

# THE CARDINAL CONNECTION

## 2022 Capital Project Insert

Residents of the Fort Ann Central School District will vote on a \$9.975 million Capital Improvement Project on Wednesday, December 14, 2022. The Capital Project will have no additional tax burden to residents.

The Capital Project will fix aging infrastructure, renovate the old elementary wing (B wing) and improve athletic facilities.

"Using our district's mission as a guide, we examined our short- and long-term priorities before determining the work that we presented to the Board of Education to review and approve," said Superintendent Justin Hoskins.

There are many items in the Capital Project that were identified in the district's Building Condition Survey, which was completed in June 2021. The Building Condition Survey is a NYS required visual inspection conducted by an architect or engineer to assess the current state of a building's infrastructure.

The district worked closely with CSArch PC in the initial stages, to create the plan along with corresponding costs.

Funding for the local share of the Capital Project will come in the form of \$500,000 from the Capital Reserve that was established in 2018, an additional \$500,000 from unappropriated unassigned fund balance (savings), and \$200,000 from accumulated debt reserve balance. In addition to the anticipated 76.1% Building Aid Fort Ann will receive from NYS, the district will be utilizing \$86,680 in EXCEL Aid, which are project costs reimbursed to the district from NYS at 100%.

The most recent Capital Project was approved by Fort Ann voters in 2017. That \$3.69 million project included repair of crumbling pavement at the rear and front parking lots and replacement of the bleachers in the old gym.

"Undertaking capital projects on a regular basis helps the district maintain a tax levy that is stable and predictable while keeping our buildings and grounds in optimal condition," said Mr. Hoskins.

Please see inside for the work that is included in the proposed 2022 Capital Project.

**Residents will vote on the \$9.975 million Capital Project on Wednesday, December 14, 2022 from noon-8 p.m. in the old gymnasium.**



### VOTE

December 14, 2022  
Noon - 8 p.m.  
Old Gymnasium

### PROJECT COST

**\$9,975,000**

Capital Reserve Fund .....	(\$500,000)
Fund Balance .....	(\$500,000)
Debt Reserve .....	(\$200,000)
NYS Excel Aid .....	(\$86,680)
Amount to be Bonded over 18 years .....	\$8,688,320*

### ANNUAL FUNDING

Bond and interest payment** .....	\$709,250
NYS Building Aid .....	(\$530,716)
Retiring Debt .....	(\$178,534)
<b>Net Additional Local Share Needed .....</b>	<b>\$0</b>

### NO ADDITIONAL TAX IMPACT!

*\*Bonded amount may vary depending on actualized costs and interest rate at time of bonding but may not exceed the cost of the project.*

*\*\* Estimated 4 1/6% interest rate*

## SCHOOL BUILDING

### INFRASTRUCTURE

- Reconstruct parking areas near gym entry and bus loop
- Replace concrete sidewalks and outside exit doors
- Masonry restoration
- Replace exterior door – in corridor at technology
- Replace window balances and caulk at high school
- Repair/replace select slate roofing
- Replace roof flashing at vertical walls to fix water leaks
- Replace flooring in B wing\*\*
- Replace ceiling system in B wing
- Replace interior doors and frames in B wing (hardware to be replaced in future outlay projects)



Window balances will be replaced, allowing them to be opened and closed with ease.



Crumbling masonry on outside of building will be restored.



Portions of the slate roof will be replaced and flashing installed to repair leaks.



Warped wood floor in old gymnasium will be replaced.

### SAFETY AND SECURITY

- Replace all emergency and exit lights with LED fixtures\*
- Replace electrical devices – floor outlets at kitchen
- Replace and expand public address system, speakers, clocks and wiring\*
- Upgrade fire alarm system to voice/evacuation and expand carbon monoxide sensors\*
- Water supply piping replacement and lead test



Fire alarm system will be upgraded to voice/evacuation and carbon monoxide sensors will be expanded.



Rusted and unsafe bus lift will be replaced.

### PHYSICAL EDUCATION/ATHLETICS

- Monitor cracks in auditorium and gymnasium walls
- Replace old gym wood floor \*
- Provide athletic turf fields for the soccer, baseball and softball fields

## BUS GARAGE

### INFRASTRUCTURE

- Patch/ repair failing asphalt parking
- Replace oil fed furnaces\*
- Replace heating ductwork\*
- Replace bus exhaust ventilation system\*
- Replace underslab sanitary piping\*
- Replace in ground bus lift



Cracked and loose flooring will be replaced in the old elementary wing.



Old oil fed furnaces in the bus garage will be replaced to be more efficient and cost effective.

