



Ardsley School District

Capital Project Presentation #2

*“Investing in our children’s future: safety,
instructional space, and infrastructure”*

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

August 30, 2023

Comprehensive Long Range Planning Study

At the request of the Ardsley Union Free School District, the **Western Suffolk BOCES Office of School Planning and Research** conducted this study to assess recent **demographic factors and enrollment trends** in order to prepare projections through the year 2031.

This study serves to provide objective data that the Board of Education and administration **can use in planning for the future**. Planning is, however, a dynamic process that needs to reflect change. Some of the more pertinent information will be shared in subsequent slides.



Population Growth

Table 1 - Comparative Population Growth

Location	2000	2010	2020	% change 00 - 10	% change 10 - 20
Westchester County	923,459	949,113	1,004,457	2.8%	5.8%
Town of Greenburgh	86,764	88,400	95,397	1.9%	7.9%
Village of Ardsley	4,269	4,452	5,079	4.3%	14.1%
Village of Dobbs Ferry	10,622	10,875	11,541	2.4%	6.1%
Ardsley UFSD	9,623	9,616	11,318	-0.1%	17.7%
Dobbs Ferry UFSD	9,297	9,499	9,781	2.2%	3.0%
Edgemont UFSD	7,101	7,454	7,822	5.0%	4.9%
Elmsford UFSD	7,953	7,734	9,597	-2.8%	24.1%
Greenburgh CSD	21,673	21,801	22,666	0.6%	4.0%
Hastings-on-Hudson UFSD	8,339	8,514	9,225	2.1%	8.4%
Irvington UFSD	9,917	9,215	9,659	-7.1%	4.8%
Yonkers City SD	196,086	195,976	211,569	-0.1%	8.0%

Source: Census Bureau

Table 2 - Comparative Enrollment Growth

Location	2000 Enrollment	2010 Enrollment	2020 Enrollment	% change 00 - 10	% change 10 - 20
Westchester County	139,914	146,775	139,503	4.9%	-5.0%
Ardasley UFSD	2,152	2,042	2,310	-5.1%	13.1%

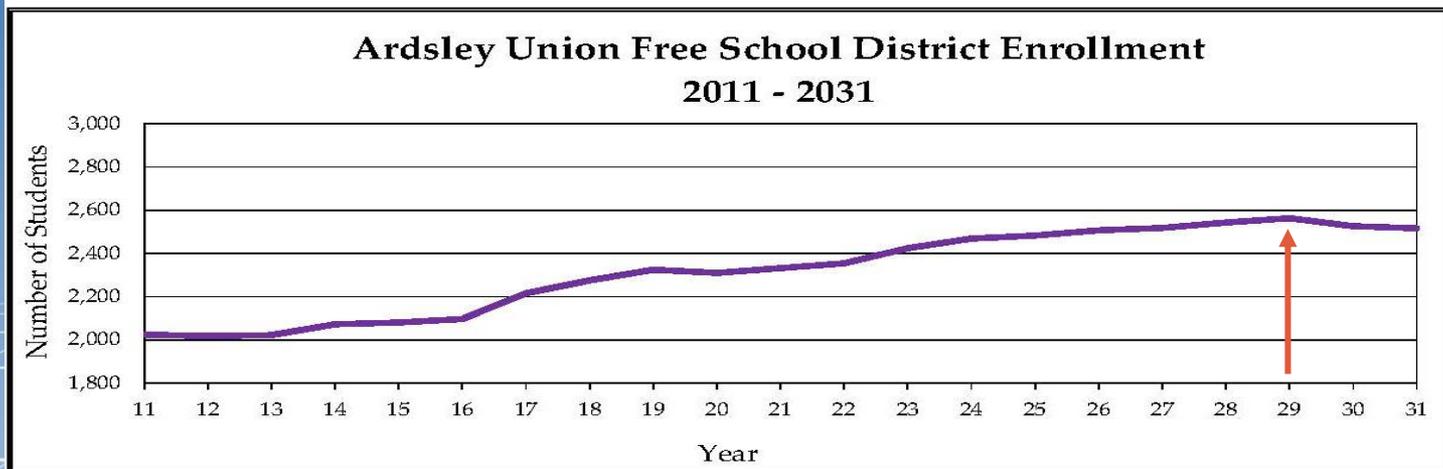


Figure 9 - Ardsley Union Free School District, K - 12 Enrollment

Projected Enrollment by School

Table 11 - Projected Ardsley UFSD Enrollment

Year	K - 4	5 - 8	9 - 12	K - 12
Actual 2021	884	725	723	2,332
Projected 2022	854	775	725	2,354
2023	874	790	760	2,424
2024	851	841	777	2,469
2025	866	845*	772	2,483
2026	894*	789	824	2,507
2027	893	784	841	2,518
2028	862	786	895	2,543
2029	858	809	896*	2,563*
2030	857	834	835	2,526
2031	850	835	832	2,517

*= denotes peak enrollment during 2022 - 2031



Current Enrollment



Larger Enrollment Growth

Bond Propositions

Proposition # 1 \$44,626,000

Proposition # 2 \$59,578,000

Proposition # 3 \$39,000,000

Total 3 Propositions \$143,204,000

Process on financial investment voting structure

Proposition # 1

Ardsley High School (AHS)

Security Vestibule with New Main Office	\$4,700,000
Classroom Renovations and New Science Rooms	\$4,995,000
Synthetic Turf Field w/ new Track & Lights	\$8,700,000

