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 — MIDDLE/HIGH SCHOOL

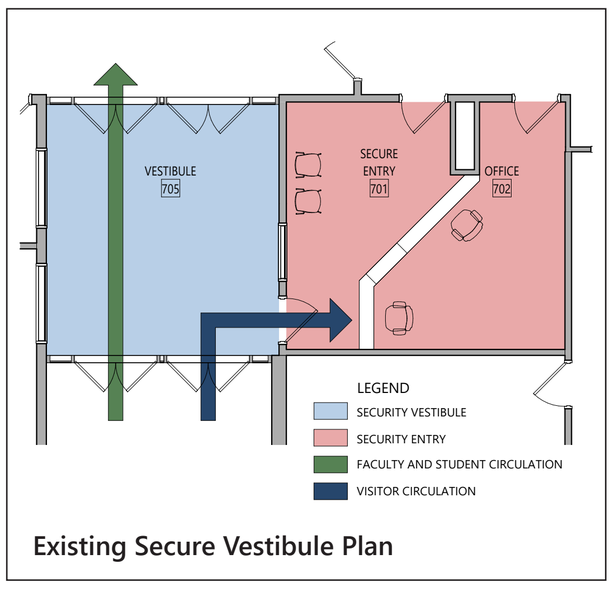
Infrastructure
- Improve air distribution throughout building
- Replace all boilers including piping, valves, and pumps
- Replace HVAC controls and update building management software
- Provide new lining for potable water contact tanks
- Replace 12,000-gallon underground fuel tank
- Replace pool liner and tile deck
- Replace pool equipment including dehumidification system, boiler, tanks, pumps and disinfectant system
- Replace interior and exterior lighting with energy efficient LED fixtures
- Replace select rubber membrane roofs

Health and Safety
- Improve secure vestibule with access control hardware and transaction window
- Replace synthetic turf field and perimeter fencing
- Replace gymnasium floor, bleachers, and wall pads
- Replace exterior pool wall veneer and provide insulation and air/vapor barrier
- Connect all classroom doors into corridors to fire alarm system so they will automatically shut during a lock down
- Replace elevator cab
- Upgrade fire alarm system

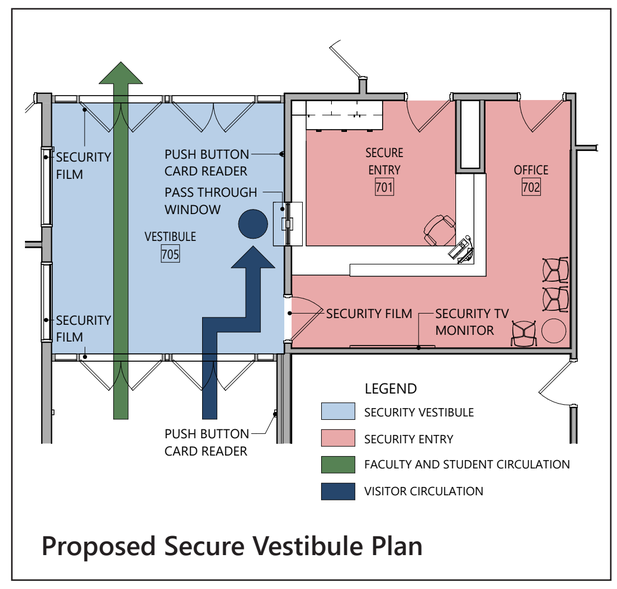
Academic Programming
- Replace auditorium theatrical and house lighting with energy efficient LED fixtures
- Renovate middle school science classroom and provide additional student toilet rooms in the middle school wing

Physical Education
- Replace tennis courts, fencing, and add lighting
- Resurface 6-lane track

IMPROVE SECURE VESTIBULE
This project will improve the secure vestibule at the middle/high school by providing access control hardware and a transaction window to permit visitors into the main office only after they've been properly screened.



