

April 2014

General  
Building  
Improvements

Energy  
Savings

Site  
Development

# Fillmore Central School Important Highlights of Proposed Project

## A Message to Our School District Residents from the Superintendent

Dear Fillmore Families and Residents,

I am writing to share the proposed plan for a capital project at Fillmore School that is fiscally responsible. The project is based on a state mandated building conditions survey which is completed annually and then used to develop a long range plan to keep our building and grounds in good operating condition. In order for a school district to complete major renovations and up-dates in a cost effective manner that will receive aid, capital improvements must be packaged together in a capital project. We are proposing a project that will address necessary renovations, upgrades and a few new items that will benefit our school and community.

Fillmore Central School qualifies for 97.7% of the costs of the project, to be covered through New York State Building Aid. This aid is a great example of your New York State tax money coming back to our community. Along with replacing the roof, we are replacing over 300 old windows, re-paving the parking lot, renovating original terrazzo floors, replacing outdated tile, replacing original electrical distribution panels, panel boards and feeders. In addition to this maintenance work, we are also increasing safety and positive opportunities for students, parents and community members with a proposed field with a synthetic surface, a new student drop off/pick up area adjacent to the elementary wing and upgrades in Science classrooms that support hands on instruction.

Capital projects of this size require a public vote. If the capital project is passed by our families and community members on Tuesday, May 20, we will be able to complete and pay for all of this work without raising the local property tax levy. Fillmore School District has saved the money to cover the local share of the proposed project. Money we receive in New York State Aid (97.7%) combined with the money the district has saved will cover the cost of the project. We must place the money we saved for the capital project in a capital reserve prior to paying for the project.

### Board of Education

Thomas Parmenter, Pres.

Marcus Dean, VP

Paul Cronk, Clerk

Faith Roeske

Sara Hatch

### Superintendent

Ravo Root

### Business Manager

Tom Ricketts

### 5-12 Principal

Mike Dodge

### PreK-4 Principal

Wendy Butler



**Parts of Capital Project that require a public vote – voting occurs at Fillmore School  
Thursday, May 1 - Public Information Meeting open to the Public on the Capital Project  
7-8:30 PM in the Fillmore Auditorium**

**Tuesday, May 20, 2014 – Referendum to vote separately on the Capital Project, School Budget,  
Public Library Budget, Purchase of 2 School Buses and Vote for a School Board Candidate from  
12-8pm at Fillmore School.**

# Important Highlights of Proposed Project

## GENERAL BUILDING IMPROVEMENTS-(APPROXIMATE COST \$3,161,499)

**Partial Roof Replacement** - The 1996 portion of the roof will be removed and replaced. The new portion of the roof, above the auditorium and high school hallway, will not be replaced. The older portion of the roof is beyond its life expectancy of 15 years. The current membrane needs to be replaced due to cracking which leads to leaks in the building. In the past few years, the district has paid several thousand dollars to patch and repair the roof several times.

**Cafeteria Kitchen/Serving Area Renovations** - The student serving area will be redesigned to make the lunch line move faster and provide more room to offer new, healthier lunch and breakfast meals with more food choices for students. The kitchen and food storage areas will be expanded slightly and some kitchen equipment will be replaced.

**Enclose Ramp at Pre-K Door, Masonry Repair, Re-Point Brickwork** - Our Pre K entrance area will be enclosed to reduce cold air coming into building when students enter and exit building. Masonry will be repaired and repointed in areas where it is crumbling.

**HVAC System Renovations Repair** - HVAC system in small gym and add energy efficient units in the computer labs, A-Wing and counseling center.

**Replacement of Asbestos Floor Tile** - We have some remaining old tile in several areas of the building that dates back to the 1950's. Because the bulk of the cost of removing asbestos tile is the setup and monitoring requirements, it makes sense to remove it all at once.

