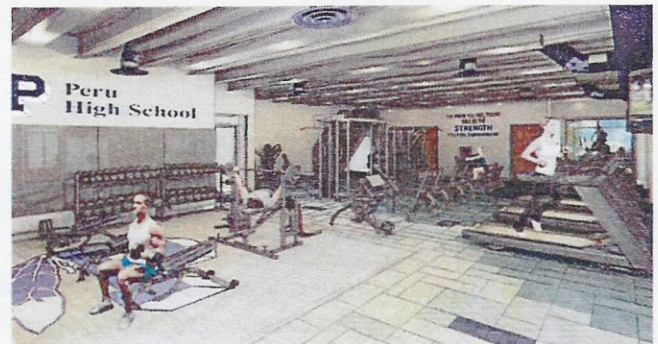


## Restore, Renovate, and Rejuvenate – Peru’s Proposed Three R Capital Project

Peru Central School District seeks approval for an \$18,485,000 Capital Project designed to renovate, rejuvenate and restore existing facilities to better meet the demands and needs of 21<sup>st</sup> Century Learning. The fiscal plan to support this project **virtually eliminates any increase in annual debt service payments currently supported by District property owners.** This is because the District has carefully timed the proposal to coincide with the retirement of debt service related to previous capital projects. In addition, the District established a Capital Reserve of \$1,750,000 several years ago in preparation for such a project and is committing an additional \$700,000 of uncommitted fund balance. Finally, the District is fortunate to receive building aid from the State of New York at the current building aid ratio of 88%.

There are **three “pillars”** to the proposed district-wide capital project: the **restoration** of exterior essentials such as roofs, pavement, and playgrounds; the **renovation** of obsolete or outdated infrastructure such as heating & cooling systems, communication systems, plumbing fixtures, windows and lighting; and the **rejuvenation** of existing space such as the K-2 House Kitchen, 3-5 House Library, 3-5 House Art Room, and select High School Science and Art Rooms. A

highlight of the proposed project will be the conversion of an existing gym space into a two level fitness center overlooking the Middle School Gym. This fitness center will include space for weight lifting equipment, cardiovascular fitness equipment, and a wrestling/fitness studio. The intent is to permit public access to this facility in an effort to promote wellness and fitness within the community.



The scope of the District-wide project was driven by a building conditions survey completed in 2015 and required by the Office of Facilities and Planning of the Department of Education. In addition, input was provided by the Board of Education, Administration, members of the faculty, staff and community. After months of review and planning by the Board of Education, a final scope was created that seeks to balance the needs of the District with the financial resources of the community.

## Building Breakout of Project Highlights

### Elementary School - \$8,344,736

- Repoint mortar joints in original chimneys and vent stacks
- Upgrade public address system within building
- Upgrade communication systems headend and component devices; add speakers to exterior
- Upgrade Air Conditioning Units in NERIC server room; install central air in the K-2 House computer lab and Curriculum and Professional Development Office; replace the wall units in the Elementary Administrative Office with self-contained units and include an additional unit.
- Scrape, prepare and repair the main entrance portico with a consideration of fiberglass cover for ornamental woodwork
- Repoint masonry and replace control joints in exterior brick walls
- Reconstruct the exterior Cracker box gym exit to prevent moisture migration
- Reconstruct the deteriorated asphalt roadways, parking lots and K-2 House entrance; reconfigure student drop off and pick up areas; replace deteriorated concrete walks and curbing at K-2 House entrance
- Formalize 3-5 House drive/parking and install concrete curbing at island and along building side of asphalt where deteriorated
- Sanitary piping in original facility to be replaced with galvanized lines; run power as needed in the kitchen booster heater; install backflow preventer in B wing
- Add 6 drains to the flat roof areas to prevent pooling water; replace kitchen and receiving shed roofs; scrape and paint or cover the 3-5 House gym and cafeteria with aluminum; install protective pads at the gas lines which are directly on the roof membrane; original wooden cupola to be scraped, primed, painted and a caulk exterior; install a ladder to access 3-5 House gym; replace the K-2 House gym roof with new EPDM; replace slate tile and deteriorated flashings that are dislodged over the 3-5 House
- Replace deteriorated sidewalks and the concrete apron at bus drop off entry area
- Upgrade finishes and furniture in the 3-5 House Library and Computer Lab
- Upgrade finishes in public toilets and in the 3-5 House Art Room
- Renovate and reconstruct the K-2 House kitchen and upgrade antiquated equipment within
- 3-5 House window sills to be raked, resealed and grouted (check for hazmat); repair/replace the windows that are difficult to operate
- Construct vestibules and canopy at K-2 House doors and bus drop off
- Reconstruct/replace all outdated playground equipment
- Replace original plumbing fixtures and fittings throughout the building with new ADA and water conserving units

