



TETRA TECH
ARCHITECTS & ENGINEERS



SCHOOLHOUSE
CONSTRUCTION
SERVICES LLC



Willsboro Central School District

Proposed 2026 Capital Project Informational Meeting

September 24, 2026



One Community. One Commitment. Ready for the Future.

❖ Proposed 2026 Capital Improvement Update:

1. Why do we need this project now?
2. What improvements are being proposed?
3. How much will the project cost? How do we pay for the improvements?
4. When is the public referendum? When would construction happen?
5. Where can we find more project information?

❖ Questions?



Why do we need this project now?

Assemble the Project Team

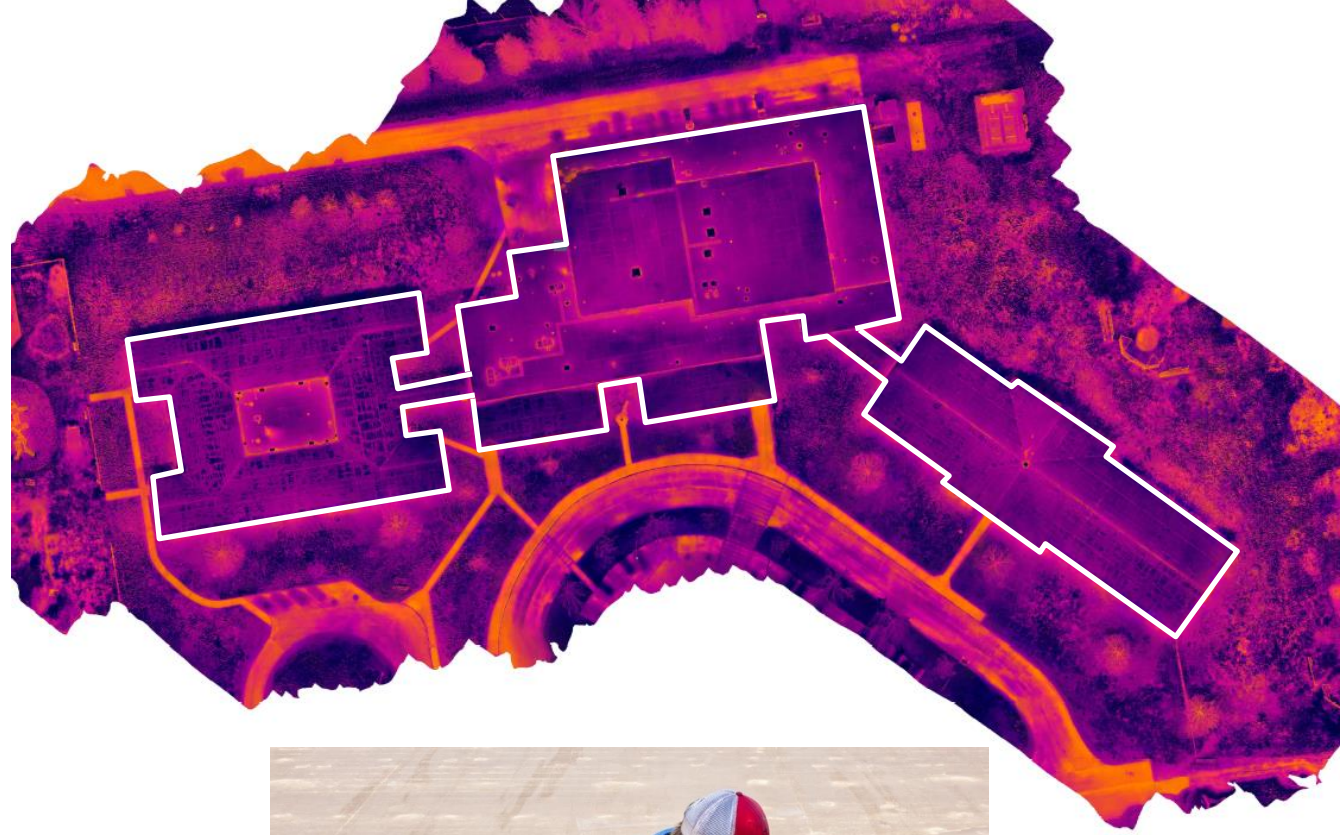


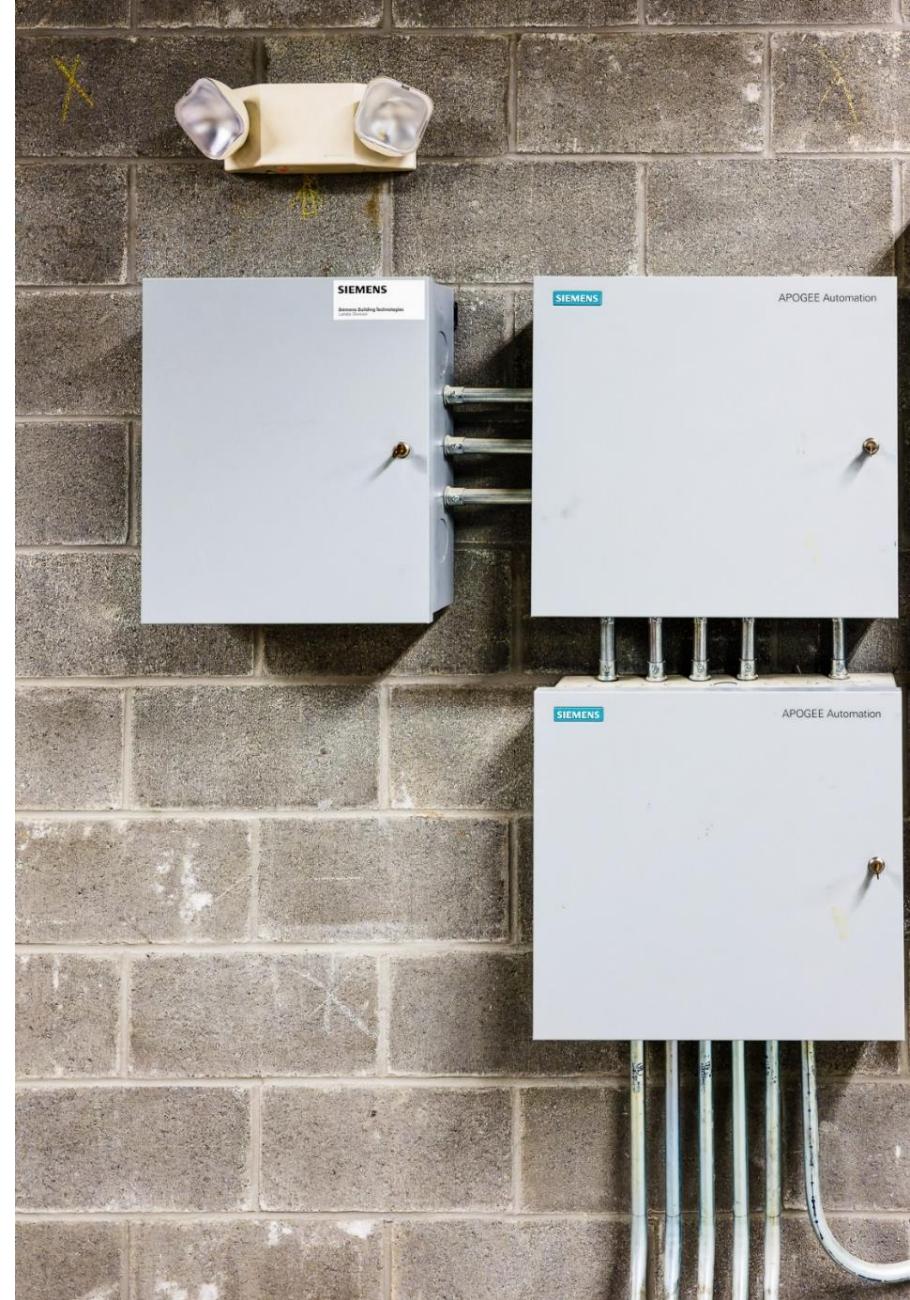
It began with the Building Condition Survey

