

What You'll Vote on:

\$8,628,535 Capital Improvement Project

Capital Improvements:

- ▶ Infrastructure upgrades (remaining roofing, doors, etc.);
- ▶ Ventilation to meet code;
- ▶ Hot water boiler piping;
- ▶ Emergency lighting coverage;
- ▶ Track resurfacing and site sanitary upgrade;
- ▶ Bus garage fuel canopy and monitoring system;
- ▶ STEAM renovations;
- ▶ Auditorium upgrades;
- ▶ Primary gym upgrades; and
- ▶ Fitness area renovations.

Energy Performance Contract:

- ▶ Upgrade to energy saving interior and exterior LED lighting;
- ▶ Integration of a lighting control system that self-adapts to the learning activities of classrooms;
- ▶ Numerous mechanical system upgrades replacing 1950's era equipment;
- ▶ Conversion of the existing steam boiler to a new, highly efficient hot water boiler; and
- ▶ Energy reducing upgrades to the building control system.

8

8272 Main Street
Hammondsport, NY 14840

Non-Profit Organization
U.S. Postage PAID
Hammondsport, NY
Permit #8

Box holder

Dear Community Members:

At the regular meeting of the Board of Education held on October 18, 2017, a resolution was adopted approving a \$8,628,535 (\$7,300,000 capital improvements and \$1,328,535 Energy Performance Contract) Capital Improvement Project and Energy Performance Bond Vote for the Hammondsport Central School District to take place on December 14, 2017. The project was developed following a line-by-line review of our state-mandated Building Condition Survey (BCS) and numerous meetings over the past year with input from a dedicated, active and involved Facilities Committee. The Facilities Committee, made up of over twenty community members, met monthly for over a year reviewing District needs, costs, and prepared the project for final Board approval.

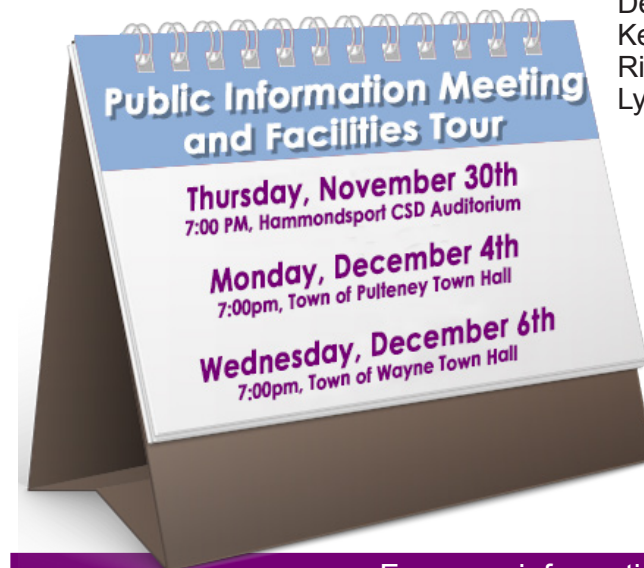
The Board is presenting this project to address a variety of infrastructure needs and instructional program enhancements to the District that will vastly improve the safety, energy efficiency and educational experience our students receive while minimizing the cost to taxpayers. We are pleased that through sound fiscal management and long term planning, we will be able to use a portion of our current Capital Reserve to reduce the tax impact of this project on District residents. Voting will take place from noon to 8:00 PM in the Primary Gym.

Residents are encouraged to review the information provided in this brochure and to attend one of the information sessions noted below. If you have specific questions or comments, please contact the District Office at (607) 569-5200, ext. 5240. Information is also available on the District website at www.hammondsportcsd.org.

