



# CATSKILL

## CENTRAL SCHOOL DISTRICT

*Community / Achievement / Talent / Success*

**VOTE**

**February 12, 2019**

**1:00 – 9:00 p.m.**

**Catskill Middle School Gymnasium  
345 West Main Street**

## 2019 CAPITAL IMPROVEMENT PROJECT: **A Shared Vision for Our Future**

Catskill Central School District is proposing a Capital Improvement Project to support 21st Century learning and address health & safety and infrastructure needs throughout the District. The project calls for \$40,795,000 in improvements to the District's buildings, academic programs, security controls, roadways, parking lots, and athletic facilities through renovations, construction, and equipment purchases.

Residents will head to the polls on Tuesday, February 12, 2019 to decide on the project. Voting will take place from 1:00 p.m. to 9:00 p.m. in the Middle School gymnasium, 345 West Main Street, Catskill.

"Catskill Central School District has been a point of pride for the community. The project is driven largely by the age of the buildings, basic infrastructure that has exceeded its useful life, safety provisions, instructional space improvements and innovative indoor/outdoor learning spaces. Many items in need of repair are ones you don't necessarily see at first glance, but are needed in order to keep our infrastructure and buildings healthy. We'd like to preserve and maintain the integrity of our buildings for the next generation of students," said Dr. Ronel Cook, Superintendent of Schools. "This project is a wise long-term investment that will maintain our school facilities in the most fiscally advantageous manner for our local taxpayers."

This proposal follows a comprehensive Building Condition Survey, required by NYS to be completed every five years, that identified infrastructure concerns in need of immediate attention. In August, a task force of school administrators and staff, architects, students, and community members began meeting to create a shared vision for how our facilities could best support the needs of our students and community, both now and in the future. Along with the Building Condition Survey, this task force was instrumental in defining the scope of this project. The proposal was presented to the Board of Education in November, and finalized on December 19, 2018 when the Board approved the project referendum.

Catskill is eligible for 69.5 percent State Building Aid on capital projects. Therefore, NYS is expected to reimburse the District 69.5 cents for every eligible dollar spent on this project, which dramatically reduces the impact this project would have on local taxes. The District also has \$4 million in a Capital Reserve Fund that it would apply to this project, further reducing the local tax impact. A property tax increase would cover what State Aid and the Capital Reserve Fund would not.

Please take the time to review the information provided in this newsletter, and please remember to vote on February 12.



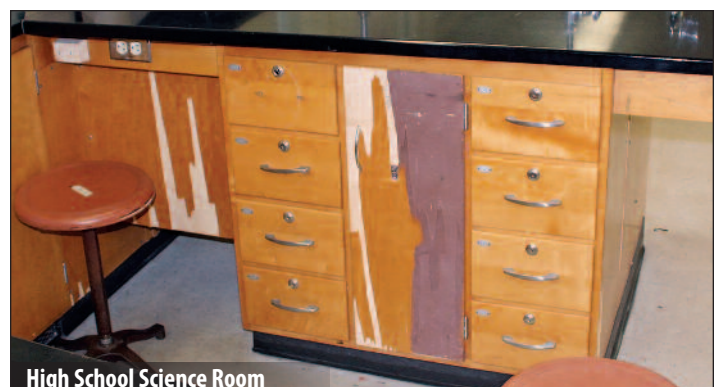
Middle/High School Track



Elementary School Parking Lot



High School Auditorium



High School Science Room

# SCOPE OF WORK

## CATSKILL ELEMENTARY SCHOOL

- Corridor near Building Core - Repair settlement cracks in wall – Repaint
- Replace carpet in Main Office
- Replace vinyl stair treads
- Upgrade security camera system
- Replace water heater
- Provide fans and AC in Gym/Cafeteria
- Update lighting in Gym
- Update lighting in Cafeteria
- Install additional fire alarm strobes in Corridors
- Replace outside doors to Boiler Room
- Correct breeching to prevent flame out, replace Boiler
- Replace paving where settled
- Replace sidewalk where settled
- Reconfigure parent pick-up/drop-off
- Overlay existing roof
- Replace carpet at Library
- Provide secure transaction window/upgrades at Entrance Vestibule
- Add AC/Replace unit ventilators in Classrooms
- Update doors/hardware building wide
- Replace Air Handling Unit 1 thru 3
- Replace Air Handling Unit 4 at Library w/ roof-top AC unit
- Remove Air Handling Unit 10 and use Transfer Air from Cafeteria for Kitchen Exhaust
- Update lighting in Lobby
- Replace existing lighting fixtures w/ energy efficient LED lights

