



Haldane Central School District Campus Master Plan

Presentation to the Board of Education

09.20.2022

CSARCH

Agenda












1. Community Survey Update
2. Equity Study Update
3. Conceptual Design Options –
Potential Sites & Projects
4. Schedule Overview & Next Steps

Community Survey Update

Community Survey Summary

- 267 Respondents - Over 67% were a parent/guardian, Ages 36-55
- Top 3 Areas of Importance:
 - 1- Educational Space
 - 2- Safety & Security
 - 3- Support of Student Wellness

Community Survey Summary

1.	Educational Space (Classrooms, Library, etc.)		1797
2.	Safety/Security		1520
3.	Support of Student Wellness (Social, Emotional, Physical)		1478
4.	Social Gathering Space (Cafeteria, etc.)		1252
5.	Arts (Visual and Performing)		1231
6.	Instructional Technology		1213
7.	Outdoor Space Utilization		1124
8.	Athletics (Gymnasiums, Playfields, etc.)		1101
9.	Accessibility Issues		913
10.	Transportation and Campus Circulation		719
11.	Community Use of Facilities		582

Community Survey Summary

Most Frequent Commentary:

- Lack of Dedicated High School Facilities
- Deficiencies with Cafeteria Space
- Deficiencies with Athletic Facilities
- Need for Auditorium
- Improvements to Support Visual & Performing Arts
- Improvements to Support STEM Activities
- Need for Student Gathering & Student Support Areas
- Outdoor Learning Opportunities
- Safety & Security Improvements

Equity Study Update

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Equity Study

	Haldane CSD	Millbrook CSD	Rhinebeck CSD	North Salem CSD	Pawling CSD	Tuckahoe UFSD	Valhalla UFSD	Spackenkill UFSD	Dobbs Ferry UFSD	Rye Neck UFSD	Putnam Valley CSD	Red Hook CSD	Average
Total Student Enrollment	788	834	951	1,012	1,093	1,138	1,377	1,474	1,495	1,519	1,582	1,647	1,243
Total No. of Buildings	2	4	3	2	3	2	3	4	3	4	3	3	3
Total Gross Square Footage	116,570	232,000	217,690	269,142	246,570	193,361	241,263	320,240	319,238	197,980	283,257	382,203	251,626
SF per Student	148	278	229	266	226	170	175	217	214	130	179	232	205

Atheletic / Playfields

Baseball Field	○	●	●	●	●	○	●	●	○	●	●	○
Football Field	●	●	○	○	○	●	●	●	●	●	●	●
Lacrosse Field	○	○	○	○	●	○	○	●	●	○	○	○
Outdoor Basketball Court	○	○	○	○	●	○	○	○	○	○	●	●
Playfields	●	●	●	●	●	●	●	●	●	●	●	●
Playgrounds	●	●	●	●	●	●	●	●	●	●	●	●
Soccer Field	●	●	●	●	●	●	●	●	●	●	●	●
Softball Field	●	●	●	●	●	●	●	●	●	●	●	○
Tennis Court	●	●	○	○	○	○	●	●	○	●	○	○
Track & Field	○	●	●	●	●	○	●	●	○	●	●	●

Building Programs

Auditorium	○	●	●	●	●	●	●	●	●	●	●	●
Cafeteria	●	●	●	●	●	●	●	●	●	●	●	●
Cafetorium	○	○	○	○	●	○	○	○	○	○	○	○
Gymnasium (Gym+Stage)	●	○	○	○	○	○	●	○	○	○	○	○
Gymnasium	●	●	●	●	●	●	●	●	●	●	●	●
Kitchen	●	●	●	●	●	●	●	●	●	●	●	●
Library Media Center	●	●	●	●	●	●	●	●	●	●	●	●
Locker Rooms	●	●	●	●	●	●	●	●	●	●	●	●
Pool	○	○	○	○	○	○	○	○	○	○	○	○

Symbol Legend

Provided at Campus ●
Not Provided on Campus ○

Equity Study Summary

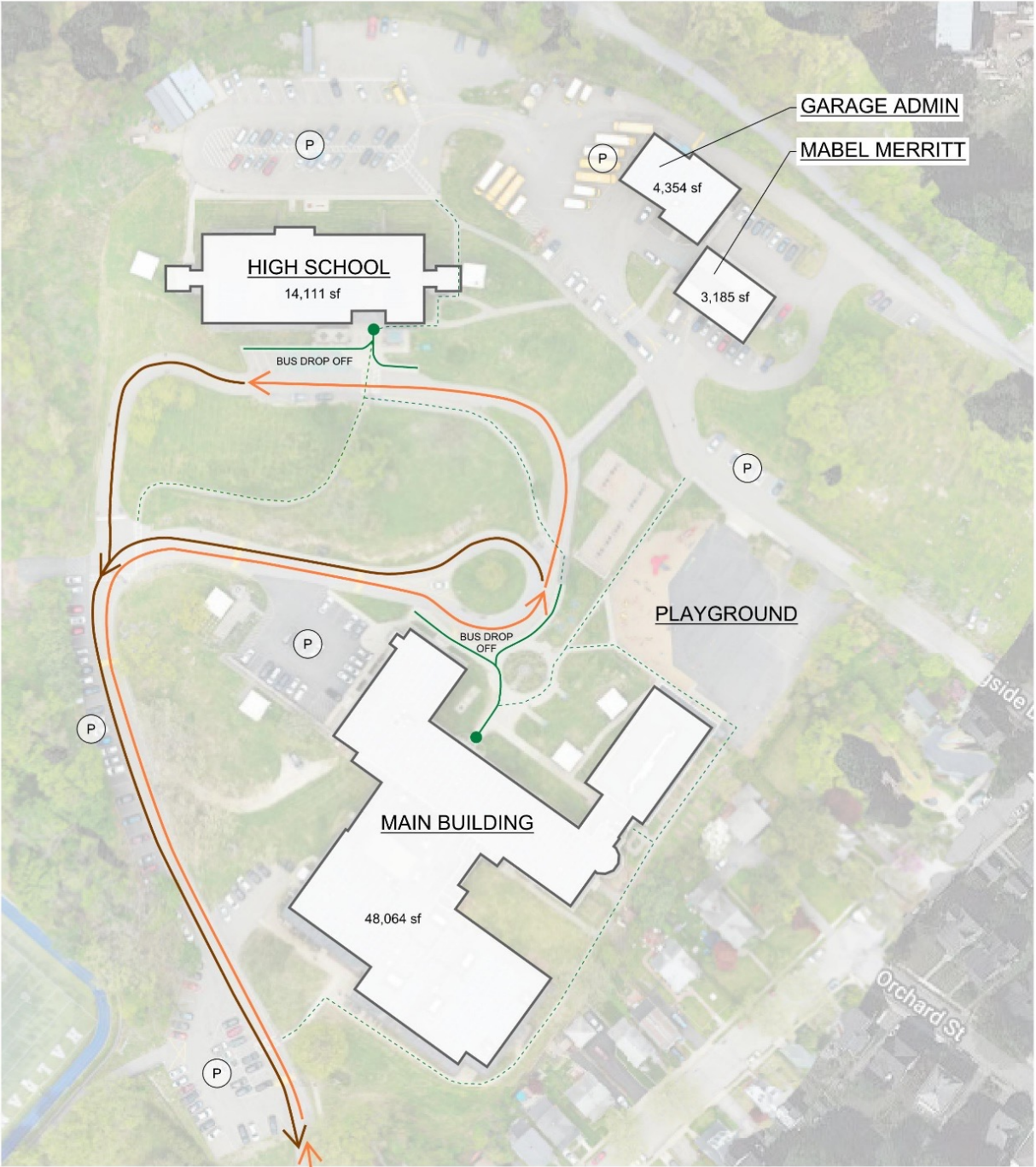
- **Equity Study compares Haldane to (11) neighboring districts:**
Dobbs Ferry, Millbrook, North Salem, Pawling, Putnam Valley, Red Hook, Rhinebeck, Rye Neck, Spackenkill, Tuckahoe and Valhalla
- Haldane is the smallest school with an enrollment of 788 students. Other districts range from 834 – 1,647 students, average is 1,243.