Thank you,

Superintendent of Schools
Kyle C. Bower

Board of Education:
Jim Zimar, President
Dennis Carlson, Vice President
Kevin Bennett
Rick Drain
Lynda Lowin



At a glance

PROPOSED PROJECT
\$8,628,535

PROJECT HIGHLIGHTS

Capital Improvements:

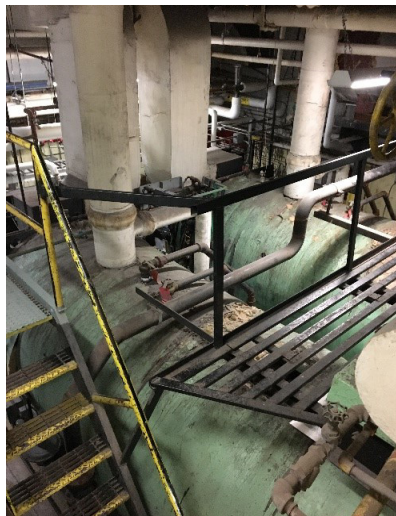
- ▶ Infrastructure upgrades (remaining roofing, doors, etc.);
- ▶ Ventilation to meet code;
- ▶ Hot water boiler piping;
- ▶ Emergency lighting coverage;
- ▶ Track resurfacing and site sanitary upgrade;
- ▶ Bus garage fuel canopy and monitoring system;
- ▶ STEAM renovations;
- ▶ Auditorium upgrades;
- ▶ Primary gym upgrades; and
- ▶ Fitness area renovations.

Energy Performance Contract:

- ▶ Upgrade to energy saving interior and exterior LED lighting;
- ▶ Integration of a lighting control system that self-adapts to the learning activities of classrooms;
- ▶ Numerous mechanical system upgrades replacing 1950's era equipment;
- ▶ Conversion of the existing steam boiler to a new, highly efficient hot water boiler; and
- ▶ Energy reducing upgrades to the building control system.



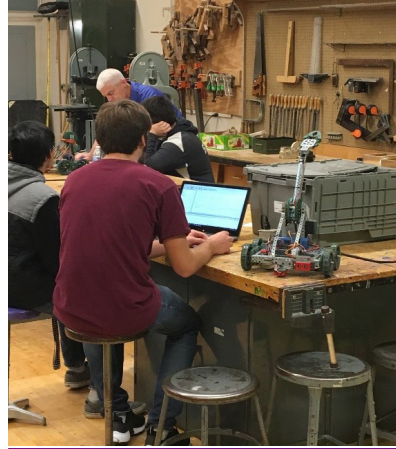
The Main Street campus is heated by two steam boilers installed when the building was built in 1958. The boiler shells have had multiple crack repairs over the last few years.



The steam boilers are far beyond their useful life; inefficient and occupy too much space in the boiler room. This project will remove existing asbestos breaching and pipe insulation and replace these boilers with new high efficiency hot water boilers and replace all distribution piping.



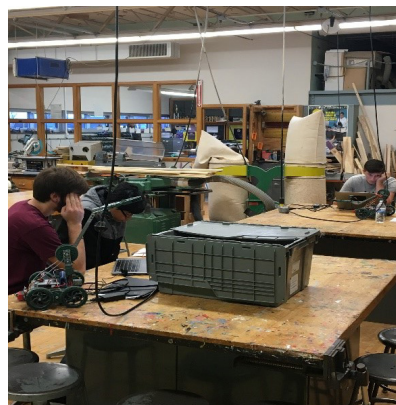
The District's waste water is treated and released through sand filters and a leach field dating from 1965. The pumps serving these two sand filters are the original 1965 units.



Renovations to this space will include a dedicated clean space for technology courses while maintaining a room used for construction and manufacturing coursework.



The District currently offers courses in Robotics I, Robotics II and Engineering of Your World. These classes are taught in the original 1958 industrial arts classroom.



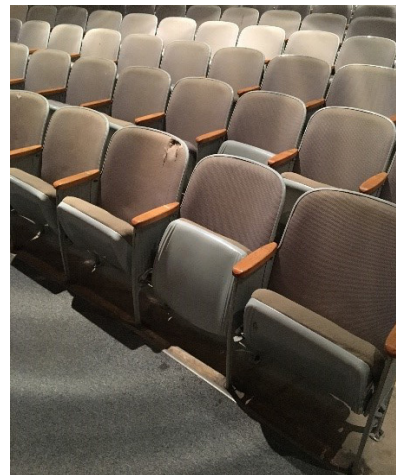
The original 1958 classroom design will be renovated into a 21st century flexible classroom space able to host multiple courses effectively.