## CATSKILL MIDDLE SCHOOL

- Provide drainage, grading and new sod at Lower Fields
- Provide proper combustion air to Boiler Room
- Confirm proper operation and repair attic relief air system
- Repair attic units that feed front Classrooms
- Add AC/Replace unit ventilators in Classrooms
- Upgrade automatic temperature control system
- Replace cast iron hot water sectional boilers (2) & power flame burners
- Waterproof Boiler Room
- Update doors/hardware building wide
- Reconstruct roofs (asphalt shingles/EPDM) & replace missing/broken slate tiles
- Replace circled top windows at Gym & Auditorium
- Repoint 11 chimneys
- Replace broken section of underground sanitary waste pipe
- Provide exterior pavement drainage and sub-base
- Replace section of sanitary waste piping under girls locker room
- Replace historic wood windows and sills
- Construct New Gymnasium Addition
- Replace drinking fountains & galvanized drain lines that do not drain properly
- Renovate Existing Gym into STEM/Technology Workshop
- Provide air conditioning for New STEM/Technology Workshop
- Replace sewage ejector pump with heavy duty pump
- Provide fire alarm pull stations & emergency lighting in Courtyard (required by code)
- Resurface Track
- Provide bleachers at Track/Field (200 Seats)
- Install synthetic turf on Field inside Track
- Provide field lighting at Track/Field
- Replace non-functional exit light in boiler room
- Replace columns & renovate stone landing for ADA compliance at MS Entrance
- Verify proper carbon monoxide detection and provide as required
- Upgrade building-wide camera system

- Provide secure transaction window/upgrades at Entrance Vestibule
- Provide door alarm system for all exterior doors
- Provide addition/reconfigure for ADA Compliance at Nurse's Office
- Provide additional exterior security lighting around building's perimeter
- Replace remaining paper towel dispensers (4) with electric hand dryers
- Replace Simplex wired clock system with wireless satellite clocks

## CATSKILL HIGH SCHOOL

- Replace Terrazzo Tiles at settlement cracks
- Replace roof
- Replace stage curtains, stage lighting & dimming, & sound system in Auditorium
- Replace seating in Auditorium
- Replace house lights with LED lighting in Auditorium
- Reconstruct Science Classrooms
- Update doors/hardware building wide
- Replace corridor floor in Main Lobby
- Provide secure transaction window/upgrades at Secured Entrance Vestibule
- Replace ceiling in Kitchen
- Replace door from Server Area to Cafeteria
- Provide fume hood in Chemistry Lab
- Upgrade automatic temperature control system with digital controls
- Provide AC for Gym
- Upgrade lighting & replace damaged emergency light fixture in Gym
- Reconstruct Locker Rooms
- Provide ductless split type AC system to address overheating in Phone Closet
- Add AC/Replace unit ventilators in Classrooms
- Provide auto-feed glycol system to replace manual system in Boiler Room
- Restore control system on boilers for proper operation
- Provide air gap drains in three-compartment sink (required by code) in Kitchen
- Replace steamer in Kitchen
- Replace faucets that tested high for lead in Science Room
- Provide gas control valves in Science Room emergency shut-off stations (2)
- Provide new emergency eyewash station w/floor drain in Science Room
- Provide carbon monoxide detection as required
- Provide CCTV Security Cameras in stairwell areas (4 additional locations)
- Add CCTV security cameras & visitor management system at Security Vestibule
- Provide door alarm system for all exterior doors
- Provide additional exterior security lighting
- Replace Simplex wired clock system with wireless satellite clocks

