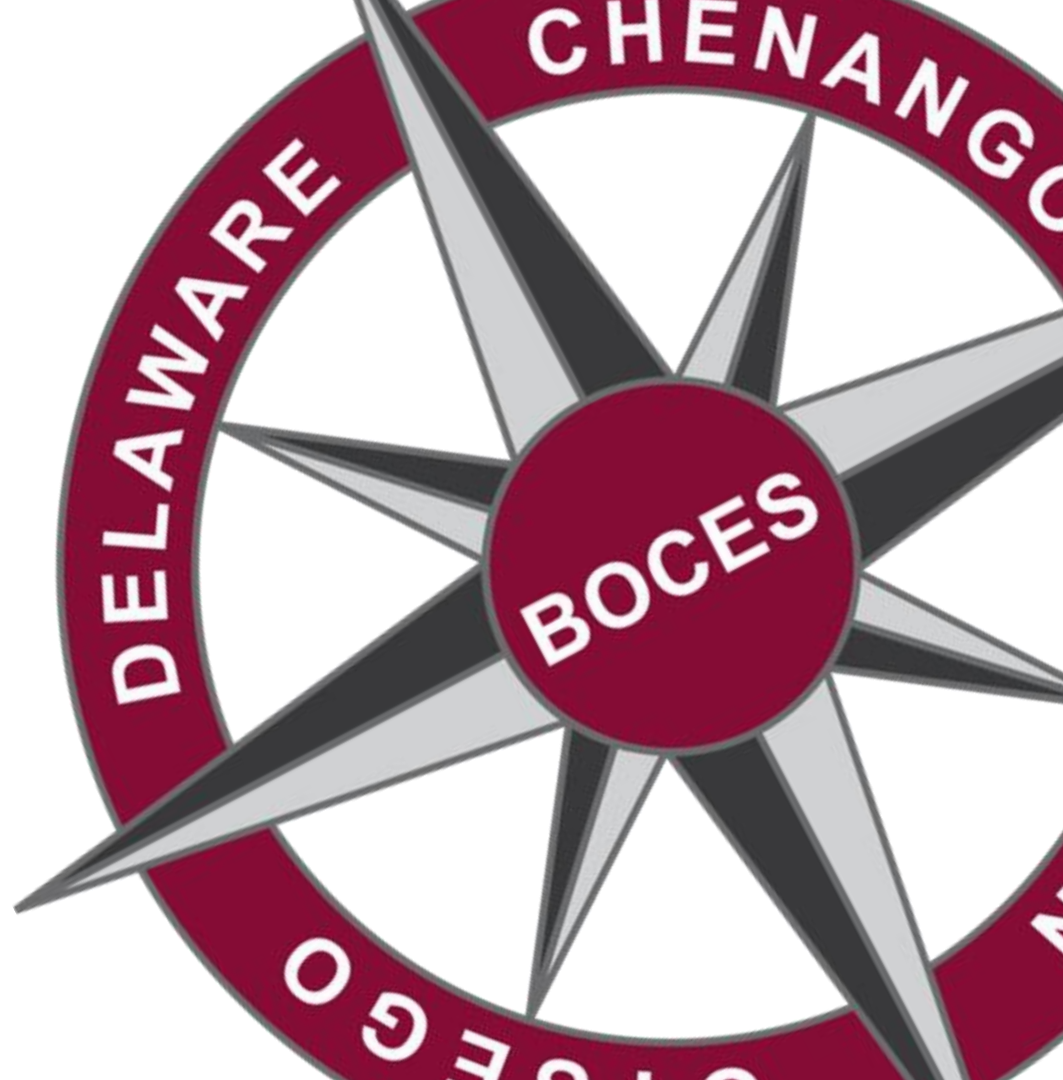


RENEWAL 2027: Proposed Capital Project

An Information Presentation
for the **Otselic Valley School**
District Board of Education

Fall 2025



Agenda:

- ☐ BOCES & Project Overview
- ☐ Guiding Principles: The “Core Four”
- ☐ Project Scope
- ☐ Project Financing
- ☐ Vote Information
- ☐ Next Steps
- ☐ Questions & Feedback



THANK YOU Capital Project Planning Team!