**Repair of Existing Terrazzo Flooring** - The beautiful terrazzo floors on the first floor have been a part of our school since 1937. Some of the cracks have been here for that long as well. The project will bring in terrazzo specialists to restore the floor and fix the cracks.

**Locker Room Renovations** - Our locker rooms have not been updated since the 1980s. The lockers are too small for today's sports gear. Floor tile and ceilings are in rough shape and need to be replaced.

## ENERGY SAVINGS-(APPROXIMATE COST \$927,000)

### Replacement of 1980's Windows

There are approximately 300 windows that date back to the 1980s. Most have broken balances (and are difficult to open), leaky seals and are not energy efficient. These windows will be replaced by windows that are easier to open and close, lock securely and are energy efficient.

### Electrical Panels and Wiring Upgrades

The project proposes to replace several older electrical panels from 1937 and wire in our main electrical power distribution system.

### Clock System

Our clock system is an older low voltage impulse system operated by a wired master clock. We can no longer purchase some parts including the impulse amplifiers that tie the system together. The new system will use wireless master clock synchronization with battery powered clocks that can be located anywhere.

## SITE DEVELOPMENT – (APPROXIMATE COST \$2,405,750)

**Student Drop-off Area** - For the safety and convenience of our students and parents who drive their children to school, a drop-off area dedicated solely to student drop offs will be created that will be accessible from Lowell Street. (More information follows in this brochure)

**Playground Surface Replacement** - The wood chips on the playground will be replaced with a safer, more durable rubber surface.

**Synthetic Surface Field** - This proposed project includes a synthetic surface for our main soccer and softball field. A field with a synthetic surface would allow us to use the field for physical education classes, other classes during lunch and recess, community groups and sports teams in all kinds of weather without damage to the field. We currently have only two fields that we use regularly and our game field is not used often to protect it from over use. Replacing the main field with a synthetic surface will allow us to use the field more often for more groups. Synthetic fields do not require mowing, irrigation, fertilizer, seeding or field marking paint. A much more detailed discussion of this proposal follows in the brochure.

**Replacing Black Top and Sidewalk** - Our parking lots and older sidewalks are breaking down. Old material will be milled out and replaced.

**New School Sign** - New sign will be used to communicate events to the community.

# Questions and Answers

**Q: Why do this project now?**

A: In addition to the needs of the building there are some compelling reasons to consider a project at this time. The State Aid available for the project is at a historic high level for FCS. Our enhanced aid ratio is 97.7% and this means that as we pay the principal and the interest on the bond for the project, the state will be paying 97.7%.

**Q Why wasn't the entire roof replaced in 2007 during the last project?**

A: The State Education Department will only provide state building aid for the replacement of a school roof after fifteen years of service. The roof had last been replaced in 1996 and when the last project was being planned in 2004, the roof had not been in service long enough to qualify for replacement. The roof was carefully inspected at that time and has given us good service for an additional ten years. Now we are experiencing leaks and paying for expensive repairs. It is time to replace the roof.

**Q: Why not replace the flat roof with a sloped structure? Wouldn't a steel roof last longer?**

A: The Board of Education has investigated the possibility of such a roof in the past. A sloped steel structure for our multiple roof elevations and shapes would be a complicated, expensive system. The existing walls might not be capable of supporting the weight of the steel system. Most manufacturers will not warranty the painted steel for more than 20 years; only slightly more than a membrane roof lasts. Another big problem with a steel roof is the snow and ice that slides off of steel roofs. Our building is surrounded by sidewalks and driveways and people would be in danger from falling ice. A flat membrane roof is the most reasonable and economic choice.

