

**ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT  
ELMIRA HEIGHTS, NEW YORK**

**Call to Order:** The Regular Meeting of the Board of Education was called to order at 7:00 p.m. on December 6, 2023, by President Joseph Sullivan.

**Members Present:** Jody Buckley, John Cole, Terrance Day, Michael Lepak, Joseph Sullivan, Mikki Yesesky (7:01)

**Member Absent:** Christopher Callas

**Others Present:** Michael Gill, Martha Clark, Tom Boyanowski, Dave Ruhmel (SRO), Todd VanHouten  
Andy Billotte (Welliver), Jeff Robbins (HUNT), Sarah Bradshaw (BPD)

**APPROVAL OF AGENDA/MINUTES**

**Agenda -**

A motion was made by Terrance Day, seconded by Jody Buckley, and carried 5-0 to approve the agenda for the December 6, 2023 Board of Education Regular meeting.

**Minutes –**

A motion was made by John Cole, seconded Michael Lepak and carried 5-0 to approve the minutes of the following Board of Education Meetings:  
November 1, 2023 Board of Education Regular Meeting

**Order of Business:**

A motion was made by Terrance Day, seconded by John Cole and carried 6-0 to suspend the regular order of business to accommodate guests, special discussion topics and presentations in an order of business as deemed appropriate.

**EXECUTIVE SESSION:** *see end of meeting*

**At this point in the meeting, the President moved to N. Discussion Topics**

**N-1 Capital Project 2024 scope** – Jeff Robbins from HUNT presented proposed scope of work and Sarah Bradshaw from BPD reviewed financials for the project, both answered questions. Presentation attached.

**COMMENTS FROM THE PUBLIC AND STAFF**

Michael Gill - Superintendent ♦ Partial completion of Community Room, many updates to technology. ♦ Review draft 2024-25 School year calendar next month, to include NYS declared Lunar New Year Day off from school for students. Considering a double conference day and half day PD days ♦ PLC cohort – Tom and Mike will visit Canisteo-Greenwood to see how they've implemented PLC ♦ Board Professional Development (PLC) is Monday, January 15, 2024 at 5pm to Board Members that are available. ♦ Attorney topics for Board workshop planned for February 28— Best practices, Policies, and School Finances.

Tom Boyanowski, High School Administrator ♦ Winter sports are in full swing, fall semester is finishing up. ♦ Reviewing spring semester. ♦ Lots of student activities, Key Club raking leaves, Food bank can drive – Pantry program is helping 20-24 Heights families, Jr Rotarians are wrapping presents.

Martha Clark – Business Manager ♦ Building base of budget, 24-25 beginning of financial cliff. ♦ Negotiations for both Teacher and Support Staff units coming up in January. ♦ NYS reporting ongoing back and forth.

Officer Dave Ruhmel – School Resource Officer ♦ Presented new safety and security updates coming to school buildings, Raptor Technologies. A system that scans visitor IDs and searches nationwide databases before printing a temporary ID badge and granting access. Elmira and Horseheads schools have already implemented this system. Cost is aided through BOCES.

**PERSONNEL - approved**

A motion was made by John Cole, seconded by Jody Buckley and carried 6-0 to approve the following recommended personnel items F-1a through F-3a, and being further resolved that upon receipt of final clearance from the State Education Department, any conditional appointments shall be changed to regular appointments, reflecting the effective date of said Board meeting.

**F-1 Creation/Elimination of Positions**

The created the following positions beginning in the 2023-24 school year:

a.  Create (1) one Teacher Aide December 7, 2023

**F-2 Appointments**

The Board approved the following personnel. Be it further resolved that upon receipt of final clearance from the State Education Department, any conditional appointments shall be changed to regular appointments, reflecting the effective date of said Board meeting.

a.  Substitute(s) for the 2023-2024 school year:

**Substitute Teacher:** Olivia LeBaron

**Substitute Support Staff:** Olivia LeBaron

b.  Non-instructional probationary appointments pending physicals:

Renata Russo

Food Service Helper

Effective: December 7, 2023

Probationary Period: December 7, 2023 through December 6, 2024/Civil Service Regulations

Compensation per EHESSA Contract: \$15.55 per hour (Step 1)

Chelsey Martinez

Food Service Helper

Effective: December 7, 2023

Probationary Period: December 7, 2023 through December 6, 2024/Civil Service Regulations

Compensation per EHESSA Contract: \$15.55 per hour (Step 1)

Faith Broome

Teacher Aide

Effective: December 7, 2023

Probationary Period: December 7, 2023- December 6, 2024

Compensation per EHESSA Contract: \$15.55 per hour (Step 1)

c.  Instructional probationary appointments pending physical:

Kristal Walker

Tenure Area: Art Education

Effective: December 11, 2023

\*\*Probationary Period: four (4) years effective December 11, 2023 through December 10, 2027

Certification: Initial Visual Arts K-12

Total Compensation per EHTA Contract: \$47,431 (Step 1 with 38 credit hours) to be prorated for 2023-24 school year

\*\*To the extent required by the applicable provisions of Education law §§2509, 2573, 3212 and 3014, in order to be granted tenure the classroom teacher or building principal shall have received composite or overall annual professional performance review ratings pursuant to Education law §3012-c and/or 3012d of either effective or highly effective in at least three (3) of the four (4) preceding years. If the classroom teacher or building principal receives an ineffective composite or overall rating in the final year of the probationary period he or she shall not be eligible for tenure at that time. For purposes of this subdivision, classroom teacher and building principal mean a classroom teacher or building principal as such terms are defined in Sections 30-2.2 and 30-3.2 of this part.

d.  Tutoring

Tutors for the Cohen Elementary School after school tutoring program at a rate of \$30.00 per hour.

Todd Baker

Wendy Jurusik

Linda Stearns

Dawn Call

Nancy Kennison

Olivia Thresher

Monica Forte

Sarah Kizer

Kurt Warner

Cheryl Hayes

Nancy Monks

Jennifer Johnson

Nicole Rosno

**F-3 Change in Employment Status**

a.  Permanent appointments of the following support staff as they have successfully completed their probationary period in accordance with current Civil Service Regulations.

<u>Name</u>	<u>Effective Date</u>	<u>Position</u>
Echo Beach	December 27, 2023	Administrative Aide
Andrea Renshaw	December 27, 2023	Secretary I

**FINANCIAL**

**G-1 Reports - acknowledged**

A motion was made by John Cole, seconded by Jody Buckley, and carried 6-0 to acknowledge the following consent financial reports G1a.

- a.  Budget Status Report as of November 29, 2023
- b.  Revenue Status Report as of November 29, 2023
- c.  Budget Transfer Report as of November 29, 2023
- d.  Treasurer's Report for October 2023
- e.  Claims Auditor Report for October 2023
- f.  Extra Classroom Report for October 2023

## G-2 NYSMEC Electricity and Natural Gas Bids

A motion was made by Terrance Day, seconded by Michael Lepak and carried 6-0 to approve the following gas and electric resolutions and agreements:

- a.  Electricity Cooperative Energy Purchasing Service Billing Schedule and Agreement (Joinder).
- b.  Resolution Authorizing Participation in Cooperative Energy Purchasing Service (NYSMEC) for Electricity.

WHEREAS, Article 5-G of the New York State General Municipal Law authorizes municipal corporations to enter into cooperative agreements for the performance or exercise of services, functions, powers or activities on a cooperative or contract basis among themselves or one for the other, and

WHEREAS, Section 119-n of the General Municipal Law defines the term "municipal corporation" for the purposes of Article 5-G as a county outside the city of New York, a city, a town, a village, a board of cooperative educational services, a fire district or a school district; and

WHEREAS, ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT (hereinafter sometimes referred to as "Participant") is a "municipal corporation" as defined above; and

WHEREAS, this Board wishes for this municipal corporation to become or remain a Participant pursuant to the Municipal Cooperation Agreement For Energy Purchasing Services dated the 1st day of May 2005 (the "Agreement"), among municipal corporations collectively identified as the New York School and Municipal Energy Consortium ("NYSMEC") upon the terms of the Agreement and further wishes to authorize participation as an energy consumer as specified below.

NOW THEREFORE, BE IT RESOLVED, that this Board hereby determines that it is in the interests of the ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT to participate in the NYSMEC, and authorizes and directs SUPERINTENDENT MICHAEL GILL to sign the Agreement/and or the Billing Schedule and Agreement for electricity on its behalf; and

BE IT FURTHER RESOLVED, that this Board authorizes the Administrative Participant (as defined in the Agreement) to prepare, advertise, disseminate and open bids pursuant to the General Municipal Law and to award, execute and deliver binding contracts on behalf of this Board for the purchase of electricity delivered to the delivery point of the local utility distribution company for the Participant's facility or facilities, on a firm basis, for this Participant to the lowest responsible bidder as is determined by the Administrative Participant at a price for such commodity electricity not to exceed \$.0845 cents per kWh for a term of at least one year and no more than three years commencing May 1, 2024, and other terms and conditions, all as may be determined by the Administrative Participant, or to reject any or all such bids; and

BE IT FURTHER RESOLVED, that this Participant agrees to advertise said bid as may be directed by the Administrative Participant; and

BE IT FURTHER RESOLVED, that the officers and employees of this Participant are authorized to execute such other confirming agreements, certificates and other documents and take such other actions as may be necessary or appropriate to carry out the intent of this resolution.