\*Unsatisfactory Health and Safety Items Identified in the 2021 Building Condition Survey

\*\* B wing - old elementary wing



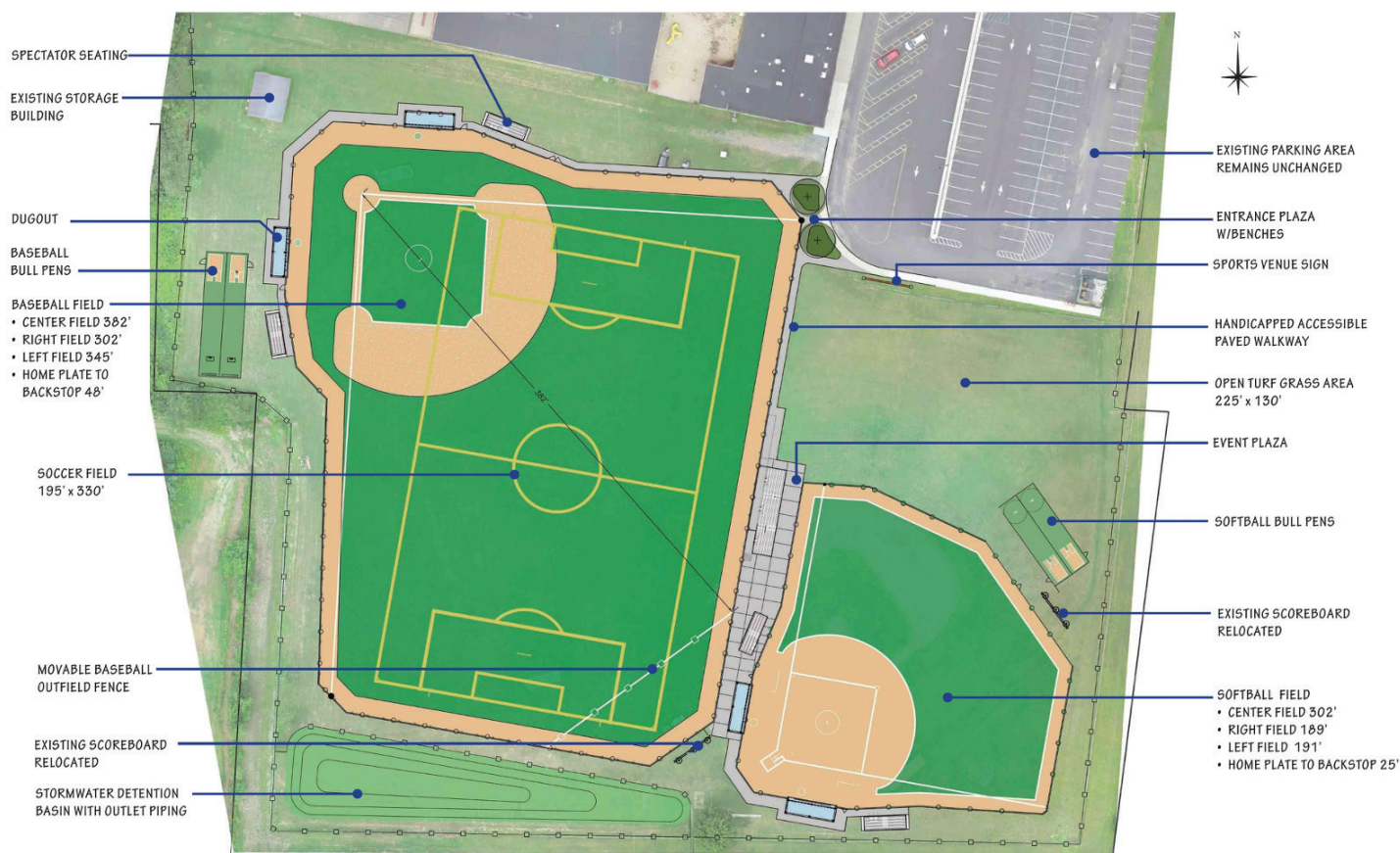
## PROPOSED ATHLETIC TURF FIELDS FOR SOCCER, BASEBALL, AND SOFTBALL

The district has experienced drainage problems on the athletic fields for many years, which have prevented soccer, baseball, and softball teams from playing on the fields. The teams have had to travel to and pay for other facilities for practice and competitions.

The district worked with architects to develop solutions, which include installing turf fields and spectator seating.

The new fields will improve drainage without impacting neighboring properties, and there will be more opportunities for students and teachers to have physical education classes outside. In addition, with successful school budget votes, the community will be able to use the fields for walking and/or playing outside of school hours.

