

**BUILDING ON
EDGEMONT'S EXCELLENCE**

**2024 CAPITAL BOND
VOTE MAY 21, 2024**



Process & Timeline

2019-2020

Research & Data Collection

- ✓ Studies of current space utilization and enrollment trends conducted
- ✓ Examination of Five-Year Capital Facilities Plan completed
- ✓ In-person forums held to facilitate conversation with parents, community groups, faculty, and staff
- ✓ Community-wide survey distributed



2020-2021

Synthesis, Strategy, Packaging & Vote

- ✓ Survey results analyzed
- ✓ Middle-Level Learners study group formed; survey of middle-level faculty members distributed and results analyzed
- ✓ Consultations and studies with architects and experts conducted
- ✓ Preferred construction options decided; cost estimations performed
- ✓ Propositions voted upon by community and successfully passed leading to expenditure authorization up to \$54,241,125 for defined work





2021-2022

Architectural Design & State Review

- ✓ District architect and engineers designed and packaged projects
- ✓ Projects submitted to NYSED for review



2022-2023

Additional Data Collection, Review, and Pivot

- ✓ NYSED review; responses analyzed
- ✓ Updated cost estimations performed
- ✓ New demographic study commissioned; enrollment data analyzed
- ✓ Bids requested; responses reviewed
- ✓ Decision to reimagine bond based on new information made

2023-2024

Data Collection, Repackaging & New Vote

- ✓ Previously approved projects reviewed and juxtaposed with new data; inclusions/exclusions determined
- ✓ Committee and consultant work commenced; outcomes analyzed
- ✓ Additional needs weighed and identified for inclusion
- ✓ Scope identified and packaged for May 21, 2024 vote
- ✓ Preliminary cost estimations calculated
- ✓ Construction management firm engaged for pre-referendum work



Previous Presentations & Information



BUILDING ON EDGEMONT'S EXCELLENCE



The Finance/Bond Committee has identified a proposed scope of work for inclusion in a new capital bond project. In broad strokes, the recommendation is that all three campuses receive material upgrades in the following categories:

- Increased accessibility and parking
- Cafeteria renovations
- Air conditioning upgrades
- Dedicated STEAM classroom space
- Safety and security

In addition to these general categories, the committee recommends the following additional upgrades at the Junior/Senior High School campus:

- A-Building interior renovation
- Athletic field improvements
- Teacher carrels renovation
- District office renovation

Capital Bond Project Update

November 21, 2023



Cafeteria Renovations & Expansions

Problem:

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

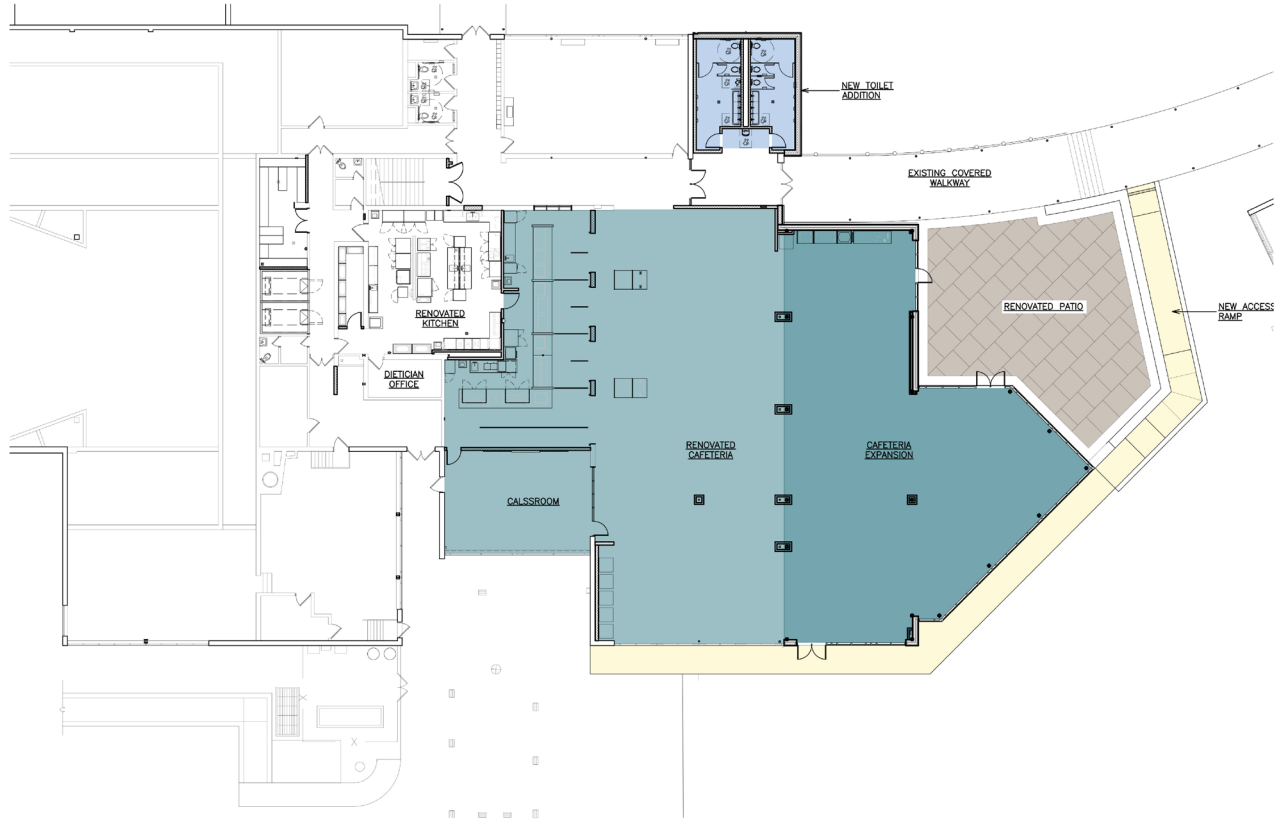
Why is it a problem?

- Existing conditions require the utilization of the gymnasium and wrestling room as a satellite server and cafeteria.
- EHS server 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.



