

Pelham Public Schools

2025 Capital Improvement Bond





Background

- Building Conditions Survey & Enrollment Report conducted during 2024-25 school year
- Identified infrastructure concerns due to building age
- Older schools not designed for modern instructional program
- Space doesn't adequately accommodate current enrollment & projected enrollment
- Debt service drop-offs create opportunity for new facilities improvements
- Our schools are community assets that must be maintained



Key Findings – Infrastructure

- All school facility are well-maintained; identified infrastructure issues are a result of our aging school buildings
- Repairs, upgrades, and replacements recommended for heating systems, exterior masonry, roofs and window replacement
- Siwanoy is the only school in the district that still lacks ADA accessibility
- Lack of cafeteria space at PMHS and older elementary schools presents operational and programmatic challenges
- Air quality and conditioning should be considered to improve learning environment
- Sustainable options for heating and cooling can be considered at some schools



Infrastructure





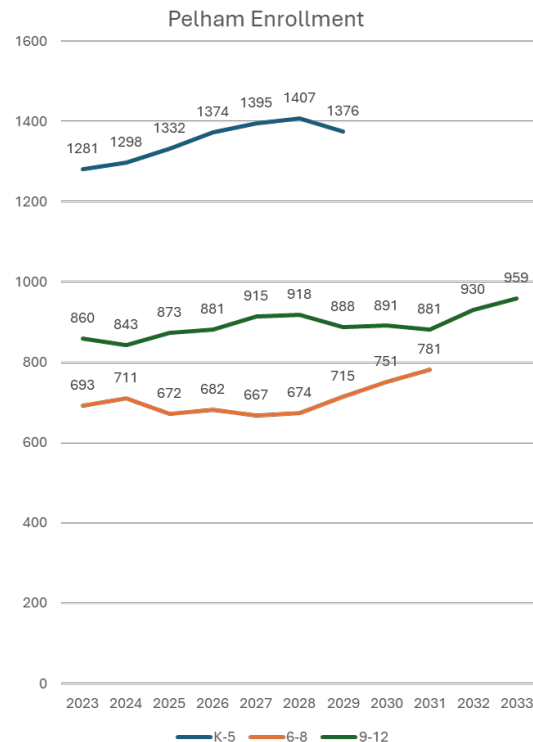
Key Findings – Enrollment/Capacity

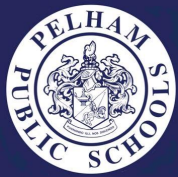
- District enrollment is projected to grow from current 2,800 to approximately 3,000 students
- Most schools are operating above optimal functional capacity
- Many classrooms are undersized based on current state standards
- Older elementary schools lack sufficient small-group instruction space
- Special Education and support services continue to grow without sufficient dedicated space
- Siwanoy has the lowest amount of instructional space per student of any school in the District



Enrollment Projections

- Enrollment generally projected to rise over next 5-10 years
 - Elementary max enrollment: 1,376 in 2029 (up from 1284)
 - MS max enrollment: 784 in 2032 (up from 765)
 - HS max enrollment: 959 in 2033 up from (878)





Priorities

- Develop and fund a long-term Capital Improvement Plan
- Prioritize projects and address areas of most need and highest leverage
 - Support high quality educational program
 - Provide healthy & safe learning environments for students & staff
 - Invest in preserving community assets
- Identify options for environmentally friendly/efficient systems
- Align funding with drops in debt service to minimize tax increases on community



Capital Project Planning Process

Spring 2024	Fall 2024	NOW	March 2025*	May 2025*	July 2026*
Strategic Planning	Data Deep Dive	Feedback & Refinement	Bond Scope Decision	Bond Referendum	Work Begins
Facilities arises as a key theme among stakeholders through Strategic Planning surveys & focus groups. The Board includes Facilities as top priority in the new plan.	Architects present findings from Building Conditions Survey & enrollment study. Possible solutions are presented.	The Board works with architects to refine projects for consideration. Info sessions are planned to engage the community and receive feedback.	With feedback from the community, the Board sets a final bond scope to be part of the referendum. Costs and tax projections are included and shared with the community.	The Pelham community votes on the proposed bond alongside the budget and school board referendum.	After final design & approvals by NYS, construction could begin Spring 2026. Projects that could disrupt education are completed over the following summers.

* Timeline subject to change based on feedback and decision-making process.



Key Dates

- **September 18** - BOE Work Session on facilities
- **October 23** - BOE Business Meeting - Capital Markets Presentation
- **December 18** - BOE Work Session on Decision Analysis
- **January 8** - BOE Meeting, Architect Update on bond options
- **January 22** - BOE Meeting, Update on project costs
- **January 23** - Siwanoy PTA Meeting
- **January 28** - BOE Work Session on facilities
- **Various Dates** - PTA & PTAC facilities updates



Infrastructure Priorities & Projects

Heating Systems

- Replace/upgrade heating systems at Colonial, Prospect, Siwanoy & PMHS
 - Current systems are end-of-life, inefficient & have increased likelihood of costly repairs/failure
- Replace 100-year old piping and upgrade from steam to hydronic for better efficiency & control



Infrastructure Priorities & Projects

Prevent Water Intrusion & Deterioration by replacing:

- Original slate roof at Prospect Hill (near 100 years old)
- Select roof repairs/replacements at Colonial & Middle School
- Masonry/window repairs/replacements at Colonial, Prospect, Siwanoy, Middle School & High School



Estimated Costs – Infrastructure



PELHAM PUBLIC SCHOOLS

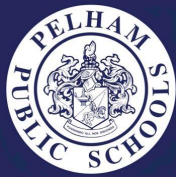
Prioritized Infrastructure Work

	Roofing	Windows	Masonry	Heating Plant Replacements	Upgrade to Hydronic Heat	Infrastructure Subtotal
Colonial Elementary	\$165,000	\$1,320,000	\$175,000	\$2,920,000	\$2,500,000	\$7,080,000
Siwanoy Elementary		\$1,905,000	\$345,000	\$2,920,000	\$3,000,000	\$8,170,000
Prospect Hill Elementary	\$2,620,000	\$2,115,000	\$345,000	\$3,175,000	\$3,500,000	\$11,755,000
Hutchinson Elementary	N/A	N/A	N/A	N/A	N/A	N/A
Pelham Middle School	\$2,355,000	N/A	\$390,000	N/A	N/A	\$2,745,000
Pelham High School	\$3,405,000	\$5,725,000	\$605,000	\$4,290,000	\$10,500,000	\$24,525,000
Total	\$8,545,000	\$11,065,000	\$1,860,000	\$13,305,000	\$19,500,000	\$54,275,000