AHS Main Office & Security

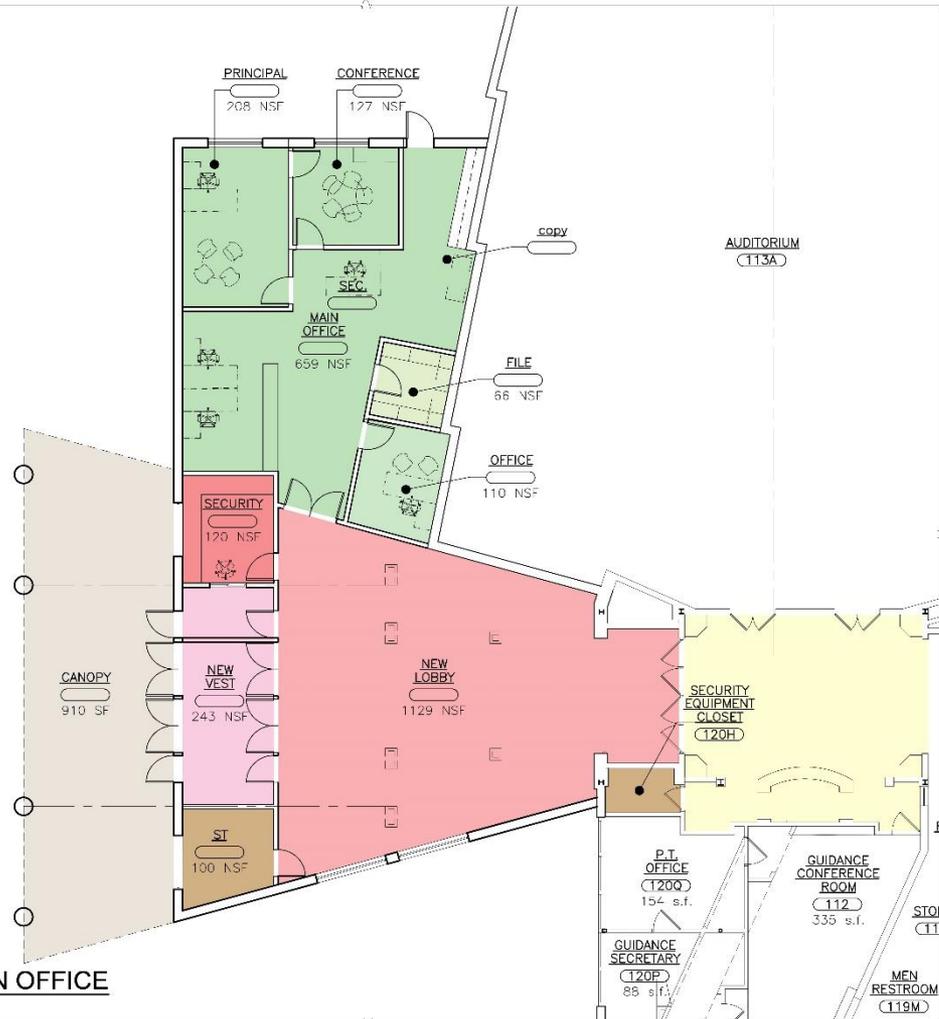


FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

Proposed Security Vestibule Rendering

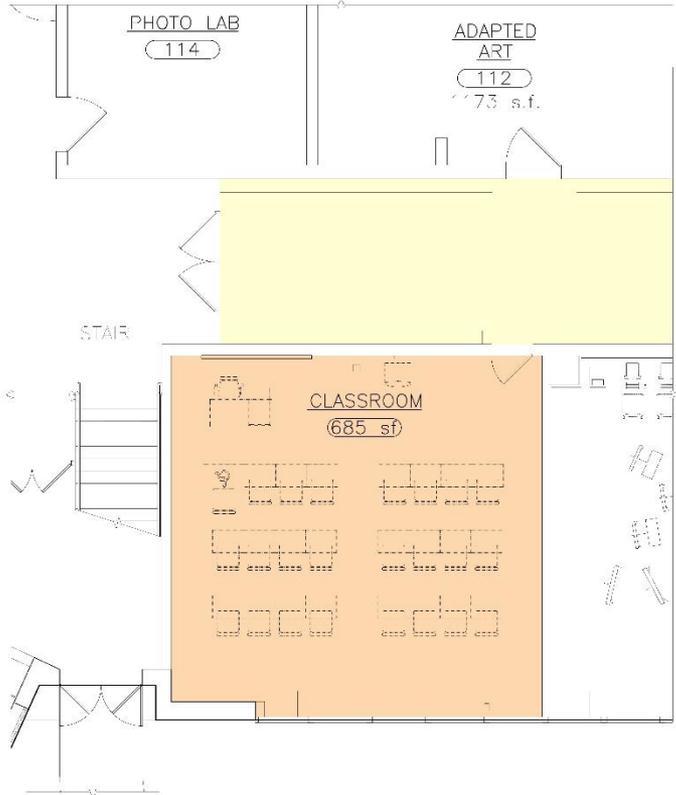
AHS Main Office & Security



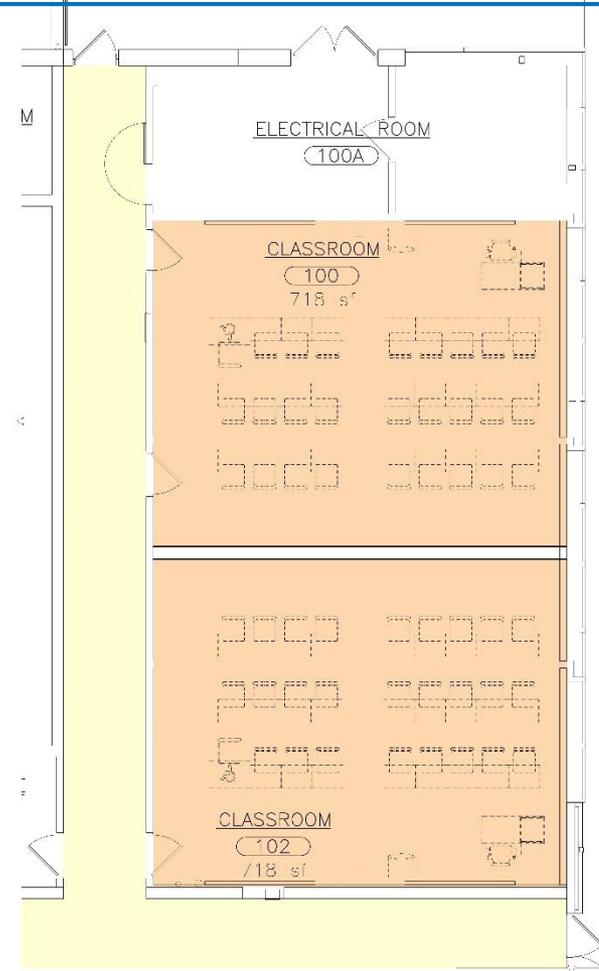
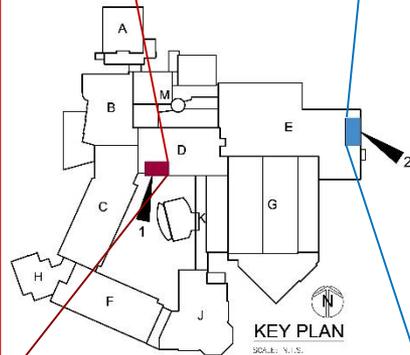
1 ARDSLEY HIGH SCHOOL
SECURITY VESTIBULE & MAIN OFFICE
SCALE: 1/8" = 1'-0"

AHS Classroom Renovations

FORMER PRINCIPAL'S OFFICE



1 FIRST FLOOR CLASSROOM @ ENTRY AREA
SCALE: 1/4" = 1'-0"



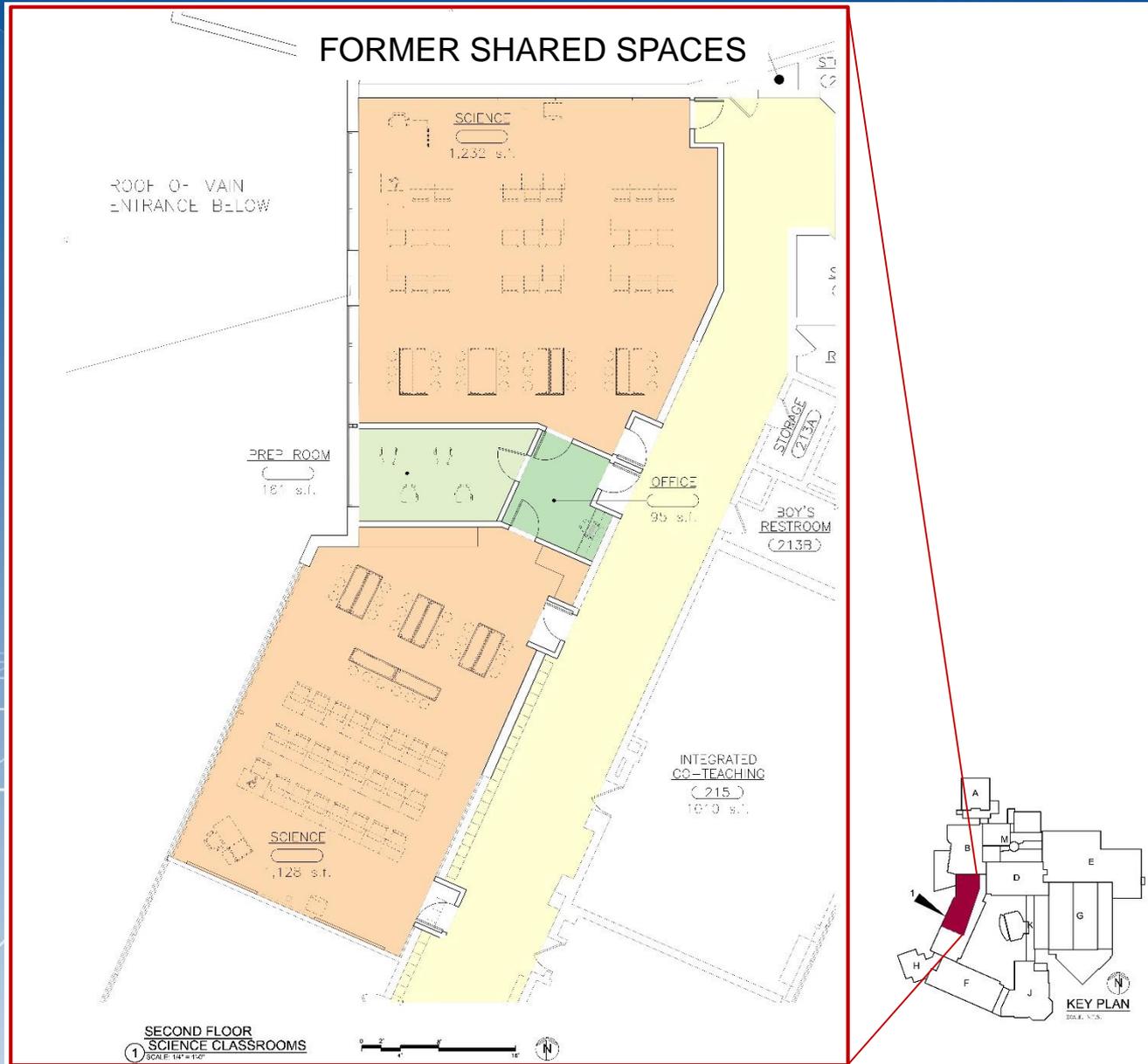
2 FIRST FLOOR 2 CLASSROOMS @ EAST END
SCALE: 1/4" = 1'-0"



AHS Science Renovations



AHS Science Renovations



FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AHS Synthetic Turf Field w/ new Track & Lights



FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

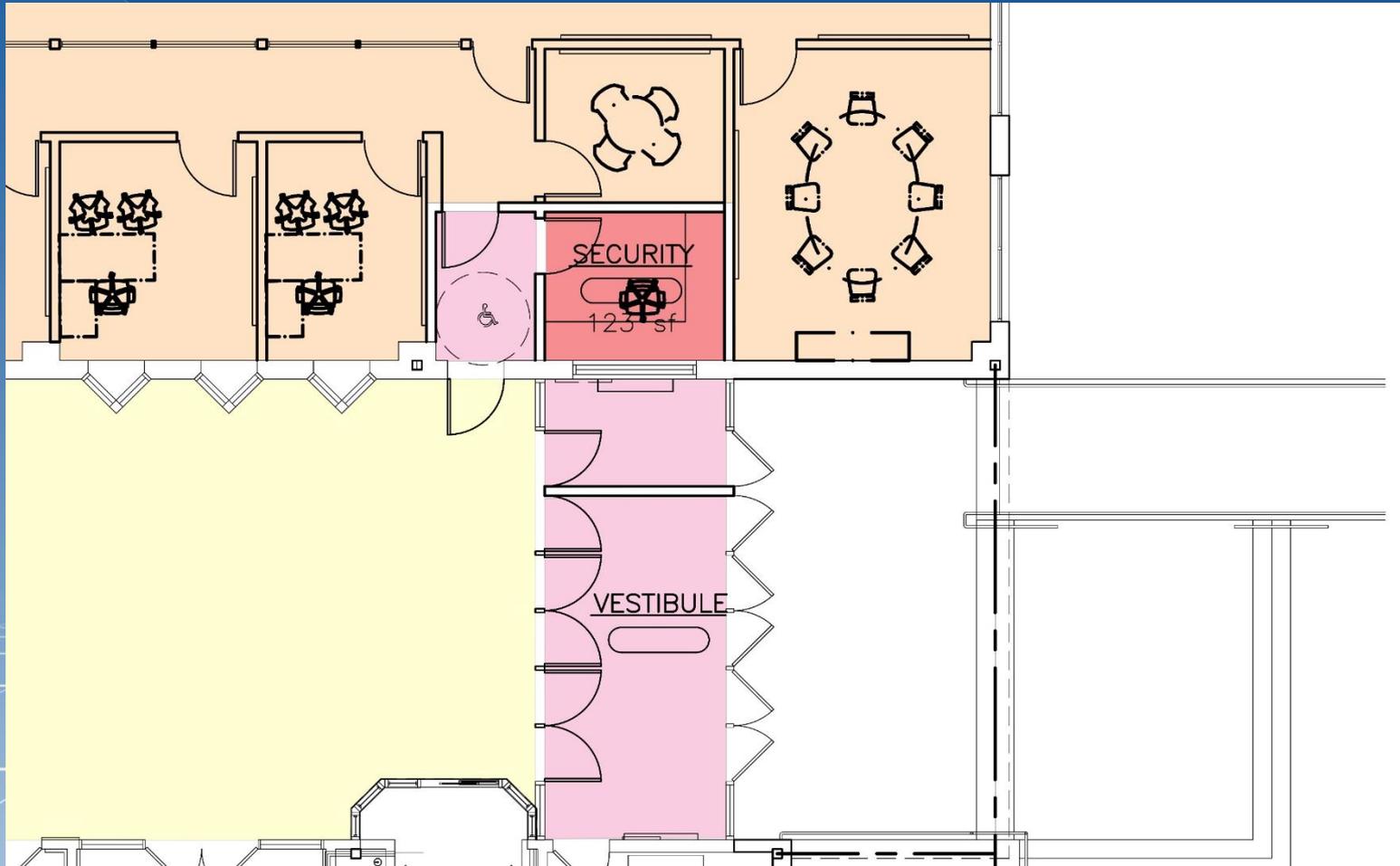
Proposed AHS Field Rendering

Proposition # 1

Ardsley Middle School (AMS)

Security Vestibule	\$470,000
Library/Media Center	\$4,300,000

AMS Security Office & Vestibule at Main Entrance



AMS Library/Media Center Renovation

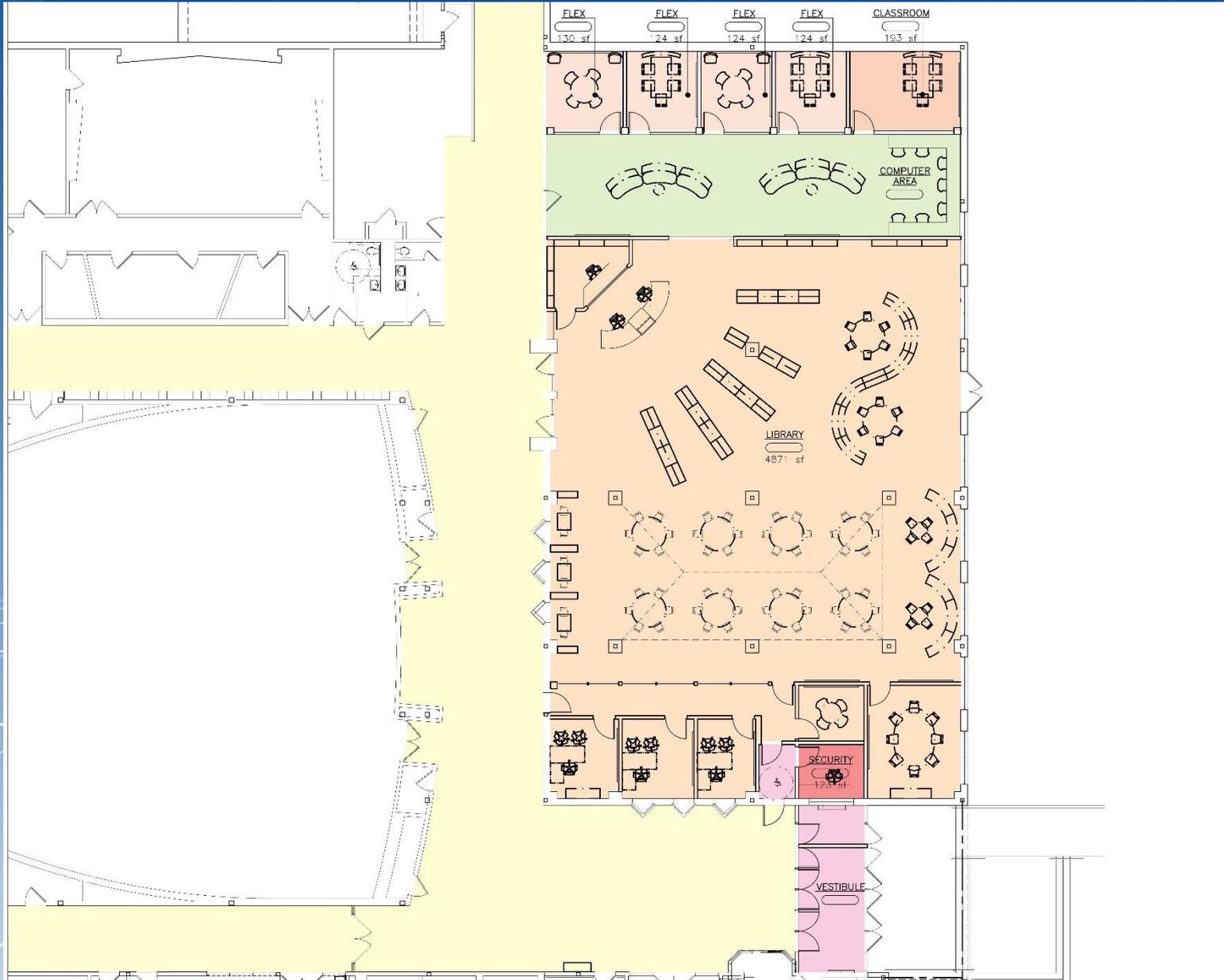


Proposed MS Library/Media Center Rendering

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AMS Security Office & Vestibule and Library/Media Center Renovation



AMS Library/Media Center Renovation



Proposed MS Library/Media Center Rendering

FULLER
D'ANGELO
P.C.

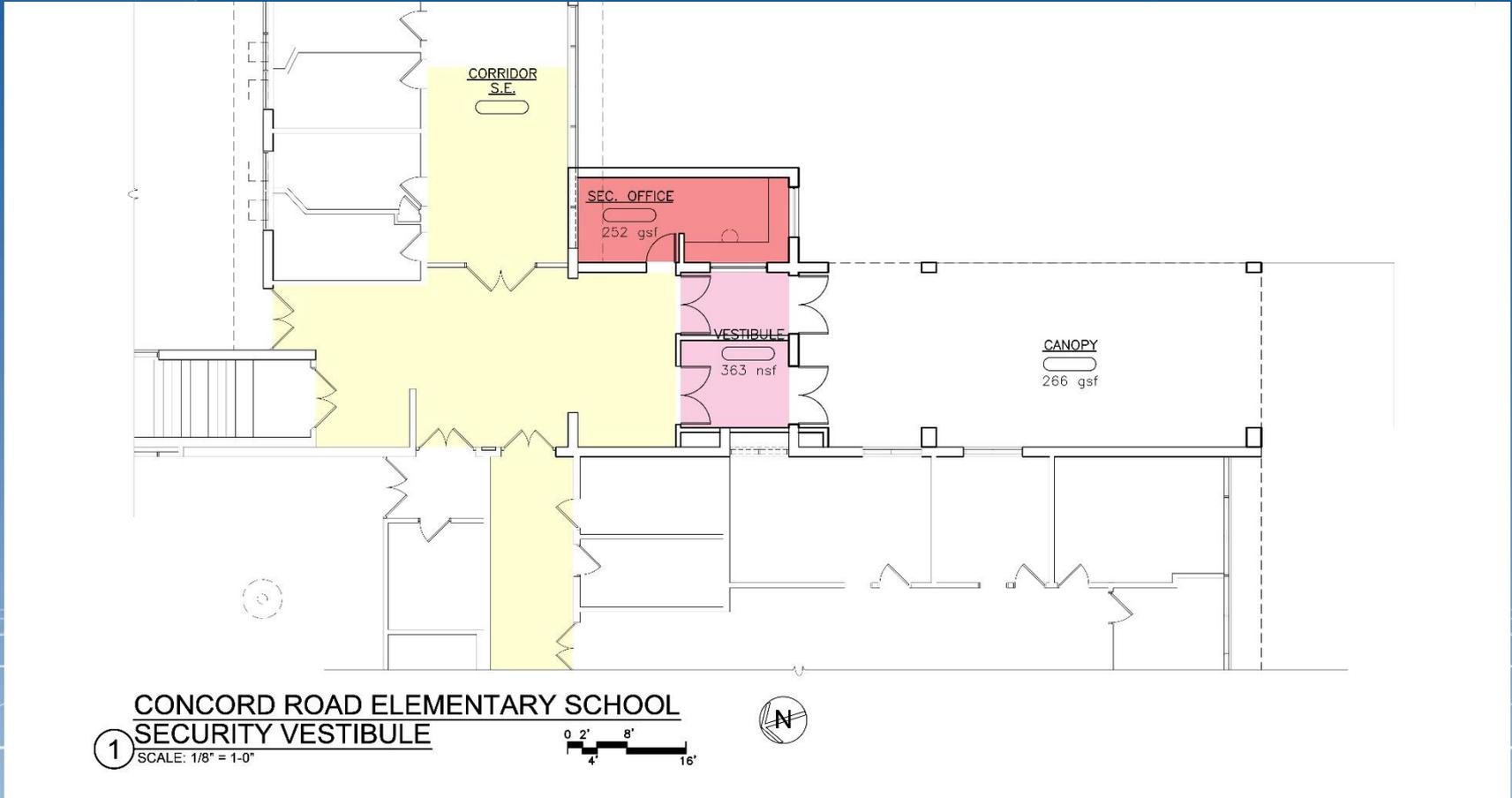
ARCHITECTS
PLANNERS

Proposition # 1

Concord Road School (CRS)