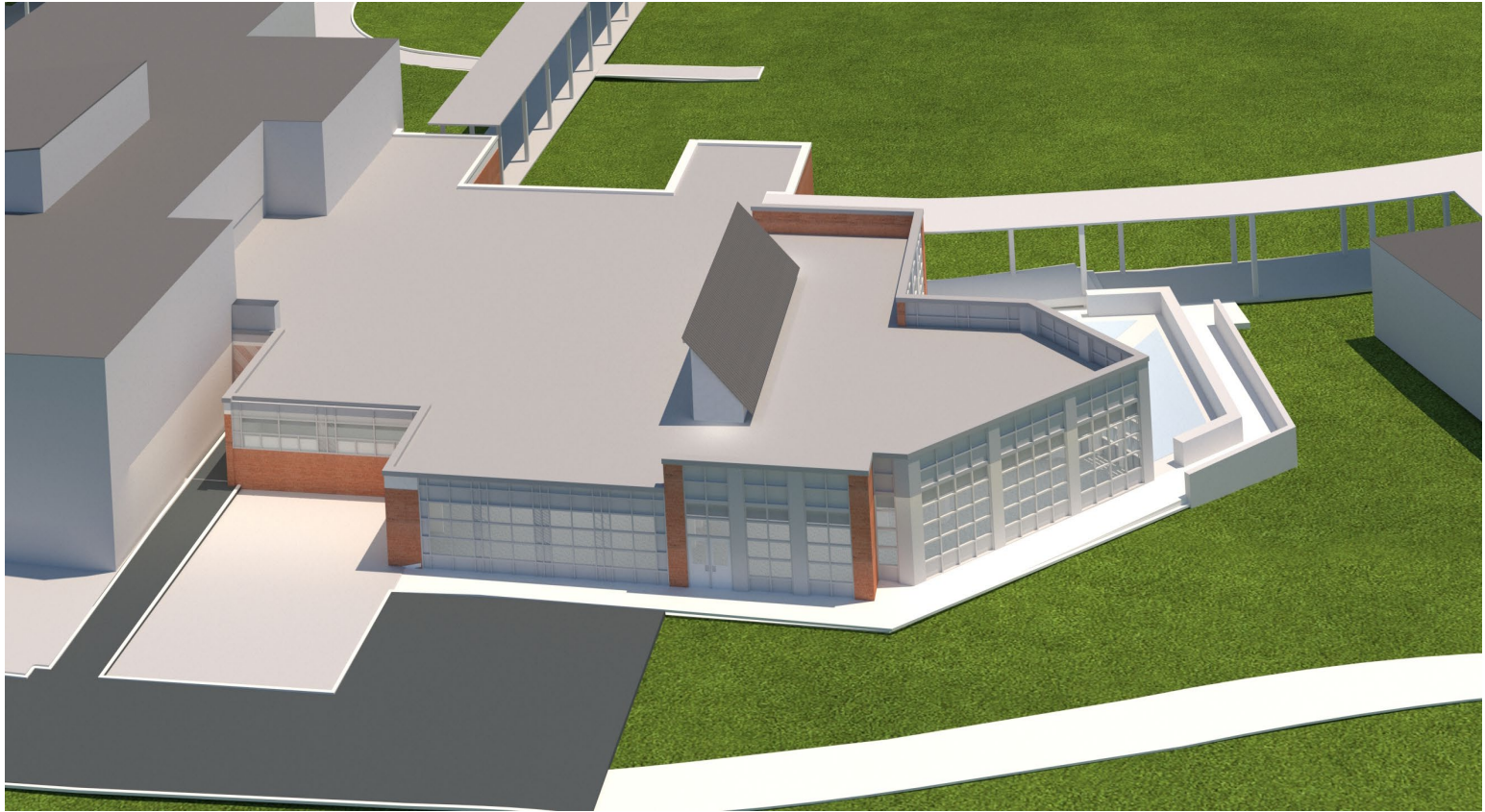
Proposed Solution:

- Expand the EHS cafeteria ($\pm 3,800$ s.f.) and redesign the server 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.



EDGEMONT JR./SR. HIGH SCHOOL
CAFETERIA EXPANSION AND RENOVATION





Cafeteria Expansion and Renovation - Exterior Rendering



Cafeteria Expansion and Renovation - Interior Rendering



Cafeteria Expansion and Renovation - Interior Rendering



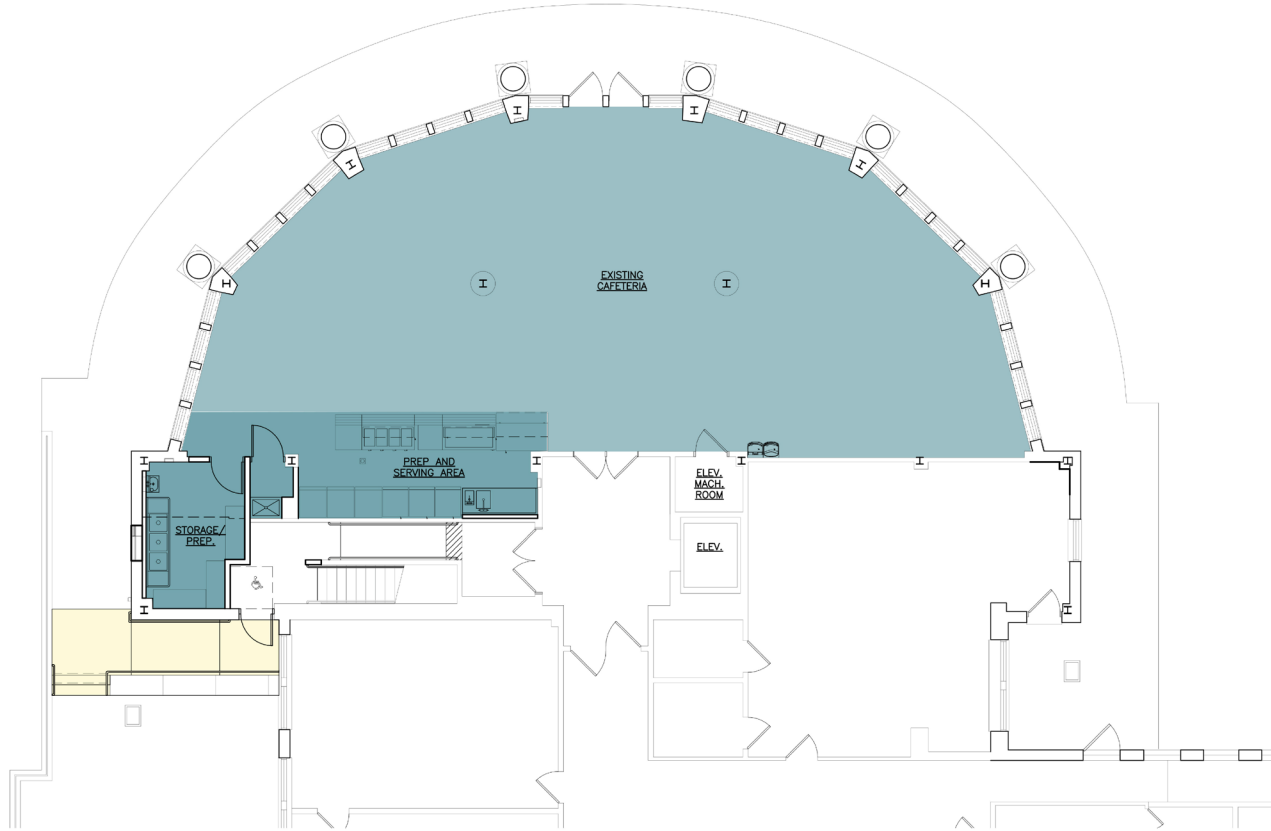
Cafeteria Expansion and Renovation - Interior Rendering