This Resolution shall take effect immediately.
- c.  Natural Gas Cooperative Energy Purchasing Service Billing Schedule and Agreement (Joinder).
- d.  Resolution Authorizing Participation in Cooperative Energy Purchasing Service (NYSMEC) for Natural Gas. (Joinder).

WHEREAS, Article 5-G of the New York State General Municipal Law authorizes municipal corporations to enter into cooperative agreements for the performance or exercise of services, functions, powers or activities on a cooperative or contract basis among themselves or one for the other, and

WHEREAS, Section 119-n of the General Municipal Law defines the term "municipal corporation" for the purposes of Article 5-G as a county outside the city of New York, a city, a town, a village, a board of cooperative educational services, a fire district or a school district; and

WHEREAS, ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT (hereinafter sometimes referred to as "Participant") is a "municipal corporation" as defined above; and

WHEREAS, this Board wishes for this municipal corporation to become or remain a Participant pursuant to the Municipal Cooperation Agreement For Energy Purchasing Services dated the 1st day of May, 2005 (the "Agreement"), among municipal corporations collectively identified as the New York School and Municipal Energy Consortium ("NYSMEC") upon the terms of the Agreement and further wishes to authorize participation as an energy consumer as specified below.

NOW THEREFORE, BE IT RESOLVED, that this Board hereby determines that it is in the interests of the ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT to participate in the NYSMEC, and authorizes and directs MICHAEL GILL, SUPERINTENDENT to sign the Agreement/and or the Billing Schedule and Agreement for natural gas on its behalf; and

BE IT FURTHER RESOLVED, that this Board authorizes the Administrative Participant (as defined in the Agreement) to prepare, advertise, disseminate and open bids pursuant to the General Municipal Law and to award, execute and deliver binding contracts on behalf of this Board for the purchase of natural gas delivered to the city gate of the local utility distribution company for the Participant's facility or facilities, on a firm basis, for this Participant to the lowest responsible bidder as is determined by the Administrative Participant at a price for such commodity natural gas not to exceed \$.656 cents per therm for a term of at least one year and no more than three years commencing May 1, 2024, and other terms and conditions, all as may be determined by the Administrative Participant, or to reject any or all such bids; and

BE IT FURTHER RESOLVED, that this Participant agrees to advertise said bid as may be directed by the Administrative Participant; and

BE IT FURTHER RESOLVED, that the officers and employees of this Participant are authorized to execute such other confirming agreements, certificates and other documents and take such other actions as may be necessary or appropriate to carry out the intent of this resolution.

This Resolution shall take effect immediately.

### G-3 Unpaid Tax Affidavit

A motion was made by Jody Buckley, seconded by John Cole, and carried 6-0 to acknowledge the Affidavit of Unpaid 2023 School Taxes in the amount of \$512,754.14 to be re-levied by the Chemung County Treasurer.

### FACILITIES

The following updates were reviewed by Superintendent Gill with questions and answers.

H-1 2024 Capital Outlay Project – proposing as budget allows, replacing TAE “Nurse’s Door”, basketball suspension system, avigilon upgrade (security camera software).

H-2 Capital Project 2021 / Energy Performance Contract (EPC) Update – All lights completed. Cohen Playground bridge has been ordered. Mobilization test on science wing window and abatement at cohen over break. North Stack of cohen bathrooms almost complete, then will move to South stack.

### NEW BUSINESS

#### J-1 2024-25 IPA Agreement

A motion was made by Michael Lepak, seconded by Mikki Yesesky, and carried 6-0 to approve the below resolution to enter into a multi-year IPA Agreement for the purchase of instructional technology and related equipment not to exceed \$82,000, plus yearly BOCES support during the term of the five (5) year contract with the Schuyler, Steuben, Chemung, Tioga, Allegany (SSCTA) BOCES.

WHEREAS, the Board of Education of the Elmira Heights Central School District desires to enter into a multi-year contract with the Schuyler, Steuben, Chemung, Tioga, Allegany BOCES in order for the BOCES to furnish certain services to the District pursuant to Education Law 1950 (4) (jj), those services being: provision of instructional computers/devices.

BE IT RESOLVED that the Board of Education of the Elmira Heights Central School District agrees to enter into a contract together with the Schuyler, Steuben, Chemung, Tioga, Allegany BOCES for the provision of said services to the District not to exceed **\$82,000.00** plus related borrowing fees, plus yearly BOCES support during the term of the contract, subject to the approval of the Commissioner of Education, for a period of 5 years from the date said agreement is signed and furthermore, that the Superintendent and President of the Board be authorized to execute all documents necessary to effectuate this resolution.

### CONSENT

A motion was made by Terrance Day, seconded by John Cole and carried 6-0 to approve the following consent agenda item K-1 through K-6.

#### K-1 CSE Recommendations and Funding - approved

The Board approved the student placement determinations from the October 26, 27, November 1, 3, 9, 13, 14, 15, 17, 20, 28, and 29, 2023, CSE/504 meeting(s) and the funds to support such recommendations.

#### K-2 CPSE Recommendations and Funding - approved

The Board approved the student placement determinations from the November 1, 14, 28, and 29, 2023 CPSE meeting(s) and the funds to support such recommendations.

#### K-3 2023-24 Reserve Plan - approved

The Board approved the the 2023-24 Reserve Plan as presented at the November 1, 2023 meeting.

#### K-4 School Related Group – FAB Club (Fine Arts Booster) - accepted

The Board recognize the Elmira Heights FAB Club (Fine Arts Booster) as a school-related group for the 2023-24 school year.

#### K-5 Standard Work Day - accepted

The Board of Education approved the following Standard Work Day resolution:

##### **STANDARD WORKDAY RESOLUTION**

*BE IT RESOLVED, that the Elmira Heights Central School District Board of Education be and hereby revises and establishes standard workdays for the following appointed positions for the purpose of determining days worked reportable to the New York State and Local Employees’ Retirement System:*

##### **5 day work week/ 6 hrs. per day**

6 Hour Bus Attendant  
6 Hour Bus Driver  
6 Hour Food Service Helper

##### **5 day work week/ 7 hrs. 30 min. per day**

7.5 Hour Nurse – LPN  
7.5 Hour Nurse – RN

##### **5 day work week/ 8 hrs. per day**

8 Hour Building Maintenance Mechanic  
8 Hour Cleaner  
8 Hour Clerk/Typist  
8 Hour Custodian  
8 Hour Principal Clerk  
8 Hour Secretary  
8 Hour Transportation Supervisor

##### **5 day work week/ 6 hrs. 45 min. per day**

6.75 Hour Teacher Aide

##### **5 day work week/ 6 hrs. 55 min. per day**

6.92 Hour Teacher Aide

##### **5 day work week/7 hrs. per day**

7 Hour Cook

**K-6 24-25 BOCES - approved**

The Board approved the BOCES initial request for services for the 2024-25 school year.

**DISCUSSION TOPICS**

**N-1 Capital Project 2024 scope**

See earlier in meeting.

**NEXT MEETING**

Wednesday	December 20, 2023	Regular BOE Meeting (if needed)	7:00 pm	Comm Rm
Wednesday	January 3, 2024	Regular BOE Meeting	7:00 pm	Comm Rm
Wednesday	January 17, 2024	Regular BOE Meeting (NEED)	7:00 pm	Comm Rm

**BOARD COMMENTS:** Terrance Day wanted to acknowledge two Elmira Heights alumni have been inducted into the Chemung County Sports Hall of Fame! Congratulations to Heights alumni Zac Bellinger and Morgan (Engelbert) Marcello!

**EXECUTIVE SESSION:**

At 8:32pm a motion was made by Jody Buckley, seconded by John Cole, and carried 6-0 to enter executive session to discuss employment history of a particular persons.

**ADJOURN EXECUTIVE SESSION:**

At 9:14pm a motion was made by Terrance Day, seconded by Michael Lepak, and carried 6-0 to adjourn executive session.

**ADJOURNMENT** – At 9:15pm motion was made by Michael Lepak, seconded by John Cole, and carried 6-0 to adjourn the meeting.