Architects: MARCH Associates	Dave Jadowski	Chris Crolus
Construction Management: C&S Companies	Mike DiPerna	Tim Weber
Financial Advisors: Fiscal Advisors	Ben Maslona	Elyse Andrews
Component Superintendents	Eben Bullock, Sidney	Tim Ryan, Bainbridge-Guilford
	Dr. Mike MacDonald, Walton	Carey Schultz, Delaware Academy
DCMO Board of Education	Vanessa Warren, President	Dave Cruikshank, Vice President
	John Klockowski	Cindy O'Hara
DCMO Administrators and Staff	Michael Rullo, District Superintendent	Patti Gallaher, Deputy Superintendent
	Jenn Lawrence, Dir. of CTE	Sara Stafford, Dir. of Special Ed.
	Randy Pryor, Dir. of Finance	Bob Avery, Dir. of Services
	Tom Fargo, Dir. of Facilities	Katey Nichols, Admin Ass't

The Purpose of the BOCES



BOCES are public education institutions created by NYS Legislation to serve component school districts in a region.

DCMO BOCES serves sixteen (16) school districts in south central New York State. We have 2 instructional campuses and a support services center.

Working with the component districts, DCMO implements programs and services to more efficiently and effectively meet the needs of students and districts than could be done independently. **We ARE an extension of your district!**

The DCMO Mission and Vision

Our Mission:

We provide innovative programs to ensure *all* learners have access to opportunities and services that support the work of all stakeholders.

Our Vision:

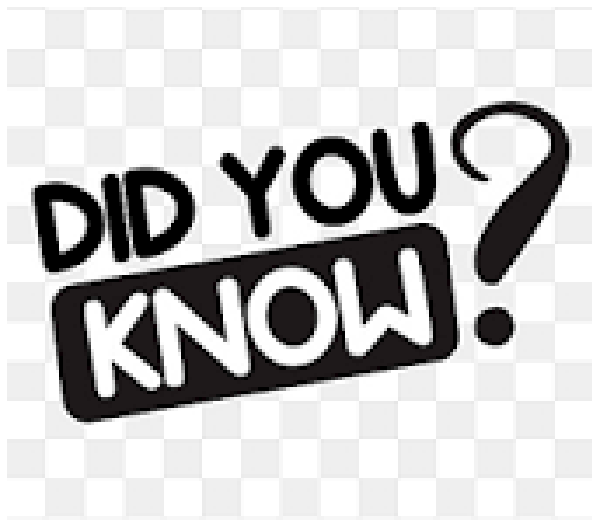
We are a future-minded, learner-focused leader in developing partnerships, excellence in programming, and opportunities for the students of our region to be empowered and engaged.





DCMO BOCES is a public education institution that supports teaching and learning.

- ❑ 17 CTE programs
- ❑ Special Education Programs & Services
- ❑ Alternative Education programs
- ❑ Pre-School
- ❑ Professional development for educators
- ❑ Operational & management supports for school districts

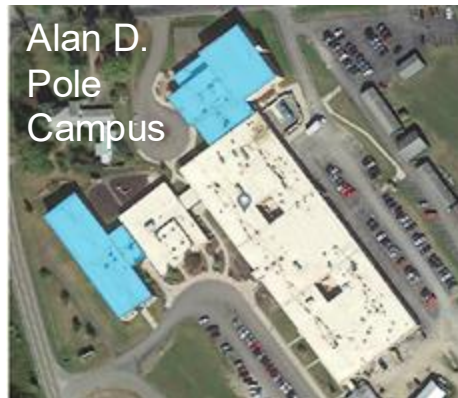


- ✓ About 1 in 10 (10%) of the region's K-12 students are in a BOCES program!
- ✓ About 50% of the region's Juniors and Seniors attend a Career & Technical Education (CTE) program!
~ 900 students per day attend CTE
- ✓ Since our last capital project in 2005, our Special Education enrollment has increased, even as our student population across the region has significantly decreased.
- ✓ Education today is vastly different than it was in 2005 and it will be vastly different in the future...

