

April 2022

Addison Central School District

Transportation
Facility rendering



CAPSTONE PROJECT

Dear Community Members:

On May 17, 2022, you will have an opportunity to vote on a \$23,925,000 capital project that is designed to address critical program needs, renovations, site work, transportation department and facilities needs. The project scope is based on a number of factors, including the NY State mandated Building Condition Survey and corresponding Five Year Facilities Plan, program changes to complete our High School long-range plans which were started a number of years ago and recommendations from our Facilities Committee, which is comprised of parents, community members, administrators and Board of Education members. The project is also based on the recommendations of our architectural firm, SEI Design Group.

The 2020 Building Condition Survey identified more than \$48 million dollars of facilities needs. The district, its Facilities Committee, the Board of Education and design and construction professionals prioritized the most essential needs, resulting in this proposed project.

A large percentage of the project addresses the transportation department's aging facilities, health and safety requirements, site work and parking, along with Building Condition Survey items deemed important by the NYS Department of Education. Completing the work through a capital referendum will allow us to do this work with **NO ADDITIONAL TAX IMPACT** to district residents and businesses. The alternative is doing some of this work piece by piece and paying for it out of our local annual budget, with the possibility of a significant tax impact.

Project highlights include construction of a new bus garage, creation of new parking at our athletic fields and Alumni Gym locker room renovations. A complete list of project items can be found in the chart on page 3 of this newsletter.

The financial considerations of the community were vital in our planning process. The overall financial plan calls for using a combination of state building aid, debt service funds and the district's capital reserve to fund this project. In the same way a homeowner would set aside savings to plan for household repairs, additions and improvements, the district has maintained a capital reserve fund to help finance major additions, renovations and improvements to our schools. Through prudent budgeting, savings, financial planning and a thorough knowledge of New York State's building aid reimbursement policies, we are able to propose this project to our community with **NO ADDITIONAL TAX IMPACT** to district residents and businesses.

This publication contains many details about the scope of the proposed work in each location, along with answers to frequently asked questions. We know how much pride this community has in ACS. Capital projects like this help to keep our facilities in great working order and improve the conditions under which our children learn and thrive. We need and appreciate your support. We encourage you to review this information to learn more about the project and to attend the various public meetings and our public hearing on May 3, 2022 and to vote on May 17, 2022.

Sincerely,

Joseph DioGuardi
Superintendent

Michelle Terwilliger,
President, Addison CSD Board of Education

MAY

PUBLIC HEARING

3

5:30 p.m.

Addison High School
Cafeteria

MAY

VOTE

17

Noon-8:00 p.m.

Addison High School
Library

Frequently Asked Questions

Q. Why is the district having a bond vote?

A. Our district is committed to providing a safe learning environment and well-maintained facilities for students and public use. Just as one's home ages and needs upkeep and repairs to keep it in good shape, so too, do our schools. Many routine repairs and projects are funded within the annual district budget, with local taxpayers bearing the full cost. New construction and major renovations, such as those included in this project, would have a major impact on the tax rate if included in the annual district budget. A bond issue is a fiscally responsible alternative, because New York State reimburses a vast majority of the cost and the expense is spread out over a longer period of time.

Q. Why is this work needed?

A. Every five years, all school districts are required by the state to have a certified architect review the condition of their buildings and grounds. In 2020, our architectural consultant examined the district's facilities and identified more than \$48 million in problem areas, some of which are critical needs required by state regulations. The district's Facilities Committee studied those items and developed a recommended list of the most critical needs and upgrades. Rather than delaying and facing future higher costs and further deterioration, the district is addressing those issues now, through this referendum.

Q. How were the project's components chosen?

A. Academic program enhancements, significant transportation needs and Alumni Gym locker room renovations received top priority, along with creation of approximately 50 additional parking spaces at our athletic fields.

