



OCTOBER 2009

Project Information Newsletter

\$8.84 M Capital Project

IMPORTANT DATES:

Public Hearing

November 12, 2009

School Auditorium

7:00 PM

Public Vote

November 17, 2009

School Auditorium

1 PM - 9 PM

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GENERAL INFORMATION

On Tuesday, November 17, 2009 the voters of Chateaugay Central School will vote on an \$8,840,000 capital alteration and addition project. This project is designed to address two key areas.

The first key area will focus on critical repair, replacement and redesign needs throughout the building and grounds that have surfaced over a period of several years. Work like this must be done in order to continue our long track record of maintaining an exceptional facility for our students. The first priority in this area is replacing the roof on most of the building. Other interior items to be addressed include repair of original 1952 classroom ceilings and lighting fixtures, window replacement, added insulation, replacement of lockers in the

high school, installing a new integrated fire alarm system, installing air conditioning in the auditorium, emergency generator work, and bathroom refurbishment. Exterior work will include replacement of the elementary playground, redesign of the elementary entrance, replacement of the district's property line fencing, repair of the main parking lot, and construction of a new gravel parking lot on the north end of the soccer fields.

The second key area of the project will focus on two things. The demolition, redesign, and reconstruction of the elementary gymnasium and the addition of two new elementary classrooms.

Funding

The district is in a unique situation at this moment in

time that makes the funding package for this project very attractive. This is due to a unique combination of three things: 1. a higher than usual building aid ratio from the state. 2. An EXCEL aid allocation to the district in the amount of \$494,947. 3. Cash on hand from our windpower PILOT payments. **The combination of these three things will allow the district to fund the proposed project so that there will be no impact to the local tax levy!**



Chateaugay Central School

PHASE 1 - ROOF REPLACEMENT

The roof that covers the majority of the main building needs to be replaced. The last time this was done was during a 1989-1992 project. The roof that was installed at the time was laid over the top of the existing roof membrane and was guaranteed for 15 years. Now that we are approaching 20 years since that project was done, the roof needs serious attention. Sev-

eral small leaks have materialized over the past few years. Although we have had success in patching and containing these leaks, it is only a matter of time before this becomes a losing battle. The roof replacement phase of this project will require the removal of the two different layers of roofing material, asbestos removal, and finally reconstruction of a new roof membrane. The new roof will also include a major in-

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crease in insulation R-value designed to reduce energy costs.

This phase of the project is a high priority issue. Upon voter approval, an accelerated application will be submitted to the state as quickly as possible. We anticipate that the roof reconstruction work will take place during the summer and fall of 2010.



A view of the roof over the elementary wing.

“About half of the classrooms in the building still have the original 1952 ceiling tiles and lighting fixtures.”

PHASE 2 - INTERIOR BUILDING REPAIRS & UPGRADES

Several items will be addressed in this part of the project.

Classroom Ceilings and Lighting

- About half of the classrooms in the building still have the original 1952 ceiling tiles and lighting fixtures. The new ceilings will be replaced and lowered to reduce heating area while the lighting will be replaced with superior, energy efficient fixtures. Additional Insulation - Four classrooms in the high school wing were added to the school in 1974. At that time those rooms were built with no insulation. The project will rectify that by adding insulation to the rooms.

Window Replacement - In the 1989-1991 project, all of the windows in the building were replaced. Unfortunately, many of these windows are still very drafty and cold. The project will address this issue by either providing better insulation around the window casings or by replacing windows. Locker Replacement - With the exception of one section of lockers that was newly installed in the 1999-2001 project, most of the student lockers in the high school are original to the 1952 building. While the locking mechanisms were replaced many years ago, the lockers are

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in extreme disrepair. Many of the lockers have been taken out of service due to the fact that the doors will not close or will not lock. Many doors are badly dented and most of the lockers have badly chipped paint. The project will replace all of the original 1952 lockers. Bathroom Refurbishment - While most of the bathrooms in the building have been refurbished or newly constructed during previous projects, one set of bathrooms in the elementary wing has remained untouched. These bathrooms will be upgraded in this project.