## BUSINESS OFFICE BUILDING

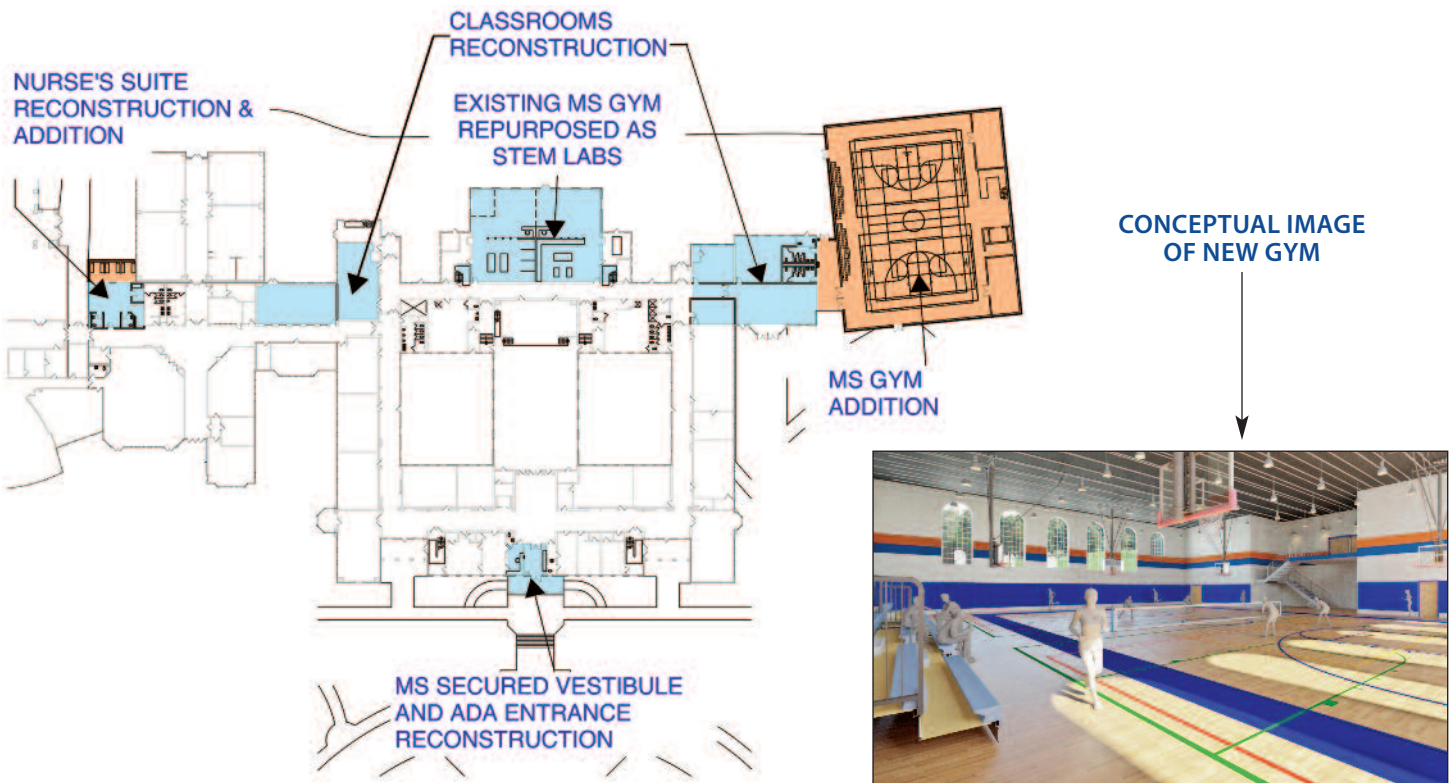
- Replace non-functional exhaust in Second-floor Bathroom
- Create a separate-zone HVAC system
- Replace toilet waste line from Second-floor Bathroom
- Replace sewage ejector pump with heavy duty pump
- Provide natural gas service to Building
- Properly commission new Honeywell fire alarm system
- Replace old cloth-covered wiring with new wiring