\_\_\_\_\_  
Clerk



HUNT E|A|S



# Elmira Heights Central School District

## **Proposed Capital Project Board of Education Meeting**

December 6, 2023

# Capital Project Cohen Elem/Middle Proposed Scope

- Mechanical Room
- Electrical Room
- Plumbing Room
- Boiler Room
- Gymnasium
- Classroom
- Office



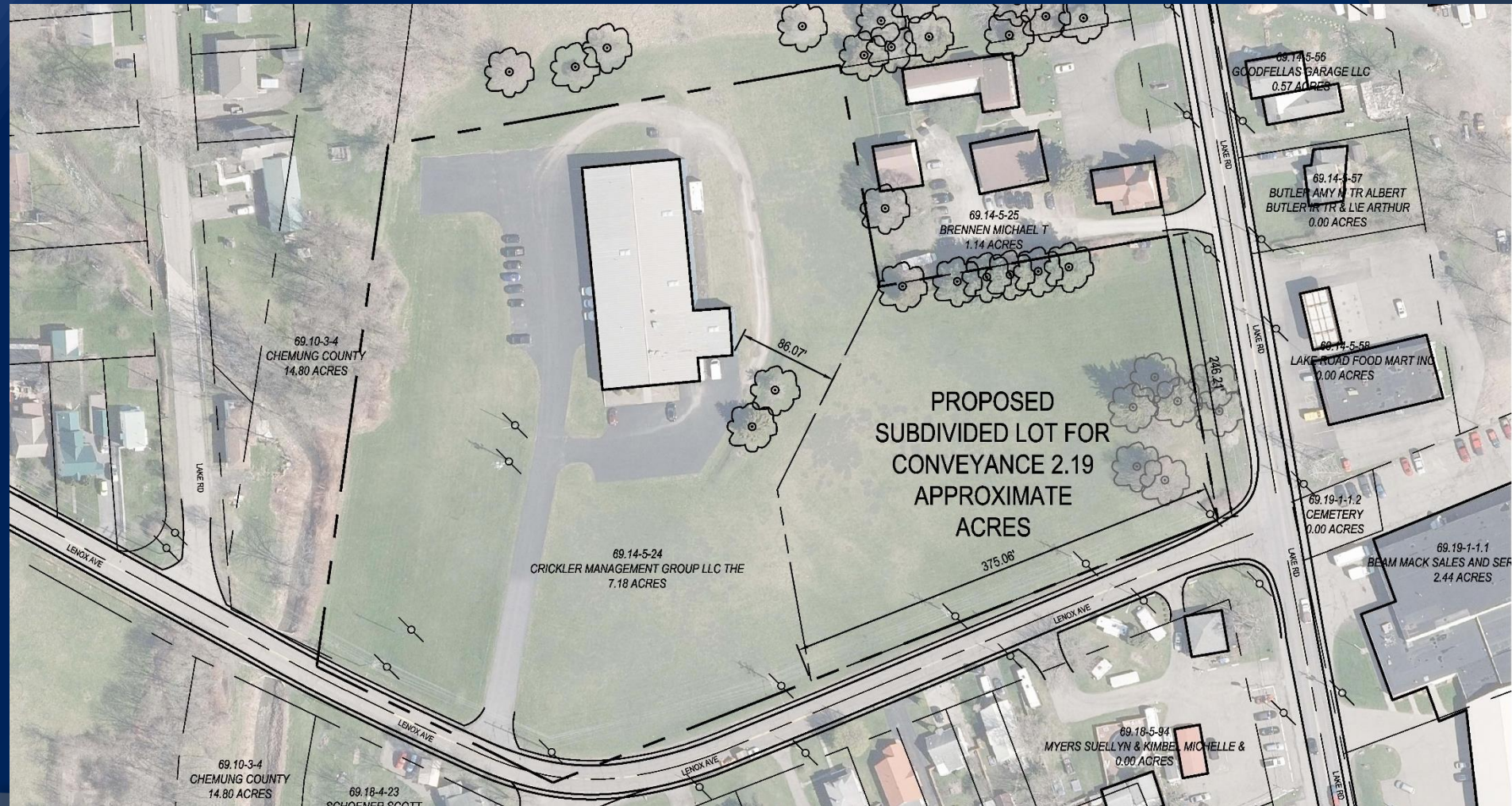
# Capital Project Thomas A. Edison Proposed Scope

- □□□□□□R□□□R□□□□□□ □□□□
  - Cafeteria, Music and Boiler Room Areas
  - Additional Roof Areas (As Budget Allows)
- Media Center / Library Renovation (As Budget Allows)