PHASE 2 - INTERIOR BUILDING REPAIRS & UPGRADES (CONTINUED)

Fire Alarm System - While the fire alarm system has been upgraded many times throughout different building projects, the system has again become obsolete. The current system is non-addressable, which means that if there is an alarm, or a problem with a sensor, it is difficult to isolate the problem. A completely new addressable system will be installed throughout the building which

will be fully ADA compliant. Emergency Generator Work - During the 1999-2001 project, a new emergency generator was installed in the building. Unfortunately a lot of mission critical items such as the cafeteria freezer and bathroom lights were never wired into the generator. This work will be completed in the proposed project. Auditorium Air Conditioning - While we have one of

the finest auditoriums in the area, it is currently not an air conditioned space. History has told us that the temperature in the auditorium usually rises to an uncomfortable level during many of our most important ceremonies and concerts. Although the proposed AC would not be used very often, it would be a welcome addition to concerts, musicals, Moving Up Day, and especially graduation.

PHASE 2 - EXTERIOR REPAIRS & SITE WORK

Elementary Playground - The current playground is quickly approaching 20 years of age, and has become an area of concern. The pressure treated lumber used in its construction contains undesirable chemicals and splinters easily. In order to keep the playground up to code, it requires a tremendous amount of labor and materials. The proposed project will replace the playground with a

steel and composite playground, much like the new playground at the Chateaugay Rec. Park. Elementary Entrance Redesign - The current design of the elementary entrance is highly susceptible to wind damage and needs to be redesigned so that the doors are not continually damaged. New Parking Lot - A new gravel parking lot will be constructed on the north side of the soccer

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fields between the fields and the new bus garage. On nights when multiple games are taking place, this will be a welcome addition. Main Parking Lot - Several cracks and dips have developed in the main parking lot, which should be attended to before further damage occurs. Property Fence - The fence along the eastern property line is in poor shape and needs to be replaced.



Current elementary playground. Notice the shifting of the structure that has taken place.

PHASE 2 - GYMNASIUM RENOVATION & NEW CONSTRUCTION SPRING-SUMMER-FALL 2011

Elementary Gymnasium - Added to the main building in 1974, the elementary gym was originally billed as a “multi-purpose room.” Unfortunately, the gym has never been a very good space for any purpose. The floor consists of vinyl tiles and is not appropriate for heavy physical activity. The room is too small to be functionally used for athletic team practices or games, thus leading to many teams practicing until 9 or 10 pm in the large gym. While we are proud of our athletic teams, these late nights are not in the best educational interest of our students. Large cracks have also developed in the block walls. The proposed plan for the elementary gym is to demolish and rebuild an enlarged space in the same location. An appropriate floor will be installed that is intended for physical activity. The space will also be designed so that modified basketball games can be played in it, thus freeing up valuable gym time throughout the winter and reducing the

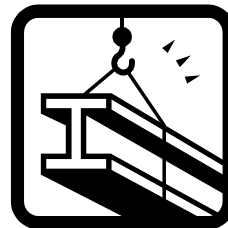
number of late night practices. The current proposal also includes the installation of a “transverse” climbing wall, which will be a welcome addition to a modern physical education curriculum.

Addition of Two New Classrooms - Chateaugay Central School successfully implemented a new Universal Prekindergarten (UPK) program during the 2008-2009 school year. The UPK program consisted of one classroom of 17 students. In order to find an appropriate educational space for the program, the district was forced to relocate one 15:1 special education classroom to an “office space.” This office space had been a special education classroom many years ago, but was identified as a legally unacceptable 15:1 classroom space and subsequently rectified during the 1999-2001 building project.

After creating the first section of UPK, we are currently planning to create a second 12:1

“integrated” pre-kindergarten classroom for the 2010-2011 school year. While the need for an integrated Pre-K classroom has been identified and the planning for implementation is moving forward, we have not identified an appropriate educational space to locate this program addition.

The proposed addition of two classrooms is directly related to the implementation of the Pre-K program at Chateaugay Central School. By building the additional educational spaces, our displaced elementary 15:1 classroom can be moved back into an appropriate setting, and our plan to implement an integrated Pre-K classroom can move forward.