This capital project is a continuation of the district's long-range facilities/education plan that was started in 2004. A Facilities Committee consisting of parents, community members, district administrators, teachers, staff and students identified the 21st Century academic program goals which will keep our students academically competitive with others in the region, state, nation and world. The committee then prepared and prioritized a list of new construction, renovations and site improvements needed to achieve the educational programming, health and safety needs identified in that long-range plan. This project marks the fourth phase of our long-range plan; Phase I was completed in 2011, Phase II was completed in 2015 and Phase III was completed in 2020. The scope-definition process undertaken by the Facilities Committee has resulted in this Capstone Capital Project. In March 2022, the Board of Education approved the final scope and

budget for the capstone work that is presented in this referendum.

Q. When will the work take place?

A. It is anticipated that construction will begin in spring 2023 and reach completion by the end of 2024.

Q. What is the total cost of this proposed project, and how can it have **NO ADDITIONAL TAX IMPACT?**

A. The total cost of the project is \$23,925,000. It will be paid for using a combination of state building aid, debt service funds and the capital reserve fund, which can be used only for capital improvements. Because the Board of Education and district administration have been diligent about funding the capital reserve, the district is able to pay for the portion of this project that is not covered by state aid (i.e., the local share) without raising taxes.

Q. Isn't state aid just my tax dollars, too?

A. Yes, it is. The New York State Education Department budget and state legislature has given all districts in the state an opportunity to use tax dollars to enhance their communities through school building improvements and renovations. By taking advantage of this opportunity, we can reinvest some of those tax dollars back into our own community, working to improve the educational setting for our children and the local residents.

Q. What if the referendum does not pass?

A. A capital project is the most fiscally responsible way to improve our facilities. If the referendum does not pass, some of the health and safety items and site work renovations included in this project would instead have to be funded within the annual district budget. The local taxpayers would then bear the full cost, without the benefit of the state's building aid. New construction and major renovations would not be possible.

Q. Where can I find out more about the capital project proposal?

A. A video outlining the scope of the project, other project information and a schedule of meetings are posted on the district website (www.addisoncsd.org) and Facebook page (Addison Central School District). A public hearing is scheduled for May 3 in the High School Cafeteria. The public hearing will include a capital project presentation and an open forum for questions and answers.

