EDEN CENTRAL SCHOOL DISTRICT

October 19, 2026

BOARD OF EDUCATION UPDATE

CAMPUS CONSTRUCTION MANAGEMENT
Building on Knowledge

YOUNG + WRIGHT ARCHITECTURAL

PRESENTERS



Mike McCarthy

Project Manager



Mel Wu

Senior Drafter



Dave Vawter

Project Executive



Sarah Wilder

Project Manager



Luke Lundeen

Assistant Project Manager



AGENDA FOR TODAY

CAPITAL IMPROVEMENT PROJECT

- Phases
- Scope
- Schedule

FUTURE CAPITAL IMPROVEMENT PROJECT

- Schedule
- Scope

COMMENTS & QUESTIONS

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CAPITAL IMPROVEMENT PROJECT 2024



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EMERGENCY PROJECT

- ❑ EE – Auditorium/Stage/Gym repairs
- ❑ EE – Roof Replacement









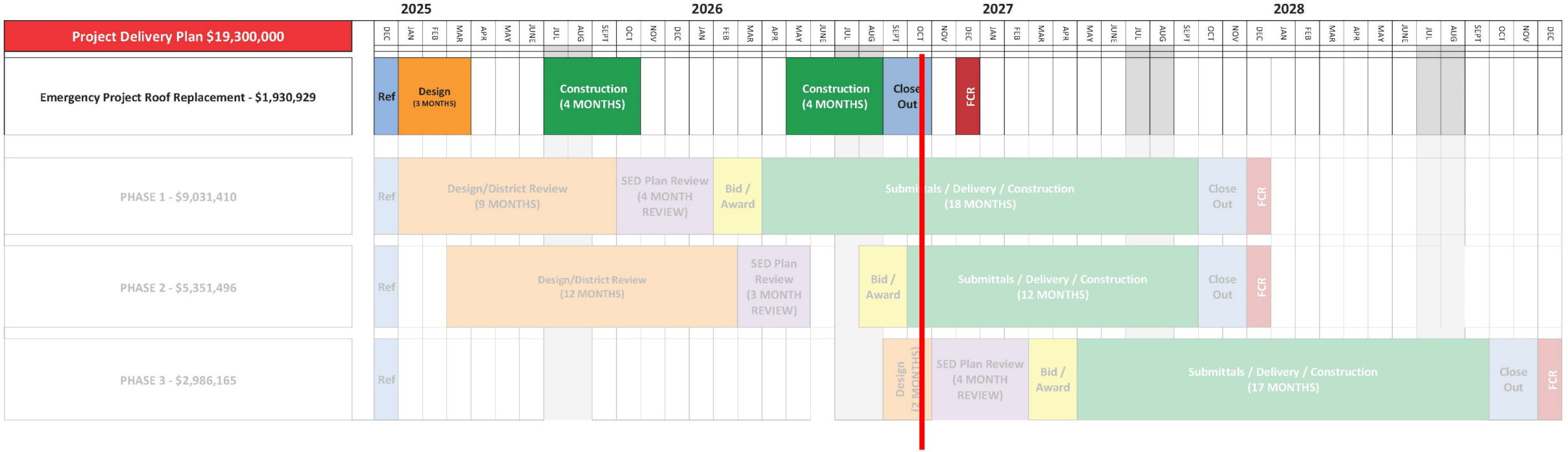


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SCHEDULE – EMERGENCY PROJECT

- ❑ Contractors are completed final punch list items
- ❑ Project close out this December



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PHASE 1 – MIDDLE/HIGH SCHOOL

- MHS – Roof Rehabilitation
- MHS – Parking Lot & Sidewalk Replacement
  - Rear & Students Parking Lots
  - Bus/Auditorium Lot - ALTERNATE





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PHASE 1 – MIDDLE/HIGH SCHOOL

- ❑ MHS – Roof Rehabilitation
- ❑ MHS – Parking Lot & Sidewalk Replacement
  - ❑ Rear & Students Parking Lots
  - ❑ Bus/Auditorium Lot - ALTERNATE



EXISTING



NEW

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PHASE 1 – MIDDLE/HIGH SCHOOL