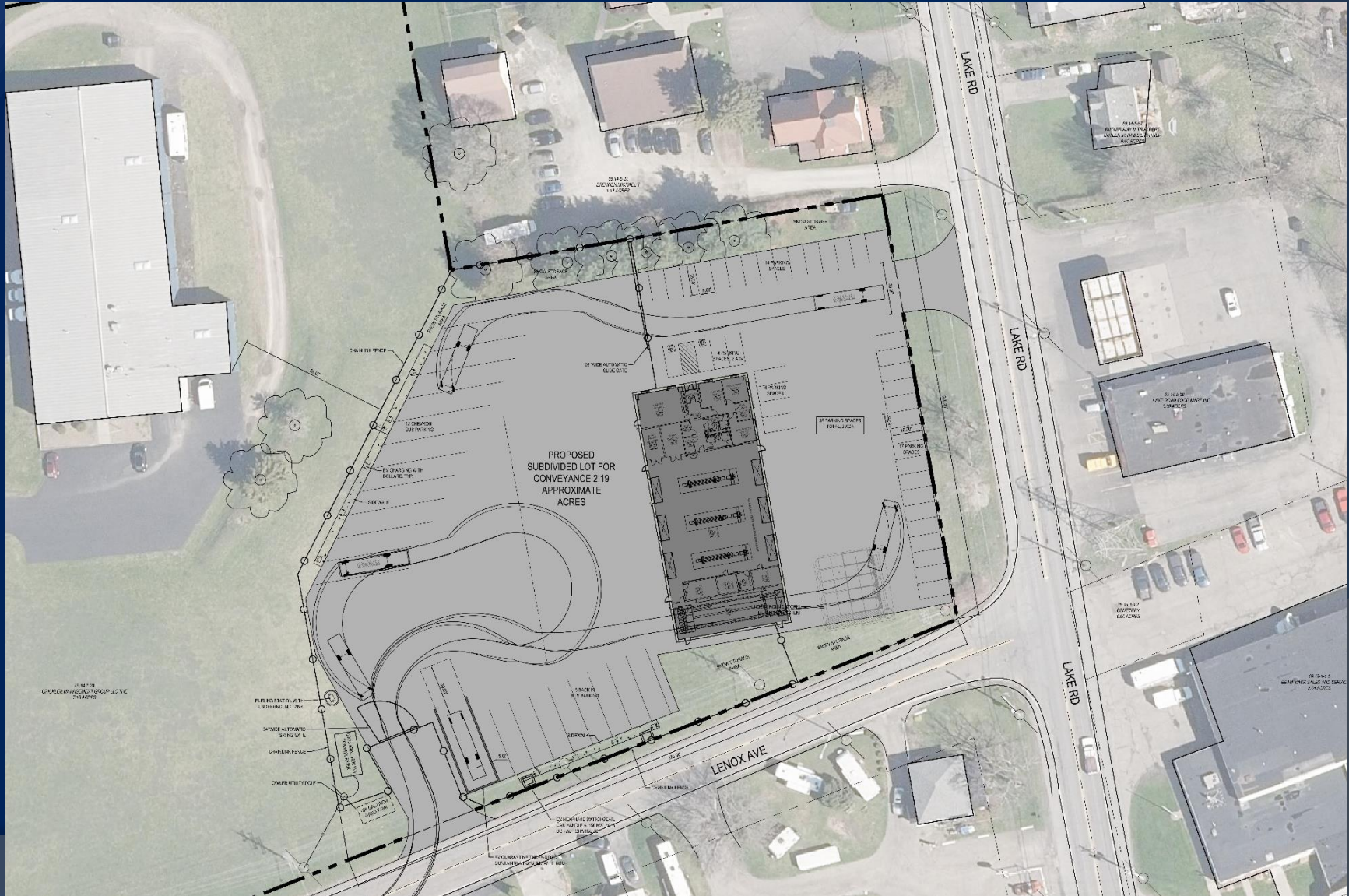




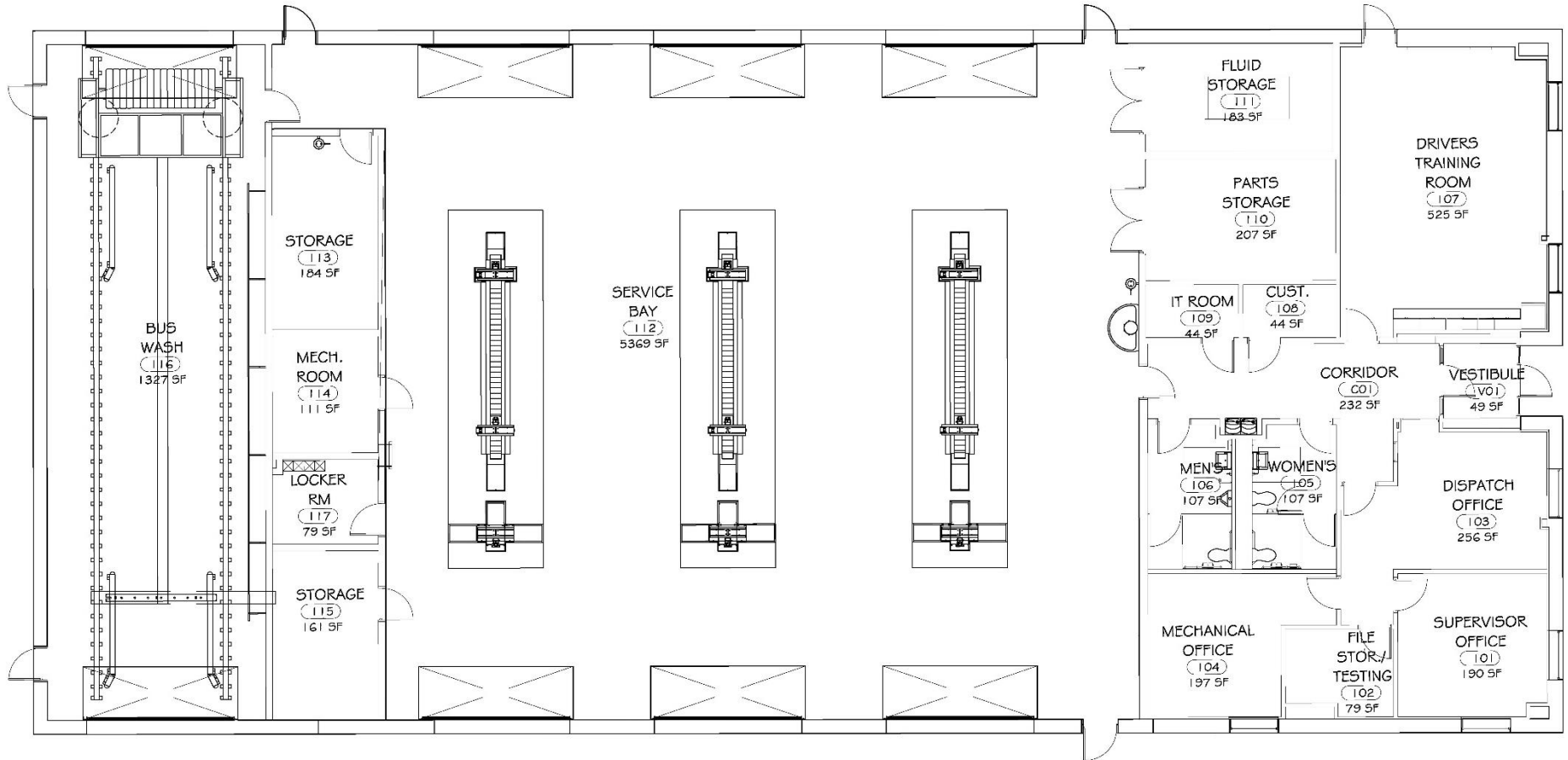
# Proposed Site Purchase Bus Garage



# Conceptual Site Layout Bus Garage



# Conceptual Building Layout Bus Garage



Total Building Square Footage: +/- 9,800



# Capital Project Cost Summary

HUNT E|A|S



Construction Cost.....	\$10,515,189
General Conditions 4%.....	\$445,844
D	C
C	r
TOTAL Construction Cost.....	\$13,910,333
Property Purchase.....	\$230,000
D	C
DASNY Fee.....	\$467,600
Capitalized Interest Expense.....	\$485,000
TOTAL PROJECT COST.....	<u>\$17,875,000</u>



# Capital Project Schedule

HUNT E|A|S



Task Name	Duration	Start	Finish
<b>Present BOE Project Scope / Financials</b>	<b>1 Days</b>	<b>12/6/23</b>	
BOE Meeting to Review Scope and Financials	1 Day	12/6/23	12/6/23
<b>BOE SEQR Determination/ Referendum Resolution Including Property Purchase</b>	<b>1 Day</b>	<b>1/17/24</b>	
BOE Meeting to Review SEQR Determination and Referendum Resolution	1 Day	1/17/24	1/17/24
<b>Legal Advertisement (1<sup>st</sup> Ad Min 45 Days Before Vote – total 4 times)</b>	<b>4 Times</b>	<b>1/17/23</b>	<b>3/11/24</b>
<b>Referendum Vote</b>	<b>1 Day</b>	<b>3/12/24</b>	
<b>Phase I – Site Design Package</b>			
Site Design Package BOE Meeting	1 Day	1/17/24	1/17/24
Site Design Package BOE Meeting	1 Day	1/17/24	1/17/24
Site Design Package BOE Meeting	1 Day	1/17/24	1/17/24
<b>Phase I – BOE Special Board Meeting – Award of Contracts</b>	<b>1 Day</b>		
BOE Meeting to Award Contracts	1 Day	3/12/24	3/12/24
BOE Meeting to Award Contracts	1 Day	3/12/24	3/12/24
<b>Phase II – Building Design Package</b>			
Building Design Package BOE Meeting	1 Day	3/12/24	3/12/24
Building Design Package BOE Meeting	1 Day	3/12/24	3/12/24
Building Design Package BOE Meeting	1 Day	3/12/24	3/12/24
<b>Phase II - BOE Special Board Meeting - Award of Contracts</b>	<b>1 Day</b>	<b>5/25/25</b>	
BOE Meeting to Award Contracts	1 Day	5/25/25	5/25/25
BOE Meeting to Award Contracts	1 Day	5/25/25	5/25/25



# Next Steps

HUNT E|A|S



- Execute a purchase agreement intent – Completed
- District to complete it's "due diligence" of the property
  - Title Search
  - Environmental Phase I Assessment - Completed
- Attend Town Planning Board Meeting for Initial review of proposed subdivision and rezoning – December 6th
- Present Preliminary Project Scope & Financials in December Board of Education Meeting - December 6<sup>th</sup>
- Attend Second Town Planning Board Meeting for review proposed subdivision and rezoning – January 3rd
- Prepare to add the purchase to the referendum vote
- Adopt SEQR Resolution and Vote Proposition (January 17<sup>th</sup> Board of Education Meeting)
- Follow Referendum Legal Requirements per Draft Schedule Slide
- After a positive vote, close on the property purchase



# Board Direction

HUNT EIA/S



- Continue current direction on referendum planning?
- Allow the SEQR Process to begin with the presented scope? Type 1 – Coordinated Review

Elmira Heights Central School District

**PRE-VOTE**

**PRE-VOTE**

## **PROPOSED CAPITAL PROJECT**



### **PREVOTE - Estimated Impact of Proposed Capital Project**

**Draft:** November 28, 2023

Prepared By: BERNARD P. DONEGAN, INC.  
345 Woodcliff Drive, 2nd Floor  
Fairport, NY 14450  
(585) 924-2145