Auditorium upgrades will include repairs of interior areas damaged due to leaks prior to roof replacement.



The current auditorium wood stage is too thin to refinish. The current cracks have been patched for several years in order to keep the surface safe. The current stage curtains will need to be removed in 2019 when the current fire retardant certificate expires. They are not able to be re-treated due to their poor condition.



The original 1958 auditorium seating will be replaced.

Q: Does the closing / consolidating of our facilities in 2011 play a role in this capital project?

A. Generally, no. The District's consolidation into a single facility in 2011 was done to help reduce annual operating costs to the District and its taxpayers. Fortunately, our Main Street facility accommodated both primary and secondary grade levels without the need for adding space to the building.

The items included in this referendum are solely based on aging infrastructure and aging learning environments, and would need to have been completed regardless of the consolidation effort.

Q: Our gym space often appears overburdened by community use and athletics. Why aren't we including additional gym space in this project?

A. Expanding the primary gym was evaluated as part of the efforts by the Facilities Committee. Based on State Education Department allowances for required gym spaces, it was determined that we could not justify additional gym space (current gym spaces meet the educational program requirements based on enrollment). State Building Aid for any expansion to the primary gym would have been denied by the State and the costs wholly borne by the District taxpayers. The BOE (and committee), acting in the fiscal "best interest" of the community, was not comfortable proposing the gym addition in this project.

It's important to note that some renovations and improvements to the primary gym ARE included in this project and will be aided by the State. New wall-pads, refinishing and restriping the floor (for more PE/athletics uses), new lighting are planned to be included.

Q: What is STEAM?

A. STEAM is an educational approach to learning that uses Science, Technology, Engineering, the Arts and Mathematics as access points for guiding student inquiry, dialogue, and critical thinking. The end results are students who take thoughtful risks, engage in experiential learning, persist in problem-solving, embrace collaboration, and work through the creative process.

Q: Why haven't we been making these repairs over the years?

A. We have one maintenance person on staff with a \$30,000 annual maintenance and repair budget. Many of the issues addressed in this project are too big for one person to complete and too costly for the District General Fund Budget.

Q: Why now?

A. The timing is right. Over time, our facility needs will continue to grow, not diminish or go away. We don't expect SED's contribution to capital project costs to get any better than they are right now.

We also know that construction costs continue to escalate with each passing year. If we choose to wait and pursue the same project in the future, we would expect the cost to the taxpayers to be higher.

Q: What happens if the project comes in under budget?

A. Additional issues identified by the Building Condition Survey (BCS) will be considered and possibly added to the project.

Q: When will the work take place?

A. If the voters approve this referendum in December of 2017, it is expected that the Architects and Engineers will complete the plans and specifications in the Fall of 2018, and submit to the State Education Department for approval. It is expected that work will begin in the summer of 2019 and be completed by the end of 2020.

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

A. There are Public Information Meetings scheduled for the evenings of November 30th, December 4 and December 6 at 7:00 pm, where there will be a capital project presentation and an open forum for questions and answers. In addition, the District's website, www.hammondsportcsd.com, contains a comprehensive view of the project's scope and information boards are posted in the school lobby.

Frequently Asked Questions

Q: Why is the District having a referendum vote for capital improvements?

A. Hammondsport Central Schools 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 typically funded within the annual District budget, with local taxpayers bearing the full cost. Large repairs and maintenance items, such as those included in this project, would have a major impact on the tax rate if included in the annual District budget.

To further encourage schools to maintain or improve their facilities, SED reimburses Districts through "Building Aid" for capital projects. SED pays a percentage of capital project costs, and the District pays the balance known as "Local Share". A Referendum Vote is the most fiscally responsible alternative because the State reimburses 56.7% of the eligible costs and the balance of expenses are spread out over a longer period of time.

Q: How was this project developed?

