

# Ardsley Union Free School District

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CAPITAL PROJECT PRESENTATION #4

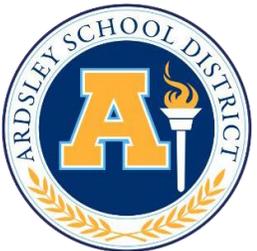
SEPTEMBER 26, 2023

# Capital Project Presentations - Summary

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- **Capital Project Presentation #1 – July 11, 2023**
- **Capital Project Presentation #2 – August 29, 2023**
- **Capital Project Presentation #3 – September 12, 2023**
- **Capital Project Presentation #4 – September 26, 2023**

*\*All presentations are located on the [Ardsley Union Free School District website](#).*



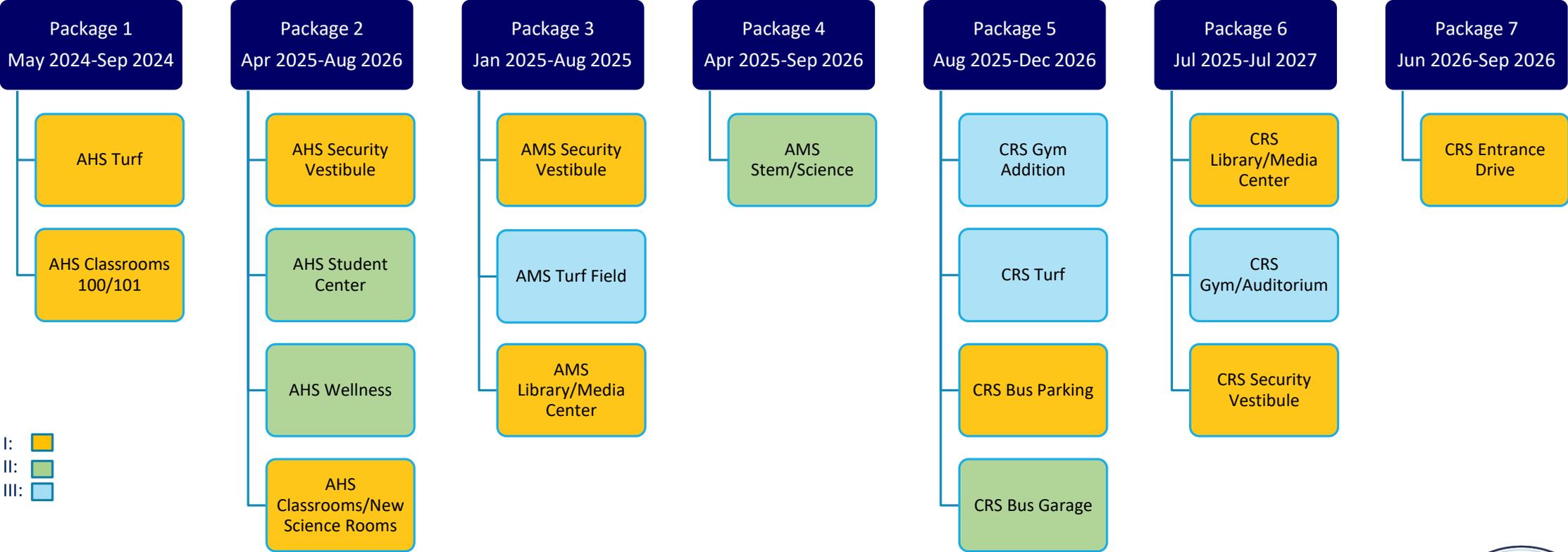
# POTENTIAL SCHOOL PROJECT TIMELINES & CONSTRUCTION EXECUTION PLANS

As requested by the Board of Education, the next few slides depict the timing of the various projects at each school. The intended path for completing each project is based on the following factors:

- Student safety
- Impact on the educational program
- Site logistics
- Constructability issues
- Infrastructure
- Cost Efficiencies

Along with a pictorial view of the various areas of work, we shall review the individual schedules.

# Project Bundling (Assumes all propositions pass)



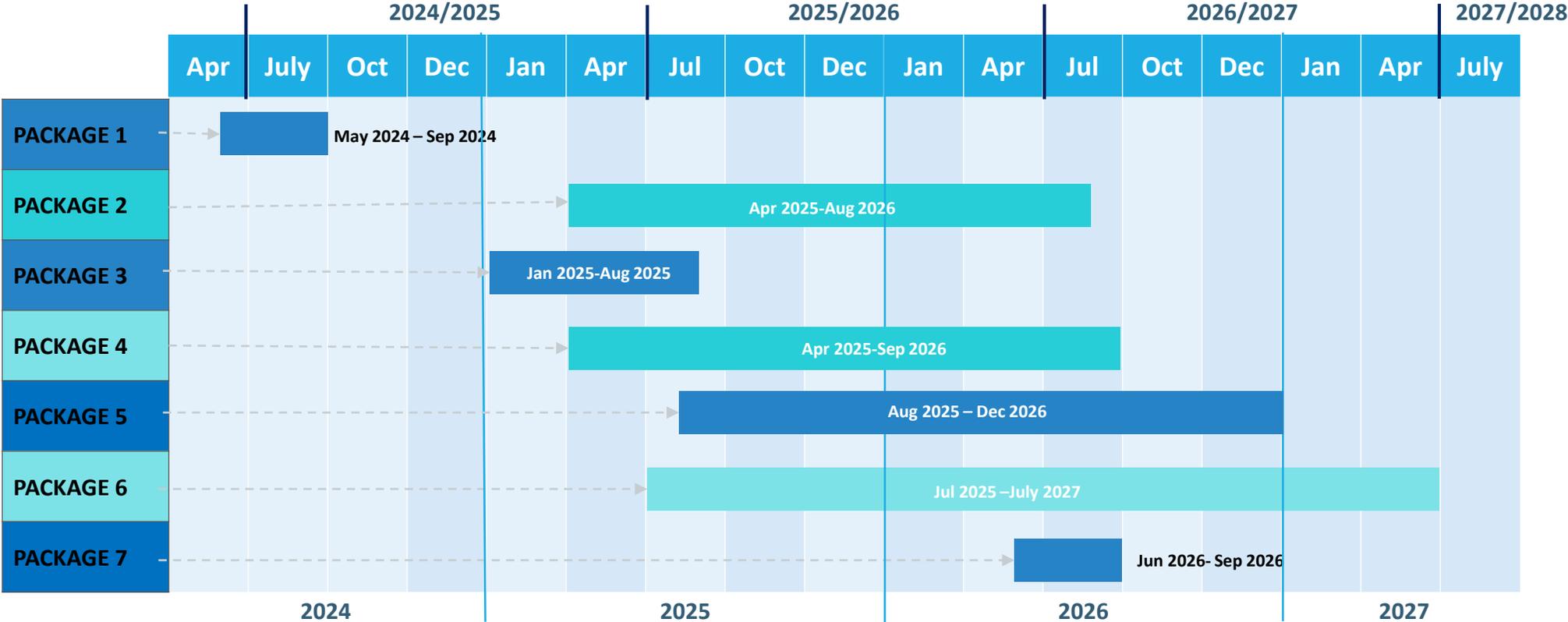
Proposition I: ■  
 Proposition II: ■  
 Proposition III: ■