Siwanoy School Challenges





Siwanoy School Challenges

Capacity & Instructional Space

- School opened in 1910
 - Not designed for modern instructional program
- Insufficient classrooms for current & future enrollment
- Lack of small group instructional space
- Kindergarten classes located in basement
- Siwanoy has the lowest amount of instructional space per student of any school in the District



Siwanoy School Challenges

Accessibility

- Currently only school in Pelham that is not ADA compliant
- Students with disabilities & members of the public can not access many spaces in school
- Building layout prohibits adding an elevator without losing existing classrooms

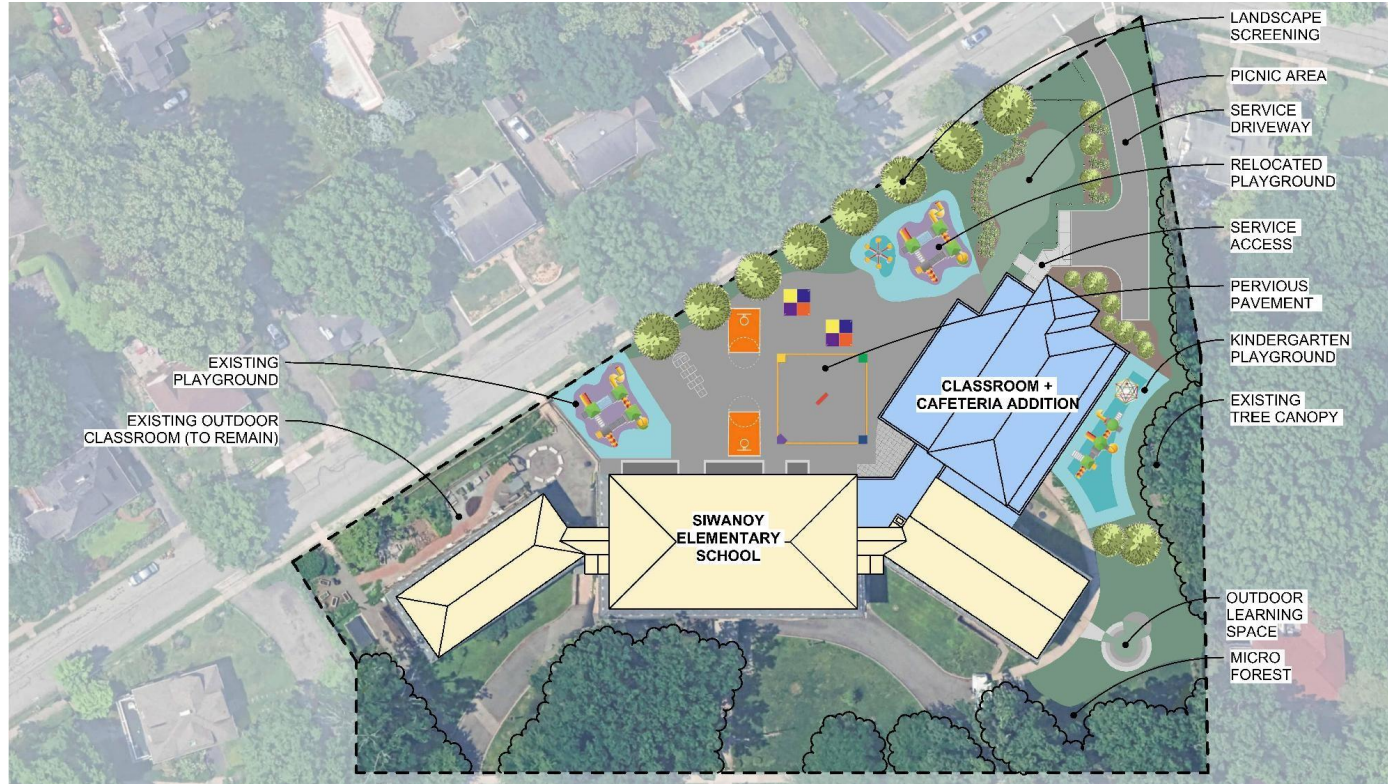


Siwanoy Options

- Options presented are latest drafts, **all options:**
- Address ADA accessibility
- Include a net gain in classrooms, small group instruction space & special education rooms
- Renovate the existing building
- Preserve outdoor classroom & microforest
- Will incorporate stormwater runoff/flooding improvements
- Incorporate feedback heard so far