A. In 2015 / 2016 Hammondsport Central School District had a Building Condition Survey prepared (a requirement of New York's State Education Department every 5 years), by the architectural firm SEI Design Group. The survey identified and prioritized several issues related to health and safety, operating efficiencies, asset preservation and accessibility.

Beginning in October 2016, the District established a Facilities Committee comprised of administrators, teachers and Community members to help review, evaluate and prioritize those items determined most important to the ongoing infrastructure needs of the facility, code-related needs, as well as instructional space improvements to provide adequate and appropriate teaching and learning spaces for our students.

After review, and based on the Committee's recommendations, the Board is proposing a capital project for the following reasons:

- 1) To address those scope items that were NOT completed in the 2011 project;
- 2) To address those facility needs identified as requiring the most immediate attention; and
- 3) To address the most appropriate academic program enhancements.

Q: What is the cost of the proposed project and how will it affect my taxes?

A. The cost of the capital project is \$8,628,535. The project will be paid for using a combination of State Building Aid funding, District capital reserve funds, Energy Performance Funding and a small tax increase from all District taxpayers. See chart on page 4 for an idea of how your taxes will be affected, but generally \$4.00, \$8.00 or \$12.00 per year (Senior Star, Star, No-Star), based on a home valued at \$100,000.

Q: Will this project complete our capital improvement needs?

A. Frankly, no. Our facility continues to age, and our needs are large and on-going. Our 2015 Building Conditions Survey identified facility needs in the range of \$19,000,000. This project addresses less than half of those building needs.

The District will continue to evaluate facilities for future renovations, and would encourage ANY community member with an interest in participating in the process to contact the Superintendent at any time.

Q: Isn't State Aid just my tax dollars too?

A. Yes, it is. NYS Building Aid is appropriated from funds collected by every resident through New York State income taxes. The State Legislature has given all Districts in the state an opportunity to use these tax dollars to enhance their communities through school building improvements and renovations. This is an opportunity to keep some of those tax dollars in our own community, to improve the facility infrastructure needs and enrich the educational environment for our children.

Energy Performance Contract

Energy Performance Contract Highlights:

- ⇒ Interior & exterior energy efficient LED lighting
- ⇒ Integration of a lighting control system that self-adapts to the learning activities of each classroom
- ⇒ Numerous mechanical system upgrades that will be extremely energy efficient and enhance the comfort level of staff and students
- ⇒ Many energy upgrades to the building control system that will further reduce utility consumption

What is an energy performance contract (EPC)?

An energy performance contract is an innovative financing technique that allows the District to use cost savings from reduced energy consumption to repay the cost of installing energy conservation measures.

How is an energy performance contract paid for?

The EPC will be 100% financed through state-aid, utility incentive grants and the long-term return of reduced energy bills.

Why does the proposition include language that asks us to vote on the EPC?

The utilization of an energy performance contract is a unique way for the District to focus on energy conservation through the implementation of highly efficient lighting, mechanical and building control systems. By implementing these cost saving strategies through an EPC, the New York State Education