← BCS Work Allocated Within All Packages (Prop I: \$10mil & Prop II: \$10mil) →



**\*\*Note: High level assumptions used, project packages may change.**

# Estimated Project Construction Timeline

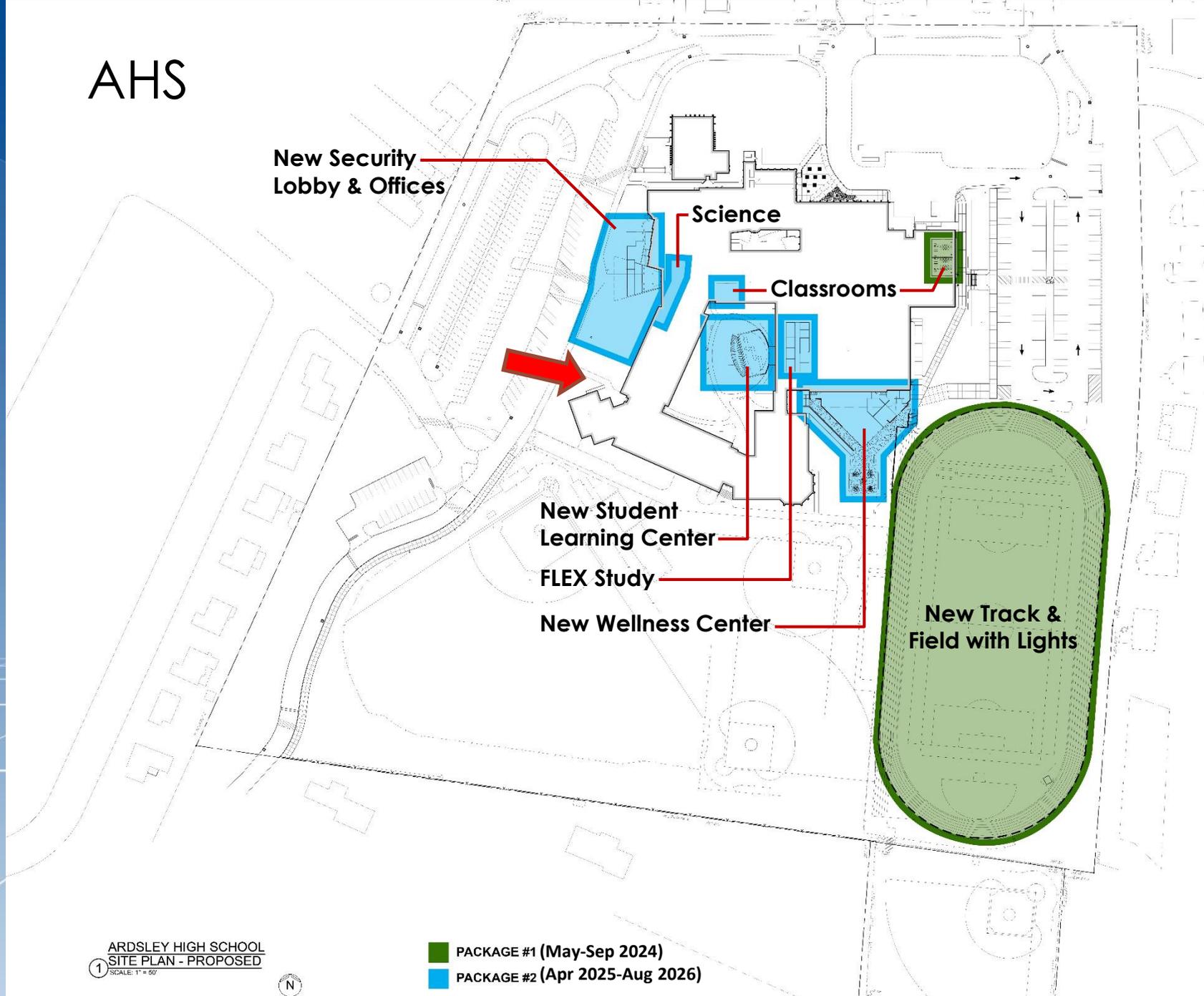


**BCS Work Allocated Within All Packages (Prop I: \$10mil & Prop II: \$10mil)**

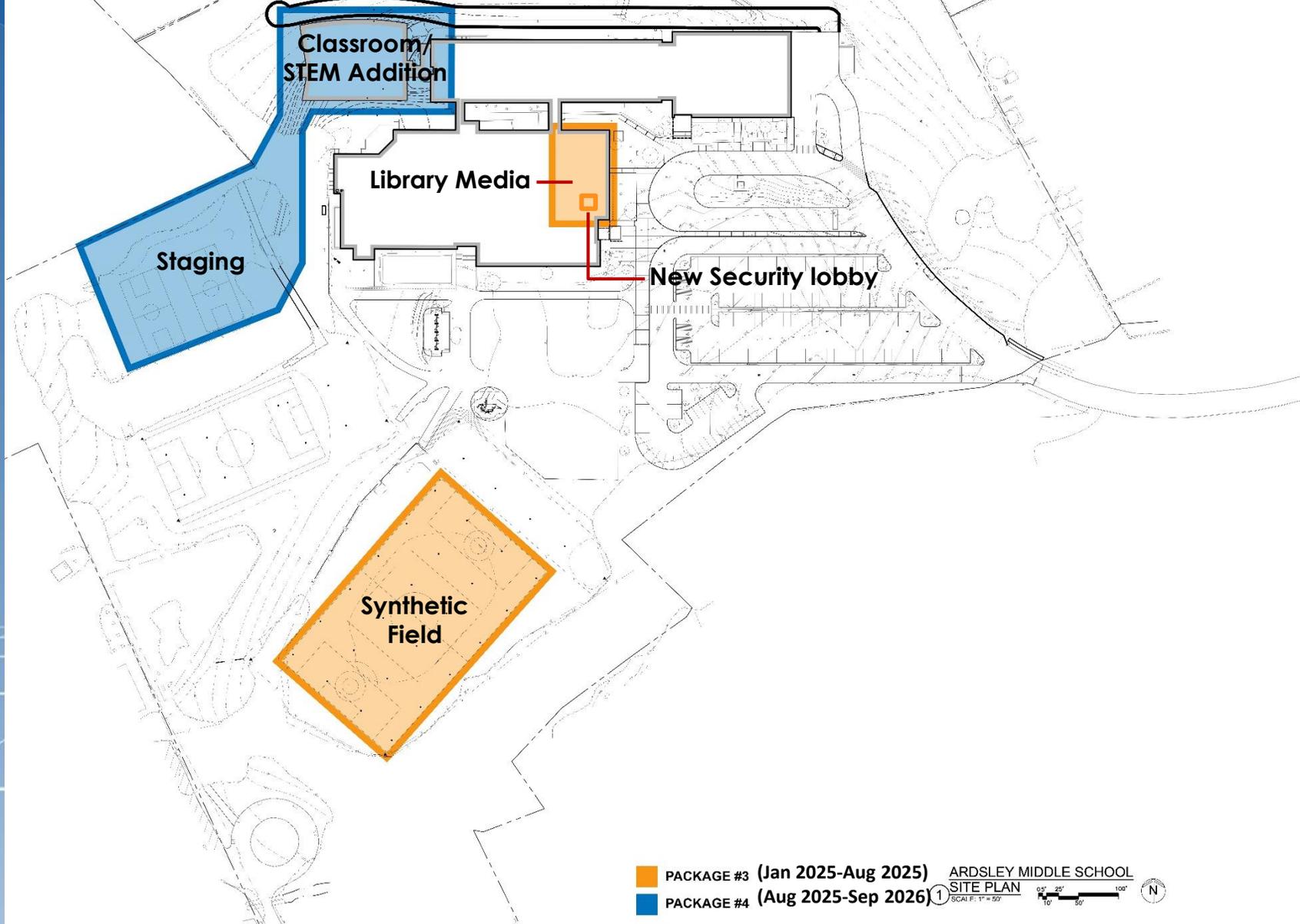
*Based on estimates for work preceding construction such as design, NYSED approval, bid and award, shops and procurement. Timeline may change should there be changes in the earlier steps.*