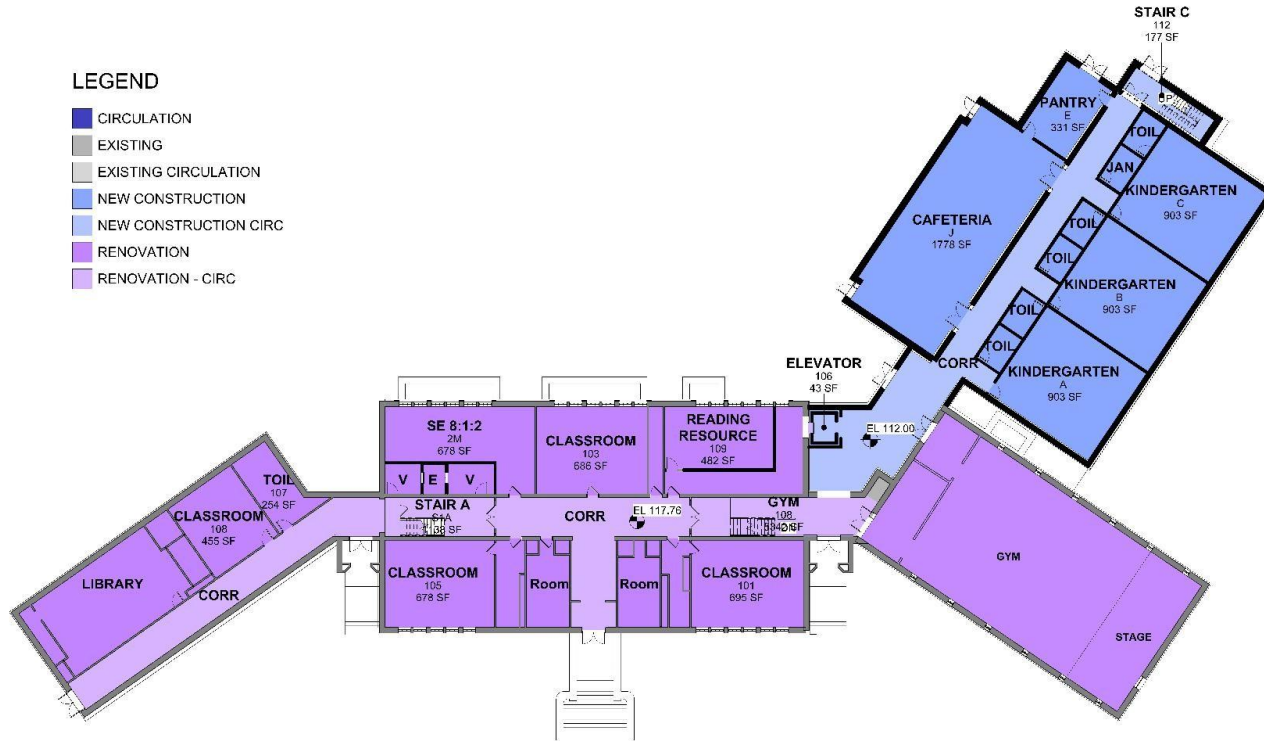
Option B - DRAFT



- 2-story addition
- Preserves existing building
- Includes 3-grade level cafeteria
- Net gain of 2 classrooms