**Q: Who guarantees that the state will pay the building aid? Couldn't they take it away at any time?**

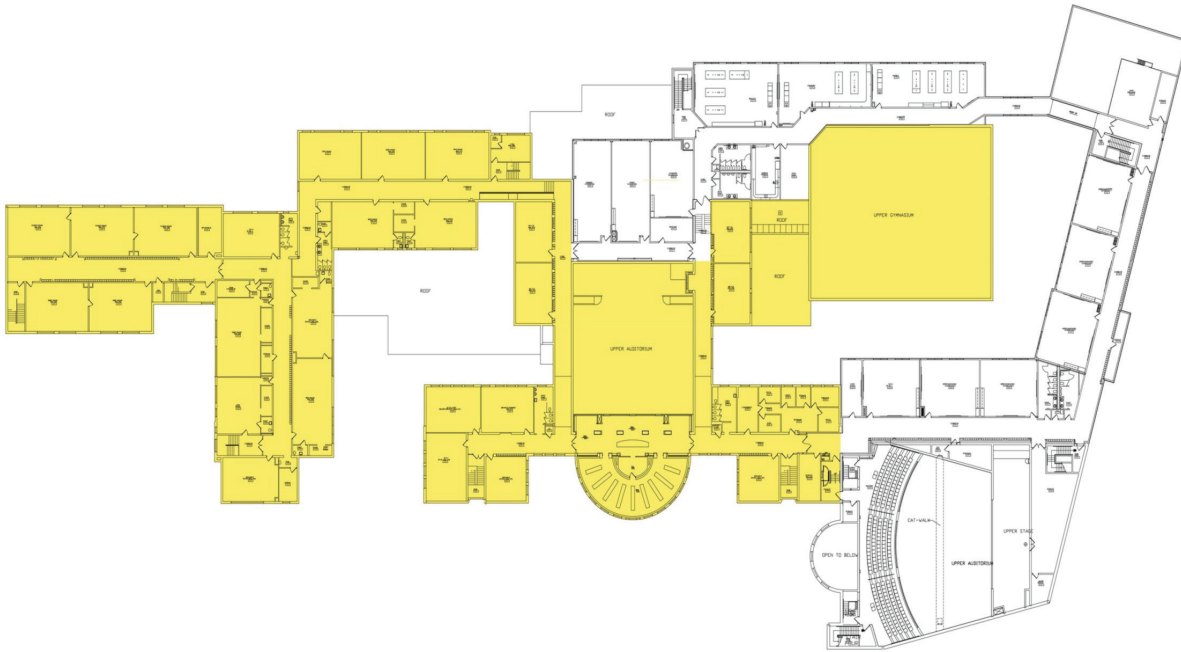
A: New York State has a long history of support to public schools for the maintenance, construction and reconstruction of school buildings. Several regulations have been enacted in the last few years to protect and stabilize the system of building aid. The State has never cut building aid for a project after it was approved by the local voters. The laws about building aid have changed over the years but all prior commitments have always been honored.

**Q: Since State Aid is all tax money so really, one way or the other, aren't we residents paying for the whole project?**

A: Certainly State Aid is all taxpayers' money, taxes are collected to fund the government. Capital projects provide an opportunity to bring NYS tax money back into the community. But those of us in Allegany County receive far more state aid to our local school districts and towns than we pay in taxes. 89% of the state tax revenue comes from New York City and the surrounding counties. Upstate areas provide only 11% of state tax revenue.