# AHS



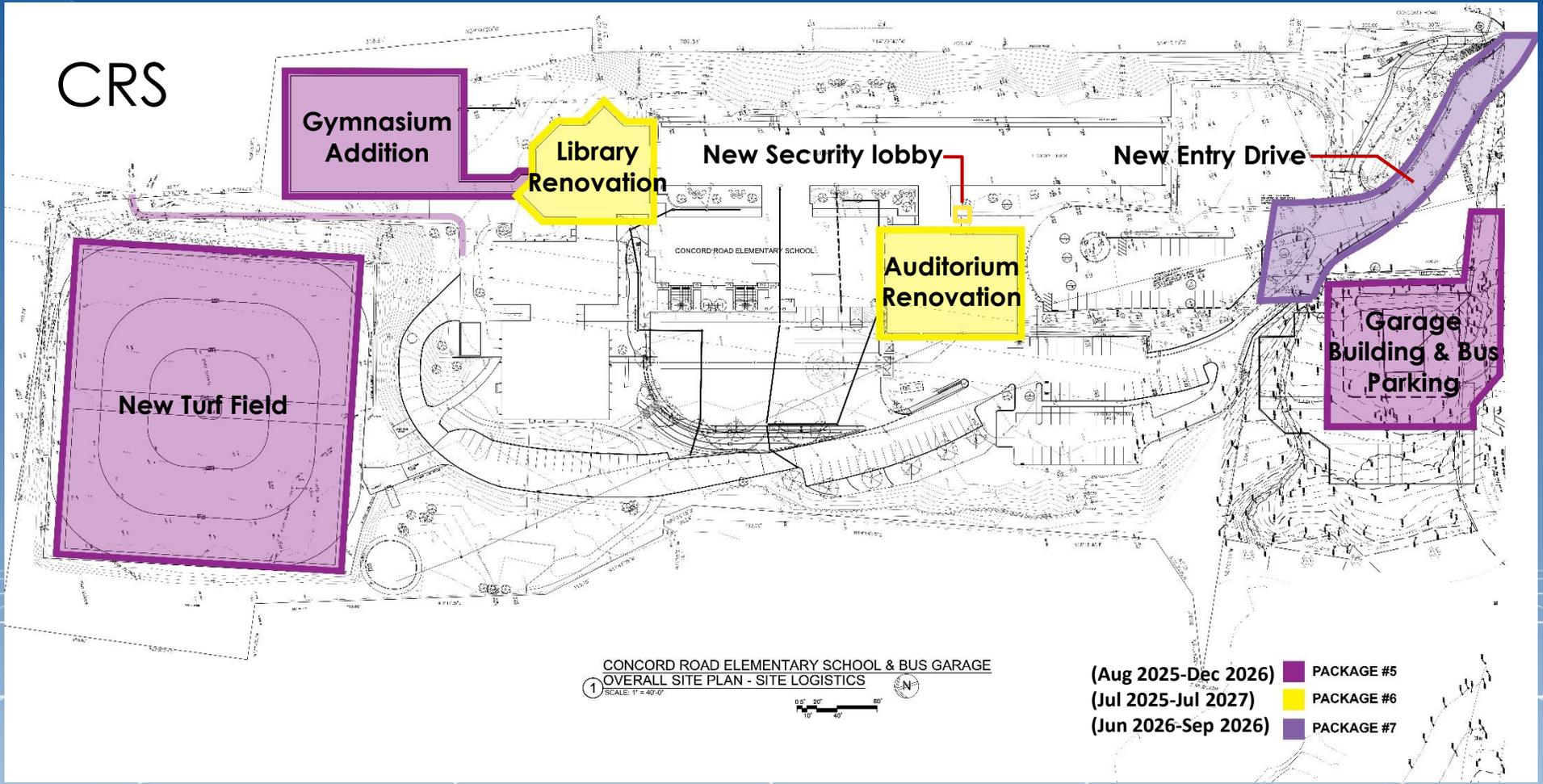
AMS



FULLER  
D'ANGELO  
P.C.  
ARCHITECTS  
PLANNERS

PACKAGE #3 (Jan 2025-Aug 2025) ARDSLEY MIDDLE SCHOOL  
PACKAGE #4 (Aug 2025-Sep 2026) SITE PLAN  
SCALE: 1" = 50'  
0' 25' 50' 100'  
N

CRS



# Air Conditioning

	Window Units	Split Systems
Consumption Costs Range Between 20-50 Days Districtwide	\$10k – \$26k	\$4.4K-\$11k
Installation W/Out Electric Service Upgrade	\$2 million	\$5.3 million
Installation With Electric Service Upgrade	\$2.6 million	\$5.9 million

- Window units tend to be noisier than split systems and have limited ability for central control to manage operating costs
- Split systems are quieter and have the ability to be centrally managed to optimize operations



# Capital Project / Bond History Over 20 Years

## \$22 Million

- The high school additions (classrooms/music);
- Reconstruction and improvement of the middle school parking and playground areas;
- Replacement of a gas line at the middle school;
- Replacement of middle school exterior stairs;
- Improvement of ventilation in all three schools

2003

## \$20 Million

- AHS Library
- AMS Guidance Suite
- Site and Roof Work at all three buildings
- Solar Energy Performance Contract(CRS/AMS)

2017

## \$143 Million

- Prop I: \$44,626,000
- Prop II: \$59,578,000
- Prop III: \$39,000,000

2023

2014

## \$12.5 Million

- CRS: exterior stair replacement, playground surfaces, conversion of fuel tank, replaced library wing roof.
- AMS playground surface, renovation of locker rooms, pool ventilation system, pool cover, security camera system/access controls
- AHS: exterior work – sidewalks, islands, exterior panels