Cafeteria Expansion and Renovation - Interior Rendering

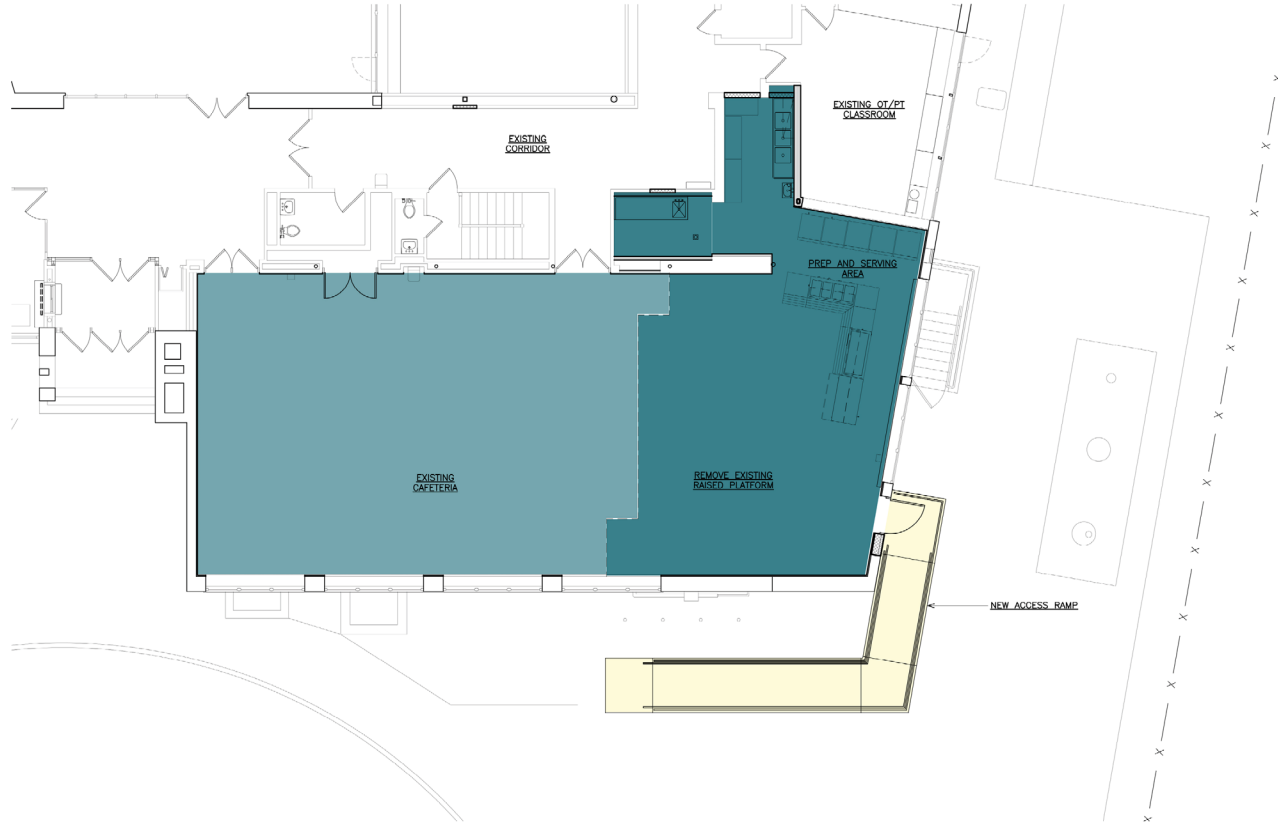


Cafeteria Expansion and Renovation - Interior Rendering



SEELY PLACE ELEMENTARY SCHOOL
CAFETERIA RENOVATION





GREENVILLE ELEMENTARY SCHOOL CAFETERIA RENOVATION



EHS A-Building Renovation

Problem:

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

Why is it a problem?

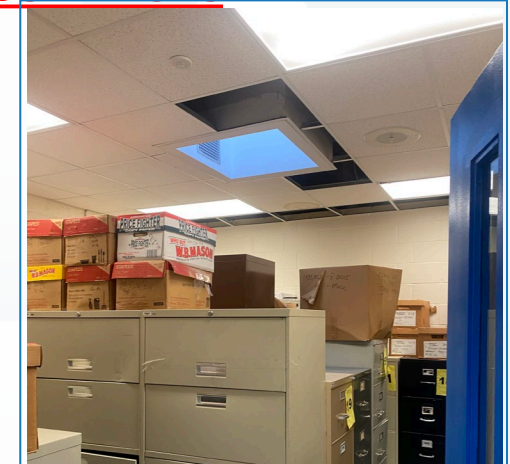
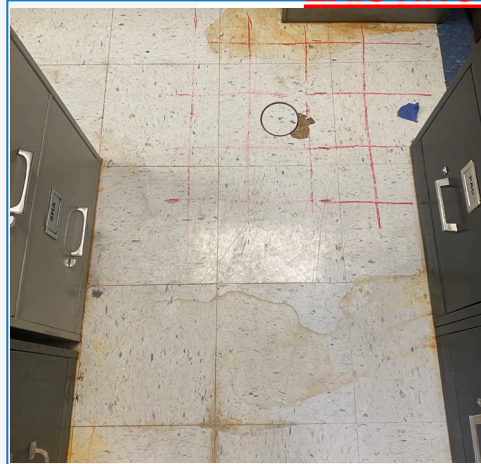
The building does not have a positive outlook for long-term sustainability without significant capital investment.

Proposed Solution:

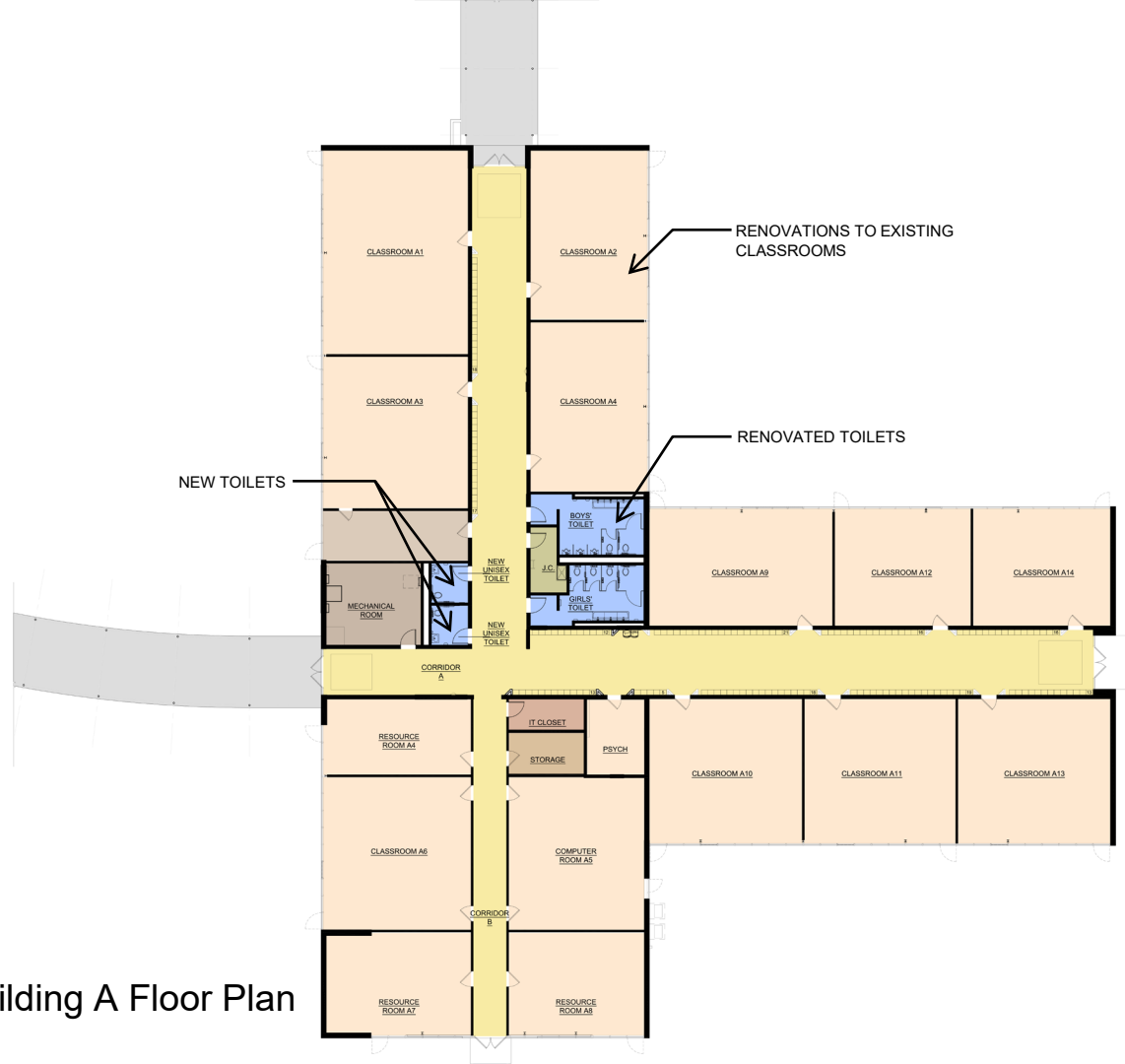
- Replace the existing ventilation system with new HVAC system
- Renovation of interior space while maintaining existing classroom layout
- Renovate existing bathrooms; add additional bathrooms
- New furniture, fixtures, and finishes