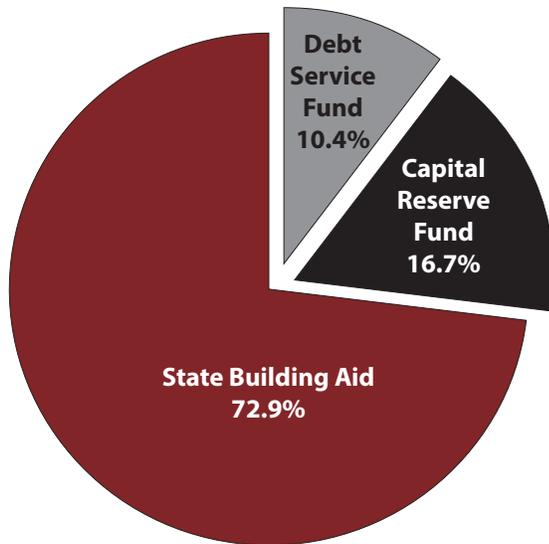
Project Scope

| PROPOSED WORK HIGHLIGHTS | | Bus Garage/ Bus Storage | Middle/ High School | Athletic Fields Parking | Maintenance Facility |
|-----------------------------------|---|----------------------------|------------------------|----------------------------|-------------------------|
| DISTRICT-WIDE IMPROVEMENTS | New Construction | | | | |
| | Bus maintenance/office/training center | ✓ | | | |
| | Storage facility for all busses and school vehicles | ✓ | | | |
| | Fuel dispensing and removal of underground holding tanks | ✓ | | | |
| | Building and Academic Program Enhancements | | | | |
| | Technology/art area reconfiguration and upgrade | | ✓ | | |
| | Replace tech room sink and eyewash stations | | ✓ | | |
| | Alumni Gym locker room renovations | | ✓ | | |
| | Replace data room split systems | | ✓ | | |
| | Structural Health and Safety | | | | |
| | Tech room electrical panel and outlet replacement | | ✓ | | |
| | Chimney repairs | | ✓ | | |
| | Emergency gas shut-off in science rooms | | ✓ | | |
| | Replace electrical panel boards in corridors | | ✓ | | |
| | Biology CO detection | | ✓ | | |
| | Ventilation to occupied spaces | | | | ✓ |
| | Modify storm piping | | | | ✓ |
| | Minor water heating system repairs | | | | ✓ |
| | Electrical system upgrades | | | | ✓ |
| | CO detector upgrades | | | | ✓ |
| | Site Work | | | | |
| | Pavement at bus garage | ✓ | | | |
| | Pavement at fueling station | ✓ | | | |
| | New utilities and drainage | ✓ | | | |
| | Replace pavement at maintenance facility due to flood damage | | | | ✓ |
| | Add approximately 50 parking spaces along athletic fields access road | | | ✓ | |
| | Building Envelope | | | | |
| | Reconstruct cupola and columns | | ✓ | | |



Approximately 50 additional parking spots will be created at the athletic fields and a new t-ball field will be added near the tennis courts.

Project Financing



This project is estimated to have NO ADDITIONAL LOCAL TAX IMPACT on District residents and businesses.

The Capstone Project will be paid for using a combination of state aid funding, district capital reserve funds and debt service funds; it will not create an additional financial burden on our annual budget or on local taxpayers.

Public Hearing

Tuesday, May 3 • 5:30 p.m.
Addison High School Cafeteria

VOTE

Tuesday, May 17 • Noon-8:00 p.m.
Addison High School Library

Addison Central School District

Board of Education:

Michelle Terwilliger, President

John Stierly III, Vice President

Deborah Finamore-Flint • James Mitchell

Kim Rayeski • Alan Specht • Marty Wheeler

Joseph DioGuardi, Superintendent

Voter Information

How can I obtain an absentee ballot?

If you are unable to appear in person on May 17, 2022, you may vote by absentee ballot. To receive an absentee ballot, pick up an application from the District Office and return it at least seven business days before the vote if the ballot is going to be mailed to you, or at least one day before the vote if you will be picking up the ballot in person at the District Office from 7:00 a.m. to 3:30 p.m.

Absentee ballots will be counted only if they are returned no later than 4:00 p.m. on May 17. Call Board Clerk Kristie Mather at (607) 359-2244, ext. 1 for more information.

Am I eligible to vote?

To be eligible to vote on the school budget and election, you must be a citizen of the United States who is 18 years of age or older and a legal resident of the Addison Central School District for at least 30 days prior to the vote. No prior registration is required.

Ballot Information

Proposition to be voted on

Shall the Board of Education of the Addison Central School District, Steuben County, New York (the "School District"), be authorized to construct improvements to and reconstruct School District buildings and facilities, including a new bus garage, bus storage building and fueling station and original furnishings, equipment, machinery, apparatus, and appurtenances, together with additional parking, site improvements and other improvements and incidental expenses thereto (the "Project") and (ii) to expend \$4,000,000 from School District's Capital Reserve Fund, the total estimated maximum cost of the Project not to exceed \$23,925,000, with such cost being raised by the expenditure of such \$4,000,000 from the Capital Reserve Fund, established by the School District on June 16, 2020, with the balance thereof, not to exceed \$19,925,000, being raised by a tax upon the taxable property of the School District to be levied and collected in annual installments as provided in Section 416 of the Education Law, with such tax to be offset by State aid available therefore, and in anticipation of such tax, by obligations of the School District as may be necessary?

The \$23,925,000 project will be paid for using a combination of state building aid, debt service funds and the capital reserve fund, which can be used only for capital improvements. Because the Board and district administration have been diligent about funding the capital reserve, the district is able to pay for the portion of this project that is not covered by state aid (i.e., the local share) without raising taxes.