Equity Study Summary

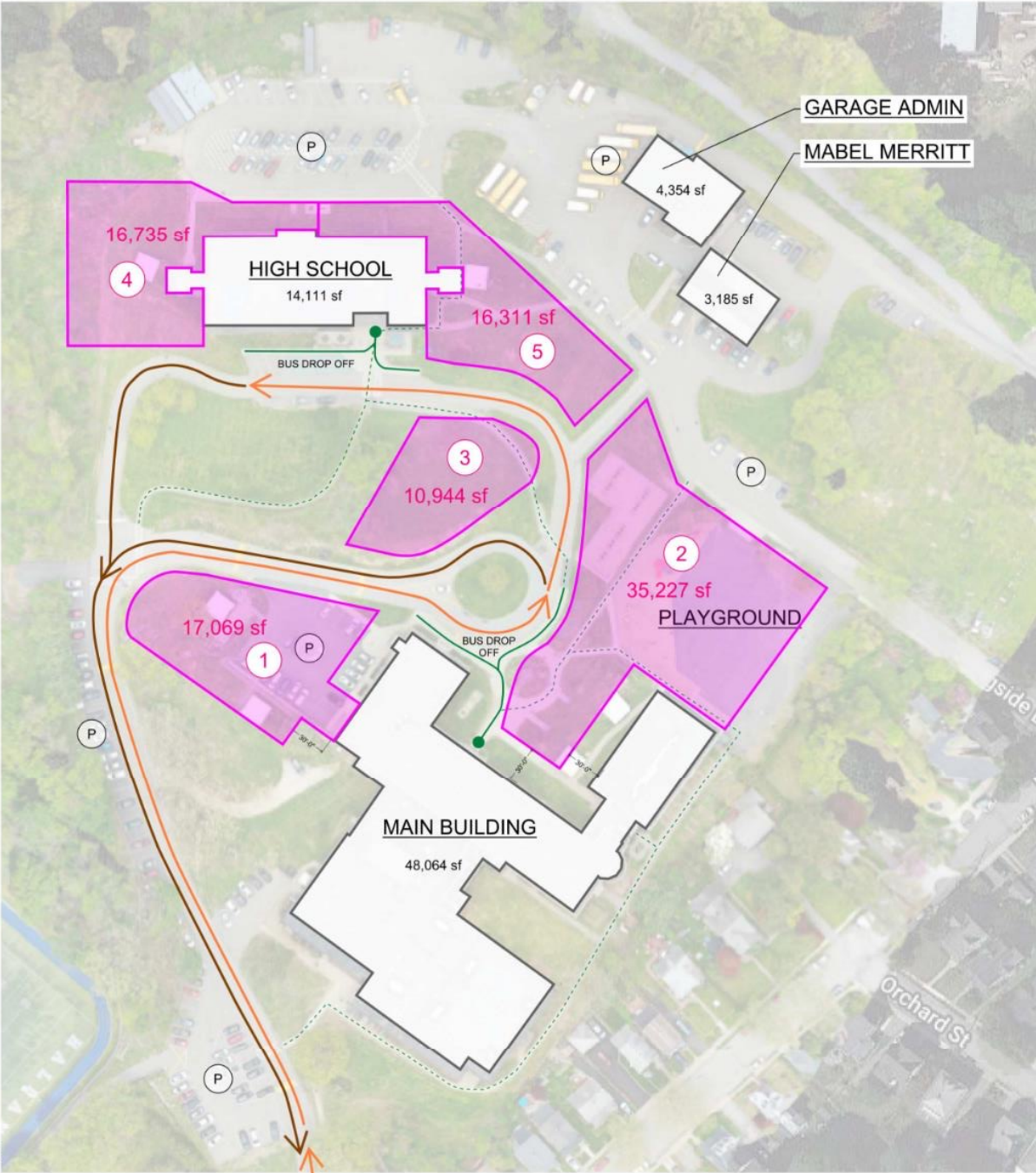
- **Square Footage Per Student differential**
 - Average square footage per student = 205 SF (highest is 278 SF)
 - Haldane CSD square footage per student = 148 SF
- All other Districts have an **Auditorium** facility
- Haldane CSD appears to be on-par with **Athletic Facilities** provided, with the following notations:
 - Only 3 of the 11 schools also utilize an off-campus baseball field
 - Other district's track & field complexes are regulation

