

# Worcester Central School



Capital Project Newsletter - November 2017

## Proposed Capital Project

### December 12, 2017 Referendum Includes No Tax Increase for Project

Residents of the Worcester Central School District will head to the polls on December 12, 2017 to vote on a \$2,070,000 capital project that includes replacement of the gym roof, replace driveway and parking lots with conventional pavement, perform code-required electrical work, and construct a storage building to house maintenance equipment and implements.

The Board of Education, at its regular monthly meeting of September 27, 2017, made the decision to move forward with the project, after a two-year process that began with a 2015 Building Condition Survey\* (BCS).

The project will be funded through a combination of building aid from New York State and the current, local tax levy, which will not be increased to fund the project.

\* Available on the district Web site: [www.worcestercs.org](http://www.worcestercs.org)

## Project Details

1. The roof section over the gym will be replaced. This section was not replaced in the last capital project, as that section of roof had considerable life remaining at the time of that project.
2. The pervious concrete material installed during the last capital project in 2011 has worn more quickly than anticipated and continues to deteriorate. This material will be replaced with conventional asphalt pavement, providing a much longer-lasting and safer surface for school grounds. Some reconfiguration of the driveway and parking areas will be required to provide for appropriate drainage of those areas.
3. Electrical codes and requirements have changed since the last capital project, requiring that any new capital project include work to meet these new codes and requirements. Emergency lighting and carbon monoxide upgrades are required in the boiler room of the main school building, the existing storage building, and the bus garage.
4. A storage building will be built to house equipment, implements and supplies needed for maintenance of district buildings and facilities.

# Box Holder

## Questions and Answers

### **Why did the board consider this project?**

The Board has annually set goals that include the maintenance and protection of District assets, including the buildings and facilities. Periodic and continuous maintenance and repair prevent large-scale projects and tax-payer burden. The roof over the gymnasium has been closely monitored for several years, as its life expectancy neared; and the Building Condition Survey performed in 2015 reflected a need and a timeline for replacement. The driveway and parking have noticeably deteriorated and replacement is timely because of the condition of the pavement and its inclusion in a single capital project. Electrical and carbon monoxide upgrades are required by changes in codes and regulations and must be included in any capital project approved. The construction of a storage building will protect and add life to the equipment and implements the District owns for facilities maintenance.

### **Why can't the items included in the proposed project be included in the annual school budget?**

The items included in the proposed project are not normal maintenance tasks and are not eligible for aid. The District receives 83.4% state building aid on all eligible project expenses, meaning that 83.4% of approved expenditures will be paid by New York State. Not only could the District not afford to include in the annual budget the items in the proposed project, but the District would also forfeit eligibility for state building aid on the expenses.

### **If approved, when would work be completed?**

If approved by voters, work is anticipated to begin late in the Spring of 2019 and will be completed by the Fall of the same year.

### **Why does a capital project process take so long?**

Following voter approval, engineers and architects must prepare and submit complete construction documents (plans and specifications), such plans must be submitted to and approved by the State Education Department (SED), approved plans are publically bid, and contracts are awarded.

### **What happens if voters do not approve the proposed project?**

Without voter approval, work cannot be performed in its current scope. The Board may reconsider the project and its scope though the window of opportunity to perform the proposed work with no tax increase to residents is very limited.

### **In general, why do school capital projects seem to cost so much?**

Many factors enter into the equation that results in the projected costs. State laws require strict compliance with wage rates established by the NYS Department of Labor. These wage rates, combined with required bonding and insurance for contractors make projects more expensive for schools than a homeowner would incur.

### **Where can I learn more about this project?**

A public forum will be held at the school:  
November 29, 2017 at 6:30 PM

### **Who can vote?**

Any U.S. citizen who is over 18 years of age and who has been a resident of the District for at least 30 days prior to the date of the vote.

### **What should I bring to the vote?**

Voters may need to provide proof of identity and residency.

### **Are absentee ballots available, if I am unable to vote in person?**

Qualified voters unable to vote in person may complete an absentee ballot. Please call (607) 397-8785 for more information. All completed ballots are due to the District Clerk not less than seven days before the date of the vote, if mailed.

### **When and where is the vote?**

December 12, 2017 from 12:00 PM to 8:00 PM in the school library.