# Roof Replacement

*Yellow Indicates Section Of Roof Being Replaced*

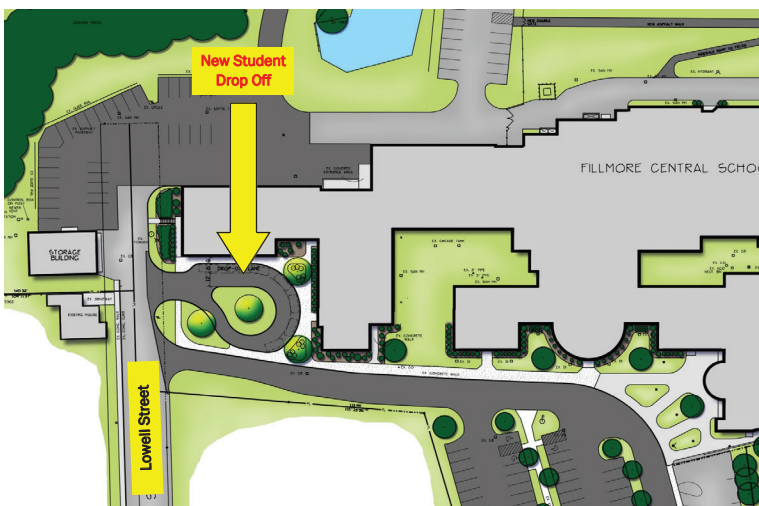


The picture shows the areas of the roof (in yellow) that will be replaced in the proposed project. This section of the roof has been on since 1996-97 and has served us well for seventeen years. The sun and temperature change are the real enemies of flat roofs; we are beginning to experience leaks as the old roof membrane becomes less resilient and expands and contracts. The most serious leaks have been over the small gym and the high

school library. We have had to make major repairs to those areas and it is only a matter of time before the rest of the old roof begins to fail.

The replacement of the roof is the primary concern of the proposed capital project. Water leaks can do serious damage to the building before the leaks show up on the ceiling tiles. And the leaks are hard to locate because the water will follow roof joists and insulation and may show up anywhere. Leaks show up during the winter when snow dams up the water on the roof and prevents it from reaching the drains. And patching these leaks can be difficult until the snow is gone and the weather warms up.

# The Student Drop Off & Pick Up Area



The drawing shows the proposed, 2 lane student drop-off area, in front of the elementary wing. This drop-off will be accessible from Lowell Street even when the buses are unloading or loading. The drop-off will provide a safe, convenient area for parents to drop off students when they arrive at school that is completely separate from all other traffic. The drop off will provide additional temporary parking that will help with the congestion at dismissal as well. Our parents who have struggled with the drop off out back or in the front are very aware that this a much needed improvement to our school grounds.

# Proposed Synthetic Soccer, Softball And Baseball Field



## Synthetic Surface Athletic Fields

We believe upgrading our main game field to a synthetic surface is essential to increasing the amount of time all Fillmore students spend outside using the fields. Currently, our main game field cannot be used by physical education or other classes throughout the day. We also discourage use of the field after school and on the weekends because the use causes the field to break down. A field with a synthetic surface can be used constantly for many years without breaking down.

## Why do we need a field with a synthetic surface?

**Weather** – Fields made of a synthetic surface are able to be used in the North East in the late Fall and early Spring when poor weather would otherwise cancel lots of games and practices. When investigating whether or not to propose a field with a synthetic surface we contacted North Collins, Bolivar-Richburg, and Wellsville. All three school districts currently have fields made of synthetic surfaces and they told us they were very pleased with their fields. One of the main concerns in the late Fall and early Spring was that previous natural grass fields were not useable due to frequent snow or rain. These districts told us that since installing a turf field, all students have been able to get outside more often for physical education, lunch, recess and other times during the day. This is due to having excellent drainage and not breaking down under heavy use. Fields with a synthetic surface can drain 6-9 inches of rain in one hour.

**Land Locked** – Currently, the district has three fields, the main game field, the upper practice field and the lower field. We have six soccer teams with both boys and girls modified, junior varsity, and varsity teams. On a regular practice day no one uses the main field because it wears out, leaving us with only two fields. Girls Varsity and Junior Varsity use the upper practice field and Boys Varsity and Junior Varsity use the lower practice field, leaving the modified teams with a grid area off of the lower field. Putting in a field with a synthetic surface will allow each team to practice on a half field each day. Our game field will go from being used for games only to being used for physical education, recess, during lunch time, on the weekends by community groups as well as for games and practices, at all levels. Being able to frequently use our beautiful game field is a significant benefit to all students and community groups.

