Dear Pine Plains School District Community,

Providing a safe and healthy place for our students to learn has always been a priority for the Board of Education and the school administration. Our architects, CSArch, conducted an evaluation of our facilities last year, as required by New York State. A number of significant problems were documented that will need to be remedied. The capital project outlined in this newsletter describes our proposal designed to address those concerns.

This capital project focuses only on facilities improvements that are necessary to the operation of our school buildings. This newsletter details the work that must be done at Cold Spring ELC, Seymour Smith ILC and the Stissing Mountain Junior/Senior High School in order to continue to provide a place for student learning that is healthy, safe, and ensures the longevity of the buildings. For the past several years, the District has been setting aside funds for the inevitability of such maintenance. These reserves will fund a significant portion of these repairs but we will need to borrow a portion to complete the work.

The residents of our school district have supported needed capital projects in the past. We once again ask that you consider supporting this project.

Sincerely,

Fred (Chip) Couse Jr.
Board of Education President

Dr. Martin Handler
Superintendent of Schools

VOTE
MAY 18 2021
7:00 AM - 9:00 PM
HIGH SCHOOL CAFETERIA
WHAT IS BEING PROPOSED AT SEYMOUR SMITH ILC?

BOILER REPLACEMENT (DUAL FUEL OPTION)

The two steam boilers at Seymour Smith were originally installed in 1985 and now need to be replaced. The original steam system was upgraded with a hot water conversion unit, but it is hard to maintain and is not efficient. Removing the current heat exchanger unit with a dedicated full hot water system is a better alternative. A new dual-fuel, dedicated hot water system, will be easier to maintain, energy efficient and will give us the option to use propane, similar to the High School and Cold Spring.

Estimated Cost: $1,535,016

ASBESTOS FLOOR TILE ABATEMENT

The original tiles that were installed in the 1930s contain asbestos. We replaced all tiles in the hallway in a previous project, but several classrooms still have original tile. Since the tile is over 80 years old, the floor is starting to deteriorate. Due to asbestos, the tile is a potential safety hazard to students and staff. The original tile will be removed, any remaining asbestos will be removed, and the floor will be replaced with new vinyl flooring.

Estimated Cost: $846,338

ROOF REPLACEMENT

The roof has been a significant problem over the past several years at Seymour Smith due to leaks that occur during heavy rains. The District has made repairs to sections of the roof, but the damage is becoming harder to control. The leaks continue to cause severe damage to ceilings and walls in the school and are becoming a health and safety hazard. The roof will be replaced with a high-quality synthetic rubber (EPDM) roof that is durable, long-lasting, and will increase the insulation value to reduce long-term energy costs.

Estimated Cost: $1,666,546

MASONRY RESTORATION

Failing masonry in the building is also causing leaks throughout the building. The capstone that surrounds the parapet wall is detaching, which results in water infiltration around the building walls and gutters. The back wall of the stage is a significant problem as the wall is coming apart from the building. The sandstone and concrete is degenerating and water efflorescence is showing, which indicates water in the masonry. Columns at the entrance are cracking and the entry staircase has significant water damage.

Estimated Cost: $776,463
WHAT IS BEING PROPOSED AT STISSING MOUNTAIN JR/SR HS?

JUNIOR HIGH SCHOOL GYM FLOOR REPLACEMENT
The gym at the junior high school was installed in 2000 when synthetic gym floors were popular. Over time, the synthetic floor has worn, buckled, and become uneven. The floor is slippery because it attracts dust and is hard to clean. Also, cracks in the masonry below the gym floor have resulted in “moleing” underneath the floor. Several sections of the floor have been repaired, but it continues to be a safety hazard for kids.

A new wood gym floor is proposed for the junior high school. Removal of the floor will require re-leveling the floor to ensure it is level with doorways. In addition, bleachers would need to be removed and reinstalled.

Estimated Cost: $526,102

WHAT IS BEING PROPOSED AT COLD SPRING ELC?

ROOF REPLACEMENT
The roof at Cold Spring was installed in the 1990s, and the district has performed many repairs over the years. Unfortunately, the roof continues to pose problems with numerous leaks coming from the roof in several areas of the school. Ceiling tiles and wall plaster have been damaged. Because of the water infiltration, there is the potential for mold, which presents health and safety problems for students and staff.

The district performed a roof scan, and due to the number of repairs needed, a full roof replacement is recommended for the building. The roof will be replaced with a high-quality synthetic rubber (EPDM) roof that is durable, long-lasting and will increase the insulation value to reduce long-term energy costs.

Estimated Cost: $2,377,527
The Pine Plains Central School District is proposing a $7.7 million capital project designed to address key health and safety issues throughout the district along with several high priority infrastructure updates that were identified earlier this year in the State-mandated Visual Inspection (VI) Report.

**HOW WILL THE DISTRICT PAY FOR THIS CAPITAL PROJECT?**

- Long-term financial planning and existing capital reserves enable us to propose this capital project with minimal tax levy impact.
- With voter approval, approximately $3.5 million in current reserves will fund nearly half the total cost of this project. Because of this, we expect that there will be zero tax impact on the 2021-22 budget.
- We are further estimating approximately $1.6 million in additional year-end fund balance from the 2020-21 budget to be appropriated towards this project by the Board of Education in August of this year, leaving a balance of approximately $2.6 million to be financed.
- The current plan to cover the remaining $2.6 million balance is to use short term borrowing, which will both minimize interest payments and limit the amount of debt service needed to be applied to future budgets.

**WHY NOW?**

- **Identified Need:** The State-mandated Visual Inspection, along with a comprehensive review of our existing programs, has identified areas in our buildings that are outdated.
- **Available State Aid:** A large portion of the overall cost of the project will be reimbursed through State Building Aid, which allows school districts to complete large projects that would not be fiscally possible to include in the annual operating budget without significantly raising taxes.