successfully avoided the “Smart Board” and “Promethean Board” era. The current movement to iPads and plasma TV’s is cost effective, requires virtually no maintenance, and requires minimal staff development and training.
The required 5 year Building Condition Survey has identified our bus garage as “failing” in the last two reports.

In 2012, our insurance carrier put us on notice of canceling our coverage if structural and roofing issues were not addressed.

In the last 3 years, we have put over $30,000 of non-aidable money into “band-aid” repairs that have not solved major structural problems.
Bus Garage

- There has not been a central heat system in the bus garage for 6 years.
- The roof trusses are rusting and noted as “failing” on our inspection reports.
- The electrical service does not meet current code.
- The diesel tank (14 years) has exceeded it’s stated life expectancy by 4 years.
- The center post lift, essential to a mechanical bus garage is original and requires repair every year.
Bus Garage

- No Architect, Engineer, nor Construction Management firm has recommended fixing the current bus garage.
- State Education Department Facilities Planning recommended a new bus garage.
Rain dripping on bus hood from rusty trusses
Rain water in parts cabinets
Rain water in District Transportation files
Wet feet
Bus Garage

- The estimate for a replacement bus garage in 2007 was $6.2 million.
- The current cost to construct a new bus garage is $6.75 million.
- Currently the District has a purchase offer for 163 Spencer Road for $693,000.
- Total cost for a “new” transportation facility for the District is estimated at ~$3.0 million, which includes new lifts, required handicapped accessible bathrooms, a training room, 2.0 acres of paving and security fencing, a new multi-municipal fuel station, lighting and a bus wash.
Bus Garage

- Along with saving over $3.5 million, the facility is in remarkable condition, works perfectly as a school transportation garage, removes some traffic from Village streets, and affords the District land for a potential solar field project or for community practice field space.
Bus Garage

- The Director of Operations has offered to open the current bus garage on Saturday, October 25th, from 9 – 11am if anyone is interested in touring the facility.
Bus Garage

- Although not formally part of this proposition because no District money will be expended, 2 solar proposals are currently being evaluated, each proposing to “zero out” our electric payments for 20 years.
- The land at the proposed bus garage is required for a solar field project.
- In 2013-2014, the District paid $133,402 for electric.
Infrastructure

- Many areas of the facility need replacement or maintenance. This is best accomplished through a capital project.
  - All parking lots not redone in 2007 will be reconstructed.
  - Concrete curbing and sidewalks, major sections of roofing and windows will be replaced or repaired.
  - Both the Elementary and High School kitchens will be replaced. Both kitchens are 20+ years old and in need of constant repair.
Infrastructure

- All lights will be replaced with high efficiency, long lasting LED fixtures and bulbs, reducing energy consumption and maintenance. An independent energy audit estimated annual savings of $34,000 for LED lighting replacement.
- The older portions of the High School locker rooms will be reconstructed.
- Two specialized programs (Culinary and 6:1:1 Special Needs) being displaced by the High School security improvements will receive rooms specifically designed for their programs.
Infrastructure

- A new electronic school sign will be constructed and dedicated to long time Elementary teacher Polly Tompkins.
- The High School track, originally installed in 2000-2001, will be resurfaced.
Important Elements of the Project

- Finances:
  - Building Aid differs from State Aid. NYS Facilities Planning expects schools to be kept in good repair. Building Aid has never been withheld from approved capital projects.
  - Schools carry capital debt as part of their operating budget. The percentage of building aid as part of our total state aid is very low. (See chart next slide)
## Important Elements of the Project

<table>
<thead>
<tr>
<th>Tioga County</th>
<th>Broome County</th>
<th>Tompkins County</th>
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<tr>
<td>Candor:</td>
<td>Chenango Forks:</td>
<td>Dryden:</td>
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<td>17%</td>
<td>17%</td>
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<tr>
<td>Waverly:</td>
<td>Binghamton:</td>
<td>Groton:</td>
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<td>16%</td>
<td>14%</td>
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<td>Newark Valley:</td>
<td>S.Valley:</td>
<td>Ithaca:</td>
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<td>15%</td>
<td>21%</td>
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<td>17%</td>
<td>15%</td>
<td>21%</td>
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<tr>
<td>Spencer-VanEtten:</td>
<td>Maine-Endwell:</td>
<td>Newfield:</td>
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<td>18%</td>
<td>24%</td>
<td>19%</td>
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<tr>
<td>Tioga:</td>
<td>Union-Endicott:</td>
<td>Trumansburg:</td>
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<td>19%</td>
<td>16%</td>
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<td></td>
<td>Johnson City:</td>
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<tr>
<td></td>
<td>16%</td>
<td></td>
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<tr>
<td></td>
<td>Vestal:</td>
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<td></td>
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<tr>
<td></td>
<td>Windsor:</td>
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<td></td>
<td>16%</td>
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</table>
Important Elements of the Project