## SUPERINTENDENT OFFICE BUILDING

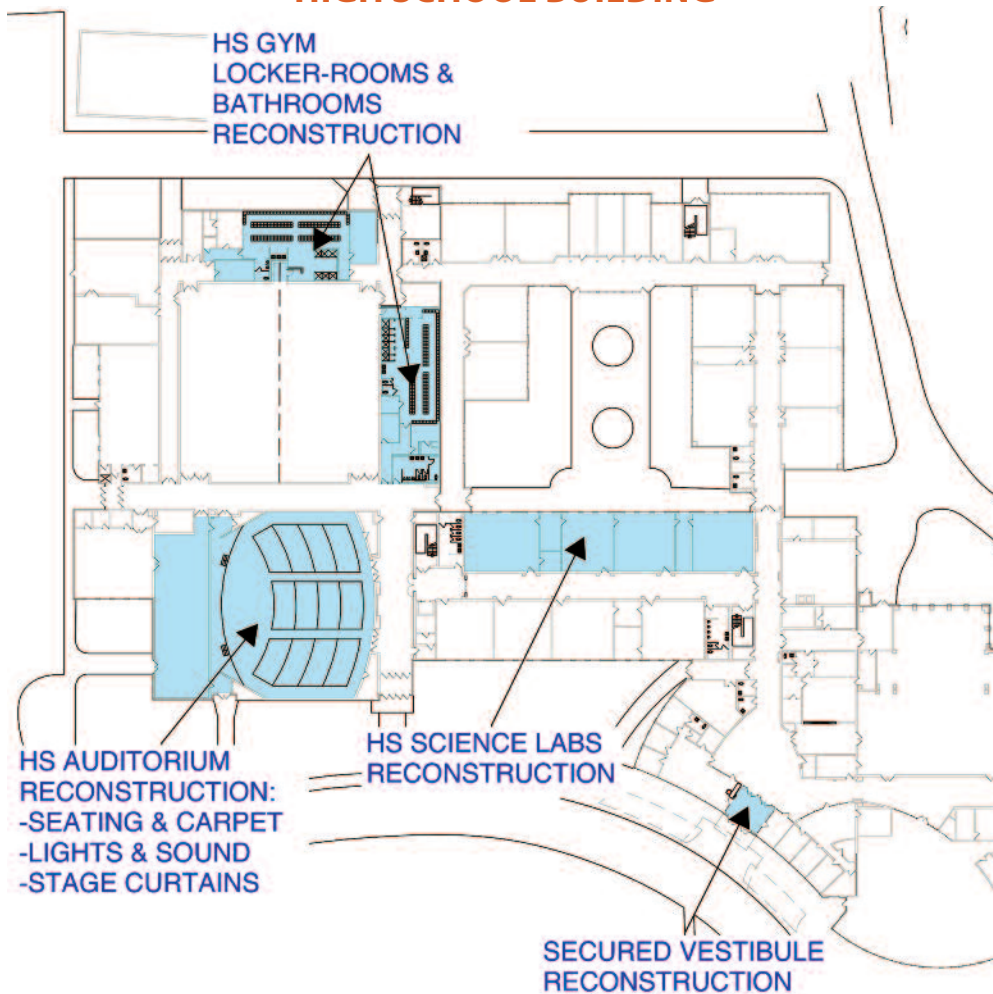
- Replace stand-alone air conditioning units
- Provide exhaust fan to properly ventilate Basement
- Create separate heating zone for Second Floor
- Replace leaking double-check valve in Basement Mechanical Room
- Replace sewage ejector pump with heavy-duty pump & vent to the exterior
- Replace old cloth-covered wiring with new wiring



## MIDDLE SCHOOL BUILDING



## HIGH SCHOOL BUILDING



## OLD MS GYM BECOMES MODERN STEM FACILITY

The existing gym is not large enough for physical education classes or athletic competitions and would be replaced as a gym in this project. The existing gym's high ceiling, excellent natural light, and open area provide an ideal space for a first-class STEM (Science, Technology, Engineering, Math) learning facility, something Catskill currently lacks. The goal of these renovations is to bring Catskill's STEM facilities into the 21st Century to better support modern learning standards, which require students to develop critical thinking and problem-solving skills through collaborative and interdisciplinary project-based lessons. The ground level would house a metal and wood shop, plus an open area for large collaborative projects and an aquaponics lab. The existing staircases that were originally used to access an upper-level spectator area would be repurposed to access a new loft space for computer design, plotting and 3-D printing. The existing technology shop at the Middle School would be renovated into classroom space to accommodate classroom space displaced by the new gym addition.