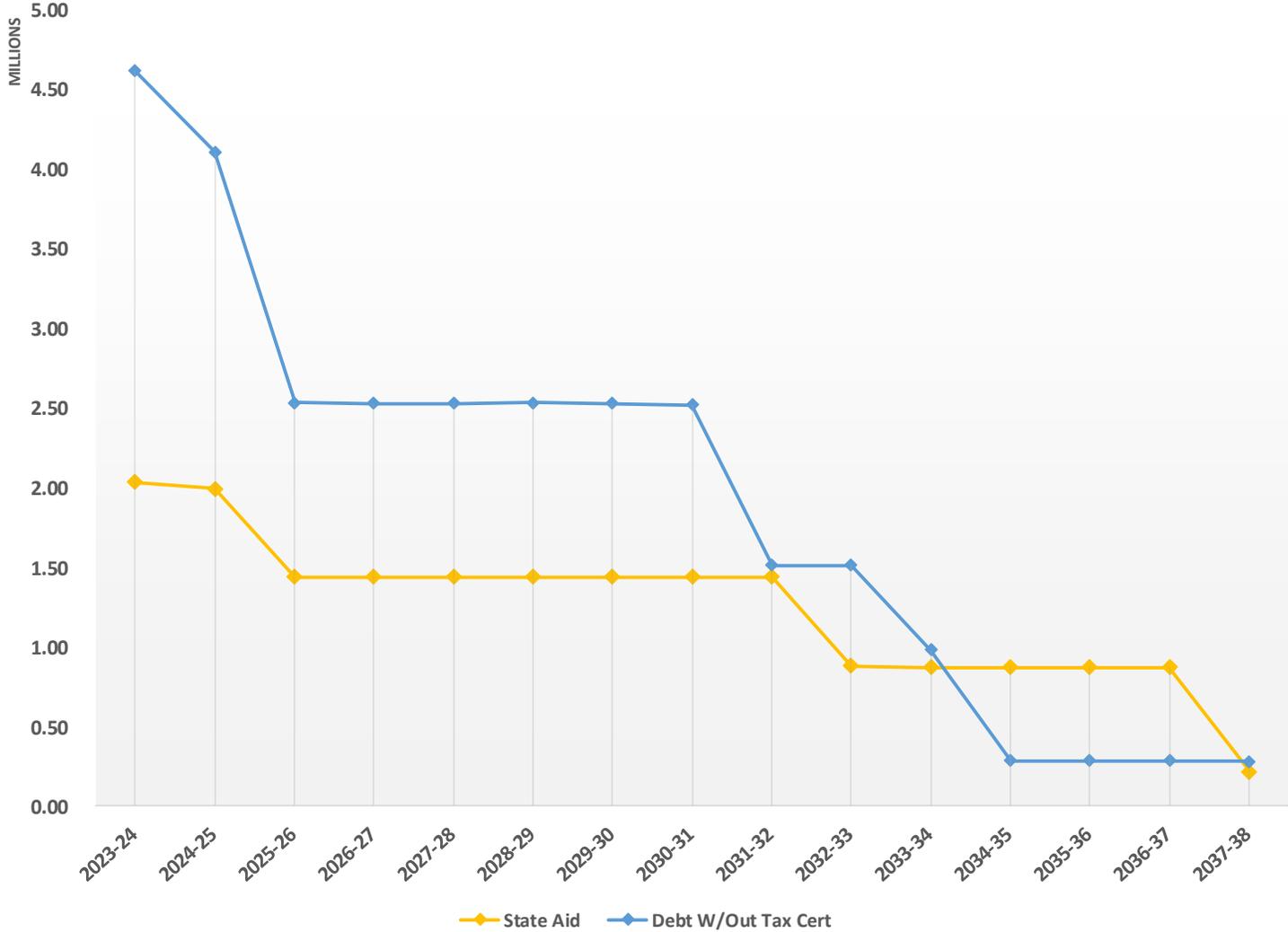
2022

## \$2 Million

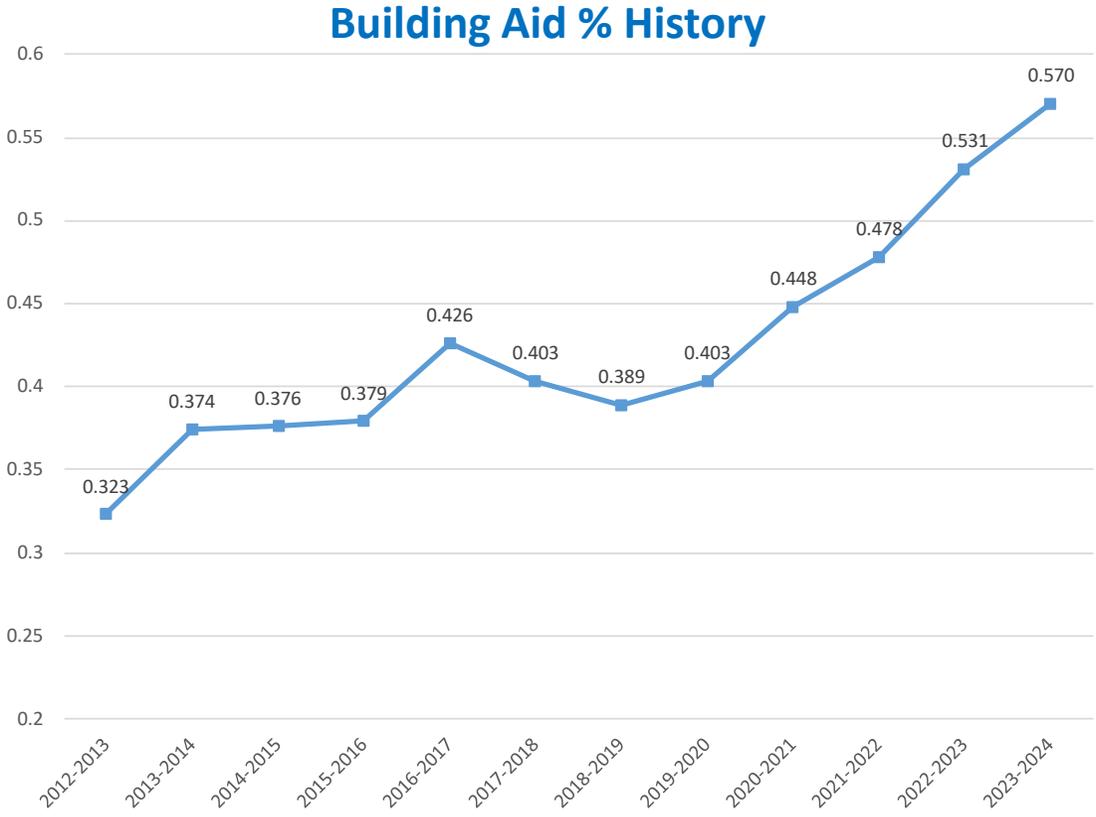
- Funded by Capital Reserve and Budget
- Upgrades to our HVAC and UV Lighting systems in large spaces



# Debt Service/Building Aid – Existing (Excluding Debt Related To Tax Certs)



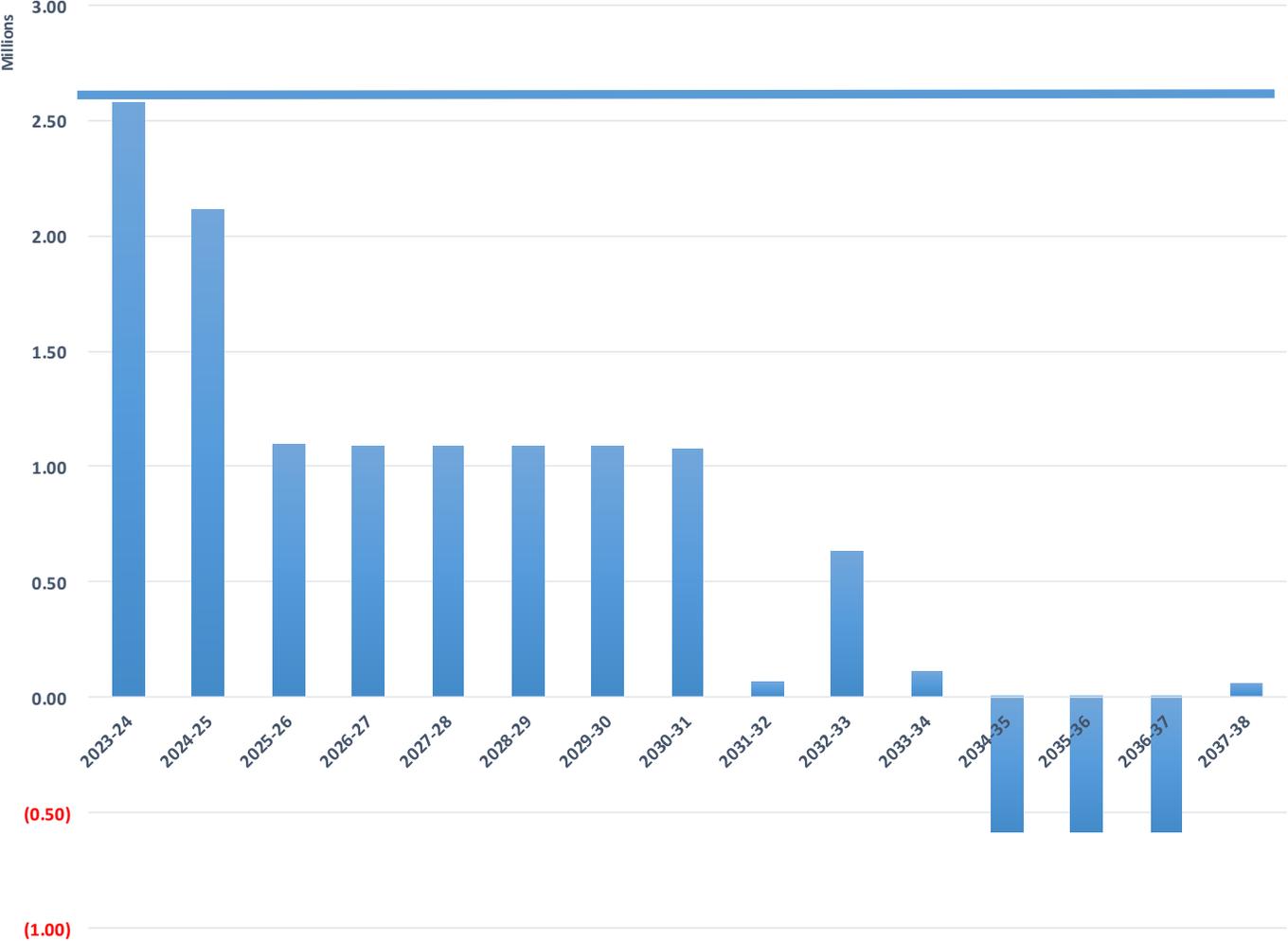
# Building Aid - History



- Key Data Points:
  - RWADA (Resident Weighted Average Daily Attendance – 2 yrs back)
  - Actual Valuation (Measure of District Wealth – 3 yrs back)
  - Relative to the entire state
- Type of project determines how long it is paid over:
  - Reconstruction – 15 years
  - Additions to Existing Bldgs – 20 years
  - New Buildings – 30 Years