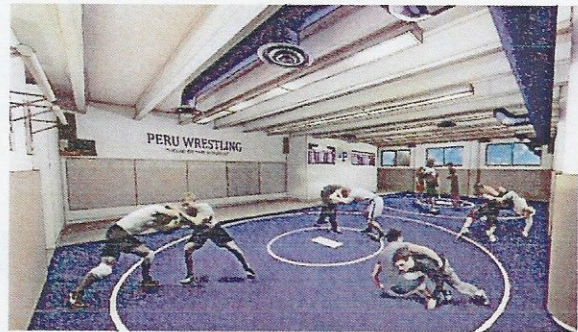
### Middle/High School - \$8,580,152

- Replace the air handling unit in the auditorium; replace the ceiling mounted uni-vents in the locker rooms and tech labs

- Formalize areas between HS/K2 and stadium and add drainage at such location to prevent water pooling and muddy areas; provide a traffic study to consider improving landscaping and site signage to avoid campus entrance congested during peak pick up/drop off times
- Upgrade intercom and announcement system throughout building
- Provide centralized air conditioning for the auditorium, computer rooms and maintenance office area
- Upgrade the elevator per ADA and NFPA as required
- Restore, repoint masonry and replace control joints in the exterior walls/columns that are missing or have sealant deterioration
- Add CO<sub>2</sub> monitoring devices where required
- Add seismic bracing where required in the interior bearing and fire walls
- Replace finishes and nosing on the interior stairs along with a railing upgrade
- Replace the few original light fixtures with LED lights and add occupancy sensors to classrooms
- Mill and reconstruct deteriorated asphalt areas at campus entry drive and loop (seal cracks and top remaining)
- Abate, prep and replace the VAT floors in the tech, art and 2 additional classrooms with VCT
- Art room and adjoining storage
- Modernize HS Science rooms and add additional storage



- Construct a loop road to connect the south and north drives for a convenient circulation pattern
- Construct a 4,000 sf metal building for a "cold" storage building to replace a collapsing existing storage building
- Convert a co-gen unit, or installation of a 250KW standby generator for Emergency Standby Power
- Rejuvenate Home and Careers Space
- Replace Media Center furniture
- Convert the wrestling room into multi-level fitness center/wrestling room



- Convert the weight room into a training room
- Install LED event lighting for night games/events at the stadium/track

**Bus Garage - \$1,560,112**

- Provide new ventilation systems with heat recovery and exhaust in the maintenance bays
- Replace the fire alarm system in its entirety and include a CO<sub>2</sub> monitoring system
- Replace boiler, pumps and recirculation lines
- Reconstruct and regrade asphalt to divert runoff; replace deteriorated sections and seal linear cracking
- Reconstruct toilet and shower facilities and replace original fixtures with new water conserving units throughout
- Replace all out of warranty roof systems
- Consider installation of a 50KW standby generator for emergency standby power

**Proposed Tentative Capital Project Timeline**

May 15, 2018	Proposed Project Presented to Voters for Approval
<b><u>Priority Items</u></b>	
Mid May – August 2018	Design Phase for Priority Items
September 2018	Priority Item Submission to State Education Department (SED)
January – March 2019	Priority Item SED Approval and Bidding
April 2019	Priority Item Contract Awards
June 2019	Site Mobilization for Priority Item
June – Aug 2019	Restoration, Renovation, and Rejuvenation
<b><u>Main Project</u></b>	
Aug – March 2018	Design Phase
March 2019	Main Project Submission to SED
Jan – Feb 2020	SED Approval and Bidding
March 2020	Contract Award
June 2020	Site Mobilization for Middle/High School Phase
June – Aug 2020	Restoration, Renovation, and Rejuvenation
June 2021	Site Mobilization for Elementary/Bus Garage
June – Aug 2021	Restoration, Renovation, and Rejuvenation

**Voters will decide on the following capital project proposition at the Annual District meeting on May 15<sup>th</sup>:**

**Capital Project Proposition No. 3**

Shall the Board of Education of the Peru Central School District, Clinton County, New York (the “District”) be authorized to undertake a capital improvement project consisting of renovations, alterations, and improvements to the District’s existing buildings and facilities and the construction of a new approximately 4,000 square-foot metal cold storage building, site improvements for various school purposes and other appurtenant and related improvements, and the acquisition and installation in and around such buildings, facilities and improvements of original furnishings, equipment, machinery, apparatus and technology improvements, and other services incidental thereto (collectively, the “Project”), all at a total estimated cost not to exceed \$18,485,000, with such cost being raised by the expenditure of \$1,750,000 from said District’s existing General Purpose Capital Reserve Fund, \$700,000 in currently available funds in the District’s General Fund, and with the balance thereof, not to exceed \$16,035,000, being raised by a tax upon the taxable property of said District to be levied and collected in annual installments as provided in Section 416 of the Education Law, with such tax to be offset by State aid available therefore, and in anticipation of such tax, by obligations of said District as may be necessary?

**Informational Session on Capital Project**

Tuesday, May 8, 2018  
 7:00 p.m.  
 Community Room  
 Middle/High School

**When and Where to Vote**

Tuesday, May 15, 2018  
 12 noon – 9:00 p.m.  
 Middle/High School Gymnasium