



Pelham Public Schools

Capital Project Planning

BOARD OF EDUCATION MEETING

February 26, 2025

Walter Hauser, AIA – Principal

Sarah Dirs a, AIA - Principal



KG+D Architects, PC

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Since January 28th BOE Meeting

2/3/25

INFORMATION
SESSION

Pelham Memorial
High School
Cafeteria

2/5/25

FACULTY
MEETING

Meeting with
Siwanoy Elementary
School Faculty

2/5/25

INFORMATION
SESSION

Virtual Meeting

2/6/25

TOUR +
INFO SESSION

Siwanoy Elementary
School

2/11/25

FACILITIES
COMMITTEE

Reviewed Feedback
from Information
Sessions and
Online Portal

2/13/25

VILLAGE
MEETING

Meeting with
Pelham Manor to
Review Siwanoy
Elementary School
Needs and
Concepts

2/14/25

ENGINEERING
TEAM

Conceptual Design
Meeting with
Pelham UFSD
Facilities Team to
review Proposed
Building Systems

2/25/25

BUILDING
TOUR

Siwanoy Elementary
School

2/25/25

INFORMATION
SESSION

Virtual Meeting



Information Session Feedback: Siwanoy ES

1. Is there a **more efficient Option B** addition and interior renovation?
2. Please provide an **analysis of the existing and proposed site areas**.
3. Vehicle access to the site is not desirable.
4. Preservation of Siwanoy's **historic architectural appearance** is important.
5. Is it possible to make the **rear play area more secure**?
6. Is it possible to **maintain the pathway** through the Siwanoy ES campus ?
7. Coat storage closets are important for classrooms.
8. Renovations should include **door security** upgrades.



Information Session Feedback: Siwanoy ES

9. All concepts must be considerate of '**community outdoor life**'.
10. How will the proposed additions impact **stormwater management** and neighborhood flooding?
11. Please keep refuse away from the play area (maintain current system).
12. Please add a **kitchen** suitable for preparing meals (not a satellite warming kitchen).
13. Information regarding the **construction schedule** would be helpful.
14. Information regarding the construction **phasing and logistics** plan would be helpful. How will work occur safely at an occupied building?



Information Session Feedback: General

1. Please clarify the instructional space per student analysis.
2. Have photovoltaic systems been considered?
3. Please provide details of the projected tax impact.
4. Is it possible to determine the tax impact by assessed home value?
5. Has a long-term plan (20+ years) been developed to address other needs in the District?



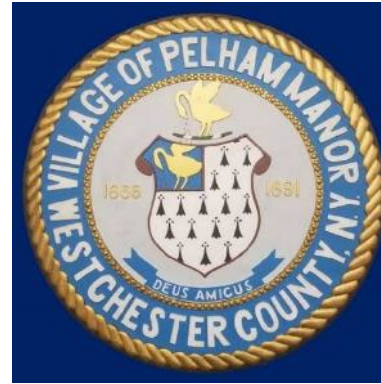
Feedback: Open Response

1. **Cost & Tax Implications** – Many residents worry about rising taxes and several request detailed breakdowns of tax impact and financing options, including bonds versus direct taxation.
2. **Siwanoy School Concerns** – There is strong opposition to large-scale construction at Siwanoy with many worrying about the loss of playground space and the impact on the neighborhood.
3. **Infrastructure Prioritization** – Residents emphasize focusing on critical repairs, such as leaky roofs, temperature control, and ADA compliance, rather than adding non-essential features.
4. **Transparency & Community Engagement** – Calls for more input from teachers, staff, and technical experts to ensure projects are well-planned and necessary.
5. **Alternative Solutions** – Suggestions include staggering projects over a longer timeline, reconsidering the need for AC by modifying the school calendar, and utilizing existing district facilities more efficiently.
6. **Middle & High School Needs** – Concerns about student spaces at the high school (cafeteria, study areas) and questions about the necessity of certain renovations at the middle school.
7. **Environmental & Logistical Considerations** – Requests for sustainable solutions, stormwater runoff mitigation, and minimizing construction disruptions.



Coordination with Pelham Manor

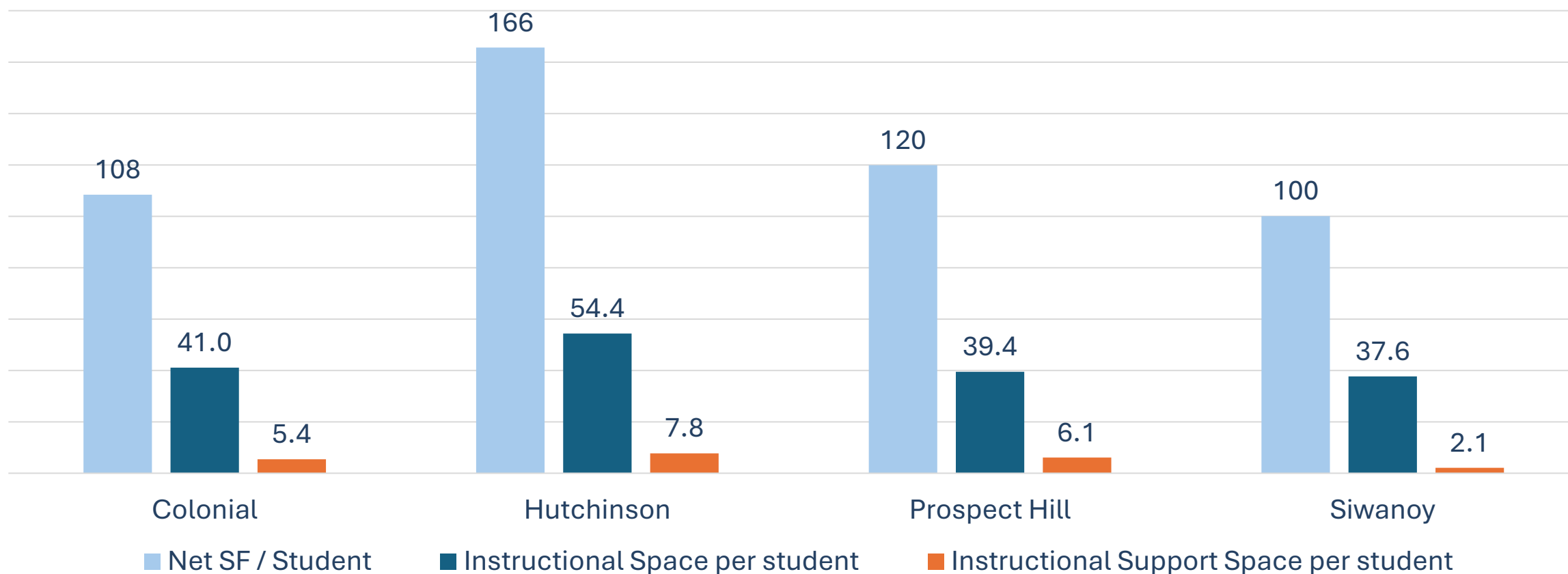
1. The purpose of the February 13th meeting was an informational on-site discussion with Lindsey Luft, the Village Manager.
2. **Siwanoy Options B and C** were reviewed in concept.
3. The primary focus of the conversation was **storm water management strategies** and coordination with ongoing and potential Pelham Manor capital improvements.
4. Pelham Manor agreed to share some existing technical drawings of the existing Village storm water systems to assist the School District with conceptual development of storm water strategies.
5. Communication will continue so any potential capital project will best serve the needs of the Pelham UFSD and Pelham Manor.





Building Space Metrics

Pelham Elementary Schools Instructional Space Metrics





Priority Infrastructure

	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



Air Conditioning

Add Air Conditioning to All Spaces, to include ventilation upgrades to support air conditioning. The Air Conditioning estimates assume upgrade to hydronic heating.

Colonial Elementary	\$5,600,000
Siwanoy Elementary	\$4,300,000
Prospect Hill Elementary	\$4,500,000
<u>Pelham Memorial High School</u>	<u>\$15,500,000</u>
Total	\$29,900,000



Ground Source Heat Pump (Geothermal)

Estimated costs per well are based on recent bids. Estimates DO NOT include possible Federal Investment Tax Credits.