# Existing Local Share (Debt Service less Building Aid)

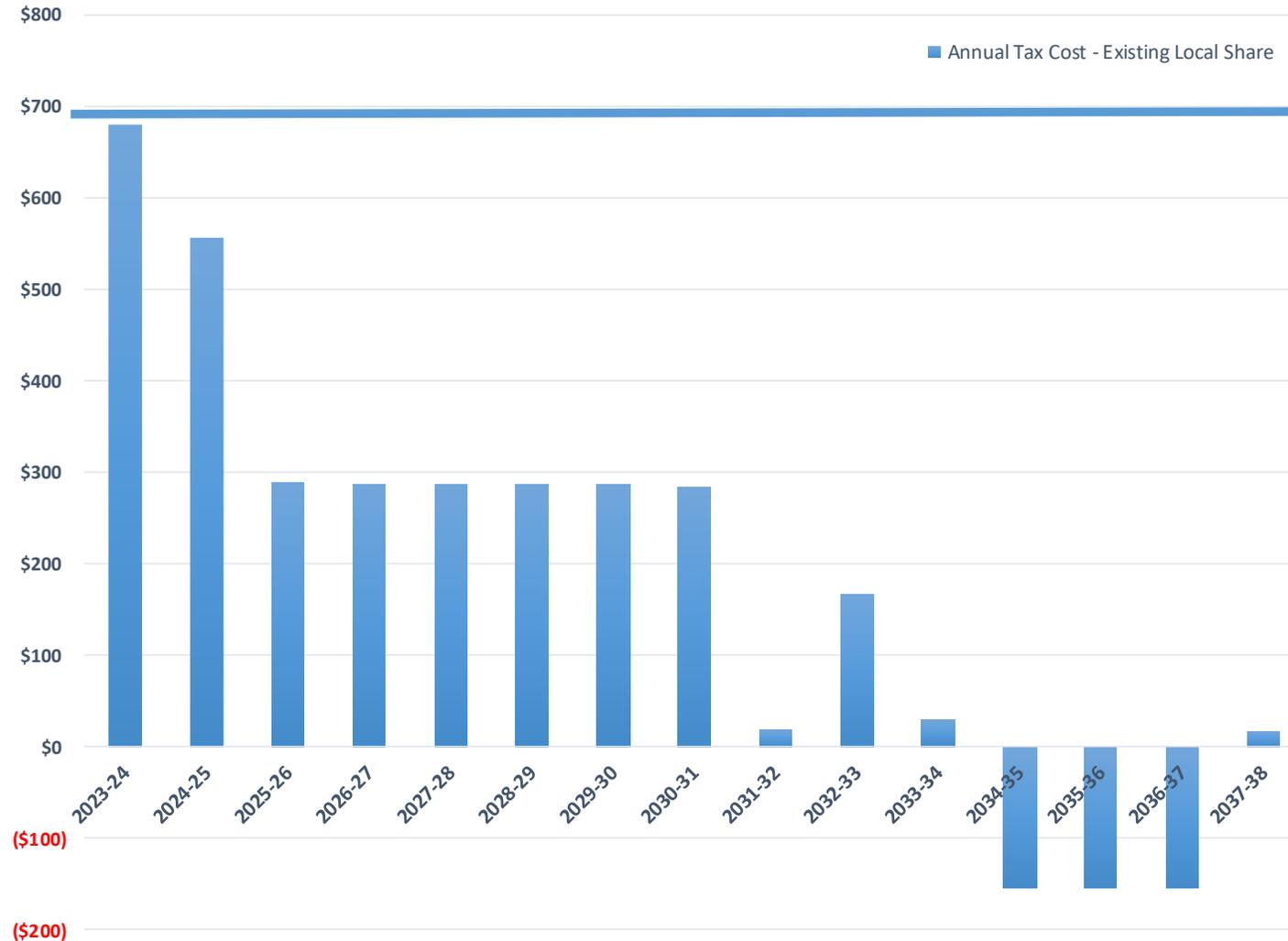


*\*Local Share is what is used to calculate the impact on the tax cap.*

*For this presentation, we are isolating construction related debt and state aid. Bus leases and BOCES Cap. costs are not included.*



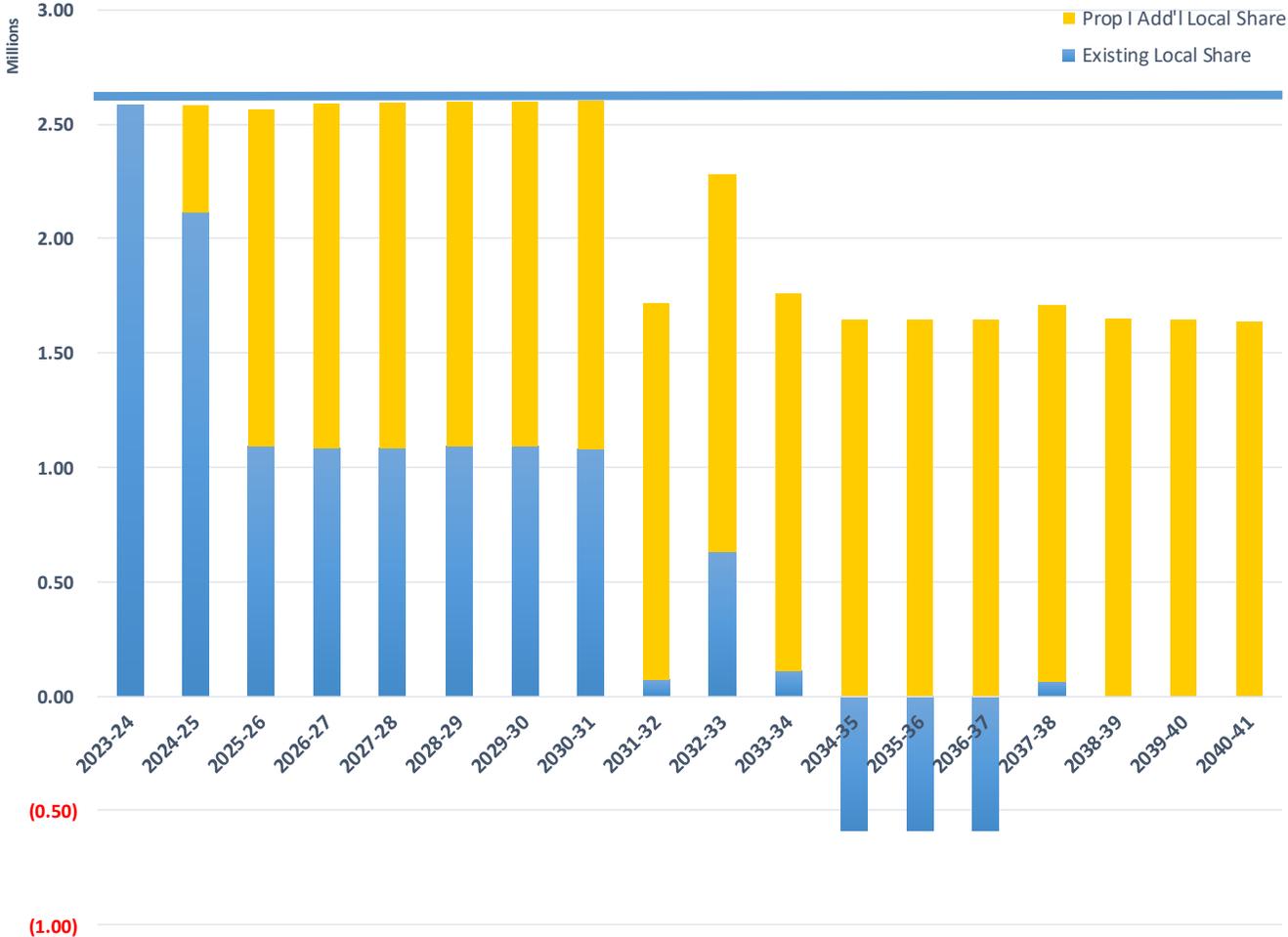
# Annual Tax Cost of Existing Local Share – Average Assessed Value Home