History of Capital Projects at DCMO

Date	Activity
1969	Merger of the Chenango-Madison-Otsego BOCES and Delaware-Chenango-Otsego BOCES to create DCMO BOCES.
1969-72	Construction of the Western Delaware Area Educational Center (Harrold Campus) and the Chenango Area Educational Center (Pole Campus)
1993	Construction of the Support Services Center
2005	Referendum for renovations & additions to the Harrold Campus and Pole Campus; purchase of Support Services Center
2008-09	Referendum Project Construction
2025	Capital project developed
2027-28	Proposed construction timeline

Alan D.
Pole
Campus



2008-09
ADDITIONS

Robert W. Harrold Campus



Why a Referendum?



- ❑ BOCES are **public** education institutions
- ❑ BOCES is **required** to seek **voter** approval via a referendum to purchase property or to add to existing facilities
 - This project includes expanding our facilities and purchasing additional property

Resources used to develop the **Project Scope**:

- ☐ Building Condition Surveys and Five-Year Plan
- ☐ Staff Interviews
- ☐ Building Walkthroughs
- ☐ Administrative Input
- ☐ Capital Project Planning Team Input



Summary of proposed project:

- ❑ DCMO's facilities are in need of updating physically (roofs, driveways, HVAC, boilers, etc.) and to support changing programs and an evolving educational system.
- ❑ One addition: creation of a new, secure entrance for CTE students at the Harrold Campus.
- ❑ Purchase of the Masonville School from Sidney Central Schools.
 - This will be a *separate* question on the ballot.

The “Core Four” Guiding Principles:

- ☐ **Safe and Secure**
- ☐ **Flexible Spaces**
- ☐ **Expanded Opportunities**
- ☐ **Responsible Stewardship**

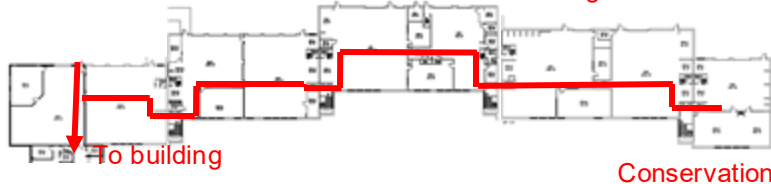


Guiding Principle: Safe and Secure

- ❑ Addition of a safe, secure entrance for CTE students at Harrold Campus



Current student walk path from Conservation through the B-building



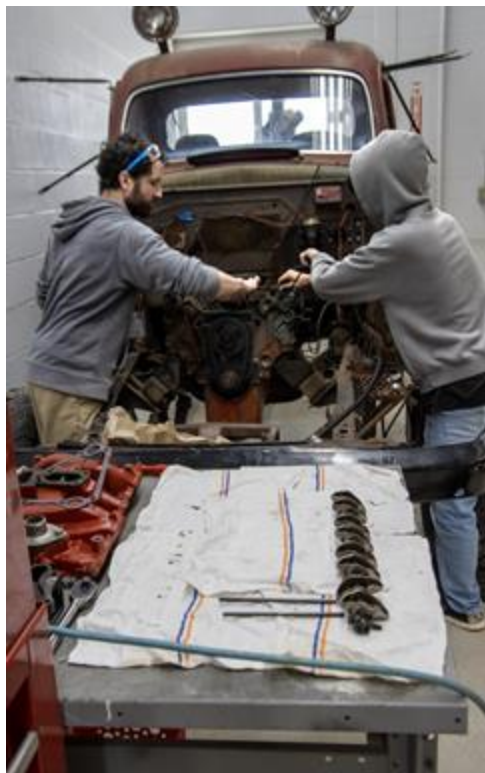
Guiding Principle: Safe and Secure

- ☐ Creating secure vestibule entrances at both campuses
- ☐ Renovating classroom spaces and shops



Guiding Principle: Flexibility

- ☐ Remodel educational spaces and create shared resource hubs
- ☐ Adjust CTE shop spaces
- ☐ Create more flexible and adaptable spaces, including large group meeting spaces



Guiding Principle: Expanded Opportunities

- ☐ Expand CTE spaces to accommodate growing programs, as well as new/additional technologies needed for student learning.
- ☐ Repurpose non-instructional space for instructional use.
- ☐ Create specialized learning hubs where a variety of students can access equipment for learning.



