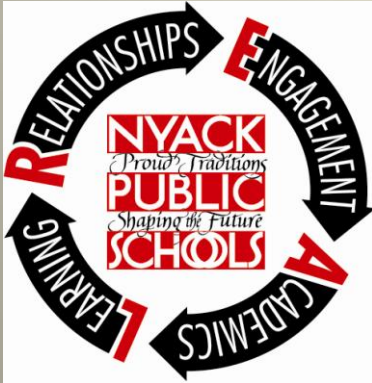


# NYACK BOARD OF EDUCATION

## 2013 PROPOSED BOND REFERENDUM



Claudette Jimerson, *President*

Karen Hughes, *Vice President*

James Marshall, *Secretary*

Leeann Irvin, *Trustee*

Dan Juechter, *Trustee*

Dan Kaplan, *Trustee*

Michael Mark, *Trustee*

James Giraldez, *Student Representative*

Dr. James J. Montesano, Superintendent of Schools

***“Committed to a quality, well-rounded education in the academics,  
arts and co-curricular activities”***

**DATES OF PRESENTATIONS: September 17, October 2, October 16**

**DATE OF REFERENDUM VOTE: October 29**

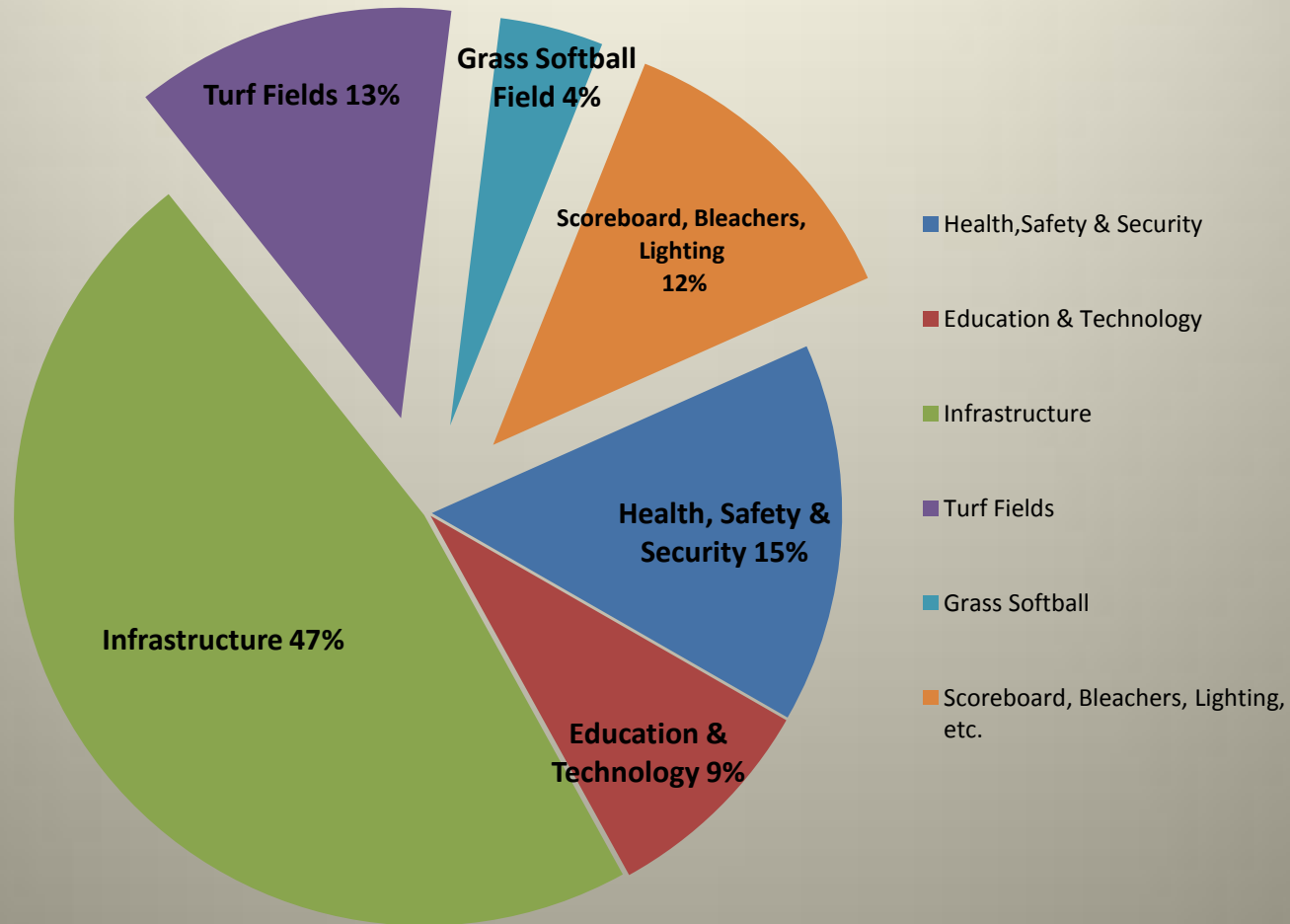
# Citizens' Advisory Committee (CAC)