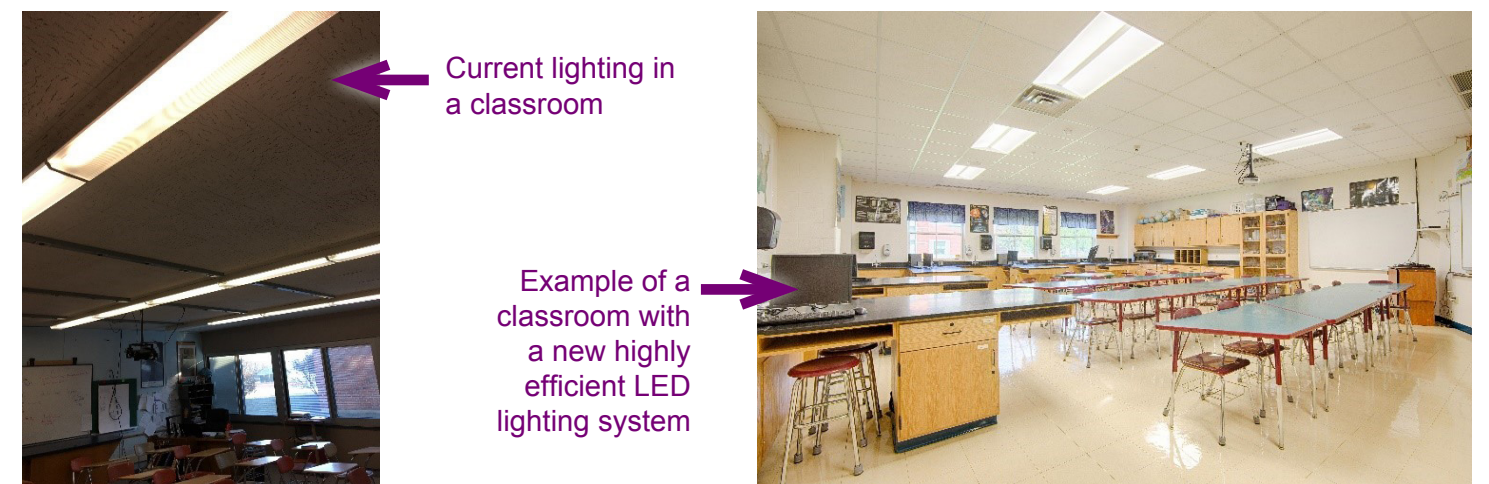
Department will provide reimbursement funding for a portion of the project. By seeking public support, the District will receive an ADDITIONAL 10% increase in state aid reimbursement which will in-turn reduce the tax burden to our District taxpayers.

What is included in the EPC?

Many lights throughout the district will be replaced with brand new LED lights integrated with an adaptive lighting control system. These new lights consume less than half of the energy than the lights we have now. Additionally, teachers will be able to dim the interior lights, brighten them and set lighting scenes in each class at any time based on the learning activities and needs of the students. This not only enhances the educational environment, but will save the District a significant amount of money annually. The project will also be converting the existing steam boiler from the 1950's to a new, highly efficient hot water boiler. There will also be numerous energy reducing upgrades made to the building control system that will increase occupant comfort and further reduce annual energy consumption.

How will the EPC impact the students, staff and taxpayers of Hammondsport CSD?

As a self-funding project, the energy performance contract will create an enhanced and comfortable learning environment for our staff and students. Additionally, this project will save the District an average of over \$30,000 a year in reduced energy bills.