Colonial Elementary	N/A (Site Constraints)
Siwanoy Elementary	\$2,500,000
Prospect Hill Elementary	\$2,000,000
<u>Pelham Memorial High School</u>	<u>\$7,500,000</u>
Total	\$12,000,000

Siwanoy Elementary

Existing Site

EXISTING
PLAYGROUND

EXISTING OUTDOOR
CLASSROOM

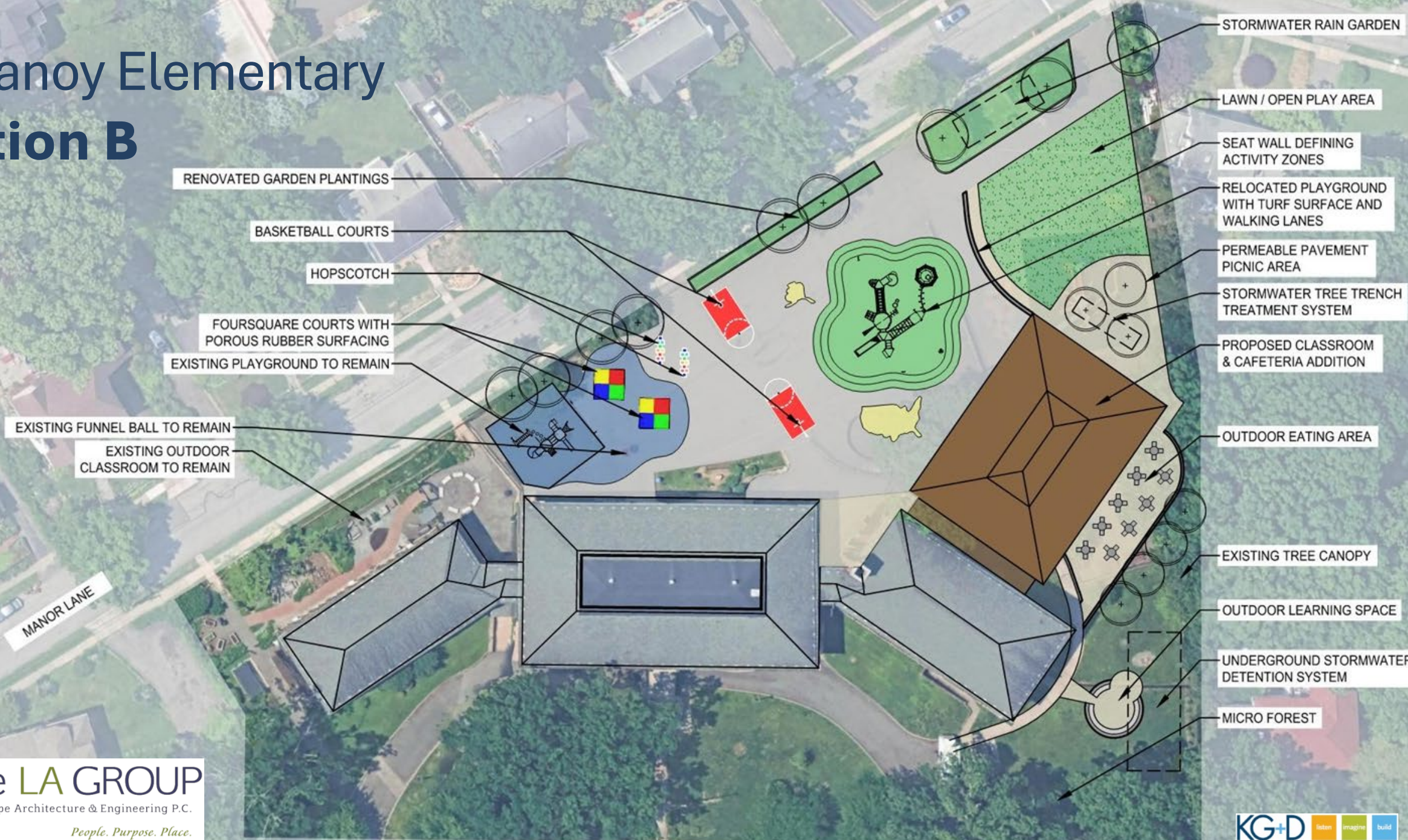
EXISTING
PLAYGROUND

SIWANoy
ELEMENTARY
SCHOOL

MICRO
FOREST

Siwanoy Elementary

Option B





Siwanoy ES Option B

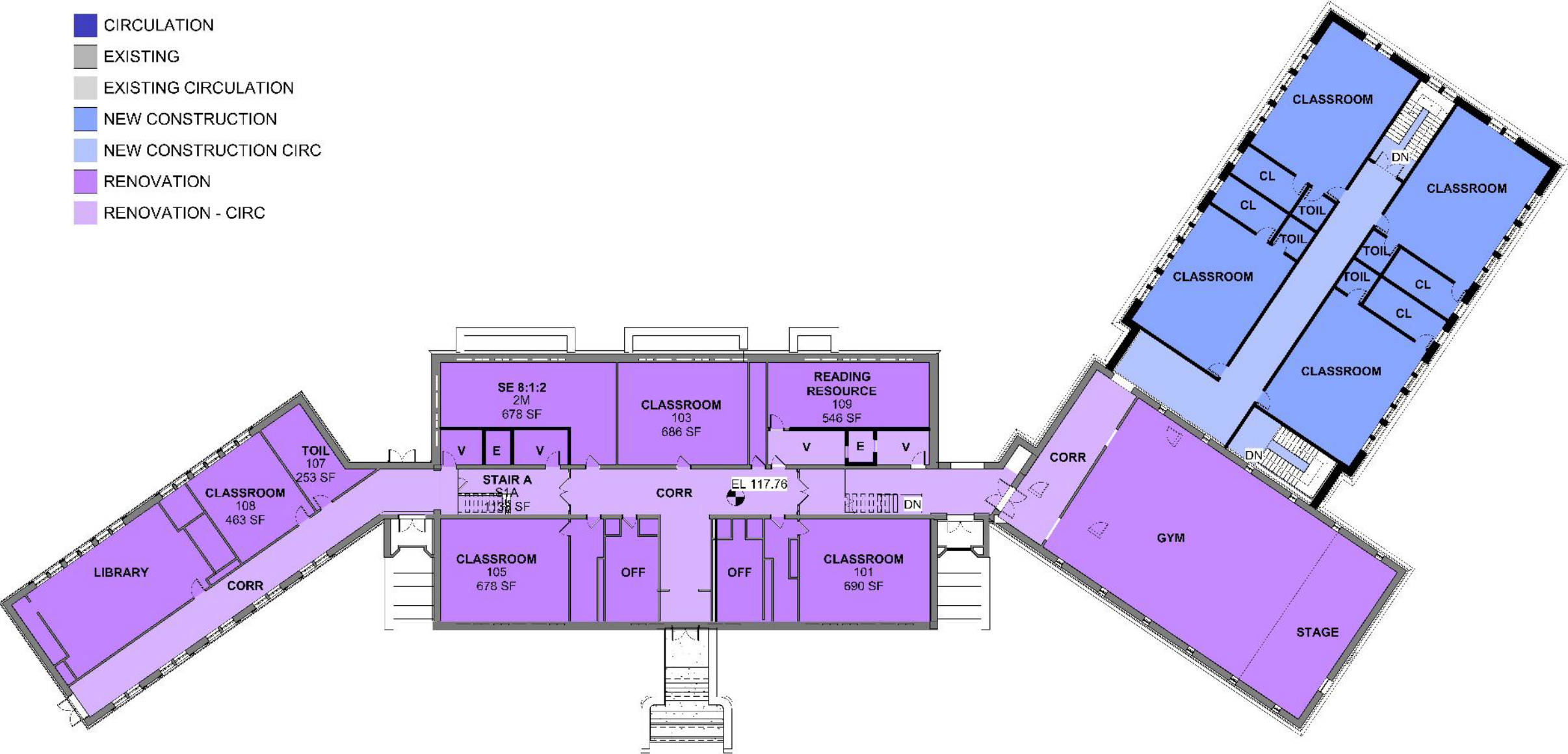
Area	Existing (sf)	Option B (sf)
Building Footprint	14,500	20,500
Impervious Asphalt & Rubber Play Areas	35,000	20,000
Permeable Play Area Surface	-	6,500
Permeable Pavements	4,000	6,500
Landscape Areas	30,000	32,000

The area calculations are conceptual and presented for comparative analysis.

