



Willsboro Central School District

Board of Education Capital Projects Update

May 12, 2026

Agenda

1. Pre-Referendum for Proposed 2026 Capital Improvement Project Update
2. Facilities Evaluation (BCS) Update
3. Capital Outlay Project Update
4. Questions?

2026 CIP – Re-roofing Options 1, 2 & 3

Option 1

Full Tear-Off (to deck)

Advantages

- ✓ Full deck inspection
- ✓ Removes wet materials
- ✓ Enables upgrades

Disadvantages

- ✗ Highest cost & slowest install
- ✗ More waste
- ✗ Structural impacts

Warranty: Up to 30 years

Option 2

Partial Tear-Off / Re-skin

Advantages

- ✓ Medium cost
- ✓ Less waste
- ✓ Adds insulation

Disadvantages

- ✗ IR scan required
- ✗ Thermal bridging risk
- ✗ Potential structural impacts

Warranty: Up to 30 years

Option 3

Recover / Overlay Existing Roof

Advantages

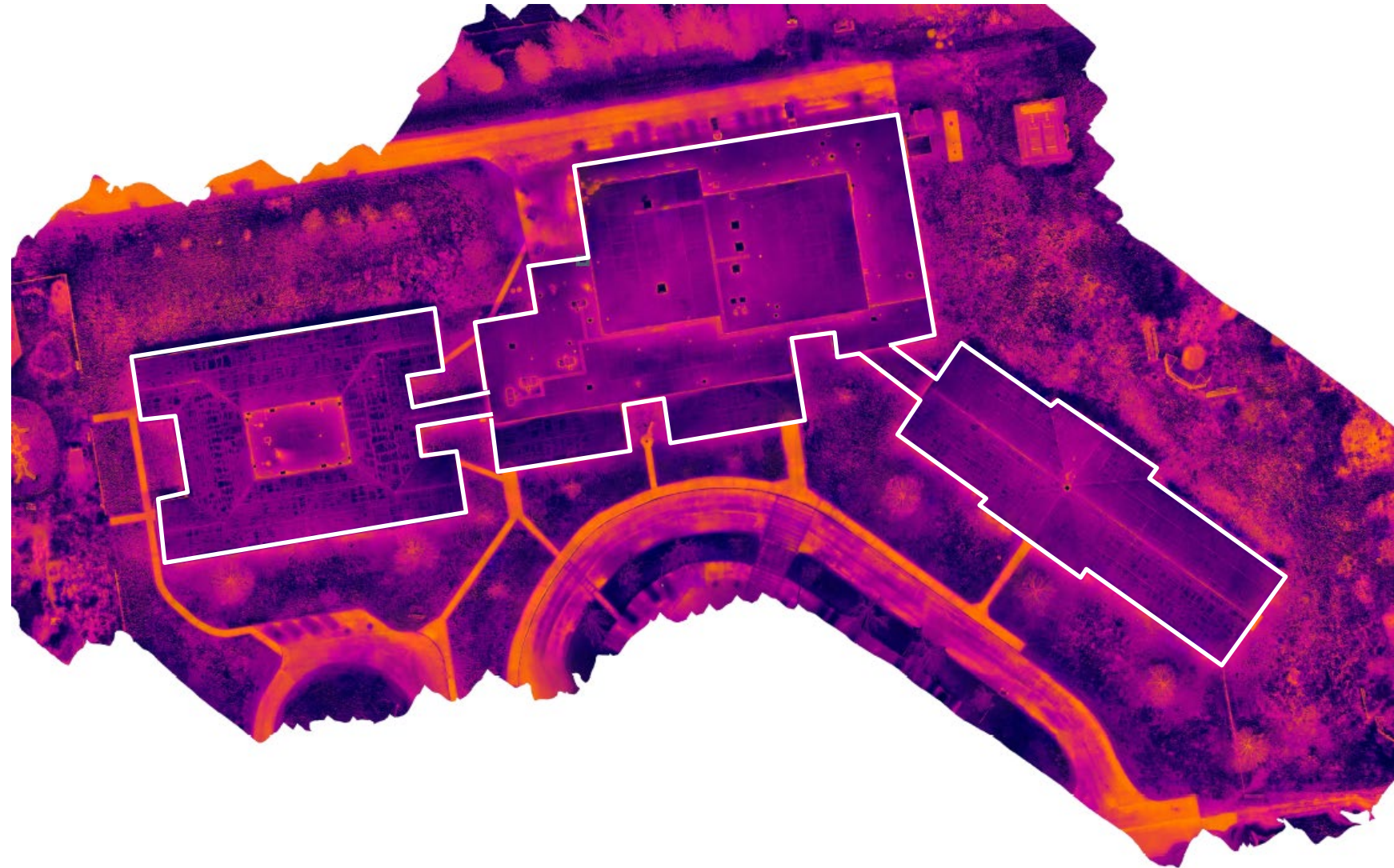
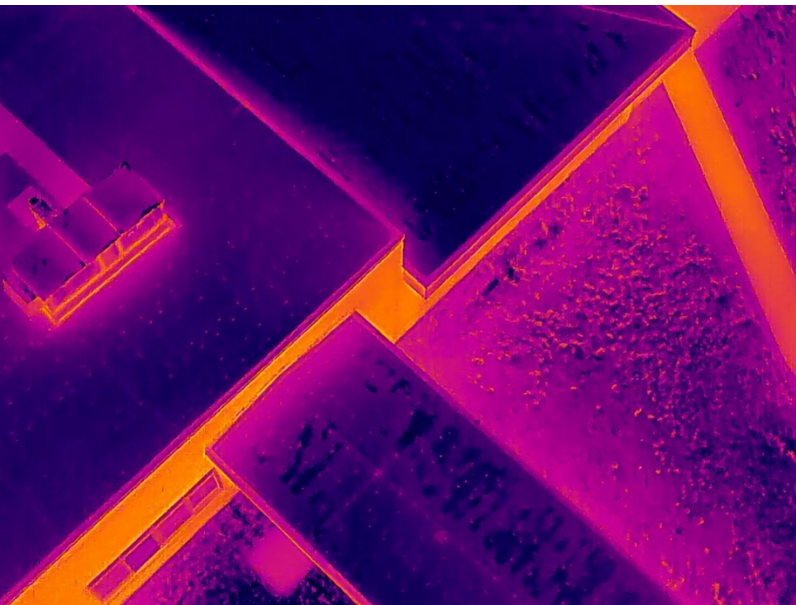
- ✓ Lowest cost
- ✓ Fastest install
- ✓ Lowest waste

