

# BCSD Dateline

PUBLICATION OF THE BEDFORD CENTRAL SCHOOL DISTRICT



Dear Bedford Central School District Community,

On May 17, 2022, our community will vote on a bond referendum to address repairs and improvements of building infrastructure for the health, safety and daily experience of all of our students, faculty and staff. Additionally, the referendum will provide funds for reimagined and modernized spaces for all students' learning environments and fitness.

## Why now?

The district manages seven schools: five elementary, one middle and one high school. The Fox Lane campus contains seven buildings and five fields. All of these spaces require regular maintenance and periodic replacements. District management conducted a Building Conditions Survey and identified the systems and structures that are nearing the end of their useful lives.

In addition to our buildings needing updates and improvements, we are presenting these propositions now as previous debt is paid down, and on advice from our architects and bond advisors.

This referendum includes significant architectural improvements to commonly used spaces on the Fox Lane campus: the middle school central building; middle school common classrooms for STEAM; the high school's core first floor, library and cafeteria space; and fitness spaces. These are spaces that all students in our district will utilize and benefit from during their time in BCSD.

If approved, Proposition One would upgrade the aging infrastructure of all of our buildings, as well as significantly reimagine and improve shared learning spaces on the Fox Lane campus. Proposition Two would provide air-cooling to the 'A' and 'C' wings of the high school. The total cost of all the renovations and improvement projects is \$62.6 million paid over 15 years.

We encourage you to educate yourself about this proposal by carefully reviewing this newsletter and by attending community outreach meetings. Additional information can be found on our District's website: [www.bcsdny.org/bond](http://www.bcsdny.org/bond)

Sincerely,

Dr. Joel Adelberg, Superintendent of Schools  
John Boucher, Board of Education President  
Edward Reder, Board of Education Vice President  
Jessica Cambareri, Trustee  
Steven Matlin, Trustee  
Robert Mazurek, Trustee  
Beth Staropoli, Trustee  
Alexandra White, Trustee



## VOTE

TUESDAY, MAY 17, 2022

6 AM - 9 PM

## FAST FACTS

### Proposition 1: \$59 million

- Infrastructure
- Health & Wellness
- Enhanced Learning Environments

### Proposition 2: \$3.6 million

- Air conditioning at Fox Lane High School

### Proposed project total: \$62.6 million

### Estimated State Aid: \$7.8 million

**Tax impact:** Debt service principal payments lower than existing debt

**Proposed Financing Period:** 15 years in three installments

# REPAIR. REFRESH. REIMAGINE.

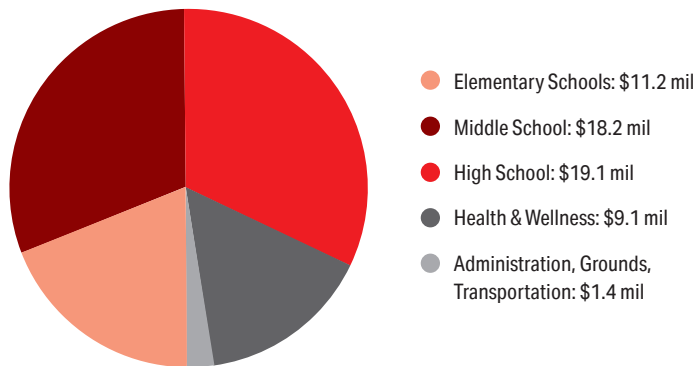


**Q: Why is the board proposing investment in our schools now?**

A: Maintaining our buildings protects our taxpayers' investment and helps make BCSD a desirable place to live, raise families, and experience high-quality education. With May 2022 voter approval, work can begin in the summer of 2023, minimizing the impact on educational programming.

**Q: Will each school building receive upgrades?**

A: Yes, each of our school buildings and grounds will receive improvements in four categories: site, architectural, mechanical (HVAC) and electrical.



**Q: Hasn't the district been maintaining the buildings all along?**

A: The district does ongoing, routine maintenance work every year. The proposed work is not "routine maintenance" but, instead, a collection of medium to large-scale projects that fall outside the definition of routine maintenance. Replacing big-ticket items that are approaching the end of their useful lives through the bond will avoid costly, emergency action in the future, achieve economies of scale and minimize disruption to the students.

**Q: Will New York State provide any financial support for this project?**

A: The district is projecting that approximately 12.7% of all work proposed in the project scope would be eligible for New York State building aid, which means that about \$7.8 million of the cost would be absorbed by the state.

**Q: Can't the district just pay for the work on this project through its regular budget?**

A: It benefits taxpayers to do this type of work through a capital project, rather than the annual budget. Much of the work will be eligible for state aid. Costs will be spread out over a longer period of time (15 years) and therefore shared by more residents living in the community and using the schools over time.

**Q: What will be the tax impact of these propositions?**

A: The district will be paying down debt related to earlier capital projects, and new debt principal payments will be lower than our current payments. The new debt is expected to be issued in 2023 and phase in over three years as the projects get underway, after which it will be paid off in 2041.

