

REVISED 2024 CAPITAL BOND BUILDING DREAMS



August 20, 2024



EXECUTIVE SUMMARY

This presentation will provide you with an update on the reimaged bond which we will re-present to the community on October 7, 2024. This timeline considers access to voting machines, as a result of the upcoming presidential election and the soft costs the district has already expended. This reimaged bond will focus on several critical projects aimed to enhance students' and teachers' experiences. It will outline specific projects and their correlation to the academic vision, safety and security, teacher collaboration, and centralization of district support.

During this presentation, we will discuss the site work that will be postponed for a later bond consideration. It became clear that there were significant concerns from members of our community regarding certain aspects of the site work. We take these concerns seriously and recognize the importance of community input in shaping the future of our schools. As a result, we have made the decision to postpone certain aspects of the site work at this time. This postponement will allow us to engage more deeply with our community, ensuring that we capture a broad range of voices and perspectives. By doing so, we can better align these site improvements with the needs and values of our community, guiding these elements in a future bond proposal. We maintain a fiduciary responsibility to create optimal conditions for this work or some variation to take place in the future.



EXECUTIVE SUMMARY

In parallel, we are committed to taking advantage of the current favorable financial circumstances. These conditions present a unique opportunity to move forward swiftly with the air conditioning (AC) project, and other key projects that you will hear about shortly. Under the current plan, the AC project will be addressed in multiple phases beginning as soon as the summer of 2025, in order to reach our goal of 100% as swiftly as possible.

Additionally, the bond includes a project to enhance our turf fields, which will provide our students with safer, more durable playing surfaces. We have consulted with experts in this field to ensure that the materials and designs chosen will meet the needs of our students and community for years to come in a safe and efficient manner.

In summary, while we have chosen to delay certain site work to better incorporate community feedback, it does not in any way minimize the importance of this work. We believe this balanced approach will serve our students and community well, both now and in the future.



BACKGROUND

- The District has identified over well over \$100 million dollars of capital improvements (of which \$85 million was captured in the [2023 Five-Year Capital Expenditure Plan](#)) necessary to improve, upgrade, repair, and restore the buildings, instructional and non-instructional spaces, grounds, and sites district-wide.
- Public school districts' primary means for funding large-scale capital projects is through the issuance of bonds, requiring majority support from the voting community to authorize funding.
- Public school districts strategically manage long-term financial obligations resulting from the issuance of past and future bonds to minimize taxpayer impact.



BACKGROUND

- The District proposed and successfully passed [two bond referenda](#) (76% and 63%, respectively) totaling \$54 million in May 2021 to address many [core capital needs](#).
- In 2023, the District [abandoned the approved funding authorization](#) for the scope of work defined in May 2021 due to:
 - NYS Department of Education engineering, architectural, and financial review delays;
 - construction cost escalations resulting from the supply chain disruption caused by the Covid-19 pandemic; and
 - a material reduction in student enrollment.



BACKGROUND

- The District repackaged a [new \\$66.8 million bond proposal](#) for community vote in May 2024 with [scope](#) determinations made based on:
 - a review of previously approved (May 2021) projects;
 - an analysis of newly-available data to inform inclusion/exclusion decisions;
 - committee and expert consultants' analysis and recommendations; and
 - community feedback garnered through forums held January through March 2024.
- Community voters defeated the proposed bond referendum in May 2024 by a narrow margin (51% no).



REFLECTIONS

- The District is committed to addressing all capital needs identified in the May 2021 proposal; however, through the failed vote and associated feedback received, we recognize that some elements in the May proposal require additional community collaboration and outreach before putting forth proposed solutions to a new community vote.
- An overreliance on the approval of the 2021 proposal, containing several of the same elements included in the 2024 proposal, resulted in a mismatch between current and past community favorability of several projects.
- Broad feedback received (pre- and post-referendum) suggests support for most elements of the May proposal and strong desire to move forward with several proposed projects as quickly as possible.