CONCEPTUAL IMAGE

## SECURITY UPGRADES

In this day and age, school security has never been more important. The Elementary, Middle, and High schools would all see improvements to their main entrance vestibules. These include the installation of a secure transaction window in each, where guests would sign in before entering the main building. The project includes a visitor management system that would allow staff to scan IDs and screen for registered sex offenders, protective orders, and other safety concerns prior to letting visitors enter the building. Vestibule windows and glass doors would be hardened with impact-resistant film.

All classroom doors would be upgraded to electric locks with card access. In addition, alarms would be installed on all exterior doors at the HS/MS.

The existing video security system in all three schools would see software upgrades and cameras added in key areas to provide better coverage of both the interior and exterior of our buildings.

## CLASSROOM AIR CONDITIONING

It's hard to learn in a room that's hot and humid. One of the major initiatives in this project is to address air conditioning needs throughout the District, including in all educational spaces at our Elementary, Middle, and High schools, as well as in gyms, cafeterias, and offices. Currently, all classrooms use portable window air conditioners that don't adequately cool the rooms or control humidity on hot days. They are also very noisy as they typically run on high in an effort to cool a space that is larger than the load for which they are rated. Heating and ventilation are provided separately by room unit ventilators, equipment that is nearing the end of its useful life. The capital project would replace the existing unit ventilators and portable air conditioners with new unit ventilators capable of providing both heating and adequate air conditioning. HVAC controls would also be updated to give all classrooms independent temperature controls. The current system often has rooms that are too cold or too warm because it doesn't have this functionality.



Current classroom unit ventilator (and air conditioner)



## MS GYM ADDITION

Catskill Middle School's current gymnasium is too small to host competitions. Its size also limits its usefulness for physical education classes. The capital project would provide the Middle School with a regulation gym with air conditioning and seating for 250, built as an addition into the side of the hill, adjacent to the track. Along with hosting games and other large-scale community events, and providing more appropriate space for our physical education program, the gym addition would improve access to the track and field via a stairwell and ADA compliant elevator (currently, students access the track up a steep path). The addition would also include restrooms convenient to athletes, spectators and others using the track, and storage for athletic equipment. The old gym would be renovated into a 21st Century STEM learning facility.

## TRACK/FIELD IMPROVEMENTS

After years of use, the District track has become worn, cracked, and patched. The track, which has a rubberized running surface, would be resurfaced to return it to a safe, like-new condition.

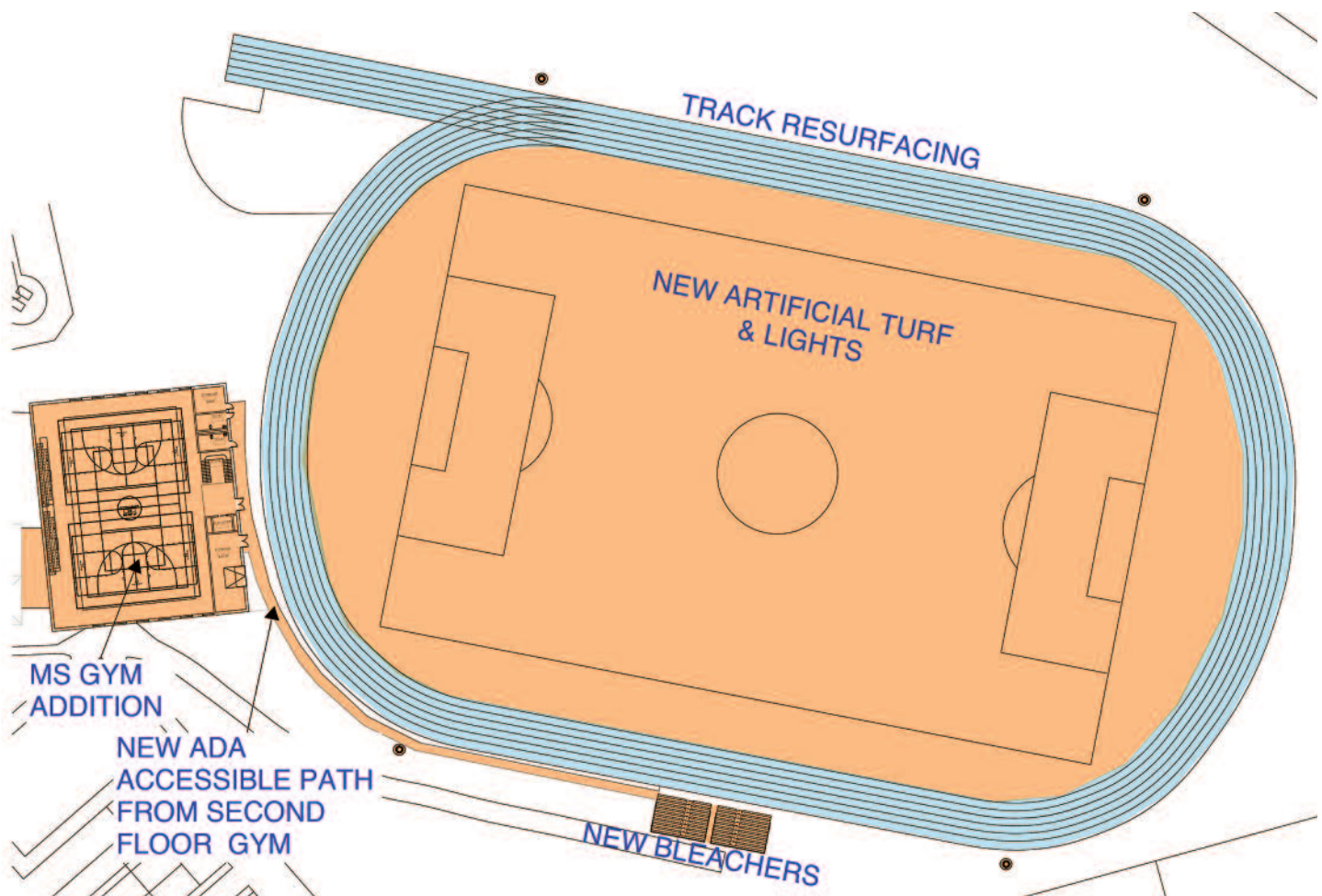
Inside the track, a synthetic turf field would replace the current grass field. Artificial turf offers very low maintenance and virtually