Security Vestibule	\$461,000
Library/Media Center	\$4,000,000
New Property Bus Parking Entrance Area/Traffic Flow Improvements	\$7,000,000

CRS Security Office & Vestibule at Main Entrance



CRS Library/Media Center

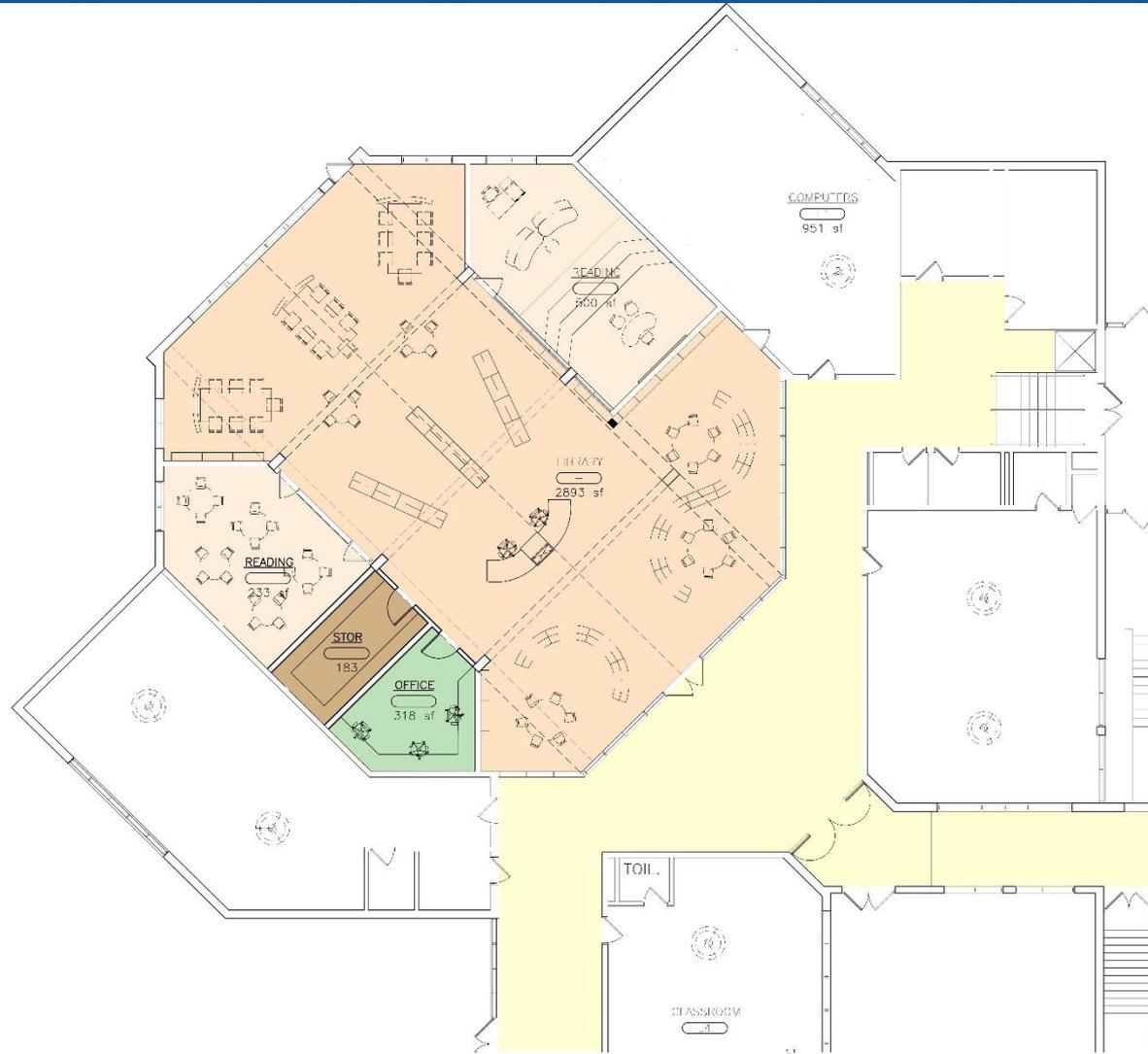


Proposed Concord Road Library/Media Center Rendering

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

CRS Library/Media Center



CONCORD ROAD ELEMENTARY SCHOOL

LIBRARY RENOVATION - 2ND FLOOR - PROP. 2

1

SCALE: 1/8" = 1'-0"



CRS Library/Media Center



Proposed Concord Road Library/Media Center Rendering

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

Aerial View of CRS Campus Entry and New Bus Area



LOCATION OF
NEW BUS PARKING AREA

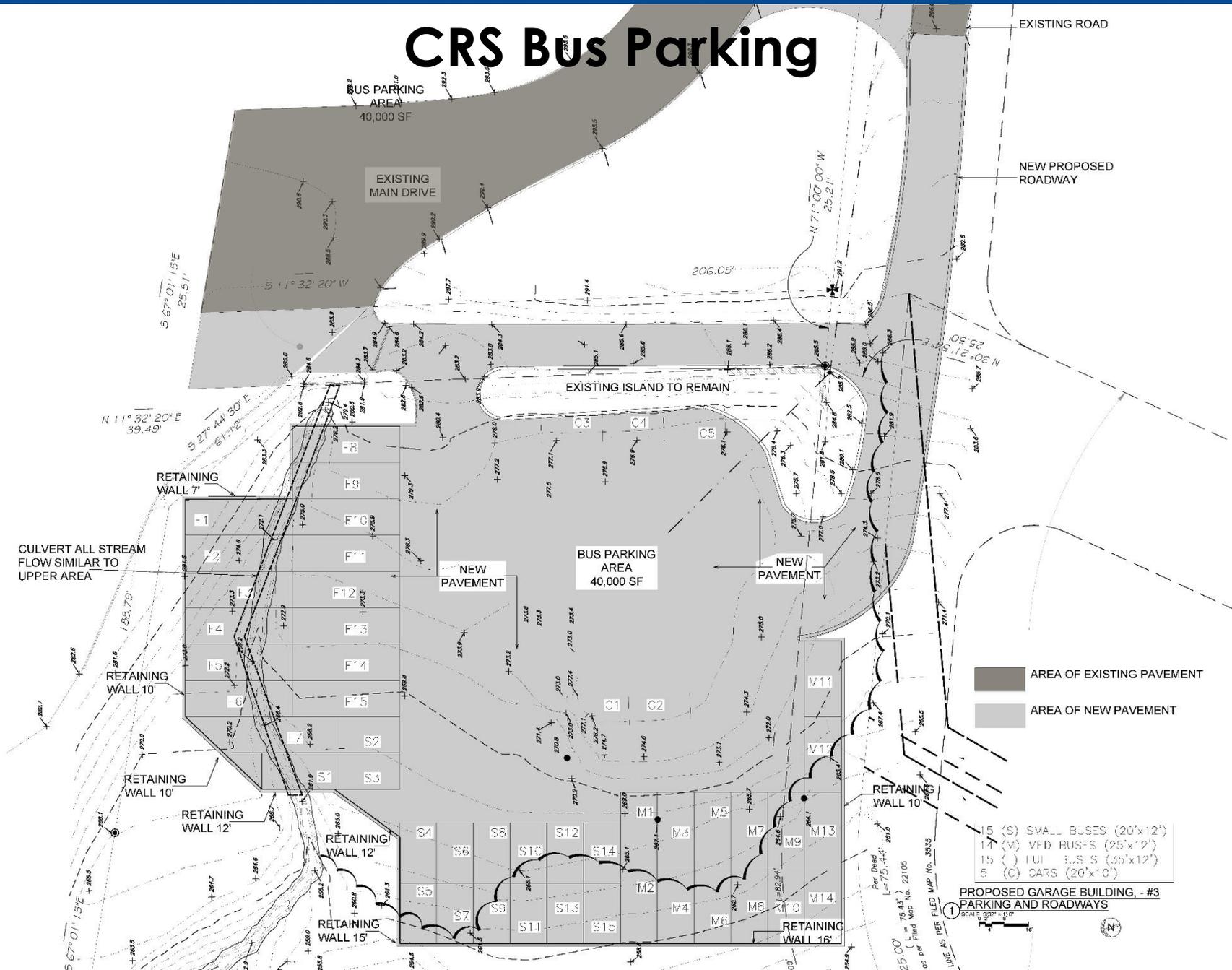
LOCATION OF
NEW INTERSECTION

CRS Main Driveway

MAGNETIC



CRS Bus Parking



AREA OF EXISTING PAVEMENT
 AREA OF NEW PAVEMENT

- 15 (S) SMALL BUSES (20'x12')
- 14 (V) VFD BUSES (25'x12')
- 15 (C) TUL 3.5'S (35'x12')
- 5 (C) CARS (20'x10')

**PROPOSED GARAGE BUILDING - #3
PARKING AND ROADWAYS**

Per Deed
 L=75'-4.1'-201.0
 25.00' (76.43'
 as per Filed Map No. 22105
 LINE AS PER FILED MAP No. 3335



Proposition # 1

Districtwide

Building Conditions Survey/
5 Year Plan Select Items

\$10,000,000

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS



Proposition # 2

Ardsley High School (AHS)

