



Restore, Renovate, and Rejuvenate: Peru's Proposed "Three R" Capital Project *Improvements planned for all buildings*

Peru Central School District seeks approval for an \$18,485,000 Capital Project designed to renovate, rejuvenate and restore existing facilities to better meet the demands and needs of 21st Century Learning. The fiscal plan to support this project **virtually eliminates any increase in annual debt service payments currently supported by District property owners.**

There are three "pillars" to the proposed district-wide capital project: the **restoration** of exterior essentials such as roofs, pavement, and playgrounds; the **renovation** of obsolete or outdated infrastructure such as heating & cooling systems, communication systems, plumbing fixtures, windows and lighting; and the **rejuvenation** of existing space such as the K-2 House kitchen, 3-5 House Library, 3-5 House Art Room, and select High School Science and Art Rooms.

A highlight of the proposed project will be the conversion of an existing gym space into a two-level fitness center overlooking the Middle School gym. This fitness center will include space for weight lifting equipment, cardiovascular fitness equipment, and a wrestling/fitness studio. The intent is to permit public access to this facility in an effort to promote wellness and fitness within the community.

The scope of the district-wide project was driven by a building conditions survey completed in 2015 and required by the Office of Facilities and Planning of the Department of Education. In addition, input was provided by the Board of Education, Administration, members of the faculty, staff and community. After months of review and planning by the Board of Education, a final scope was created that seeks to balance the needs of the District with the financial resources of the community.

Fiscal Plan

The District has carefully timed the proposal to coincide with the retirement of debt service related to previous capital projects. In addition, the District established a Capital Reserve of \$1,750,000 several years ago in preparation for such a project and is committing an additional \$700,000 of uncommitted fund balance to further offset the local share of the project..

Finally, the District is fortunate to receive building aid from NY State at the current building aid ratio of 88%.



INFORMATIONAL SESSION

Tuesday, May 8, 2018
7:00 p.m.

Community Room
Middle/High School
17 School Street
Peru, NY

WHEN & WHERE TO VOTE

Tuesday, May 15, 2018
Noon - 9:00 p.m.

Middle/High School Gymnasium
17 School Street
Peru, NY

WHAT AM I VOTING ON

The 3 main components of the Peru Capital Project to Restore, Renovate and Rejuvenate are:

Peru Elementary School	\$8,344,736
Peru Middle/High School	\$8,580,152
Bus Garage	\$1,560,112

For more information on the capital project: ➤

Visit our district website
<http://www.perucsd.org>

➤ Like us on Facebook
[facebook.com/perucentralsd](https://www.facebook.com/perucentralsd)

PROPOSED CAPITAL PROJECT SCOPE OF WORK

Peru Elementary School

\$8,344,736

- Reconstruct roadways, parking lots, K-2 House entrance
- Reconfigure student drop-off and pick-up areas
- Reconstruct/replace all outdated playground equipment
- Upgrade public address system within building, add speakers to exterior
- Upgrade/install air conditioning units in several areas
- Repair the main entrance portico
- Repoint masonry and replace control joints in exterior brick walls, chimneys and vents
- Replace sanitary piping with galvanized lines
- Roof replacements & drainage upgrades
- Install protective pads at the gas lines on the roof
- Upgrade 3-5 House Library and Computer Lab
- Upgrade public toilets
- Renovate and reconstruct the K-2 House kitchen and upgrade equipment
- 3-5 House window repairs/ replacements
- Construct vestibules and canopy at K-2 House doors and bus drop off
- Replace original plumbing fixtures and fittings throughout the building with new ADA and water conserving units



Elementary grades students will benefit from structural improvement to the K-2 and 3-6 buildings, renovations to the 3-6 Library and Computer Lab, the K-2 kitchen, updated playground equipment, and rejuvenated drop-off/pick-up areas.

“This project has been carefully planned and timed to balance the needs of the school district with the financial resources of the community.”

