



TROY CITY SCHOOL DISTRICT

TROY^{CSD} BUILDING MODERNIZATION PROJECT



Because Today's Students can't be Tomorrow's Leaders in Yesterday's Buildings.

Proposed Building Modernization Project: \$56,000,000

NO IMPACT TO CURRENT TAX LEVY.

The \$56 million Building Modernization Project includes necessary upgrades cited in the 2015 Building Condition Survey as well as the purchase of an additional building. Highlights include:

- Update School 18 heating and ventilation system.
- Renovate School 16 for ADA compliance.
- Create classroom walls at School 14.
- Renovation of Troy High Tech Wing for additional state-of-the-art STEM programs.
- Secure vestibule enhancements.
- Creation of the Troy Community School.

CAPITAL PROJECT VOTE

Tuesday, December 3, 2019

Poll Hours: **7:30 a.m. – 8 p.m.**

POLLING SITES:

SCHOOL 2 – 470 Tenth Street
SCHOOL 12 – 475 First Street
SCHOOL 14 – 1700 Tibbits Avenue
SCHOOL 16 – 40 Collins Avenue
SCHOOL 18 – 412 Hoosick Street
CARROLL HILL – 112 Delaware Avenue

Unsure of where to vote?

Visit www.troycsd.org/pollfinder
or call 518-328-5062.

Troy CSD Seeks Voter Approval on Capital Project

On December 3, 2019 the Troy City School District community will vote on a proposition to authorize a \$56 million capital project that will include necessary upgrades to nearly every building as well as the purchase of an additional building. The "Troy City School District Building Modernization Project" will be financed without impacting the current tax levy.

The Board of Education voted unanimously during the October 16, 2019 meeting to hold the special vote.

"The Building Modernization Project will improve our learning spaces throughout the district and address immediate and critical needs now so that they don't become costly emergencies in the future," said Superintendent John Carmello. "This project will also create additional learning spaces that will allow us to provide added supports for our students as well as to extend our program offerings in STEM."

The project will address many of the items included in the 2015 Building Condition Survey cited as "immediate building needs." These include, but are not limited to: replacing the School 18 heating and ventilation systems; making School 16 ADA compliant; renovating the Troy High School Technology Wing to allow for expanded STEM programs and replacing its roof; creating classroom walls at

School 14 for academic and security purposes; and replacing the windows at Carroll Hill School.

The project will also include the purchase of Sage's Neff Center located on three parcels on 5th Avenue in Troy. The building will be renovated and transformed into the Troy Community School that will allow for the expansion of programs and services for the District's students.

The majority of the \$56 million project will be funded through the New York State Education Department State Building Aid. The remainder will be funded through the District's Smart Schools Bond Act allocation, the Capital Reserve and retiring debt. This will allow the District to keep the tax levy at its current level.

"This project is expansive and intricate in that many of the pieces rely on one another to form the bigger picture," said Carmello. "All pieces of the puzzle were considered in order to maximize State Aid and other financing options so that we can continue to be good stewards to our taxpayers while providing the modern and safe buildings that our students need and deserve."

If approved by voters, contractor bidding will begin in 2020. Renovations will begin during the summer of 2021 and continue through Summer 2024.



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www.troycsd.org/BuildingModernizationProject



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Projects

CARROLL HILL SCHOOL

- Replace windows.

SCHOOL 12

- Renovate Pool area to be used for pupil personnel services and registration.
- Floors 1 and 2 to be used as swing space for School 18 and School 16 projects.

SCHOOL 14

- Create classroom walls.
- Renovate pool area to serve as the new home for the Buildings and Grounds Department with separate entrance.
- Secure the vestibule.

SCHOOL 16

- Renovate for ADA compliance, install elevator.
- Renovate pool area and other areas for additional learning space.
- Secure the vestibule.

SCHOOL 18

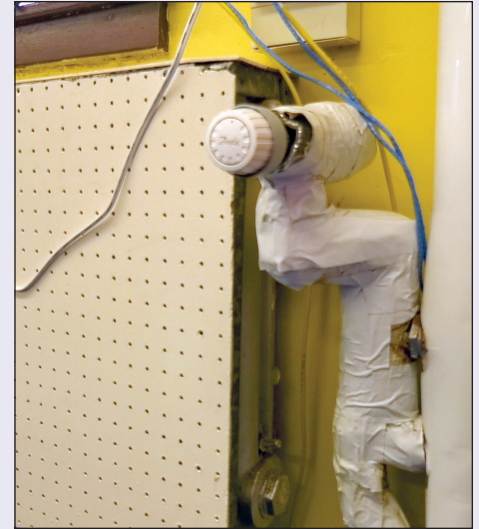
- Replace heating and ventilation system.
- Renovate pool area to create additional learning space.
- Secure the vestibule.

TROY HIGH SCHOOL

- Replace roof over Tech Wing.
- Renovate and expand Tech Wing to include modernized learning spaces for additional state-of-the-art STEM programs.



Pool areas at School 12, School 14, School 16 and School 18 to be renovated for additional office and/or learning space.



Old heating and ventilation system at School 18 would be replaced.



3D renderings of the secure vestibules and exterior renovations to be added to School 16 and School 18.



This plan calls for the purchase of the current Neff Athletic Center to be renovated and turned into the Troy Community School.

TROY COMMUNITY SCHOOL

Q: Why is the District purchasing the Neff Center?

A: The District is purchasing the Neff Center from Sage and renovating it so that we can expand our programs and services for our most at-risk students. This purchase will also free up space at School 12 which will then be used as swing space for the School 18 and School 16 projects. We continue to see enrollment growth at the elementary and middle school levels. The purchase of this building allows us to plan for the future and to provide appropriate space for students.