## Members:

- Birchett, Greg
- Bowie, Alexandra
- Brentnall, Kevin
- Codio Jr., Monge
- Connery, Ray
- Davie, Keith
- Davis, Pierre
- Ebner, Mary
- Eglin, Cheryl
- Eleazer, Cynthia
- Felix, Brad
- Fischer, Phyllis
- Fleur, Gail
- Forrest, Bruce
- Gallo, Laureen
- Gerber, Howard
- Gleeson, Michael
- Graham, David
- Graham, Laura
- Gregory, Winsome
- Heaton, Kevin
- Hughes, Karen
- Juechter, Dan
- Kreeger Neil, Laura
- Lazarus, Paul
- Lederman, Evin
- Lydecker, Maryellen
- Mack, Sean
- Menoutis, Gloria
- Micucci, Mark
- Millsaps, Carleen
- Modafferi, Joseph
- Montesano, James
- Pence, Rebecca
- Perrella, Irene
- Perrella, Kathryn
- Ramponi, Mike
- Rivera, Frances
- Rothchild, Ken
- Sigillo, Joe
- Stone, Hal
- Urra, Jackie
- Vursta, Alex
- Wanamaker, Jeff
- Wisner, Rob
- CCC Computer Center
- HMH Site and Sports Design
- LAN Associates

- October 2012 BOE Established CAC
- Dec. 2012 Citizens' Advisory Committee Process (completed over 7 months)
- June 2013 CAC Reports to Board of Education
- Sept. 2013 Approved by Board of Education
- Sept. 17,  
Oct 2 & 16, 2013 Public Information Meetings
- Oct 29, 2013 Bond Referendum Vote, 7AM - 9PM

# Categories of Capital Improvements



# Liberty Elementary

142 Lake Road, Valley Cottage, NY



- Replace Emergency Lighting System @ Addition
- Replace Fire Alarm System
- Replace Boiler #1 (25+ Years Old)
- Replace A/C Systems @ Teachers Lounge and Main Office
- Repair Exterior Soffits @ Original Building
- Replace Exterior Windows @ Original Building
- Replace Exterior Doors @ North Elevation of Multipurpose Room
- Replace Hot Water Supply Line in Original Building
- Replace Hot Water Heaters – (2) 100 Gallon
- Renovate Classroom Toilet Rooms in Original Building
- Replace Z-Spline Ceiling Tile in Original Classrooms
- Replace Asbestos Floor Tile in Corridor and Multipurpose Room @ Original Building

# Upper Nyack Elementary School

336 North Broadway, Upper Nyack, NY



- Replace Emergency Lighting System @ Original Building
- Replace Fire Alarm System
- Replace Boiler #1 (25 + Years Old)
- Replace HV Units and Controls in Multipurpose Room
- Convert Unit Ventilators to Provide A/C @ Main Office, Conference Room & Teachers' Lounge
- Replace Addition Roof – 23,000 sf
- Repair/Repainting Stucco soffits @ Original Building
- Replace Exterior Windows @ Original Building
- Replace Exterior Doors @ Original Building
- Install Detention Pond / Re-grade West Side of School to Improve Storm Water Drainage
- Renovate Boys and Girls Toilet Room @ Original Building – 2 Rooms
- Refinish and Restripe Gym/Multipurpose Room Wood Floor
- Remove Asbestos Floor Tile @ Original Building
- Replace Pneumatic Controls with DDC – Entire Building
- Repair/Replace Playground Equipment