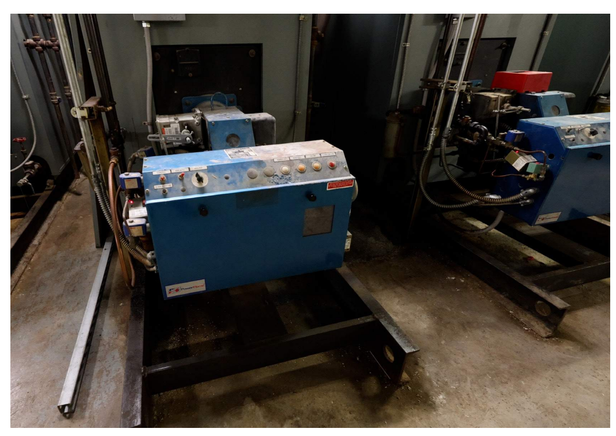
Existing Secure Vestibule Plan



Proposed Secure Vestibule Plan

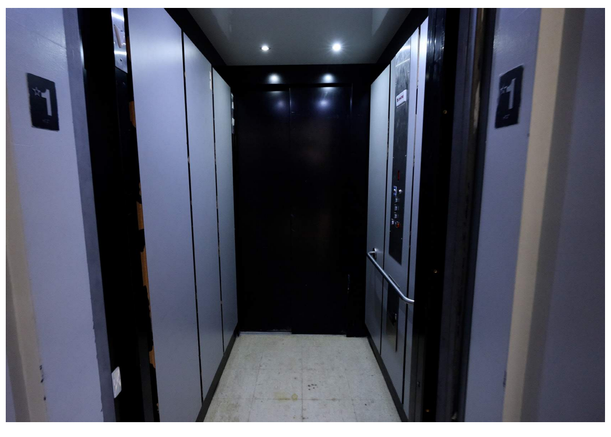
GYMNASIUM IMPROVEMENTS
Improvements to the gymnasium were identified as health and safety concerns to ensure the safety of athletes and community members and include replacement of the gym flooring, bleachers, and wall pads.

UPGRADE AUDITORIUM LIGHTING
The lighting system in the auditorium is very dim and dated, making it difficult to find replacement bulbs. A replacement of the house and theatrical lighting with a more modern LED system will improve the performance space.



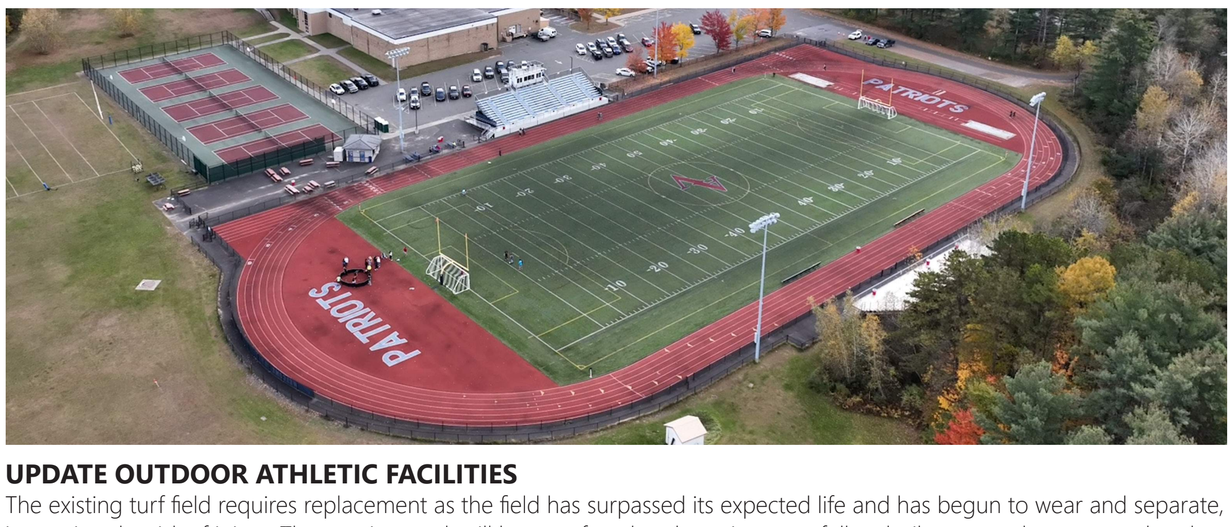
REPLACE BOILERS
The current boilers were installed in 1995. Given the age of the mechanical equipment, the parts needed for repairs and maintenance are no longer available. Replacing the boilers will ensure a more reliable and efficient heating system.