REFLECTIONS TO ACTION

CONFOUNDING VARIABLES

- Time
 - Critical needs must be addressed in an expeditious fashion.
 - Delayed authorizations lead to increased costs.
 - Short- and long-range taxpayer impact management is disrupted by a lack of existing debt service.
- Legal requirements
 - State Environmental Quality Review (SEQR)
 - Board-approved Bond Resolution
 - Legal advertisements placed at least 45 days prior to the vote
- Polling Machines
 - Unavailable for approximately one month on both sides of the upcoming general election



REFLECTIONS TO ACTION

DIRECTION OF THE DISTRICT

- The District has reduced the scope of work defining the May 2024 bond proposal, removing elements determined to require additional community collaboration and outreach to determine best solutions.
- A vote on this reduced scope of work will be held on **Monday, October 7, 2024**
- Simultaneously, community outreach and involvement will commence to address removed scope, while developing solutions to the existing challenges.





WHAT'S BEEN REMOVED

A COMMITMENT TO COMMUNITY ENGAGEMENT

- The majority of the sitework proposed at all three school locations, including:
 - Junior-Senior High School
 - Proposed new vehicular access road originating at Artillery Lane
 - Proposed new parking lot joining existing Old Colony Road parking with new vehicular access road originating at Artillery Lane
 - Proposed renovation of the existing parking lot on Old Colony Road
 - Greenville Elementary School
 - Proposed alterations to the main parking lot, sidewalks, and drop-off circle
 - Proposed new parking lot accessible from Ardsley Road
 - District previously removed the proposed new vehicular access road connecting Ardsley Road with the main parking lot in the front of the school (pre-referendum)
 - Seely Place Elementary School
 - Proposed new parking lot on Ardsley Road

THE DISTRICT REMAINS COMMITTED TO ADDRESSING THE CONCERNS THAT RESULTED IN THE ABOVE PROPOSED SOLUTIONS. ADDITIONAL INFORMATION IS FORTHCOMING REGARDING OPPORTUNITIES TO ENGAGE ON THESE TOPICS FOR FUTURE ACTION.



INCLUDED IN THE PROPOSED BOND

BROAD STROKES

- Air conditioning
- Cafeteria and kitchen renovations and additions
- Dedicated STEAM classrooms
- Classroom, office, and teacher work room renovations
- Safety and security upgrades
- Athletic field improvements and upgrades
- Emergency vehicle access improvements



INCLUDED IN THE PROPOSED BOND

AIR CONDITIONING

Problem:

Only 12% of instructional spaces are air conditioned. Some existing mechanical systems are at or near the end of service.

Why is it a problem?

- Periods of excessive heat and disrupted air quality have increased in frequency impacting teaching and learning.
- Existing mechanical systems servicing the new wing at Seely Place and EHS A-Building are in need of replacement.

Solutions:

- Upgrade the ventilation system in the EHS and Greenville cafeterias to fully-HVAC compatible systems.
- Replace the ventilation system in the EHS A-Building with a fully-HVAC compatible system, servicing 16 classrooms.
- Replace the ventilation system in the new wing of Seely Place with a fully-HVAC compatible system, servicing 11 classrooms, the library, and the newly renovated cafeteria.
- Outfit the 94 remaining classrooms district-wide and the Greenville Library with ductless split air conditioning systems, unit ventilator swap outs, or some combination of the two based on feasibility and cost.

Additional information regarding the planned implementation timeline/phases will be discussed at the September 3rd Board of Education meeting.



INCLUDED IN THE PROPOSED BOND

CAFETERIA AND KITCHEN RENOVATIONS AND ADDITIONS

Problem:

Cafeteria and servery space at EHS are too small and neither elementary school is positioned to provide food service with their current layouts.

Why is it a problem?

- Existing conditions require the utilization of the gymnasium and wrestling room as a satellite servery and cafeteria.
- EHS servery is congested leading to increased wait time for all purchasing lunch.
- Neither elementary school is able to store or provide meals, leaving half of our student population with no option other than to bring food from home.

[Renderings and Conceptual Plans](#)



Solution:

- Expand the EHS cafeteria (\pm 3,800 s.f.) and redesign the servery area.
- Repurpose the EHS Cafeteria Annex classroom as additional cafeteria space.
- Renovate the Greenville and Seely Place cafeterias and serveries.
- Construct warming kitchens at Greenville and Seely Place.
- Air condition cafeteria spaces at all three campuses.



INCLUDED IN THE PROPOSED BOND

DEDICATED STEAM CLASSROOMS

Problem:

Current STEAM classrooms at the Jr./Sr. High School are smaller than desired, not centrally located, have been retrofitted into standard classroom spaces, and lack modern amenities to support STEAM instruction.

