

DEVELOPING THE COMMUNITY-BASED SCHOOL


TOWN OF WEBB UNION FREE SCHOOL DISTRICT



WATERTOWN | ITHACA | SARATOGA SPRINGS | THEBCGROUP.COM

BCA
ARCHITECTS
ENGINEERS



**TOWN OF
WEBB**
 **UNION FREE
SCHOOL DISTRICT**

THE HEART OF THE COMMUNITY

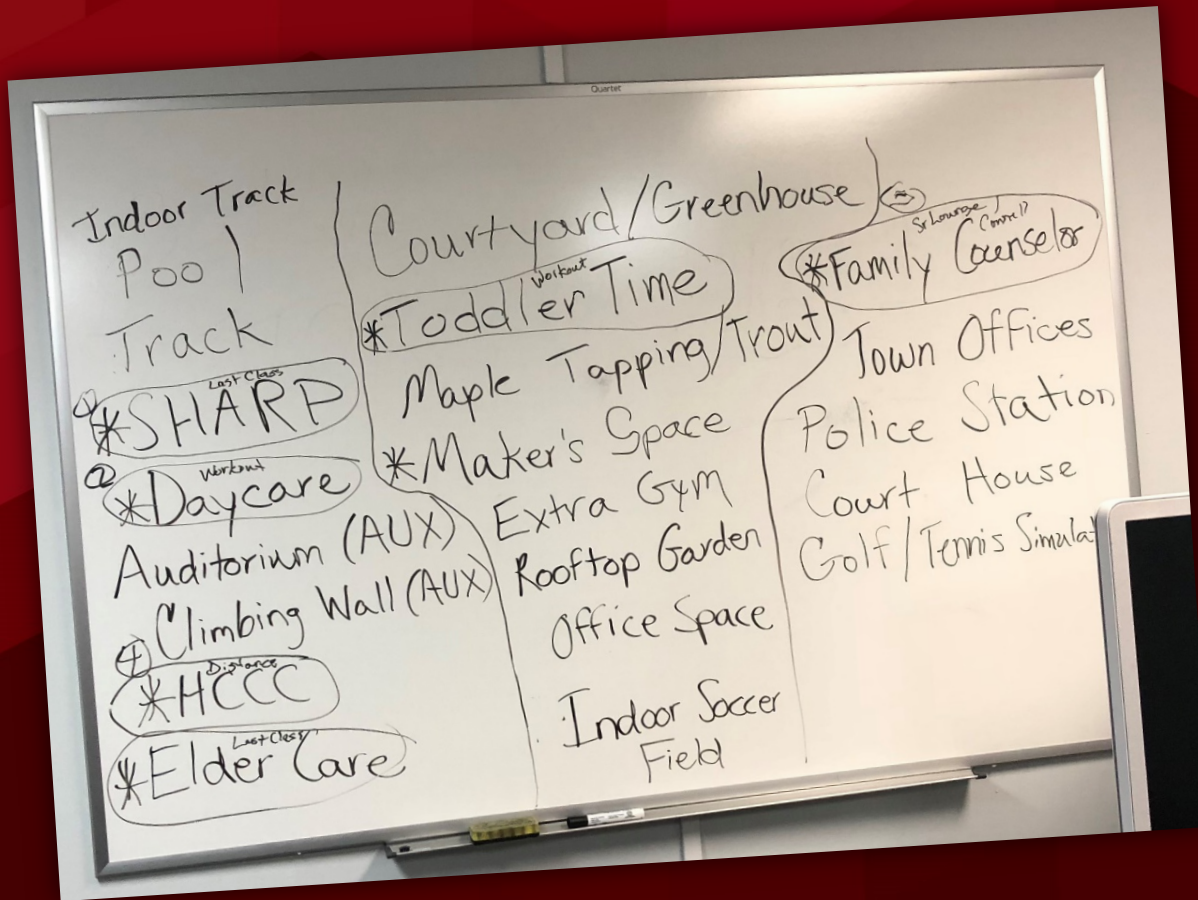


The Purpose

- TO LEVERAGE WHAT WE HAVE
- INITIATE PROGRAMS OF INTEREST
- PROMOTE LIFE-LONG ACTIVITIES
- INCREASE ECONOMIC ACTIVITY
- IMPROVE QUALITY OF LIFE
- STAFF SATISFACTION