Siwanoy Elementary Option B

LEGEND

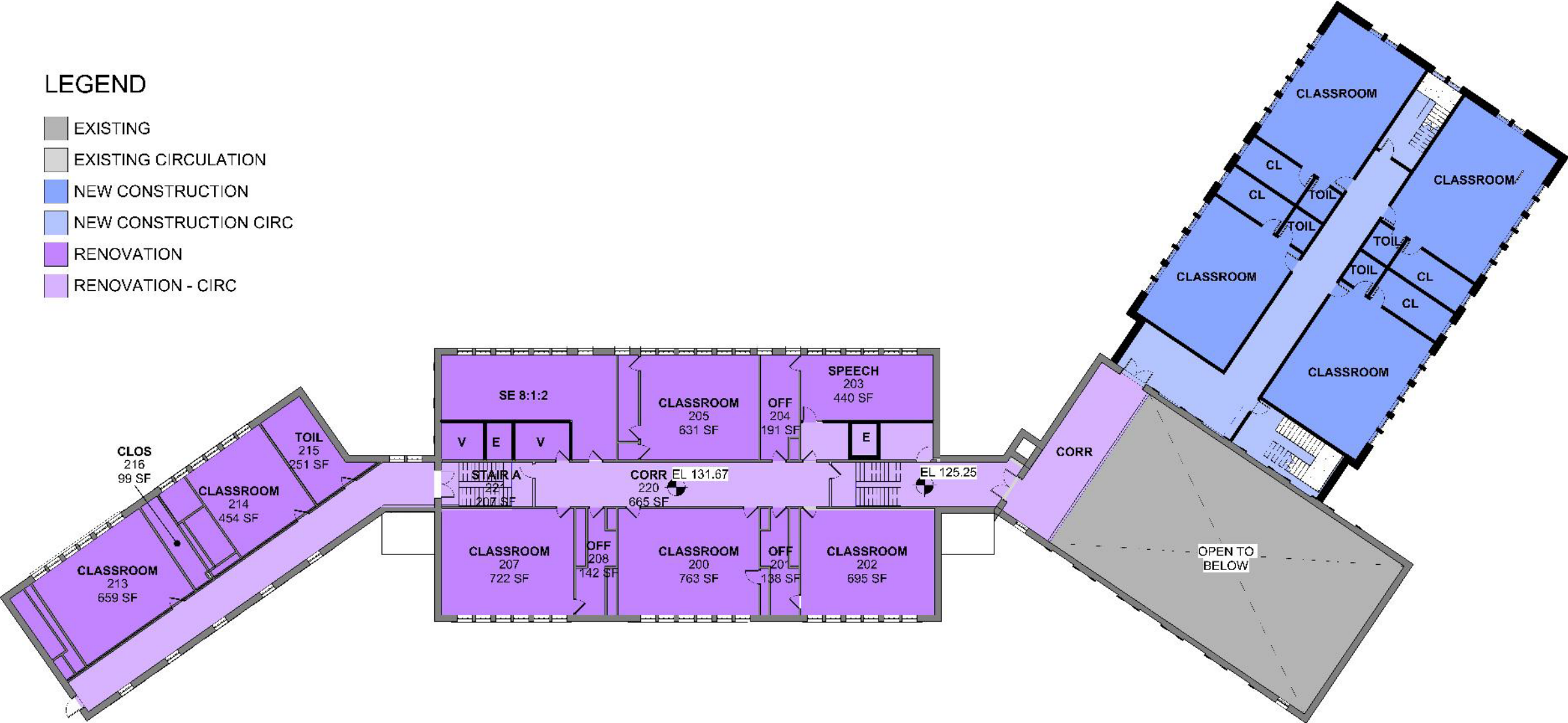
- CIRCULATION
- EXISTING
- EXISTING CIRCULATION
- NEW CONSTRUCTION
- NEW CONSTRUCTION CIRC
- RENOVATION
- RENOVATION - CIRC



Siwanoy Elementary **Option B**

LEGEND

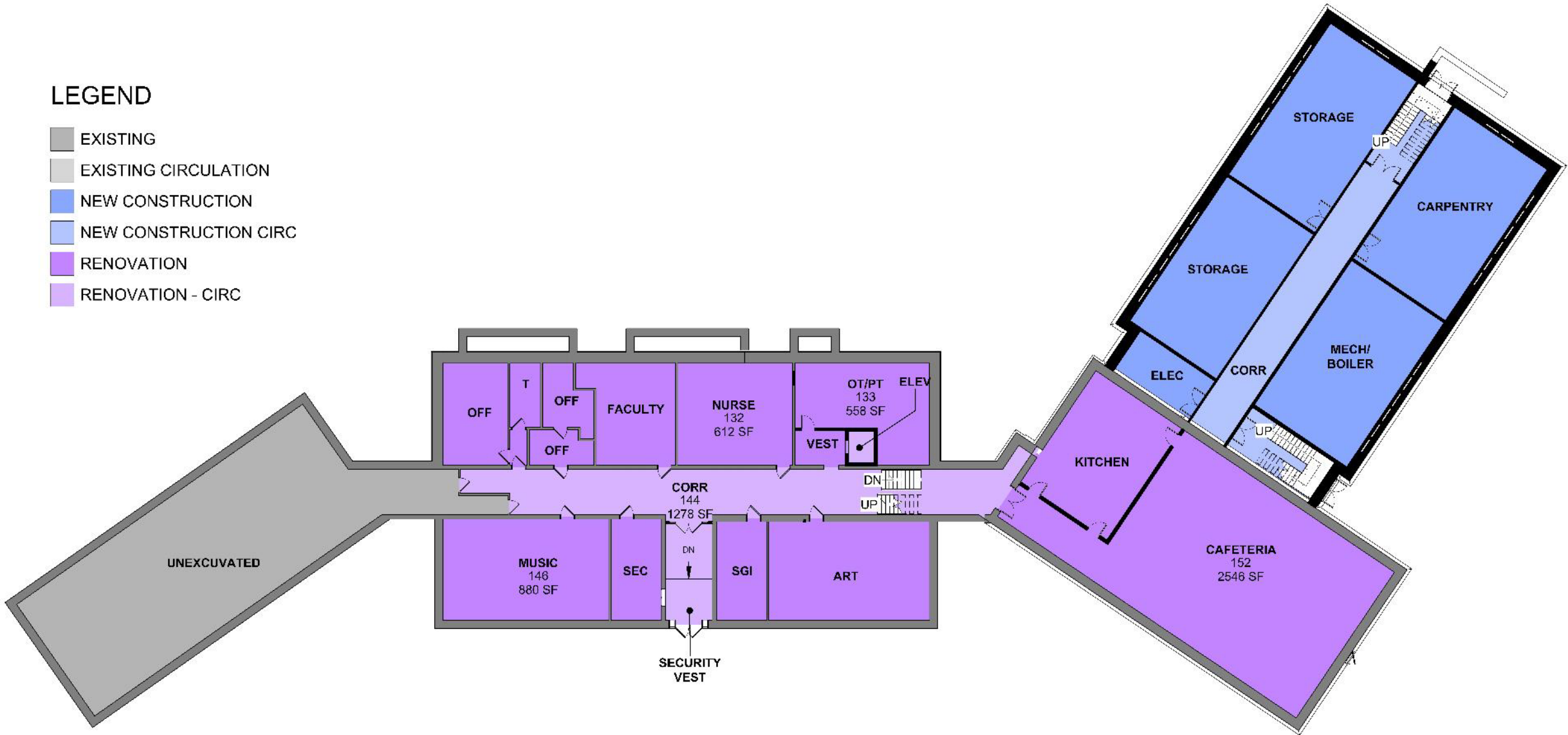
- EXISTING
- EXISTING CIRCULATION
- NEW CONSTRUCTION
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- RENOVATION
- RENOVATION - CIRC



Siwanoy Elementary **Option B**

LEGEND

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













Siwanoy ES Option B

Option B: Alterations for ADA Accessibility, (8) Classroom Addition, Renovation of Existing Building, Including Cafeteria Below the Gym.