unlimited usage in terms of the number of hours that can be played on it. Catskill has long struggled to meet the demand our athletic and physical education programs place on this field. With grass, we must strictly limit the field's use to keep it from wearing out, and due to the limited size and topography of our campus, we don't have space to put in additional fields. Grass fields are also adversely affected by wet weather - this past fall our District was forced to reschedule 15 competitions due to our field being unplayable. Because synthetic turf does not get muddy, compacted, or worn out like natural turf, installing synthetic turf would greatly improve the field's availability to our teams, our physical education programs, and our community.

To further improve the usability of this facility, the plan calls for the installation of field lights at the track and field, which currently has no lighting for night use, and bleacher seating for 200.

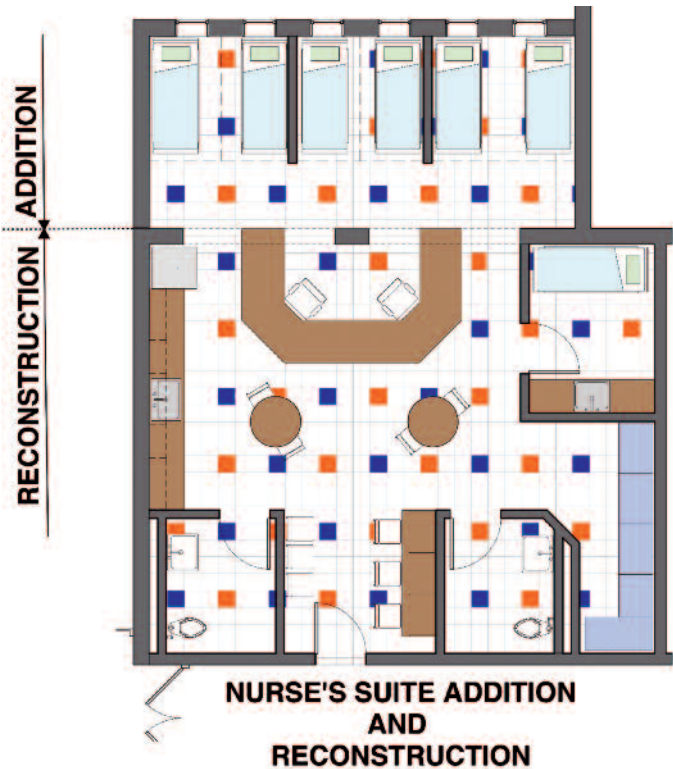
## HS LOCKER ROOM RENOVATIONS

Along with the addition of AC in the High School Gym, the locker room area would be renovated to improve storage, improve toilet facilities for spectators, and provide the locker rooms with direct access to the gym.