Elementary buildings lack dedicated STEAM classrooms to support a growing curriculum.

Why is it a problem?

- Lack of dedicated space limits opportunities to expand curricular opportunities.
- Lack of proximity limits collaboration and connections with arts.
- Lack of proximity between existing STEAM and art classrooms leads to excess expenditures related to supplies, materials, and equipment.

Solution at EHS:

- Renovate the existing LGI to create two dedicated STEAM classrooms.
- Expand bathrooms servicing the LGI.
- Relocate existing art classroom currently housed in the Arts Building (District Office) to lower E-building, creating a STEAM center housing all art classrooms, STEAM classrooms, and technology department offices.
- Allocate space from existing records room for STEAM and art storage.
- Relocate the kiln to this central location

[Renderings and Conceptual Plans](#)

Solution at the Elementary Schools:

- Renovate an existing classroom for STEAM use.



INCLUDED IN THE PROPOSED BOND

EHS A-BUILDING RENOVATION

Problems:

- A-Building has a moisture issue under the slab foundation. This condition is exacerbated by the lack of air conditioning and antiquated mechanical systems.
- Building systems and classroom finishes are in need of replacement/upgrades.

Why are these problems?

- The building does not have a positive outlook for long-term sustainability without significant capital investment.
- Additional bathrooms are needed for the number of classrooms/students occupying the building.

Solutions:

- Replace the existing ventilation system with new HVAC system.
- Renovate existing interior space while maintaining current classroom/office layout.
- Purchase new furniture, fixtures, and finishes.
- Install new single occupancy bathrooms.
- Renovate existing bathrooms.

[A-Building Renovation Conceptual Plan](#)



INCLUDED IN THE PROPOSED BOND

OFFICE AND TEACHER COLLABORATION SPACE RENOVATIONS

Problems:

- Existing EHS teacher collaboration space is dilapidated, has outdated furniture and cabinetry, lacks windows, private spaces, and space for small group work. Bathrooms serving this space are inadequate.
- District Office is too small for current staffing. No conference room or break space exists and a kitchenette is housed in the main workspace.

Why are these problems?

- Teachers are often displaced from classrooms when not teaching and require space to work, collaborate, and plan.
- Existing orientation (cubicles) promotes isolated work instead of collaboration.
- District Office has too few offices to accommodate district-level administration and has no conference space to hold meetings (one conference room in the entire district).

Solutions:

- Renovation of EHS teacher collaboration space.
- Install windows to bring in natural light and provide additional sources for ventilation.
- New furniture, fixtures, and finishes.
- Remodel the existing single occupancy bathrooms.
- Relocate the copy room and renovate existing offices adjacent to the LGI and teacher collaboration space.
- Capture the two existing classroom spaces in the Arts Building for District Office use.
- Redistribute district-level departmental offices throughout the Arts Building.
- Build a break room with kitchenette for district-level staff.

[Teacher Collaboration Space
Conceptual Plan](#)

[District Office Renovation
Conceptual Plan](#)



INCLUDED IN THE PROPOSED BOND

SAFETY AND SECURITY UPGRADES

The District is committed to adhering to best practices and industry standards as it relates to the safety and security of our students, faculty, staff, and buildings.

Solutions Assisting the District in Meeting These Standards:

- Panic buttons with full integration to our building management system/doors/locksets
- Exterior camera upgrades
- Interior cameras
- Upgrades to the existing locksets on all classroom doors
- Installation of bollards in critical areas to restrict vehicle access
- Construction of a security vestibule outside the main entrance to the Junior-Senior High School
- Replacement of all interior doors at Seely Place