All Buildings	Construction Budget (2025)	Priority 1	Priority 2	Priority 3	Other	Escalated Total	
Willsboro Central School	\$ 13,755,006	\$ 10,980,000	\$ 2,412,000	\$ 1,923,100	\$ 1,046,000	\$ 16,361,100	88%
Bus Garage	\$ 1,848,812	\$ 1,626,300	\$ 468,900	\$ 89,500	\$ -	\$ 2,184,700	12%
Construction Budget Subtotal	\$ 15,603,818	\$ 12,606,300	\$ 2,880,900	\$ 2,012,600	\$ 1,046,000	\$ 18,545,800	
Design & Construction Contingency	\$ 3,120,780	\$ 2,521,260	\$ 576,180	\$ 402,520	\$ 209,200	\$ 3,709,160	
Construction Budget Total	\$ 18,724,598	\$ 15,127,560	\$ 3,457,080	\$ 2,415,120	\$ 1,255,200	\$ 22,254,960	
Incidental Budget	\$ 4,681,160	\$ 3,781,890	\$ 864,270	\$ 603,780	\$ 313,800	\$ 5,563,740	
District Total Project Budget	\$ 23,405,758	\$ 18,909,450	\$ 4,321,350	\$ 3,018,900	\$ 1,569,000	\$ 27,818,700	