THE WISHLIST



- ✓ Pros/Cons of building a new school vs. renovating the current school
- ✓ Pool/Indoor Track
- ✓ Track/Soccer Field in Center
- ✓ Indoor Soccer Field
- ✓ Baseball Field with space/restrooms/parking to accommodate events and games
- ✓ Tech Building relocation
- ✓ SHARP
- ✓ Eldercare (hot meals, breaks for caregivers of people with dementia, etc.)
- ✓ College Courses/HCCC
- ✓ Daycare Center
- ✓ Maker's Space
- ✓ Family Counselor
- ✓ Maple Tapping/Trout breeding
- ✓ Rental Office Space
- ✓ Auditorium
- ✓ Health Clinic
- ✓ Climbing Wall
- ✓ Courtyard/Greenhouse
- ✓ Extra Gym
- ✓ Rooftop Garden/Possible Classroom above the Science Rooms
- ✓ Town Offices/Police
- ✓ Partnership with YMCA



The Logic of the Plan

- ✓ Scope
- ✓ Cost
- ✓ Schedule



THE *STARTING* POINT



FIRST FLOOR



SECOND FLOOR





FIRST FLOOR



SECOND FLOOR

COMMUNITY CENTER CONFIGURATION





SECOND FLOOR

SWIMMING POOL/PARKING







MUSIC DEPARTMENT RELOCATION & AUDITORIUM CONSTRUCTION



THE ENTIRE PROGRAM

KEY

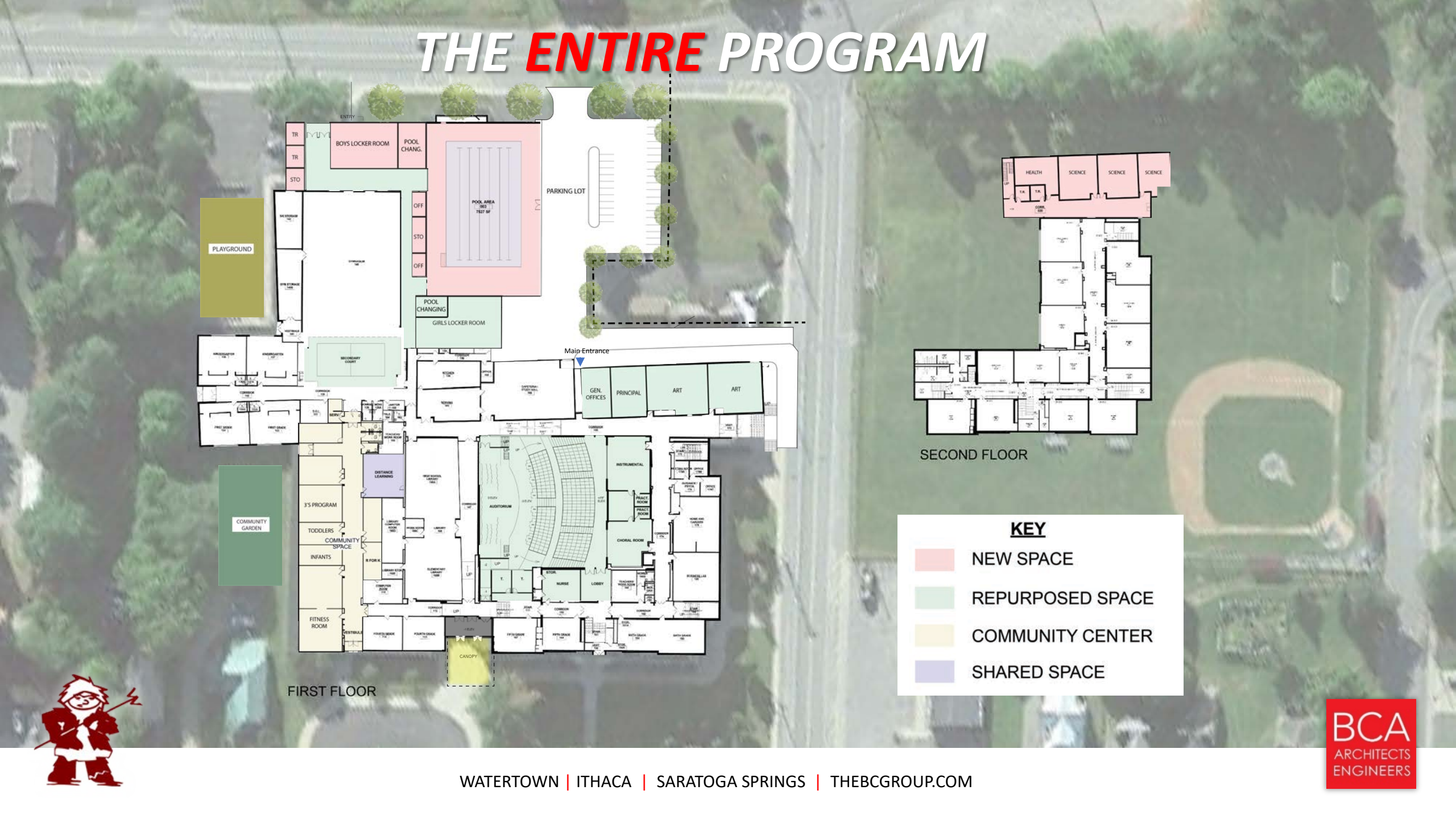
- NEW SPACE
- REPURPOSED SPACE
- COMMUNITY CENTER
- SHARED SPACE

FIRST FLOOR

SECOND FLOOR

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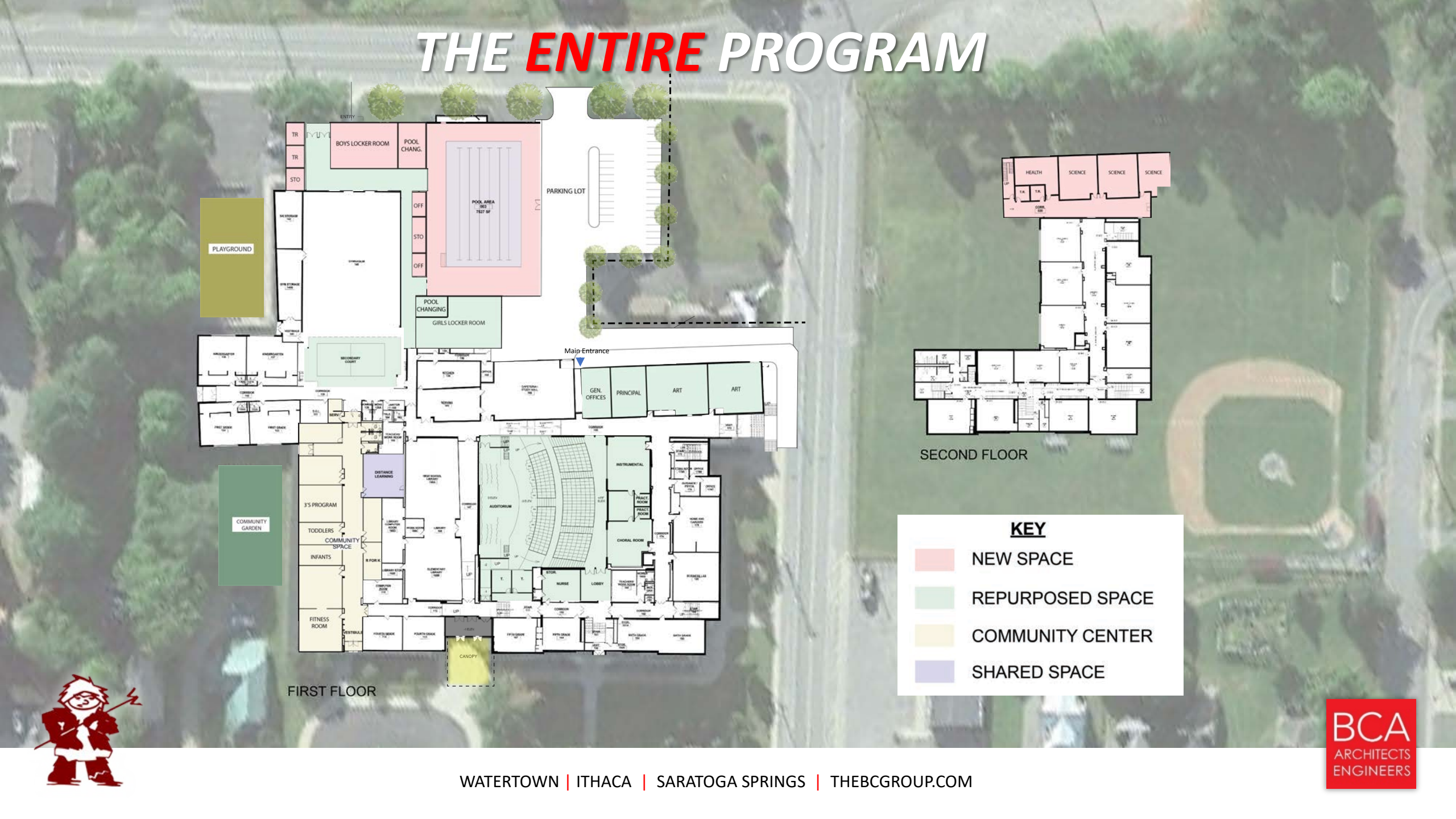
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THE ENTIRE PROGRAM