# Valley Cottage Elementary

26 Lake Road, Valley Cottage, NY



- Replace Fire Alarm System
- Replace Boilers (25+ Year Old)
- Replace HV Unit in 1954 Multipurpose Room
- Replace 1 ½" Main Hot Water Supply to 1985 Building
- Replace Heat Distribution Piping in 1927 Building
- Replace Split System A/C Units @ Computer Server Room and Nurses Office
- Replace Four (4) Circulation Pumps for 1954 and 1927 Buildings
- Repair Wood Fascia and Soffit Damage @ 1927 Building
- Repair Soffit and Fascia @ 1954 Building
- Replace Exterior Double Doors @ Southeast Corner of 1954 Building
- Install New Sewage Ejector Pump
- Renovate Boys and Girls Toilet Room @ 1954 Building
- Remove Asbestos Flooring @ 1954 Building Corridors and Classrooms

# Middle School

98 South Highland Avenue, Nyack, NY



- Replace Fire Alarm System
- Install Supplementary Emergency Lighting
- Replace Boilers (25 + Years Old)
- Replace Pneumatic Thermostats in New Wing Classrooms
- Replace RTU Air Conditioning – 7 – 5 Ton Units, 2 – 10 Ton Units
- Replace Entire Roof – 53,000 sf
- Replace Stair Tower Doors – Original Bldg.
- Repair Storm Water Drainage
- Replace Under Slab Domestic Water Supply in Corridor
- Renovate Boys and Girls Toilet Rooms @ Original Building – (Total 4 Rooms)
- Renovate Classroom into Life Skills Room
- Replace Wood Floor in Gym

# High School

360 Christian Herald Road, Upper Nyack, NY



- Replace Fire Alarm System
- Replace Boilers and Controls (23 Years Old)
- Replace RTU Air Conditioning- 7—5 Ton Units, 3-10 Ton Units, 1-20 Ton Unit
- Install New Air Conditioning – Da Vinci/Auditorium, Music Rooms, Cafeteria
- Replace Entire Roof – 68,400 sf
- Replace Exterior Doors and Frames
- Detention Pond/Storm Water Improvements
- Replace Emergency Generator (300 kw)
- Replace Domestic Water Pressure Pump System
- Replace Hot water Heater (100 Gallons)
- Replace Bathroom Fixtures – Water Saving (Lavatories, Faucets, Water Closets, Urinals)
- Install New Kitchen Grease Trap
- Renovate Classroom into Life Skills Room
- Renovate Classroom into Science Room
- Install DDC Controls @ Field House
- Replace Gas Fired Furnaces @ Field House



# Detention Pond Improvements



# Old Nyack High School

131 Midland Avenue, Nyack, NY



- Replace Fire Alarm System
- Replace Built Up Roof and Clerestory Window Flashings on 1950 Building
- Install Proper Fire Separation Assemblies for Stair Tower Doors in Original Building

**LAN**

LAN ASSOCIATES

ENGINEERING  
PLANNING  
ARCHITECTURE  
SURVEYING, LLP

# Hilltop Administration Building

13A Dickinson Avenue, Nyack, NY



- Replace Fire Alarm in 1954 and 1963 Building
- Replace Pneumatic Temperature Controls in 1963 Building
- Replace HV Units in Auditorium and Gymnasium
- Install New Emergency Generator for District Administration Offices (1954 Building)