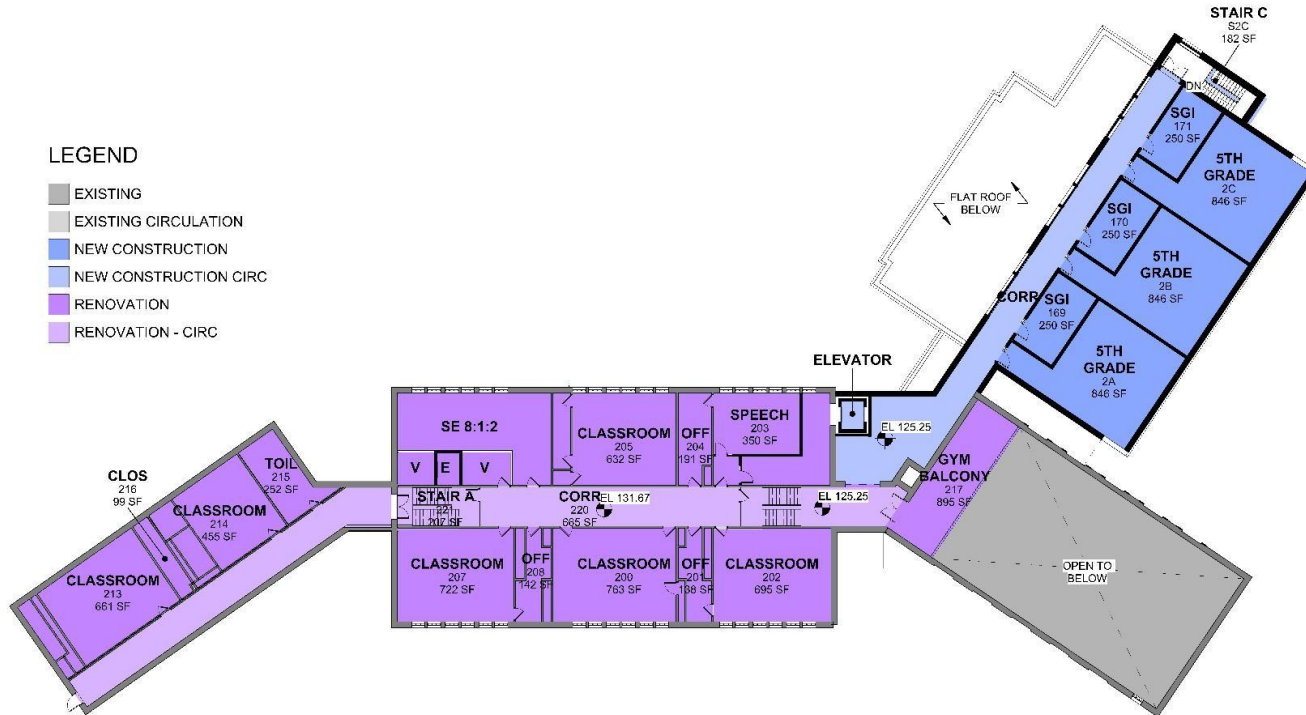


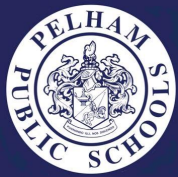
Option B - 1st Floor





Option B - 2nd Floor

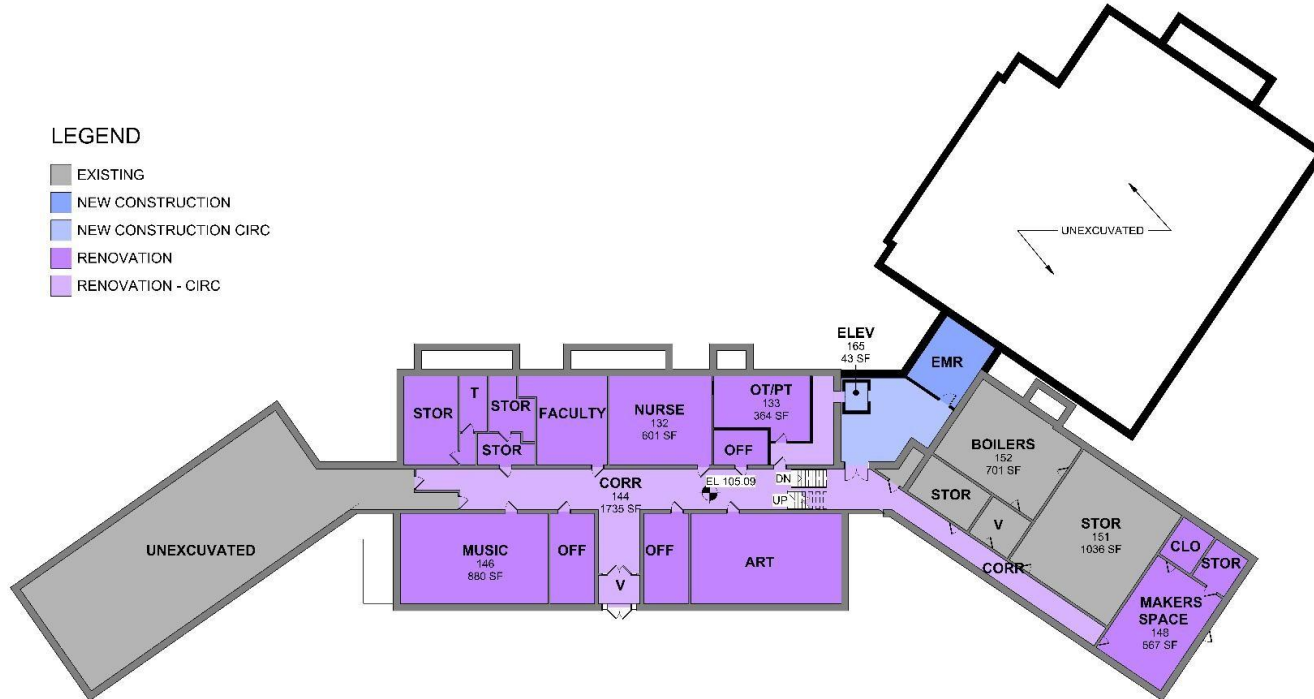




Option B - Basement

LEGEND

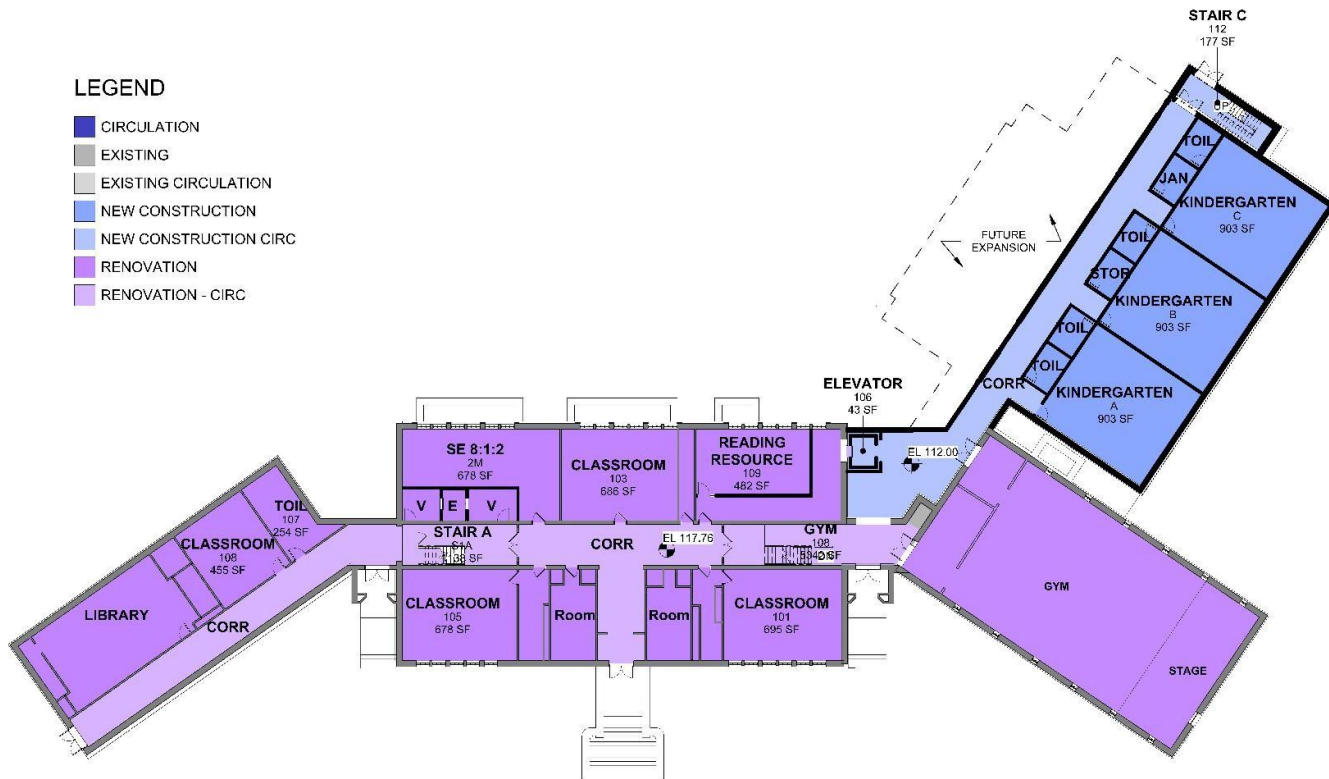
- EXISTING
- NEW CONSTRUCTION
- NEW CONSTRUCTION CIRC
- RENOVATION
- RENOVATION - CIRC