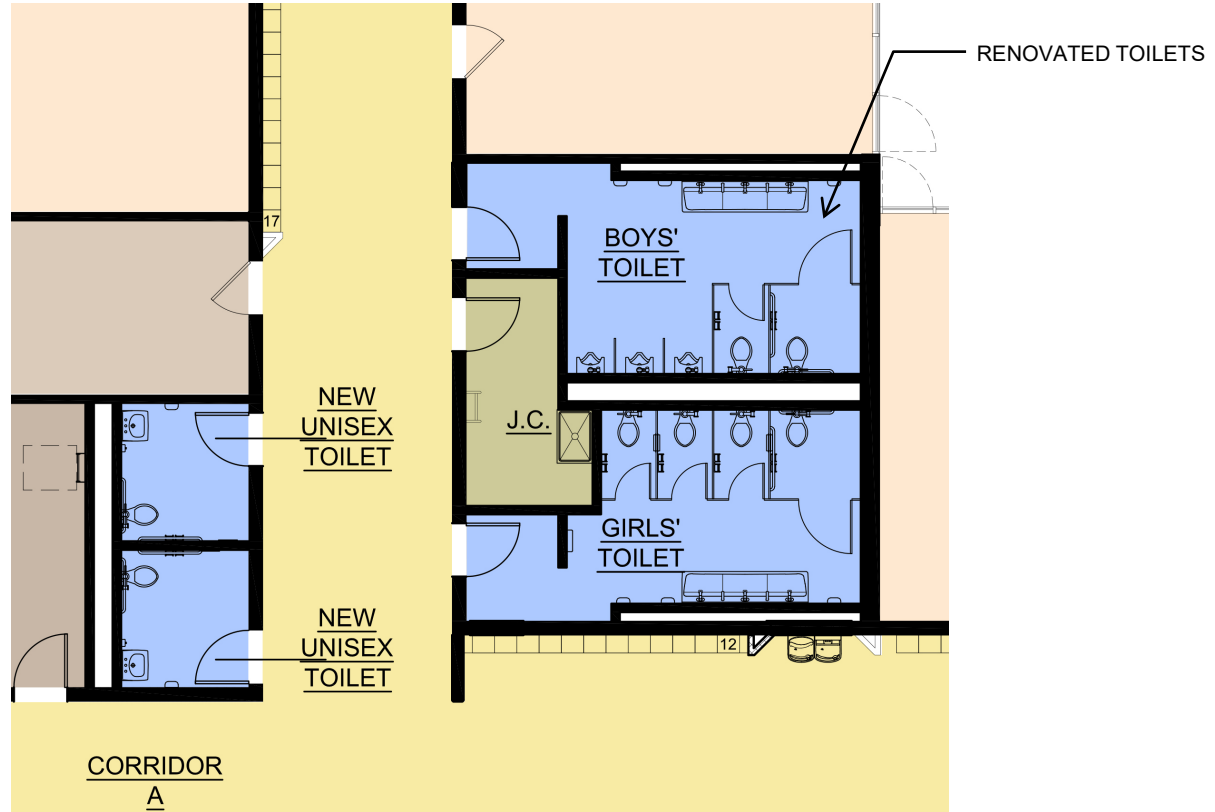


EXISTING CONDITIONS



Building A Floor Plan





Building A Bathrooms

Safety & Security: Accessibility & Parking

Problem at **EHS**:

No secondary egress exists from main lot. Emergency vehicle access is lacking. Vehicular traffic is excessive. Limited access points exist. Parking is limited.

Why is it a problem?

- Emergency vehicles have limited access points and significant challenges at drop-off and pick-up times.
- Limited accessways leads to significant delays when dropping off or picking up students.
- Traffic spills onto neighboring roads.
- Insufficient number of parking spots for daily use, limited to no parking for guests, and even greater challenges on the day of school-based events.

Proposed Solution at **EHS**:

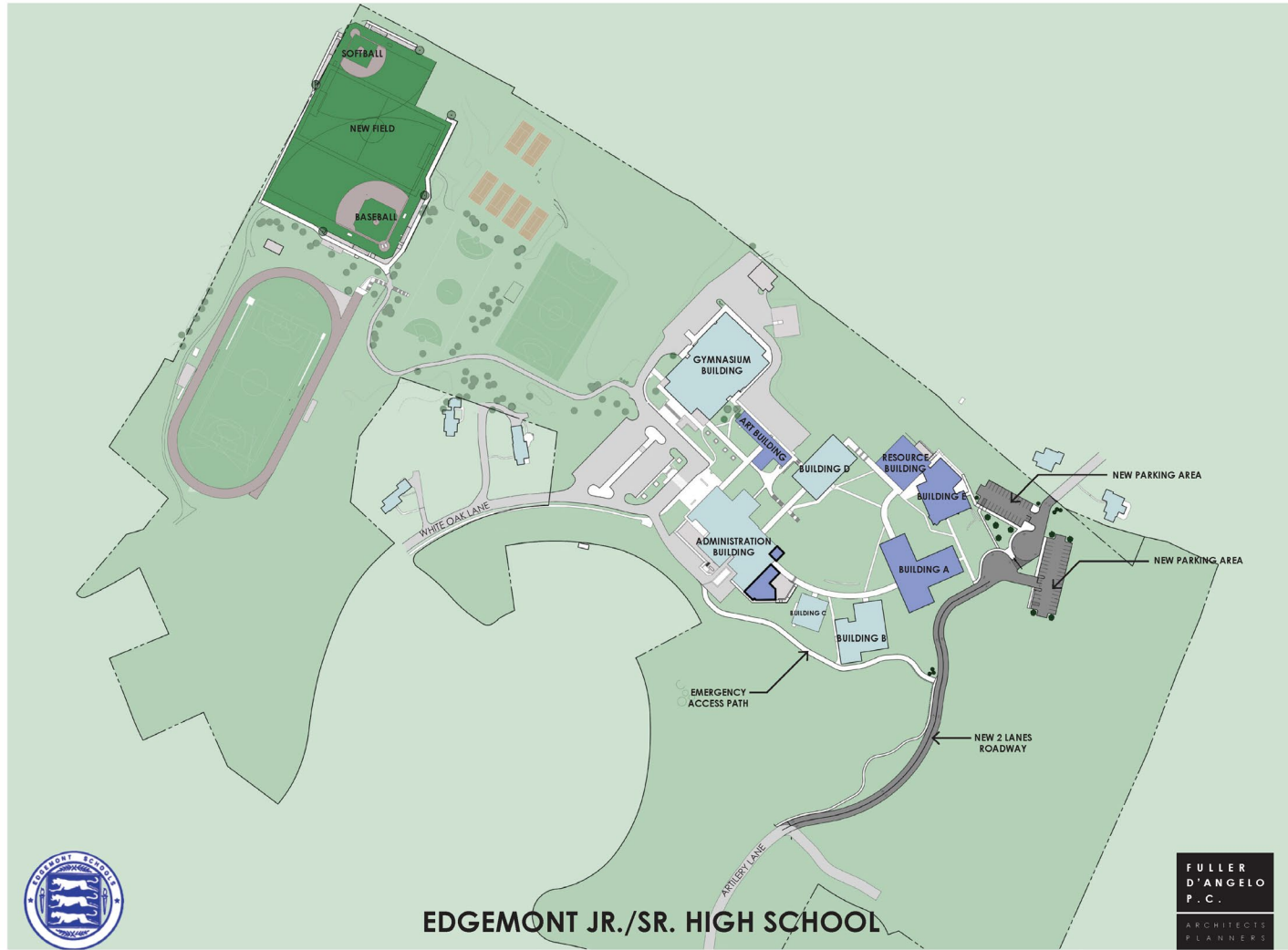
- Convert existing dirt path to a two lane accessway to the EHS campus, originating at Artillery Lane with additional parking and a roundabout for drop-off and pick-up.
- Connect existing Old Colony parking lot with new parking lot for emergency vehicle passage.
- Formalize and reinforce an emergency vehicle access path connecting the newly constructed roundabout with the main parking lot on White Oak Lane.

