



CAIRO-DURHAM CENTRAL SCHOOL DISTRICT

Looking to the Future

2025 PROPOSED CAPITAL PROJECT

Tuesday, December 9, 2025
1:00 – 8:00 p.m.
MS/HS Distance Learning Center

www.cairodurham.org

Dear Cairo-Durham Central School District Community,

The future success of our students is directly linked to the quality of their learning environment. The Cairo-Durham Central School District is committed to investing in that future through an upcoming Capital Improvement Project focused on essential facility enhancements that strengthen safety, preserve long-term integrity, and enrich educational opportunities for every student.

By addressing critical infrastructure needs now, we ensure that our school buildings remain sound, secure, and inspiring spaces for all who learn and work within them.

Vote Date and Location:

Tuesday, December 9, 2025 • 1:00 – 8:00 p.m.
MS/HS Distance Learning Center

The proposed scope of this important project was developed in response to the state-mandated **Building Condition Survey** and refined through collaboration with various stakeholders. Together, we created a shared vision that will maintain and improve district facilities for years to come. The total proposed investment is **\$19,085,000**, requiring voter authorization to move forward. This project safeguards the community's investment in our schools while ensuring a high-quality educational environment for all students.

Core Goals of the Capital Project

The project is designed to create **modern, safe, and equitable learning spaces** that move the Cairo-Durham educational experience forward by focusing on three key areas:

- **Structural Longevity** – Securing foundational integrity at the Elementary School.
- **Health & Safety** – Improving environmental quality through the replacement of aging ventilator units at the Middle/High School. Modernizing core infrastructure with roof replacement and new fuel oil tanks.
- **Programmatic Excellence** – Enhancing the student experience through a comprehensive Middle/High School Auditorium renovation.

These strategic investments will help minimize long-term costs, maximize state aid, and ensure that Cairo-Durham continues to provide a safe, healthy, and modern learning environment for our entire community.

Sincerely,
Michael Wetherbee, *Superintendent of Schools*





ELEMENTARY SCHOOL

Repair Foundation

- Reconstruct foundation walls undermined by stormwater and site conditions, including necessary regrading and pavement work.

Gymnasium

- Repair existing plaster ceiling in the ES Gym/Auditorium due to water damage, requiring scaffolding.

Repair Concrete Stairs

- Repair deteriorated concrete stairs and ramps at both the front building entrance and the rear drop-off area.

Fuel Tank Replacement

- Site replacement of the buried 10,000-gallon fuel oil tank (originally installed in 1996).

MIDDLE SCHOOL/HIGH SCHOOL

Auditorium Upgrade

- Deliver a comprehensive face lift, including new lighting, seating, and wall finishes, to enhance both the aesthetic appearance and core functionality of the MS/HS Auditorium.

Fuel Tank Replacement

- Site replacement of the buried 10,000-gallon fuel oil tank (originally installed in 1996)

Full Roof Restoration

- Full roof Restoration at the MS/HS to eliminate persistent leaks and replace existing drains. The current roof is out of warranty.

Replace 29 Unit Ventilators

- The project will replace 29 existing ventilator units, improving air circulation, indoor air quality, and overall HVAC performance.



Structural Foundation: This critical work involves the reconstruction and restoration of foundation walls at the Elementary School. This is specifically necessary in areas where the soil support has been undermined by stormwater and site conditions. Completing this repair is essential to ensure the long-term structural integrity and stability of the school building.



Exterior Concrete: This scope item focuses on the replacement and repair of severely deteriorated exterior concrete stair and ramp areas. The concrete at the front and rear drop-off locations has suffered wear from age and weather, posing potential safety hazards. Repairing and replacing these surfaces is necessary to ensure safe and accessible entry and exit for all students, staff, and visitors.



Roofing: This vital component of the project involves a full roof restoration across all sections of the Middle/High School. The work focuses on addressing existing leaks, replacing deteriorated drains, and tackling aged EPDM roofs, specifically those installed in 2000 and 2008. The completion of this extensive and necessary work will secure a new 20-year warranty for the school's envelope, significantly reducing future maintenance costs and protecting the building structure from water damage. Due to its scope and necessity, the roofing component represents the largest portion of the project cost.



Auditorium Upgrades: The proposed work includes a comprehensive modernization of the space, encompassing the installation of a new, state-of-the-art stage lighting, rigging, and controls system to enhance performance capabilities. This is paired with the replacement of house lighting, the reconstruction of the ceiling, and the installation of modern, comfortable new seating. Furthermore, the project includes other necessary functional, aesthetic, and acoustic improvements, such as updating finishes, replacing flooring, and implementing sound-dampening materials to ensure the space meets modern standards for both student instruction and community performances.

VOTER INFORMATION

Who can vote?

Qualified voters who are registered with the Greene County Board of Elections are eligible to vote in School District Elections.

- At least 18 years of age
- A U.S. citizen
- A Resident of the school district for thirty days or longer immediately preceding the vote and not otherwise prohibited from voting

How do I register to vote?

All citizens registered with the County Board of Elections are eligible to vote in school district elections. In addition, all those who are eligible (U.S. Citizen; at least 18 years of age; district resident for 30 days before the election) can be registered as follows: December 2, 2025 from 12:00-4:00 p.m. at the District Office, 424 Main Street, Cairo, NY 12413. If you are not registered, you can register with the County Board of Elections by mail or via the New York State Department of Motor Vehicles website.

Can I vote by absentee ballot?

Yes! Absentee ballots are available at the District Office. Applications for absentee ballots for any vote are available online or can be picked up at the District Office, 424 Main Street, Cairo, NY 12413. All applications for an absentee ballot must be received no later than November 30 if the ballot is to be mailed to the voter. If the ballot is to be picked up personally by the voter, the application can be filed one day prior to the vote. All ballots must be returned to the district clerk by 5 p.m. the day of the vote at the District Office, 424 Main Street, Cairo, NY 12413.



CAIRO-DURHAM
CENTRAL SCHOOL DISTRICT
P.O. Box 780
Cairo, NY 12413-0780

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www.cairodurham.org

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FOR MORE INFORMATION: Attend a Project Q & A with Superintendent Wetherbee on November 5th at the Elementary School & November 18th at the MS/HS. Visit www.cairodurham.org/capitalproject

Average Cost to Taxpayer

16 Year Maturity Schedule for \$19,085,000 Capital Project
Average Marginal Tax Increase for 2028-2039

	<u>SENIOR/STAR</u> \$86,100 Equalized Value Exemption <u>Income Restrictions*</u>		<u>WITH STAR</u> \$30,000 Equalized Value Exemption <u>Primary Residence</u>		<u>NO STAR</u> <u>Non-Primary Residence</u>	
	Annual	Monthly	Annual	Monthly	Annual	Monthly
<u>Full Value</u>						
\$100,000	\$ 2	\$ 0.17	\$ 8	\$ 0.67	\$ 12	\$ 1.00
150,000	8	0.67	14	1.17	18	1.50
200,000	13	1.08	20	1.67	24	2.00
250,000	19	1.58	26	2.17	30	2.50
300,000	25	2.08	32	2.67	36	3.00

