

# Capital Project Planning

## Webster Central School District

August 15, 2022



## AGENDA

1. **Project Summary**
2. **Financial Overview**
3. **Next Steps**



1.

## Project Summary

## High Schools

### Schroeder

- ★ Exterior Brickwork
- ★ Interior Spaces
- ★ Fire Safety Systems
- ★ Upgrade Generator
- ★ Stadium turf replacement

### Thomas

- ★ OWL Expansion
- ★ AC/HVAC
- ★ Interior Spaces
- ★ Fire Safety Systems
- ★ Upgrade Generator
- ★ Stadium turf replacement & Track surface

## Middle Schools

### Willink

- ★ OWL Expansion
- ★ Upgrade Generator
- ★ Parking lot reconstruction and redesign

### Spry

- ★ AC/HVAC
- ★ Restroom Reconstruction
- ★ Interior Spaces
- ★ Fire Safety Systems
- ★ Upgrade Generator



## Sister Elementary Schools

### Schlegel

- ★ OWL Expansion
- ★ Upgrade Generator
- ★ Sidewalk/Front entrance repair
- ★ Gym AC

### Plank South

- ★ Sidewalks/Front Entrance repairs
- ★ Upgrade Generator
- ★ Gym AC

### Klem South

- ★ Sidewalks/Front Entrance repairs
- ★ Upgrade Generator
- ★ Gym AC

## Brother Elementary Schools

### Klem North

- ★ Building HVAC Upgrades
- ★ Roof Replacement
- ★ Sidewalk/Front entrance repair
- ★ Upgrade Generator

### State

- ★ Building HVAC Upgrades
- ★ Roof Replacement
- ★ Sidewalk/Front entrance repair
- ★ Upgrade Generator
- ★ Parking lot reconstruction

## Stand Alone Style Buildings

### Plank North

- ★ Building HVAC Upgrades
- ★ Roof Replacement
- ★ Sidewalk/Front entrance repair
- ★ Upgrade Generator
- ★ New access road and bus loop

### Dewitt

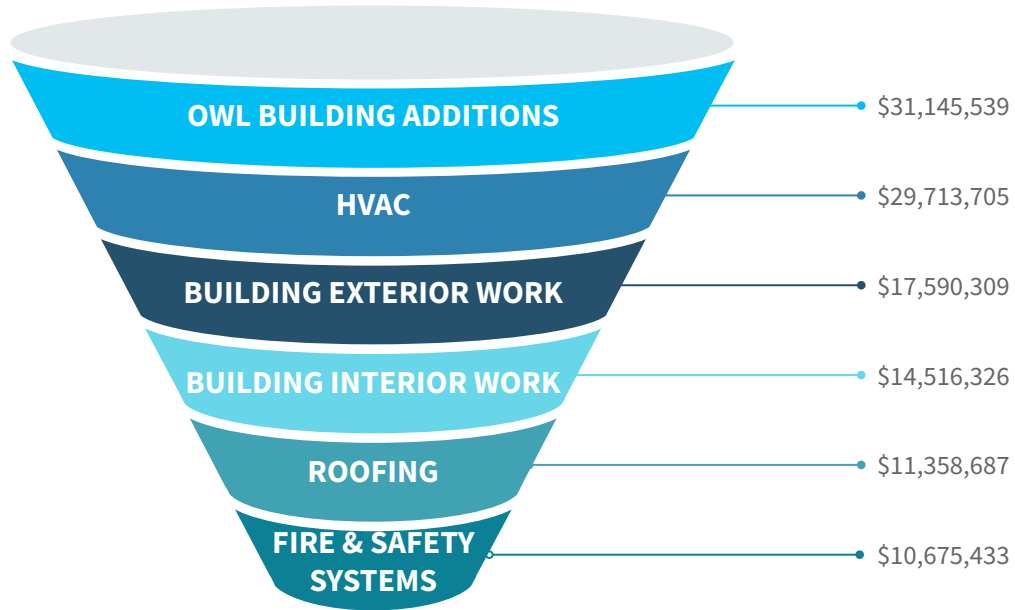
- ★ Building HVAC Upgrades
- ★ Roof Replacement
- ★ Sidewalk/Front entrance repair
- ★ Upgrade Generator
- ★ Parking lot reconstruction



2.

## Financial Data

## CATEGORIES OF WORK TO BE PERFORMED



\*Estimates

**\$115,000,000**

Total Cost

**\$10,000,000**

Capital Reserve Applied

**\$105,000,000**

Final Amount of Debt to be Financed

\*Estimates

**\$144,820,663**

Total Cost For Borrowing (Interest Included-23 Years)

**\$103,166,611**

State Aid Applied -76.6% Aid Ratio

**\$41,654,051**

Local Share (Total Over 23 Years)