- We have not “overbuilt” in the past and we take care of what we have.
- The care of our facilities is regularly complimented by visitors and community members.
Important Elements of the Project

- Finances, continued.
  - The District has prepared for the project by placing money in reserve funds over the past several years. Our level of reserve funds (~$3 million) is average for Districts similar to Candor. Having reserve funds will allow us to cover the unaided portion of this project and will significantly reduce borrowing costs.
Important Elements of the Project

- Reserve funds for the District have been realized mainly through savings accrued by refinancing past capital project debt and through the management of the District’s health insurance.
Important Elements of the Project

- In 2013, the NYS Comptroller’s Office issued a report on municipal fiscal stress. Candor CSD received a score of “0”, which is the best score given by their rating system.
- This financial stability has and will allow us to borrow money at substantially lower interest rates than other municipalities.
<table>
<thead>
<tr>
<th></th>
<th>Debt Payments</th>
<th>Building Aid</th>
<th>Delta</th>
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<tbody>
<tr>
<td>2014-15</td>
<td>1,550,241</td>
<td>1,835,240</td>
<td>284,999</td>
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<tr>
<td>2013-14</td>
<td>2,184,779</td>
<td>2,295,156</td>
<td>110,377</td>
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<td>2012-13</td>
<td>2,193,279</td>
<td>2,292,323</td>
<td>99,044</td>
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<td>2011-12</td>
<td>2,198,936</td>
<td>2,337,506</td>
<td>138,570</td>
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<td>2010-11</td>
<td>1,955,975</td>
<td>2,303,653</td>
<td>347,678</td>
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<td>2009-10</td>
<td>1,964,335</td>
<td>1,975,796</td>
<td>11,461</td>
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<tr>
<td>2008-09</td>
<td>1,958,971</td>
<td>1,933,702</td>
<td>(25,269)</td>
</tr>
<tr>
<td>2007-08</td>
<td>1,960,818</td>
<td>1,933,702</td>
<td>(27,116)</td>
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<tr>
<td>2006-07</td>
<td>1,964,725</td>
<td>1,933,708</td>
<td>(31,017)</td>
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<tr>
<td>2005-06</td>
<td>1,978,027</td>
<td>1,884,757</td>
<td>(93,270)</td>
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<td>2004-05</td>
<td>1,954,610</td>
<td>1,908,671</td>
<td>(45,939)</td>
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<td>2003-04</td>
<td>1,954,330</td>
<td>1,868,757</td>
<td>(85,573)</td>
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## Project Finances