Site Improvements:

\$2,450,000

Renovation of the Existing Building:

\$10,750,000

Additions:

\$14,800,000

Total:

\$28,000,000

Siwanoy Elementary

Existing Site

EXISTING
PLAYGROUND

EXISTING OUTDOOR
CLASSROOM

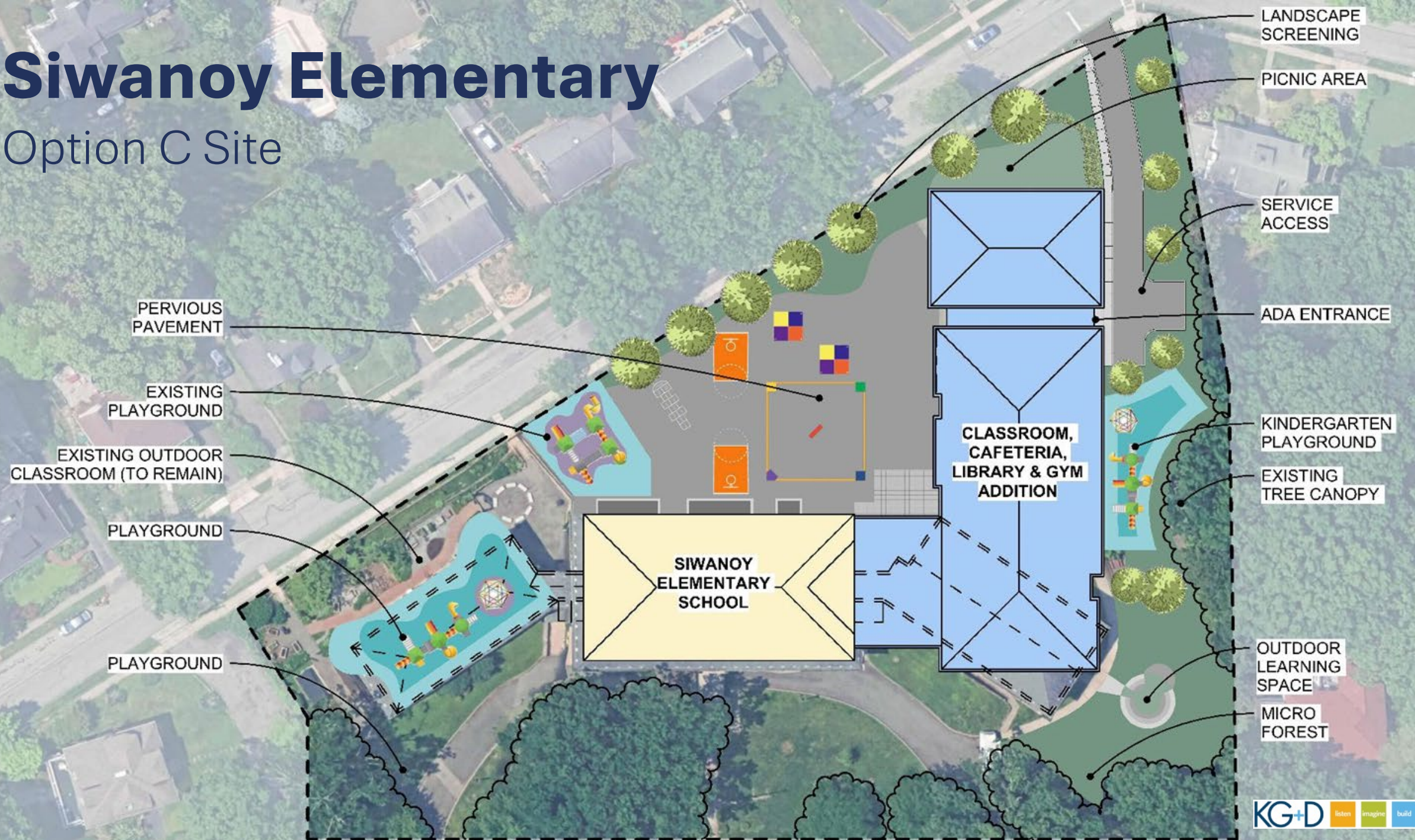
EXISTING
PLAYGROUND

SIWANoy
ELEMENTARY
SCHOOL

MICRO
FOREST

Siwanoy Elementary

Option C Site





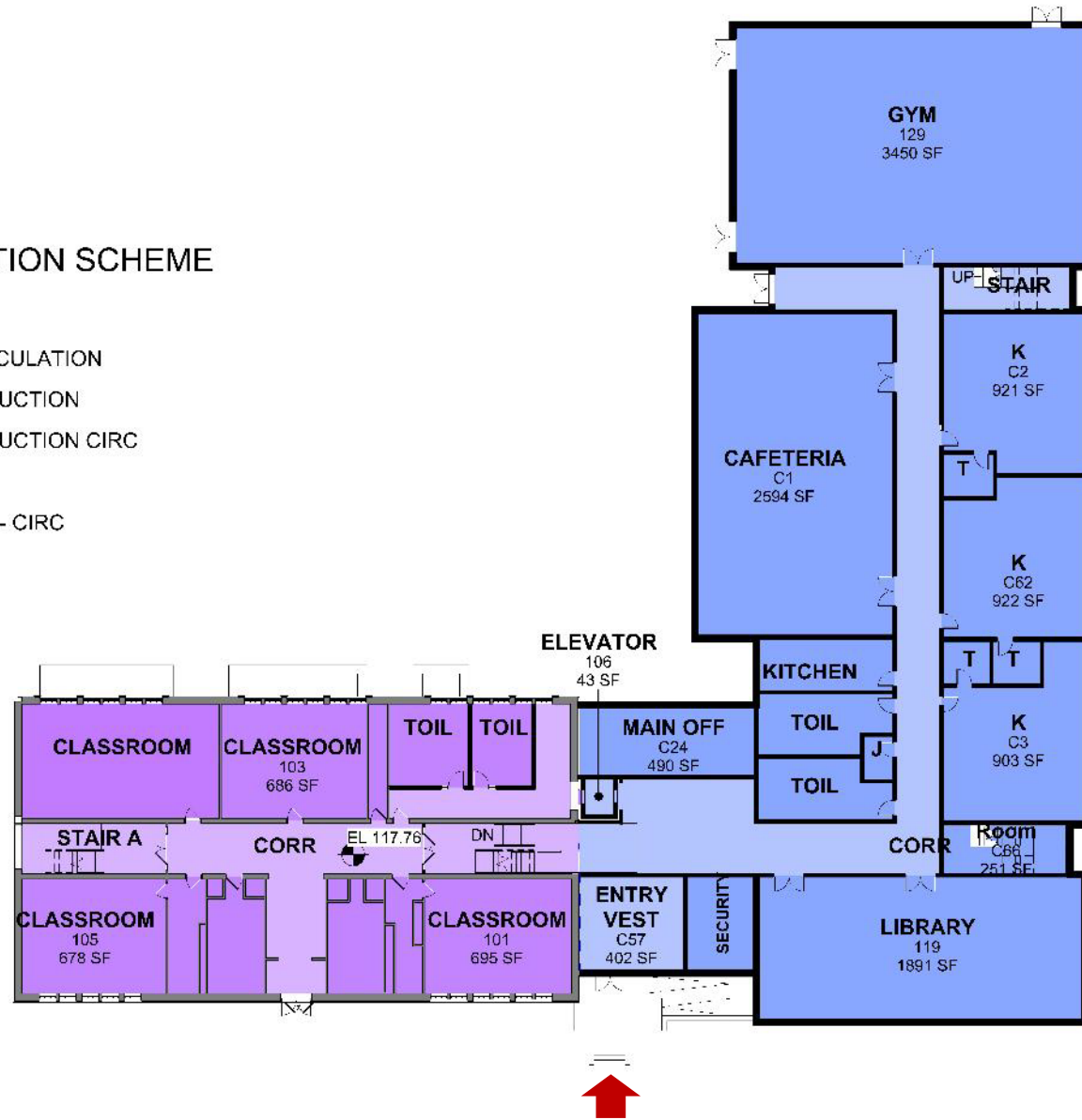
Siwanoy ES Option C

Area	Existing (sf)	Option B (sf)	Option C (sf)
Building Footprint	14,500	20,500	25,000
Impervious Asphalt & Rubber Play Areas	35,000	20,000	16,000
Permeable Play Area Surface	-	6,500	5,500
Permeable Pavements	4,000	6,500	3,500
Landscape Areas	30,000	32,000	34,000

The area calculations are conceptual and presented for comparative analysis.