\*Estimates

**1.1%**

Estimated Increase on Tax Levy Limit Per Year

**\$1,295,850**

Average Yearly Amount of Local Share -Capital Exclusion



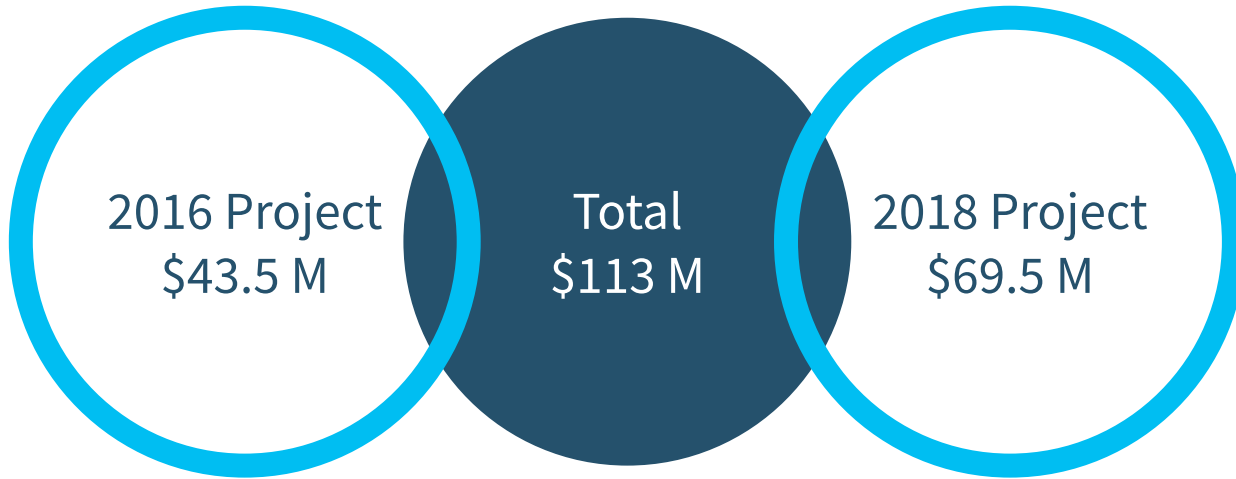
<b>Webster CSD 2022-23 Property Tax Levy Formula</b>	<b><u>2021-22</u></b>	<b><u>2022-23</u></b>
Total Real Property Tax Levy for Fiscal Year Ending 06/30/2022	\$111,018,220	\$114,581,619
Tax Base Growth Factor as a Percentage	<u>1.17%</u>	<u>1.0109%</u>
Tax Base Growth Factor, in dollars	\$1,298,913	\$1,248,940
PILOTS receivable in 06/30/2022, estimated	<u>\$1,250,000</u>	<u>\$1,250,000</u>
Sub total – Property Tax Levy, Growth Factor and PILOTS	\$113,567,133	\$117,080,559
Capital Tax Levy for 06/30/2022	<u>\$3,171,531</u>	<u>\$4,123,338</u>
Sub total – subtracting Capital Tax Levy	\$110,395,602	\$112,957,221
Allowable Levy Growth Factor (CPI Index)	<u>1.23%</u>	<u>2.00%</u>
Sub total – multiplying Allowable Levy Growth Factor	\$111,753,468	\$115,216,366
PILOTS receivable in 06/30/2023, estimated	<u>\$1,250,000</u>	<u>\$1,250,000</u>
Sub total – Property Tax Levy Limit Before Exclusions	\$110,503,468	\$113,966,366
Tax Levy Necessary for Expenditures from Tort Orders/Judgements	\$0	\$0
Capital Tax Levy for 06/30/2023	\$4,123,338	\$3,452,168
Tax Levy Necessary for Pension Contribution Expenditures over 2%	\$0	\$0
Tax Levy Limit, Plus Exclusions	\$114,626,806	\$117,418,533
Proposed Tax Levy for 06/30/2023	\$114,626,806	\$117,418,533
	\$2,791,969	\$2,791,727
	3.18%	2.44%

Webster Capital Exclusion Calculation 2022-23			
Building Debt Service			\$ 10,878,069
Bus Debt Service			\$ 1,717,454
BOCES Capital Debt			\$ 2,653,410
Transfer to Capital			\$ 100,000
<b>Total Debt Service</b>			<b>\$ 15,348,933</b>
Building Aid Calculation		BT 222	\$ 9,220,768
Lead and Metal Detectors Reduction		SA151-6	\$ (25,000)
Building Condition Survey		SA151-6	\$ (66,600)
<b>Total Building Aid</b>			<b>\$ 9,129,168</b>
Transportation Estimated Output Report Line 60			\$ 1,512,176
Estimated Aid Ratio (Per Governor's Run)			0.709
<b>Transportation Capital Aid</b>			<b>\$ 1,072,133</b>
BOCES Estimated Capital Debt			\$ 2,653,410
Estimated Aid Ratio (Per Governor's Run)			\$ 0.666
<b>BOCES Capital Aid</b>			<b>\$ 1,695,464</b>
<b>Total Aid</b>			<b>\$ 11,896,765</b>
<b>Total Exclusions</b>			<b>\$ 3,452,168</b>

Debt & Aid  
Would  
Increase, thus  
Creating a  
larger Capital  
Exclusion

Not actual projections, but  
using this years levy for  
illustration purposes only

## Why 1 Proposition vs. 2 Separate?



## ADVANTAGES OF ONE PROPOSITION

- » Flexibility
  - » Able to adjust to market trends- cost protection
  - » Ex. 2016 Steel Pricing
- » Long Range Planning
  - » Phasing allows us to approach tax cap and debt service with a thoughtful approach for many years
  - » Plan work that can build off of each other
  - » Economies of scale
- » Only requires 1 SEQR and SHPO process
- » Project bidding-locks in pricing sooner

## Timeline

August 15 BOE Approval

1

September Adoption of  
Vote Resolution

3

October/November  
Publication of Legal  
Notices

5

Perform SEQRA ,SHPO , &  
Environmental Reviews

2

October Wrap Up of  
Environmental & SEQRA  
Review

4

December 13, 2022  
Vote

6



A vibrant autumn forest scene. A small stream flows through the center, surrounded by trees with bright yellow and orange foliage. A small wooden bridge is visible in the background, partially obscured by the trees. The ground is covered in fallen leaves. The text "Questions?" is overlaid in white at the bottom center.

Questions?