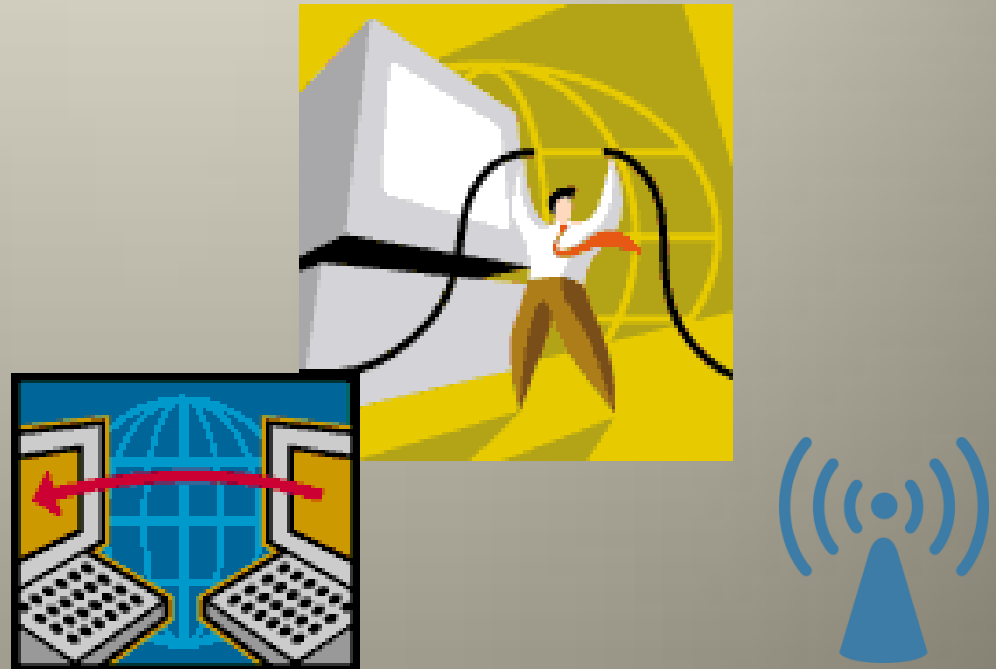


# District-wide Technology Upgrades

## Wireless Network Upgrades

Reconfigure Technology Closets/Cabling  
Network/Patch Panels/Equipment Cabinets

Network Switches





# District-wide Security Upgrades

Upgrade Security Camera Video Surveillance & Security Workstations

Install Panic Boxes/Call Boxes/Trap Zones



# District-wide Security Upgrades

Install Door Access/Proximity Card Readers (exterior and interior)



# LIFE SKILLS CLASSES AT MIDDLE AND HIGH SCHOOLS



# WHY WOULD WE CONSIDER SYNTHETIC TURF?

## ➤ Four potential reasons:

- Facilitates more playing time for youth and interscholastic athletic teams
- Reduction in maintenance costs
- Better, and safe, playing surface; used by most of Nyack's competitors
- Bring teams to high school campus



# WHO UTILIZES NYACK PLAYING FIELDS

## ➤ Nyack Programs – Interscholastic and Recreation

### FALL PROGRAMS

Nyack interscholastic program  
Flag football  
Youth tackle football  
HS Fall baseball  
Nyack College Fall Baseball  
Nyack HS Marching Band  
Nyack College Cross Country  
STAC Cross Country

### SPRING PROGRAMS

Nyack interscholastic program  
Little League baseball/softball  
Youth Girls lacrosse  
Nyack HS Marching Band  
Nyack College Baseball  
Nyack College Softball  
Nyack College Track and Field  
STAC Track and Field

### FIELD USAGE

#### **Interscholastic program:**

practice/games six days per week until  
6pm to 7pm; weekend practices and  
evening games.

**Recreation programs:** weekday  
practices/games beginning at 6 to 7pm  
when high school/middle school finish;  
Saturday/Sunday practices/games  
beginning at 8:30 am.

### SUMMER PROGRAMS

Summer travel baseball  
Soccer Camps  
Nyack HS Marching Band

# CURRENT CHALLENGES

- ◆ POOR FIELD CONDITIONS

- ◆ PRACTICES CANCELLED

  - ◆ SPRING 2013 PRE-SEASON

    - ◆ Nyack Outside 3 Days

      - ◆ 26 Hours of Practice Time Lost

    - ◆ Other Rockland Grass Teams Outside 11 Days

    - ◆ Turf Teams Outside 16 Days

- ◆ GAME SITES CHANGED

- ◆ LIMITED FIELDS FOR YOUTH GROUPS

- ◆ SMALL FIELDS

- ◆ TEAMS OFFSITE

# WHAT IS SYNTHETIC TURF?

- It is NOT “Astroturf”
- Turf fields now being installed are the third generation of synthetic turf and are much softer than the hard Astroturf surface.
- A turf field is generally comprised of a carpet of synthetic turf, along with a sand and crumb rubber infill product which sits on a fine stone aggregate base.
- The carpet fibers are generally 2”-2 ½” long and denser than earlier generation, providing a forgiving surface.

