AUSABLE VALLEY CENTRAL SCHOOL DISTRICT

Proposed 2024 Capital Project

AuSable Valley Central School District is eager to propose a $24 million capital project to the community on February 14, 2024. Following the completion of the state-mandated Building Condition Survey during the 2021-2022 school year, the district formed a committee to establish priorities and develop a capital project that focuses on maintaining and updating existing facilities through health and safety, infrastructure, and academic programming improvements.

VOTE WEDNESDAY, FEBRUARY 14, 2024 | 12PM - 9PM | MIDDLE/HIGH SCHOOL CAFETERIA

PROPOSED IMPROVEMENTS — KEESEVILLE ELEMENTARY SCHOOL

Infrastructure
- Replace all boilers including piping, valves, and pumps
- Replace HVAC controls and update building management software
- Replace fuel oil tank leak detection/monitoring system and controls
- Replace select rubber membrane roofs

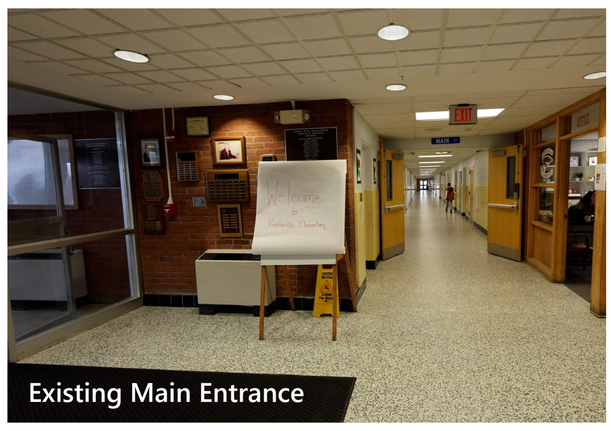
Health and Safety
- Construct secure vestibule and relocate main office, nurse, and faculty lounge
- Replace damaged exterior concrete stairs
- Replace gymnasium floor and wall pads
- Harden classroom doors and provide additional classroom storage
- Upgrade fire alarm system

Academic Programming
- Reconfigure and renovate classrooms to provide additional Pre-K and Kindergarten spaces

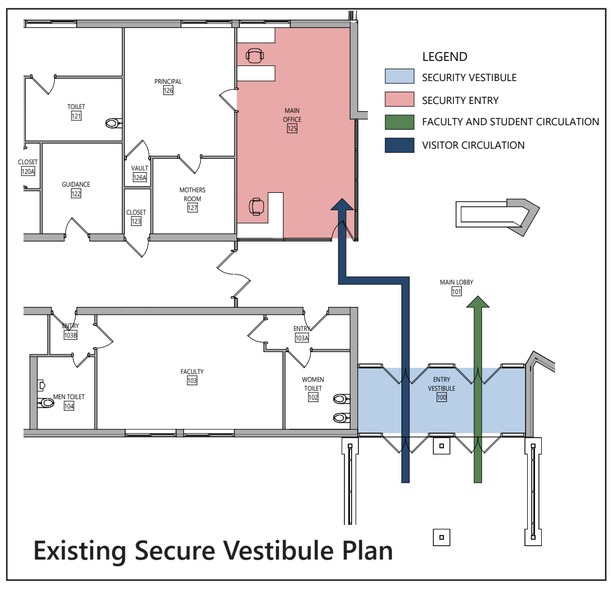
Physical Education
- Upgrade select playground equipment