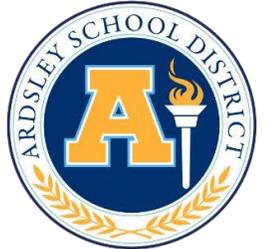
*\* Based on a home with an average assessed value of \$785,859 (using most recent A/V as of August 2023)*



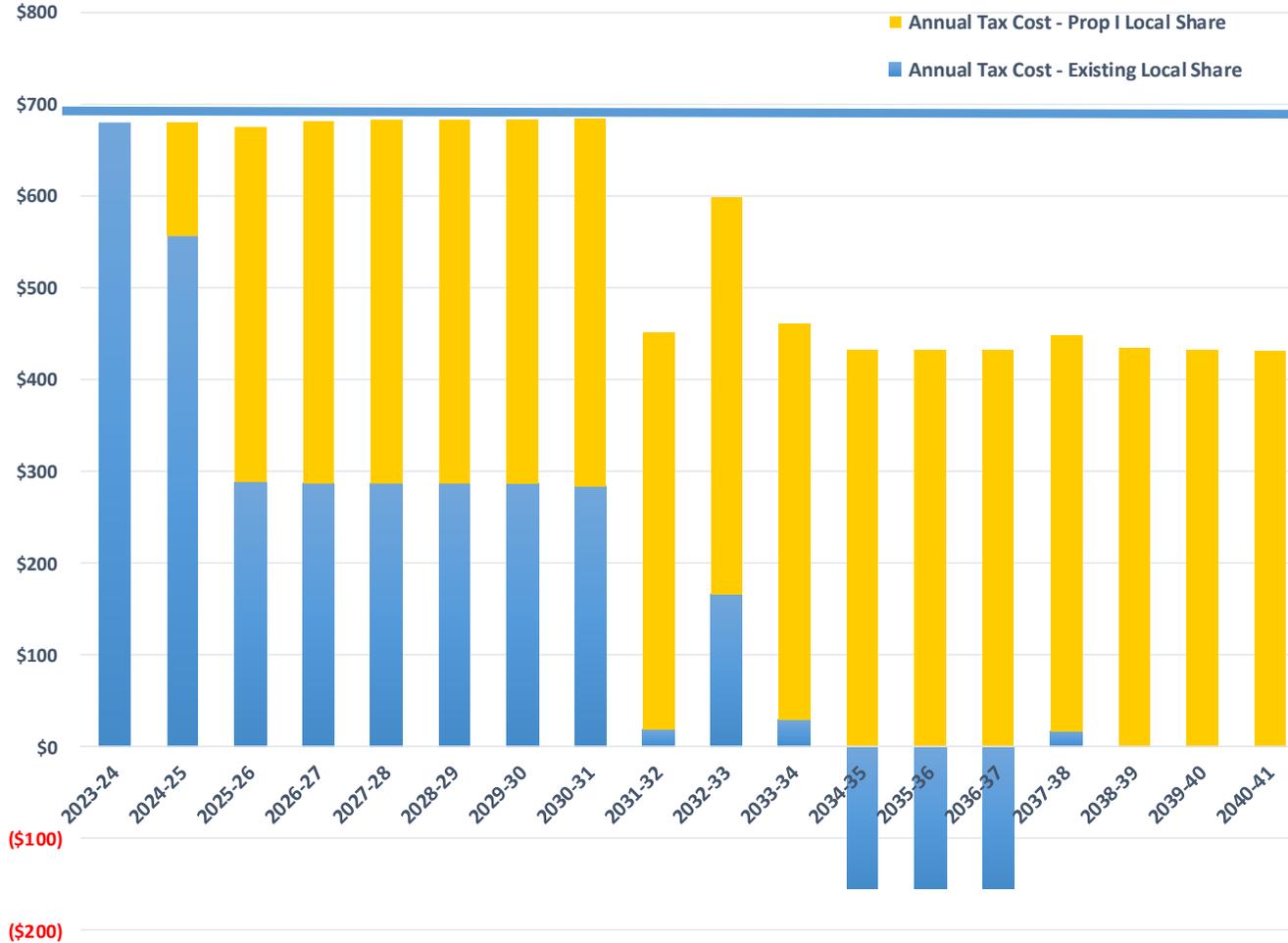
# Local Share with Proposition I



- Total Cost: \$44,626,000
- Total Estimated State Aid: \$27.3 million
- Estimated Net Cost: \$17.3 million
- Utilizes \$3.5million of Capital Reserve
- Tax Neutral – replaces retiring debt
- Estimated Average Annual Local Share for Prop I: \$1.5 million



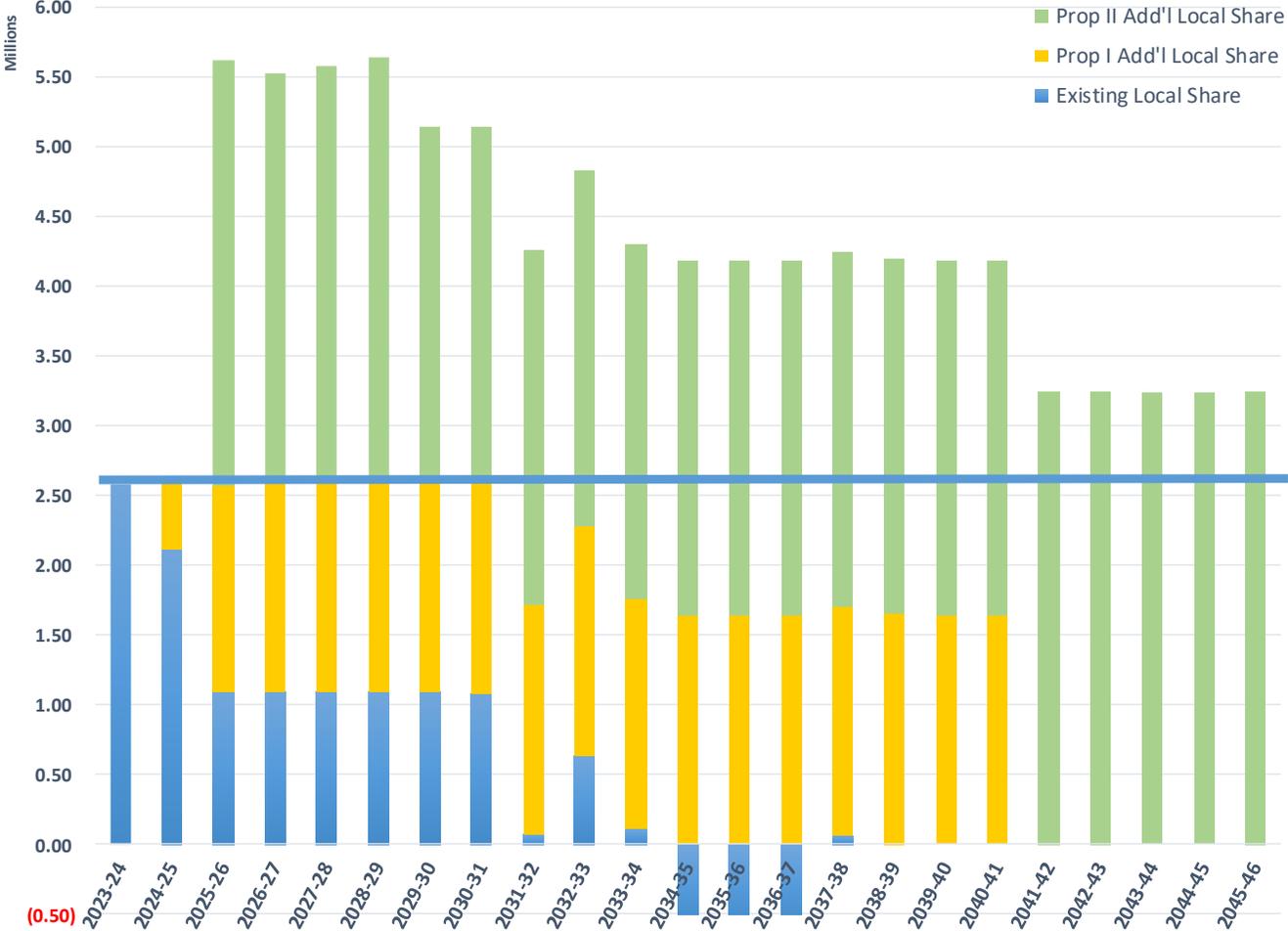
# Annual Tax Cost of Local Share With Proposition I – Average Assessed Value Home



