Leveraging State Aid & Reserves to Invest in Our Future

Residents of the Chatham Central School District will head to the polls on February 14 to decide on a Capital Improvement Project the District has proposed to improve our educational facilities and address issues with our aging infrastructure. The District's buildings range in age from 50 to 118 years old, and just like any property, require regular upkeep in order to function at their best.

“The roof at the High School is out of warranty and suffers frequent leaks, the parking lot is crumbling, and many of our instructional areas have not been updated in 50 years,” said Dr. Sal DeAngelo, superintendent of schools. “This capital project would allow us to make the renovations needed to keep our buildings operating safely and efficiently, advance our instructional programs, and make our facilities future ready in a way that limits the impact on our taxpayers.”

VOTERS WILL DECIDE ON TWO PROPOSITIONS:

**PROPOSITION #1** is a $18,218,595 proposal to shore up aging infrastructure, improve classroom and community spaces, and address safety, security, and health concerns at the High School, Middle School, Elementary School, and Bus Garage. It carries an estimated property tax increase of $7.79 per $100,000 of assessed property value.

**PROPOSITION #2** is a $3,879,600 proposal to install air conditioning/HVAC at the Mary E. Dardess Elementary School. It carries an additional estimated property tax increase of $9.36 per $100,000 of assessed property value.

STAY INFORMED

- Scan the QR code! More information & video at www.chathamcentralschools.com
- Questions? Email: capitalproject@chatham.k12.ny.us

PROJECT TIMELINE

- **VOTE:** Tuesday, February 14, 2023
- **DESIGN:** February – October 2023
- **NYSED REVIEW:** November 2023 – January 2024
- **NYSED APPROVAL:** February/March 2024
- **BID AWARD:** Summer 2024
- **CONSTRUCTION BEGINS:** Summer 2024
- **CONSTRUCTION ENDS:** Summer 2025

The majority of construction would take place during the summer to limit disruption to the school year.
BASE SCOPE OF WORK:
Chatham High School
• Replace entire roof
• Replace gymnasium floor
• Replace gymnasium bleachers
• Replace gymnasium HVAC
• Renovate toilet rooms (excluding auditorium toilets)
• Modernize science classrooms (4)
• Relocate and upgrade art classrooms (2)
• Replace auditorium flooring (epoxy & carpet)
• Replace auditorium seating
• Replace classroom partition walls with permanent, secure, fire-rated walls
• Renovate band and choir rooms
• Replace exterior stucco panels with metal panels
• Paint exterior metal doors
• Redesign main building entrance w/ canopy
• Upgrade entrance lobby
• Modernize technology shop & relocate tech computer lab adjacent to shop
• Convert old tech computer lab to classroom
• Replace whole-building generator

Chatham Middle School
• Replace masonry window lintels

Mary E. Dardess Elementary School
• Replace current flooring/abate asbestos flooring under current flooring
• Paint gymnasium
• Repoint masonry at gymnasium
• Repair and paint exterior stucco on full perimeter of building
• Replace chain link fence between MED & CHS
• Repair curbing
• Repair sidewalk

Bus Garage
• Upgrade office and toilet areas
• Replace balance of metal siding
• Repoint masonry joints on exterior wall

ALTERNATE SCOPE OF WORK*
Chatham High School
• Convert unused toilet rooms to permanent storage
• Install library doors to courtyard; convert courtyard to outdoor reading/classroom area
• Redesign parent/bus drop-off area and entrance path

Chatham Middle School
• Install whole-building backup generator
• Construct outdoor classroom pavilion

Mary E. Dardess Elementary School
• Refinish gymnasium floor

*In the event bidding conditions allow the base scope of work to come in under budget, these alternate scope items would be considered for inclusion, at a cost not to exceed the total project budget of $18,218,595.

PROPOSITION #1:
Buildings & Grounds Renovations – A Closer Look
Proposition #1 addresses infrastructure, instructional, health and safety concerns throughout the District.
Many of the instructional areas at CHS have not been updated in as many as 50 years. In order to keep our educational opportunities competitive with other schools, the project includes important renovations to several instructional areas.

**Technology Room Modernization** includes upgrades to the shop area, originally built to be a woodshop, and relocating the technology computer lab adjacent to the shop to create a S.T.E.A.M. suite that integrates design and building.

**Band and Choir Room Renovations** include removing the risers in both rooms to allow better use of the space, new acoustic ceilings and wall treatments, improved instrument storage spaces, better lighting, dedicated instruction walls, new practice rooms, and other improvements.