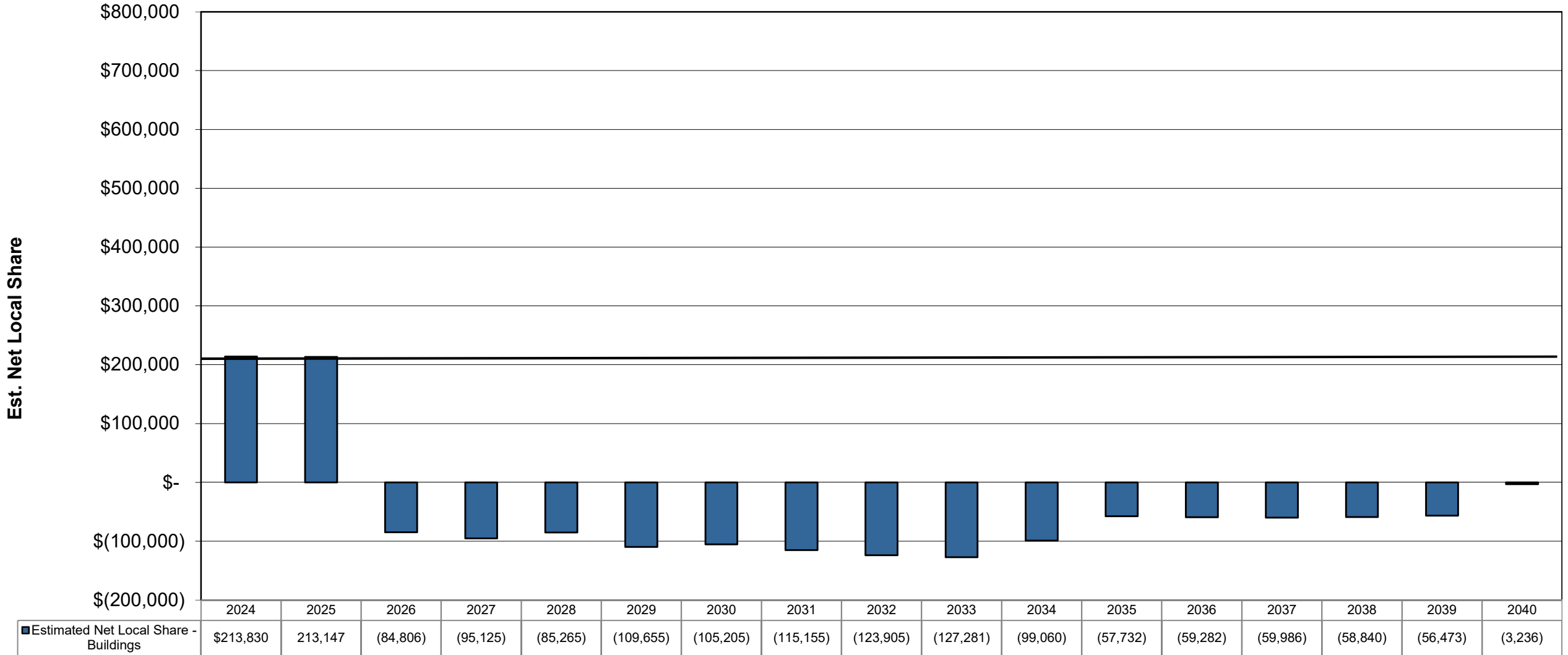
Elmira Heights Central School District

COMBINED SUMMARY OF EXISTING and FUTURE DEBT SERVICE

	A	B	C	D	E	
	<b>BUILDINGS (Excluding Energy Performance Contract)</b>					
<u>Fiscal Year</u> <u>Ending June 30:</u>	<u>Total Debt</u> <u>Service for</u> <u>Buildings</u>	<u>Estimated</u> <u>Building Aid</u>	<u>Debt Service</u> <u>Offsets</u>	<u>Transfer to</u> <u>Capital</u>	<u>Estimated Net</u> <u>Local Share</u> <u>for Buildings</u>	<u>\$ Change</u> <u>(E)</u>
2024	\$ 2,142,444	\$ 1,878,614	\$ 50,000 <sup>1</sup>	\$ -	\$ 213,830	
2025	2,110,660	1,812,513	85,000 <sup>1</sup>	-	213,147	\$ (683)
2026	2,165,444	2,250,249	-	-	(84,806)	(297,952)
2027	1,954,844	2,049,969	-	-	(95,125)	(10,320)
2028	1,960,794	2,046,059	-	-	(85,265)	9,860
2029	1,932,494	2,042,149	-	-	(109,655)	(24,390)
2030	1,936,944	2,042,149	-	-	(105,205)	4,450
2031	1,926,994	2,042,149	-	-	(115,155)	(9,950)
2032	1,918,244	2,042,149	-	-	(123,905)	(8,750)
2033	1,780,444	1,907,725	-	-	(127,281)	(3,376)
2034	1,414,744	1,513,803	-	-	(99,060)	28,221
2035	1,062,150	1,119,882	-	-	(57,732)	41,327
2036	1,060,600	1,119,882	-	-	(59,282)	(1,550)
2037	1,055,900	1,115,886	-	-	(59,986)	(704)
2038	1,053,050	1,111,890	-	-	(58,840)	1,146
2039	1,041,700	1,098,173	-	-	(56,473)	2,367
2040	592,200	595,436	-	-	(3,236)	53,236
Totals	\$ 27,109,647	\$ 27,788,678	\$ 135,000	\$ -	\$ (814,030)	

Note: 1. Use of Capitalized Interest in connection with the \$10,475,000 Authorization.

**Elmira Heights Central School District**  
**Estimated Net Local Share of Existing and Future Building & Bus Debt Service**  
**(Excludes Energy Performance Contract)**

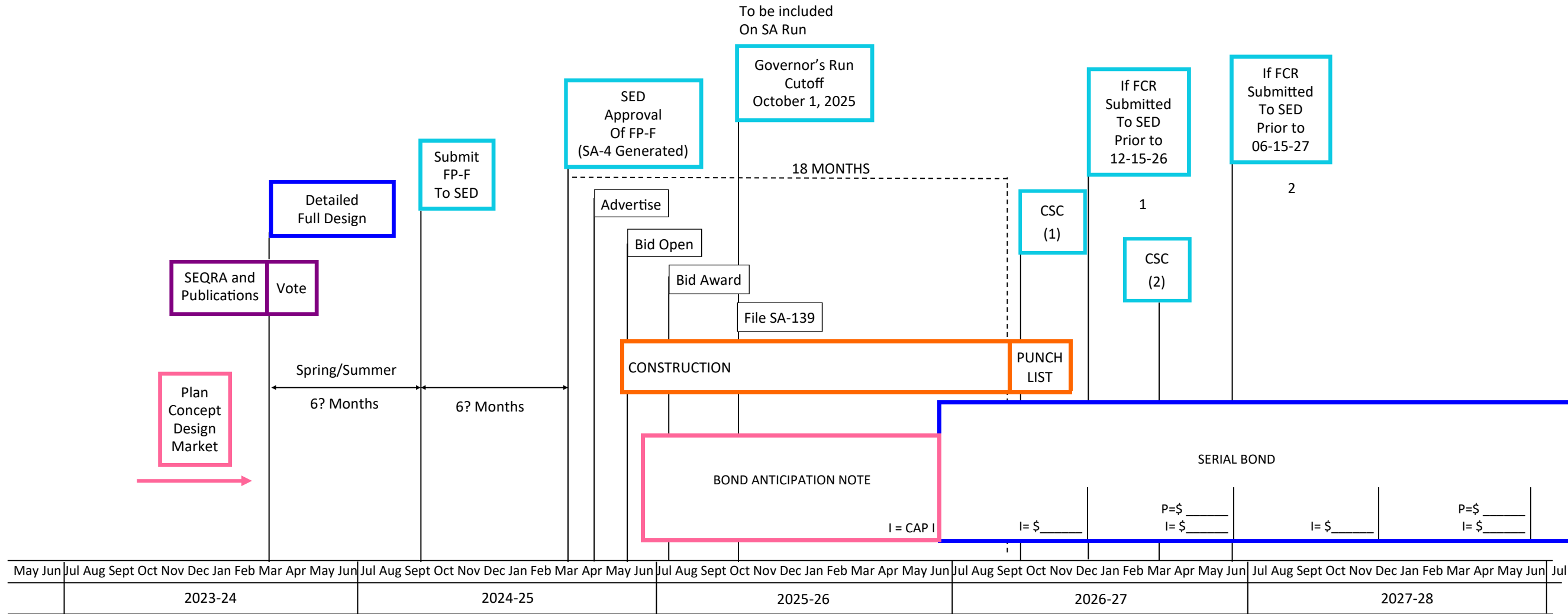


**Fiscal Year Ending June 30**

slb/cmj  
 Updated: 11/20/2023  
 Printed: 11/27/2023

TRIR - PRE & POST CP - Reduced Scope - 11-16-23  
 BAR CHART - Summary-Bldg&Bus

ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT  
CAPITAL PROJECT PLANNING TIMELINE (GENERALIZED)  
(MARCH 2024 VOTE)



- SEQRA = State Environmental Quality Review Act
- FP-F = Final Plans and Specifications
- CSC = Certification of Substantial Completion
- FCR = Final Cost Reports

If SA-139 filing misses Governor's cutoff, this aid deferred to July 1  
(See Shaded Area Below) (No E.A.S.R. Available?)