Q: How much will it cost to purchase this building?

A: The District plans to purchase the building for \$1.1 million. The District will be reimbursed \$935,000 in State Aid, making the net cost \$165,000.

Funding

**NO IMPACT TO
CURRENT TAX LEVY**

The total cost of the Building Modernization Project is projected to be \$56 million. This will be done without impacting the current tax levy through a number of financing methods:

- Smart Schools Bond Act funds – \$4.9 million. This is a one-time allocation provided by New York State.
- The remaining \$51 million will be paid for primarily through State Building Aid, the local Capital Reserve and retiring debt. See below for additional information.



Troy High School students in Mr. Baitinger's Principles of Engineering class wear hard hats during the annual pumpkin launch. With an expanded Tech Wing, the District would be able to offer additional STEM classes like these.

What are the revenues to support this project?

New York State Education Department (SED) Building Aid

The Troy City School District 2019-2020 Building Aid Ratio is 90.3 percent. For this project, we have conservatively budgeted for 85 percent. That means that for every dollar the District spends, we anticipate we will get 85 cents back from SED. The \$4.9 million in Smart Schools Bond Act funds is not aidable. We expect to receive approximately \$43.4 million in State Aid.

Retiring Debt

A portion of this project will be funded by retiring debt. The amount funded through retiring debt is \$25 million. Approximately 85 percent of these borrowed funds will be reimbursed through Building Aid. Approximately \$3.7 million of the local share is funded through this method.

Smart Schools

The Troy City School District has been allocated \$4,987,451 in Smart Schools Bond Act funding. This represents 8.8 percent of the entire \$56 million project. This allocation will be used primarily to secure vestibules for further security enhancements.

Capital Reserve

The remaining portion of the local share is \$3,922,500. This plan calls for the local share to be funded through the Capital Reserve that was created in 2017 with voter approval. This Capital Reserve was strategically created to help fund future projects like this. This allows us to borrow \$26.15 million.

Timeline

If approved by voters, our current timeline is as follows:

Please note, this is a tentative timeline and is subject to change.

2020	2021	2022	2023	2024
<ul style="list-style-type: none">• Submission to SED for approval.• Bidding Process begins.	<ul style="list-style-type: none">• Renovations to Troy Community School (Neff Center).• Construction of classroom walls at School 14.• Renovation of pool areas at School 12 and School 14.• Replace windows at Carroll Hill School.	<ul style="list-style-type: none">• Begin work on Troy High School Tech Wing.• Continue work on School 14.• Begin School 18 renovations.	<ul style="list-style-type: none">• Continue School 18 renovations.• Begin School 16 renovations.	<ul style="list-style-type: none">• Continue School 16 renovations.

Board of Education 2019-20

Tom Mayo, *President*
Anne Wager-Rounds, *Vice President*
Ann Apicella
Stephanie Fitch
Matthew Flowers, Jr.
Carol Harvin
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Theresa Kaniff, *District Clerk*

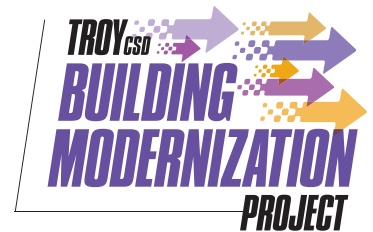
District Administration

John Carmello, *Superintendent of Schools*
Donna Watson, *Assistant Superintendent for Curriculum & Instruction*
Adam Hotaling, *Assistant Superintendent for Business*
Kristen Miaski, *Director of Human Resources*

District Office: (518) 328-5052

www.troycsd.org/BuildingModernizationProject

Produced by Questar III Communications Service



Troy CSD Building Modernization Project Vote

Tuesday, December 3, 2019
7:30 a.m. - 8 p.m.

WHERE: Carroll Hill School, School 2, School 12, School 14, School 16 and School 18.

WHO: Voters must be at least 18 years old, a U.S. citizen and a resident of the Troy City School District for at least 30 days prior to the vote date. You must be registered before you are permitted to vote.

ABSENTEE BALLOT INFORMATION: To vote by absentee ballot, please contact the District Clerk at 518-328-5062 or boe@troycsd.org. If you want a ballot mailed to you, your application must be received seven days prior to the vote. If you plan to pick up a ballot, your application must be received one day prior to vote. Completed absentee ballots must be received by the District Clerk by 5 p.m. on December 3, the day of the vote.

Ballot for the December 3 Vote:

Shall the bond resolution authorizing the Board of Education to acquire three (3) parcels of land located at 1000, 1010 and 1017 Fifth Avenue, Troy, New York, bearing the following tax map nos. 112.29-3-1, 112.21-13-5 and 112.21-12-3, and the buildings and improvements located thereon (the "Purchased Property") and construct additions to and reconstruct such buildings, improvements and sites, renovate the existing Troy High School Technology Wing and related site work, construct minor additions to and reconstruct various District buildings, facilities, improvements and sites and acquire original furnishings, equipment, machinery or apparatus (the "Project") at a maximum cost of \$56,000,000 (including \$1,100,000 for the Purchased Property), expend \$3,952,424 from the Capital Reserve Fund, and providing that the cost of the Project (including the interest due on any District obligations), taking into account state aid and SMART SCHOOLS funds received, be raised by a tax levy to be collected in annual installments, with District obligations to be issued in anticipation thereof in an amount not to exceed \$52,047,576, which obligations may be issued in excess of the District's constitutional debt limit in accordance with the provisions of Section 4 of Article VIII of the New York State Constitution and paragraph c of Section 104 of the Local Finance Law, be approved?