Disadvantages

- ✗ IR scan required
- ✗ No thermal improvement
- ✗ Existing issues remain
- ✗ Next reroof requires full tear-off

Warranty: Up to 20 years

2026 CIP – Roofing Scans



2026 CIP – Project Cornerstones

HVAC Systems 18%

- Controls
- Auditorium Cooling
- Main Office

Safety & Security 5%

- Select Ext. Doors

Referendum Amount:
\$10,300,000

Roofing 56%

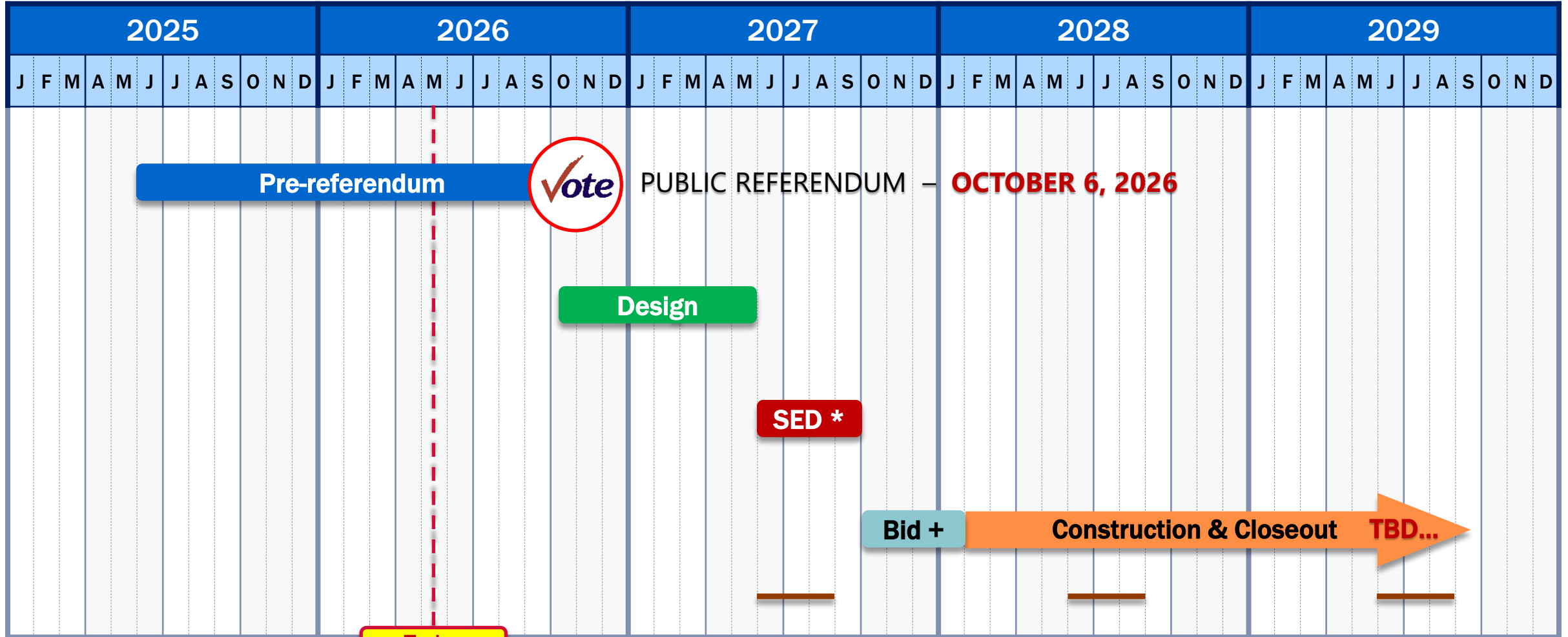
- Re-roofing (Option 1, 2 or 3)
- Roof Flashing
- Perimeter Soffits