**Q: What is the timeline of the proposed capital project?**

A: Our goal is to obtain NYSED approval in time to begin some site construction in the summer of 2023. Work would be scheduled to minimize disruption to our students and learning and would be completed by the fall of 2027.

**Q: Have teachers, staff, principals and students given input?**

A: The district's Bond Project Advisory Committee, made up of staff, students, administration, Board of Education and community members have been touring buildings and working closely with district architects to formulate a vision for the future. All members of our community were invited to share their thoughts and ideas in a ThoughtExchange.

# How Will Each School Benefit?

## FOX LANE HIGH SCHOOL

- Core first-floor redesign and improvements
- Newly designed integrated 25,000 square feet learning environment space
- Library gut renovation, cafeteria renovations and entrances
- Redesigned related hallways and adjoining office spaces
- Repair or replace windows, doors, drainage and paving
- Replace gym floor
- Repair PA system

## FOX LANE MIDDLE SCHOOL

- Front entrance, nurse office, gallery and security / reception room improvements
- Central building renovations, convert labs to STEAM spaces and renovate music room
- Outdoor learning and performance space
- Covered walkway to gymnasium
- Convert maintenance room to indoor fitness space
- Extensive exterior concrete, stairs and bridge repairs and drainage
- Repair cafeteria patio concrete space
- Replace windows in all houses
- Ventilator replacements

## BEDFORD HILLS ELEMENTARY SCHOOL

- Updated flooring
- ADA accessibility to playground; ADA bathroom reconstruction
- Air conditioning to two kindergarten classrooms
- Front vestibule upgrades
- Paving, drainage, ventilation updates

## BEDFORD VILLAGE ELEMENTARY SCHOOL

- Bathroom upgrades
- Reconstruct front entrance
- Window and flooring replacements
- ADA path from building to playground and field
- PA system and parking lot lighting

## POUND RIDGE ELEMENTARY SCHOOL

- Window replacements
- Roof repair
- Toilet renovation
- Boiler replacement

## WEST PATENT ELEMENTARY SCHOOL

- Library air conditioning improvements
- Cold water piping replacement
- ADA improvements

## MOUNT KISCO ELEMENTARY SCHOOL

- Foundation and drainage repairs
- Flooring, door, window sash replacements
- Wood door, stair railings replacements
- Third-floor bathroom renovations
- Air conditioning of second floor
- ADA lift repair

## HEALTH & WELLNESS / FIELDS

- Small gymnasium at high school transformed into wellness center
- Multipurpose synthetic turf & baseball field
- Middle school softball field improvements
- Additional campus / field parking
- Field adjacent restrooms

## ADMINISTRATION, GROUNDS AND TRANSPORTATION

- New transportation building, housing old middle school maintenance room
- Administrative building repairs



## Projected Timeline

### Fall 2022

Submit documents for NYSED approval

### Summer 2023

Begin Phase 1 infrastructure projects

### Summer 2024 & Summer 2025

Infrastructure project and building additions

### Fall 2025

Begin occupancy of building additions

### 2025-2026

Finish remaining infrastructure projects



# BCSD DATELINE

A publication of the  
Bedford Central School District

Non-Profit  
U.S. Postage  
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White Plains, NY  
Permit No. 49254

## BOARD OF EDUCATION

- John Boucher, President
- Edward Reder, Vice President
- Jessica Cambareri
- Steven Matlin
- Robert Mazurek
- Beth Staropoli
- Alexandra White

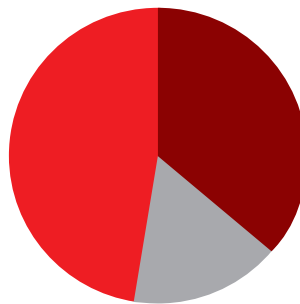
## SUPERINTENDENT OF SCHOOLS

Dr. Joel Adelberg



# SCOPE OF WORK

### Proposition 1 Breakdown



- Infrastructure: \$28.1
- Spatial & Learning Environment: \$21.8
- Fox Lane Campus Health & Wellness: \$9.1

### PROPOSITION 1

#### Infrastructure \$28.1 million

Window and door replacements, bathroom reconstruction, code compliance and ADA accessibility, mechanical fresh air and ventilation, concrete and masonry, communications systems, security upgrades, electrical systems projects, grounds and transportation infrastructure

#### Spatial & Learning Environment \$21.8 million

Middle school central building first-floor reconstruction and reorganization, technology rooms reconstructed for STEAM, reconstruction of music exploration room, outdoor learning and fitness space, high school reconstruction of first-floor core space, including the library, cafeterias and adjoining spaces as updated learning and school community spaces

#### Health and Wellness \$9.1 million

Reconstruction of high school athletics wing for fitness and physical education, high school multi-purpose turf field with baseball and improvements, high school field #4 synthetic turf and improvements, softball field and tennis court improvements

### PROPOSITION 2

#### \$3.6 million

Air conditioning for the second and third floors of both A-Wing and C-Wing at Fox Lane High School

For more information on the  
bond, scan the QR code or visit  
[bcsdny.org/bond](http://bcsdny.org/bond).



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en español.