Option B Alternate - DRAFT

- Same site plan as Option B
- No cafeteria





Option C – DRAFT



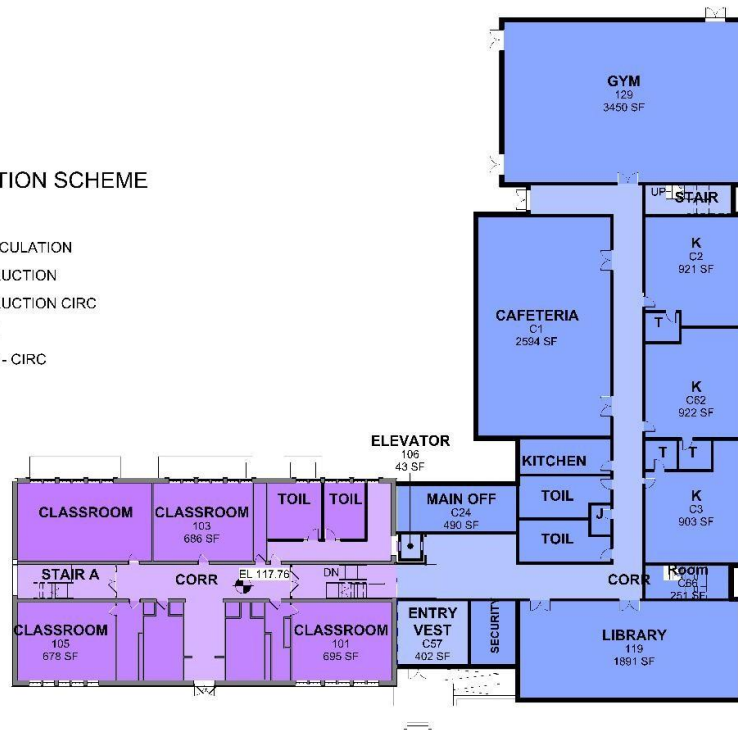
- Eliminates both wings
- Replaces south wing with 2-story addition
- New gym & cafeteria
- Net gain of 4 classrooms
- Leverages savings on infrastructure improvements



Option C – 1st Floor

PRESENTATION SCHEME

- EXISTING
- EXISTING CIRCULATION
- NEW CONSTRUCTION
- NEW CONSTRUCTION CIRC
- RENOVATION
- RENOVATION - CIRC

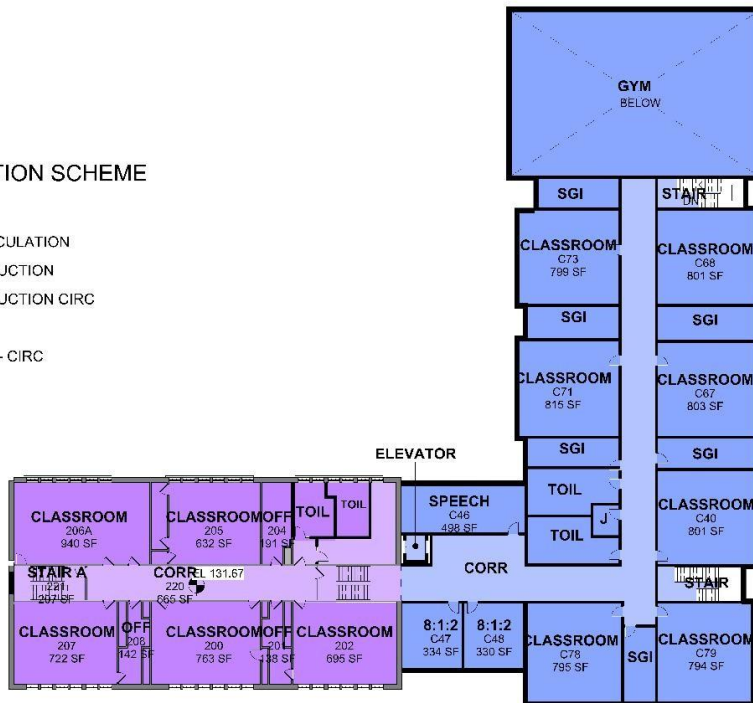




Option C - 2nd Floor

PRESENTATION SCHEME

- EXISTING
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- NEW CONSTRUCTION
- NEW CONSTRUCTION CIRC
- RENOVATION
- RENOVATION - CIRC