Infrastructure / Reliability 21%

- Paving & Select Sidewalks
- Whole Building Generator

2026 CIP – Conceptual Project Timeline

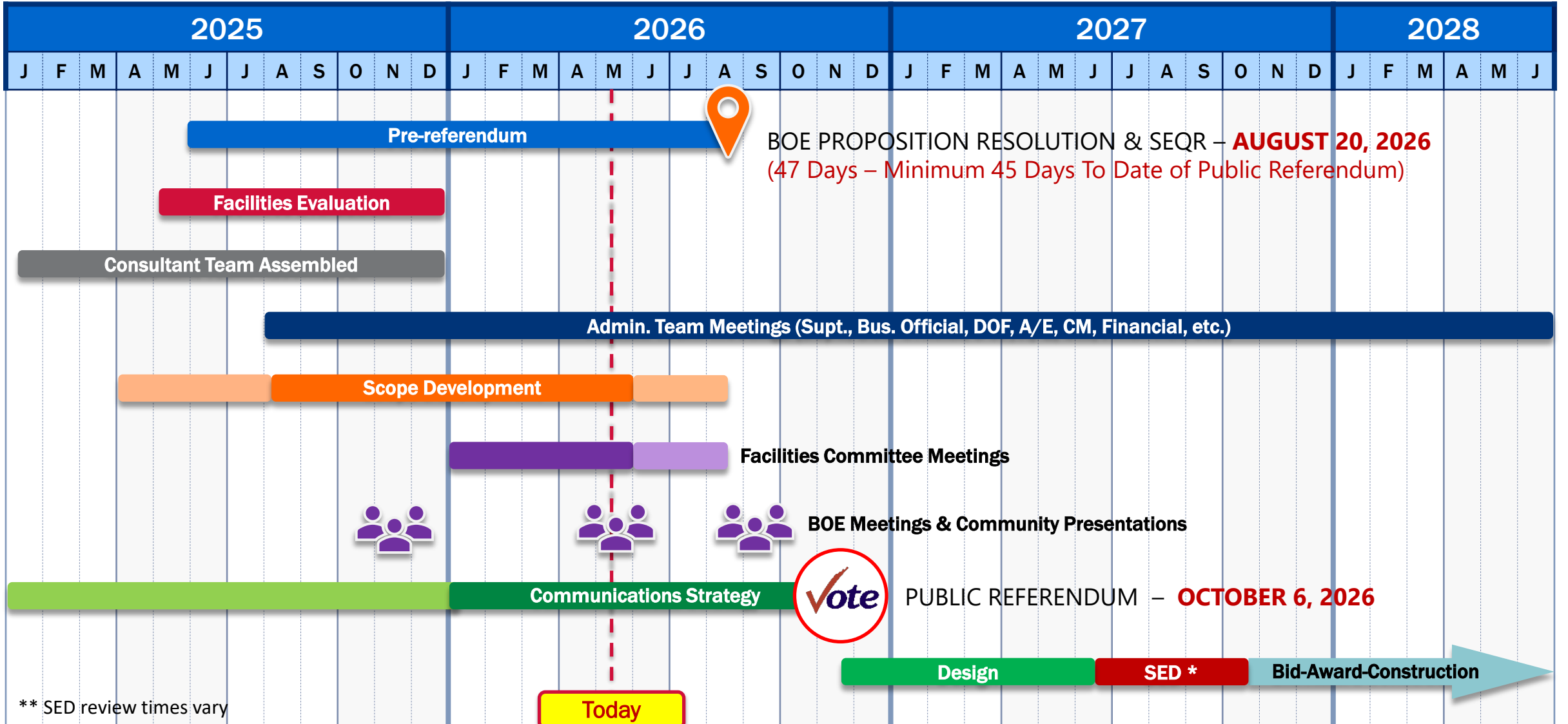
Based upon voter referendum October 2026, and contingent upon confirmation of project scope and budgets.