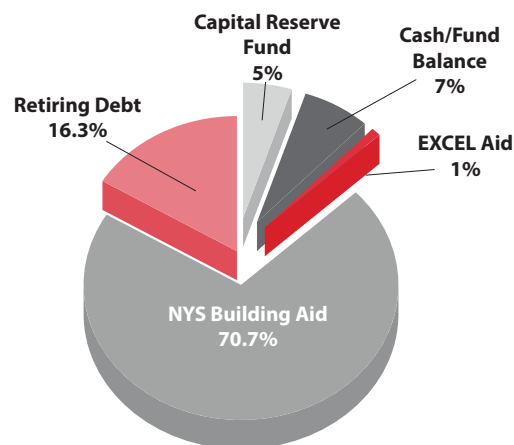
### ATHLETIC FIELD CONCEPT DESIGN



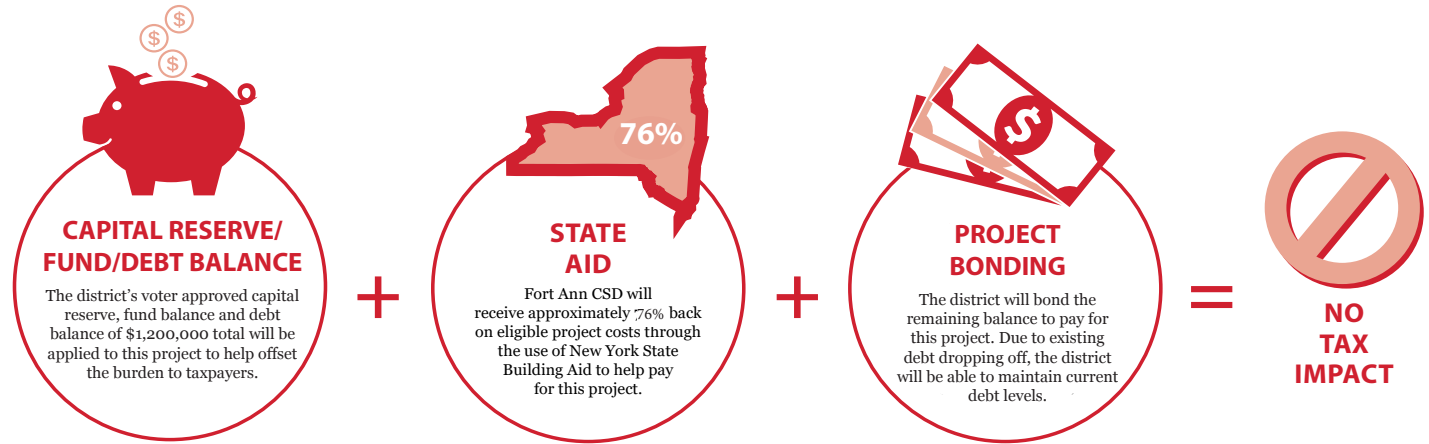
### PROPOSED TIMELINE IF PROPOSED CAPITAL PROJECT IS APPROVED

Design & Construction Documents ..... January-August 2023  
 Submit to NYS Education Department.....September 2023  
 NYS Education Department Approval ..... February 2024  
 Bidding Process..... March 2024  
 Construction ..... July 2024-September 2025  
 Project Closeout..... December 2025

### FUNDING SOURCES for the proposed project



## CAPITAL PROJECT ESTIMATED FINANCING



## QUALIFIED VOTERS

A qualified voter is a person who is:

- A citizen of the United States
- At least 18 years old on the day of the vote
- A resident of the school district for at least 30 days prior to the meeting at which he or she offers to vote
- Not otherwise prohibited from voting under the provisions of section 5-106 of the Election Law (for example, a person who has been adjudged to be mentally incompetent)

Only qualified voters of the school district may vote on a question brought before an annual meeting and election or special school meeting.

## ABSENTEE BALLOTS

Applications for absentee ballots for any vote are available from the District Clerk Emily Stranahan at (518) 639-5594, ext. 52049, or by downloading an application from the district website.

All applications for an absentee ballot must be received no later than seven days prior to a vote if the ballot is to be mailed to the voter. If the ballot is to be picked up personally by the voter, the application can be filed one day prior to the vote.

All ballots must be returned to the district clerk by 5 p.m. the day of the vote.

## PROPOSITIONS

### Proposition 1: Capital Project

Shall the Board of Education of the Fort Ann Central School District, Washington County, NY be authorized to: Engage in the construction, reconstruction and alterations to the School District's buildings, bus garage, and athletic fields, including an inground bus lift at the bus garage, multi-sport turf field and softball turf field, and parking lots, and to acquire original furnishings, equipment or apparatus required for the purpose for which the School District buildings are intended to be used in said School District and related site work at a total cost not to exceed \$9,975,000 and that the sum of \$9,975,000 or so much thereof as may be necessary, shall be raised by the levy of a tax upon the taxable property of said School District and collected in annual installments as provided by Section 416 of the Education Law, and, in anticipation of such tax, obligations of said School District shall be issued.

YES \_\_\_\_\_

NO \_\_\_\_\_

### Proposition 2: Expenditure of Funds

Shall the Board of Education of the Fort Ann Central School District, Washington County, NY be authorized to: If Proposition #1 above is approved by the qualified voters of the School District, expend the sum of \$500,000 from the Capital Reserve Fund previously established by the qualified voters of the District on May 15, 2018 to be used for the purpose of paying a portion of the cost of the project referenced in Proposition #1 above.

YES \_\_\_\_\_

NO \_\_\_\_\_

**CAPITAL PROJECT VOTE**  
**Wednesday, December 14, 2022**  
**Noon - 8 p.m.**  
**Old Gymnasium**