INCLUDED IN THE PROPOSED BOND

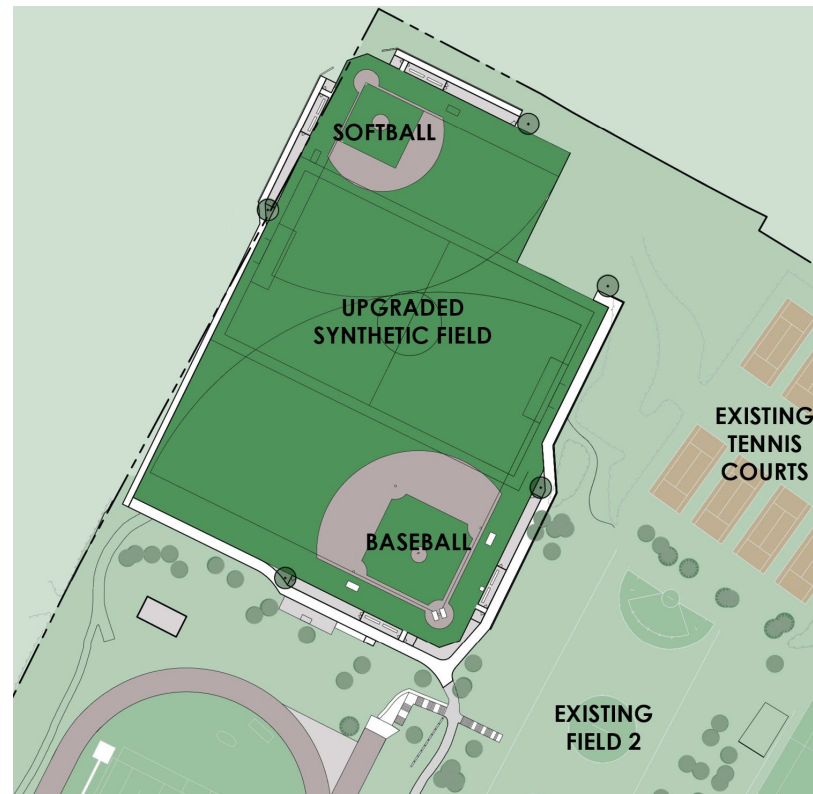
ATHLETIC FIELD IMPROVEMENTS AND UPGRADES

Problems:

Lower Field at EHS, used for baseball, softball, soccer, football practices, and other physical education and community purposes is sub-standard, requires more seasonal maintenance than can be allocated to ensure upkeep meets desired playing conditions, and in inclement weather and shoulder seasons, field conditions disrupt EHS athletic practice and game schedules. Greenville's rear field requires field surface, backstop, and drainage upgrades.

Proposed Solutions:

- Replace the existing grass surface on Lower Field with new artificial surface
- Create multiple lining options for use by a variety of sports.
- Install dugouts, new batting cages, and fencing to enhance the baseball/softball environment.
- Resod Greenville's field, update drainage, and install a new backstop.



Additional information on carpet surface shock pad, and infill materials as well as impact testing and environmental questions will be presented on September 3, 2024.

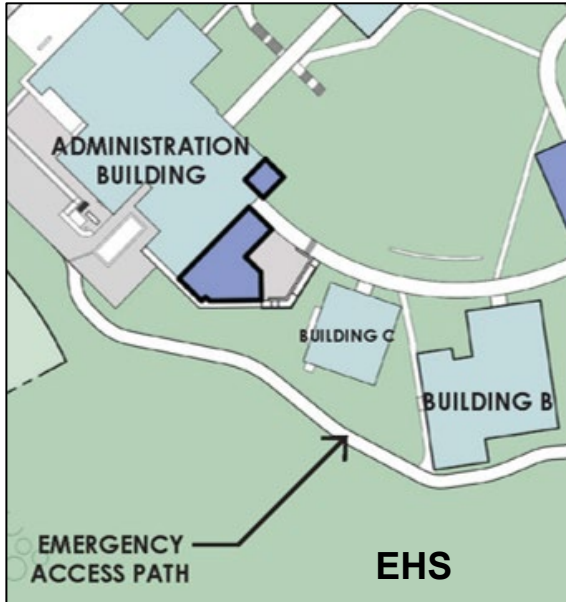


INCLUDED IN THE PROPOSED BOND

EMERGENCY VEHICLE ACCESS IMPROVEMENTS

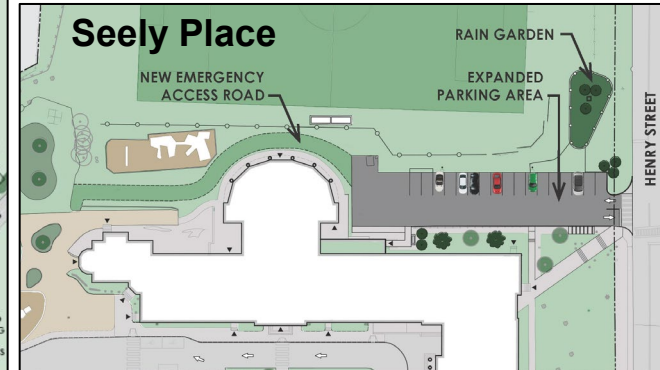
Problem:

Emergency vehicles have limited access points at all three campuses and certain areas/buildings on each site cannot be accessed by larger emergency vehicles, including ladder trucks.