Conceptual Design Options - Potential Building Sites

Existing Site

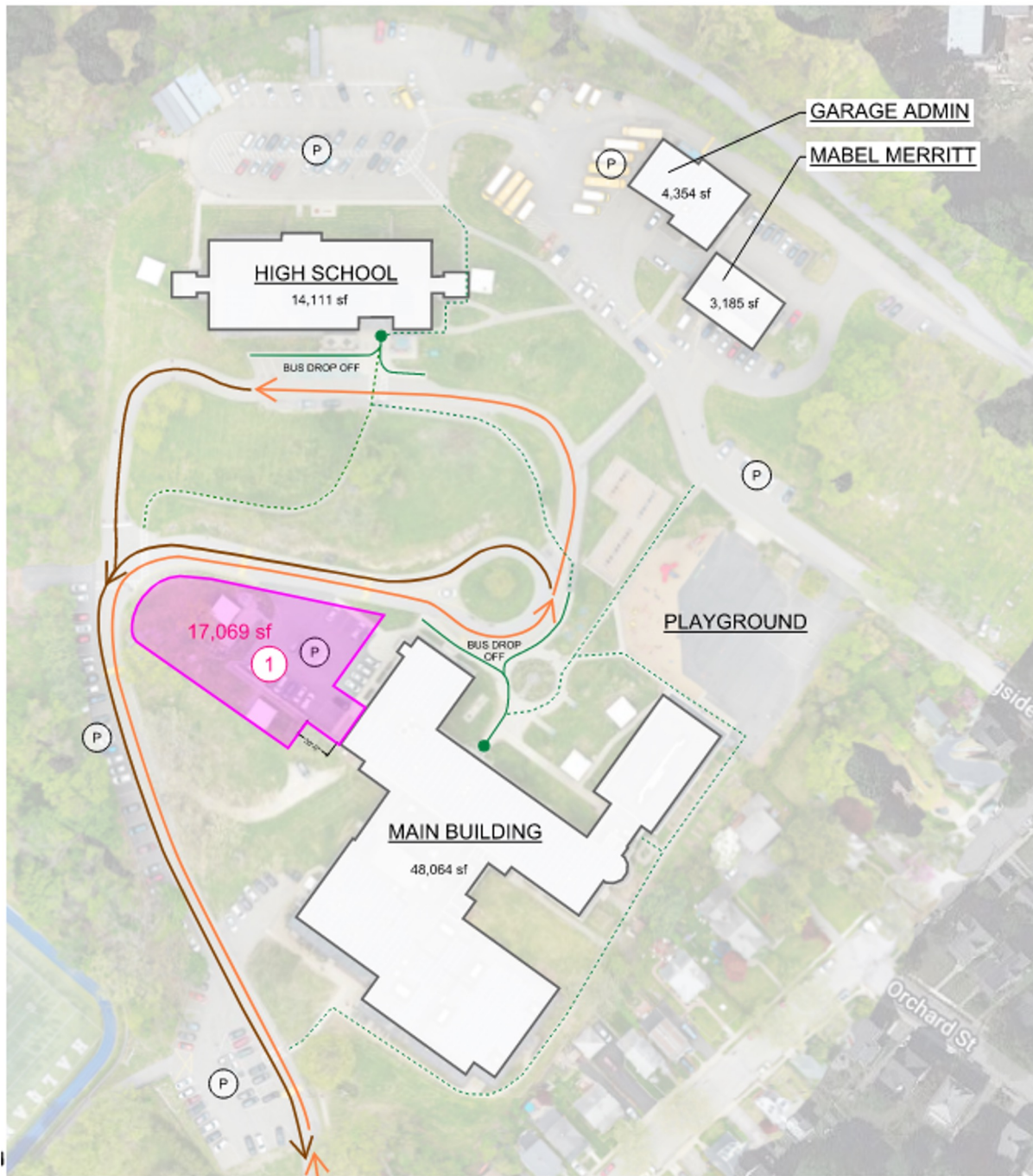


Potential Building Sites



Potential Building Site 1

17,069 SF



Opportunities

- Immediately visible from arrival experience
- Generally flat building site
- Ability to extend curb to extend drop-off sidewalk frontage

Challenges

- Limits view from western façade of Main Building
- Requires relocation of parking lot

Potential Building Site 2

35,227 SF



Opportunities

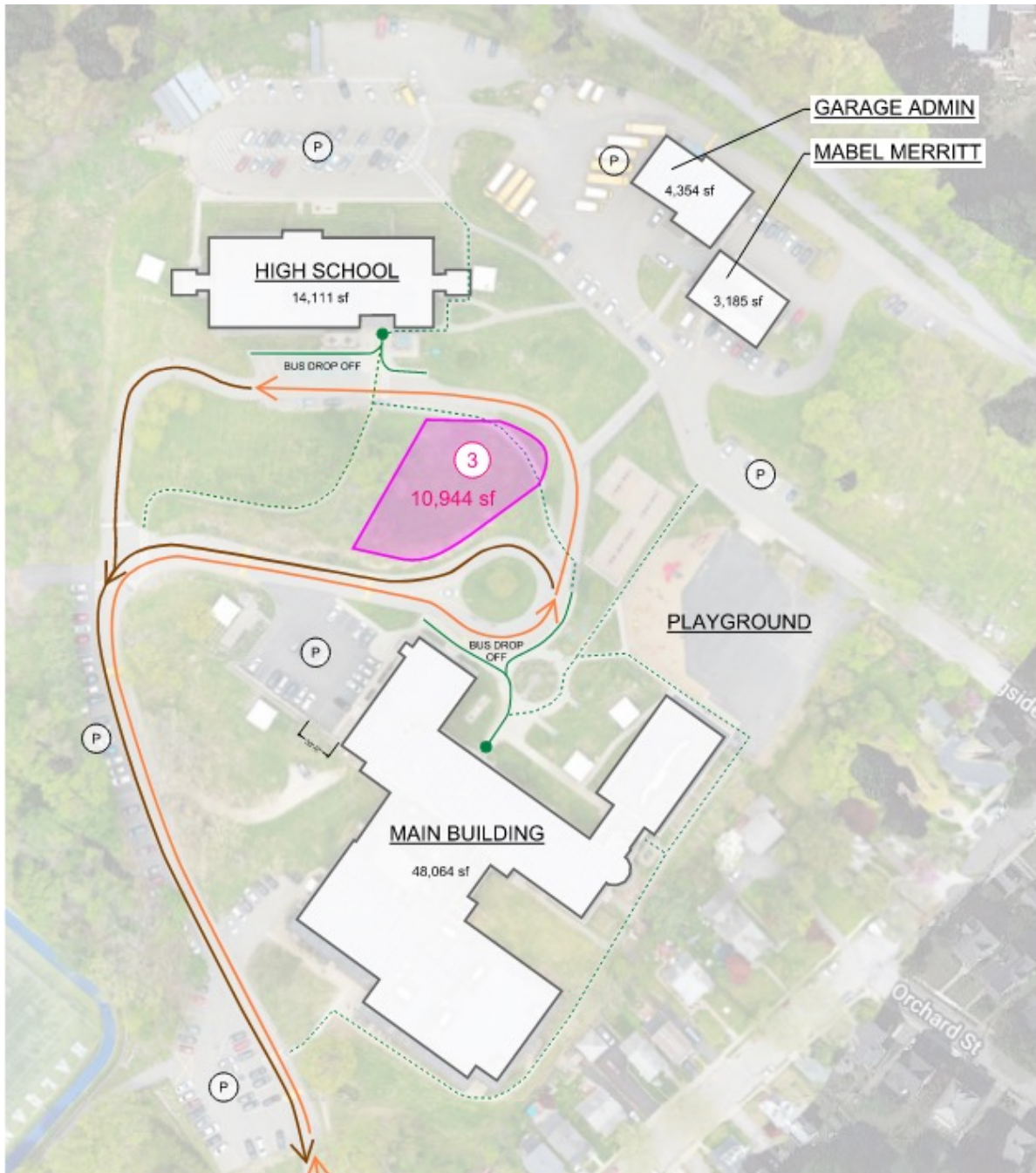
- Generally flat building site
- Ability to extend curb to extend drop-off sidewalk frontage
- Larger available area allows for flexibility in building shape and location

Challenges

- May limit view from eastern façade of Main Building (dependent on new building location)
- Potential impact to playground and asphalt recess

Potential Building Site 3

10,944 SF



Opportunities

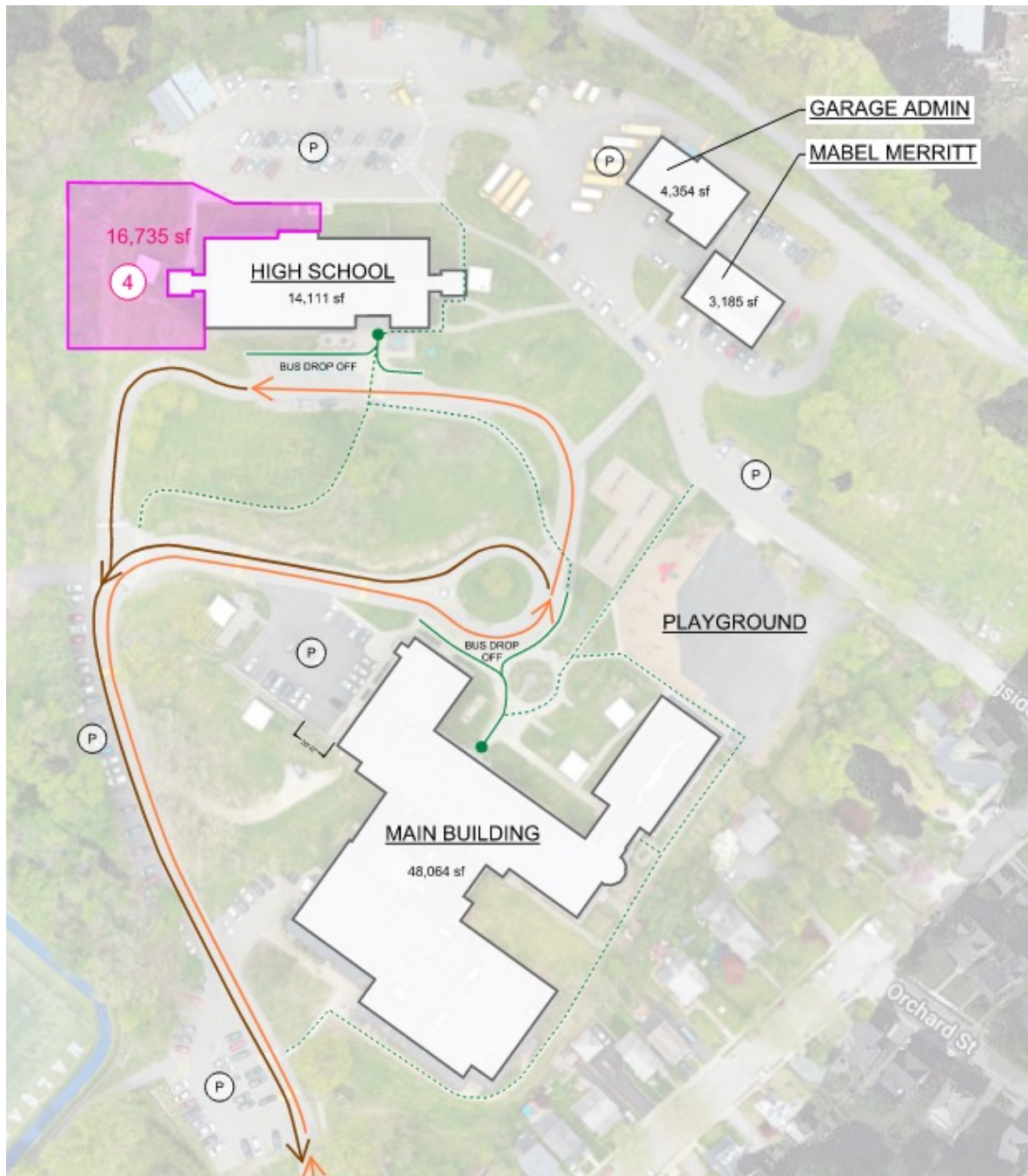
- Visible from arrival experience
- Centrally located on campus
- Ability to interact with drop-off sidewalk frontage
- Potential for 2-story structure to “connect” elevation change between buildings
- No disruption to existing buildings
- Elevated view of surrounding landscape