# TURF FIELD – Estimated useful life and replacement costs

## ➤ Turf field life

- Estimated life 8-12 years
- Standard 8 year guarantee
- Possibility of 12 year guarantee with installation of pad

## ➤ Replacement costs

- Replace initial turf field: approximately one-half cost of original field
- Replace replacement field: cost is approximately same as for new field
- What happens to remains of replaced field: Recycling efforts

95% of infill can be reused. Carpet is being reused on secondary market in indoor facilities, Batting mats, Golf ranges. Almost 100% of fields being replaced are being reused on the secondary market at this time. Based on the volume of fields being replaced the industry approach to recycling is going to change significantly in the next 8-10 years



# FIELD ONE

- ◆ LOCATION – NYACK HS
- ◆ NEW 8 LANE TRACK
- ◆ NEW SYNTHETIC TURF INFIELD STRIPED FOR:
  - ◆ FOOTBALL, SOCCER (210'x360'), BOY'S AND GIRL'S LACROSSE, AND FIELD HOCKEY
- ◆ NEW RESILIENT SURFACE D-ZONES WITH JUMPING EVENTS
- ◆ NEW FOUR POLE ATHLETIC LIGHTING
- ◆ NEW 2000 SEAT BLEACHER SYSTEM INCLUDING PRESS BOX AND AUDIO SYSTEM
- ◆ NEW CONCESSIONS BUILDING WITH PUBLIC BATHROOMS

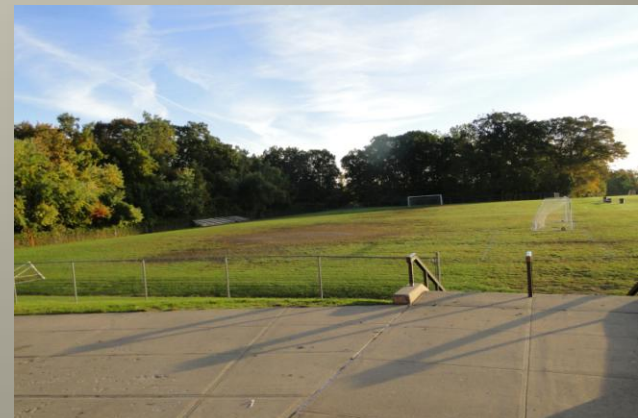


# FIELD TWO

- ◆ STRIPED FOR BOY'S AND GIRL'S LACROSSE AND SOCCER (210'x330')
- ◆ NEW FOUR POLE ATHLETIC LIGHTING
- ◆ FIVE NEW 50 SEAT PORTABLE BLEACHERS

# FIELD THREE

- ◆ NEW SYNTHETIC TURF FIELD HOCKEY FIELD
- ◆ NEW SYNTHETIC TURF BASEBALL FIELD





# SOFTBALL FIELD

- ◆ NEW NATURAL GRASS SOFTBALL FIELD
- ◆ FOUR POLE ATHLETIC LIGHTING





**TOTAL COST      \$7,665,884**

**LAYOUT OPTION 1**

- NEW 8 LANE TRACK
- NEW SYNTHETIC TURF INFIELD STRIPED FOR FOOTBALL, SOCCER (210'x360'), BOYS AND GIRL'S LACROSSE, AND FIELD HOCKEY
- NEW RESILIENT SURFACE D-ZONES WITH JUMPING EVENTS
- NEW FOUR POLE ATHLETIC LIGHTING
- NEW 2000 SEAT BLEACHER SYSTEM
- NEW CONCESSIONS BUILDING
- NEW SYNTHETIC TURF MULTI USE FIELD
  - STRIPED FOR BOYS AND GIRL'S LACROSSE AND SOCCER (210'x330')
  - NEW FOUR POLE ATHLETIC LIGHTING
  - FIVE NEW 50 SEAT PORTABLE BLEACHERS
- NEW SYNTHETIC TURF FIELD HOCKEY FIELD
- NEW SYNTHETIC TURF BASEBALL FIELD
- NEW NATURAL GRASS SOFTBALL FIELD

100 50 0 20 40 60 80 100



**NYACK HIGH SCHOOL ATHLETIC FIELD MASTER PLAN - LAYOUT 1**

3/22/13      Scale: 1"=100'

**h m h**  
site & sports  
design



# DESIRED OUTCOMES

- ◆ IMPROVE QUALITY OF PRACTICE AND PERFORMANCE
- ◆ PRIDE
- ◆ HOST SECTIONAL, REGIONAL, STATE TRACK MEETS
- ◆ HOST COLLEGE TRACK MEETS
- ◆ HOST SECTIONAL, REGIONAL, STATE GAMES
  - ◆ FOOTBALL
  - ◆ SOCCER
  - ◆ LACROSSE
  - ◆ FIELD HOCKEY
  - ◆ BASEBALL
  - ◆ SOFTBALL
  - ◆ HOST COLLEGE GAMES
  - ◆ HOST CAMPS
  - ◆ HOST TOURNAMENTS