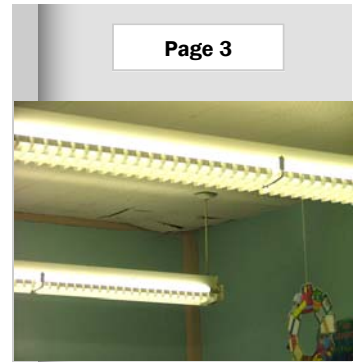
COMMON QUESTIONS

Didn't the school just do a building project? Although it does seem like the last project was just completed, the last major renovation was done in 1999-2001. Planning for that project began in 1998. As any homeowner knows, a lot can wear out or break in a 10 year span. While there was another project in 2003-2004, it was for the renovation of the auditorium and the replacement of

the boilers. No other work was done in the building at the time.

When I went to school there, there were almost 1,000 students. Why do you need to build more classrooms? The landscape of education has changed dramatically since the 1970s. Changes in the laws protecting disabled students, the state's “Regent's Action Plan,” addition of computer and

technology education, and more recently, the increase in graduation requirements and encouragement to start UPK programs have all combined over the past 30 years to add greatly to the amount of space needed to educate our students. Think about this. In 1978 there may have been one room dedicated to students with disabilities at CCS. Today, there are 13.



A shot of the original 1952 ceiling tiles and lights that are found in many of the rooms. Notice the crumbling ceiling tiles in the corner

“In 1978 there may have been one room dedicated to students with disabilities at CCS. Today, there are 13.”

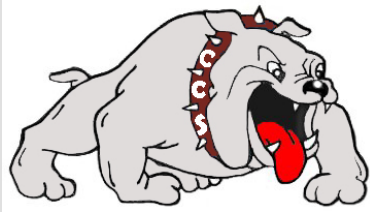


Elementary gymnasium.

**Project Information
Newsletter**

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Home of the BULLDOGS!



FINANCIAL INFORMATION AT A GLANCE

Current & Projected Building Aid

Standard Aid Ratio =	79.9%
High Needs Aid =	3.9%
Building Incentive Aid =	10.0%
TOTAL	93.8%
ESTIMATED LEVEL 09-10	94.3%

Proposed Bond Amount (15-year bond)

\$8,840,000

Revenues

EXCEL Aid	\$ 481,080
Cash on Hand	\$ 540,000
Bond (15 years)	\$7,818,920
TOTAL	\$8,840,000

Estimated State Building Aid Per Year	\$ 753,482
Estimated Amortized Payments Per Year	\$ 753,482

Impact to Tax Levy over 15 years 0.00%

PROJECT FUNDING

When a school in New York State begins the process of planning for a building project, the first factor that is weighed is the district's building aid ratio. This number is in direct proportion to the property wealth of the district. Being a "rural, high needs" district, CCS qualifies for a relatively high basic aid ratio of 79.9%. This means that for every dollar spent on a project, the state pays for 79.9 cents and the district only pays for 20.1 cents. Currently, the state is also running a few different incentives that makes the current aid ratio for CCS more attractive. As it stands right now, CCS is also eligible to receive an additional 3.9% of "High Needs Aid" and 10% in "Building Incentive Aid." This

means that our current building aid ratio is now at 93.8%. It must also be noted that this number is adjusted each year. Considering common adjustments, our estimated aid ratio will be even higher, 94.3%, when the project is submitted to the state.

In addition to a very substantial aid ratio, CCS also has an EXCEL Aid allocation available for building improvements. EXCEL stands for Expanding our Children's Education and Learning, and is a specific allocation given to districts to offset the local share of a building project. CCS currently has an EXCEL allocation of \$494,947 available. The amount of that allocation that we can apply to this project will be

\$481,080.

CCS is also in an advantageous position to be able to put cash into the project up front. In anticipation of having to do a project of this size, we were able to set funds aside for this purpose over the past few years. The \$540,000 of cash that will be paid up front on the project is available due in large part to the increased revenue received from windpower PILOT payments.

Based the three advantageous factors outlined here, our financial advisor has indicated that the entire \$8,840,000 required for the proposed project can be funded without any impact on the tax levy.

"EXCEL stands for Expanding our Children's Education and Learning, and is a specific allocation given to districts to offset the local share of a building project."