Challenges

- Limited footprint
- Sloping grade
- Impact to existing green space

Potential Building Site 4

16,735 SF



Opportunities

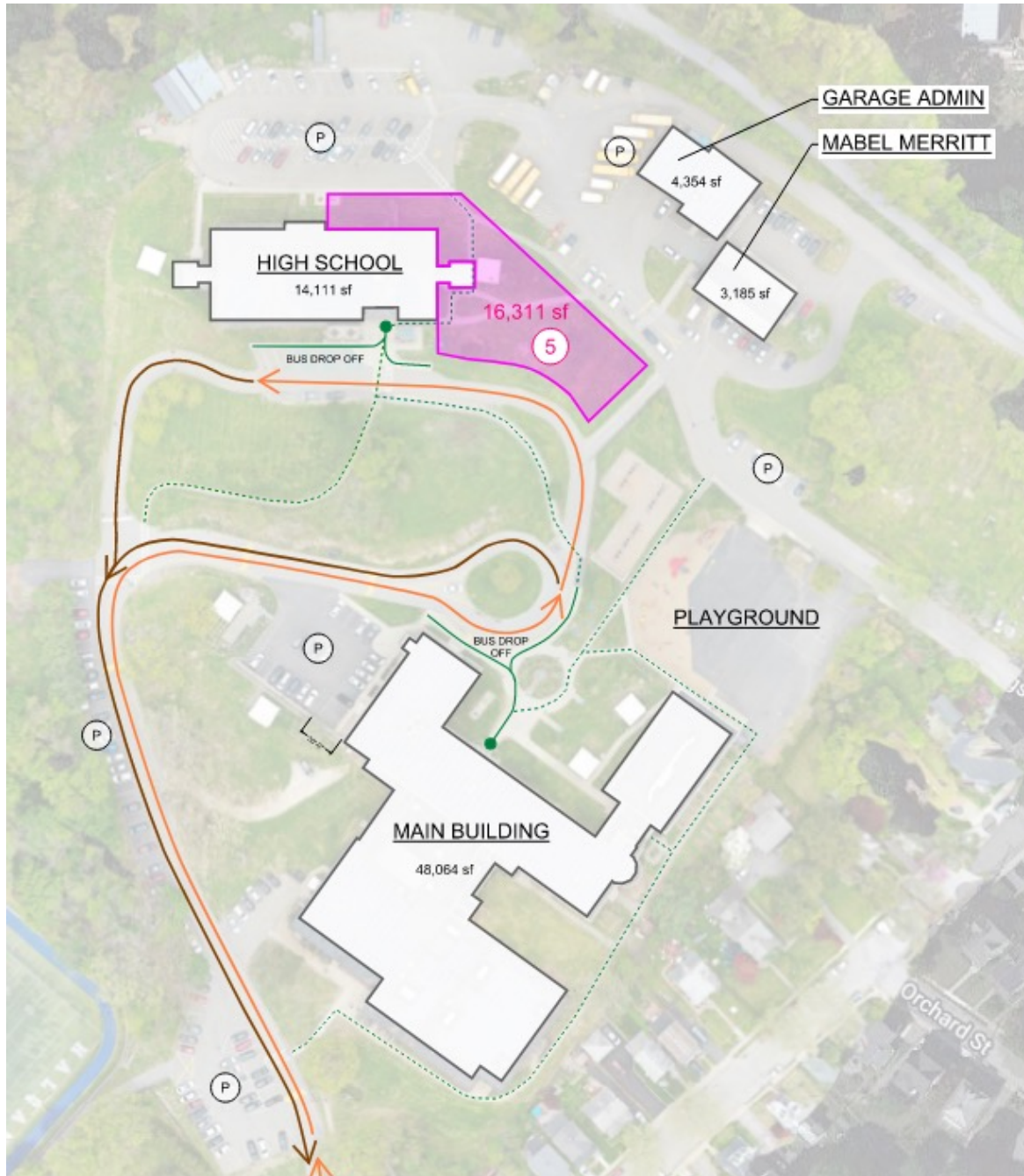
- Connection to High School allows for program expansion
- Limited disruption to existing building (area has no current function)
- Elevated view of surrounding landscape

Challenges

- Footprint may limit building program and function
- Impact to existing green space
- Impact to site circulation
- Significant slope at southwest corner

Potential Building Site 5

16,311 SF



Opportunities

- Connection to High School allows for program expansion
- Limited disruption to existing building (area has no current function)
- Ability to extend curb to extend drop-off sidewalk frontage
- Elevated view of surrounding landscape
- Closer connection to other campus buildings

Challenges

- Footprint may limit building program and function
- Impact to existing green space
- Impact to site circulation

Conceptual Design Options - Potential Building Projects

Common Priorities

- Lack of Proper Auditorium (Support Performing Arts)
- Lack of Space for Student Intervention Services
- Lack of Student Innovation/Collaboration Space
- Lack of Student Cafeteria/Social Gathering Space
- Lack of Staff Support Space
- Lack of Faculty Bathrooms
- Communication Issues
- Accessibility Issues
- Outdoor Education Integration
- Site Circulation Issues
- Need for additional Gym space
- Lack of Proper Athletic Facilities - Playfields & Wellness Center
- Lack of Dedicated High School Facilities
- Deficiencies with Existing Cafeteria
- Improvements to Support Visual Arts
- Improvements to Support STEM Activities
- Safety & Security Improvements

Common Priorities

➡ Lack of Proper **Auditorium** (Support Performing Arts)

- Lack of Space for Student Intervention Services

➡ Lack of Student Innovation/Collaboration Space

➡ Lack of Student Cafeteria/Social Gathering Space

➡ Lack of Staff Support Space

- Lack of Faculty Bathrooms
- Communication Issues
- Accessibility Issues
- Outdoor Education Integration
- Site Circulation Issues