Dr. Thomas Palmer - Peru CSD Superintendent



Architect's rendering of first floor of fitness center – weight and cardiovascular training equipment



Architect's rendering of second floor of fitness center – wrestling/fitness studio

Peru Middle/High School \$8,580,152

- Modernize HS Science rooms and add additional storage
- Convert the wrestling room into multi-level fitness center/wrestling room for student & community use
- Convert the weight room into a training room
- Install LED event lighting for night games/events at the stadium/track
- Rejuvenate Home & Careers space
- Replace Media Center furniture
- Add water drainage system to area between HS/K2 and stadium
- Conduct a traffic study to improve the flow of traffic at pick-up/drop-off areas
- Upgrade intercom and announcement system throughout building
- Provide centralized air conditioning for the auditorium, computer rooms and maintenance office area
- Upgrade the elevator to meet Americans With Disabilities (ADA) requirements
- Add CO2 monitoring devices where required
- Add seismic bracing where required in the interior bearing and fire walls
- Replace older light fixtures with LED lights, add occupancy sensors to classrooms
- Reconstruct deteriorated asphalt areas at campus entry drive and loop
- Construct a loop road to connect the south and north drives for a convenient circulation pattern
- Construct a 4,000 sf metal building for a "cold" storage building to replace a collapsing existing storage building
- Convert a co-gen unit, or installation of a 250KW standby generator for Emergency Standby Power



Architect's sketch of rejuvenated Science room.

PROPOSED CAPITAL PROJECT TIME LINE

- **May 15, 2018**
Community Vote on Capital Project Proposal
- **May – Aug. 2018**
Design Phase - Priority Items
- **Sept. 2018**
Submit to State Education Department (SED) for Approval
- **Jan. – Apr. 2019**
SED Approval/Bidding/ Contract Awards
- **June – Aug. 2019**
Restoration, Renovation, and Rejuvenation – Priority Items
- **Main Project**
Please note: construction on school buildings will take place in the summer
- **Aug. 2018 – Mar. 2019**
Design Phase
- **Mar. 2019**
Main Project Submission for SED Approval
- **Jan. – Mar. 2020**
SED Approval/Bidding/ Contract Awards
- **June – Aug. 2020**
Restoration, Renovation, and Rejuvenation – Middle/High School
- **June – Aug. 2021**
Restoration, Renovation, and Rejuvenation – Elementary School/ Bus Garage

Peru CSD Bus Garage

\$1,560,112

- Provide new ventilation systems with heat recovery and exhaust in the maintenance bays
- Replace the fire alarm system in its entirety and include a CO2 monitoring system
- Replace boiler, pumps and recirculation lines
- Reconstruct and regrade asphalt to divert runoff; replace deteriorated sections and seal linear cracking
- Reconstruct toilet and shower facilities and replace original fixtures with new water conserving units throughout
- Replace all out of warranty roof systems
- Consider installation of a 50KW standby generator for emergency standby power

Voters will decide on the following Capital Project proposition at the Annual District Meeting on May 15th:

Capital Project Proposition No. 3

Shall the Board of Education of the Peru Central School District, Clinton County, New York (the "District") be authorized to undertake a capital improvement project consisting of renovations, alterations, and improvements to the District's existing buildings and facilities and the construction of a new approximately 4,000 square-foot metal cold storage building, site improvements for various school purposes and other appurtenant and related improvements, and the acquisition and installation in and around such buildings, facilities and improvements of original furnishings, equipment, machinery, apparatus and technology improvements, and other services incidental thereto (collectively, the "Project"), all at a total estimated cost not to exceed \$18,485,000, with such cost being raised by the expenditure of \$1,750,000 from said District's existing General Purpose Capital Reserve Fund, \$700,000 in currently available funds in the District's General Fund, and with the balance thereof, not to exceed \$16,035,000, being raised by a tax upon the taxable property of said District to be levied and collected in annual installments as provided in Section 416 of the Education Law, with such tax to be offset by State aid available therefore, and in anticipation of such tax, by obligations of said District as may be necessary?



COMMUNITY REPORT

Superintendent Dr. Thomas Palmer
(518) 643-6000 • www.perucsd.org

Business Administrator
Randolph B. Sapp

Board of Education
Ms. Kim Mayer, President
Ms. Bonnie Berry, Vice-President
Ms. Jill Folsom
Mrs. Cynthia Mills
Mrs. Linda Morgan
Ms. Rachel Romanowicz
Ms. Kathleen Wyckoff

Published by
Peru Central School District &
Champlain Valley Educational Services

Peru Central School District
17 School Street
Peru, NY 12972-0068

NON-PROFIT ORG.
PRSRST STD
U.S. POSTAGE PAID
PERU, NY 12972
PERMIT #24

CAR-RT SORT

POSTAL PATRON