The Facilities Committee of the Salem Central School District has worked with district architects, Mosaic Associates, on addressing needs identified in the district’s Building Condition Survey. New York State school districts are required to conduct Building Condition Surveys every five years to ensure that taxpayers’ investment in educational facilities are maintained. The most recent report for Salem CSD was completed two years ago.

“That report told us that many of our systems, such as our heating, security, and fire alarm systems are in need of repair. These are all vitally important to the health, welfare, and safety of our students, faculty, staff, and everyone who visits our campus,” said David Glover, Superintendent of Schools.

Upon collecting information, researching options, and balancing district priorities, the Salem Board of Education passed a resolution to bring forward a Capital Improvement Project for residents to consider. On Tuesday, March 27, 2018, residents of the Salem Central School District will vote on a $21.3 million Capital Improvement Project to fix infrastructure problems and improve safety concerns.

“For the past 80 years, the school has been a point of pride for the community. Many items in need of repair are ones you don't necessarily see at first glance, but are needed in order to keep the building healthy. We'd like to preserve and maintain the integrity of this building for another 80 years,” said Glover. “We want to ensure that all items on our list lead back to the original dedication of the building: the training of our youth and the welfare of our people.”

Safety and well-being of students and staff is of utmost importance and in order to provide emergency communications that meet the highest standards of efficiency, the current fire alarm systems, public address systems, master clock systems, phone systems, emergency lighting, and exit signs will be updated and replaced. Administrative offices will be reconfigured to ensure that there is an administrator at each entry point of the campus. This reconfiguring will provide additional surveillance at each wing of both the primary and high school buildings. A network operating center will also be installed (see page 3 for map and details.) Additional safety measures include improved ventilation systems in classrooms and the auditorium, installation of vehicle carbon monoxide exhaust system in the bus garage and exhaust to the chemical storage room, and installation of impact safety film over non-tempered glass throughout the campus.

A major portion of the proposed capital project addresses the different heating systems in the facility. “The current hot water and steam systems have outlived their useful lives. We would like to replace the two heating systems with one that is more efficient and in turn more fiscally responsible to operate and maintain,” said Superintendent Glover.

In addition to maintenance and safety improvements, the proposed capital project will bring key areas into compliance with the Americans with Disabilities Act (ADA.) Restrooms in both the primary school building and the middle/high school building, the nurse’s room, the wooden bleachers in the gym, pavement near the playground as well as the outdoor bleachers, need to be retrofitted to ensure that people with disabilities have an equal opportunity to participate.
Key Items in Scope of Proposed Capital Improvement Project

Middle / High School Building

Building Maintenance
• Reconstruct stone exit stair/provide railings
• Convert wood bleachers in gym to be handicap accessible
• Convert nurse's room to be handicap accessible
• New network operating center in courtyard
• Provide new drainage piping for 1968 wing and re-plumb entirely
• Replace heating, ventilation, and air conditioning (HVAC) systems
• Replace auditorium heating and ventilating system
• Convert steam piping units to hot water
• Provide improved ventilation for classrooms

Electrical/Communications
• Replace fire alarm systems
• Replace Public Address (PA) system
• Replace master clock system
• Replace main electric service
• Provide standby generator
• Replace electrical panelboards

Primary School Building

Building Maintenance
• Provide ADA compliant hardware
• Reconstruct exit stair and provide railings
• Provide ADA compliant restroom
• Convert plumbing to hot water system

Electrical/Communications
• Replace fire alarm systems
• Replace PA system
• Replace master clock system
• Provide phone system with VOIP
• Interior emergency lighting and exit signs

Bus Garage
• Provide gutters, downspouts on roof
• Provide new roof system
• Reconstruct interior deteriorated steel columns
• Provide new floor trench drains and holding tank
• Install vehicle carbon monoxide exhaust system

Site Work
• Replace select areas of concrete sidewalk
• Repave basketball and tennis courts
• Regrade drainage around courts
• Remove and replace playground equipment with ADA accessible paving
• New bleachers and press box

Boys and Girls locker rooms will be refurbished and made handicap accessible.

The Nurse's room is not handicap accessible and is in need of additional storage space.

Slate roofs are damaged and are causing water leakage that can be visible from the interior ceilings.

Steel columns in the bus garage are deteriorating.

Original unit ventilator vents need to be replaced.

Wooden bleachers in gymnasium are damaged and not ADA compliant.

Playground equipment is being held together with plywood and will be replaced.

Rust has damaged plumbing systems beyond repair and will be replaced.

Water damage is visible throughout the school.

Proper ventilation in chemical storage room is needed.
A new network operation center will be installed in the courtyard to consolidate and improve control and operation of our technology network. The space will be used by IT professionals to maintain network operations and deploy new technologies for faculty and students. Future plans for the space include using the area as a place for students to work with and learn about networking and technology.