Student Center

➡ Need for additional **Gym** space

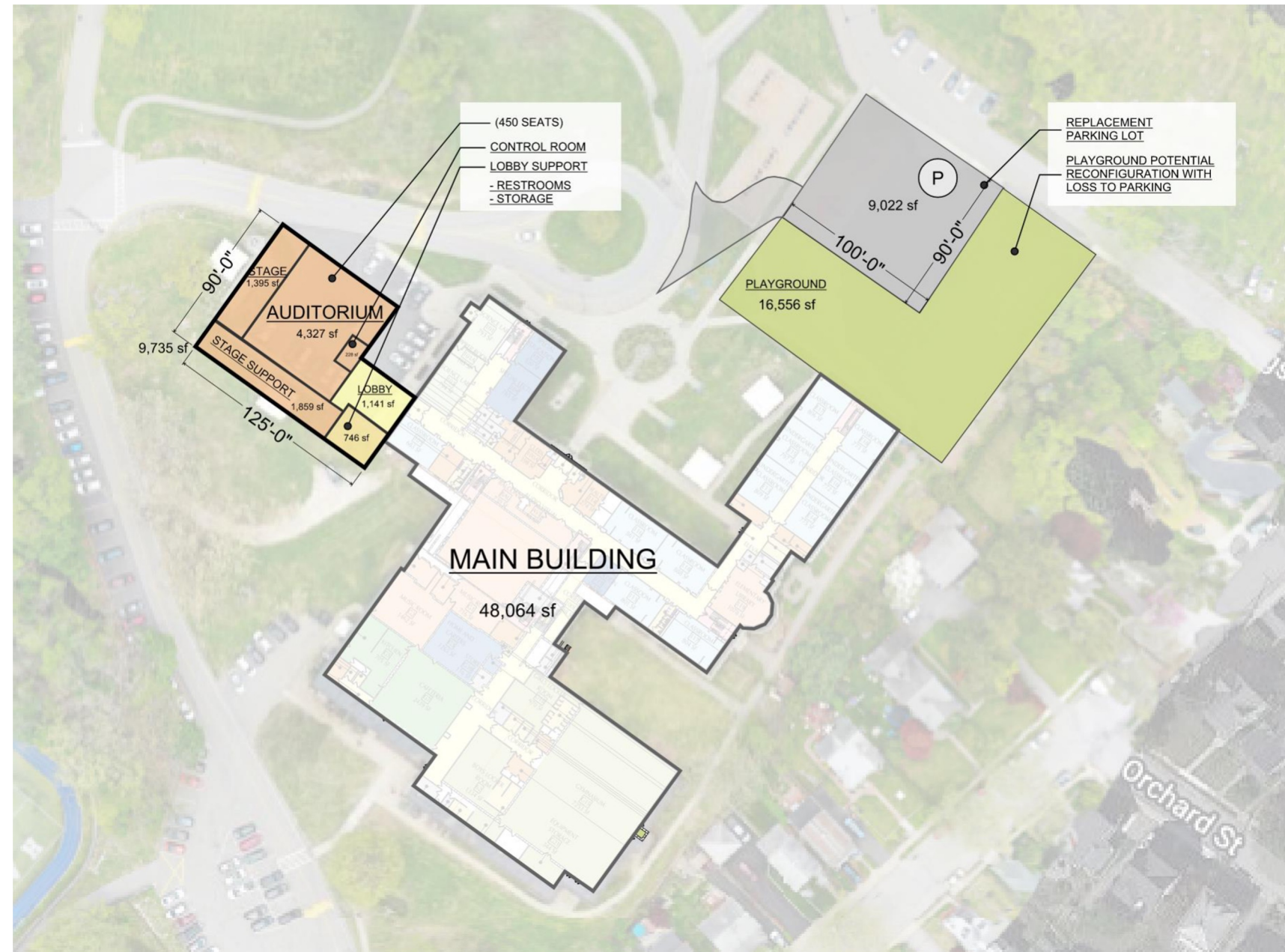
- Lack of Proper Athletic Facilities - Playfields & Wellness Center

- Lack of Dedicated High School Facilities
- Deficiencies with Existing Cafeteria
- Improvements to Support Visual Arts
- Improvements to Support STEM Activities
- Safety & Security Improvements

Potential Project

Option A - Build an Auditorium at Site 1

- 9,735 SF Addition
- Direction connection between new lobby and existing Main Building corridor
- Displaces existing parking, Reconfigure east playground/recess area to accommodate



Potential Project

Option C - Build an Auditorium at Site 2

- 11,135 SF Addition + 285 SF Renovation
- Relocate stair to allow for direction connection between existing Main Building and new corridor
- Reconfigure east playground/recess area to accommodate



Potential Project

Option D - Build an Auditorium & Gym at Site 2

- 24,502 SF Addition + 285 SF Renovation
- Relocate stair to allow for direction connection existing Main Building and between new corridor
- Reconfigure east playground/recess area to accommodate