- MHS – Roof Rehabilitation
- MHS – Parking Lot & Sidewalk Replacement
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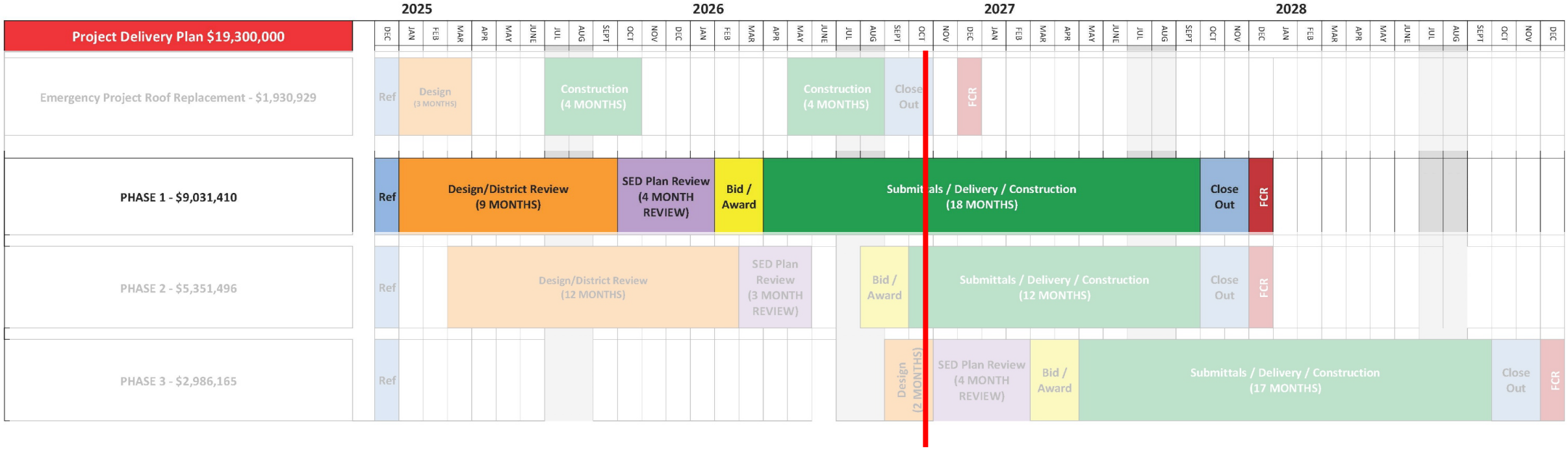


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SCHEDULE – PHASE 1

- ❑ Bid Date – March 3, 2026
- ❑ Construction Begins – Summer 2026
- ❑ Project Closeout - December 2027



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PHASE 2 – GLP PRIMARY SCHOOL

- ❑ GLP – Parking Lot / Sidewalk / Lighting Replacement
- ❑ GLP – Pre-K Room Renovation / Air Conditioning
- ❑ GLP – Restroom Renovation
- ❑ GLP – Door / Relief Air Work





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PRE-K CLASSROOMS





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PRE-K CLASSROOMS





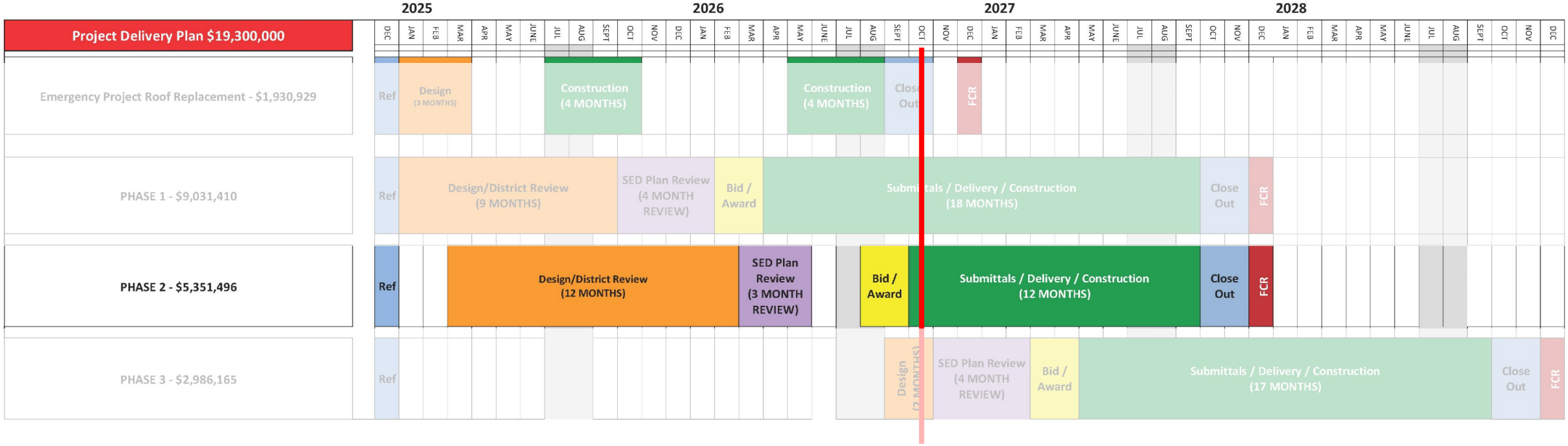


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SCHEDULE – PHASE 2

- ❑ Bid – Fall 2026
- ❑ Construction Begins – Summer 2027
- ❑ Project Closeout - December 2028