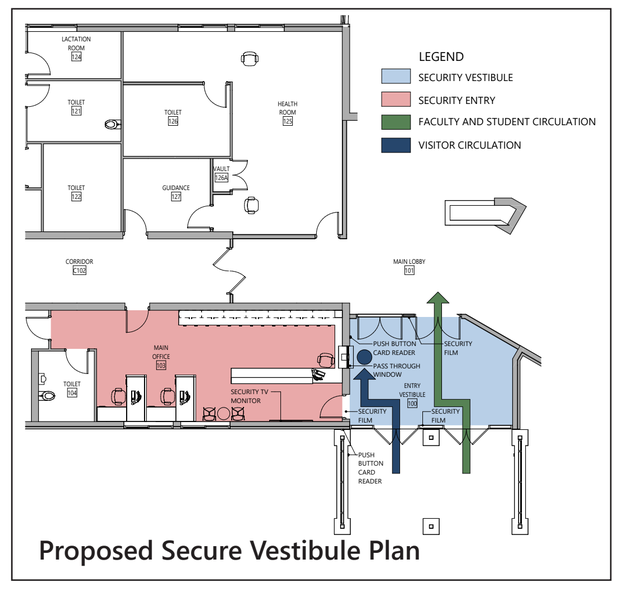
KEESEVILLE BUS GARAGE
Infrastructure
- Replace interior and exterior lighting with LED fixtures
- Replace HVAC controls and update building management software
- Replace hot water heater
- Replace rubber membrane roof

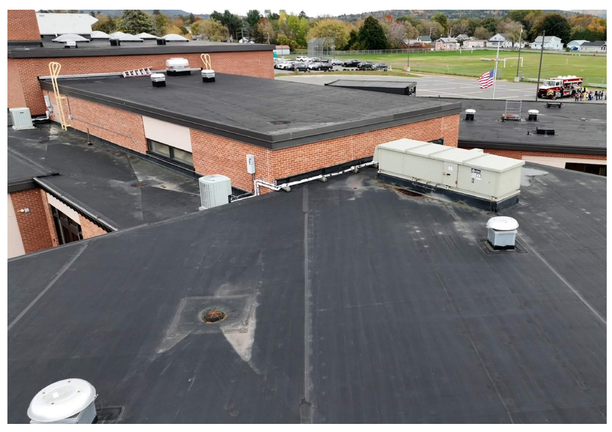
Health and Safety
- Upgrade fire alarm system and expand security camera coverage
- Replace doors and windows
- Replace motorized overhead doors
- Provide bus snow scrapers



CONSTRUCT SECURE VESTIBULE
The corridor currently bisects the entry and main office, allowing visitors into the building before being screened. Relocating the main office will allow for a secure vestibule with access control hardware and a transaction window.





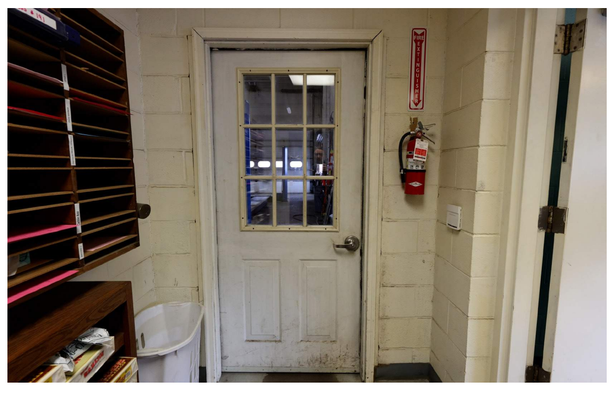


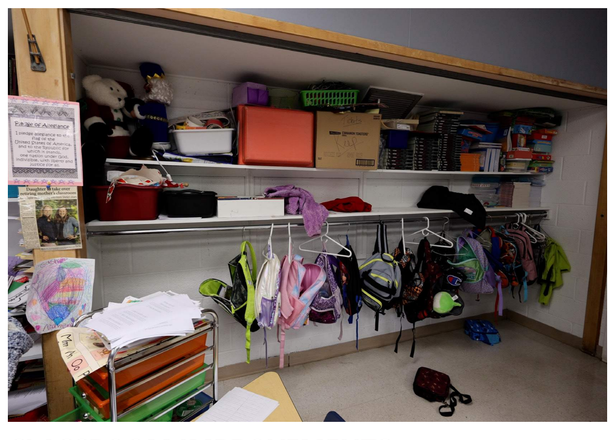
REPLACE ROOF
Two areas of roofing at Keeseville Elementary School were installed in 2002 and are out of warranty. Replacement of these sections of roofing would address maintenance issues and prevent future leaks.