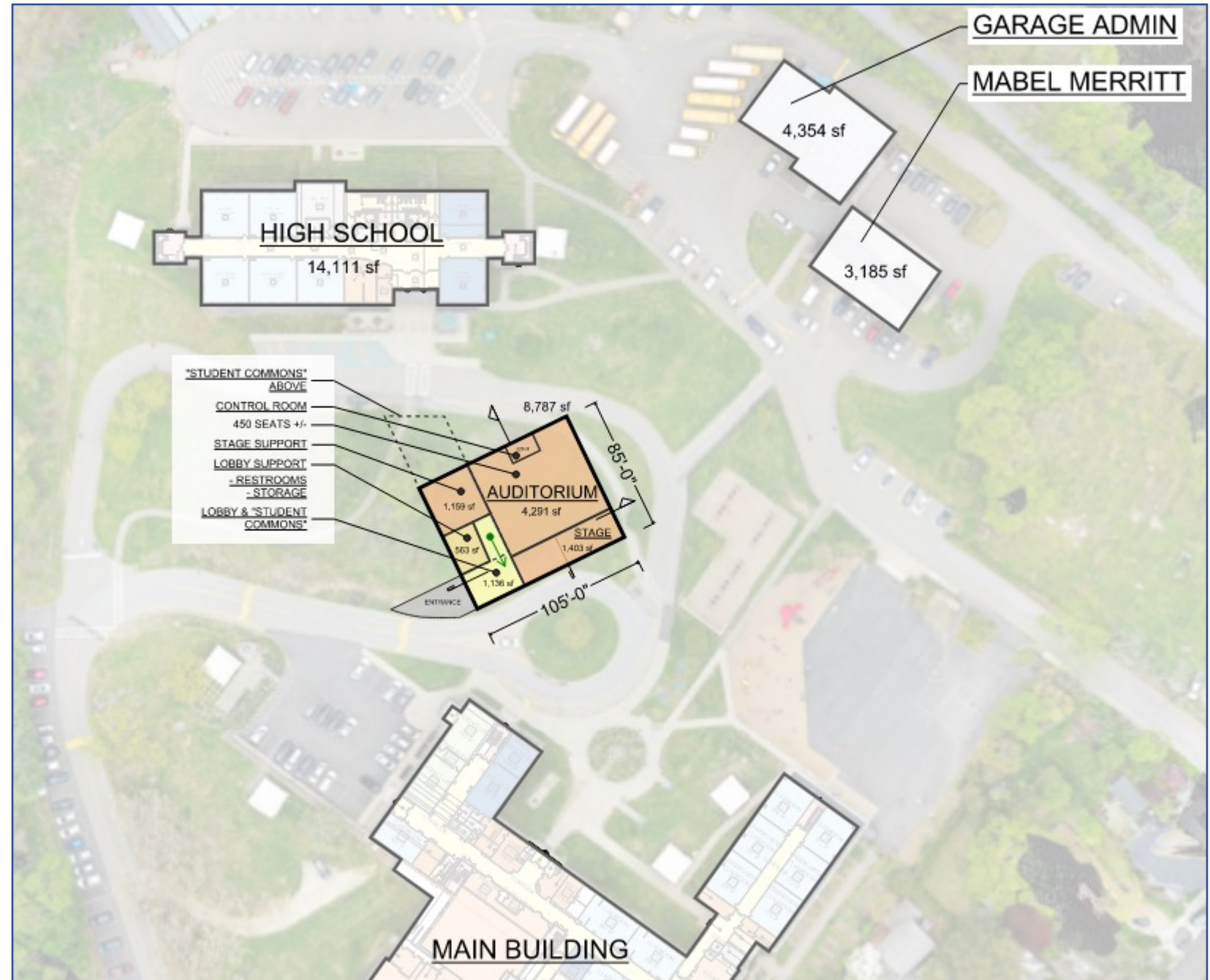


Potential Project

Option E -

Build an Auditorium & Student Center at Site 3

- 13,008 SF New Construction
- First Floor- Auditorium and support spaces
- Second Floor- Student Center, with connection to High School entry driveway

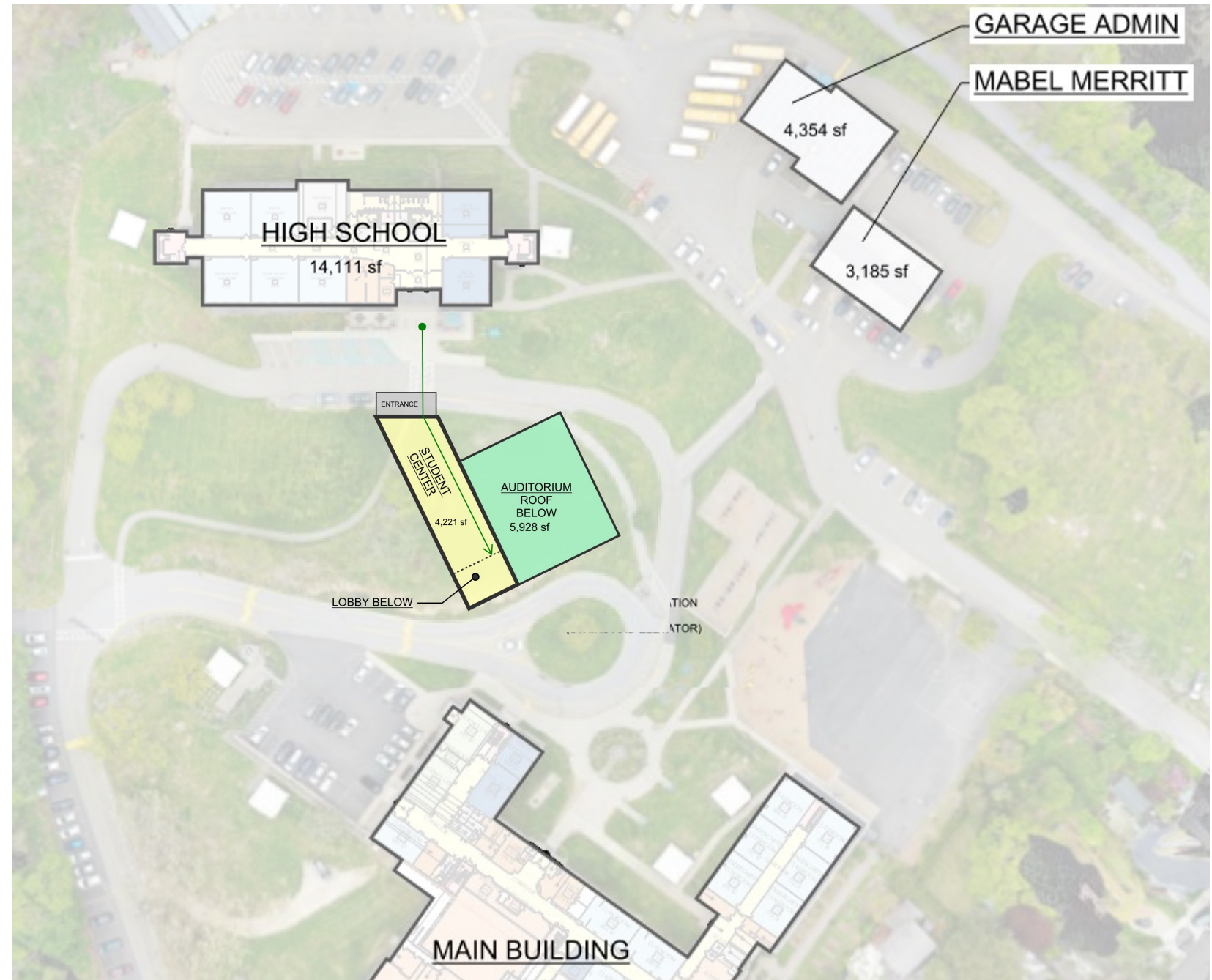


Potential Project

Option E -

Build an Auditorium & Student Center at Site 3 (Continued)

- 13,008 SF New Construction
- First Floor- Auditorium and support spaces
- Second Floor- Student Center, with connection to High School entry driveway