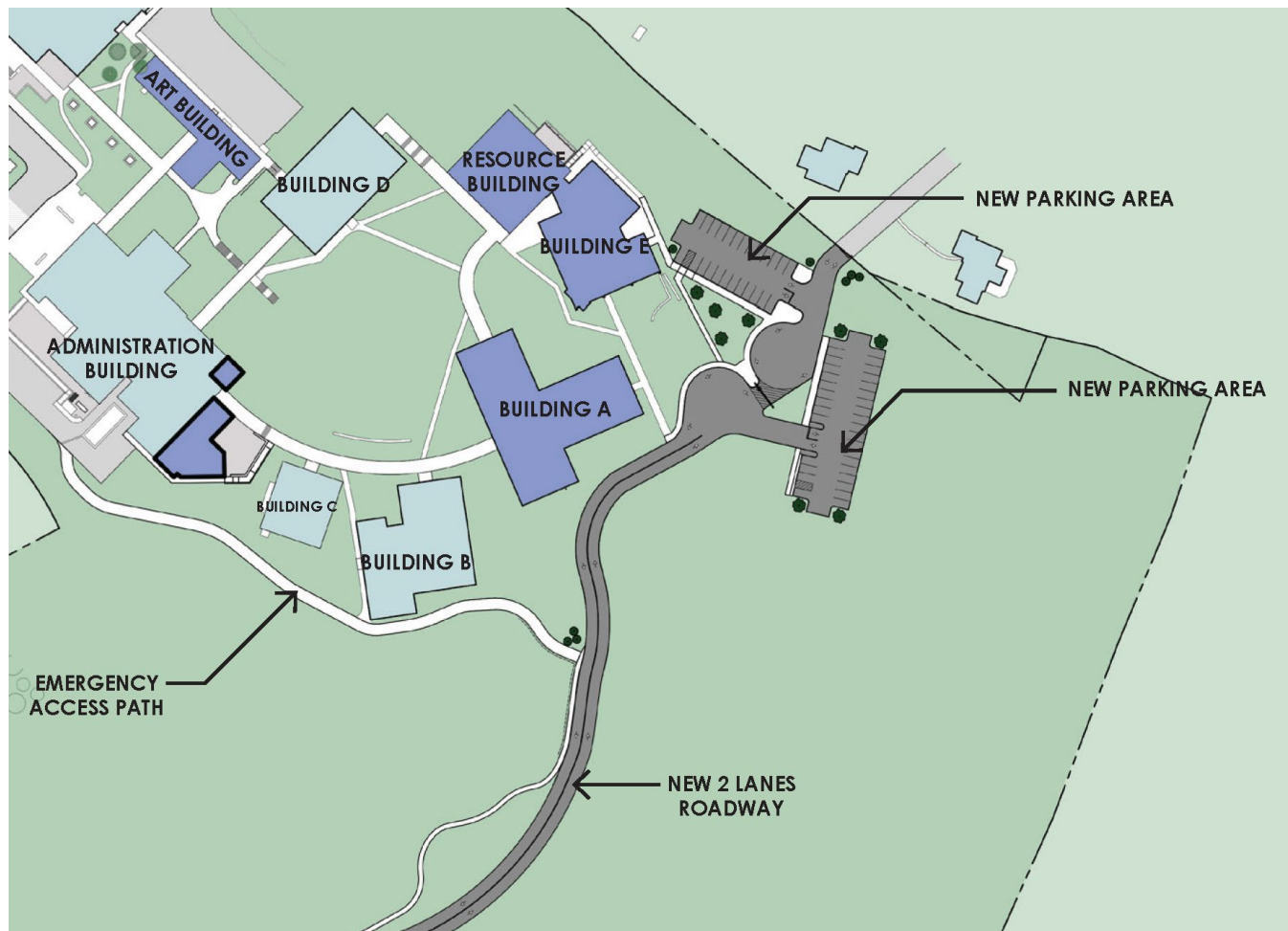




EDGEMONT JR./SR. HIGH SCHOOL

FULLER
D'ANGELO
P.C.
ARCHITECTS
PLANNERS





Safety & Security: Accessibility & Parking

Problem at Seely Place:

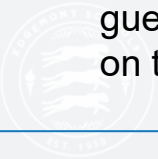
Emergency vehicle access is lacking. Vehicular traffic is excessive. Limited access points exist. Parking is limited.

Why is it a problem?

- Emergency vehicles have limited access points and significant challenges at drop-off and pick-up times.
- Limited accessways leads to significant delays when dropping off or picking up students.
- Traffic spills onto neighboring roads.
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Proposed Solution at Seely Place:

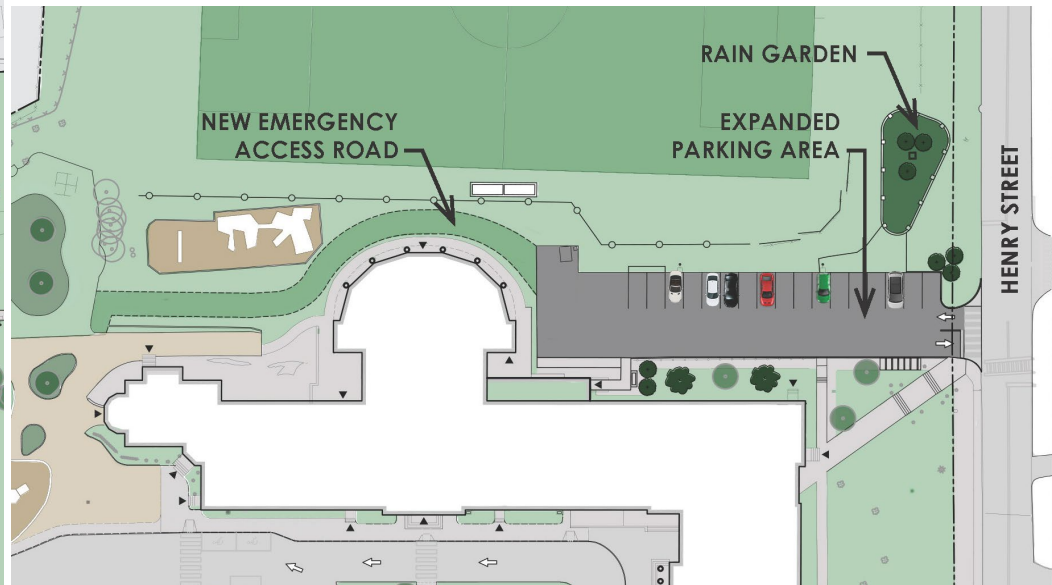
- Create an emergency access road leading to the back of the building.
- Upgrade the layout of the rear parking lot and replace the existing oil tank contained below the surface.
- Create an additional parking lot off Ardsley Road with lighted walkway to the main parking lot.







Seely Place Parking Lot – Ardsley Rd.



Seely Place Parking Back Lot

Safety & Security: Accessibility & Parking

Problem at **Greenville:**

No secondary egress exists. Emergency vehicle access is lacking. Vehicular traffic is excessive. Limited access points exist.

Why is it a problem?

- Emergency vehicles cannot reach the back of the building in case of emergencies and face significant challenges at drop-off and pick-up.
- Limited accessways leads to significant delays when dropping off or picking up students.
- Traffic spills onto neighboring roads.
- Insufficient number of parking spots for daily use, limited to no parking for guests, and even greater challenges on the day of school-based events.

Proposed Solution at **Greenville:**

- Create a staging lane and new traffic pattern for drop-off and pick-up originating at Glendale Rd.
- Build a new parking lot adjacent to the jughandle on Ardsley Rd.
- Create new two-lane accessway originating from Ardsley Rd. jughandle facilitating two unique drop-off and pick-up loops.



Safety & Security: Accessibility & Parking

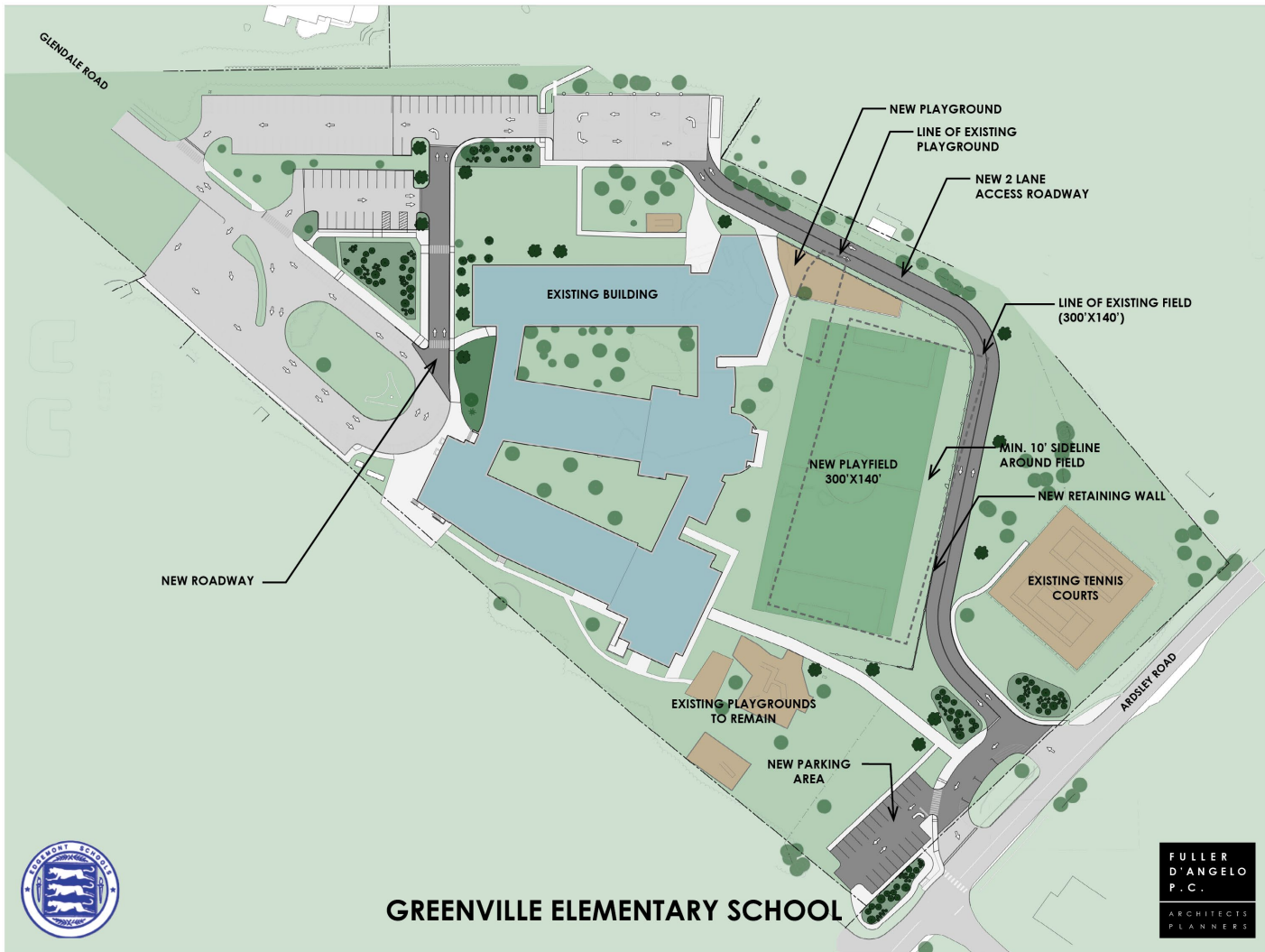
Options Previously Considered but Failing to Meet Established Goals

- Create an emergency vehicle access path accessible from Ardsley Rd. jughandle, terminating at the NW corner of the school.
- Create a “one-way in, one way-out” traffic pattern – in from Glendale Rd., out to Ardsley Rd. by constructing a new accessway from the main parking lot to Ardsley Rd.
- Create a secondary access point connecting the existing parking lot with Scarsdale Farm Rd.