Proposed \$8,628,535 Capital Improvement Project

Hammondsport Central School District

Technology/Fitness Area Renovations: Expand Tech Shop For STEAM Development

1st FLOOR

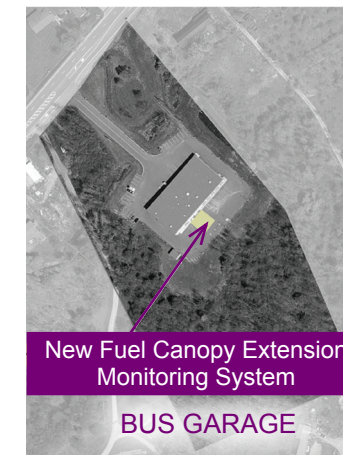
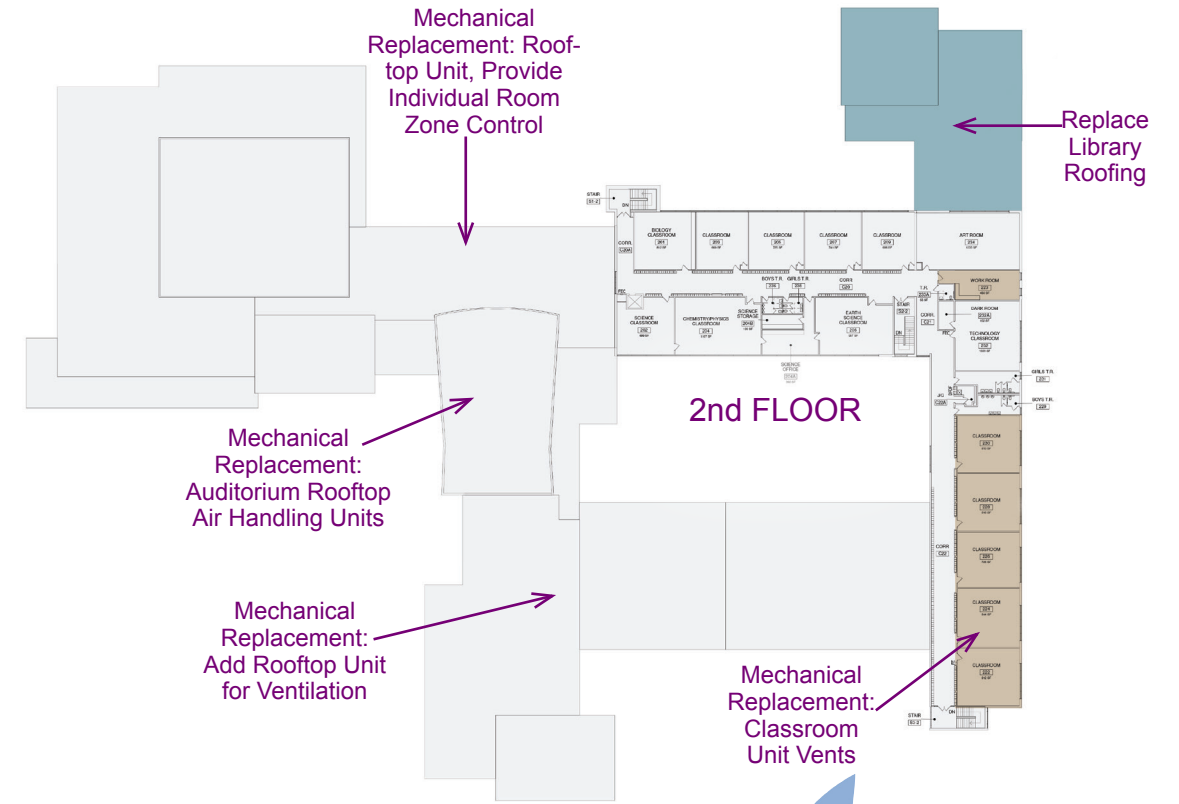
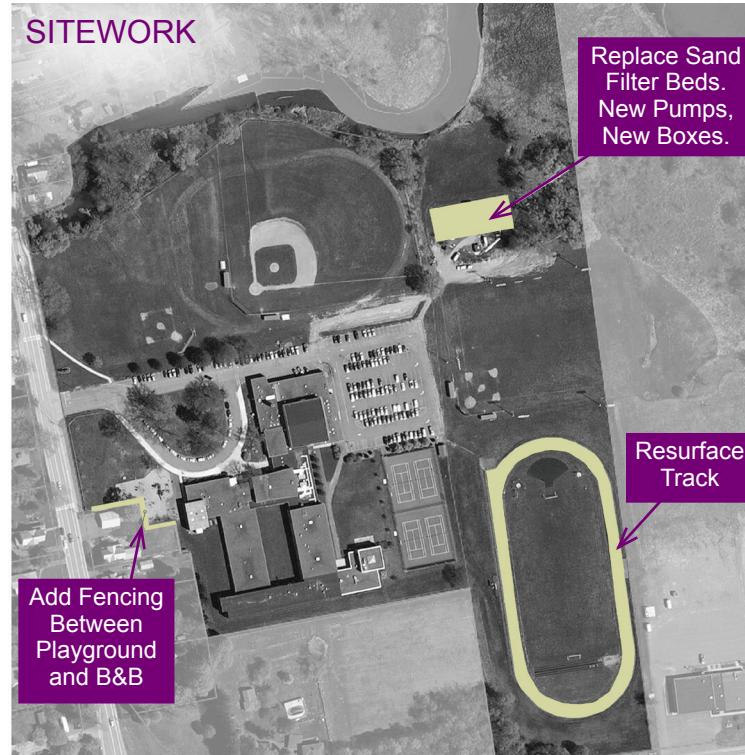