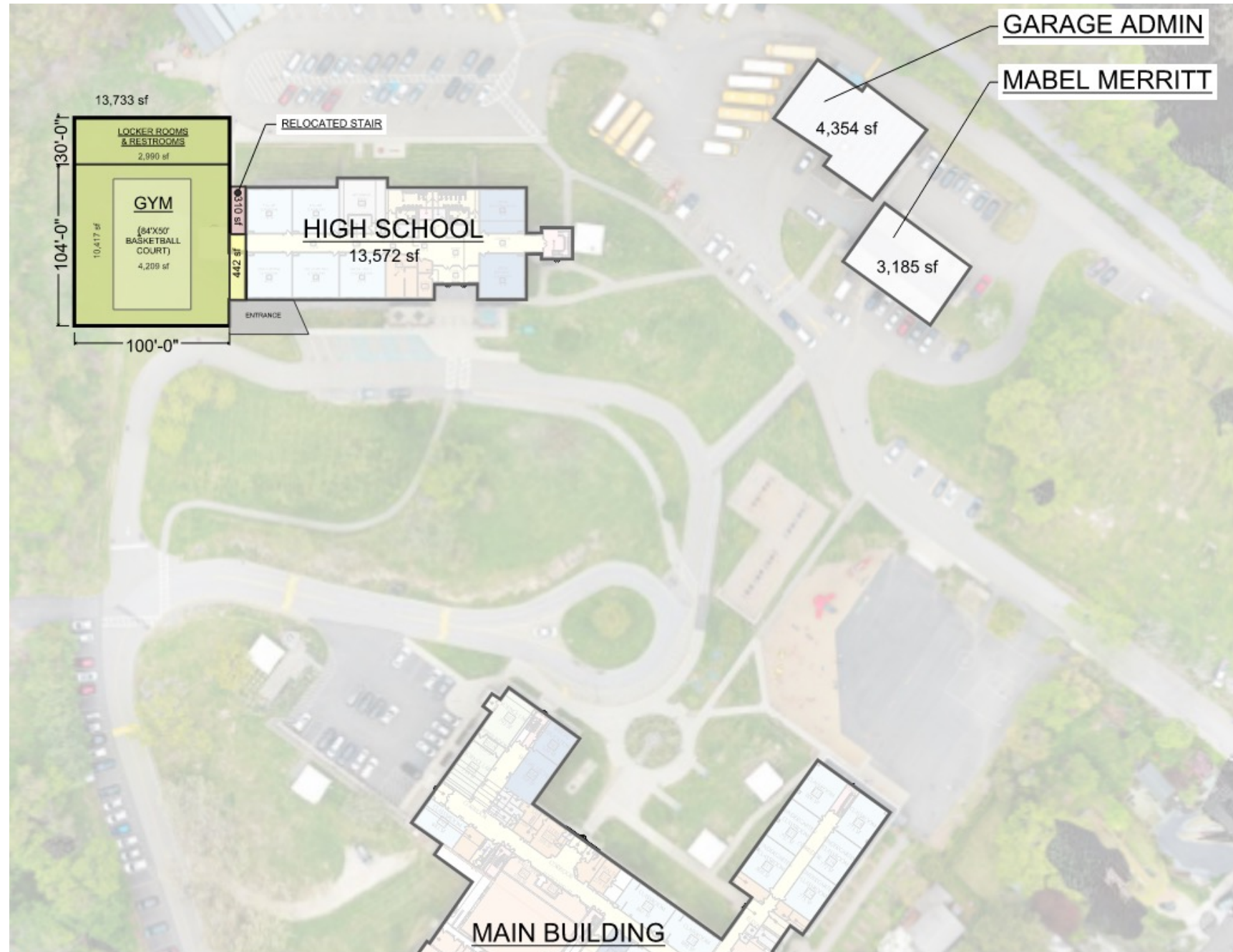


Potential Project

Option F -

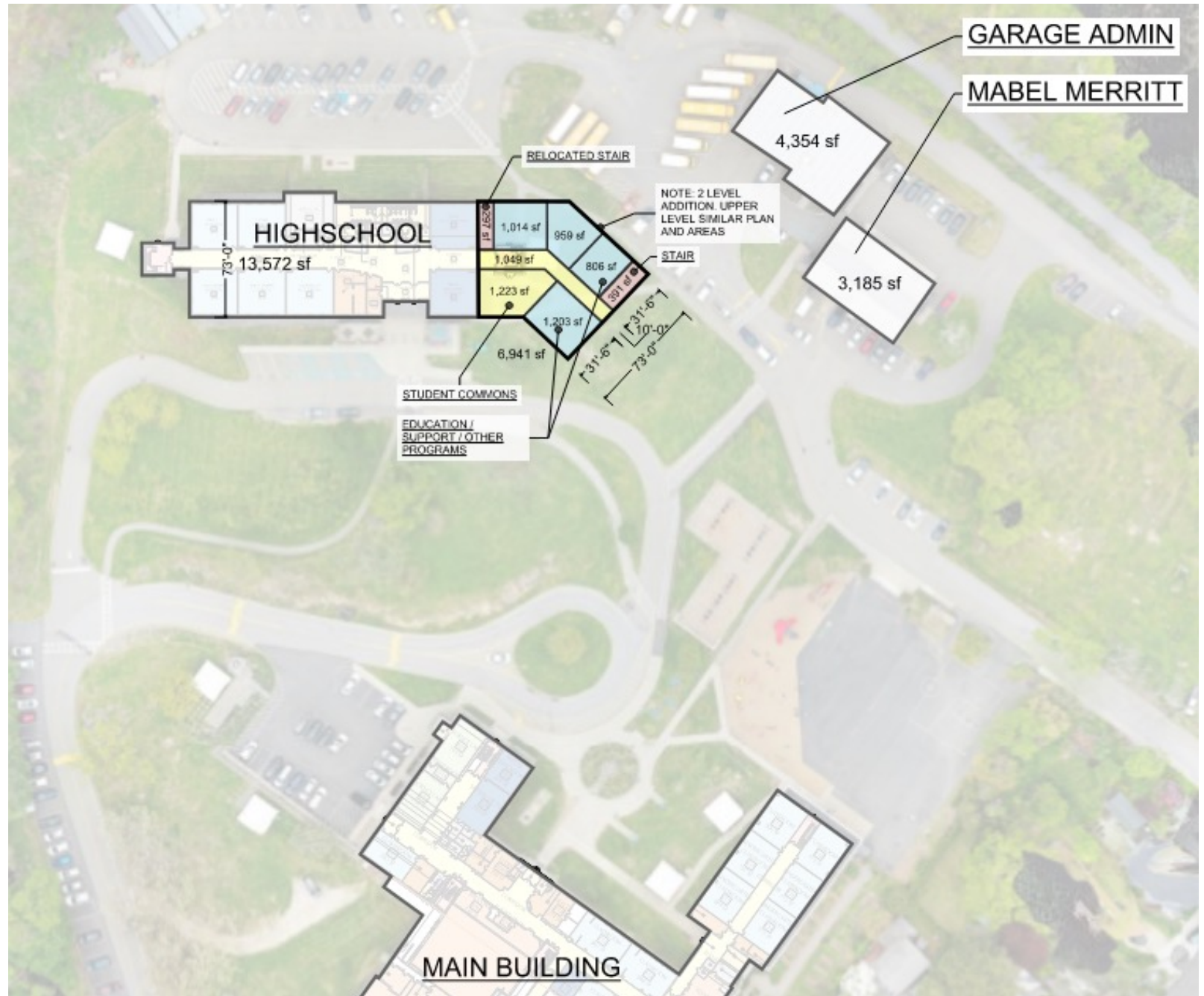
Build a Gym at Site 4

- 13,733 SF Addition + 540 SF Demolition
- Relocate stair to allow for direction connection between new corridor and existing HS Building
- Reconfigure site circulation from upper parking lot




Option H -

- Alternate option may include a 2nd floor for additional academic space



Schedule and Next Steps

Schedule

- | | |
|---|------------------------------|
| • Leadership Group Update / Meeting with Village Mayor | June 21, 2022 |
| • Distribute Community Survey | June 22, 2022 |
| • Establish dates for Community Workshop Sessions | July / August 2022 |
| • Complete Facilities Equity Study | July / August 2022 |
| • In depth Facilities Assessment Surveys | July 25 – 29, 2022 |
|  Development of Conceptual Options | August – October 2022 |
| • Development of budget estimates for conceptual options | September – October 2022 |
| • Interim Leadership & Campus Master Plan meetings | On Going |
| • Refinements to conceptual options and budget estimates | November – December 2022 |
| • Community / Public Meetings to present findings and Campus Master Plan | October / November 2022 |
| • Completion of Campus Master Plan | December 2022 / January 2023 |