**Quality of Playing Surface and Safety** – More and more schools in the North East have converted to fields with a synthetic surface based on the fact that it requires less maintenance, is more durable, extends the playing season and is safer under adverse weather conditions when compared to grass fields. Our natural grass fields break down when faced with adverse weather conditions and / or heavy play. In the past few years, we have been trying to push back on the spread of clover which is not as durable as grass and breaks down more easily leaving large patches of hard ground behind. Natural grass fields become muddy and slippery when it rains a lot. Last Fall, we had to move our Varsity Girls Soccer game because it was too torn up and muddy from the rain and the boys game that occurred the day before. Synthetic fields provide a more consistent, softer and safer surface that holds up during adverse weather conditions. These fields now offer the option to select taller synthetic grass that plays like a perfect grass field and they come with a concussion pad that provides a safe, consistent playing surface for all events.

**Maintenance** – Grass fields need to be mowed, fertilized, seeded, rolled, aerated, watered and painted for sporting events on a regular basis. Synthetic fields require little maintenance compared to grass fields. Once a month, high traffic areas need to be raked and two times a year synthetic fields need to be groomed to redistribute the rubber pellets that sit at the base of the field. Our students and community deserve to have the opportunity to practice and play on a high quality playing field that can be used more often by our school and community groups such as Saturday Soccer, Summer Soccer, Little League Baseball and other community groups who will benefit from using the fields.

# Financing The Project

The maintenance of public school buildings in New York State has always had a high priority. Districts like Fillmore with very modest property and personal income tax wealth would find it very difficult to finance the construction and maintenance of school facilities by simply raising taxes. Low wealth districts in New York (like Fillmore) receive building aid so that district residents and Boards of Education can maintain and improve the existing buildings and grounds.

The process of financing a capital project is further complicated by the recently enacted Property Tax Cap. With a 2% limit on property tax increases it has become more difficult for school districts to fund projects that require higher property taxes. This project was planned from the beginning to use cash that the district has in reserves to provide enough funding so that no increase in the property tax would be required. The district has saved \$932,000 in a reserve that will be used to fund the “local share” of the project with the balance to be provided by the state. There will be no increase in local property taxes necessary to fund this project.

The construction costs of the project will total \$9,190,000. A portion of this total will be paid for with cash (\$932,000) from the district’s Capital Reserve. The balance of \$8,258,000 will be financed over 15 years by the sale of municipal bonds. Each year as the district pays the interest and principal on this bond, the state will send “Building Aid” to cover a portion of the cost. On this project the maximum building aid ratio for Fillmore Central School is 97.7%. That means for each dollar we spend in cash or for principal and interest on the project, the State will send us 97.7 cents. This is a very generous formula and it is designed to keep our public schools in good repair.

This is a generalization of how the building aid process works. There are other variables that do enter into the equation that can affect the annual aid received. The following examples are based not only on the aid ratio but a careful analysis of all the variables. The goal is to present a fair representation of the financing of the project and so these examples are the most conservative. The annual payments on the bonds will average \$795,470 per year in principal and interest. Because we are using saved cash in the Capital Reserve for a portion of the project costs the average Building Aid the district will receive each year will be \$795,498. The Building Aid payment will more than pay the principal and interest each year. No increase in taxes or other revenues will be necessary to pay for the project.

## PROPOSED FINANCING PLAN

A	B	C	D	E	F	G
Total Capital Project	District Capital Reserve Cash	Principal Payments on Bonds (A - B)	Interest Payments on Bonds (Estimated)	Total Principal and Interest on Bonds (C + D)	Total Building Aid	Net Cost of Project (E-F)
\$9,190,000	\$932,096	\$8,257,904	\$3,674,145	\$11,932,049	\$11,932,474	-\$425

The entire Proposed Project is funded with district savings and State Building Aid.

There will not be an increase in property taxes required to pay for this project.

The project will generate savings in energy (windows, roof, etc.).

