Board of Education Update
Capital Facilities Planning

Vision 2020

03.07.2019
Agenda

1. Building Condition Survey / 5 Year Plan
2. Visioning Process
3. Capital Planning: Marlboro Elementary School
4. Funding Sources and Budget Estimates
5. Decision Making
6. Post Vote Timeline
Vision 2020

• Review existing 2015 BCS and 5-Year Plan
  • Evaluate work that has been completed since the 2015 survey.
  • Confirm remaining (incomplete) work is still valid.
  • Survey (field review) existing facility conditions for all buildings.
  • Discuss additional work to be recommended within the plan.

• Budgeting
  • Evaluate budgets for all existing items on BCS/5 Year Plan.
  • Develop budget estimates for new work to be considered.
  • Update budget estimates to reflect current regional market conditions.
Vision 2020

• Educational Assessment
  • Administrator / key stakeholder Interviews.
  • Confirm the current building space utilization.
  • Identify space utilizations deficiencies to SED and other planning standards.

• Educational Program Review
  • Discuss program goals, new initiatives and other improvements.
  • Develop options/recommendations for each identified need for district consideration.
  • Prioritize the list of capital recommendations.
  • Develop project budget estimates for each option for district consideration.
  • Review of projected funding sources, Building Aid, SEQRA and other agency requirements.
Vision 2020

• Common District wide Facility Issues:
  • **Security**: Safe building access with secured entrances / vestibules.
  • **Student / Family Support Services**: Support for Guidance, Psychologist, Speech, Nursing, etc.
  • **Physical Education**: Appropriate spaces / amenities to support P. E. programs.
  • **Food Service**: Flexible offerings to support and improve student dining options.
  • **Toileting**: Updated and accessible toileting for students and building staff.
  • **Obsolescence**: Replacement of building systems that are well beyond their useful life.
Key Facility Issues:

- Secured Entry (Vestibule) / Main Office / Student Drop-off entry
- Sound attenuation at Music Room
- Recess play amenities
- Replacement of wood soffit material on original structure
- Minor BCS / egress enhancements
Existing Floor Plans
Walking Tour
Existing Greeter Desk in Lobby

New Secured Vestibule and Greeter Station
Marlboro Middle School

Key Facility Issues:

• Vehicular/Pedestrian movements, parking, potential impact of new Housing Development
• Secured Entry (Vestibule) / Main Office / Central Shared Conferencing
• Student / Family Support Services (Guidance, Psychologist, etc.)
• Gymnasium / Locker Rooms
• Music Rooms (Chorus/Band Room, support areas)
• Dining Hall serving lines / queue space
• Nursing Facilities
• Toileting (Building wide)
• Maker Space (Innovation Lab)
• Items identified on the Building Condition Survey (Fire Safety Systems, etc.)
Proposed Capital Improvements
Proposed Capital Improvements

- Band / Chorus
- Student Support Services
- Main Office
- Music Lab
-Comp Lab
- Tech.
- Auditorium / Gymnasium
- Cafeteria
- Nurse
- SRO
- P.E.
Marlboro Middle School

Existing Entry and Greeter Desk in Stairwell

New Secured Entry and Greeter Station
Marlboro High School

Key Facility Issues:

- Secured Entry (Vestibule) / Main Office / Central Shared Conferencing
- Student Support Services (Guidance, Psychologist, etc.)
- Nursing Suite
- Dining Hall (including outdoor dining area)
- Athletics (Locker Rooms, Fitness, AD Office)
- Toileting (Building wide)
- Art Program Enhancements
- Athletic Site Improvements
- Performing Arts / Music Program Enhancements
- BCS Identified Improvements
Existing Floor Plans
Proposed Capital Improvements
Proposed Capital Improvements
Proposed Capital Improvements
Marlboro High School

Site Improvements:

- Track Refurbishment
- Turf Refurbishment
- Relocate High Jump
Marlboro High School

