

## RHINEBECK CENTRAL SCHOOL DISTRICT/FACILITIES COMMITTEE

### Minutes of Meeting of June 8, 2016

Present: Mark Fleischhauer, Diane Lyons, Lisa Rosenthal, Joe Phelan, Tom Burnell, Sheldon Tieder.

The Committee discussed the following topics, all relating to a potential capital project: (1) the results of the RFP for architectural services in connection such a project; (2) financing scenarios for such a project; and (3) next steps in moving forward with such a project.

**1. Architectural Services:** Tom handed out a summary of the eight proposals received in response to the district's RFP. The costs ranged from \$205,080 from one firm (for a \$3.5 million capital project), to \$840,000 from another firm (for a project budgeted at \$10.5 million). Two firms gave ranges of costs, which appeared to be related to the type of work to be undertaken (since some types of work require less in design services than others); Tom will obtain clarification as to this. Sheldon observed that, since the majority of the work being considered was maintenance and repair-type work rather than new construction, he thought the district should use the least expensive firm, as long as there was no reason for concern about that firm's services. After thorough discussion, the Committee asked Tom to reach out to the business officials at other districts who had used the three firms whose proposals were the cheapest, to get their opinions on the firms, and report back by email. Joe and Tom plan to bring the Board a recommendation for what architect to hire prior to the June 28, 2016 meeting so that the Board can vote at that time.

**2. Financing Scenarios:** Tom distributed three documents: (i) a draft timetable for the project, prepared by Bernard P. Donegan Municipal Finance ("BPD"); (ii) a prevote analysis of the financing parameters of such a project, also prepared by BPD; and (iii) a schedule, prepared by Tom, showing the tax implications of such a project. The schedule is still in development and will have to be revised as it seems unlikely that the district would be ready for a vote on a project prior to late November 2016 (the schedule assumes a vote in October). Tom said that Chuck Bastian, of BPD, wants to address the Board at the July 11, 2016 meeting to discuss the prevote analysis; the Committee endorsed this proposal. Tom showed the Committee the range of anticipated tax increases depending on the size of the project approved. At the average assessed value of \$293,700 for residential property in the district, a \$5 million project would cost the homeowner an additional \$51 per year in property taxes, a \$7.5 million project would cost an additional \$78.92 per year, and a \$10 million project would cost an additional \$106.31. The Committee asked Tom to supplement this schedule to show the total tax cost (current school tax for 2016-17 plus additional cost due to capital project).

**3. Next Steps:** Based on the draft schedule prepared by BPD, several tasks have to take place starting this summer, for completion by the beginning of the 2016-17 school year. Per the Committee's previous discussions (with the approval of the Board), a

committee of community stakeholders needs to be formed to consider the proposed work and make recommendations on what the magnitude of the project should be. To this end, Joe intends to reach out to a number of entities such as the PTSO, the RSF, and other community organizations, to spread the word and find community members willing to serve on such a committee, which would meet over the summer. In addition, as noted above, the district will, upon approval by the Board, hire an architect for the project; the architect will be expected to assist the district in connection with the pre-referendum committee's review. By the end of the summer, the Committee hopes to have the result of the pre-referendum committee's deliberations so that the Board can approve a project early in the new school year, with the expectation of a district vote in late November or early December.

**Next Regular Meeting: TBD**

Dated: June 9, 2016

Respectfully submitted,

Lisa Rosenthal