<table>
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<tr>
<th>SCHOOL YEAR</th>
<th>ALL CAPITAL DEBT PAYMENTS</th>
<th>STATE AID RECEIVED</th>
<th>NET TO CANDOR SCHOOLS</th>
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<tr>
<td>2013-2014</td>
<td>1,551,041</td>
<td>2,295,156</td>
<td>+ 744,115</td>
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<tr>
<td>2014-2015</td>
<td>1,550,241</td>
<td>1,750,538</td>
<td>+ 200,297</td>
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<td>2015-2016</td>
<td>1,561,598</td>
<td>1,754,187</td>
<td>+ 192,589</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>START OF PROPOSED PROJECT FINANCING</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2016-2017</td>
<td>2,004,154</td>
<td>1,960,328</td>
<td>- 43,826</td>
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<tr>
<td>2017-2018</td>
<td>3,140,796</td>
<td>3,319,285</td>
<td>+ 178,489</td>
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<td>2018-2019</td>
<td>2,029,274</td>
<td>2,049,845</td>
<td>+ 20,571</td>
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<td>2019-2020</td>
<td>2,033,116</td>
<td>2,049,845</td>
<td>+ 16,729</td>
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<td>2020-2021</td>
<td>1,881,293</td>
<td>1,891,746</td>
<td>+ 10,453</td>
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<tr>
<td>2021-2022</td>
<td>1,877,832</td>
<td>1,891,746</td>
<td>+ 13,914</td>
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<td>2022-2023</td>
<td>1,881,790</td>
<td>1,891,746</td>
<td>+ 9,956</td>
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<td>2023-2024</td>
<td>1,881,740</td>
<td>1,891,746</td>
<td>+ 10,006</td>
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<td>2024-2025</td>
<td>1,857,612</td>
<td>1,891,746</td>
<td>+ 34,134</td>
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<td>2025-2026</td>
<td>1,549,244</td>
<td>1,565,107</td>
<td>+ 15,863</td>
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<td>2026-2027</td>
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<td>1,565,107</td>
<td>+ 16,455</td>
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<td>2027-2028</td>
<td>1,549,985</td>
<td>1,565,107</td>
<td>+ 15,122</td>
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<td>2028-2029</td>
<td>1,548,266</td>
<td>1,565,107</td>
<td>+ 16,841</td>
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<td>2029-2030</td>
<td>1,548,660</td>
<td>1,565,107</td>
<td>+ 16,447</td>
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<td>2030-2031</td>
<td>1,551,202</td>
<td>1,565,107</td>
<td>+ 13,905</td>
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<tr>
<td>2031-2032</td>
<td>1,341,080</td>
<td>1,358,957</td>
<td>+ 17,877</td>
</tr>
</tbody>
</table>

NET GAIN THROUGH CAPITAL CONSTRUCTION: $1,499,941
Important Elements of the Project

● Bus Garage:
  – The purchase of an existing building for a transportation facility continues our efforts to spend money appropriately.
    ● Conversation with State Aid Planning.
    ● FEMA and our concession stand.
Major Project Cost Components

- Elementary School
  - Safety and Security $1,400,000
  - Kitchen Reconstruction 800,000
  - Roofing, Doors and Windows 400,000
  - Parking, Curbing, Site Work 500,000
  - Classroom Technology 900,000
  - Incidentals and Contingencies 2,000,000
- Total Elementary School $6,000,000
Major Project Cost Components

- **High School**
  - Safety and Security $1,300,000
  - Kitchen Reconstruction 1,500,000
  - Roofing, Doors and Windows 750,000
  - Parking, Curbing, Site Work 1,000,000
  - Classroom Technology 900,000
  - Locker Rooms, ADA, Sign 700,000
  - Resurface Track 250,000
  - Culinary and 6:1:1 Addition 1,100,000
  - New Entrance/Exit 800,000
  - Incidental and Contingencies 3,900,000

- Total High School $12,500,000
Major Project Cost Components

- **Bus Garage**
  - Additions/Purchase $700,000
  - Lifts and Equipment 250,000
  - Site Work (Paving, Fencing, Lighting) 1,100,000
  - Fuel Station 250,000
  - Bathrooms/Training Room 150,000
  - Bus Wash 50,000
  - Contingencies/Incidentals 500,000

- **Total Bus Garage** $3,000,000
Common Questions

- What happens if project is not approved?
  - We will continue to spend local dollars on maintenance, repairs, and instructional technology as part of the operation of the school district.
  - A great deal of money will need to be dedicated to the bus garage in the near future.
Common Questions

- If we are going to make money on the financing of this project, why not go out for a bigger project?
  - This project has been sized appropriately to maximize aidability. A pool or a turf field would not receive state aid and would negatively affect the local share of the project.
Summary

- $21.5 million project addressing **student safety and security**, **instructional technology**, the **bus garage**, and **district infrastructure**.
- $2 million used from District reserves.
- $19.5 million BANs and Bonds.
- Net Gain of $1.5 million on building aid over principal and interest between 2014 and 2032.
- Substantial savings in electric and maintenance.
Summary

- Our students and our community deserve this investment in our school.

- Financially, the District can not afford to **not** utilize building aid, interest earnings, electric savings, and the opportunity to purchase rather than build a new transportation facility.
For More Information

- Attend the Public Hearing for the project on Wednesday, October 29, 2014 at 6:30 pm in the High School Auditorium
Reminder!

Please remember to vote on Wednesday, November 5th, 2014 from noon to 9pm in the High School Auditorium.

Thank you.
Proposed Capital Project

- Questions?