On Tuesday, May 16 the New Lebanon community will vote on an $11,855,000 renovation project to address security, efficiency and outdated or obsolete facilities. Just as we have done with our annual budget process, the plan for this Capital Project looks to balance the needs of our students while limiting the impact on taxpayers. Information on the 2017-18 budget will be sent to homes in the next few weeks.

What is the District’s Goal?
Our Project goal is to repair and prepare New Lebanon CSD for the next 15-20 years. Our scope of work encompasses repairs, renovations and efficiencies to our facilities. This work improves safety, instruction and function of buildings for our students and families. We will take advantage of cash reserves, state funding and Smart School Bond Act funds to reduce the cost to our taxpayers. Our financial goal remains – as it has been for the last six years with a zero increase in tax levy – to maintain or reduce our spending on a year to year basis. This project, as part of our long-range planning, will allow us to continue on this fiscally responsible path.

What are the Financial Details?
The maximum cost of the project, if both propositions are approved, is $11,855,000. This cost includes conservative contingencies for different things, such as asbestos abatement, that may not come to fruition. That being said, we believe that the final cost may in fact be less, and it is our goal to complete the needed work at the lowest possible cost to our taxpayers. This cost will be offset by $3,000,000 that the district has saved through a combination of Capital Reserve and budgeted funds. Portions of the project are eligible for $288,073 of Smart Schools Funding from New York State to additionally reduce costs. Lastly, debt from a previous project is slated to retire, which will offset year-to-year impacts on local taxpayers.
Scope of Renovation Project

Updates to Meet Current Code Issues
• Provide fire-rated doors & frames in buildings
• Provide climate control to computer server rooms
• Add tactile signage in buildings to meet ADA requirements
• Add lockdown hardware at corridor doors
• Replace fire alarm system panels
• Provide carbon monoxide detectors in spaces with fuel sources
• Seal existing fire rated walls
• Relocate kiln to a new, code compliant location
• Replace glass wall at cafeteria serving line with a fire rated wall
• Provide ADA access to baseball field

Jr/Sr High School
• Renovate all bathrooms
• Renovate locker rooms & provide exterior access to bathroom
• Install expansion joint to repair cracked classroom floors
• Replace flooring in corridors & nurse’s office
• Replace outdated kitchen equipment
• Replace exterior doors
• Create additional pool spectator wall
• Renovate Home & Careers classroom
• Remove & replace casework (1930’s building)
• Replace existing maintenance building
• Repair exterior cornice at courtyard
• Repave parking lots
• Replace baseball backstop

WBH Elementary School
• Renovate kitchen & replace outdated equipment
• Expand gymnasiunm to full size gym
• Provide portable stage in gym
• Renovate faculty & public bathrooms
• Construct secure main entrance
• Replace exterior building lights
• Provide two backflow preventers

Kitchen Renovations
Outdated kitchen equipment in both the elementary and Jr/Sr High School would be replaced. The equipment in the elementary school dates back to the original construction in 1970. The Jr/Sr High School kitchen was renovated approximately 20 years ago. The layout and equipment at WBH are both outdated and outsized for the current number of meals provided to our students. The planned renovations at the Jr/Sr High School kitchen include updating the current fixtures and addressing safety issues, but we are not planning a full renovation. At both kitchens, we need to "right size" for the reduced enrollment since the last time these kitchens were addressed.

Gymnasium Expansion
(Separate Proposition)
A significant portion of the Renovation Project ($3,100,000) has been allocated to expand the half court gymnasium to a full size gym at WBH Elementary School. This expansion will benefit all New Lebanon students, Pre-K through grade 12, as well as the larger New Lebanon community. Currently, team practices dominate evening use of the gym after school, especially in the winter, with community use working around our sports schedule. A full size gym with a divider will support two separate uses of the gym at one time.

More gym space for elementary students means an assurance that there will be room for recess play during inclement weather. It means a safe and well-ventilated area for electronic exercise activities, currently held in the former WBH locker room. In addition, for WBH families, it means an appropriate venue for concerts, open houses and other events that cannot be safely accommodated in the WBH cafeteria.