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POTENTIAL PHASE 3

GLP PRIMARY SCHOOL

❑ Roof Replacement



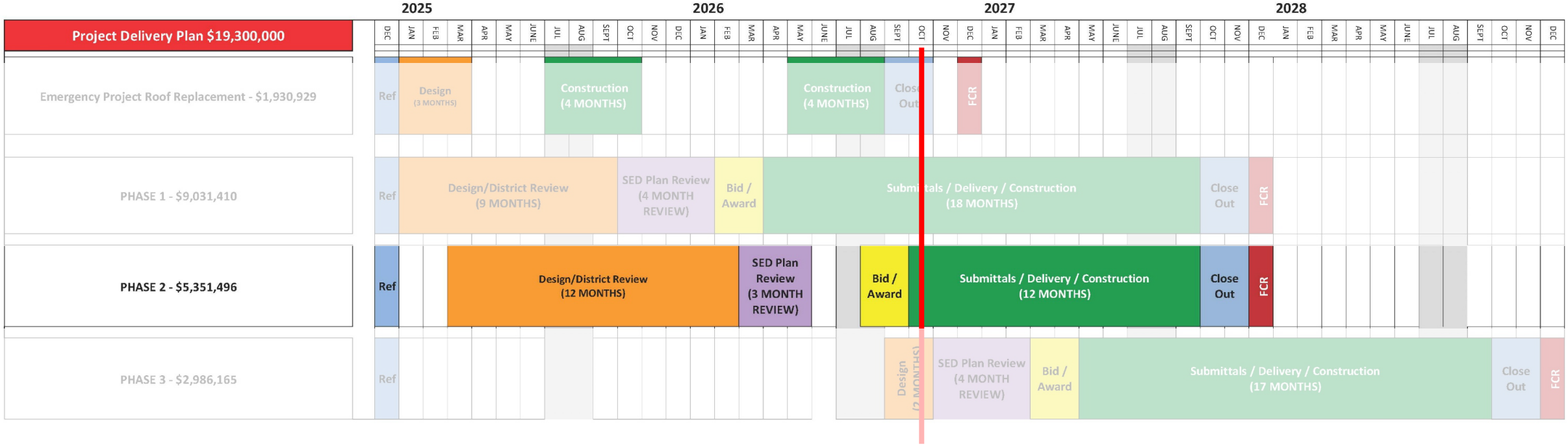
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SCHEDULE – PHASE 3

- ❑ SED Submission – November 2026
- ❑ Construction Begins – Summer 2027
- ❑ Project Closeout - December 2028