- *Based on a home with an average assessed value of \$785,859 (using most recent A/V as of August 2023)*
- *Annual average tax cost for proposition I (2024-2031): \$360 (tax neutral - replaces retiring debt)*



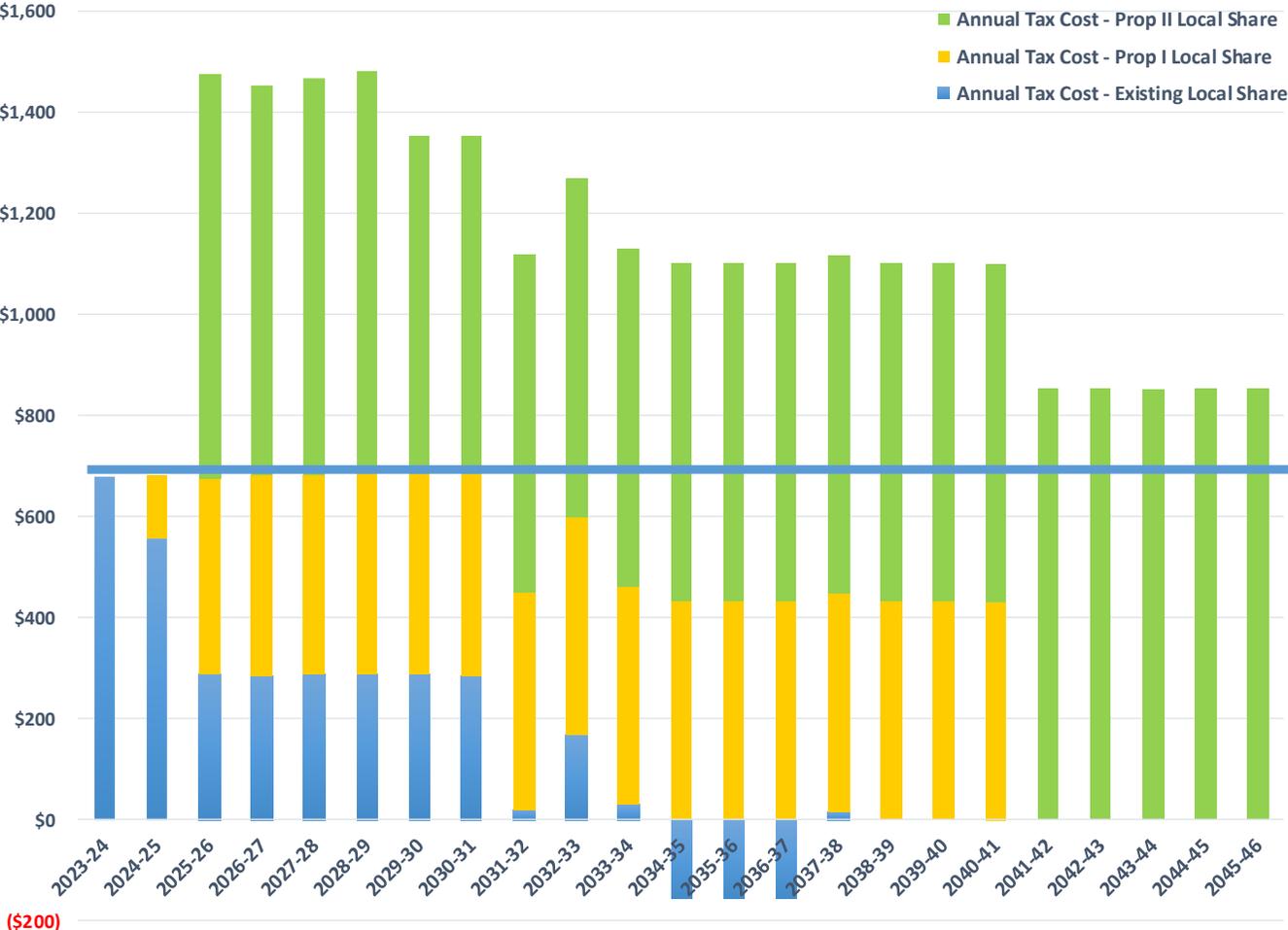
# Local Share with Proposition I and II



- Total Cost: \$59,578,000
- Total Estimated State Aid: \$23.7 million
- Estimated Net Cost: \$35.9 million
- Estimated Average Annual Local Share for Prop II: \$2.8 million



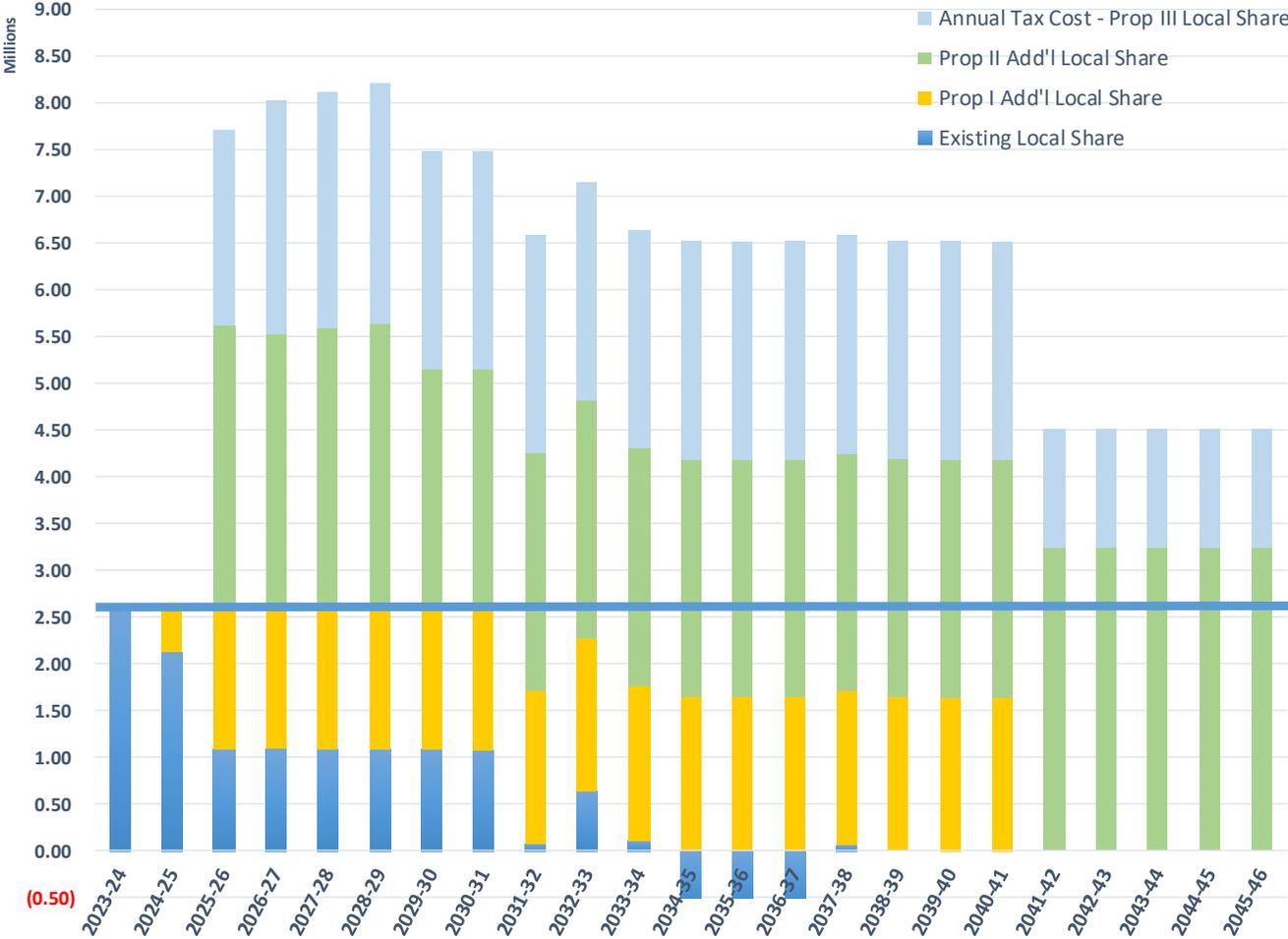
# Annual Tax Cost of Local Share With Proposition I and II – Average Assessed Value Home