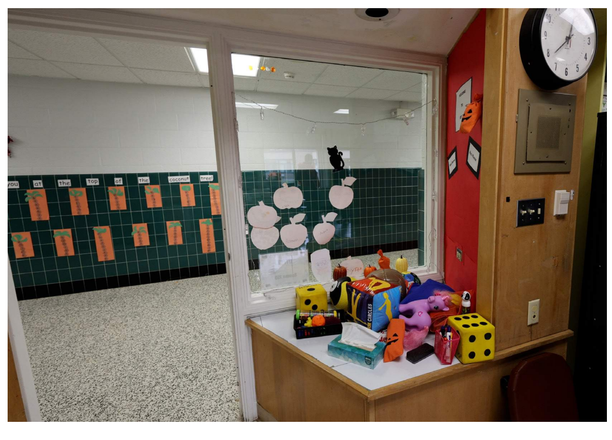
REPLACE BOILERS
The Keeseville boilers are the oldest in the district and were installed in 1992. One of the boilers is damaged beyond repair and no longer functioning. Both boilers will be replaced with more efficient, reliable equipment.

REPLACE EXTERIOR STAIRS
Several exterior concrete stairs are original to the 1958 building and have begun to wear and deteriorate from years of ice and snow removal. These stairs will be replaced through this proposed project to enhance building safety.

PROPOSED IMPROVEMENTS — KEESEVILLE BUS GARAGE





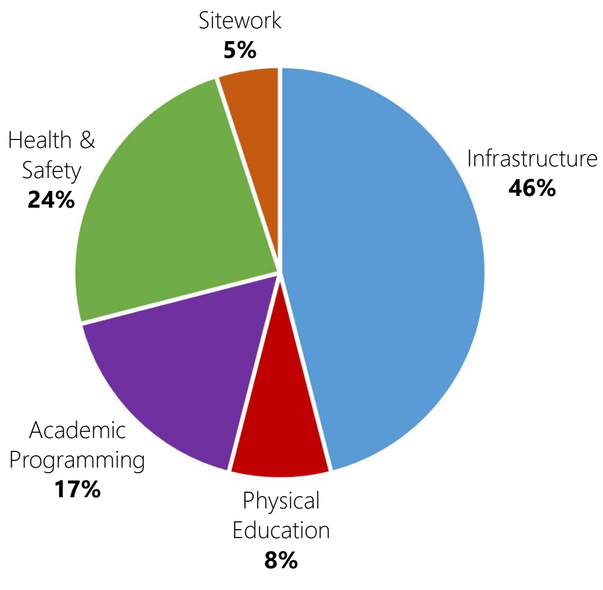


KEESEVILLE BUS GARAGE IMPROVEMENTS
Several improvements at Keeseville Bus Garage are focused on the building envelope and include replacement of windows, doors, overhead doors, and the roof. Additional health, safety, and infrastructure upgrades include lighting replacements, HVAC control upgrades, and fire alarm system replacement.

CLASSROOM IMPROVEMENTS
Several classroom improvements are proposed to enhance school safety and educational programming. The door glass will be replaced with smaller panels and storefront glass removed to make the spaces more secure. Classrooms will receive more storage, and two classrooms will be reconfigured and renovated to provide additional Pre-K and Kindergarten space.

CAPITAL PROJECT COST BREAKDOWN

Infrastructure	$11,040,000
Health and Safety	$5,760,000
Academic Programming	$4,080,000
Physical Education	$1,920,000
Sitework	$1,200,000
TOTAL PROJECT COST	**$24,000,000**



CAPITAL PROJECT FINANCING

Scan the code to learn more

CAPITAL PROJECT COST
$24,000,000
ESTIMATED FINANCING

80%

STATE AID
AuSable Valley CSD will receive approximately 80% back, or $19,200,000, on eligible project costs through State Building Aid, reducing the cost incurred by the district.

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PROJECT BONDING
The remaining balance of $4,800,000 will be bonded and repaid through local taxes. This project aligns with past debt drop-off to minimize the taxpayer impact.

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TAX IMPACT
The estimated tax increase is $0.437 per $1,000 of assessed home value beginning in 2026-2027.