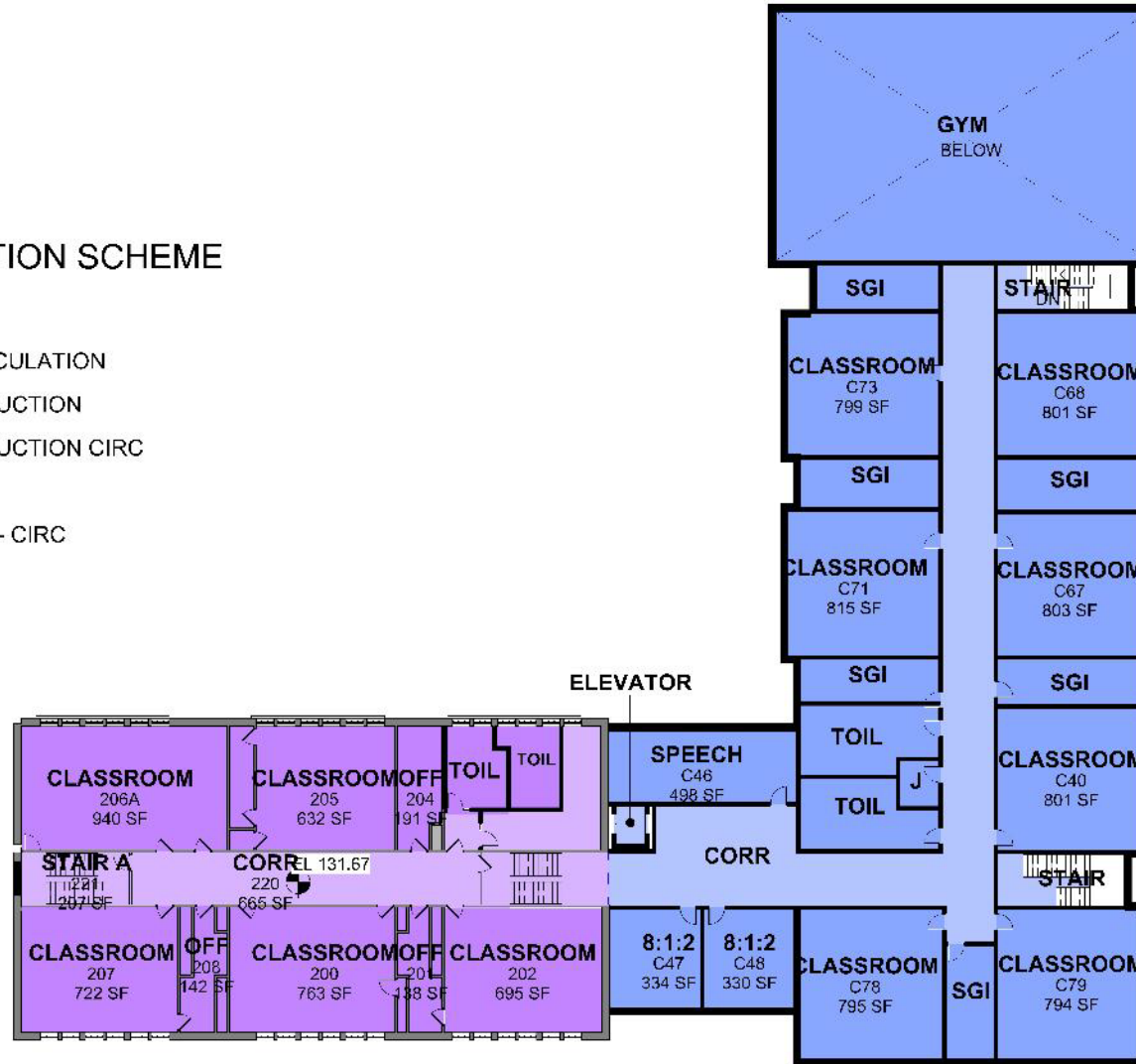
PRESENTATION SCHEME

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



PRESENTATION SCHEME

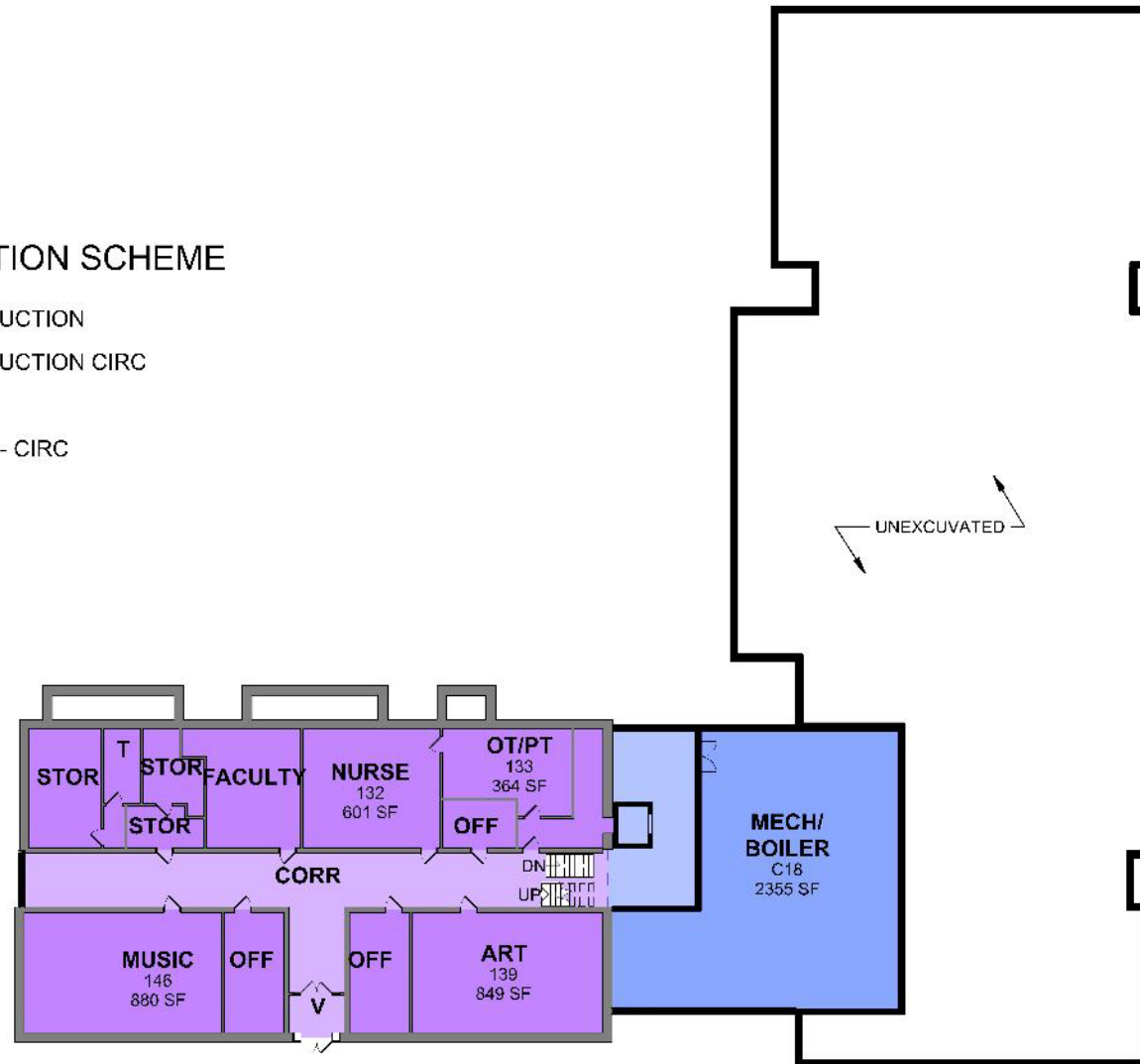
- EXISTING
- EXISTING CIRCULATION
- NEW CONSTRUCTION
- NEW CONSTRUCTION CIRC
- RENOVATION
- RENOVATION - CIRC



C

PRESENTATION SCHEME

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



C



Siwanoy ES Option C

Option C: Remove the 1924 Wings and Construction a new Addition with Classrooms, Gym, and Cafeteria. Renovation of Existing Building, Including ADA Upgrades.