Total of All Work Identified: \$27,818,700

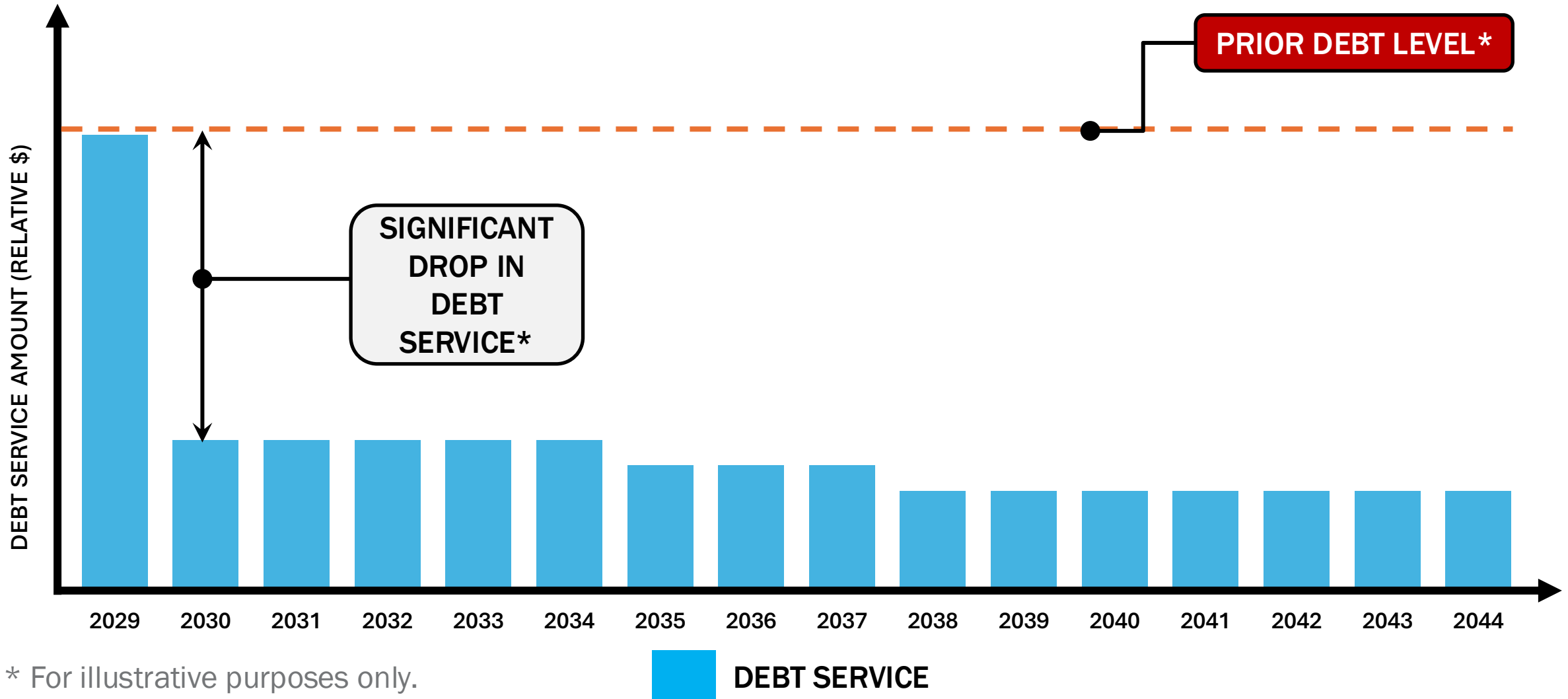
All Buildings - By System	Construction Budget (2025)	Priority 1	Priority 2	Priority 3	Other	Escalated Total	
Building Envelope	\$ 7,281,966	\$ 6,450,100	\$ 1,267,700	\$ 984,900	\$ 2,600	\$ 8,705,300	47%
Site Features	\$ 2,687,700	\$ 3,069,800	\$ 23,200	\$ -	\$ -	\$ 3,093,000	17%
HVAC Systems	\$ 2,005,100	\$ 1,990,800	\$ 173,900	\$ 202,500	\$ -	\$ 2,367,200	13%
Building Interior	\$ 1,426,512	\$ 174,100	\$ 909,600	\$ 596,200	\$ 157,500	\$ 1,837,400	10%
Space Adequacy / Program Needs	\$ 843,750	\$ -	\$ -	\$ -	\$ 885,900	\$ 885,900	5%
Electrical Systems	\$ 700,000	\$ 441,600	\$ 395,100	\$ -	\$ -	\$ 836,700	5%
Site Utilities	\$ 225,000	\$ 86,300	\$ -	\$ 225,000	\$ -	\$ 311,300	2%
Accessibility	\$ 262,740	\$ 287,600	\$ 12,500	\$ 4,000	\$ -	\$ 304,100	2%
Plumbing	\$ 103,550	\$ 100,200	\$ 20,800	\$ -	\$ -	\$ 121,000	--
Indoor Air Quality	\$ 67,500	\$ 5,800	\$ 78,100	\$ -	\$ -	\$ 83,900	--
Construction Budget Subtotal	\$ 15,603,818	\$ 12,606,300	\$ 2,880,900	\$ 2,012,600	\$ 1,046,000	\$ 18,545,800	
Design & Construction Contingency	\$ 3,120,780	\$ 2,521,260	\$ 576,180	\$ 402,520	\$ 209,200	\$ 3,709,160	
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Retiring Debt