Proposed Solution at **Greenville**:

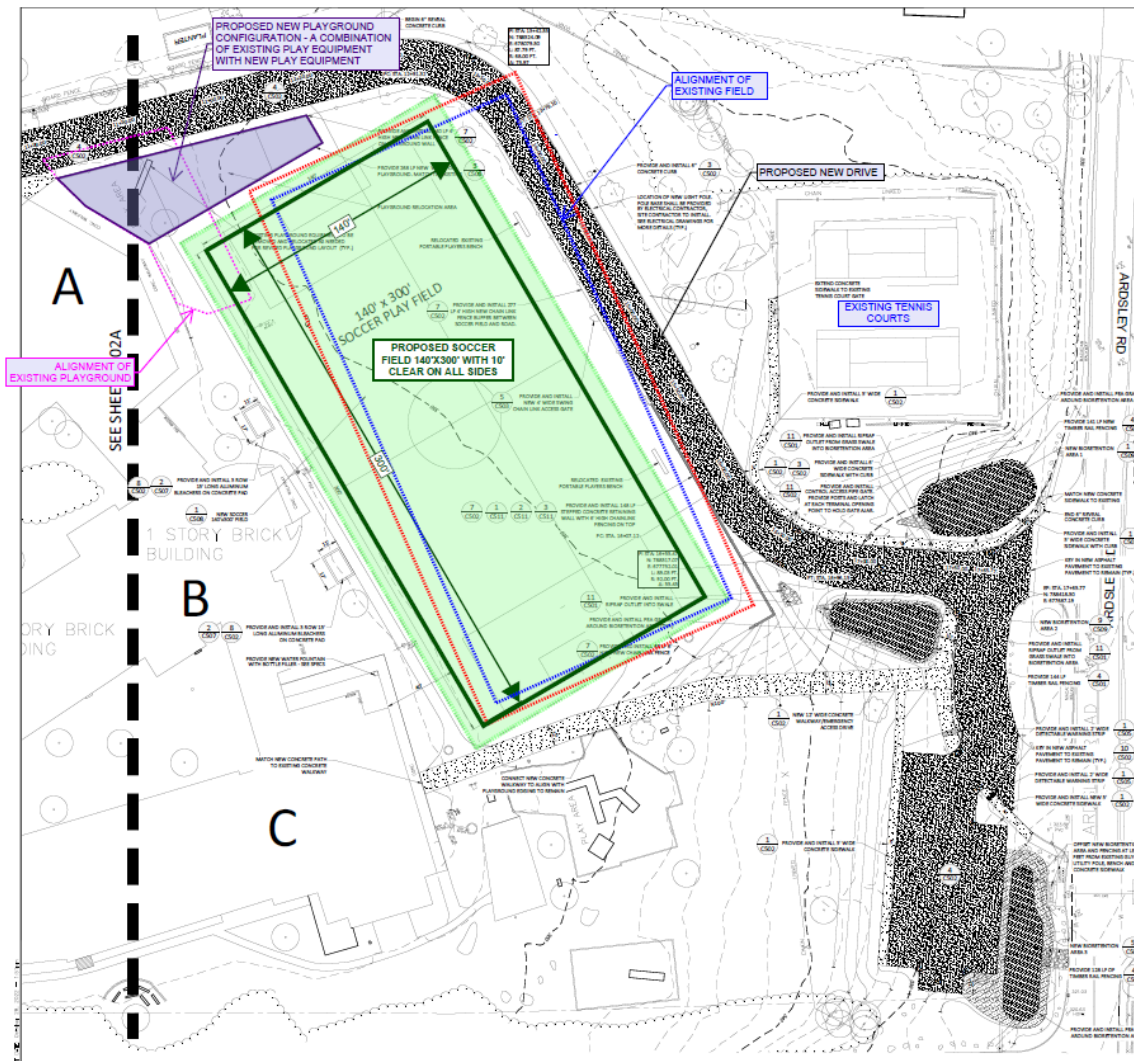
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GREENVILLE ELEMENTARY SCHOOL

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ARCHITECTS
PLANNERS



GREENVILLE ELEMENTARY SCHOOL
PROPOSED NATURAL GRASS FIELD AND PLAYGROUND
JANUARY 2024

Safety & Security Upgrades District-Wide

Greenville Elementary School

- Panic button 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

Seely Place Elementary School

- Panic button with full integration to our building management system/doors/locksets
- Replacement of all interior doors
- Exterior camera upgrades
- Interior cameras
- Upgrades to the existing locksets on all classroom doors
- Installation of bollards in critical areas to restrict vehicle access

Edgemont Junior/Senior High School

- Build a security vestibule outside of the current main entrance to the Administration Building
- Panic button 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

Air Conditioning Upgrades District-Wide

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 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.

Proposed Solution at EHS:

- Through the renovation of the cafeteria, upgrade the ventilation system in the cafeteria to a fully-HVAC compatible system.
- Through the renovation of the A-Building, replace the ventilation system with a fully-HVAC compatible system providing AC to 16 classrooms.
- Outfit as many of the 33 remaining classrooms as possible with ductless split air conditioning systems, unit ventilator swap outs or some combination of the two based on feasibility and cost.



Air Conditioning Upgrades District-Wide

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 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

Proposed Solution at Seely Place:

- Replace the existing mechanical system providing ventilation in the new wing with a fully-HVAC compatible system, providing air conditioning to 11 classrooms, the library, and the newly renovated cafeteria.
- Outfit as many of the 23 remaining classrooms as possible with ductless split air conditioning systems, unit ventilator swap outs or some combination of the two based on feasibility and cost.



Air Conditioning Upgrades District-Wide

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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 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

Proposed Solution at Greenville:

- Through the renovation of the cafeteria, upgrade the ventilation system in the cafeteria to a fully-HVAC compatible system.
- Outfit as many of the 38 remaining classrooms as possible with ductless split air conditioning systems, unit ventilator swap outs or some combination of the two based on feasibility and cost.
- Identify the most cost-efficient means of proving AC in the library



Dedicated STEAM Classroom Space

Problem:

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

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

Proposed 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.

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.



Resource Building and Building E Floor Plan



STEAM Room Rendering



STEAM Room Rendering

Dedicated STEAM Classroom Space

Problem:

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

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

Proposed Solution at **Elementary Schools**:

- Renovate an existing classroom for STEAM use.

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.

Teacher Carrels Renovation

Problem:

Existing teacher workspace is dilapidated, has outdated furniture and cabinetry, lacks windows, private spaces, and space for collaboration. Bathrooms serving this space are inadequate.

Why is it a problem?

- At the Jr./Sr. High School there is not a 1:1 correspondence of teachers to classrooms.
- 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.

Proposed Solution:

- Full interior renovation of the existing space including the creation of private rooms with dedicated phone lines.
- 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 carrels



EXISTING CONDITIONS

District Office Renovation

Problem:

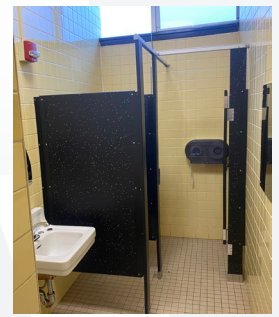
District Office is too small and has too few offices. Existing bathrooms need renovations. No break space exists. Kitchen is in the main workspace. Conference space is limited.

Why is it a problem?

- Unable to accommodate all departments that oversee the District's operations.
- Lack of space impedes staffing decisions.