Wellness Center and Conversion of current
Weight Room into

Collaborative/Flex Study/Office Spaces \$12,099,000

Student Learning Center \$ 6,125,000

AHS Wellness Center Addition

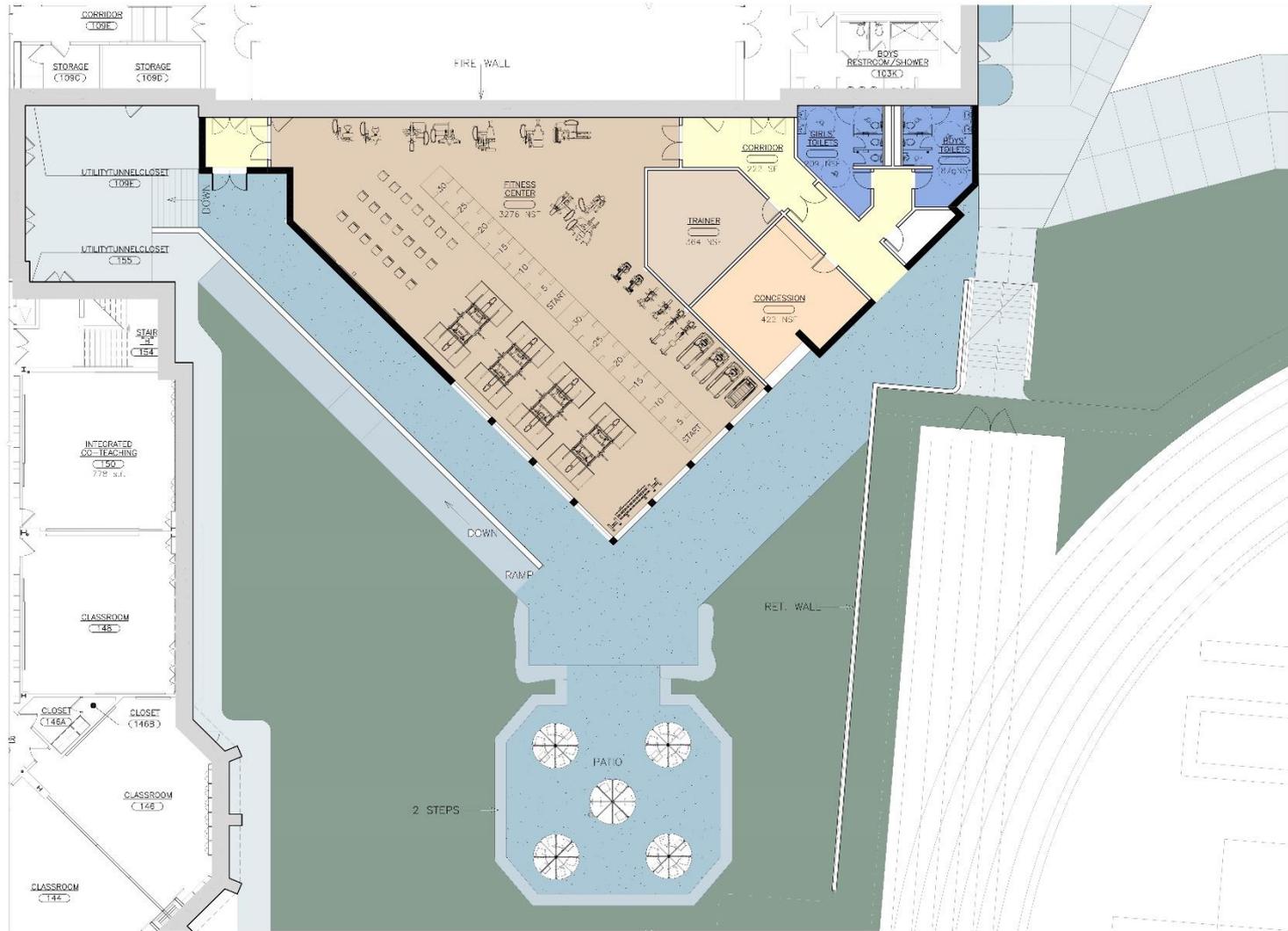


FULLER
D'ANGELO
P.C.

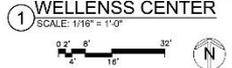
ARCHITECTS
PLANNERS

Proposed Wellness Center Rendering

AHS Wellness Center Addition



ARDSLEY HIGH SCHOOL
WELNESS CENTER



FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AHS New Collaborative/Flex Study/Office Space

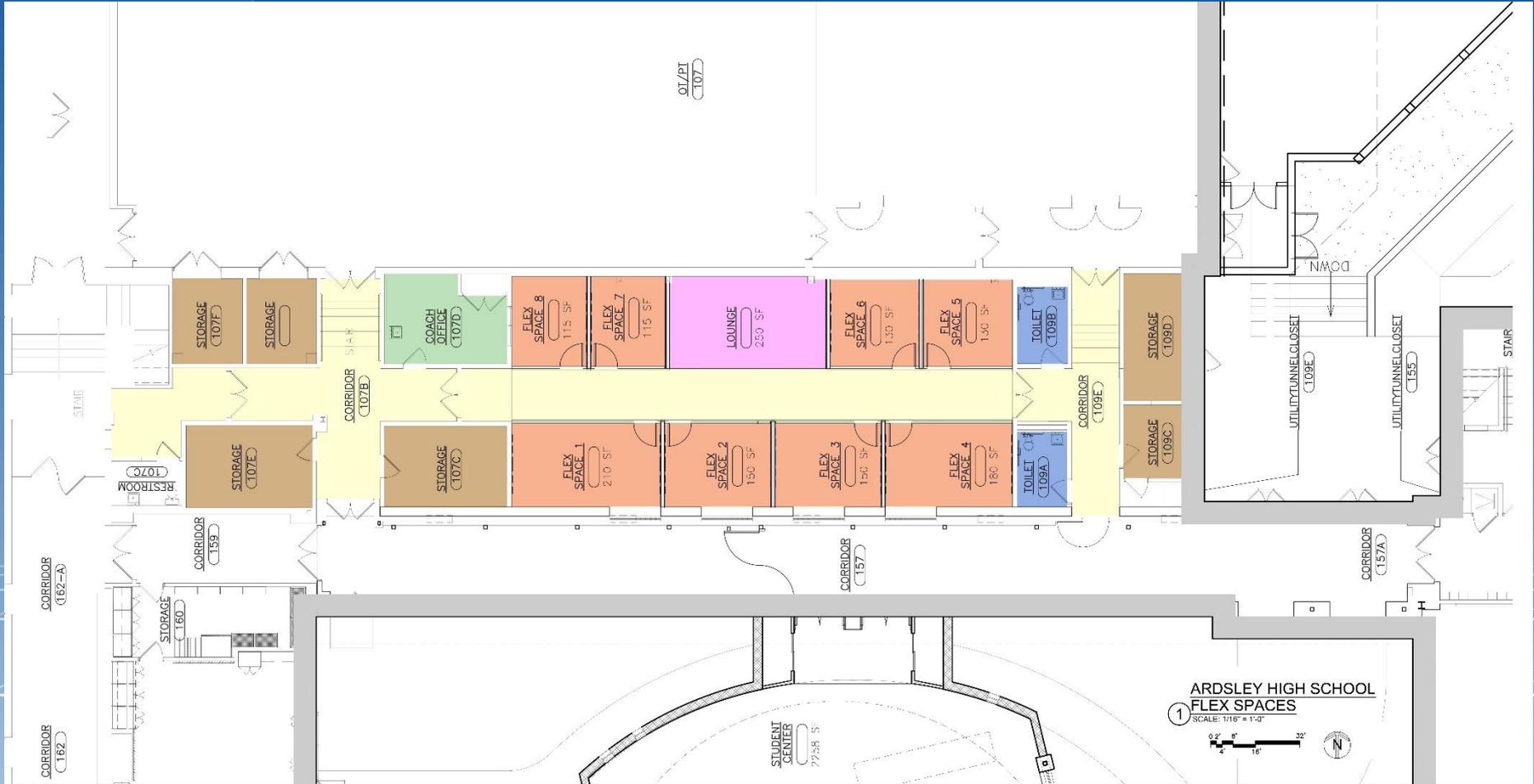


Proposed Collaborative/Flex/Office Space Renovation Rendering

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AHS New Collaborative/Flex Study/Office Space