REPLACE ROOF
Sections of the high school roof are reaching the end of their warranty life and require replacement to address leaks before they worsen and damage other systems.

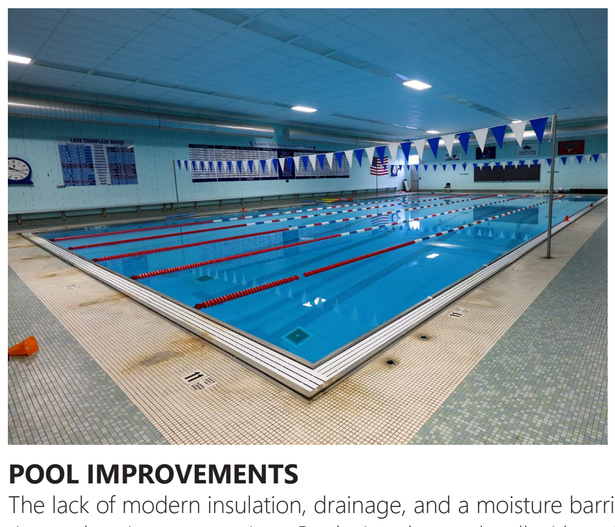


REPLACE ELEVATOR
The elevator is 21 years old, and parts needed for repairs and maintenance are no longer available. A replacement will better accommodate individuals who require assistance.

Pool Exterior Rendering



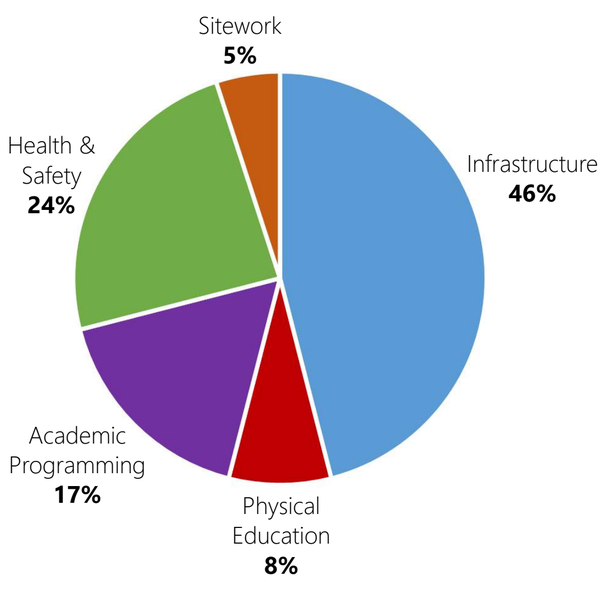
UPDATE OUTDOOR ATHLETIC FACILITIES
The existing turf field requires replacement as the field has surpassed its expected life and has begun to wear and separate, increasing the risk of injury. The running track will be resurfaced and tennis courts fully rebuilt as areas have warped and cracked. The tennis courts will also receive new lighting to increase community use.



POOL IMPROVEMENTS
The lack of modern insulation, drainage, and a moisture barrier have caused the exterior pool wall joints and veneer ties to deteriorate over time. Replacing the pool wall with an insulated metal wall panel system will enhance energy efficiency, insulation, and health and safety. The pool liner, tile, and pool mechanical system will also be replaced to reduce maintenance needs, improve efficiency, and modernize the 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

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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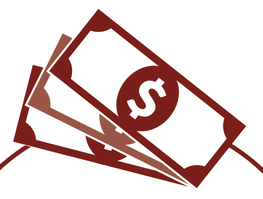

PROJECT BONDING
The remaining balance of $4,800,000 will be bonded and repaid through local taxes. This project aligns with past debt drop-off to minimize the taxpayer impact.

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