Site Improvements:

\$4,210,000

Renovation of the Existing Building:

\$5,210,000

Additions:

\$30,530,000

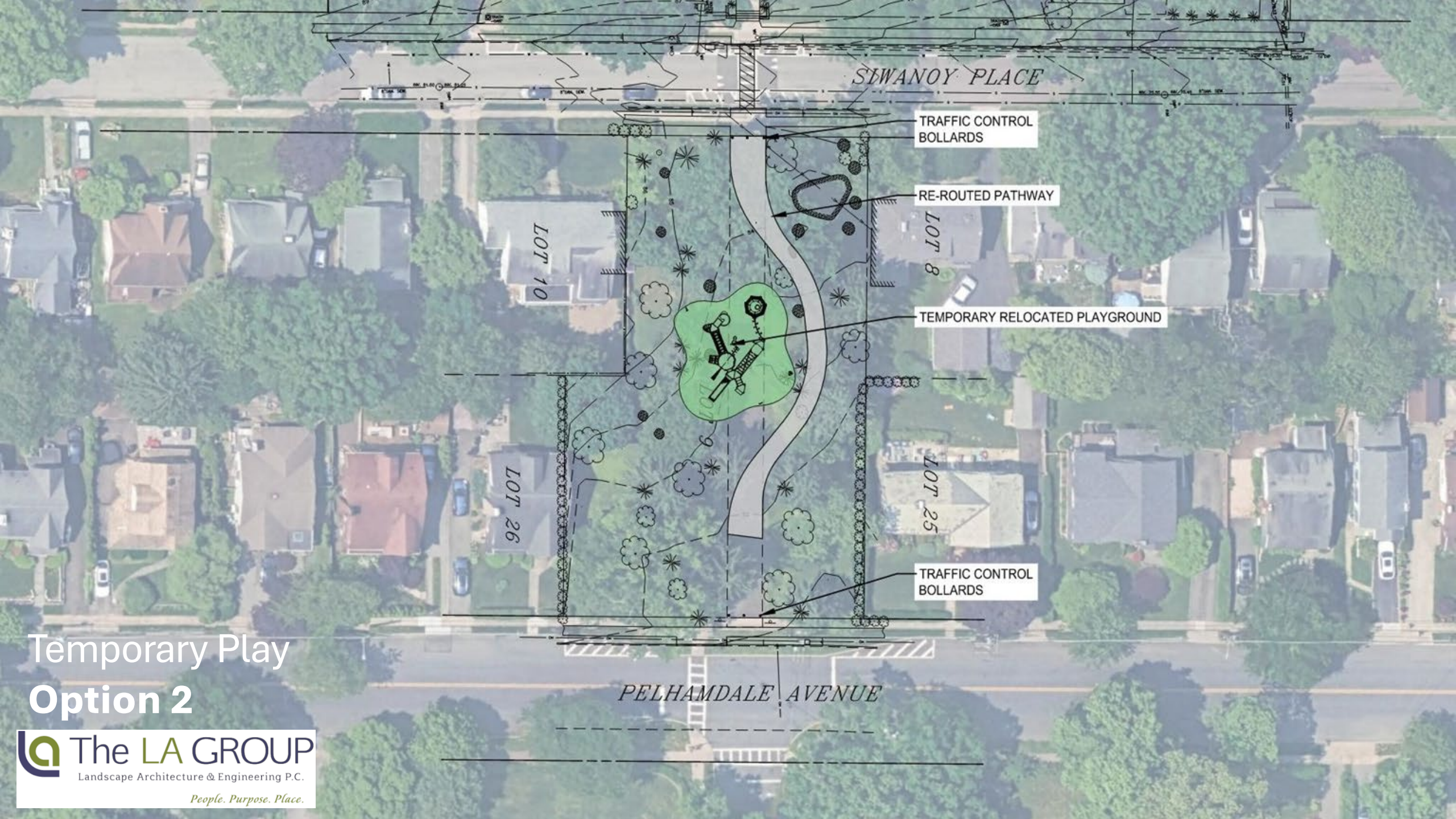
Total:

\$39,950,000

The estimate for Option C includes savings associated with infrastructure needs eliminated with demolition of the 1924 wings.



Temporary Play Option 1



Temporary Play Option 2



Town of Pelham
Public Library

Option E1 Site

Pelham Memorial High School

Ingalls Field

GEOTHERMAL WELL FIELD
(HIGH SCHOOL ONLY)
(125 WELLS)