1 ARDSLEY HIGH SCHOOL
FLEX SPACES
SCALE: 1/16" = 1'-0"

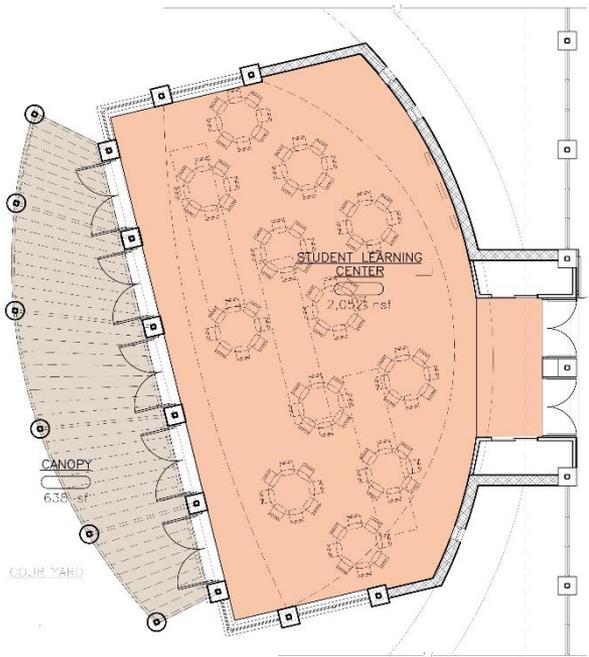


AHS Student Learning Center

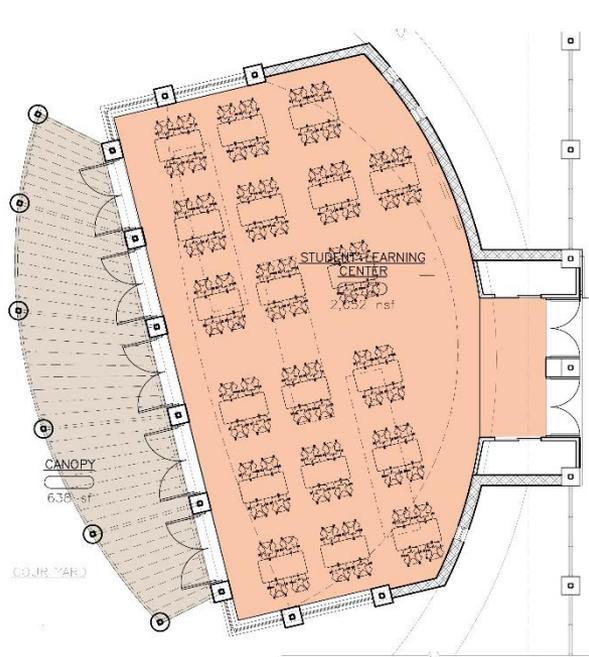


Proposed Student Learning Center Interior Rendering

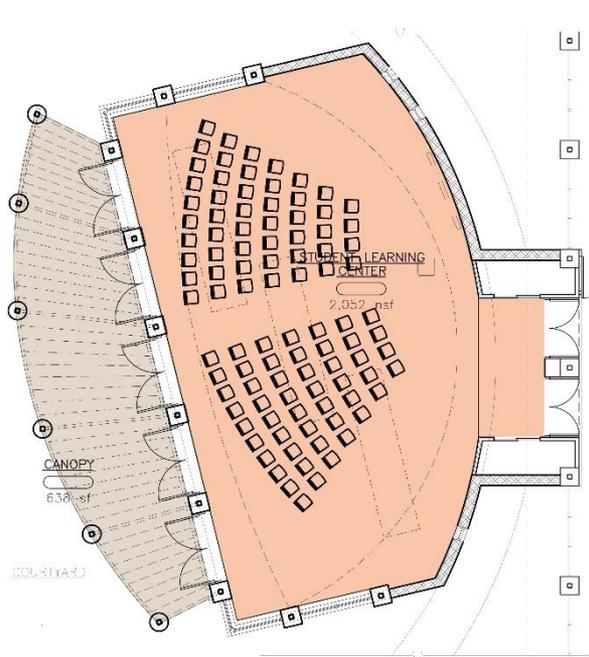
AHS Student Center



FF&E
1 MULTI-USE AMPHITHEATRE
SCALE: 1/8" = 1'-0"



FF&E
2 MULTI-USE AMPHITHEATRE
SCALE: 1/8" = 1'-0"



FF&E
3 MULTI-USE AMPHITHEATRE
SCALE: 1/8" = 1'-0"

AHS Student Learning Center



Proposed Student Learning Center Interior Rendering

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AHS Student Learning Center



Proposed Student Learning Center Exterior Rendering

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

Proposition # 2

Ardsley Middle School (AMS)

STEM/Science/Classroom

\$ 27,104,000

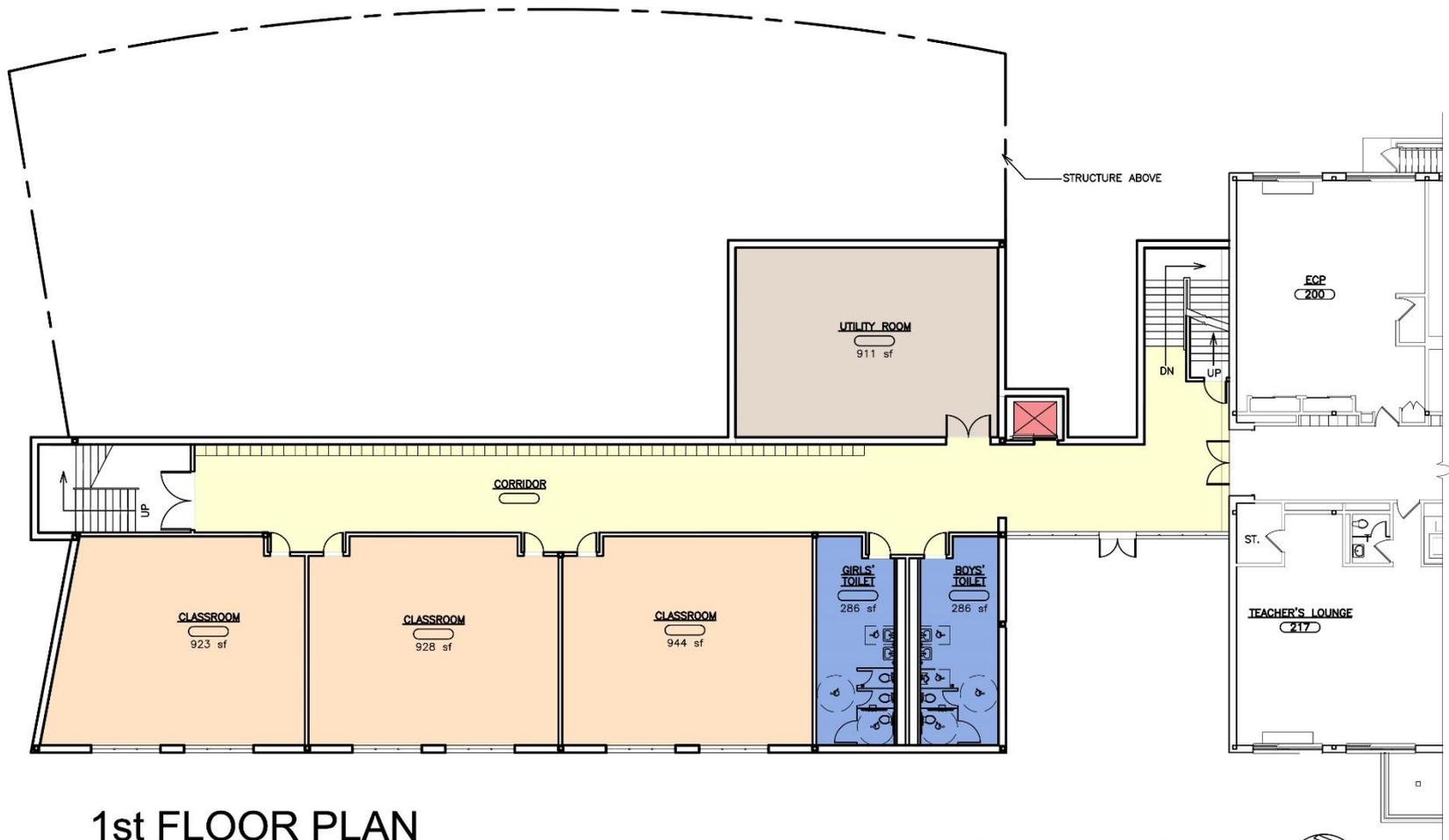
FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AMS STEM/Science/Classroom Spaces



AMS STEM/Science/Classroom Spaces

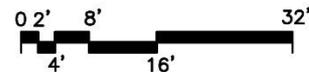


1st FLOOR PLAN

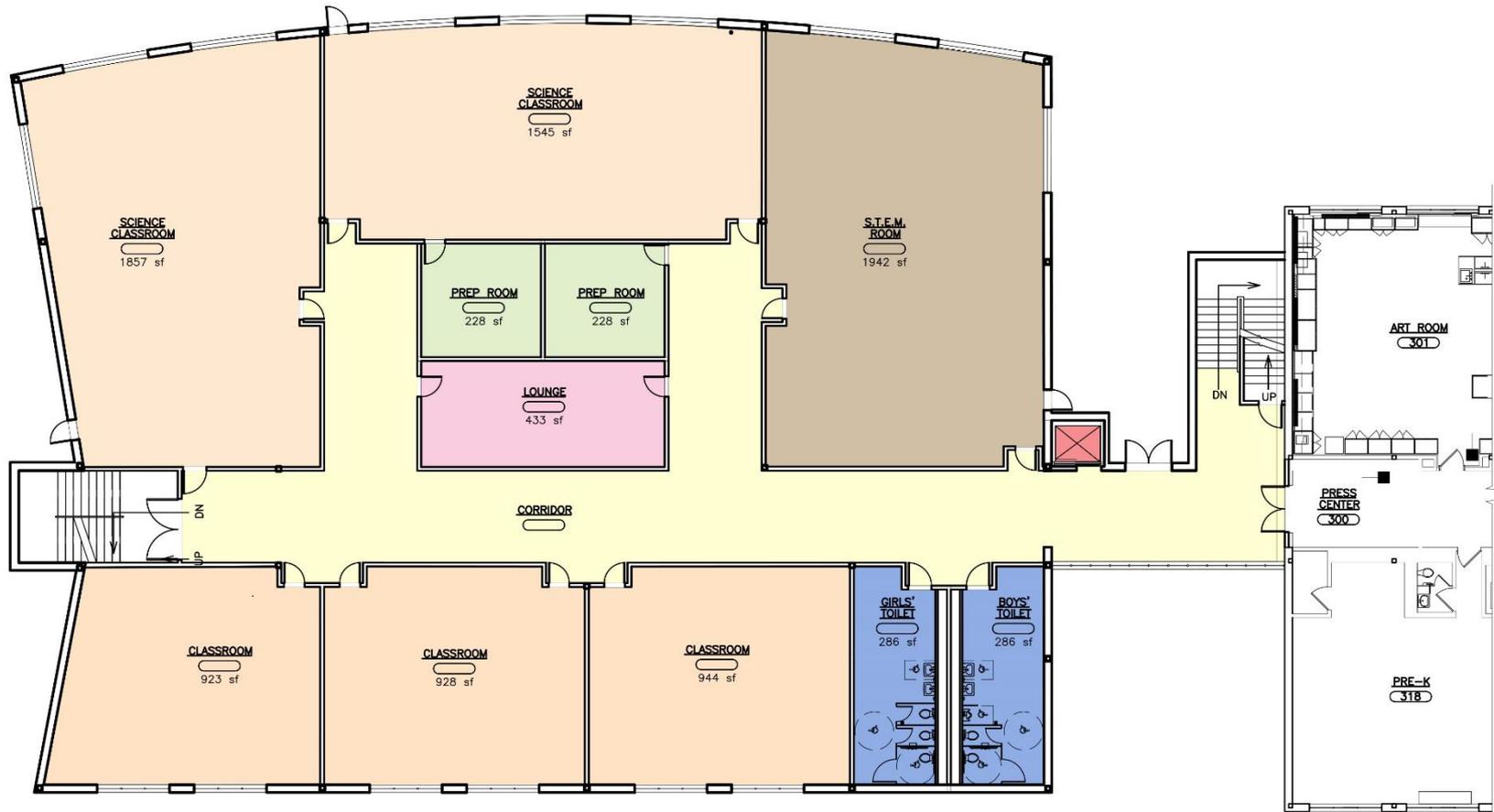
ARDSLEY MIDDLE SCHOOL ADDITION

1

SCALE: 1/16" = 1'-0"