INFRASTRUCTURE UPKEEP

A large portion of this project addresses infrastructure concerns that were identified through a Building Condition Survey the District completed in 2017. Issues such as leaking roofs, rotting window sills, wet basements, aging masonry and HVAC equipment, and other concerns are addressed in this project.



NURSE’S OFFICE IMPROVEMENTS

The existing nurse’s office, which in comprised of several small rooms joined by narrow doorways, lacks adequate space for our health services. Much of the office, including its toilet, is inaccessible to a student in a wheelchair. A bump-out addition and reconstruction of the existing space would transform this awkward and inefficient layout into a more open, ADA-complaint facility that includes six patient beds, an examination room, accessible toilets, and sufficient storage. Its central location would serve both HS and MS students.

HOW WOULD THE DISTRICT PAY FOR THE PROJECT?

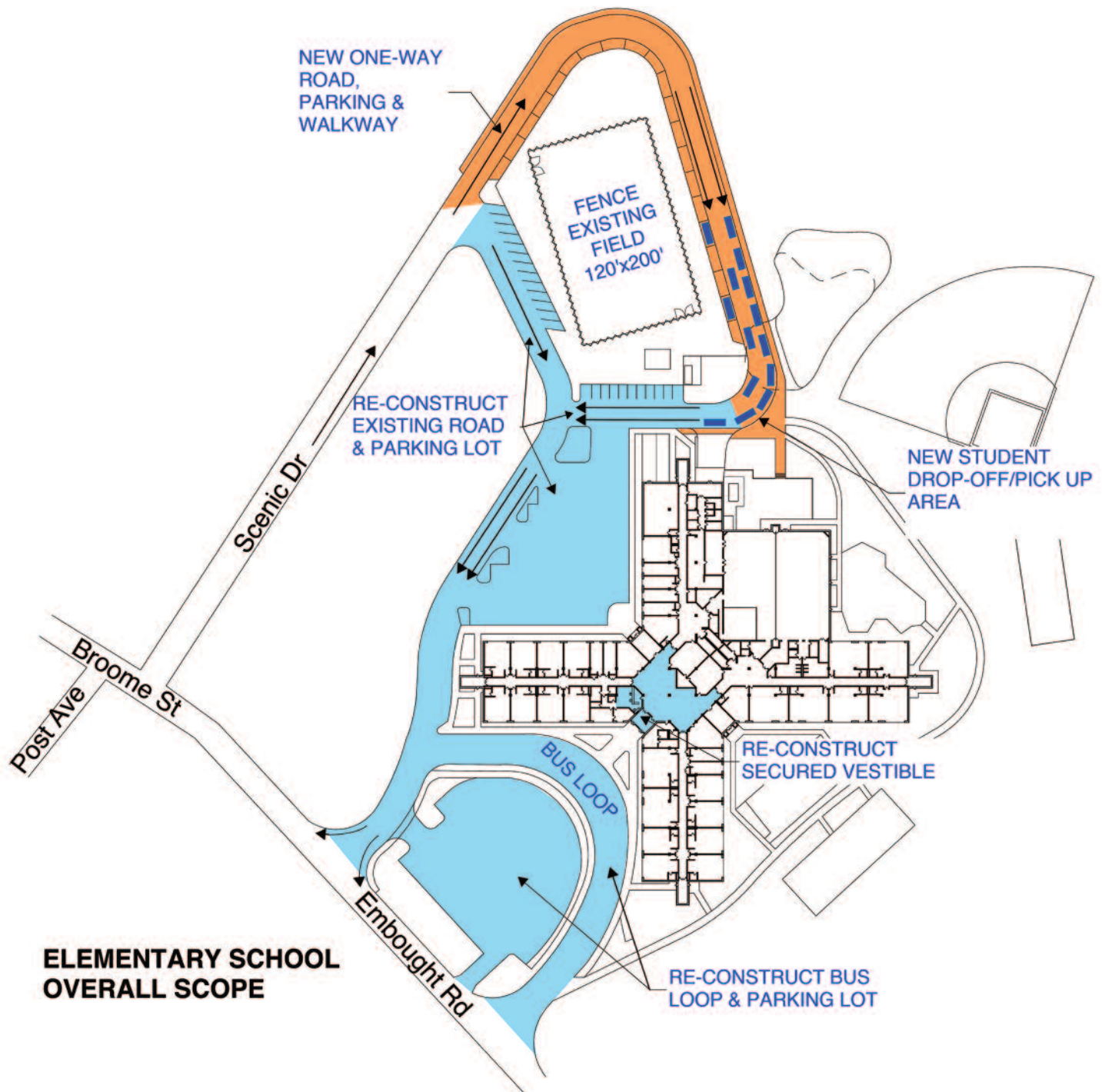
Funding for the project would come from \$4 million the District has set aside in a Capital Reserve Fund, and from issuing bonds that the District would repay over 15 years. Because capital projects are eligible for state building aid, CCSD can expect New York State to reimburse the District for an estimated 69.5% of every eligible dollar spent on the project, which along with the \$4 million in reserves, would greatly reduce the impact this project would have on local property taxes. A property tax increase would pay for what the state aid and reserves do not over the 15-year period of the bond.