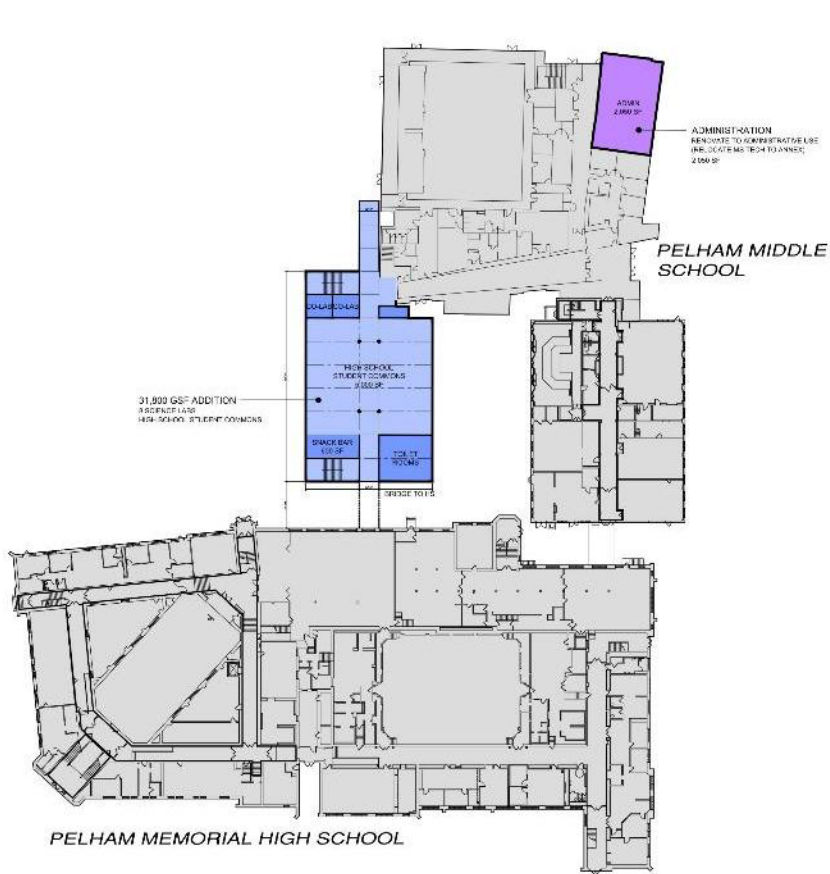
SCIENCE
ADDITION

Franklin Field

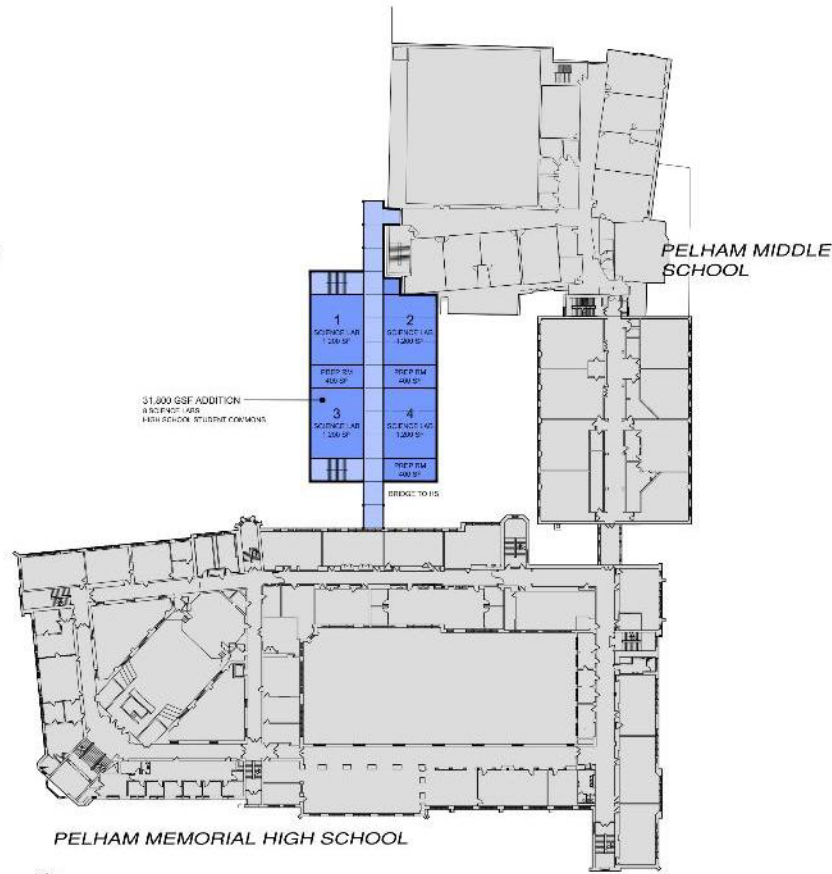
Pacia Family Dental



Pelham Memorial HS: Option E1



1 FIRST FLOOR



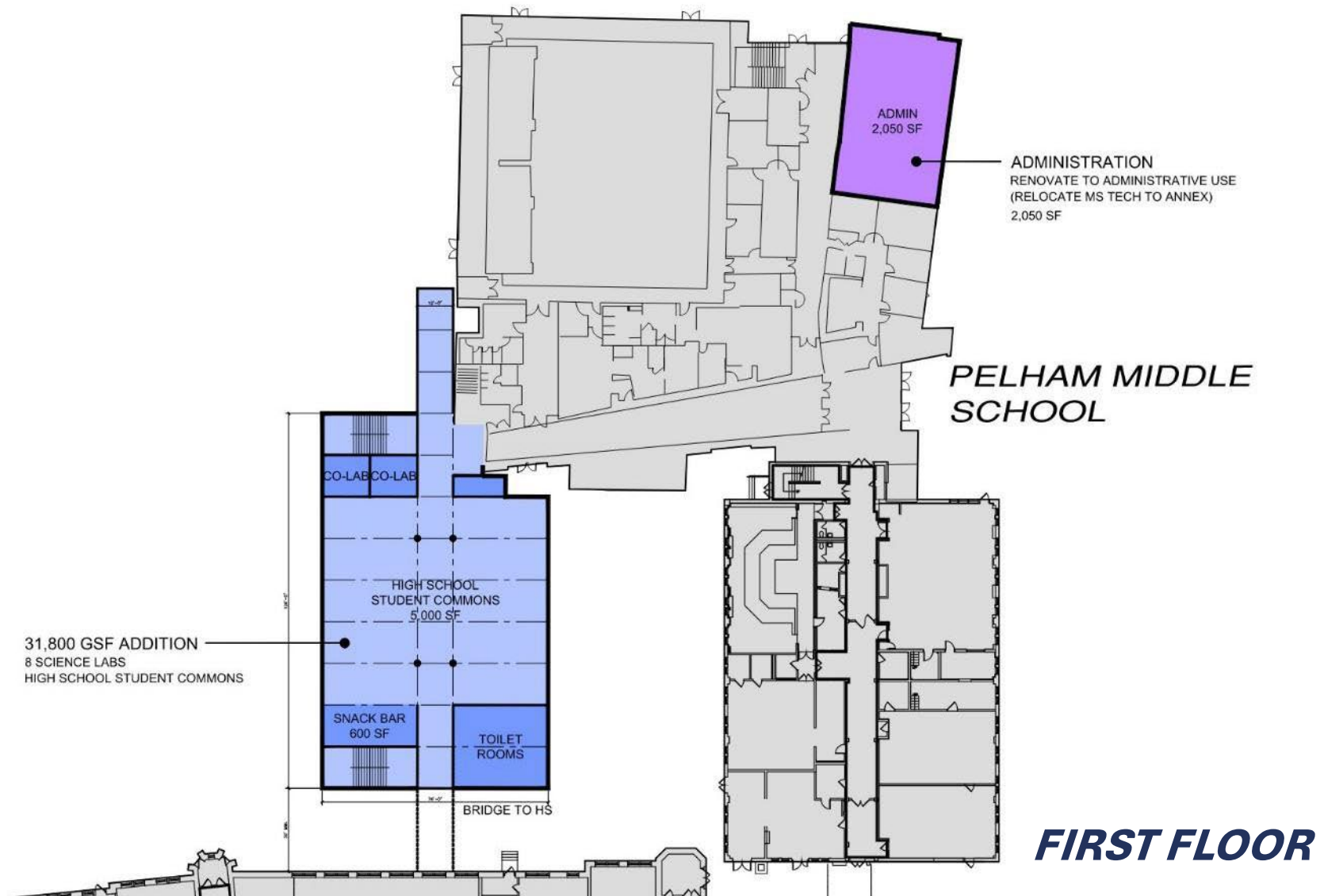
2 SECOND FLOOR



3 THIRD FLOOR

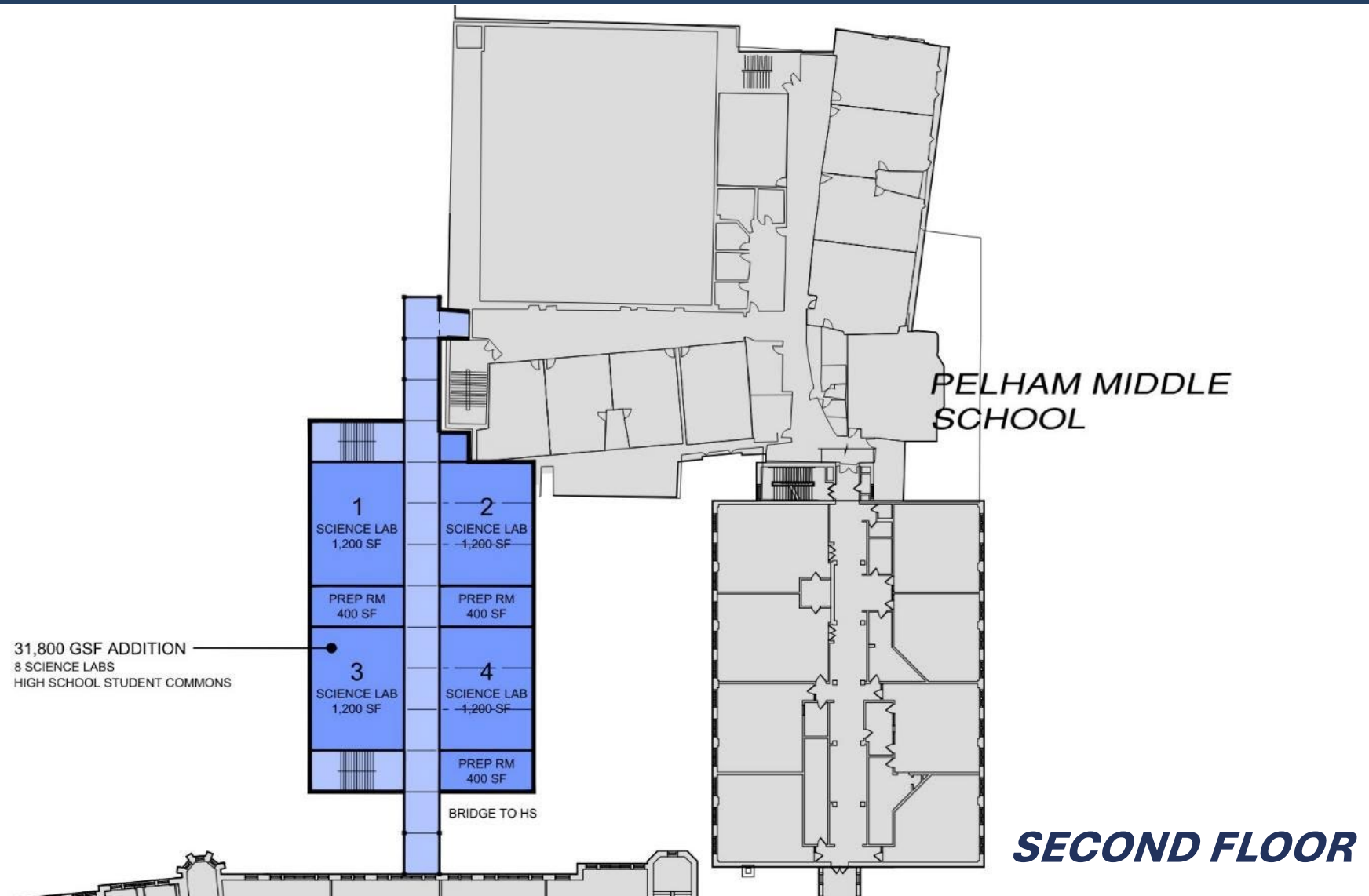


Pelham Memorial HS: Option E1



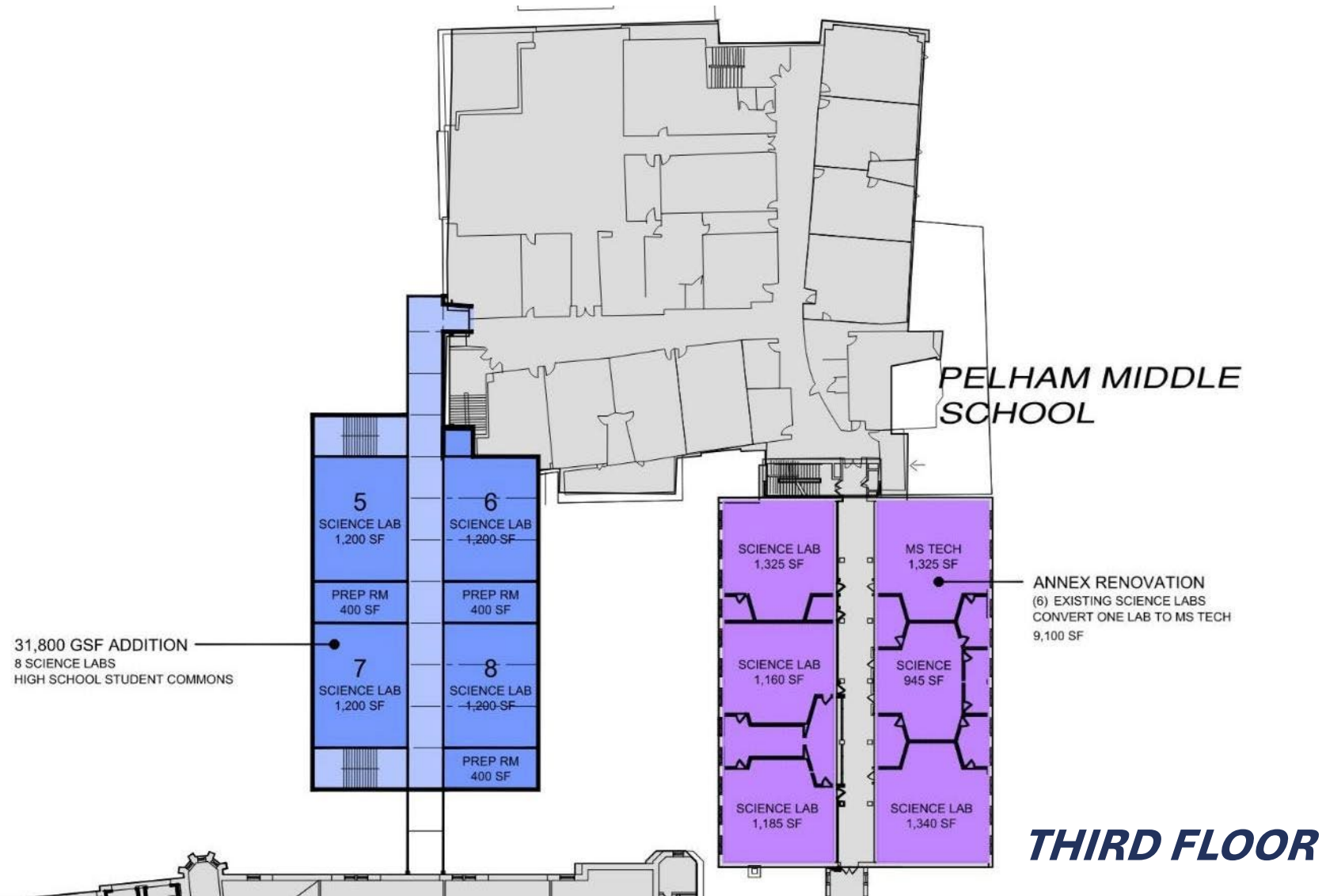


Pelham Memorial HS: Option E1





Pelham Memorial HS: Option E1





Pelham Memorial HS

Option E1: 31,800 sf Three-Story Addition with High School Commons and Eight (8) Science Labs. Updating of the existing third floor Annex Science Labs

Additions:

\$34,650,000

Renovation of the Existing Building:

\$4,200,000

Total:

\$38,850,000

District Administration: Renovate the current MS Technology Room to District Administration and relocate MS Technology to the Annex third floor.

\$1,200,000



Project Estimates

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
Infrastructure:					
Roofing	\$ 8,545,000	\$ 8,545,000	\$ 8,545,000	\$ 8,545,000	\$ 8,545,000
ES's Windows	\$ 5,340,000	\$ 5,340,000	\$ 5,340,000	\$ 5,340,000	\$ 5,340,000
PMHS Windows	\$ 5,725,000	\$ 5,725,000	-----	-----	\$ 5,725,000
Masonry	\$ 1,860,000	\$ 1,860,000	\$ 1,860,000	\$ 1,860,000	\$ 1,860,000
Heating	\$ 32,805,000	\$ 32,805,000	\$ 32,805,000	\$ 32,805,000	\$ 32,805,000