# Fillmore Central School

## Voting for the Proposed Building Project

The Referendum for the proposed building project will be on a separate ballot and will be presented to the voters on the statewide school voting day, May 20, 2014 from 12-8pm at Fillmore School

The PROPOSITION for the building project shall read as follows:

RESOLVED that the Board of Education of the Fillmore Central School district is hereby authorized to undertake certain capital improvements consisting of the acquisition of land, or rights in land, to include up to approximately one acre located adjacent to the school building complex, and addition to, construction and reconstruction of, the school building complex and facilities, various site and athletic field improvements, and the acquisition of certain original furnishings, equipment, Shall the following resolution be adopted to wit:

RESOLVED THAT THE BOARD OF EDUCATION OF THE FILLMORE CENTRAL SCHOOL DISTRICT IS HEREBY AUTHORIZED TO UNDERTAKE CERTAIN CAPITAL IMPROVEMENTS CONSISTING OF RECONSTRUCTION OF EXISTING SCHOOL BUILDINGS AND FACILITIES, SITE IMPROVEMENTS AND THE ACQUISITION OF CERTAIN ORIGINAL FURNISHINGS, EQUIPMENT, AND APPARATUS AND OTHER INCIDENTAL IMPROVEMENTS REQUIRED IN CONNECTION THEREWITH FOR SUCH CONSTRUCTION AND SCHOOL USE, ALL AT AN ESTIMATED MAXIMUM AGGREGATE COST OF \$9,190,000; AND TO APPROPRIATE AND EXPEND FROM THE 2014 BUILDING CAPITAL RESERVE FUND \$932,096 FOR SUCH COSTS, AND THAT THE BALANCE OF SUCH COSTS, OR SO MUCH THEREOF AS MAY BE NECESSARY, SHALL BE RAISED BY THE LEVY OF A TAX TO BE COLLECTED IN ANNUAL INSTALLMENTS, WITH SUCH TAX TO BE OFFSET BY STATE AID AVAILABLE THEREFOR; AND, IN ANTICIPATION OF SUCH TAX, DEBT OBLIGATIONS OF THE SCHOOL DISTRICT AS MAY BE NECESSARY NOT TO EXCEED \$8,257,904.

## PROJECT TIMETABLE



Construction project planning is very complicated for school districts, especially when the buildings being remodeled are in use. The initial planning phase prior to the public vote has taken nearly a year. Once the project is approved by the voters, the process of completing plans and bid specifications can begin. These plans must be approved by the NY State Education Department and the time required for this review depends entirely on how many projects are concurrently submitted to the Office of Facilities Planning and how quickly they are reviewing them. From the date of the vote in May of 2014, we hope to be able to have everything in place to accept bids on the project in the Spring of 2015. Major construction will begin in July and August of 2015. No matter how carefully we plan the weather and unavoidable delays can play havoc with construction schedules.

Fillmore Central School  
104 W. Main Street  
Fillmore, New York 14735

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Marcus Dean, Vice President  
Paul Cronk, Clerk  
Sara Hatch  
Faith Roeske

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Superintendent  
*Ravo Root*  
PK-4 Principal & Curriculum Director  
*Wendy Butler*  
Grades 5-12 Principal  
*Mike Dodge*  
Guidance Director  
*William Kelley*  
Business Manager  
*Thomas Ricketts*

NON-PROFIT ORG  
U.S. POSTAGE  
PAID  
Permit No. 1825  
Olean, NY 14760  
ECRWSS

*Or Current Resident*

**POSTAL PATRON**



# Building Project Public Information Meeting

Thursday, May 1, 2014 7:00 – 8:30 PM FCS Auditorium

Contact Us With Questions:

Ravo Root, Superintendent

567-2251

[rroot@fillmorecsd.org](mailto:rroot@fillmorecsd.org)

Tom Ricketts, Business Manager

567-2259

[tricketts@fillmorecsd.org](mailto:tricketts@fillmorecsd.org)