/cmj  
11-20-23  
Mar. 2024 Vote

## ELMIRA HEIGHTS CENTRAL SCHOOL DISTRICT

**Proposed \$17,875,000 Capital Project (\$230,000 Land Purchase + \$17,645,000 Capital Project)**

	<b>Edison High School 0001-0??</b>	<b>Cohen Elementary/ Middle School 0007-0??</b>	<b>New Bus Garage ????-???</b>	<b>Bus Charging for EV Buses ????-???</b>	<b>GRAND TOTAL</b>
	<u>Alterations</u> 7.05%	<u>Alterations</u> 15.50%	<u>Additions</u> 71.74%	<u>Additions</u> 5.71%	<u>100.00%</u>
Construction Costs	\$ 741,620	\$ 1,630,254	\$ 5,640,836	\$ 600,000	\$ 8,612,711
Escalation (6%)	44,497	97,815	338,450	36,000	516,763
General Conditions (4%)	31,445	69,123	239,171	25,440	365,179
Design Contingency (10%)	81,756	179,719	621,846	66,144	949,465
Construction Contingency (10%)	81,756	179,719	621,846	66,144	949,465
<b>Total Construction</b>	<b>981,074</b>	<b>2,156,631</b>	<b>7,462,149</b>	<b>793,728</b>	<b>11,393,583</b>
Incidentals (20%)	196,215	431,326	2,154,526	-	2,782,067
Sitework	-	-	1,902,478	-	1,902,478
Site Purchase	-	-	230,000	-	230,000
Escalation (6%)	-	-	114,149	-	114,149
General Conditions (4%)	-	-	80,665	-	80,665
Design Contingency (10%)	-	-	209,729	-	209,729
Construction Contingency (10%)	-	-	209,729	-	209,729
DASNY Fee	32,979	72,496	362,125	-	467,600
<b>Total Incidentals</b>	<b>229,194</b>	<b>503,822</b>	<b>5,263,401</b>	<b>-</b>	<b>5,996,417</b>
<b>Project Costs</b>	<b>1,210,268</b>	<b>2,660,453</b>	<b>12,725,551</b>	<b>793,728</b>	<b>17,390,000</b>
<b>Capitalized Interest</b>	<b>34,206</b>	<b>75,193</b>	<b>375,600</b>	<b>-</b>	<b>485,000</b>
<b>Total Project Costs</b>	<b>\$ 1,244,475</b>	<b>\$ 2,735,646</b>	<b>\$ 13,101,151</b>	<b>\$ 793,728</b>	<b>\$ 17,875,000</b>

Source: Project Costs provided by Welliver, 11/07/2023.

Elmira Heights Central School District

ANALYSIS OF ESTIMATED PROJECT COST AND MAXIMUM COST ALLOWANCE BY BUILDING

Assumes  
March 2025  
SED Approval

			A	B	C	(SUM A TO C)
			Edison Jr/Sr High School 0001-0??	Elementary/Middle School 0007-0??	New Bus Garage ????-???	TOTAL AUTHORIZATION
			Alteration/Reconstruction	Alteration/Reconstruction	New/ Addition	
	SED Approval	Reset Date				
<b>CONSTRUCTION:</b>						
<b>Maximum Cost Allowance</b>			<b>\$ 31,682,367</b>	<b>\$ 22,225,188</b>	<b>Eligible Costs</b>	
Less: Capital Outlay Project #0001-017 (FCR)	12/1/2020	12/1/2025	(79,106)	-	-	
Less: Cash Project #0001-018 (FCR)	12/1/2020	12/1/2025	(110,356)	-	-	
Less: Capital Outlay Project #0001-019 (FCR)	1/10/2022	1/10/2027	(84,800)	-	-	
Less: Cash Project #0001-020 (FCR)	1/10/2022	1/10/2027	(168,547)	-	-	
Less: Capital Outlay Project #0007-019 (FCR)	5/19/2022	5/19/2027	-	(80,328)	-	
Less: \$975,089 Energy Performance Contract (FP-F)	11/22/2022	11/22/2027	(462,321)	(370,077)	-	
Less: \$10,475,000 Capital Project (FP-F)	1/20/2023	1/20/2028	(2,286,609)	(3,695,820)	-	
Less: Capital Outlay Project #0001-023 (FP-F)	5/31/2023	5/31/2028	(80,150)	-	-	
Less: Proposed Capital Project <sup>1</sup>	March 2025	March 2030	(981,074)	(2,156,631)	(7,462,149)	10,599,855
<b>Maximum Cost Allowance Available</b>			<b>\$ 27,429,404</b>	<b>\$ 15,922,332</b>	<b>Eligible Costs</b>	
<b>INCIDENTALS (Includes Sitework):</b>						
<b>Maximum Cost Allowance</b>			<b>\$ 7,920,592</b>	<b>\$ 4,892,654</b>	<b>Eligible Costs</b>	
Less: Capital Outlay Project #0001-017 (FCR)	12/1/2020	12/1/2025	(20,893)	-	-	
Less: Cash Project #0001-018 (FCR)	12/1/2020	12/1/2025	(3,360)	-	-	
Less: Capital Outlay Project #0001-019 (FCR)	1/10/2022	1/10/2027	(12,968)	-	-	
Less: Cash Project #0001-020 (FCR)	1/10/2022	1/10/2027	(25,680)	-	-	
Less: Capital Outlay Project #0007-019 (FCR)	5/19/2022	5/19/2027	-	(16,233)	-	
Less: \$975,089 Energy Performance Contract (FP-F)	11/22/2022	11/22/2027	(37,596)	(30,095)	-	
Less: \$10,475,000 Capital Project (FP-F)	1/20/2023	1/20/2028	(2,080,481)	(1,364,581)	-	
Less: Capital Outlay Project #0001-023 (FP-F)	5/31/2023	5/31/2028	(19,850)	-	-	
Less: Proposed Capital Project <sup>1</sup>	March 2025	March 2030	(229,194)	(503,822)	(5,263,401)	5,996,417
<b>Maximum Cost Allowance Available</b>			<b>\$ 5,490,570</b>	<b>\$ 2,977,923</b>	<b>Eligible Costs</b>	
<b>Total Project Costs:</b>						<b>\$ 16,596,272</b>

KEY: 1 Project Costs provided by Welliver, 11/07/2023. Project costs include DASNY issuance fees, but does not include EV Bus Scope or Capitalized Interest.  
 RED Exceeds aid ceiling. All dollars expended in excess of aid ceiling are 100% local share.  
 GREEN Positive margin to work with.

Maximum Cost Allowance based on:  
 (a) 2023-24 Regional Cost Factor of 1.0000  
 (b) Monthly Construction Cost Index for July 2023  
 (c) Building Aid Units from latest SA-4's

**PROJECTED NET LOCAL SHARE OF DEBT SERVICE**

Proposed \$17,875,000 Capital Project (\$230,000 Land Purchase + \$17,645,000 Capital Project)

Proposed 30 -Year Maturity Schedule

**NOTE:**  
This Financial plan is used for illustrative purposes only and is based upon many variables: timing of events, interest rates and District cash flow needs. Your particular financial plan may vary significantly based upon actual future events.

**Assumptions:**  
Vote: March 2024  
SED Approval: March 2025  
First Borrowing: June 2025  
First Interest: June 2026  
First Principal: June 2027  
CSC/Final Cost Report: December 2026  
2022-23 Building Aid Ratio: 91.4%  
**Est. Bond %: 95.0%**  
Construction & Incidentals: \$16,922,400  
DASNY Fee: \$467,600  
Capitalized Interest Budget: \$485,000

A	B	C	D	E	F	G	H	I	J
Maturity Date	Capital Reserve & \$230,000 Cash	Annual Principal Payment	Remaining Principal Amount Outstanding	Annual Interest Payment	C + E Annual Debt Service	Less State Building Aid	F - G Gross Local Share	Less Debt Service Offsets	H - I Net Local Share
6/15				6.000% Bonds 5.000% Notes		5.500%			
	\$2,350,000								
			\$ 15,295,000						
2026	\$ 2,580,000	\$ -	15,295,000	\$ 764,750	\$ 764,750	\$ -	\$ 764,750	\$ 485,000 <sup>1</sup>	\$ 279,750
2027	-	590,000	14,705,000	917,700	1,507,700	1,214,125	293,575	-	293,575
2028	-	615,000	14,090,000	882,300	1,497,300	1,214,125	283,175	-	283,175
2029	-	675,000	13,415,000	845,400	1,520,400	1,214,125	306,275	-	306,275
2030	-	710,000	12,705,000	804,900	1,514,900	1,214,125	300,775	-	300,775
2031	-	765,000	11,940,000	762,300	1,527,300	1,214,125	313,175	-	313,175
2032	-	500,000	11,440,000	716,400	1,216,400	1,214,125	2,275	-	2,275
2033	-	535,000	10,905,000	686,400	1,221,400	1,214,125	7,275	-	7,275
2034	-	540,000	10,365,000	654,300	1,194,300	1,214,125	(19,825)	-	(19,825)
2035	-	530,000	9,835,000	621,900	1,151,900	1,214,125	(62,225)	-	(62,225)
2036	-	565,000	9,270,000	590,100	1,155,100	1,214,125	(59,025)	-	(59,025)
2037	-	600,000	8,670,000	556,200	1,156,200	1,214,125	(57,925)	-	(57,925)
2038	-	635,000	8,035,000	520,200	1,155,200	1,214,125	(58,925)	-	(58,925)
2039	-	605,000	7,430,000	482,100	1,087,100	1,148,865	(61,765)	-	(61,765)
2040	-	585,000	6,845,000	445,800	1,030,800	1,148,865	(118,065)	-	(118,065)
2041	-	610,000	6,235,000	410,700	1,020,700	1,148,865	(128,165)	-	(128,165)
2042	-	295,000	5,940,000	374,100	669,100	798,400	(129,300)	-	(129,300)
2043	-	315,000	5,625,000	356,400	671,400	798,400	(127,000)	-	(127,000)
2044	-	335,000	5,290,000	337,500	672,500	798,400	(125,900)	-	(125,900)
2045	-	355,000	4,935,000	317,400	672,400	798,400	(126,000)	-	(126,000)
2046	-	375,000	4,560,000	296,100	671,100	798,400	(127,300)	-	(127,300)
2047	-	395,000	4,165,000	273,600	668,600	798,400	(129,800)	-	(129,800)
2048	-	420,000	3,745,000	249,900	669,900	798,400	(128,500)	-	(128,500)
2049	-	445,000	3,300,000	224,700	669,700	798,400	(128,700)	-	(128,700)
2050	-	475,000	2,825,000	198,000	673,000	798,400	(125,400)	-	(125,400)
2051	-	500,000	2,325,000	169,500	669,500	798,400	(128,900)	-	(128,900)
2052	-	530,000	1,795,000	139,500	669,500	798,400	(128,900)	-	(128,900)
2053	-	565,000	1,230,000	107,700	672,700	798,400	(125,700)	-	(125,700)
2054	-	595,000	635,000	73,800	668,800	798,400	(129,600)	-	(129,600)
2055	-	635,000	-	38,100	673,100	798,400	(125,300)	-	(125,300)
2056	-	-	-	-	-	798,400	(798,400)	-	(798,400)
Totals	\$ 2,580,000	\$ 15,295,000		\$ 13,817,750	\$ 29,112,750	\$ 29,992,094	\$ (879,345)	\$ 485,000	\$ (1,364,345)
Averages		\$509,833		\$460,592	\$970,425	\$999,736	(\$29,312)		(\$45,478)
			Interest/Principal	90.34%					