- Based on a home with an average assessed value of \$785,859 (using most recent A/V as of August 2023)
- Annual average tax cost for proposition II (2024-2031): \$750



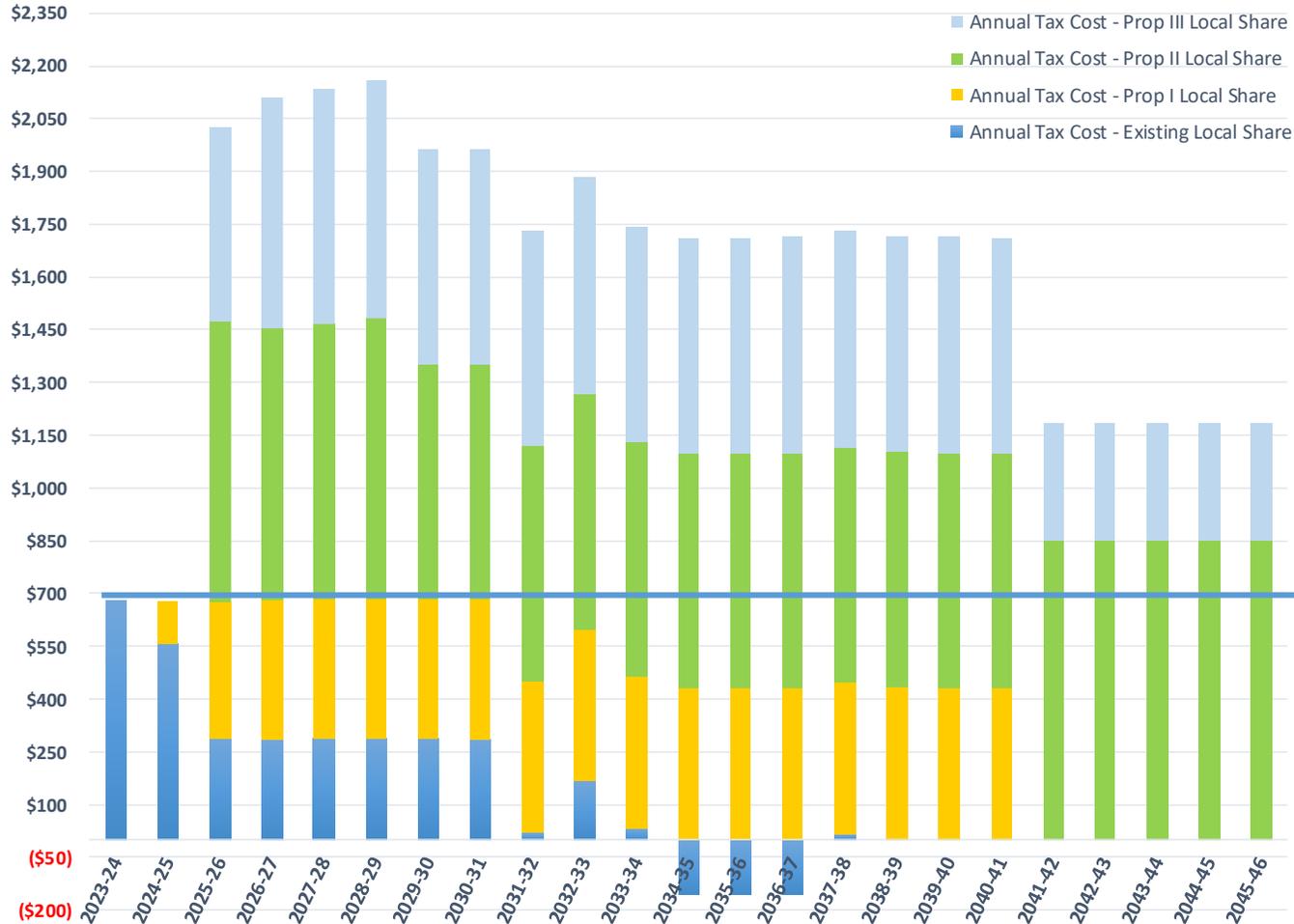
# Local Share with Proposition I, II and III



- Total Cost: \$39,000,000
- Total Estimated State Aid: \$8.4 million
- Estimated Net Cost: \$30.6 million
- Estimated Average Annual Local Share for Prop III: \$2.4 million



# Annual Tax Cost of Local Share With Proposition I, II and III – Average Assessed Value Home

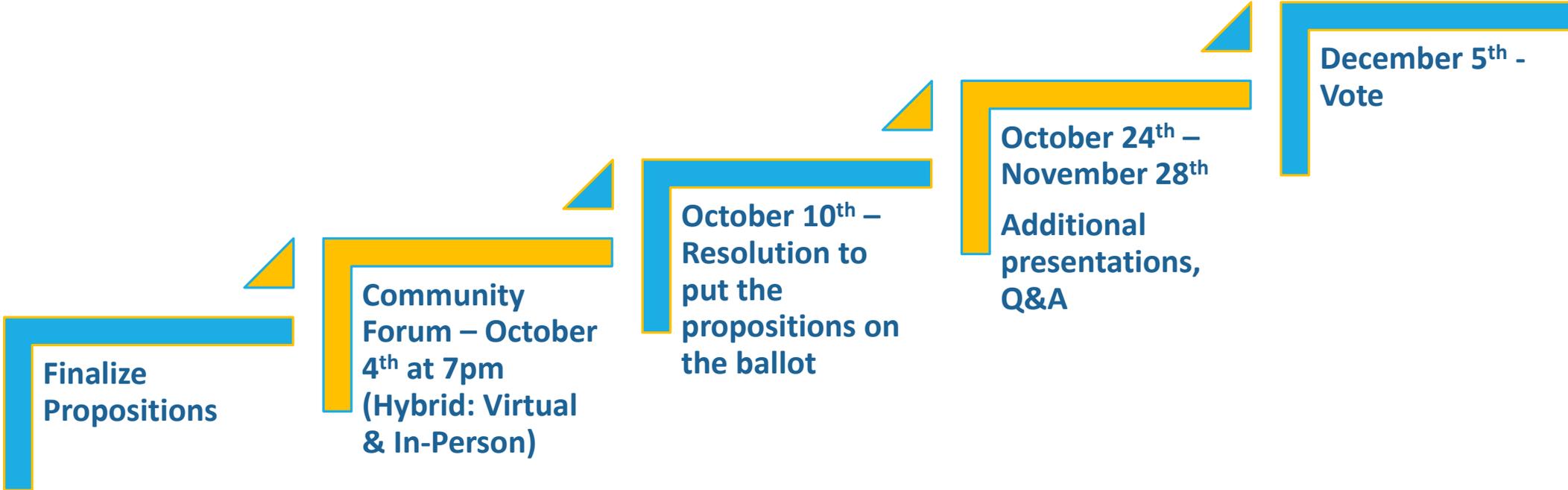


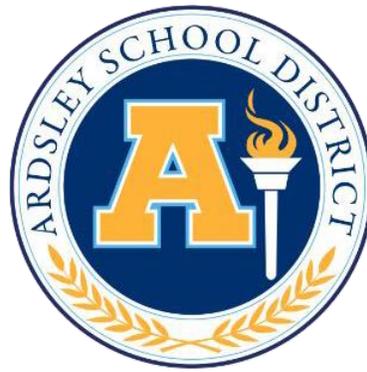
- Based on a home with an average assessed value of \$785,859 (using most recent A/V as of August 2023)
- Annual average tax cost for proposition III (2024-2031): \$630



# Next Steps

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Thank You

Presentations are posted on the dedicated page at  
[www.ardsleyschools.org](http://www.ardsleyschools.org)



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