Guiding Principle: Expanded Opportunities

- ❑ Expand specialized programming for students to help meet needs of students and program demands of component districts (creates additional space on current campuses too)!
- ❑ Hoping to purchase the Masonville School building from Sidney Central Schools.



Guiding Principle: Responsible Stewardship

To ensure the long-term viability of our facilities, we need to address infrastructure for the buildings and the grounds - building envelopes, hardscape, and infrastructure.

- For example, roofs on the buildings, boiler work at the Pole Campus, HVAC, plumbing, etc.



Guiding Principle: Responsible Stewardship



Guiding Principle: Responsible Stewardship



How will this project impact local school districts?

- ☐ Impact on debt service
- ☐ Impact on tax cap
- ☐ Impact on local taxes

Guiding Principle: Responsible Stewardship

This project proposal:

- ☐ Ensures consistency in BOCES capital expenditures for local districts.
- ☐ Ensures new debt is only added after old debt is retired.
- ☐ Has minimal impact on taxpayers (0.187% region average).
 - ☐ Average of less than \$2.18 for a property valued at \$100,000.

Guiding Principle: Responsible Stewardship

	CURRENT	PROPOSED
ANNUAL PAYMENTS	\$3.59M	\$3.56M (estimated \$44.4M borrow)
TIMELINE	Last payment August 2027 (FY 27-28)	First payment July/August 2028 (FY 2028-29)
DISTRICT SHARE	RWADA	RWADA

Provides consistent debt payment shares over time for all districts with no drop off/rebound of payments.

Debt Schedule for the 2008-09 Project is paid off in August 2027

→ The remaining BOCES payments under its agreement with the Dormitory Authority are as follows:¶

→ <u>Date</u>	→	<u>Principal</u>	→	<u>Interest</u>	→	<u>Total</u> ¶
→ 8/15/22	→	\$ → 2,735,000	→	\$ → 465,375	→	\$ → 3,200,375¶
→ 2/15/23	→	→	→	→ 397,000	→	→ 397,000¶
→ 8/15/23	→	→ 2,875,000	→	→ 397,000	→	→ 3,272,000¶
→ 2/15/24	→	→	→	→ 325,125	→	→ 325,125¶
→ 8/15/24	→	→ 3,015,000	→	→ 325,125	→	→ 3,340,125¶
→ 2/15/25	→	→	→	→ 249,750	→	→ 249,750¶
→ 8/15/25	→	→ 3,170,000	→	→ 249,750	→	→ 3,419,750¶
→ 2/15/26	→	→	→	→ 170,500	→	→ 170,500¶
→ 8/15/26	→	→ 3,330,000	→	→ 170,500	→	→ 3,500,500¶
→ 2/15/27	→	→	→	→ 87,250	→	→ 87,250¶
→ 8/15/27	→	→ 3,490,000	→	→ 87,250	→	→ 3,577,250¶

“RWADA” = Resident Weighted Average Daily Attendance



- The use of RWADA ensures a proportional impact for districts based on number of students. (Used annually for each district’s share of the admin and capital budgets)
- The RWADA is calculated based on the component's attendance claim.
 - RWADA is reported on the Attendance Output Report (ATT), available on the state aid website (SAMS state aid claim page).
 - This report will show where the data comes from...it is formulaic.
- RWADA can change, and often does, for a variety of reasons, but it is still a relatively accurate measure.
- The RWADA that is used on an annual basis is lagging data.
 Example: the 2025-26 claim year is based on your component’s 2024-25 SAMS attendance claim, which reported the attendance from the 2023-24 school year.