Existing Greeter Window
Marlboro High School

New Secured Vestibule and Greeter
Marlboro High School

Existing Student Support Services

New Student Support / Family Services
Marlboro High School

Existing Cafeteria

New Student Dining with “Grab-n-Go” Serving Line
Marlboro High School

Existing Art Rooms

New Art Studios with Graphic Computer Lab
SEQRA

- **SEQRA**
  - Stands for the State Environmental Quality Review Act
  - Must clear SEQR prior to adopting resolution for a Bond

- **SEQR Process**
  - Review the recommended capital improvements to determine the type of action required.
  - Based upon the proposed capital improvements will be considered a **Type II** Action.
  - SEQRA Resolution for Negative Declaration (No Impact).
  - SEQRA resolution must be prior to a resolution for a bond referendum.
Funding Sources

1. Annual Budgetary Appropriation
2. $100 K Capital Outlay Projects
3. $125 K Larkin Athletic Facilities Grant
4. $200 K Larkin Grant
5. Energy Performance Contract (EPC)
6. Capital Project Bond Referendum
# Capital Project Scenarios

## Marlboro Middle School

<table>
<thead>
<tr>
<th>Project</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Office / Security Vestibule</td>
<td>$1,228,119</td>
<td>$1,228,119</td>
</tr>
<tr>
<td>Site Improvements</td>
<td>$1,918,998</td>
<td>$1,918,998</td>
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<tr>
<td>Student Support Services (Guidance)</td>
<td>$689,341</td>
<td>$689,341</td>
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<tr>
<td>Nurse / Locker Rms / Innov. Lab / Tech / Computer / Music</td>
<td>$2,241,402</td>
<td>$2,241,402</td>
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<tr>
<td>Gymnasium / Auditorium Improvements</td>
<td>$934,520</td>
<td>$698,429</td>
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<tr>
<td>Cafeteria / Serving Renovations</td>
<td>$268,618</td>
<td>$78,749</td>
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<tr>
<td>Band / Chorus Room Additions</td>
<td>$3,220,362</td>
<td>$3,220,362</td>
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<tr>
<td>Other Recommended Building Improvements</td>
<td>$91,044</td>
<td>$91,044</td>
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<tr>
<td>Building Improvements from 2015 BCS</td>
<td>$1,291,731</td>
<td>$1,291,731</td>
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</table>

## Marlboro High School

<table>
<thead>
<tr>
<th>Project</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Security Vestibule</td>
<td>$61,474</td>
<td>$61,474</td>
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<tr>
<td>Main Office Renovations</td>
<td>$430,971</td>
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<tr>
<td>Student / Family Support Services</td>
<td>$720,218</td>
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<tr>
<td>Nurse’s Suite Renovations</td>
<td>$329,547</td>
<td>$329,547</td>
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<tr>
<td>Athletic Renovations (Fitness, AD, Support Areas)</td>
<td>$1,332,926</td>
<td>$1,332,926</td>
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<tr>
<td>Art Room Renovations</td>
<td>$732,902</td>
<td>$732,902</td>
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<tr>
<td>Music Renovations</td>
<td>$490,721</td>
<td>$490,721</td>
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<tr>
<td>Cafeteria Renovations</td>
<td>$663,560</td>
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<tr>
<td>Other Recommended Building Improvements</td>
<td>$415,066</td>
<td>$415,066</td>
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<tr>
<td>Recommended Site Improvements</td>
<td>$2,278,426</td>
<td>$2,278,426</td>
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<tr>
<td>Building Improvements from 2015 BCS</td>
<td>$375,069</td>
<td>$375,069</td>
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</table>

## Marlboro Elementary School

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<tr>
<th>Project</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
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</thead>
<tbody>
<tr>
<td>Security Vestibule</td>
<td>$261,342</td>
<td>$261,342</td>
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<tr>
<td>Other Recommended Building Improvements</td>
<td>$43,810</td>
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<tr>
<td>Improvements to Recess Areas</td>
<td>$628,746</td>
<td>$283,247</td>
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<tr>
<td>Building Improvements from 2015 BCS</td>
<td>$272,353</td>
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</table>