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THE ENTIRE PROGRAM

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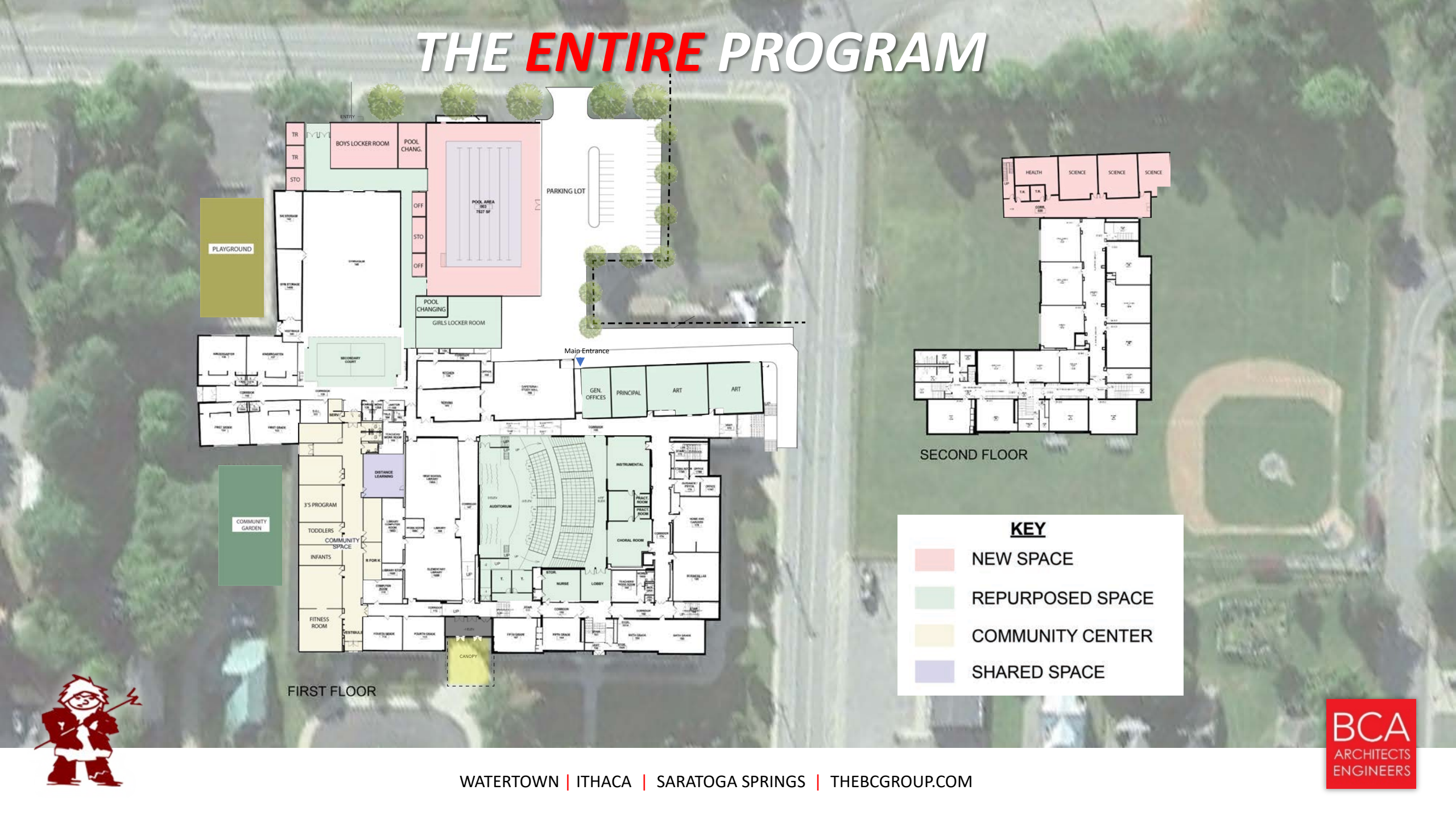
FIRST FLOOR