Estimated Payments by Component District					
Component District	2024-2025 RWADA %	2025-2026 Annual Payment (for 08-09 Project)	Estimated Annual Payment for Proposed Project	Variance	
Afton	4.36%	\$ 156,535	\$ 155,334	\$	(1,201)
Bainbridge-Guilford	6.88%	247,009	245,115		(1,895)
Delaware Academy at Delhi	6.92%	248,445	246,540		(1,906)
Downsville	1.97%	70,728	70,185		(542)
Franklin	1.50%	53,854	53,441		(413)
Gilberstville-Mt. Upton	2.98%	106,989	106,169		(821)
Greene	8.18%	293,682	291,430		(2,253)
Hancock	2.42%	86,884	86,218		(666)
Norwich	14.54%	522,022	518,018		(4,004)
Otselic Valley	2.63%	94,424	93,699		(724)
Oxford Academy	6.48%	232,648	230,864		(1,784)
Sherburne-Earlville	10.95%	393,132	390,117		(3,015)
Sidney	9.40%	337,484	334,895		(2,588)
Unadilla Valley	6.49%	233,007	231,220		(1,787)
Unatego	6.93%	248,804	246,896		(1,908)
Walton	7.37%	264,601	262,572		(2,029)
Totals	100.00%	\$ 3,590,250	\$ 3,562,713	\$	(27,537)



Prepared By: 9/26/25
Fiscal Advisors & Marketing, Inc.



Assumes a \$44.4M debt
issue at 5.00% interest rate.

ESTIMATED Tax Impact by Component District



Component District	Current Local Share of BOCES Debt	Estimated Annual Payment for Proposed Project	Variance	EST. Change in Tax Rate per \$100,000 FULL Value
Afton	\$ 40,550	\$ 49,595	\$ 9,045	\$ 2.786
Bainbridge-Guilford	57,911	72,720	14,809	3.368
Delaware Academy at Delhi	119,610	129,084	9,474	0.829
Downsville	70,728	70,185	(543)	(0.045)
Franklin	24,761	26,918	2,157	0.795
Gilberstville-Mt. Upton	33,400	39,080	5,680	1.897
Greene	71,454	88,831	17,377	2.936
Hancock	52,601	54,963	2,362	0.499
Norwich	107,491	140,103	32,612	3.946
Otsellic Valley	32,265	37,031	4,766	1.931
Oxford Academy	46,989	61,604	14,615	3.949
Sherburne-Earlville	79,016	103,747	24,731	4.046
Sidney	69,492	90,575	21,083	3.731
Unadilla Valley	56,921	70,688	13,767	3.187
Unatego	77,673	90,881	13,208	2.551
Walton	94,321	107,332	13,011	1.688
Totals	\$ 1,035,183	\$ 1,233,337	\$ 198,154	\$ 2.179

AVERAGE!