What improvements are being proposed?



Your school is central to the community and should be a safe place for learning.



Project Cornerstones



HVAC Systems

Modernizing the mechanical and environmental systems



Infrastructure/Reliability

Maintaining a strong foundation for future generations



Roofing

Caring for the school building from the top down



Safety & Security

Enhancing the building's security and safety



Proposed Scope of Work

Project Cornerston	Description of Work	Priority	CONSTRUCTION BUDGET	CONSTRUCTION BUDGET (BID ALTS.)
Infrastructure / Reliability	Paving Work-North Service Drive and Parking Lot	1	\$313,000	
Infrastructure / Reliability	Paving Work-Bus Loop	1	\$160,000	
Infrastructure / Reliability	Paving Work-Main Parking Lot	1	\$215,000	
Infrastructure / Reliability	Paving Work-Elementary Wing Student Drop-Off / Pick-Up Loop	1	\$96,000	
Infrastructure / Reliability	Paving Work-Main Entrance Drive	1	\$214,000	
Infrastructure / Reliability	Replacement of Gym Scoreboards	1	\$50,000	
Infrastructure / Reliability	Replacement of Gymnasium Bleachers	1	\$124,800	
Infrastructure / Reliability	Replacement of Entire Generator Set and Automatic Transfer Switch for Whole Building Coverage	1	\$195,000	
Infrastructure / Reliability	Gymnasium High Window Replacement	1	\$120,000	
Infrastructure / Reliability	Playground Equipment	Bid Alt.		\$400,000
Infrastructure / Reliability	Refinish Stage Wood Flooring	Bid Alt.		\$14,500

A **bid alternate** (Bid Alt.) is optional extra work included in the project bid that the school can add later if prices come in low enough to stay within budget.

Project Cornerston	Description of Work	Priority	CONSTRUCTION BUDGET	CONSTRUCTION BUDGET (BID ALTS.)
Roofing	Roofing-"Recovering" of Existing Roofing System	1	\$2,317,486	
Roofing	Roof Flashing	1	\$50,000	
Roofing	Thru-wall Flashing	1	\$120,000	
Roofing	Vertical Soffit Reconstruction	1	\$224,200	
Roofing	Horizontal Soffit Reconstruction	1	\$135,500	
Roofing	Add a Roof Drain to Improve Drainage	1	\$15,000	
HVAC Systems	HVAC-Replacement of Mechanical Split Systems	1	\$65,900	
HVAC Systems	HVAC-Rebalancing and Alterations of Existing System at Main Office / Offices	1	\$175,300	
HVAC Systems	HVAC-Building Automation Control (BAC) System Upgrades & Migration	1	\$682,500	
HVAC Systems	HVAC-Replacement of Select Problem System Control Valves & Actuators	1	\$60,000	
HVAC Systems	HVAC-Replacement of Remainder of System Control Valves & Actuators	1	\$245,000	
HVAC Systems	HVAC-Provide Cooling for Auditorium	Bid Alt.		\$400,000
Safety & Security	High-Use Exterior Doors	1	\$228,800	
Safety & Security	Rekey / Re-core Exterior & Interior Doors	1	\$20,000	
Safety & Security	Replace Select High-Use Interior Doors	1	\$70,000	
Safety & Security	Partial Security Camera / System Upgrades	Bid Alt.		\$300,000