Solutions:

- Formalize and reinforce an emergency vehicle access path behind the B- and C-Buildings at the Junior-Senior High School and rear of Seely Place.
- Widen the existing walkway at the rear of Greenville and reinforcing the neighboring surface.
- Expand the existing Henry Street parking lot at Seely Place; replace the oil tank housed in that area.





COST ESTIMATION

Total Estimated Project Costs

- Edgemont Junior-Senior High School Projects..... \$ 40,415,000
- Greenville Elementary School Projects..... \$ 9,950,000
- Seely Place Elementary School Projects..... \$ 6,425,000
- Cost Escalation for Projects Completed in 2026 and Beyond..... \$ 5,281,470

\$ 62,071,470

*School-based estimates are inclusive of soft costs, construction contingencies, and escalation of costs to Summer 2025.

[School-Based Cost Estimate Breakdown](#)



VOTING DETAILS

[Check if you are registered to vote here.](#)

In-Person Voting:

Monday, October 7, 2024

6:00 a.m. – 9:00 p.m.

Jim San Marco Gymnasium, Edgemont Junior-Senior High School

Voter Registration:

Monday, September 30, 2024

3:00 p.m – 7:00 p.m.

Edgemont District Office

Westchester County Board of Elections

25 Quarropas Street

White Plains, NY

Absentee/Early Mail/
Military Voter Ballots:

Available on weekdays between 8:30 a.m. and 4:30 p.m., beginning September 6, 2024, in the District Office. Completed applications must be received by the District Clerk at least seven days before the election if the ballot is to be delivered personally to the voter or their designated agent. All executed ballots must be received by the District Clerk no later than 5:00 p.m. on Monday, October 7, 2024.



VOTING DETAILS

BALLOT

PROPOSITION NO. 1 – BOND PROPOSITION

RESOLVED:

- (a) That the Board of Education of Edgemont Union Free School District at Greenburgh, in the County of Westchester, New York, is hereby authorized to construct improvements and alterations to District buildings and/or sites and to expend therefor an amount not to exceed the estimated cost of not to exceed \$62,071,470;
- (b) that a tax is hereby voted in an aggregate amount of not to exceed \$62,071,470 to finance said cost, such tax to be levied and collected in installments in such years and in such amounts as shall be determined by said Board of Education; and
- (c) that in anticipation of said tax, bonds of the District are hereby authorized to be issued in the aggregate principal amount of not to exceed \$62,071,470 and a tax is hereby voted to pay the interest on said bonds as the same shall become due and payable.

PROPOSITION NO. 2 – USE OF CAPITAL RESERVE

RESOLVED:

That the Board of Education of the Edgemont Union Free School District be authorized to expend a sum not to exceed \$500,000.00 from the 2023 Capital Reserve Fund as established on May 16, 2023 for the purpose of performing alterations, construction and reconstruction including electrical and mechanical upgrades, renovations/reconstruction of interior and exterior instructional spaces, hazardous material abatement and the purchase of furnishings/equipment at the Edgemont Junior-Senior High School Auditorium and all labor, materials, equipment, apparatus and incidental cost related thereto.

NO IMPACT ON TAXES LEVIED
REQUESTING USE OF EXISTING RESERVE BALANCES
CURRENT RESERVE BALANCE: \$4,229,704



OPPORTUNITIES TO LEARN MORE

September 3, 2024, at 7:00 p.m.

Board of Education Meeting

Edgemont Junior-Senior High School, LGI

Additional Details Regarding:

- Proposed Athletic Field Improvements and Upgrades
- Tentative Construction Timelines and Air Conditioning Implementation Plans

September 17, 2024, at 7:00 p.m.

Board of Education Meeting

Edgemont Junior-Senior High School, LGI

Additional Details Regarding:

- Junior-Senior High School Classroom Utilization
- Reallocation of Space and District Office Renovation Plans
- Tax Impact

An updated 2024 Bond website is coming soon.

Be on the lookout for mailers and emails.