Guiding Principle: Responsible Stewardship

Impact on Otselic Valley Central Schools

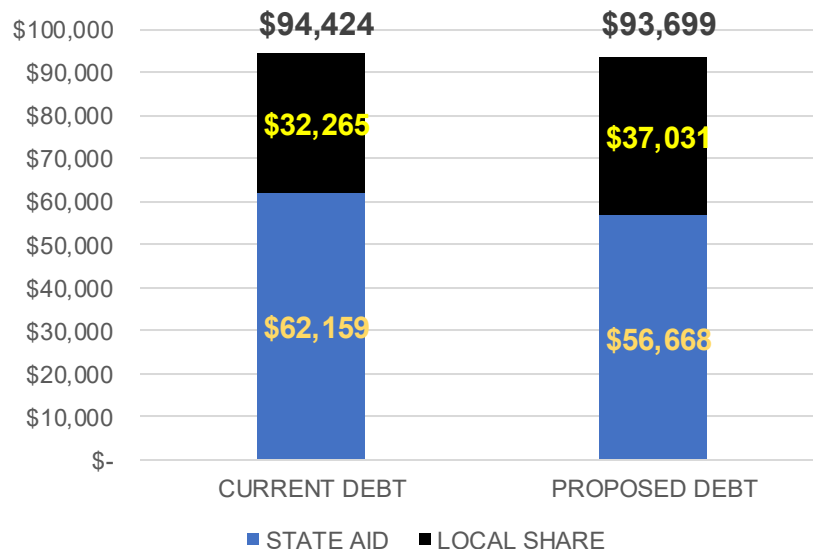


Guiding Principle: Responsible Stewardship



Impact on Otselec Valley Central Schools

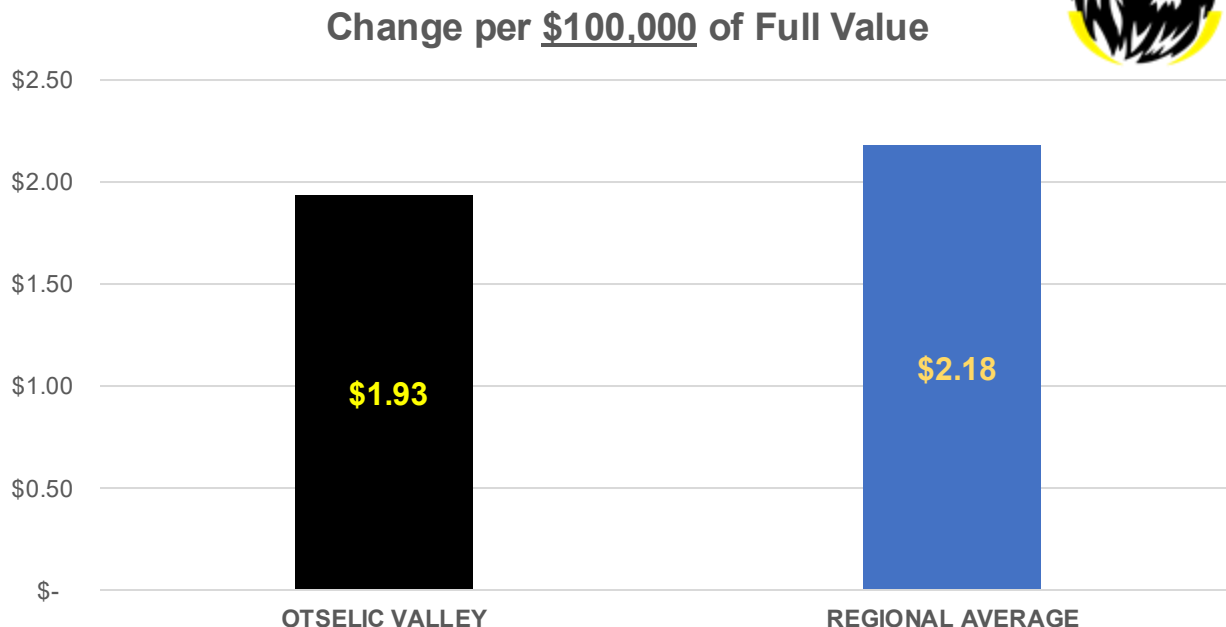
- ❑ Current payments = \$3,590,250
 - ❖ OV Share = \$94,424
 - ❖ OV Aid = \$62,159
 - ❖ OV Net Cost = \$32,265
- ❑ Estimated new payments = \$3,562,713
 - ❖ OV Share = \$93,699
 - ❖ OV Aid = \$56,668
 - ❖ OV Net Cost = \$37,031



Guiding Principle: Responsible Stewardship



- Based on 2024-25 Full Value of Property of **\$246,863,037** in the district.
- District's Net Share of Debt Service Cost divided by Full Value of Property times 100,000.
 - Current Debt: **\$32,265 / \$246,863,037 X 100,000 = \$13.070**
 - Projected Debt: **\$37,031 / \$246,863,037 X 100,000 = \$15.001**
 - Change: **\$15.001 - \$13.070 = \$1.931**



Guiding Principle: Responsible Stewardship

In Summary

- ☐ Lower cost to component districts
- ☐ No dip and rebound in budgeting
- ☐ Minimal impact on taxpayers

Voting Information

- ☐ What?
- ☐ When?
- ☐ Who?
- ☐ Where?