CONSTRUCTION BUDGET TOTALS:

\$5,897,486

\$1,114,500

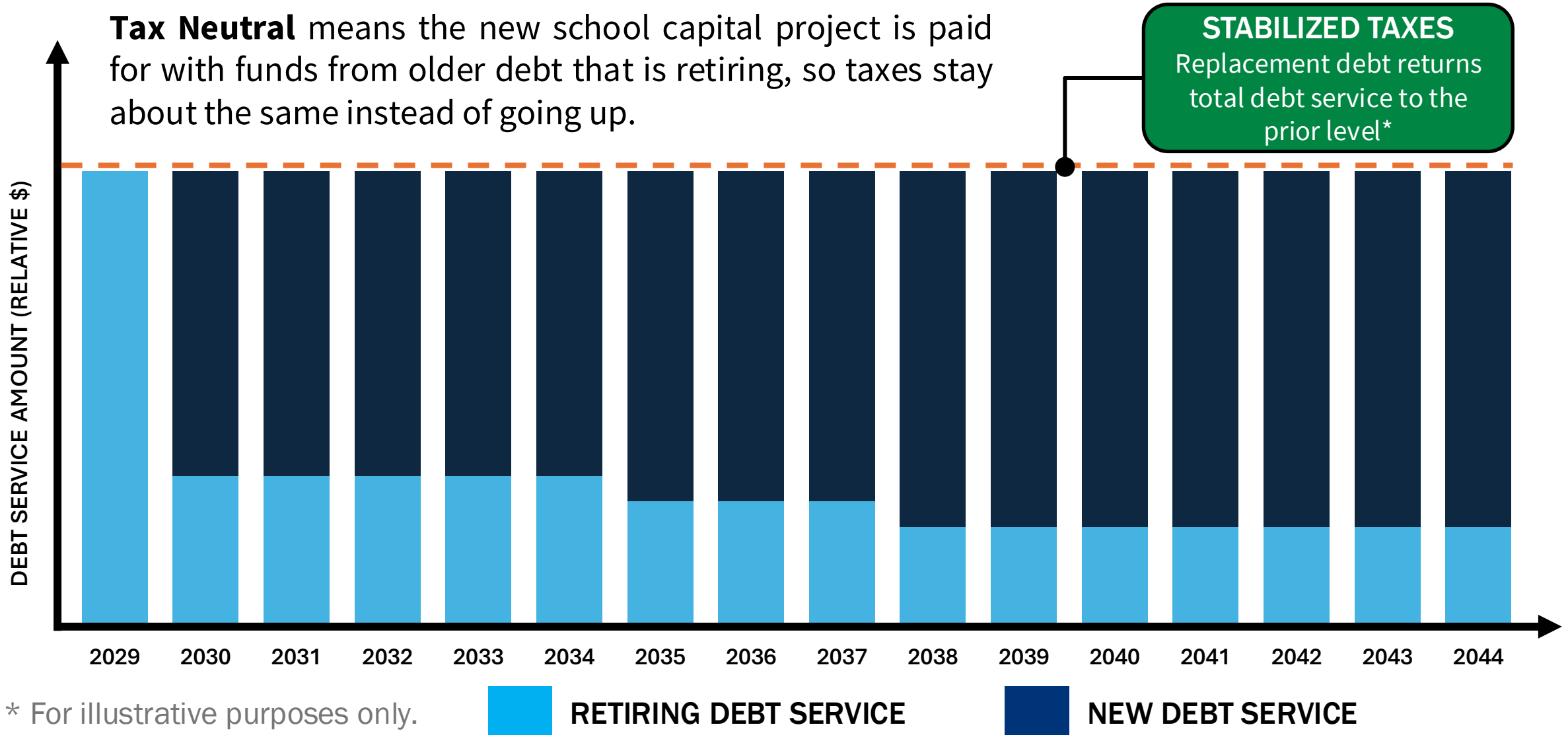


How much will the project cost?