AMS STEM/Science/Classroom Spaces



2nd FLOOR PLAN

ARDSLEY MIDDLE SCHOOL ADDITION

SCALE: 1/16" = 1'-0"



Proposition # 2

Concord Road School/District

Bus/Maintenance Garage

\$4,250,000

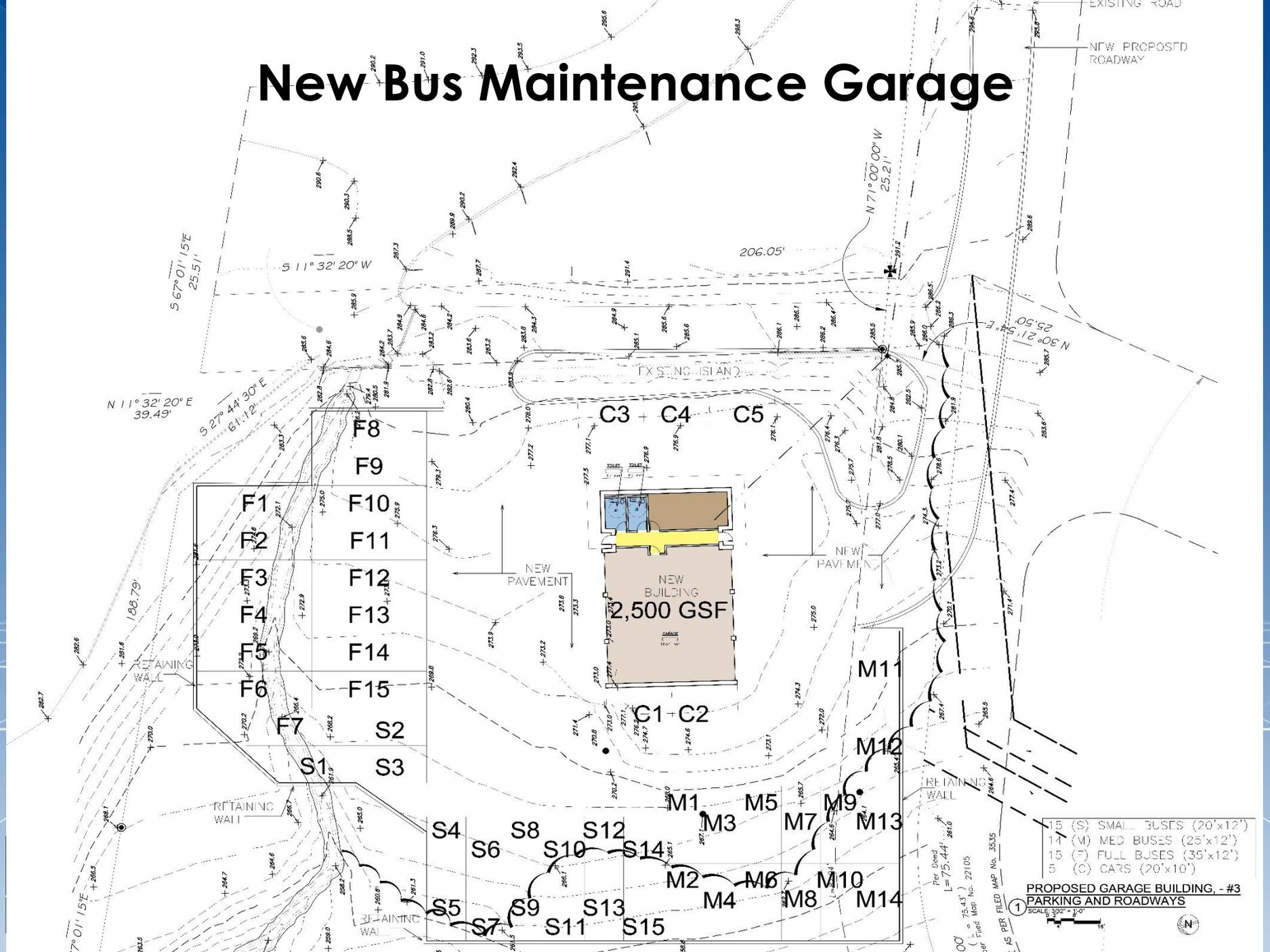
FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS



Typical Bus Maintenance Garage

New Bus Maintenance Garage



- 15 (S) SMALL BUSES (20'x12')
- 14 (M) MED BUSES (25'x12')
- 15 (F) FULL BUSES (35'x12')
- 5 (C) CARS (20'x10')

PROPOSED GARAGE BUILDING, - #3
PARKING AND ROADWAYS



Per Deed
L = 75.44' - 281.0'
Per Filed Map No. 22105
(L = 75.45')
Per Filed Map No. 3535
AS PER FILED MAP No. 3535
SCALE 3/32" = 1'-0"

Proposition # 2

Districtwide

Building Conditions Survey/
5 Year Plan Select Items

\$10,000,000

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS



Proposition # 3

Ardsley Middle School (AMS)

Synthetic Turf Field

\$4,500,000

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

AMS Synthetic Turf Field



Proposed AMS Synthetic Turf Field Rendering

Proposition # 3

Concord Road School (CRS)

Gym Addition	\$26,600,000
Gym/Auditorium to Auditorium/Flex space renovations	\$2,900,000
Synthetic Turf Fields	\$5,000,000