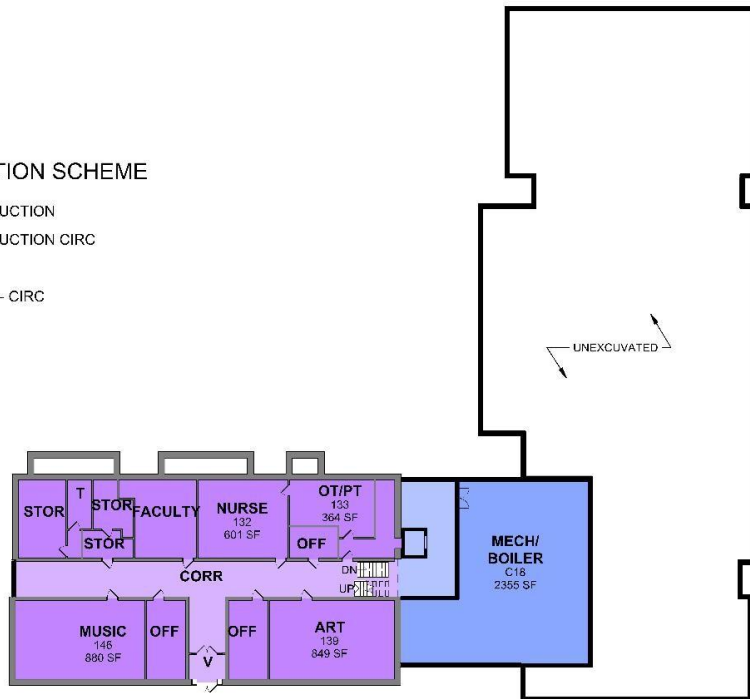




Option C – Basement

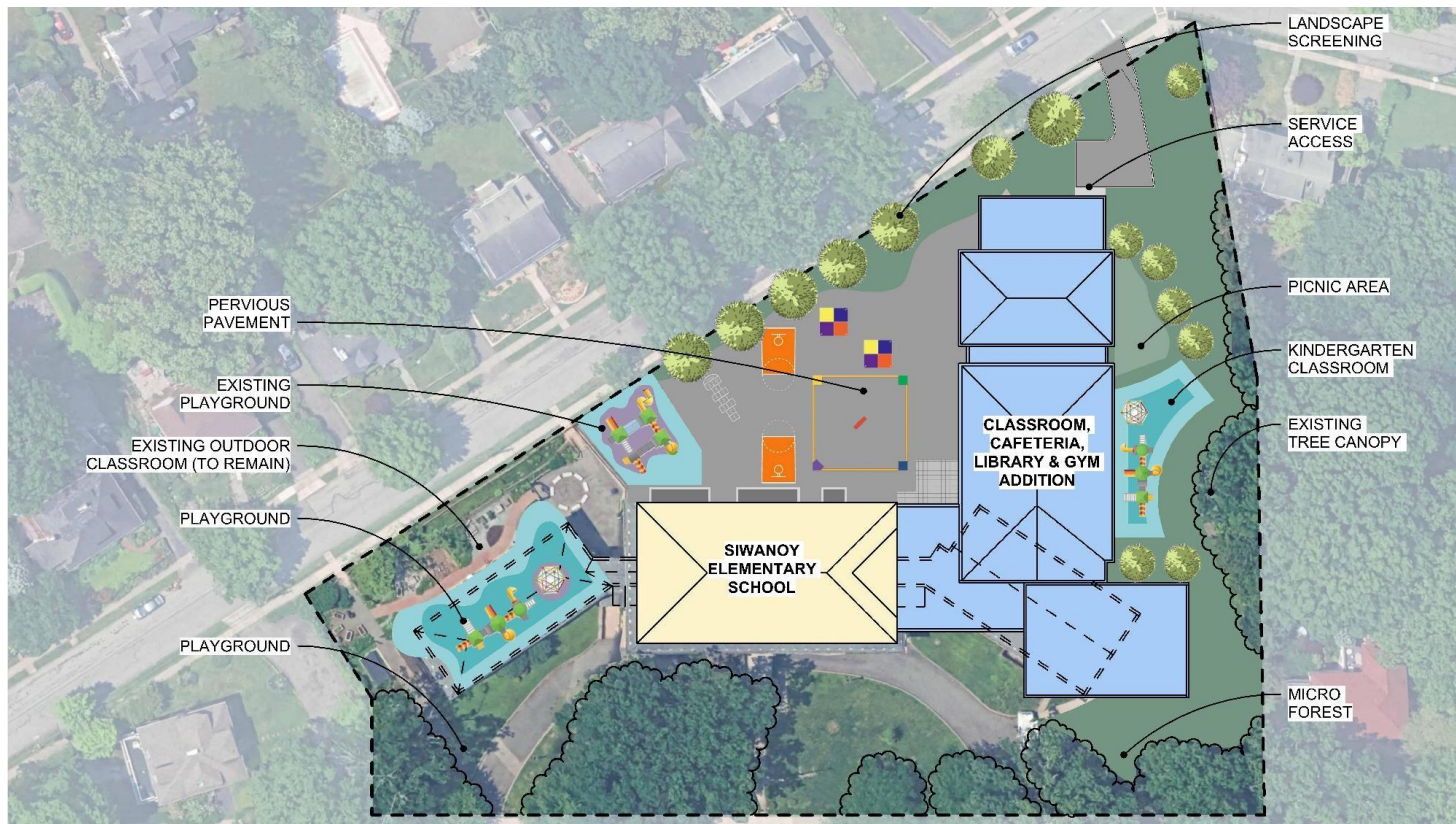
PRESENTATION SCHEME

- NEW CONSTRUCTION
- NEW CONSTRUCTION CIRC
- RENOVATION
- RENOVATION - CIRC





Option C - Alternate





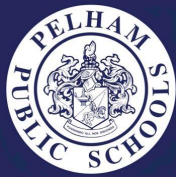
Estimated Costs – Siwanoy

- **Option B:** ADA Accessibility, Cafeteria and Classroom Addition, Renovation ≡ \$29,900,000
- **Option B(-):** ADA Accessibility, Classroom Addition (No Cafe), Renovation ≡ \$28,250,000
- **Option C:** Remove Wings. New Addition (Gym Rear). Renovation. ≡ \$39,950,000
- **Option C1:** Remove Wings. New Addition (Gym Front). Renovation ≡ \$40,300,000



PMHS Challenges





HS/MS Challenges

Enrollment/Capacity

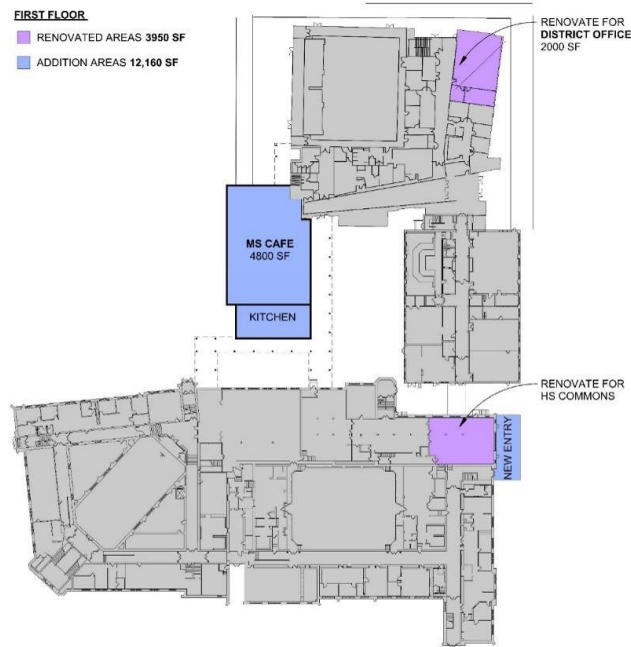
- Both MS & HS are overutilized
 - Most classrooms are booked most periods
 - Some MS classes held in HS
- Insufficient number of Science Labs
 - Lack of prep time = loss of instructional time
 - Labs not built for Next Gen. Standards
- Not enough cafeteria space for HS students



HS Draft Option B

FIRST FLOOR

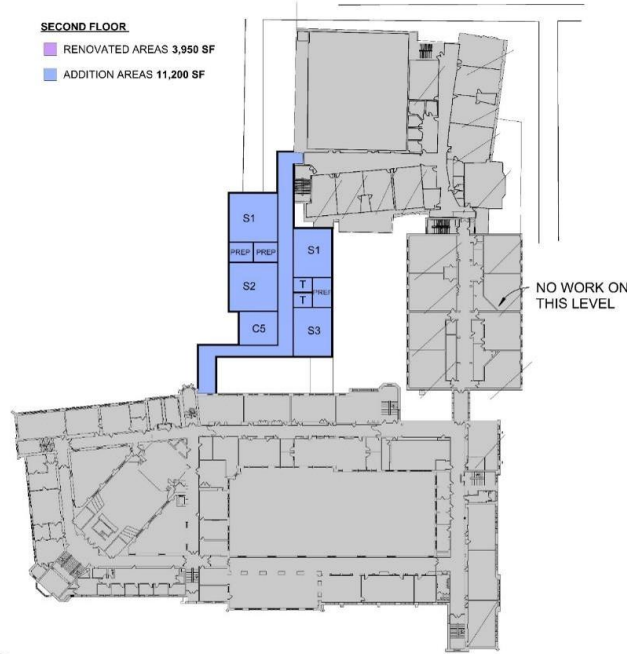
- RENOVATED AREAS 3,950 SF
- ADDITION AREAS 12,160 SF