SECOND FLOOR

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- # THE ENTIRE PROGRAM
-
- KEY**
- NEW SPACE
 - REPURPOSED SPACE
 - COMMUNITY CENTER
 - SHARED SPACE
- FIRST FLOOR**
- SECOND FLOOR**
- WATERTOWN | ITHACA | SARATOGA SPRINGS | THEBCGROUP.COM**
- BCA**
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RECREATING *EXISTING SPACE*



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...AND with the **SITE ELEMENTS**



TOWN OF WEBB UNION FREE SCHOOL DISTRICT
3002 MAIN ST, OLD FORGE, NY 13420
September 24, 2018

0' 30' 60' 120
SCALE: 1"=60'-0"



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MAJOR PROJECT COMPONENTS

2015 BCS & Infrastructure Improvements	\$4.64M
Classroom Relocations/Renovations	\$3.81M
Community Center Renovations	\$0.35M
Pool Addition, Fitness Center and Locker Rooms	\$6.40M
Auditorium Conversion	\$4.28M
Second Floor Classroom Addition	\$3.87M
Site Work, Parking & Drives	\$0.76M
Haz Mat Allowance	\$0.69M
Total	\$24.81M

<u>Stadium & Fields</u>	<u>\$7.07M</u>
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<u>Field House Sports facility</u>	<u>\$7.27M</u>
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<u>Transportation Facility</u>	<u>\$3.35M</u>
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<u>Total Probable Project Costs</u>	<u>\$42.00M</u>
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TAX COMPARISON