The gym expansion would mean an alternative competition space for Jr/Sr high athletes as well as better game and practice scheduling. For the community at large, the expansion means increased access for youth and adult sports and exercise.

PROPOSED WORK: JR/SR HIGH SCHOOL
Install expansion joint at cracked floor
Replace outdated kitchen equipment

To see photos and watch a video about the project please visit http://www.newlebanoncsd.org/renovation-project/
Questions & Answers

What was the Planning Process?
The scope of the project was determined starting with a careful review of our Building Condition Survey. The New York State Education Department requires this survey every five years to determine the condition of all of the schools in the state and any work that must be done over the long term to best meet the needs of students. The Facilities Committee used the Building Condition Survey along with input from our architect and engineers to determine priorities.

Why do we have to vote on these propositions if the Board has already approved this work?
The District is required by law to have voter approval for any project that requires the borrowing of funds.

What happens if bids for the renovation project come to more than $11,855,000?
As with any project proposal that voters approve, the Board of Education can only spend up to the specific amount approved by voters. If renovation bids are higher than estimated, the district would scale back the scope of work in the project to stay within the authorized amount.

What happens if the 2nd proposition doesn’t pass, can the 3rd proposition pass?
No. Proposition 3 is contingent on Proposition 2 passing.

What happens if the 3rd proposition doesn’t pass, can the 2nd proposition pass?
Yes, if Proposition 3 doesn’t pass and Proposition 2 passes, the work for Proposition 2 can be completed.

How can I learn more about the Renovation Project?
If community members have questions, they are encouraged to attend the community meeting on May 4 at 6:30 p.m. in the Walter B. Howard Elementary School library. They can also contact the district office at 518.794.7600 Option 3 to schedule a tour of school buildings.

PROPOSED WORK:
JR/SR HIGH SCHOOL
Renovate locker rooms. Provide separate ADA compliant toilet with exterior access.

Repair cracks in foundation walls.
Front of Building (South Side)
PROPOSITION #2
Shall the Board of Education be authorized to: (1) reconstruct various School District buildings, reconstruct athletic fields and tracks, perform site work, and acquire original furnishings, equipment, machinery or apparatus required for the purpose for which such buildings and athletic fields are to be used, at a maximum aggregate cost of $8,755,000; (2) expend such sum for such purpose; (3) expend $2,150,000 from the Capital Reserve Fund and $850,000 of unappropriated fund balance; (4) levy the necessary tax therefore, to be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education, taking into account state aid and the amount expended from the Capital Reserve Fund and unappropriated fund balance; and (5) in anticipation of the collection of such tax, issue bonds and notes of the School District at one time or from time to time in the principal amount not to exceed $5,755,000, and levy a tax to pay the interest on said obligations when due?

PROPOSITION #3
If Proposition #2 is approved by the voters, shall the Board of Education be authorized to: (1) construct an addition to and reconstruct the gymnasium at the Walter B. Howard Elementary School, perform site work and acquire original furnishings, equipment, machinery or apparatus required for the purpose for which such building is to be used, at a maximum aggregate cost of $3,100,000; (2) expend such sum for such purpose; (3) levy the necessary tax therefore, to be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education, taking into account state aid; and (4) in anticipation of the collection of such tax, issue bonds and notes of the School District at one time or from time to time in the principal amount not to exceed $3,100,000, and levy a tax to pay the interest on said obligations when due?

Voting Information
What am I voting on?
PROPOSITION 2:
$8,755,00 District wide renovations
PROPOSITION 3:
$3,100,00 Gym Addition/Renovation at Walter B. Howard Elementary

When and where is the Vote?
Tuesday, May 16 from 12 p.m. to 9 p.m. in the Walter B. Howard Elementary School gymnasium

Who is Eligible to Vote?
You are eligible to vote if you are a U.S. citizen, 18 years old or older and a resident of the school district for at least 30 days prior to the vote.

Absentee Ballots
Qualified district residents who are unable to go to the polls on May 16 can cast their votes by absentee ballot. For an application, call the district office at 794-7600. All completed ballots must be received by the district clerk no later than 5:00 p.m. on May 16.