We will remodel the high school bathrooms from two large spaces into several individual bathrooms, promoting student safety and comfort. To meet state requirements, additional restrooms will be built. These interior bathrooms will be accessible from the outdoors at appropriate times, for students on the new playground and guests at sporting events. A concessions area will also be added near the restroom for convenient access to the athletic fields.

EXAMINING THE COSTS

Salem Central School District has not brought a similar project to vote since the year 1998. The proposed items are pertinent based on frequency of project needs, urgency of safety concerns and costs. By scheduling the new debt service payments to coincide with retiring debt service payments, the net local share of the project will result in minimal additional tax impact.

FREQUENCY

The last similar project approved by the community was in 1998. Since then, with the exception of an energy project in 2010 and one smaller project in 2012, there has not been a Capital Improvement Project to address the various needs in the district. This is reflected in the size of the potential project. Looking forward, we aim to maintain a regular frequency of projects, based on our building condition survey, to maximize tax and aid dollars while being the best caretakers possible of Salem Central.

URGENCY

A number of the items in this project relate to the well-being of the building and the health and safety of staff and students. Security systems, fire alarm systems, and heating systems are paramount to operating a safe, functional school building. In addition, student-focused areas like the playground and the student locker rooms are in need of repair or replacement.

COST

The scope of the potential Capital Improvement Project surpasses our regular maintenance capacity. Working on essential maintenance items through a capital project allows our district to take advantage of our 80.1% aid ratio, and enables us to hire the help we need to address these larger issues.

PROJECT FUNDING SOURCES

- LOCAL SHARE $1,735,476 (8%)
- NYS BUILDING AID $17,067,700 (80%)
- FUND BALANCE $2,504,815 (12%)

ANTICIPATED TIMETABLE

- Design and Construction Document ......................... Summer 2018
- Approval by NYS Education Department ..........Winter-Spring 2019
- Bidding Process .............................................................. Fall 2019
- Construction Begins .......................................................... Fall 2019
- Construction Completion ............................................. Spring 2021
ON THE BALLOT

PROPOSITION I – 2018 CAPITAL PROJECT
Shall the Board of Education be authorized to (a) increase the maximum funding level of the Capital Reserve Fund to an amount not to exceed $1,029,815, with such Capital Reserve Fund being funded with a transfer from the Repair Reserve Fund and interest earnings; (b) construct additions to and reconstruct School District buildings, including necessary site work, acquire original furnishings, equipment, machinery or apparatus, at a maximum cost of $21,307,991; (c) expend such sum for such purpose; (d) expend $1,475,000 of unappropriated funds and $1,029,815 from the Capital Reserve Fund; (d) levy the necessary tax therefore (including the interest due on any School District obligations) to be collected in annual installments, taking into account State aid received and the amounts expended from unappropriated funds and the Capital Reserve Fund; and issue School District obligations in anticipation thereof in an amount not to exceed $18,803,176?

(Vote for any One)

YES ○
NO ○

PROPOSITION 2 – EPC PROJECT
Shall the Board of Education of the Salem Central School District be authorized to: (a) reconstruct the School District buildings, including lighting, heating and other energy efficient upgrades (the “Energy Project”) at a maximum cost of not to exceed $963,969; and (b) enter into an energy performance contract to finance the cost of the Energy Project?

(Vote for any One)

YES ○
NO ○

Voter Qualifications
A person shall be entitled to vote at the special meeting of voters who is: a citizen of the United States; 18 years of age; and a resident within the School District for a period of 30 days next preceding the meeting at which he/she offers to vote.

Absentee Ballots
Absentee ballots may be applied for at the office of the District Clerk. Applications for absentee ballots must be received by the District Clerk at least seven days prior to the vote if the ballot is to be mailed to the voter, or on or prior to March 26, 2018 if the ballot is to be delivered personally to the voter. Absentee ballots must be received by the District Clerk not later than 5 p.m. on March 27, 2018. A list of all persons to whom absentee ballots have been issued will be available for inspection to qualified voters of the School District in the office of the District Clerk from 8 a.m. and 3 p.m. on weekdays prior to the day set for the vote. Any qualified voter present in the polling place may object to the voting of the ballot upon appropriate grounds for making his/her challenge and the reasons therefore known to the Inspector of Election before the close of the polls.

EPC PROJECT VOTE

Voters will also be asked to vote on a Potential Energy Performance Contract. Should the EPC project pass, there will be no tax impact and no up-front costs. The District will receive an 80.1% state aid and with voter approval, will receive an additional 10% state aid on the project.

ESTIMATED IMPACT PER TOWN

<table>
<thead>
<tr>
<th>Town</th>
<th>Current Tax Impact 2017-2018</th>
<th>Dollar Change per $1,000 of Assessed Value</th>
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<tbody>
<tr>
<td>Salem</td>
<td>$27,870.5</td>
<td>$0.1658</td>
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<tr>
<td>Hebron</td>
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<td>Jackson</td>
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<tr>
<td>Greenwich</td>
<td>$15,890.3</td>
<td>$0.0995</td>
</tr>
</tbody>
</table>

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