Notes: 1. Use of Capitalized Interest.

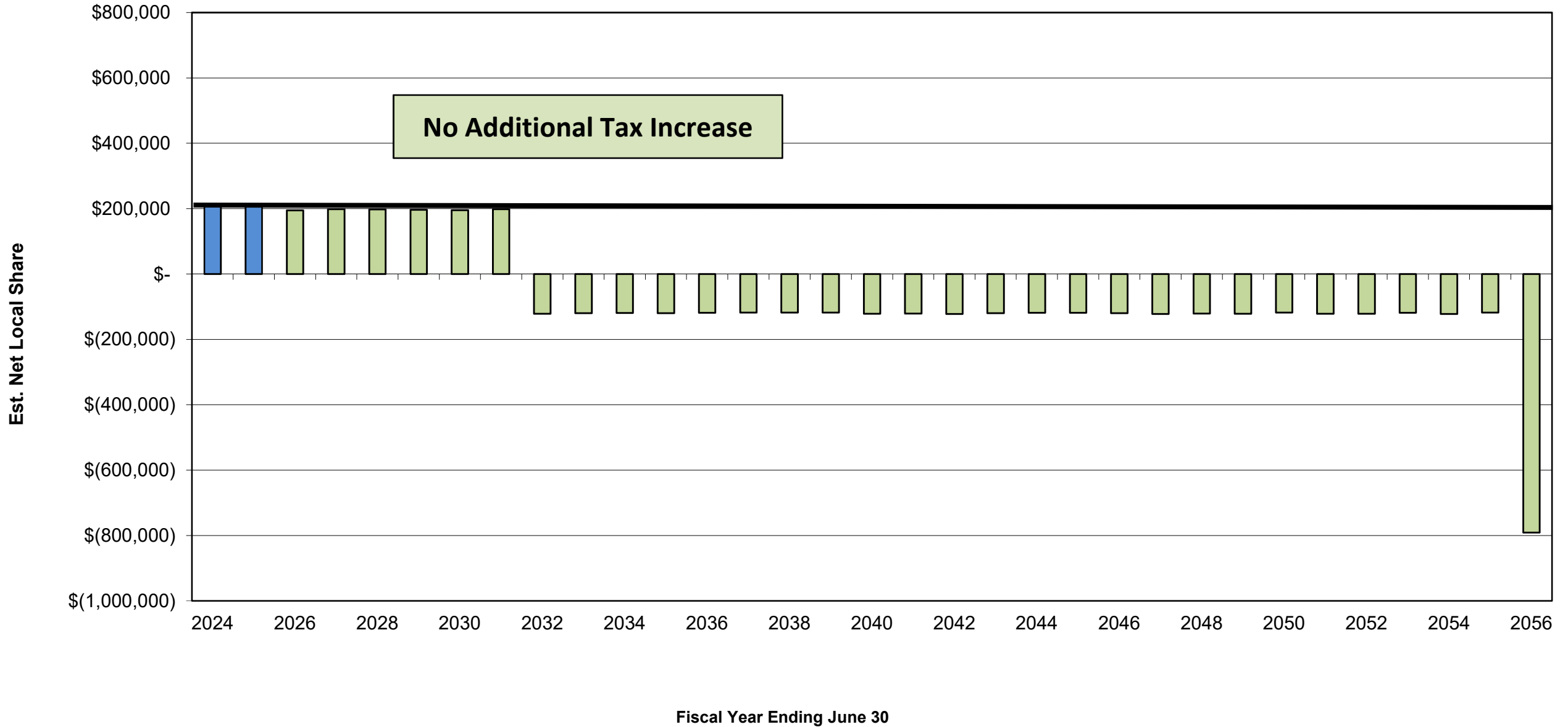
Elmira Heights Central School District

COMBINED SUMMARY OF EXISTING and FUTURE DEBT SERVICE

Fiscal Year Ending June 30:	A	B	C	D (B+C)	E	F	G (D-E-F)	H (A+G)	\$ Change (H)
	TOTAL EXISTING NET LOCAL SHARE FOR BUILDINGS	Proposed \$17,875,000 Capital Project (\$230,000 Land Purchase + \$17,645,000 Capital Project)						TOTAL EXISTING AND PROPOSED NET LOCAL SHARE FOR BUILDINGS	
		Total Principal	Total Interest	Total Debt Service	Estimated Building Aid	Debt Service Offsets	Estimated Net Local Share		
2024	\$ 213,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,830	
2025	213,147	-	-	-	-	-	-	213,147	\$(683)
2026	(84,806)	-	764,750	764,750	-	485,000 <sup>1</sup>	279,750	194,944	\$(18,202)
2027	(95,125)	590,000	917,700	1,507,700	1,214,125	-	293,575	198,449	3,505
2028	(85,265)	615,000	882,300	1,497,300	1,214,125	-	283,175	197,909	\$(540)
2029	(109,655)	675,000	845,400	1,520,400	1,214,125	-	306,275	196,619	\$(1,290)
2030	(105,205)	710,000	804,900	1,514,900	1,214,125	-	300,775	195,569	\$(1,050)
2031	(115,155)	765,000	762,300	1,527,300	1,214,125	-	313,175	198,019	2,450
2032	(123,905)	500,000	716,400	1,216,400	1,214,125	-	2,275	(121,631)	\$(319,650)
2033	(127,281)	535,000	686,400	1,221,400	1,214,125	-	7,275	(120,006)	1,624
2034	(99,060)	540,000	654,300	1,194,300	1,214,125	-	(19,825)	(118,885)	1,121
2035	(57,732)	530,000	621,900	1,151,900	1,214,125	-	(62,225)	(119,958)	\$(1,073)
2036	(59,282)	565,000	590,100	1,155,100	1,214,125	-	(59,025)	(118,308)	1,650
2037	(59,986)	600,000	556,200	1,156,200	1,214,125	-	(57,925)	(117,911)	396
2038	(58,840)	635,000	520,200	1,155,200	1,214,125	-	(58,925)	(117,765)	146
2039	(56,473)	605,000	482,100	1,087,100	1,148,865	-	(61,765)	(118,238)	\$(473)
2040	(3,236)	585,000	445,800	1,030,800	1,148,865	-	(118,065)	(121,301)	\$(3,064)
2041	7,300	610,000	410,700	1,020,700	1,148,865	-	(128,165)	(120,865)	436
2042	7,300	295,000	374,100	669,100	798,400	-	(129,300)	(122,000)	\$(1,134)
2043	7,300	315,000	356,400	671,400	798,400	-	(127,000)	(119,700)	2,300
2044	7,300	335,000	337,500	672,500	798,400	-	(125,900)	(118,600)	1,100
2045	7,300	355,000	317,400	672,400	798,400	-	(126,000)	(118,700)	100
2046	7,300	375,000	296,100	671,100	798,400	-	(127,300)	(120,000)	\$(1,300)
2047	7,300	395,000	273,600	668,600	798,400	-	(129,800)	(122,500)	\$(2,500)
2048	7,300	420,000	249,900	669,900	798,400	-	(128,500)	(121,200)	1,300
2049	7,300	445,000	224,700	669,700	798,400	-	(128,700)	(121,400)	\$(200)
2050	7,300	475,000	198,000	673,000	798,400	-	(125,400)	(118,100)	3,300
2051	7,300	500,000	169,500	669,500	798,400	-	(128,900)	(121,600)	\$(3,500)
2052	7,300	530,000	139,500	669,500	798,400	-	(128,900)	(121,600)	-
2053	7,300	565,000	107,700	672,700	798,400	-	(125,700)	(118,400)	3,200
2054	7,300	595,000	73,800	668,800	798,400	-	(129,600)	(122,300)	\$(3,900)
2055	7,300	635,000	38,100	673,100	798,400	-	(125,300)	(118,000)	4,300
2056	7,300	-	-	-	798,400	-	(798,400)	(791,100)	\$(73,100)
Totals	\$ (697,230)	\$ 15,295,000	\$ 13,817,750	\$ 29,112,750	\$ 29,992,094	\$ 485,000	\$ (1,364,344)	\$ (2,061,574)	