SCOPE LEGEND

- INDICATES MAJOR RENOVATION
- INDICATES MODERATE RENOVATION
- INDICATES MINOR RENOVATION
- INDICATES VARIOUS MECHANICAL IMPROVEMENTS/REPLACEMENTS
- INDICATES EXTERIOR/SITE WORK

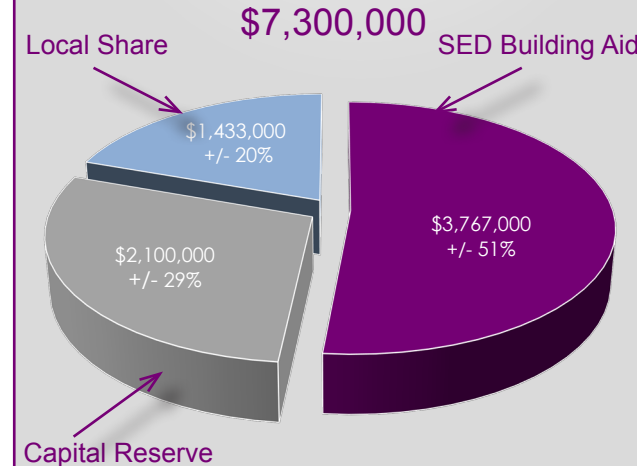
Abbreviations:

- SED - State Education Department
- EPC - Energy Performance Contract
- DDC - Direct Digital Controls
- ESCO - Energy Service Company
- STEAM - Science, Technology, Engineering, Arts, Mathematics
- UV - Unit Ventilators
- VFD - Variable Frequency Drives

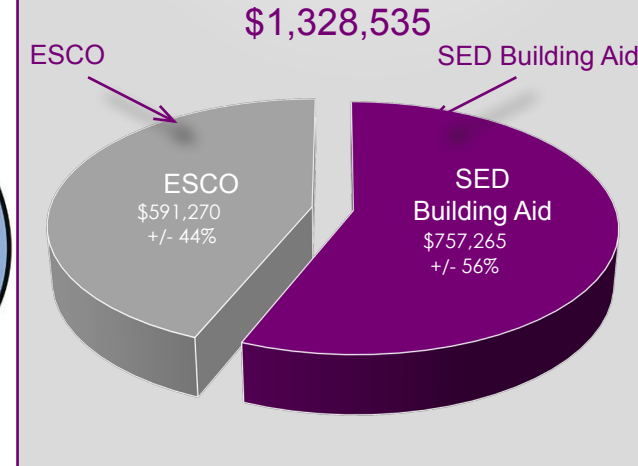


OTE
Thursday
December 14
Noon - 8:00 PM
Primary Gym

Capital Project Funding Sources



EPC Funding Sources



- ### Energy Performance Contract:
- Upgrade to energy saving interior and exterior LED lighting;
 - Integration of a lighting control system that self-adapts to the learning activities of classrooms;
 - Numerous mechanical system upgrades replacing 1950's era equipment;
 - Conversion of the existing steam boiler to a new, highly efficient hot water boiler; and
 - Energy reducing upgrades to the building control system.

Hammondsport Central School District
 \$2,100,000 Capital Reserve Utilized
 AVERAGE COST TO TAXPAYER
 17 Year Maturity Schedule for \$7,300,000 Capital Project - Fiscal Years 2021-2030

Full Value	SENIOR/STAR \$64,200 Equalized Value Exemption Income Restrictions*		WITH STAR \$30,000 Equalized Value Exemption Primary Residence		NO STAR Non-Primary Residence	
	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$70,000	\$ 1	\$ 0.08	\$ 5	\$ 0.42	\$ 8	\$ 0.67
80,000	2	0.17	6	0.50	9	0.75
90,000	3	0.25	7	0.58	10	0.83
100,000	4	0.33	8	0.67	12	1.00
110,000	5	0.42	9	0.75	13	1.08
120,000	6	0.50	10	0.83	14	1.17
130,000	8	0.67	12	1.00	15	1.25