## Proposed Project Cost

- **Scenario 1**: $9,875,034
- **Scenario 2**: $19,989,507
## SCENARIO 1

<table>
<thead>
<tr>
<th>Estimated Debt Service</th>
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</thead>
<tbody>
<tr>
<td><strong>$9,875,034</strong> Capital Project</td>
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</tr>
<tr>
<td>Debt Issued</td>
<td>$6.9 Million</td>
</tr>
<tr>
<td>+ Available District Funds</td>
<td>$3.0 Million</td>
</tr>
<tr>
<td>Project Amount</td>
<td>$9.9 Million</td>
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<tr>
<td>LESS</td>
<td></td>
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<tr>
<td>Offsetting State Building Aid</td>
<td></td>
</tr>
<tr>
<td>(85% of Project Costs Project at an Aid Ratio of 70.1%)</td>
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<tr>
<td><strong>ESTIMATED NET LOCAL COST</strong></td>
<td></td>
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<tr>
<td>(DEBT, INCLUDING INTEREST)</td>
<td></td>
</tr>
<tr>
<td>Total Local Project Costs</td>
<td>$4.0 Million</td>
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<tr>
<td>Average Annual Local Costs</td>
<td>$120,084</td>
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<tr>
<td>Average Annual Cost Per $1,000 (Full Value)</td>
<td>$0.10</td>
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<tr>
<td>Considering Existing Debt Falling Off</td>
<td>NO TAX IMPACT</td>
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</table>
**Estimated Debt Service**

<table>
<thead>
<tr>
<th>SCENARIO 2</th>
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</thead>
</table>

**CAPITAL PROJECT**

- Debt Issued: $16.9 Million
- Available District Funds: $3.0 Million
- Project Amount: $19.9 Million

**LESS**

- Offsetting State Building Aid: (85% of Project Costs Project at an Aid Ratio of 70.1%)

**ESTIMATED NET LOCAL COST**

(Debt, Including Interest)

- Total Local Project Costs: $8.0 Million
- Average Annual Local Costs: $463,433
- Average Annual Cost Per $1,000 (Full Value): $0.37
- Considering Existing Debt Falling Off: NO TAX IMPACT
<table>
<thead>
<tr>
<th>YEAR</th>
<th>Baseline</th>
<th>Option 1 - $3MM</th>
<th>Option 2 - $3MM</th>
<th>Option 1 - $4.5 MM</th>
<th>Option 2 - $4.5 MM</th>
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<tbody>
<tr>
<td>2019-2020</td>
<td>$6,963,059</td>
<td>$6,963,059</td>
<td>$6,963,059</td>
<td>$6,963,059</td>
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<td>2020-2021</td>
<td>$5,508,800</td>
<td>$5,508,800</td>
<td>$5,508,800</td>
<td>$5,508,800</td>
<td>$5,508,800</td>
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<td>2021-2022</td>
<td>$5,435,376</td>
<td>$5,289,144</td>
<td>$4,946,070</td>
<td>$5,320,969</td>
<td>$5,105,795</td>
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<td>2022-2023</td>
<td>$5,547,411</td>
<td>$5,276,269</td>
<td>$4,490,692</td>
<td>$5,335,222</td>
<td>$4,936,229</td>
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<td>2023-2024</td>
<td>$5,858,169</td>
<td>$5,771,474</td>
<td>$4,772,244</td>
<td>$5,895,862</td>
<td>$5,551,529</td>
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<td>2024-2025</td>
<td>$6,381,127</td>
<td>$6,136,801</td>
<td>$4,691,112</td>
<td>$4,918,720</td>
<td>$4,050,200</td>
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<td>2025-2026</td>
<td>$7,132,713</td>
<td>$6,721,973</td>
<td>$4,816,215</td>
<td>$5,658,292</td>
<td>$4,258,525</td>
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<td>2026-2027</td>
<td>$8,134,972</td>
<td>$7,558,387</td>
<td>$5,176,391</td>
<td>$6,642,593</td>
<td>$4,701,445</td>
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<td>2027-2028</td>
<td>$9,414,330</td>
<td>$8,672,659</td>
<td>$5,788,943</td>
<td>$7,888,332</td>
<td>$5,401,262</td>
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<td>2028-2029</td>
<td>$10,987,406</td>
<td>$10,071,597</td>
<td>$6,676,616</td>
<td>$9,417,646</td>
<td>$6,375,596</td>
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<tr>
<td>2029-2030</td>
<td>$12,887,710</td>
<td>$11,779,136</td>
<td>$7,873,943</td>
<td>$11,269,454</td>
<td>$7,658,974</td>
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</table>
RESOLVED:

(a) That the Board of Education of the Marlboro Central School District, in the Counties of Ulster and Orange, New York (the “District”), is hereby authorized to construct improvements and alterations to various school buildings and sites (the “Project”), substantially as set forth as “Scenario 1” in a Plan prepared for the District by CSArch, and to expend $9,875,034 therefor; (b) that the amount of not to exceed $1,500,000 currently available in the District’s Capital Reserve Fund established by the voters of the District at the May 17, 2016 Annual District Meeting and Election is hereby authorized to pay a portion of the cost of the Project, and such expenditure is hereby approved; and (c) that an additional amount of $3,000,000 expected to be available is hereby authorized to pay a further portion of the cost of the Project, and such expenditure is hereby approved; and (d) that a tax is hereby voted in the amount of not to exceed $5,375,034 to finance the balance of such cost, such tax to be levied and collected in installments in such years and in such amounts as shall be determined by said Board of Education; and that in anticipation of said tax, bonds of the District are hereby authorized to be issued in the aggregate principal amount of not to exceed $5,375,034 and a tax is hereby voted to pay the interest on said bonds as the same shall become due and payable.
Bond Resolution: Scenario 2

BOND PROPOSITION

YES

NO

RESOLVED:

(a) That the Board of Education of the Marlboro Central School District, in the Counties of Ulster and Orange, New York (the "District"), is hereby authorized to construct improvements and alterations to various school buildings and sites (the "Project"), substantially as set forth as “Scenario 2” in a Plan prepared for the District by CSArch, and to expend $19,989,507 therefor; (b) that the amount of not to exceed $1,500,000 currently available in the District’s Capital Reserve Fund established by the voters of the District at the May 17, 2016 Annual District Meeting and Election is hereby authorized to pay a portion of the cost of the Project, and such expenditure is hereby approved; and (c) that an additional amount of $3,000,000 expected to be available is hereby authorized to pay a further portion of the cost of the Project, and such expenditure is hereby approved; and (d) that a tax is hereby voted in the amount of not to exceed $15,489,507 to finance the balance of such cost, such tax to be levied and collected in installments in such years and in such amounts as shall be determined by said Board of Education; and that in anticipation of said tax, bonds of the District are hereby authorized to be issued in the aggregate principal amount of not to exceed $15,489,507 and a tax is hereby voted to pay the interest on said bonds as the same shall become due and payable.
• Present Middle School options for consideration
  February 7, 2019 (BOE Meeting)

• Present High School options for consideration
  February 21, 2019 (BOE Meeting)

• Present Elementary School options for consideration with Financial Team
  March 7, 2019 (BOE Meeting)

• Develop Bond Referendum Communications Material
  March 7 – March 20, 2019

• Resolution for Bond Referendum
  March 21, 2019 (BOE Meeting)

• Public Comment Period (45 Day Minimum)
  March 22 - May 20, 2019

• Public Bond Vote
  May 21, 2019 (Budget Vote)
Post Vote Timeline

- Public Bond Vote: May 21, 2019
- Design Process (6 - 7 months): May 22 - December 2019
- SED Review / Approval (Est. 2 Months Outsourced): January - February 2020
- Public Bid Process: March - April 2020
- Construction Period (2 Phases): May 2020 - October 2021
- Closeout: October 2021
Key Takeaways for Vision 2020

✓ Keeps the promise to maintain and improve our instructional facilities for our children and our community
✓ Does not add any taxes to the MCSD taxpayer
✓ Utilizes maximum NYS Aid, money already in reserves and will reduce our current payments beginning 2021; we can complete all of Scenario 2 – at the same time, reducing our overall debt payments by $885K.
Any Questions?