Air Conditioning					
Elementary Schools	\$ 14,400,000	\$ 14,400,000	\$ 14,400,000	\$ 14,400,000	-----
PMHS	\$ 15,500,000	\$ 15,500,000	-----	-----	\$ 15,500,000
Siwanoy ES Opt B	\$ 28,000,000	\$ 28,000,000	\$ 28,000,000	\$ 28,000,000	-----
Pelham MHS Opt E1	\$ 38,850,000	\$ 38,850,000	\$ 38,850,000	-----	\$ 38,850,000
District Office Opt DO 1	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	-----	\$ 1,200,000
Geothermal	-----	-----	-----	-----	-----
Proposition One	\$ 152,225,000	\$ 90,950,000	\$ 90,950,000	\$ 90,950,000	\$ 109,825,000
Proposition Two	-----	\$ 61,275,000	\$ 40,050,000	-----	-----
<i>Total</i>	<i>\$ 152,225,000</i>	<i>\$ 152,225,000</i>	<i>\$ 131,000,000</i>	<i>\$ 90,950,000</i>	<i>\$ 109,825,000</i>



Next Steps

- February 27** Board of Education Coffee, 9:00 am @ Flour Power
- February 27** Facility Tour, 6:00 pm, @ Siwanoy Elementary
- February 27** Information Session, 7:00 pm, @ Siwanoy Elementary
- March 3** Board of Education Worksession, 7:00 pm @ MS Library
- March 12** Board of Education Meeting, 7:30 pm @ MS Library
- March 19** Board of Education Coffee, 9:00 am @ TBD
- March 19** Board of Education Worksession, 7:00 pm @ MS Library
- March 26** Board of Education Meeting, 7:30 pm @ MS Library

Visit pelhamschools.org/bond for more info!