**Science Classroom Modernization** includes new cabinetry, instructional technology, mobile student tables, and improved lighting in the four science rooms. The chemistry room would also see a new fume hood designed for instruction/demonstration, larger sinks, new gas turrets, an improved emergency shower, and improved storage. The physics room would also get anchor points in the ceiling and a new fume hood with gas.

**Art Classroom Upgrades** include relocating one of the schools two art rooms to give both rooms access to an existing storage space and relocating the kiln from the classroom to this safer, enclosed space. Improvements also include new countertops, drafting tables with computers, large collaborative worktables, larger sinks, a ceramics area, and improved instructional technology.

**Movable Classroom Partition Walls Would Be Replaced** with permanent, secure, fire-rated walls. CHS has several classrooms that are divided by movable partition walls, which are thin and have gaps where they meet the building’s permanent walls, allowing sound to pass through them and cause distractions. The partitions are left over from a 1970’s concept that attempted to make classrooms reconfigurable and haven’t been moved since the building opened 50 years ago.
Proposition #2 would authorize the District to install a building-wide air conditioning/HVAC system at Mary E. Dardess Elementary School at a cost not to exceed $3,879,600.

The building’s current classroom unit ventilators are not air-conditioning capable and are limited in their ability to filter and circulate air. The project includes removing the existing unit ventilators and replacing them with new rooftop air handling systems. The rooftop units would have high-efficiency air conditioning and heating components, heat recovery systems, and MERV-13 high-efficiency filters to improve indoor air quality year round. This would not only address frequent heat and humidity issues that distract from learning, but would also improve air filtration and circulation, functions that have become increasingly important due to respiratory viruses such as COVID-19.

Proposition #2 is dependent on passage of Proposition #1 — if voters do not approve Proposition #1, Proposition #2 will not pass. If voters approve Proposition #1 but do not approve Proposition #2, only the work under Proposition #1 would be completed.

How Would the District Pay for Proposition #2?

The District would enter into a 15-year bond for the full $3,879,600 cost of the project. NYS building aid would reimburse the District for approximately half of the total cost and the District would levy an additional $189,494 in annual taxes over a 15-year period to pay for the other half. This equates to an estimated $9.36 in taxes per $100,000 dollars of assessed property value. Example: a home valued at $300,000 would see its annual school taxes increase by approximately $28.08.

- Prop 2 Annual Tax Impact: $9.36 per $100,000 of assessed property value

PROPOSITION #2 Financials

<table>
<thead>
<tr>
<th>Capital Project</th>
<th>$3,879,600</th>
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<tbody>
<tr>
<td>Capital Reserves Utilized</td>
<td>$0</td>
</tr>
<tr>
<td>Net Borrowing</td>
<td>$3,879,600</td>
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<tr>
<td>Avg. Annual Debt Service (15 yrs)</td>
<td>$336,794</td>
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<tr>
<td>Avg. Annual State Aid (15 yrs)</td>
<td>$147,300</td>
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<tr>
<td>Avg. Annual Local Cost (15 yrs)</td>
<td>$189,494</td>
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Local Tax Impact (Yearly)*

- Market value of house: $100,000 $ 9.36 / Year
- Market value of house: $200,000 $18.72 / Year
- Market value of house: $300,000 $28.08 / Year
- Market value of house: $400,000 $37.44 / Year
- Market value of house: $500,000 $46.80 / Year

*Based on current market conditions – Interest rate 3.50%, Building Aid 49.6%, Aidable Cost 97%
Voter Qualifications:
To be eligible to vote you must be:
- A citizen of the United States 18 years of age or older
- A resident of the Chatham Central School District for a period of 30 days or more directly preceding the date of the vote
- Registered to vote with either the School District or the Columbia County Board of Elections

Not Registered to Vote?
If you have not previously registered to vote with either the County Board of Elections or the School District, you may register with the School District Board of Registration on Wednesday, February 1 from 3:00-7:00 p.m. in the MED Elementary School lobby.

Absentee Ballots
Absentee ballots may be applied for at the Office of the District Clerk located in the Mary E. Dardess Elementary building, 518-392-1501. Applications must be received by the District Clerk no later than 4:00 p.m. February 7 if the ballot is to be mailed to the voter; or 4:00 p.m. February 13 if the voter wishes to receive the ballot in person. All absentee ballots must be received by the District Clerk no later than 5:00 p.m. on February 14, 2023.