# DESIRED OUTCOMES CONTINUED...

- ◆ INCREASE PHYSICAL ACTIVITY TIME
- ◆ PROVIDE FIELDS AND TIMES FOR YOUTH GROUPS
  - ◆ Valley Cottage Indians
  - ◆ Nyack Valley Cottage Little League Baseball and Softball
  - ◆ Youth Lacrosse
  - ◆ Youth Soccer
  - ◆ Youth Field Hockey
  - ◆ Camps / Clinics

# ADDITIONAL BENEFITS

◆ MARCHING BAND

◆ GRADUATION

◆ SAFETY

## ESTIMATED COSTS:

Manufacturers Grooming	$\$3,000 \times 3 = \$9,000$
Gmax Testing	$\$1,500 \times 3 = \$4,500$
In House Labor	$\$3,600 \times 3 = \$10,800$
Annual Painting	\$0
Estimated Annual Cost Based on the Above	\$24,300

# WHO IS ON TURF

## Area High Schools

Arlington	Mamaroneck
Blind Brook	New Rochelle
Brewster	North Salem
Bronxville	Ossining
Byram Hills	Pleasantville
Carmel	Putnam Valley
Clarkstown North	Rye
Clarkstown South	Scarsdale
Dobbs Ferry	Solomon Schechter
Eastchester	Somers
Fordham	Stepinac
Fox Line	Suffern
Harrison	Tappan Zee
Iona Prep	Ursuline
John Jay Cross River	Valhalla
Keio	Walter Panas
Lakeland	White Plains
Mahopac	Woodlands
	Yorktown

## Town/County Parks

West Harrison  
City Park (NR)  
Columbus Park (Portchester)  
Haindl Park (Eastchester)  
King St. Park (Rye Brook)  
Randall's Island  
Saxon Woods (White Plains)  
Tibbetts Brook (Yonkers) – 3

## Very local facilities

The Rock  
Visions  
Nyack College Bubble  
Torne Valley  
OMM



# WHO IS ON TURF CONT...

## ◆ WE ARE

- ◆ 73% of Nyack HS Away Games Over Five Year Span Have Been Played on Turf

## ◆ CHAMPIONS ARE

- ◆ Since 2010, 75% of Sectional Champions Have Turf on Their Home Fields.
- ◆ Football 10 of 15
- ◆ Girls Soccer 5 of 12
- ◆ Field Hockey 14 of 14
- ◆ Boys Lacrosse 15 of 15
- ◆ Girls Lacrosse 11 of 15

# POINTS TO CLARIFY

❖ MAC CALMAN FIELD

❖ NEED FOR TURF CLEANING PRODUCTS?

# Actual High School Field Expenses for 2012-2013

Vendor	Description	2012-2013
NYSID(Land-Tek)	Skinned Surface	\$ 28,800
Belleville	Mowing, Seed, Fertilizer, & Aerating	\$ 19,185
Belleville	Sprinkler HS	\$ 3,155
Bob Doxey	Clay	\$ 2,463
Pioneer Revere	Athletic Field Paint	\$ 8,519
Wilfred Macdonald	Scarifier & Repairs (\$14,565 depreciated over 5 years)	\$ 2,913
United Water	Field House Sprinklers ( <i>watering fields</i> )	\$ 7,693
Fields Maintenance - Nyack Staff	Portion of full-time salary & fringes devoted to High School ( <i>to prepare fields for practices and games- scarify, rake &amp; line fields, etc.</i> )	\$ 28,924
<b>Total Dollars Spent on HS Fields during 2012-2013 school year</b>	<b>Note: This amount is representative of the amount spent on the fields each year</b>	<b>\$ 101,652</b>

***Note: Expenses are paid from various codes including salary, contractual, supplies and water***

# Capital Reserve Fund

- Nyack voters approved a \$5M Capital Reserve Fund Proposition on May 18, 2010
- The Proposition to establish a Capital Reserve Fund must state the intended purpose of the fund
- Funds can only be spent if authorized by the voters for the intended purpose of the Proposition
- The Board cannot access the funds to use in an emergency, since voter authorization to expend the funds is required & that is a lengthy process
- Once used for an approved capital project, funds expended from the Capital Reserve generate revenue that comes back to the District in the form of State Building Aid