Note: 1. Use of Capitalized Interest

**Elmira Heights Central School District**  
**Estimated Net Local Share of Combined Building Debt Service**  
**(Excludes Energy Performance Contract)**



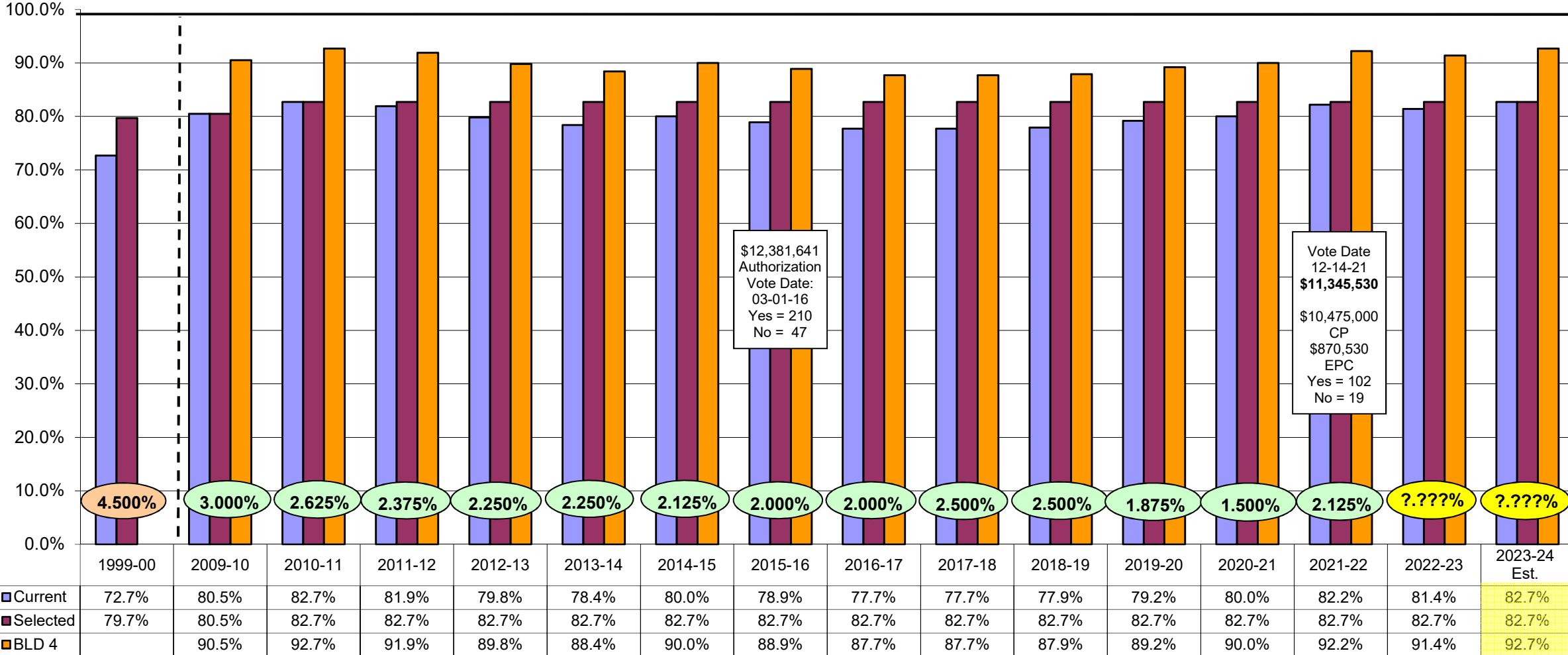
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**Fiscal Year Ending June 30**



# APPENDIX

# Elmira Heights Central School District History of State Building Aid Ratios<sup>1</sup>



<sup>1</sup> The State Building Aid Ratio may change yearly. The voter authorization only "locks" the District into an aid calculation formula, not the aid ratio.

<b>2022-23 Fiscal Year</b>	<b>A</b>		<b>B</b>		<b>C</b>		<b>D</b>		<b>E</b>	
	BLD 4 = (Projects with Voter Approval on or after July 1, 2005) Greater of a) 1999-00 Selected - 10% = 69.7% or b) Current Year Calculated = 81.4% or c) Low Wealth Aid Ratio = N/A	+	High Needs 5% of Building Aid Ratio From "A"  N/A	+	Plus 10%  10.0%	+	Merger Aid  N/A	=	BLD 4 Aid Ratio  91.4%	Maximum Aid Ratio = 95%
	81.4%								91.4%	Maximum High Needs Aid Ratio = 98%

SED STATEWIDE AVERAGE INTEREST RATE ASSIGNED BASED ON SED APPROVAL DATE

A+B+C+D = 91.4%

- 4.500% SED Interest Rate for Retro Projects Borrowings prior to December 1, 2001
- 2.000% SED Statewide Average Interest Rate for Building
- ????% Rates not yet available



**Elmira Heights Central School District**  
**2023 Referendum Budget Estimate**  
**October 30, 2023**



Item	Description	Notes	Hunt Value	Welliver Value
1BG-A1	Transportation Center Site Development - Lenox Ave.	ASN-Y2	\$ 7,420,000	\$ 1,902,478.35
1BG-A2	Transportation Center Building - Lenox Ave.	ASN-Y2	Included Above	\$ 5,640,836.25
	Bus Charging		\$ 600,000	\$ 600,000.00
1EM-A29	Column Base	GBE-Y2	\$ 7,080	\$ 7,176.00
1EM-A38	Window Replacement	GBE-Y2	\$ 615,960	\$ 647,680.00
1EM-A71	Glass @ Elementary Office	GBI-Y2	\$ 60,000	\$ 71,244.80
1EM-M11	Replace Boiler Plant and Pumps	GBI-Y2	\$ 500,000	\$ 557,865.00
1HS-A12	Roof Replacement - Cafeteria, Music, Locker Room Roofs	GBE-Y2	\$ 630,000	\$ 720,000.00
1HS-A55	Roof Deck Repair Band 36 and Vocal 37	GBI-Y2	\$ 17,700	\$ 21,620.00
		Priority 1-2 Total:	\$ 9,850,740	\$ 10,168,900.40
2HS-A11	Roof Replacement -District Office Roof	GBE-Y2		
2HS-A13	Roof Replacement - Main Office and CR 206	GBE-Y2		
2HS-A14	Roof Replacement - Front Classroom Wing and Nurses Suite	GBE-Y2		
2HS-A16	Roof Replacement - BOCES Wing	GBE-Y2		
2EM-A19	Elementary Gym 113 - Renovation	GBI-Y2		
2EM-A72	Elevator - Full Replacement; Three (3) stops	ASN-Y2	\$ 413,000	\$ 346,288.58
Unassigned	Corridor Upfit - Repurpose to serve as Media Center Portal	Unassigned	\$ -	
Unassigned	Media Center Upfit and Millwork Allowance	Unassigned	\$ -	
Unassigned	Outdoor Learning Area Hardscape/Landscape AV/IT/E	Unassigned	\$ -	
		Priority 2-2 Total:	\$ 413,000	\$ 346,288.58
		Current (10/30/23) Construction Cost:	\$ 10,263,740	\$ 10,515,189
		Escalation 2 Years - 6%:	\$ 615,824	\$ 630,911
		Subtotal:	\$ 10,879,564	\$ 11,146,100
		General Conditions - 4%	\$ 435,183	\$ 445,844
<b>Total Project Cost:</b>			<b>\$ 11,314,747</b>	<b>\$ 11,591,944</b>

construction cost	\$11,591,944
design contingency	\$1,159,194
construction contingency	\$1,159,194
	\$13,910,333
incidental	\$2,782,067
property cost	\$230,000
DASNY	\$465,000
Cap I	\$500,000
Grand total	\$17,887,399