Tax Bill Year	School Year	Assessment	Star Exemption	Rate/Thousand	School Tax Bill	Equalization Rate	Bond Being Paid		Inflation Calculator
2019	2019-2020	\$190,000.00	\$0.00	\$3.335900	\$633.82	95.00%	No		
2018	2018-2019	\$190,000.00	\$0.00	\$3.260767	\$619.55	98.00%	No		
2017	2017-2018	\$190,000.00	\$0.00	\$3.187527	\$605.63	100.00%	No		
2016	2016-2017	\$190,000.00	\$0.00	\$3.145750	\$597.69	100.00%	No		
2015	2015-2016	\$190,000.00	\$0.00	\$3.070789	\$583.45	100.00%	No		
2014	2014-2015	\$190,000.00	\$0.00	\$2.994101	\$568.88	100.00%	No		
2013	2013-2014	\$190,000.00	\$0.00	\$2.938491	\$558.31	100.00%	No		
2012	2012-2013	\$190,000.00	\$0.00	\$2.808089	\$533.54	100.00%	No		
2011	2011-2012	\$190,000.00	\$0.00	\$3.237098	\$647.41	82.00%	No		
2010	2010-2011	\$200,000.00	\$0.00	\$3.495862	\$699.17	82.00%	No		
2009	2009-2010	\$200,000.00	\$0.00	\$4.05	\$810.97	74.00%	Yes		\$969.81
2008	2008-2009	\$200,000.00		\$4.65	\$930.56	74.00%	Yes		\$1,108.87
2007	2007-2008	\$200,000.00		\$4.94	\$988.00	90.00%	Yes		\$1,222.52
2006	2006-2007	\$200,000.00		\$5.00	\$999.34	90.00%	Yes		\$1,271.77
2005	2005-2006	\$200,000.00		\$4.89	\$978.26	100.00%	Yes		\$1,285.10
2004	2004-2005	\$105,100.00		\$8.46	\$801.48	75.00%	Yes		\$1,088.54
2003	2003-2004	\$105,100.00		\$7.74	\$813.48	75.00%	Yes		\$1,134.27
2002	2002-2003	\$105,100.00		\$7.58	\$796.66	80.00%	Yes		\$1,136.13
2001	2001-2002	\$105,100.00		\$7.26	\$763.03	93.50%	Yes		\$1,106.00
2000	2000-2001	\$105,100.00		\$6.59	\$692.27	97	Yes		\$1,031.40
			*Indicates actual tax bill not yet found so amount is approximate						
Projections If project is approved		\$190,000.00	\$0.00	\$5.20	\$988.00		Yes		



TOWN OF WEBB UNION FREE SCHOOL DISTRICT
HERKIMER COUNTY, NEW YORK
PROPOSED SCHOOL CAPITAL PROJECT

Schedule	Project Cost	Amount of Reserves	Building Aid Ratio	Bond Percent	Term of Building Aid Payback	Estimated Local Share for Proposed Project Per Year	Estimated Dollar Tax Increase for Project (Per \$1,000 Full Value)	Estimated Annual Dollar Tax Increase for \$250,000 Home (Full Value)	Estimated Monthly Dollar Tax Increase for \$250,000 Home (Full Value)
A	\$15,000,000	\$1,000,000	10.00%	62.56%	15	\$1,195,577	\$0.619	\$154.651	\$12.888
B	\$20,000,000	\$1,000,000	10.00%	46.92%	15	\$1,649,675	\$0.854	\$213.390	\$17.783
C	\$25,000,000	\$1,000,000	10.00%	37.54%	15	\$2,104,117	\$1.089	\$272.174	\$22.681
D	\$30,000,000	\$1,000,000	10.00%	31.28%	15	\$2,558,716	\$1.324	\$330.977	\$27.581
E	\$35,000,000	\$1,000,000	10.00%	26.81%	15	\$3,013,394	\$1.559	\$389.791	\$32.483
F	\$40,000,000	\$1,000,000	10.00%	23.46%	15	\$3,467,546	\$1.794	\$448.537	\$37.378

Notes:

- Project is a reconstruction project and aided over 15 years.
- Interest rates are conservative and estimated high when compared to current rates.
- SED would need to review the additions for accurate BAU's to be used in calculating aid.

Prepared by:
 Fiscal Advisors & Marketin
 8/12/2019



LOOKING FORWARD

Administrative Review: *Scope, Financial & Scheduling Confirmation*

BOE Presentation: *Project Overview & Process Leading to Vote*

SED Review Meet: *Plan, Enrollment, BAU's, Aid Ability*

Confirm Property Purchase

Facilities Group Remobilization: *Formulate Marketing Plan*

Community Forum: *Project Presentation & Discussion*

BOE Update

Administrative Review

BOE Meeting: *SEQR Resolutions, Bond Resolutions, & Establish Vote Date*

Public Presentations

Vote!

August 6

August 13

August 20

August 30

September 10

September 24

October 8

October 15

October 22

November

December 12 (Winter 2020)