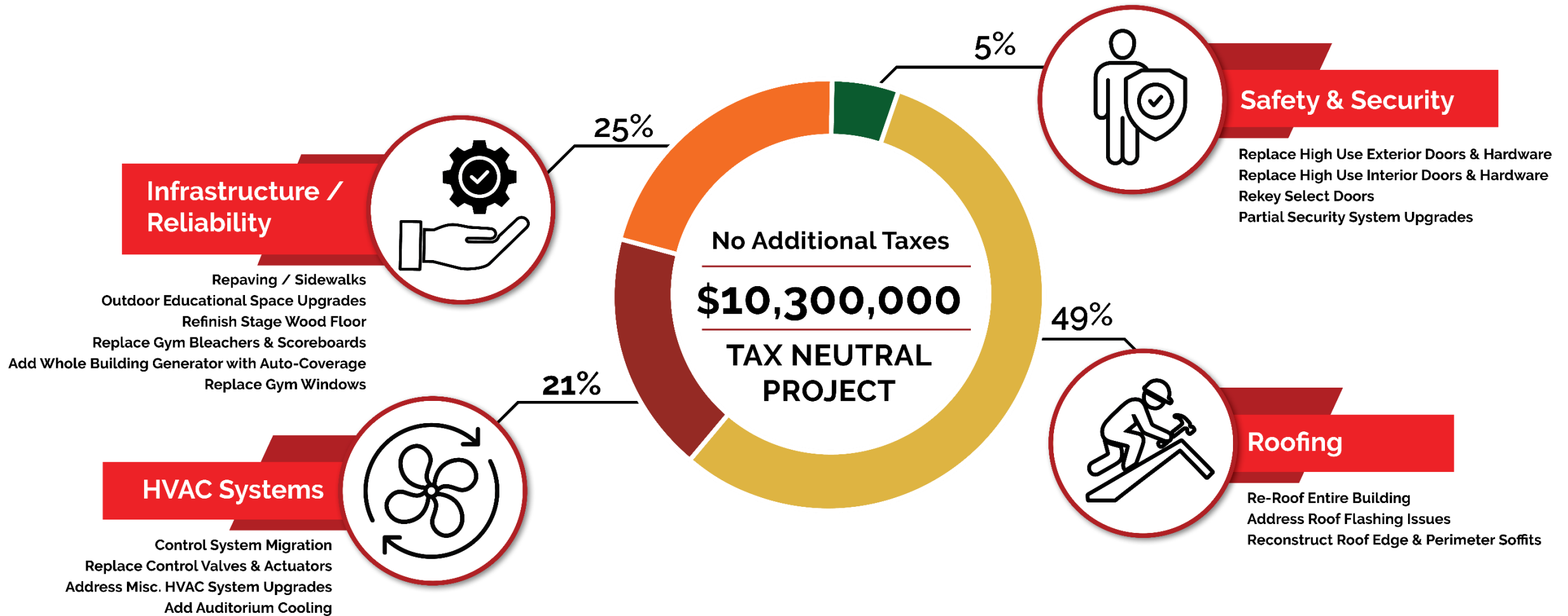
How do we pay for the improvements?

Tax Neutral Project

Tax Neutral means the new school capital project is paid for with funds from older debt that is retiring, so taxes stay about the same instead of going up.



Project Financials



Project Budget Summary

Proposed Referendum Amount:^

\$10,300,000

^ Amount confirmed by Fiscal Advisors' pre-vote estimated Debt Service Report, Schedule A, dated May 29, 2026, for a proposed tax neutral capital project without use of capital reserve.