CRS Gymnasium

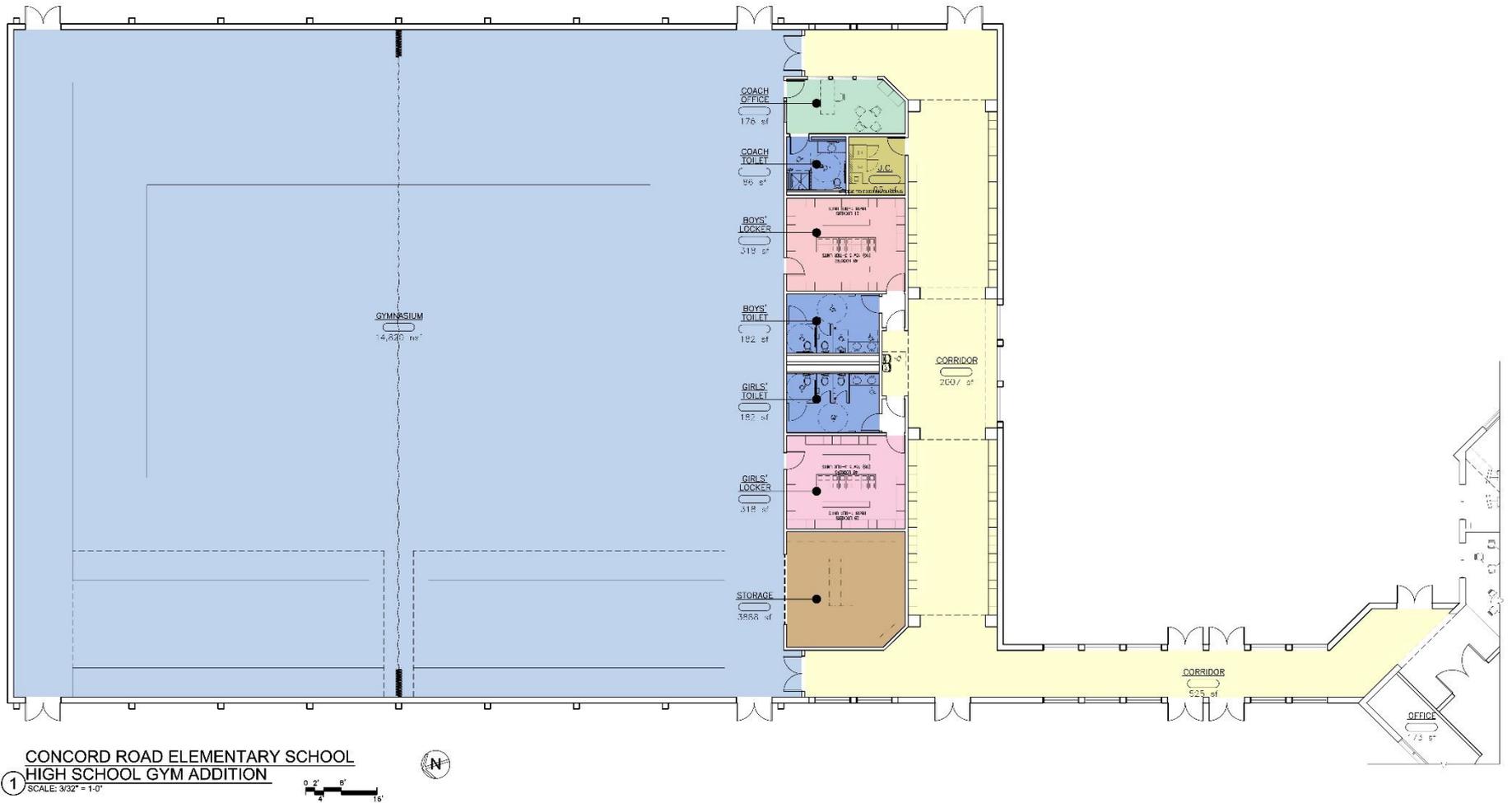


Proposed CRS Gymnasium Rendering

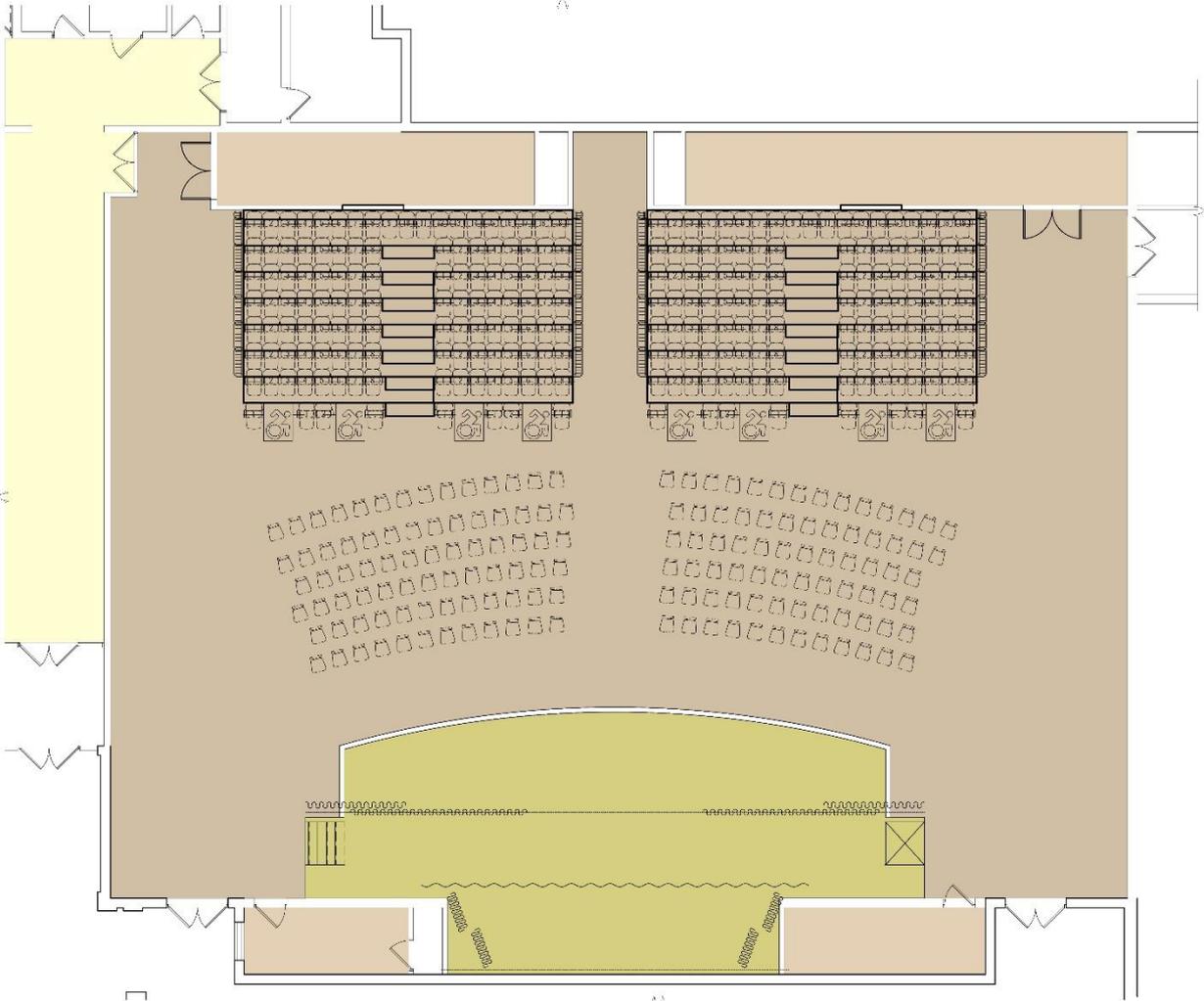
FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

CRS New Gymnasium



CRS Auditorium Renovations



② **CONCORD ROAD ELEMENTARY SCHOOL**
AUDITORIUM RENOVATION
SCALE: 1/8"=1'-0"



CRS Synthetic Turf Fields



FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

Proposed CRS Synthetic Turf Field Rendering



Estimated* Average Annual Tax Increase
On Home Assessed at \$785,859

Proposition # 1	\$0
Proposition # 2	\$850
Proposition # 3	\$660

*** This is based on a recent estimate done by a professional cost estimator with projected escalation of construction costs at the time we are expected to have the projects underway.**

Proposition I – \$44,626,000 (Tax Neutral)

- Tax neutral means that Proposition I will not require an increase in the tax levy for our community. Three factors contribute to this:

NYS Building Aid: The project will generate approximately \$27.3 million of building aid from the state that will be used to defray the cost of the project.

- > Capital Reserve Use: The project is anticipated to use approximately \$3.5 million in funds from the existing Capital Reserve, which was established and funded to help reduce the cost of capital projects such as this one.
- > Timing to align with retiring debt: After the 2024-2025 school year, a significant portion of annual debt service, approximately \$2.2 million, will be paid off. By timing the debt payments associated with this project to align with the debt which is dropping off, the amount of annual debt service in the budget will be equal to or less than the current amount, and so will not require additional tax to be levied as a result of this project.

Proposition II – \$59,578,000

- > NYS Building Aid: The project will generate approximately \$23.7 million of building aid from the state that will be used to defray the cost of the project. This includes a conservative assumption of building aid units (BAU) which is preliminary and subject to NYSED review and approval. Building aid may change after NYSED review.
- > Tax Impact: Assumes an average local share increase (debt net of state aid) of \$2,855,556. Annual tax increase on a home with an estimated assessed value of \$785,589 is \$850 or \$71 per month.
- > Note: Proposition I must pass before Proposition II may be considered. Even if Proposition II receives greater than 50% support, it would not move forward if Proposition I does not pass.

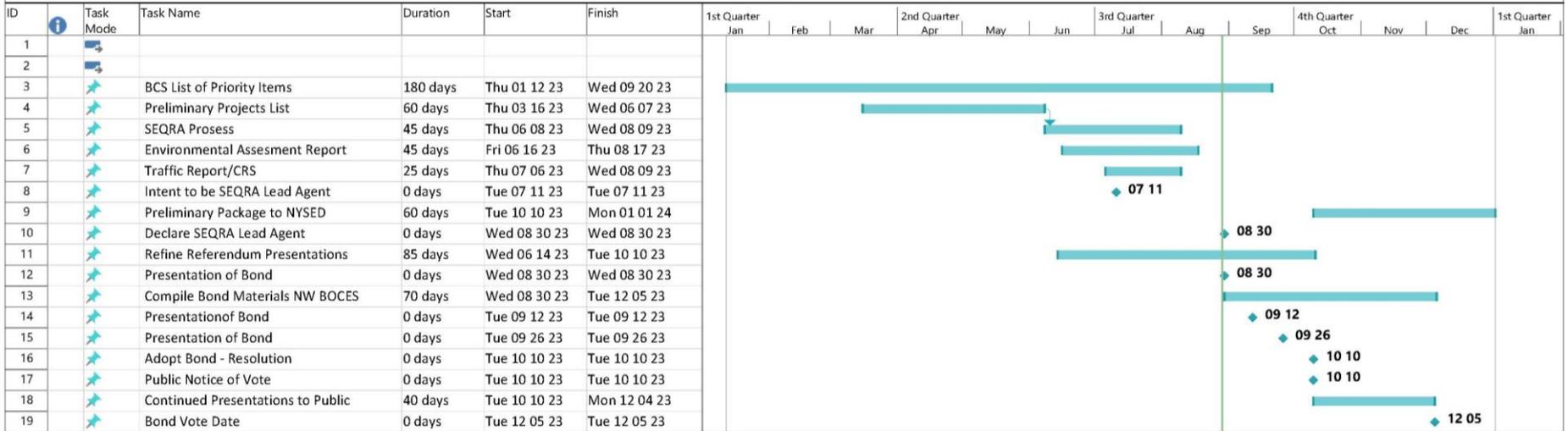
Proposition III – \$39,000,000

- > NYS Building Aid: The project will generate approximately \$8.4 million of building aid from the state that will be used to defray the cost of the project. This includes a conservative assumption of building aid units (BAU) which is preliminary and subject to NYSED review and approval. Building aid may change after NYSED review.
- > Tax Impact: Assumes an average local share increase (debt net of state aid) of \$2,200,516. Annual tax increase on a home with an estimated assessed value of \$785,859 is \$661 or \$55 per month.
- > Note: Proposition I and II must pass before Proposition III may be considered. Even if Proposition III receives greater than 50% support, it would not move forward if Proposition I and II does not pass.

Summary

	Amount	Est. Capital Reserve Use	Est. NYS Building Aid	Annual Tax Impact (\$785,859 home)	Monthly Tax Impact (\$785,859 home)
Proposition I	\$44,626,000	\$3,500,000	\$27,300,000	No increase to taxes	
Proposition II	\$59,578,000	\$0	\$23,700,000	\$850	\$71
Proposition III	\$39,000,000	\$0	\$8,400,000	\$661	\$55
Total	\$143,204,000	\$3,500,000	\$59,400,000	\$1,511	\$126

Ardsley Bond Project
Planning Schedule



Project: Ardsley Bond Schedule
Date: Tue 08 29 23

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Fuller and D'Angelo PC Architects and Planners

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

Thank You

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