Voting Information



☐ **What: Two Ballot Questions**

1. To Approve the Reconstruction and Addition Project
2. To Approve Purchasing the Masonville School from Sidney CSD

Each will require a majority of all ballots cast to pass.

- Not required to pass in each district, just region-wide
- If Question 1 fails, both questions fail
- If Question 1 passes but Question 2 fails, Question 1 passes

Voting Information



- ☐ **When:** Tuesday, February 3, 2026, 12:00 noon until 8:00 p.m.
 - Inclement Weather Vote Date: Tuesday, February 10, 2026
- ☐ **Who:** All residents of the sixteen school districts in the DCMO region who are age 18 or older are eligible to vote
 - Must have lived in the region for the previous 30 days
- ☐ **Where:** At each DCMO Instructional Campus **and** in each component district
 - Eligible voters can vote at **any** of the 18 sites

Voting Information: Where

District	Building	Address	Location
DCMO BOCES	Harrold Campus	270 BOCES Dr, Sidney Center	Lobby of the Main Entrance
	Pole Campus	6678 County Rd 32, Norwich	Lobby of the Main Entrance
Afton Central School	P-12 Building	29 Academy St, Afton	Lobby of the Main Entrance
Bainbridge-Guildford CSD	Greenlawn Elem	43 Greenlawn Ave, Bainbridge	Cafetorium
	Guilford Elem	138 School St, Guilford	Therapy Classroom
Delaware Academy CSD	Middle School	2 Sheldon Dr, Delhi	Lobby of the gymnasium (1 st Floor)
Downsville Central School	P-12 Building	14784 State Highway 30, Downsville	Front Lobby
Franklin Central School	Bus Garage	26 Institute St, Franklin	School Bus Garage
Gilbertsville-Mt Upton CSD	P-12 Building	693 State Highway 51, Gilbertsville	Side Entrance off District Office
Greene Central Schools	Middle/High School	40 S Canal St, Greene	MS/HS Auditorium Lobby

Voting Information: Where

District	Building	Address	Location
Hancock Central Schools	Middle/High School	67 Education Ln, Hancock	Room 203
Norwich City Schools	Middle/High School	89 Midland Dr, Norwich	District Office Board Room
Otselic Valley Central School	P-12 Building	125 County Rd 13A, South Otselic	Conference Room by District Office
Oxford Academy CSD	High School	50 S Washington Ave, Oxford	Media Center
Sherburne-Earlville CSD	Middle/High School	15 School St, Sherburne	Auditorium Lobby
Sidney Central Schools	Middle/High School	95 W Main St, Sidney	Alumni Conference Room, District Office, Door 11
Unadilla Valley CSD	P-12 Building	4238 State Highway 8, New Berlin	Storm Alley, outside District Office
Unatego Central Schools	Jr/Sr High School	2641 State Highway 7, Otego	Hallway outside District Office
Walton Central Schools	Bus Garage	220 Delaware St, Walton	School Bus Garage

