Dobbs Ferry School District
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Facilities Maintenance and Improvements Update

Stewardship in Action

January 13, 2026

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Dobbs Ferry Facilities Maintenance and Improvement

As stewards of the community's facilities, the board of education and district administration:

- continuously monitor the health of our buildings and grounds to ensure that we are providing a safe, secure, and welcoming physical environment in which great teaching and effective learning can take place;

- use board-appointed professional services, including architects, engineers, technical experts, project managers, and fiscal advisors to develop long-range plans and associated facilities improvement projects to address the priority areas established in those plans; and

- proactively approach facilities policies, personnel, resources, and maintenance to keep our costs predictable, thereby decreasing the likelihood of significant cost swings for taxpayers and our annual budget.

All of this helps us to build our students' future on our history!

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Facilities Development Goals: Policy 7000

- Integrate facilities planning with other aspects of district planning in a comprehensive program designed to support the Board's educational philosophy and instructional goals.
- Address state learning standards and student educational needs in developing educational specifications for school buildings.
- Design facilities for sufficient flexibility to permit program modification or the introduction of new programs.
- Involve the community, district staff and experts in facilities development.
- Design economically feasible facilities that meet student educational needs.
- Seek all possible mechanisms for financing school facilities.
- Provide adequate school space to accommodate future improvements in educational programs and services.
- Consider the adaptability of school facilities for community use.

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Current Project Status: Phase 2

Overall Scope for Phase 2

1. The 2019 voter-approved capital project was designed to allow a Phase 2 should there be sufficient funds available. This enabled the district to address additional needs within the original project without requiring a second referendum.
2. Phase 2 includes several improvements at
    a. Springhurst Elementary School
        i. ceiling replacement and ventilation upgrades in classrooms,
        ii. replacement of the gymnasium curtain,
        iii. stairs leading to playground
    b. Middle/High School
        i. renovation of art rooms, a science room, life skills classroom and auditorium storage room
        ii. repair retaining wall, new gutters & repairs to parking lot
        iii. re-roofing the grade-level roof outside the first-floor bathrooms
        iv. new security entrances at the middle and high schools and
        v. upgrades to the fire alarm system.

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Current Project Status: *Phase 2*

HS/MS Fire Alarm System

Scope

The district upgraded the building's fire alarm system to enhance safety, compliance, and operational reliability. This work includes:

- Installation of new fire alarm control panels with updated technology
- Replacement of outdated detectors, pull stations, and notification devices
- Integration with existing building systems (e.g., HVAC shutdown, door release)
- Testing and commissioning of all components to ensure full functionality
- Staff training on system operation and emergency protocols

Next Steps

- The contractor will program and test the new fire alarm system in February.
- The fire marshal will inspect and certify the installation.
- The system will be turned over to the district for operational use.

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Current Project Status: *Phase 2*

MS/HS Classrooms

Scope:

- The scope of work included removing the existing door, frame components, snap trim, and lintel, and infilling the entire opening with metal studs and gypsum board.
- All new surfaces have been refinished and painted to match the surrounding areas, ensuring a consistent appearance throughout the space.
- This portion of the project is now complete.

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Current Project Status: *Phase 2*

HS Auditorium

Scope

- The scope of work includes refinishing the auditorium's interior doors, along with installing new hardware such as locksets, hinges, and door closers. This supports improved functionality and appearance, with additional work continuing as part of the overall upgrade.

Next Steps

- The contractor is continuing the installation of the remaining hardware and will begin refurbishing the exterior doors as part of the ongoing upgrade.

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Current Project Status: *Phase 2*

Site Work

Scope

- The scope of work covers repairs to the MS/HS retaining wall, installation of new concrete gutters, repaving a portion of the HS parking lot, and construction of new stairs to the Springhurst playground. Together, these improvements reinforce the district's commitment to maintaining safe, functional, and visually cohesive school facilities.

Next Steps

- The District will determine the bid timeline within the next couple of months, with the goal of issuing bids in time for the site work to be completed during the Spring and Summer of 2026.

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Current Project Status: *Capital Outlay Project*

Scope

- The scope of work includes replacing two storefront windows at Springhurst Elementary to improve building integrity and appearance. This task supports ongoing efforts to maintain safe, functional, and visually consistent school facilities.

Timeline

- Installation of the storefront windows is planned for over Spring Break, pending delivery and site readiness.

Financial Implications

- The district must spend funds and submit those expenses to SED within the same aid year to qualify for Building Aid. The physical completion of the work can extend beyond the school year, but aid eligibility depends on when costs are incurred and reported.

Next Steps

- Confirm the lead time for the storefront windows and follow up with the construction manager and architectural team to coordinate installation planning.

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Current Project Status: *Energy Performance Project*

Scope

- The district has engaged an Energy Service Company (ESCO) to conduct a comprehensive energy audit to identifying potential upgrades that could improve energy efficiency across school facilities. The audit will inform future planning and investment in sustainable infrastructure.

Timeline

- The ESCO is scheduled to meet with the District in February, outlining the proposed upgrades with the associated costs and projected savings.

Next Steps

- The district will review the ESCO's proposed energy upgrades, associated costs, and projected savings to determine feasibility and alignment with long-term infrastructure goals.

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Building Condition Survey and 5-Year Facilities Plan

- A *Building Condition Survey* (BCS) is a state-mandated, comprehensive assessment of all occupied school buildings conducted once every five years by New York State school districts. Its primary purpose is to evaluate the physical condition of facilities and identify health, safety, and code compliance issues that may require attention.
- The survey is conducted by a licensed architect with critical input from the district's Director of Facilities. The next survey will be done in 2026.
- The 5-Year capital plan uses the BCS as a baseline to create a long-term road map for district improvements. These plans are considered "living documents" - they are updated as projects receive funding, revised as priorities shift, and expanded when new facility needs are identified.

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Future Project Status: *Athletic Facilities Upgrades*

Scope

- Assess and prioritize essential upgrades to our Springhurst athletic facilities to establish a foundation for long-term modernization planning.

Timeline

- By 2028 (due to the time limit on the current capital reserve)

Financial Implications

- The district intends to fund this upgrade through a combination of capital reserve funds and proceeds from the recent sale of property, ensuring a fiscally responsible approach to long-term facility improvements.

Next Steps

- Establish a community advisory committee to assist in our thinking, design, and development.
- Develop a plan for selling district property to provide additional funding for the project.
- Work with the village on next steps for Gould Field.

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Future Project Status: *Capital Project 2033*

Scope

- Based on district priorities and the updated BCS to be completed in 2026, the district will identify an appropriate capital project to bring forward to the taxpayers. Our goal is to align the timing of a future project with the expiration of existing debt service, allowing improvements to continue while maintaining a consistent budget impact for taxpayers.

Timeline

- A new capital project will need to be strategically coordinated with the design process, voter approval, and the expiration of existing debt service. This ensures a seamless transition between concluding projects and the launch of a new one, while maintaining stable budget impact for taxpayers.

Financial Implications

- When designing a project, we must be mindful of maximizing State Aid, strategically using reserve funds, and minimizing the impact on the tax levy to ensure the least restrictive and most sustainable financial approach for taxpayers.

Next Steps

- Work with the facilities committee and the community advisory committee on prioritizing the work identified in the Building Condition Survey to develop a project scope.

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Questions?

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