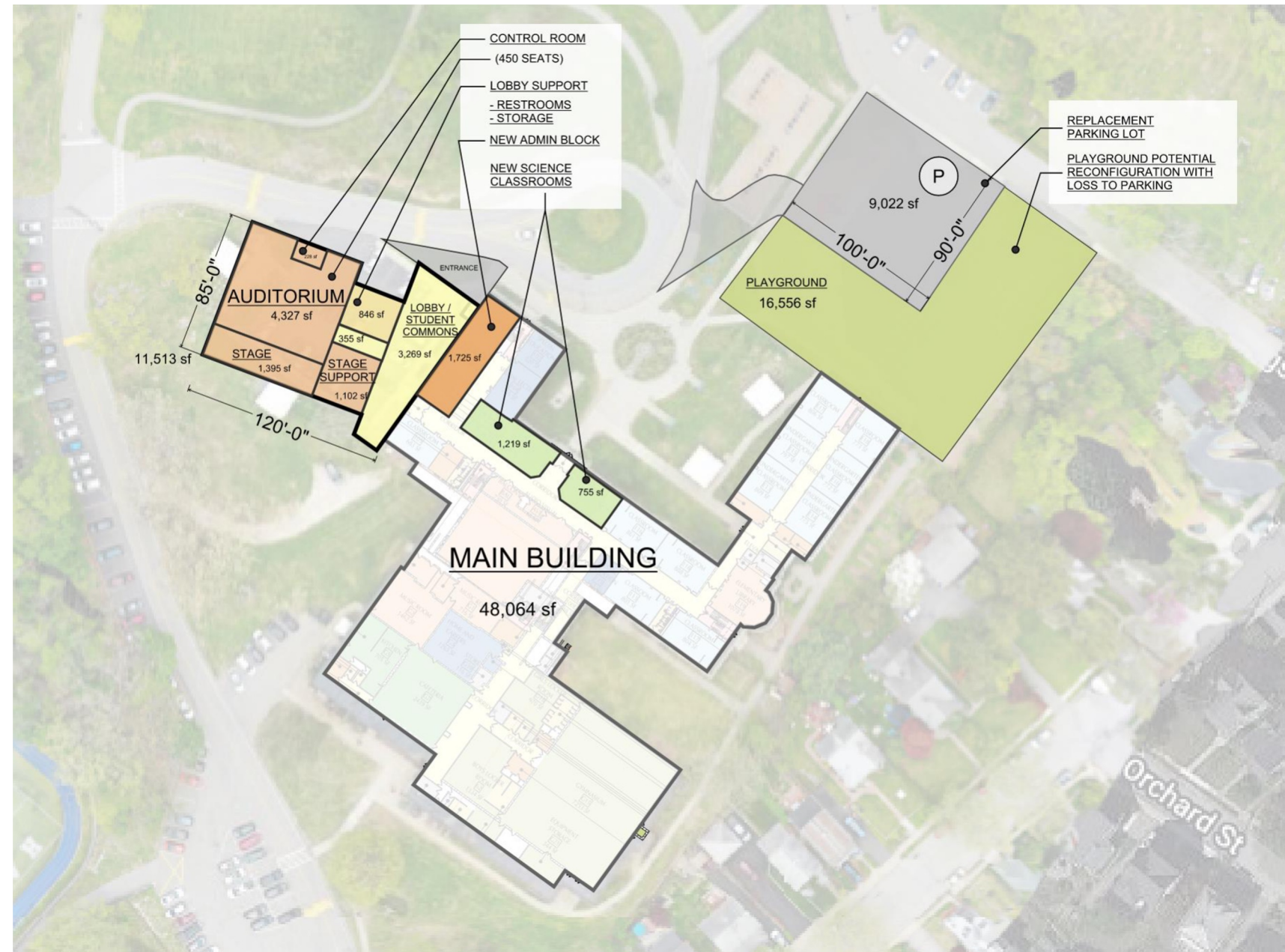


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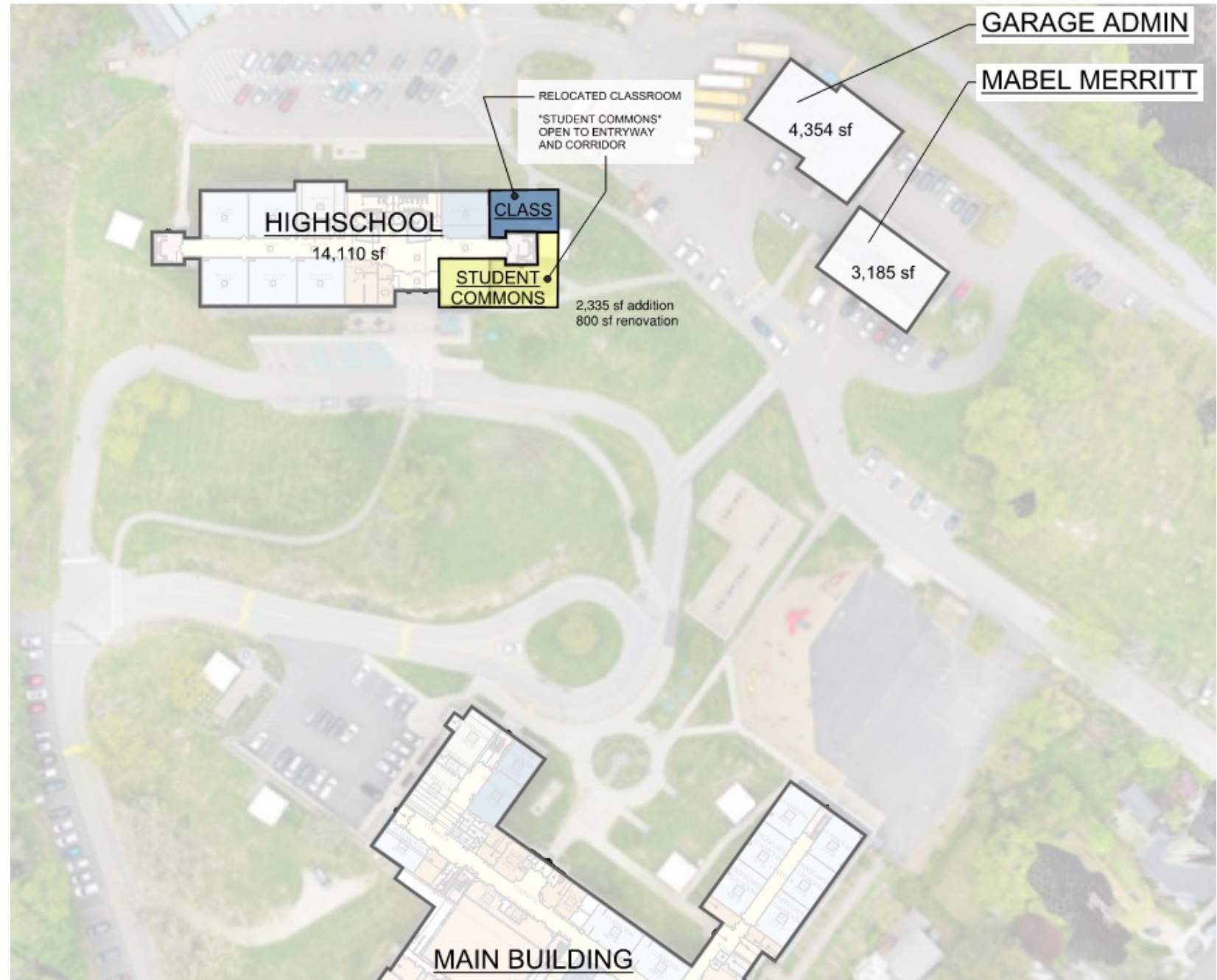
Potential Project Option B- Build an Auditorium & Student Commons at Site 1

- 11,513 SF Addition +
3,699 SF Renovation
- Relocate Admin Offices
and Science Classrooms to
allow for expanded new
lobby and connection to
Main Building
- Displaces existing parking,
Reconfigure east
playground/recess area to
accommodate



Potential Project Option G- Build a Student Commons at Site 5

- 2,335 SF Addition +
800 SF Renovation
- Reconfigure stair egress
- Provide addition for (1)
displaced classroom and
new Student Commons



Upcoming Meeting Topics

- Overview of Proposed Sitework Options
(Campus Circulation & Athletic Playfield Improvements)
- Review of Facility Assessments and Building Condition Survey
- Other proposed improvement areas (interior renovations, smaller additions)
- Continued development of proposed design options
- Discussion on evaluation with Strategic Coherence Plan alignment

Potential Project Option I- Build Large School Addition at Site 5

- 34,534 SF 2-Story Addition (17,267 SF Footprint)
- Reconfigure stair egress
- Provide addition for (22) new classrooms and a Student Commons