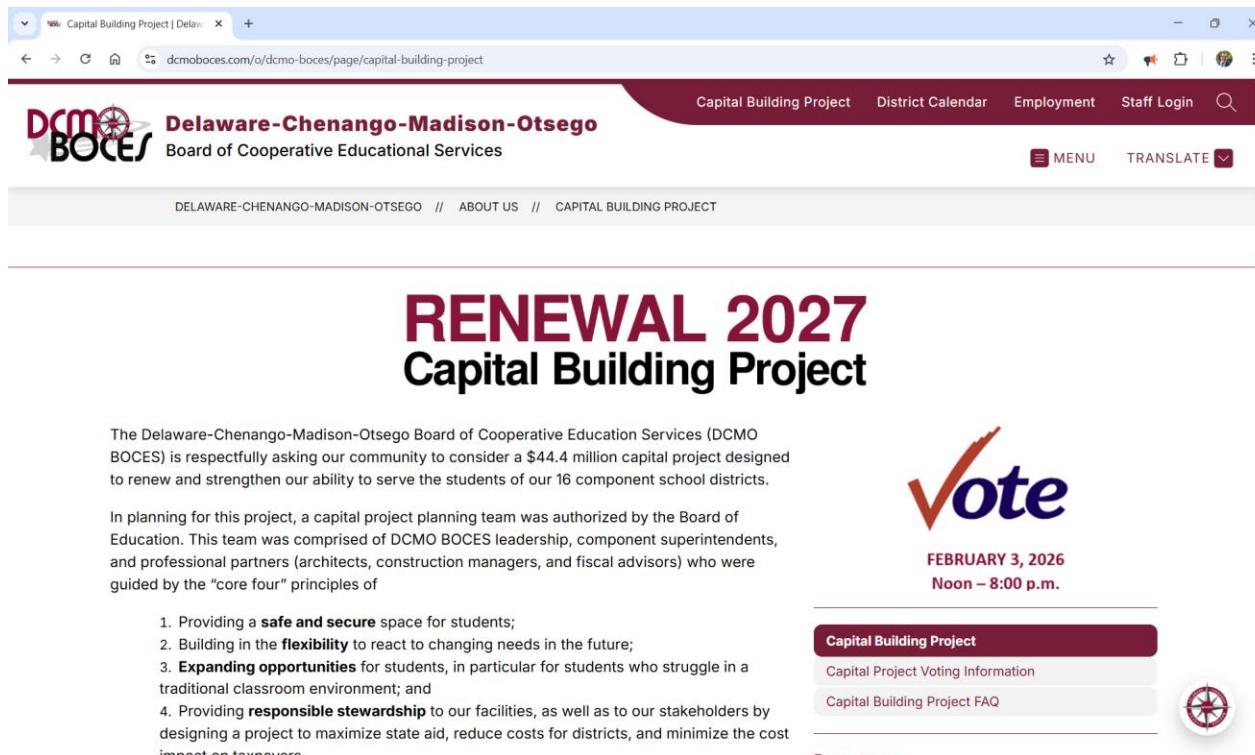
What's Next? (now until the vote)

Date	Activity
Fall 2025	Presentations to Component School Boards
Fall 2025	SEQRA Review
Dec 10, 2025	Public Hearing on Project
Dec 10, 2025	DCMO Board of Education Meeting – Vote to submit referendum to public vote
Dec 19, 2025	Public Notice / Advertisement Period begins
Dec/Jan	Public Presentations (dates tbd)
Feb 3, 2026	Referendum Vote Day
Feb 4, 2026	DCMO Board of Education Meeting
Feb 10, 2026	Inclement Weather Vote Date

What's Next? (After the vote, *if* successful)

Date	Activity
Spring/Summer 2026	Design Phase
Fall 2026	NYSED Review
Winter 2026-27	Bid Phase
February 2027	DCMO Board of Education Meeting – award bids
Mar 2027 – Dec 2028	Construction Phase

For More Information, Go to dcmoboces.com/page/capital-building-project



The screenshot shows a web browser displaying the DCMOBoces website. The page title is "Capital Building Project | Delaware-Chenango-Madison-Otsego Board of Cooperative Educational Services". The main heading is "RENEWAL 2027 Capital Building Project". The text states: "The Delaware-Chenango-Madison-Otsego Board of Cooperative Education Services (DCMO BOCES) is respectfully asking our community to consider a \$44.4 million capital project designed to renew and strengthen our ability to serve the students of our 16 component school districts." It then describes the planning team and the "core four" principles of the project:

1. Providing a **safe and secure** space for students;
2. Building in the **flexibility** to react to changing needs in the future;
3. **Expanding opportunities** for students, in particular for students who struggle in a traditional classroom environment; and
4. Providing **responsible stewardship** to our facilities, as well as to our stakeholders by designing a project to maximize state aid, reduce costs for districts, and minimize the cost impact on taxpayers.

On the right side, there is a "Vote" graphic with the date "FEBRUARY 3, 2026" and time "Noon – 8:00 p.m.". Below this, there is a "Capital Building Project" section with links for "Capital Project Voting Information" and "Capital Building Project FAQ".

Questions?





Thank you!