# How is an Emergency Handled?

- By State law, public school districts may retain an “unassigned” fund balance equal to 4% of the annual budget
- For Nyack, this is just over \$3 million
- The purpose of the “unassigned” fund balance is a “rainy day” fund to cover emergencies or other unforeseen conditions

# WHY DOES THE BOARD OF EDUCATION CONSIDER THIS TO BE THE RIGHT TIME?

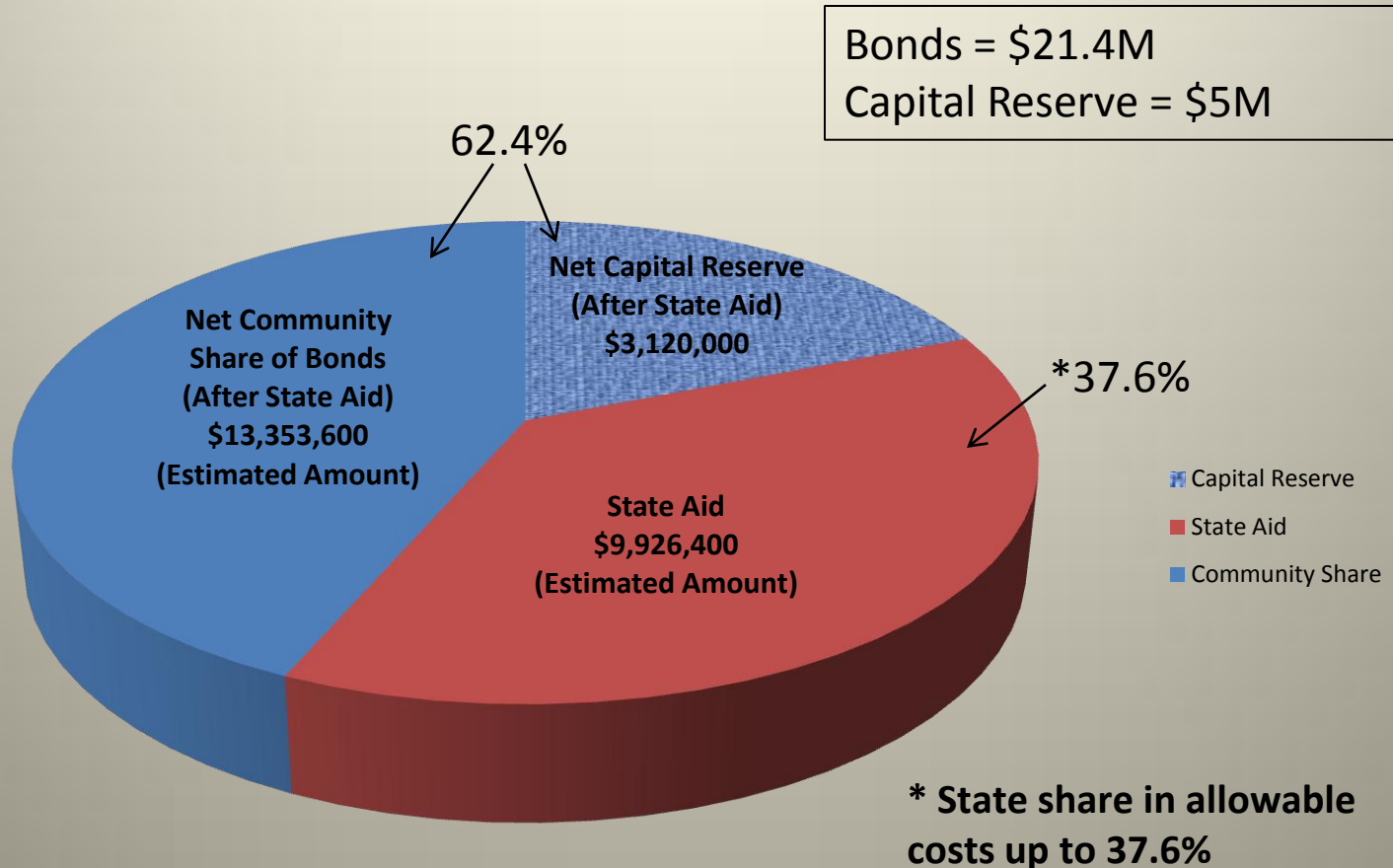
- ✓ Buildings have the Renovation/Replacement/Upgrade Needs that Exceed Annual Budget Dollars
- ✓ Favorable Interest Rates
- ✓ State Aid – 37.6% of Allowable Costs
- ✓ Strong Bond Rating
- ✓ Retirement of Existing Bonds
- ✓ \$27,560,000      Issued 1998/Retired 2016-17
- ✓ \$ 3,825,000      Issued 2005/Retired 2019-20
- ✓ \$ 550,000      Issued 2012/Retired 2016-17