Main Building Priority 1 Scope Only *(Priority 2 and 3 Not Included)*

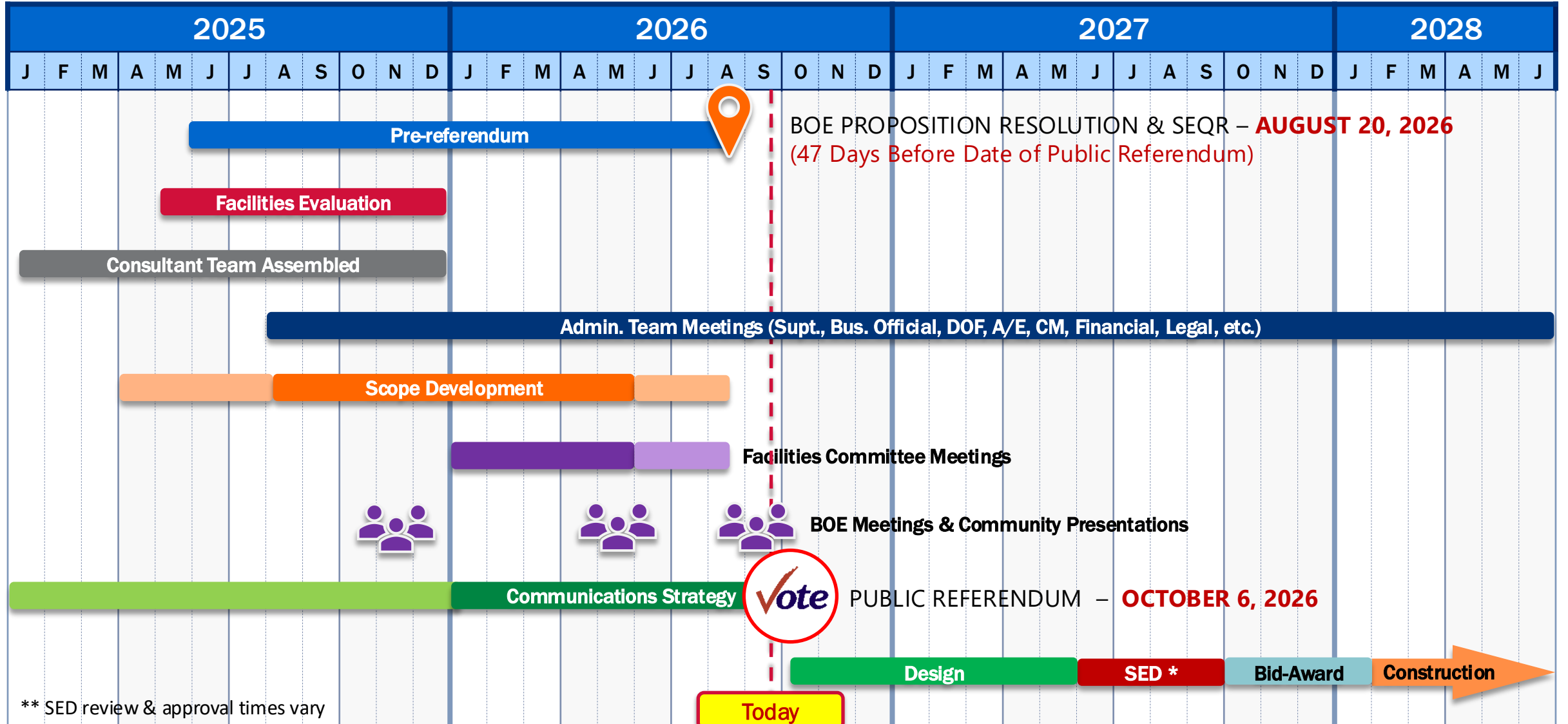
Project Cornerstones:	Construction Budget (Priority 1 Only):	Construction Budget (Bid Alternates Only):
Roofing	\$2,862,186	\$0
HVAC Systems	\$1,228,700	\$400,000
Safety & Security	\$318,800	\$300,000
Infrastructure / Reliability	\$1,487,800	\$414,500
Construction Budget without Escalation	\$5,897,486	\$1,114,500
Design Contingency	10% \$589,749	
Construction Contingency	10% \$589,749	
Hazardous Materials Abatement Allowance	0% ¹ \$0	
¹ Although building materials from 2000 vintage have a low likelihood of HazMat content, if testing later shows environmental hazards, the contingency and budget will need to be revised.		
Construction Budget Subtotal:	\$7,076,983	
Escalation (Assumes 9.0% compounded over 2 years)	18.8% \$1,331,180	
Total Construction Cost (TCC):	\$8,408,163	
Incidental Budget	22.5% \$1,891,837	
Total Project Cost (TPC)	\$10,300,000	



When is the public referendum?