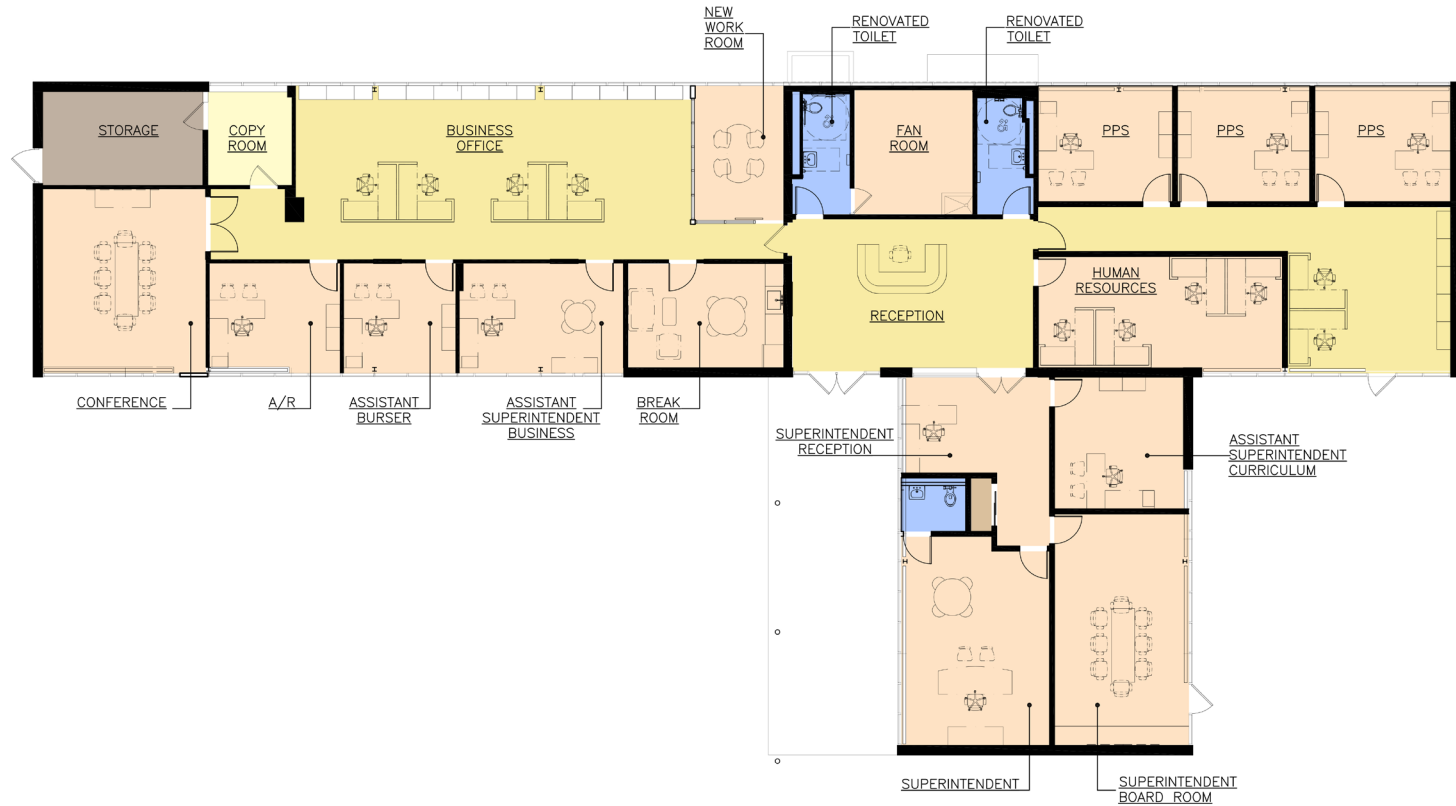
Proposed Solution:

- Capture the two existing classroom spaces in the building or District Office use.
- Relocate Superintendent's Office, Office of Curriculum, Instruction, and Assessment, and Office of Pupil Personnel Services to these spaces.
- Build a break room with kitchen.
- Renovate the existing bathrooms.



EXISTING CONDITIONS





Art Building Admin Offices Floor Plan

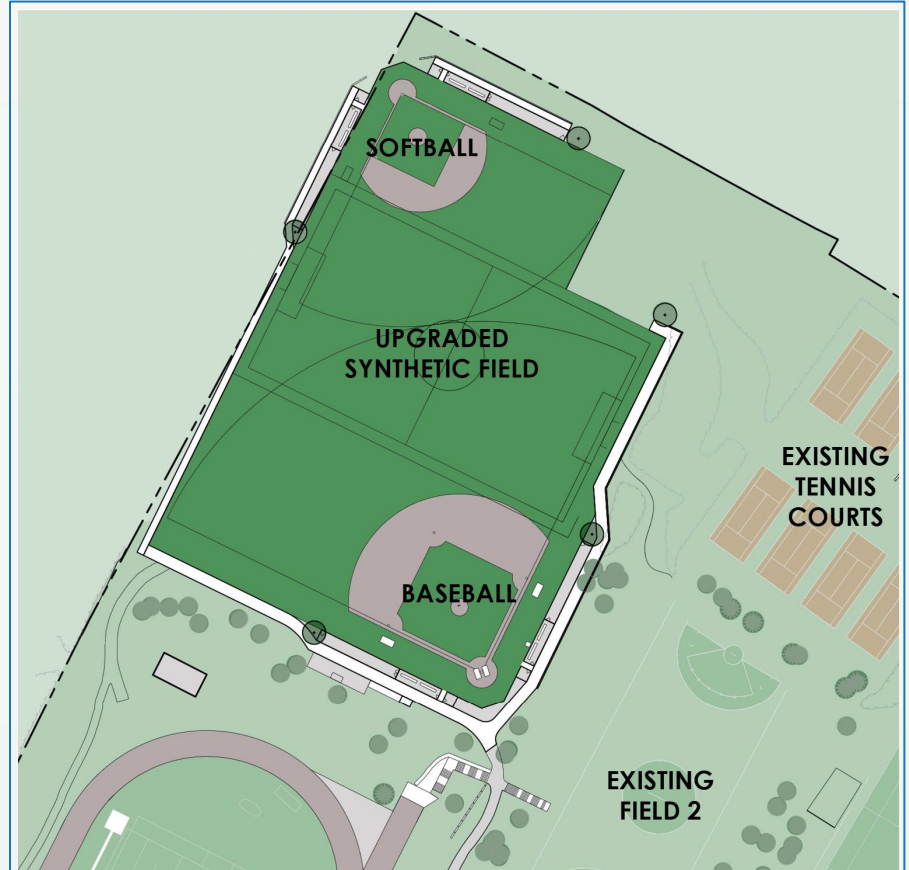
EHS Athletic Field Upgrades

Problem:

Existing baseball and softball fields are sub-par and require more maintenance than can be allocated to ensure upkeep meets the desired standard.

Proposed Solution:

- Replace the existing grass surface with new synthetic turf.
- Install dugouts and new batting cages.
- Create multiple lining options for use by other off-season sports.





EHS Athletic Field Upgrades

Anticipated Costs

Note: Refined, finalized cost estimates are ongoing. Final proposed Bond cost to be set by the February 27, 2024 Board of Education meeting.

Edgemont Jr./Sr. High School	\$ 44,500,000 - \$ 47,000,000
Greenville Elementary School	\$ 11,000,000 - \$ 12,000,000
Seely Place Elementary School	\$ 8,000,000 - \$ 8,500,000

Total	\$ 63,000,000 - \$ 67,500,000
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** Inclusive of soft costs, construction contingency, and annual escalation for projects bid at varying points in time.*

State Aid: The District will receive building aid on the approved projects, offsetting the expenditure obligation. Currently, NYSED reimburses the District 49.5% of the aidable building expenses.

Future Presentations & Opportunities to Engage

- Board of Education Meetings
 - February 27, 2024 – Cost estimates, tax-impact, financing
 - March 19, 2024 – Board Adoption of Bond Proposition
 - April 16, 2024 – Continued Discussions
 - May 7, 2024 – Continued Discussions

ADDITIONAL COMMUNITY FORUMS WILL BE SCHEDULED.
DATES ARE BEING IDENTIFIED AND WILL BE COMMUNICATED SOON