Today

** SED review times vary

2026 CIP – Pre-referendum Timeline



** SED review times vary

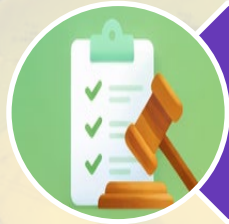
2026 CIP – Next Steps



Finalize Scope of Work



Consultants for
Geotechnical & Surveyor



BOE & SEQR Resolutions



Ongoing Communication
& Interpretations

2026 CIP – Communication Strategy

Encourage community participation in the referendum and remind residents to vote.

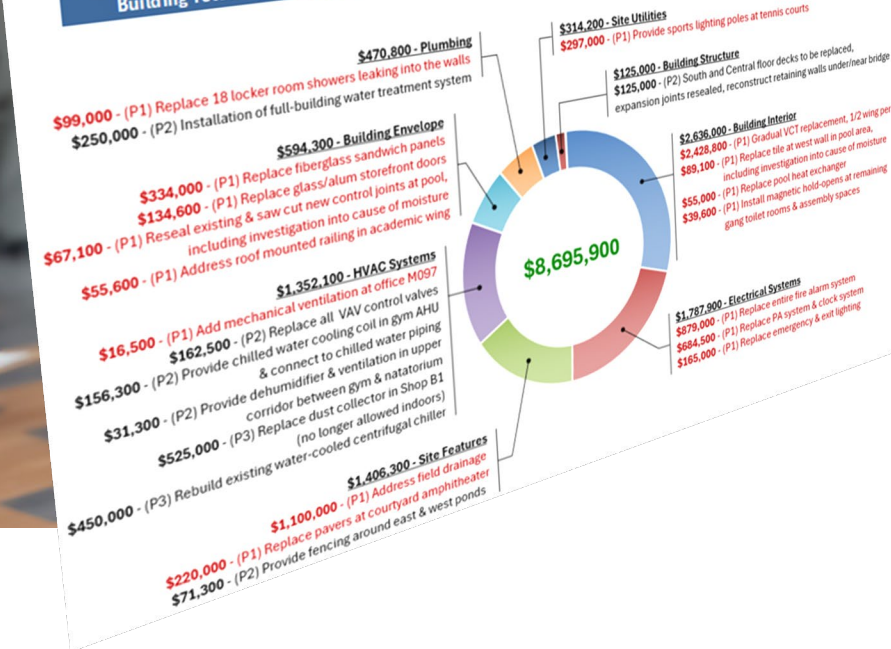


- **BOE & Facilities Committee Meetings**
- **Newsletter – To USPS by September 8th**
- **Postcards**
 - #1 Vote Awareness – Invitation to Join July BOE Mtg. – To USPS June 26th
 - #2 Vote Reminder – To USPS by September 21st
- **Lobby Display Boards – Ready for August 27th**
- **Videos**
 - Main Video 3-4 Minutes – Ready for August BOE Meeting
 - Short Clips Focus Topics 30-40 Seconds
- **Community Forum / Presentation – In September**