HOW WOULD THE PROJECT IMPACT MY TAXES?

Property owners would see their annual school taxes increase due to the project in the year 2021. For your convenience, increase estimates for homes receiving the NYS Basic STAR (School Tax Relief) Exemption or NYS Senior STAR Exemption are provided below.

Homeowner with Basic STAR		Estimated Additional Annual Cost
If your tax bill is	\$1,500	\$63
	\$2,000	\$84
	\$2,500	\$106
	\$3,000	\$127
Homeowner with Enhanced STAR		Estimated Additional Annual Cost
If your tax bill is	\$500	\$21
	\$1,500	\$63
	\$2,000	\$84
	\$2,500	\$106





## CES PARKING LOT/DRIVE RECONSTRUCTION

The parking lots, bus loop, and driveway at Catskill Elementary School are, due to their condition, in need of total replacement. Soft clay soil under the pavement has contributed to the pavement sinking and cracking extensively. The plan calls for the asphalt and substandard fill to be removed, drainage increased, appropriate subbase installed to improve load-bearing capacity, and the area then asphalt paved and striped.

The project also includes the reconfiguration of the parent drop-off/pick-up pattern to improve traffic flow and parking at the school. A one-way loop roadway would be added behind the school for parents/guardians dropping off or picking up students at both the beginning and end of the school day. The reconfiguration would provide sufficient space for vehicles to cue up out of the general flow of traffic, and would create 44 additional parking spaces behind the school.



347 West Main Street  
Catskill • New York 12414

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### WHERE CAN I LEARN MORE?

Visit [www.catskillcsd.org](http://www.catskillcsd.org) – detailed informational materials, including concept drawings, presentations, and a student-made Capital Project Video are available on our website's Capital Project page.

## CAPITAL PROJECT VOTE

February 12, 2019  
1:00 – 9:00 p.m.

**Catskill Middle School Gymnasium**  
**345 West Main Street**

[www.catskillcsd.org](http://www.catskillcsd.org)

## VOTER INFORMATION

### Who Can Vote?

To be eligible to vote on the capital project, you must be a citizen of the United States, age 18 or older, a resident of the Catskill Central School District for the past 30 days or more, and registered to vote with either the County Board of Elections or the Catskill Central School District.

### Absentee Ballots

Applications for absentee ballots may be obtained at the Office of the Board Clerk, 343 West Main Street, Catskill, New York. Applications for absentee ballots must be received by the Board Clerk no later than February 5, 2019 if the ballot is to be mailed to the voter, or by February 11, 2019 if the ballot will be picked up personally by the voter at the Office of the Board Clerk. All qualified voters who meet the criteria for “permanently disabled” and are so certified by the Greene County Board of Elections will receive absentee ballots by mail. Absentee ballots must be received by the Office of the Board Clerk no later than 5:00 p.m. on the day of the vote (February 12, 2019).