# Cost of Project \$26,400,000

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- Proposed Bonding \$21,400,000
  - 15 year repayment schedule
  - Assumes conservative interest rate for planning purposes of 4.5%
  - Bonds to be phased in over 6 year period
    - New debt replaces retiring debt
    - Mitigates any year-to-year increase in school tax bill from debt
  - Work to be structured over multiple years
- Use of Capital Reserve Fund \$ 5,000,000

# Where the dollars come from



\* The Tax Levy impact of the community share to be offset by the retiring debt



# How will the Proposed Debt be Phased-In?

June 2014	\$675,000
June 2015	\$900,000
June 2016	\$10,750,000
June 2017	\$5,300,000
June 2020	<u>\$3,775,000</u>
Total	21,400,000

*Assumed Interest Rate 4.5%*

# Impact on an average home if the debt service was to be retired with NO new debt added

School Year	EXISTING DEBT					
	EXISTING DEBT	Local Share Approx. 68%	YEAR-TO-YEAR Change in Local Share Annual Debt	% Change in Local Tax Levy Due to Declining Debt	Example of Annual School Tax Bill	YEAR-TO-YEAR \$ Change in Tax Bill DECLINING DEBT
2012-2013	\$2,367,828	1,610,123	TOWN	Assessed Value		
			Clarkstown	\$148,700		
			Orangetown	\$229,450		
2013-2014	\$2,282,638	1,559,762	-50,361	13-14 Tax Bill	\$9,491.38	
2014-2015	\$2,220,530	1,509,960	-49,802	-0.077%	\$9,484.07	-\$7.31
2015-2016	\$2,133,196	1,450,573	-59,387	-0.090%	\$9,475.53	-\$8.54
2016-2017	\$1,171,708	796,761	-653,812	-1.007%	\$9,380.11	-\$95.42
2017-2018	\$688,124	467,924	-328,837	-0.500%	\$9,333.21	-\$46.90
2018-2019	\$685,852	466,379	-1,545	-0.002%	\$9,333.02	-\$0.19
2019-2020	\$687,906	467,776	1,397	0.002%	\$9,333.21	\$0.19
2020-2021	\$326,250	221,850	-245,926	-0.380%	\$9,297.74	-\$35.47
2021-2022	\$0	<b>All Debt Is Paid Off</b>				

# Impact on the average home if the new debt IS added

	EXISTING AND PROPOSED DEBT					
School Year	PROPOSED & EXISTING DEBT	Local Share Approx. 68%	YEAR-TO-YEAR Change in Local Share Annual Debt	% Change in Local Tax Levy Due to NEW DEBT ISSUE	Example of Annual School Tax Bill	YEAR-TO-YEAR \$ Change in Tax Bill AFTER NEW DEBT
2012-2013			TOWN	Assessed Value		
			Clarkstown	\$148,700		
			Orangetown	\$229,450		
2013-2014	\$2,282,638			13-14 Tax Bill	\$9,491.38	
2014-2015	\$2,283,305	1,552,647	-7,115	-0.011%	\$9,490.34	-\$1.04
2015-2016	\$2,279,563	1,550,103	-2,545	-0.004%	\$9,489.96	-\$0.38
2016-2017	\$2,318,187	1,576,367	26,264	0.040%	\$9,493.75	\$3.80
2017-2018	\$2,326,198	1,581,815	5,447	0.008%	\$9,494.51	\$0.76
2018-2019	\$2,330,475	1,584,723	2,908	0.004%	\$9,494.89	\$0.38
2019-2020	\$2,332,230	1,585,916	1,193	0.002%	\$9,495.08	\$0.19
2020-2021	\$2,315,098	1,574,267	-11,650	-0.018%	\$9,493.37	-\$1.71
2021-2022	\$1,990,108	<b>Debt Payments Continue</b>				

# **BOND REFERENDUM VOTE**

**OCTOBER 29, 2013**

**Polls Open 7:00AM – 9:00PM**

**Depew Manor  
Hilltop Building  
Valley Cottage School  
Upper Nyack School**