Building Condition Survey (BCS) Update

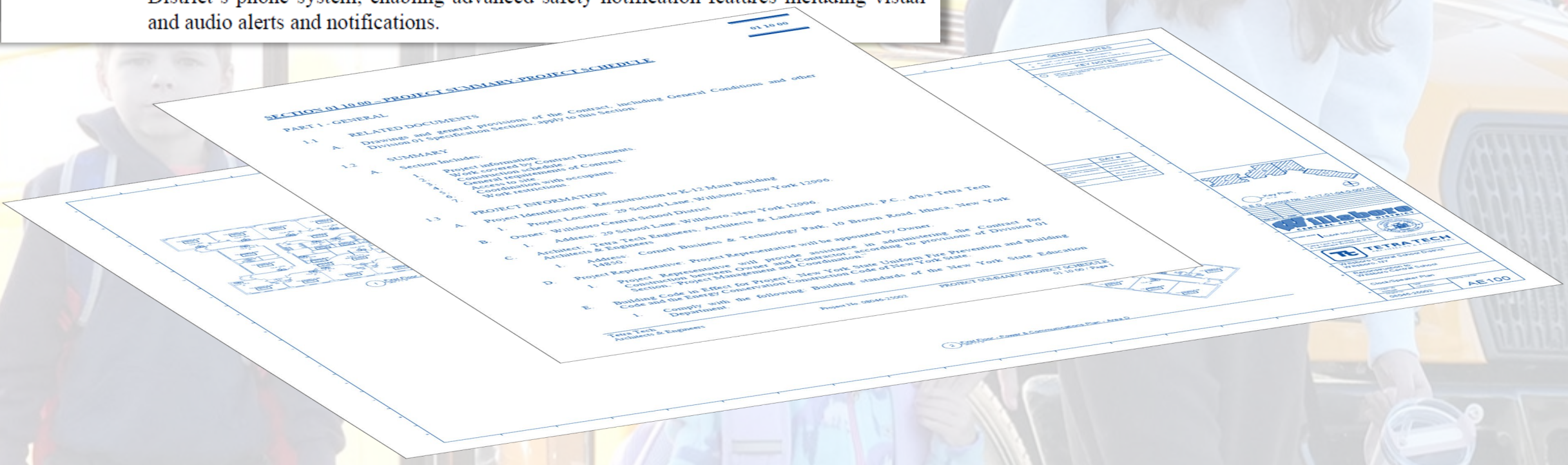


	Construction Budget (2024)					
Building Interior	\$ 2,395,000					
Electrical Systems	\$ 1,625,319	\$ 2,623,500	\$ 12,500	\$ -	\$ -	\$ 2,636,000 30%
Site Features	\$ 1,269,000	\$ 1,787,900	\$ -	\$ -	\$ -	\$ 1,787,900 21%
HVAC Systems	\$ 955,000	\$ 1,320,000	\$ 86,300	\$ -	\$ -	\$ 1,406,300 16%
Building Envelope	\$ 539,580	\$ 16,500	\$ 350,100	\$ 975,000	\$ 10,500	\$ 1,352,100 16%
Plumbing	\$ 383,000	\$ 591,300	\$ -	\$ 3,000	\$ -	\$ 594,300 7%
Site Utilities	\$ 283,750	\$ 101,200	\$ 335,100	\$ 34,500	\$ -	\$ 470,800 5%
Building Structure	\$ 100,000	\$ 297,000	\$ 17,200	\$ -	\$ -	\$ 314,200 4%
Indoor Air Quality	\$ 5,000	\$ 5,500	\$ -	\$ -	\$ -	\$ 5,500 1%
Accessibility	\$ 2,500	\$ -	\$ -	\$ 3,800	\$ -	\$ 3,800 --
Construction Budget Subtotal	\$ 7,558,149	\$ 6,742,900	\$ 926,200	\$ 1,016,300	\$ 10,500	\$ 8,695,900
20% sign & Construction Contingency	\$ 1,511,630	\$ 1,348,580	\$ 185,240	\$ 203,260	\$ 2,100	\$ 1,739,180
Construction Budget Total	\$ 9,069,779	\$ 8,091,480	\$ 1,111,440	\$ 1,219,560	\$ 12,600	\$ 10,436,080
Incidental Budget	\$ 2,267,450	\$ 2,022,870	\$ 277,860	\$ 304,890	\$ 3,150	\$ 2,608,770
25%		\$ 10,114,350	\$ 1,389,300	\$ 1,524,450	\$ 15,750	\$ 13,043,850
Building Totals By Priority	\$ 11,337,229					



Capital Outlay Projects Update

- 1.4 WORK COVERED BY CONTRACT DOCUMENTS
 - A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. Replacing outdated and unreliable classroom clocks and public address speakers with new digital models at the K-12 Main Building. The current equipment, over 20 years old, is no longer serviceable. The upgraded system will improve communication within the building and enhance safety by integrating the new clock and speaker units with the District's phone system, enabling advanced safety notification features including visual and audio alerts and notifications.



Questions?

“Every child begins the world again”

- Henry David Thoreau