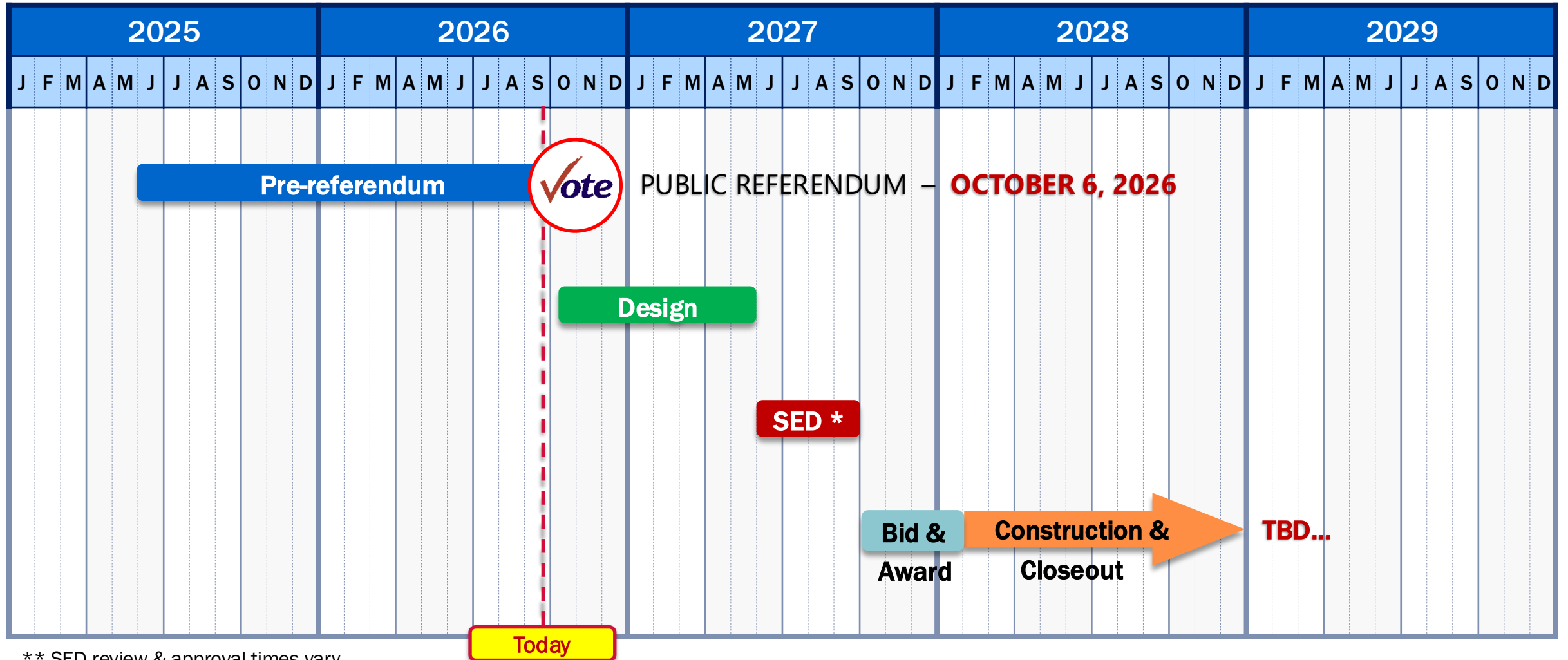
When would construction happen?

Pre-referendum Timeline



Conceptual Project Timeline

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



** SED review & approval times vary



Where can we find more project information?

Public Project Information



DISTRICT ▾

CAPITAL PROJECT

DEPARTMENTS ▾

ATHLETICS ▾

STUDENTS ▾

PARENTS ▾

COMMUNITY ▾

CAFETERIA ▾

CONTACT US



The community is encouraged to stay informed and to remind others to vote.

CAPITAL PROJECT

www.willsborocsd.org/capital-project

Home Capital Project

The Willsboro Central School District is constantly updated with relevant resources, documents, and information for your interest and engagement.

District Publications

[District Newsletter – Fall 2025](#)

[District Newsletter – Winter 2026](#)

[District Mailer – Summer 2026](#)

News Articles

[Sun Community News 12-9-25](#)

Board Meeting Presentations

[11-18-25](#)

[5-12-26](#)

- July 2026
- July 14, 2026
- August 20, 2026
- Late August 2026
- September 2026
- September 2026
- **October 6, 2026**

Postcard #1 – Voter Awareness

Public Informational Meeting / Presentation #1

Board Decision to Hold a Public Referendum

Lobby Display Boards, Informational Video

Postcard #2 – Referendum Reminder

Community Forum / Presentation #2

Newsletter

Community Forum / Presentation #2

Public Referendum – Details to Follow.
Absentee voting will be available.

Public Project Information

PROJECT VOTE INFO

Tuesday, October 6, 2026
12:00 p.m. - 8:00 p.m.
Willsboro Central School
29 School Lane
Willsboro, NY 12996

VOTER QUALIFICATIONS

Voting is open to anyone who is a legal resident within the Willsboro Central School District for a period of 30 days immediately prior to October 6, 2026, a citizen of the United States and at least 18 years of age.



SCAN FOR MORE INFO

ABSENTEE BALLOTS

Qualified voters may obtain applications for an absentee ballot or early voting ballot from the District Clerk.

Completed applications must be received by the District Clerk no later than **4:00 pm on September 29, 2026**, if the ballot is to be mailed to the voter or **4:00 pm on October 5, 2026**, if the ballot is to be issued to the voter in person.

Questions regarding absentee ballots may be directed to the District Clerk by email at bpierce@willsborocsd.org or by telephone at (518)963-4456.

Questions?

“Every child begins the world again”

- Henry David Thoreau



SCAN FOR MORE INFO