FIRST FLOOR PLAN
SCALE 1/64" = 1'

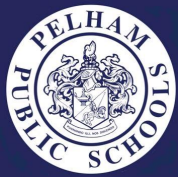
SECOND FLOOR

- RENOVATED AREAS 3,950 SF
- ADDITION AREAS 11,200 SF



SECOND FLOOR PLAN
SCALE 1/64" = 1'

- Creates High School commons
- Adds 6 new science labs and 2 general purpose classrooms



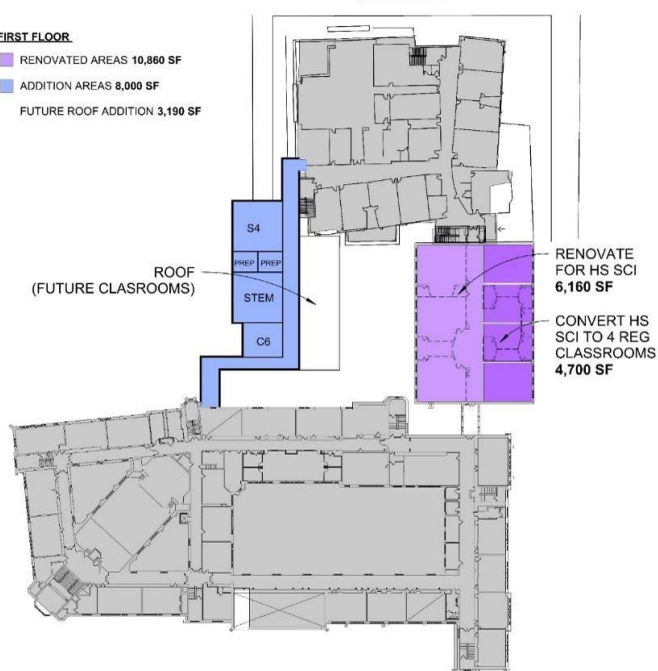
HS Draft Option B

FIRST FLOOR

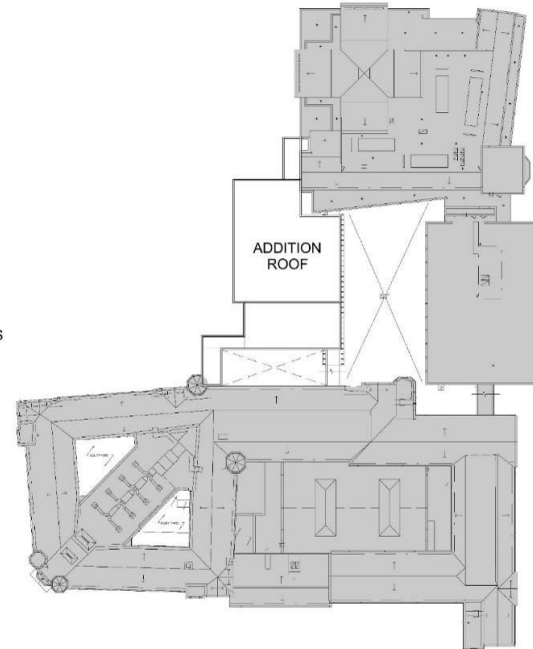
RENOVATED AREAS 10,860 SF

ADDITION AREAS 8,000 SF

FUTURE ROOF ADDITION 3,190 SF



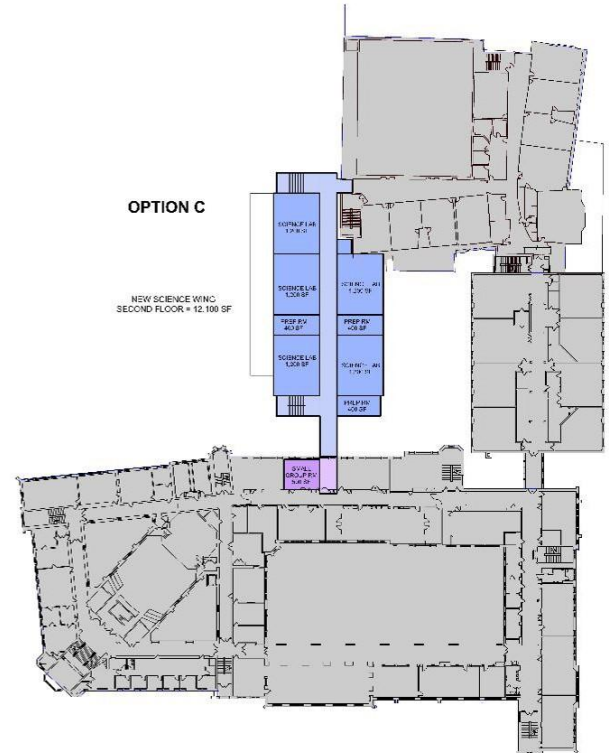
THIRD FLOOR PLAN
SCALE 1/64"= 1'



ROOF PLAN
SCALE 1/64"= 1'



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- OPTION C**
- HS STUDENT COMMONS
FIRST FLOOR = 12,500 SF
- CELL BLOCK ROOM 1,847 SF
- REGISTERED TO GO IN
COMMONS 3,300 SF
- TOILET ROOM
- STUDENT LOBBY 1,000 SF
- NEWCASTLE HALL (COMMONS) 2,000 SF





