

**PLANNING FOR
ACADEMIC SUCCESS**

**SENSIBLE FUTURE
INVESTMENTS**

**COMMUNITY
MINDED**



Capital Project Committee

December 11, 2017

Meeting Agenda

- * Introduce architects and financial advisors
- * Address community survey results
- * Discuss land purchase
- * Sheldon Building
- * Project worksheet
- * Review Floor plans and begin discussion regarding administrative office location
- * Establish a timeline

Introductions

- * **Architects**

- * Clark Patterson Lee- Paul Hedin, AIA Principal
- * Prepares the districts building condition survey every 5 years and aides in the planning of capital improvement projects

- * **Financial Advisors**

- * Bernard P. Donegan Inc.- Karen Moon, Vice President
- * Provide support on all district borrowings and SEC reporting. Work with architects and district to determine aidability and funding for capital projects.

Both have served Attica for well over 20 years

Community Survey Results

- * Committee will remain committed to addressing the community survey results throughout the planning process.
- * **Some things the committee has already done:**
 - * Created a Capital Project Facebook Page
 - * <https://www.facebook.com/Capital-Project-Attica-Central-School-District-1759910957361499/>
 - * Created a Capital Project Page on the District Website
 - * <https://www.atticacsd.org/domain/322>
 - * Prepared a profile page that is posted on the committee's Facebook page, district website and will be distributed in the January newsletter
 - * Implementing a process that will allow us to provide the community with a price for the purchase of the adjacent land
 - * Considering options to relocate administrative offices to the MS/HS.

Land Purchase

- * **\$14.6 Million Capital Project:** The district was seeking to purchase 9.76 Acres of land adjacent to the high school building to be used for additional athletic fields.
 - * District engaged in a conversation with land owner about acquisition of property however, no purchase price was negotiated prior to project vote.
- * **Moving forward district will follow a two step process:**
 - * Obtain permission from the board of education to explore the acquisition of the adjacent land.
 - * If agreed upon purchase price the district will prepare a letter of intent to purchase/purchase offer that would be contingent on a positive capital project vote

Sheldon Building

- * Numerous questions have surfaced regarding how much debt and aid is still associated with the Sheldon Elementary Building.
 - * Debt falls off in fiscal year 2024-2025
 - * Aid falls off 2025-2026
- * **Analysis of outstanding debt and building aid provided in your packet**
- * Karen Moon will address what impact the sale of the Sheldon Elementary School building would have on the district.
 - * **Many factors need to be considered:**
 - * Type of entity the building is being sold to (i.e. Municipality, State or local government, Not for Profit Corporation, For Profit Corporation)
 - * Amount district receives from sale of building
- * **Two scenarios showing impact on aid and debt provided in your packet**

Long Range Capital Project Planning

To effectively manage your school districts capital assets, you must develop a long-term plan

- * **Long Range Capital Project Planning allows you to:**
 - * Establish priorities and determine infrastructure needs;
 - * Determine the cost effectiveness of maintaining existing assets versus acquiring new assets;
 - * Develop a structured approach for making decisions to fund capital assets;
 - * Identify which assets need attention in any given year; and
 - * Inform the public and solicit input on future capital projects and purchases
- * **Changes to the project worksheet have been made to reflect the revised approach to capital project planning:**
 - * Created a summary sheet that captures all funding options available to do capital project work
 - * Strategizes what projects fall under available funding
 - * Breaks out construction costs, incidental costs, and contingency costs

Maximum Cost Allowance

- * Karen Moon will review the districts Maximum Cost Allowance calculation
 - * District is in a good position:
 - * Aside from the 2 capital outlay projects the district has not tapped into their cost allowances per building. (Based on a 5 year rolling aid ceiling).
- * **Analysis of Maximum Cost Allowance by Building provided in packet**

Floor Plans

- * Dave Barber and Paul Hedin will review building Floor plans:
 - * color coded to reflect current program and office space

*** Floor Plan by Building provided in packet**

Administrative Building

- * Discuss options for relocating administrative office in MS/HS
- * Discuss Building Aid Factors and how relates to administrative office space.
 - * **Factors include:**
 - * Reconstruction of district office in existing unused school building space
 - * Reconstruction of district office in existing school building space displacing existing classroom and need for classroom addition

Timeline

- * Discuss Estimated Vote Date
 - * Next year?
 - * Month?

Next Steps

- * Our next steps:
 - * Review Project Worksheet and Summary Page
 - * Determine Location for Administrative offices
 - * Review Maintenance and Infrastructure Needs as recommended

Comments/Questions???