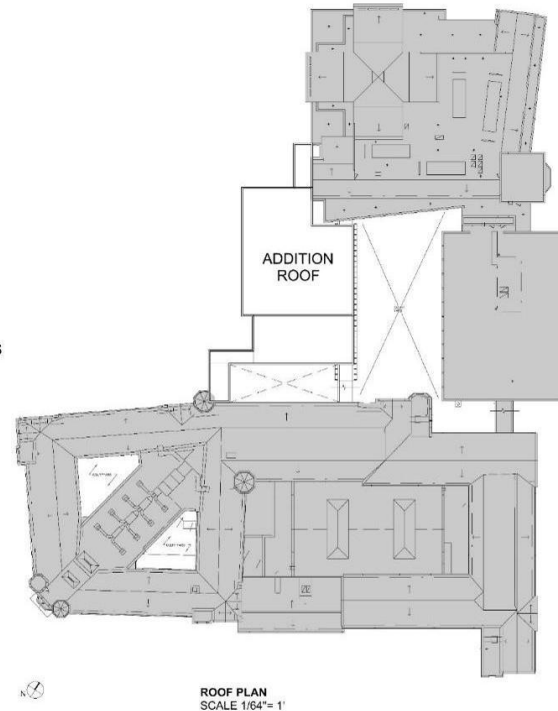
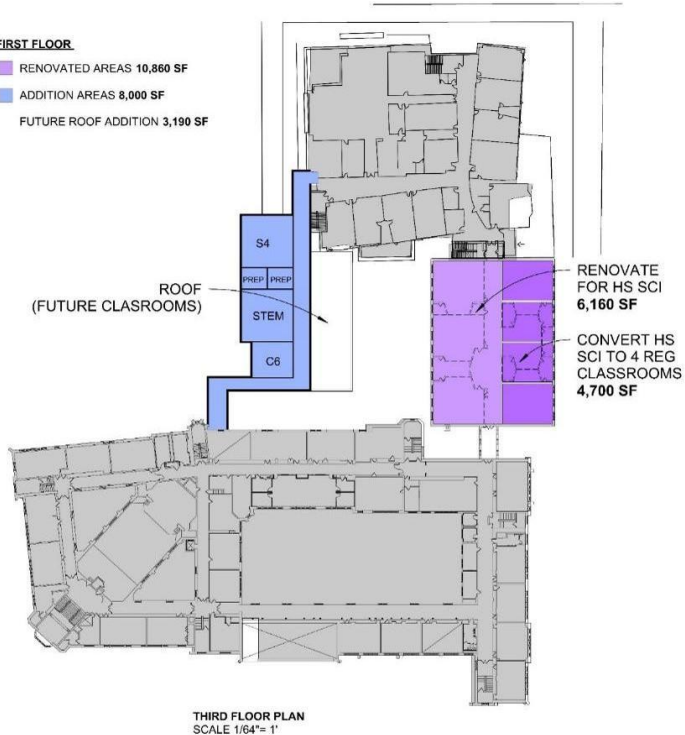
HS Draft Option C

FIRST FLOOR

RENOVATED AREAS 10,860 SF

ADDITION AREAS 8,000 SF

FUTURE ROOF ADDITION 3,190 SF

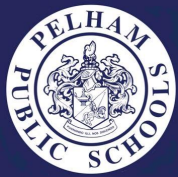




Estimated Costs – PMHS

- **Option B:** *HS Commons, 6 Labs, 2 Classrooms* ≡ \$34,500,000
- **Option C:** *HS Commons + 10 Labs* ≡ \$44,000,000

** Additional \$1.2 million to renovate current MS Technology Labs for District office space*



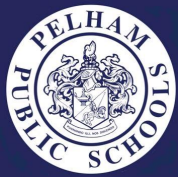
Air Conditioning/ Geothermal

Air Conditioning

- Central Air considered for Colonial, Prospect, Siwanoy & PMHS
 - More comfort & compliance with NYS Law
 - Filtered, cleaner air to promote health

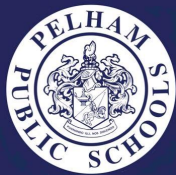
Geothermal

- Environmentally friendly heating/cooling system that has long-term energy savings
- Considered for Prospect, Siwanoy and PMHS



Estimated Costs – AC/Geothermal

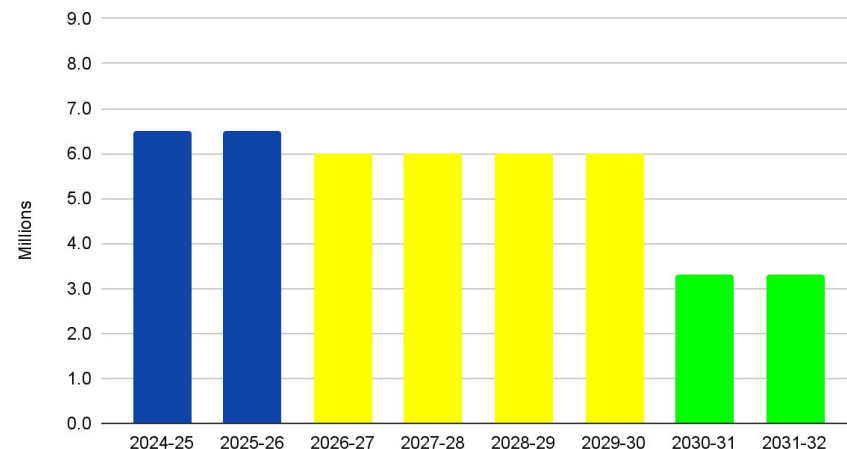
- **Elementary AC** ≡ \$14,400,000
- **PMHS AC** ≡ \$15,500,000
- **Geothermal
at select
schools** ≡ \$12,000,000



Funding Considerations

- Projects tax neutral up to \$65 million due to retiring debt
 - \$10 million in 2026-27
 - \$55 million in 2030-31
- Costs offset by NYS building aid
- Exploration of tax rebate for geothermal

Debt Service by Year





What's Next?

- Info Sessions
 - ✓ Monday, February 3, 7pm, PMHS
 - ✓ Wednesday, February 5, 7pm, Virtual
 - ✓ Thursday, February 6, 7pm, Siwanoy Gym
(Building Tour Starts at 6:30pm)
- **Additional Siwanoy Building Tours**
 - Wednesday, February 12, 6pm
 - Tuesday, February 25, 6pm



Questions?