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FUTURE
DECEMBER 2026
CAPITAL IMPROVEMENT PROJECT

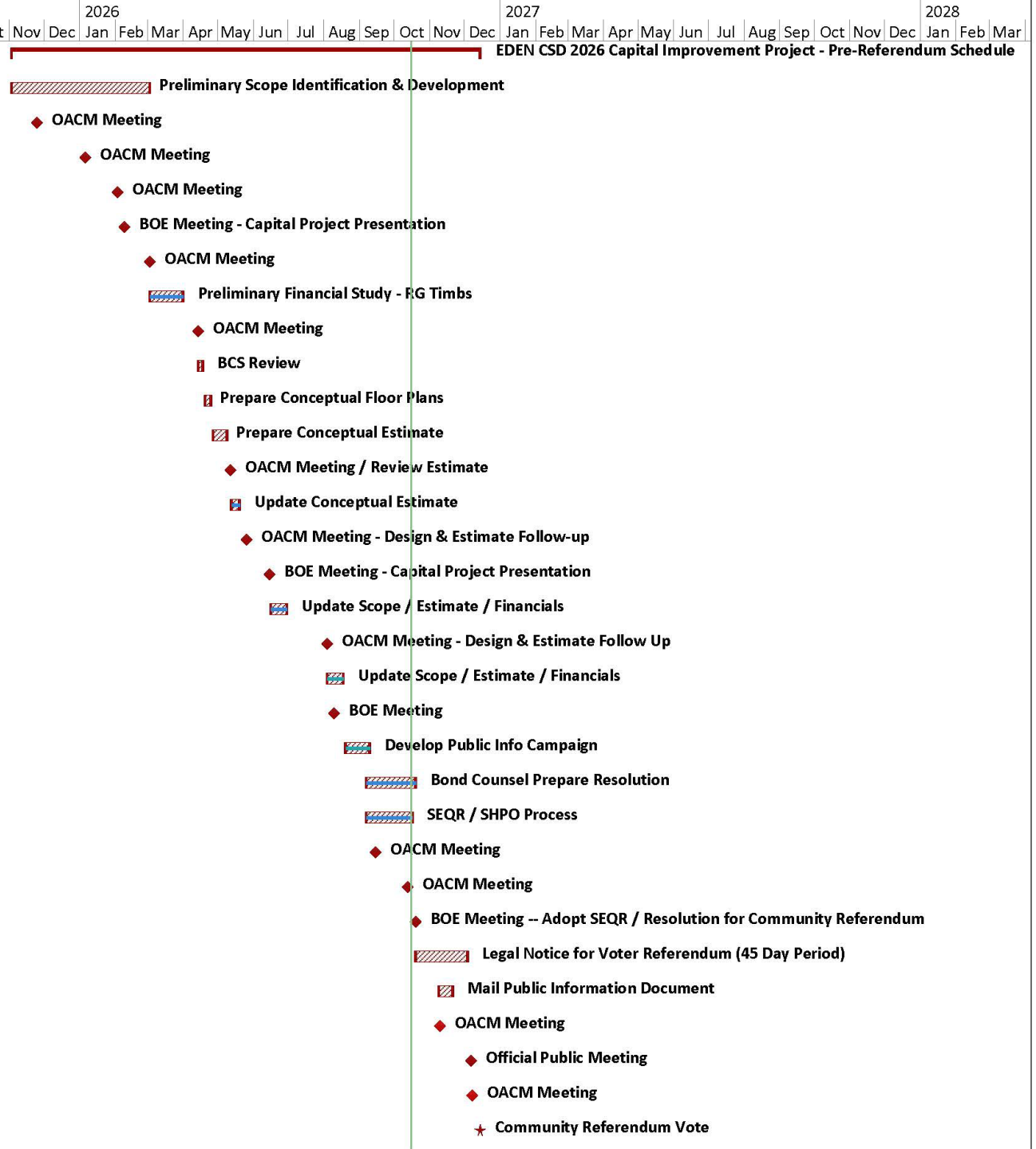


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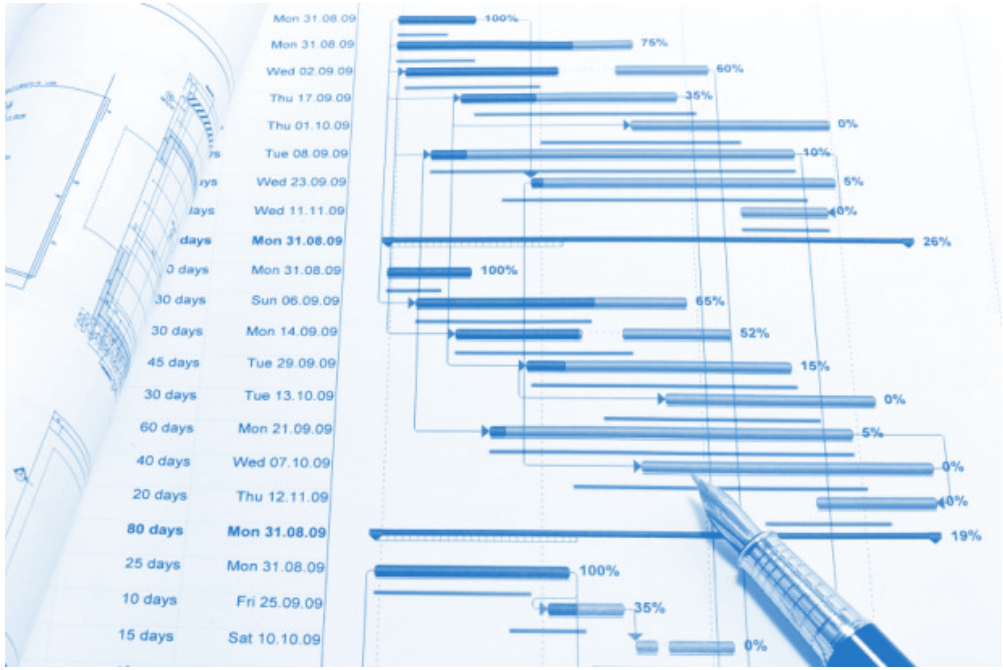
YOUNG + WRIGHT ARCHITECTURAL

ID	Task Name	Duration	Start	Finish	% Complet
1	**EDEN CSD 2026 Capital Improvement Project - Pre-Referendum Sch**	**291 days**	**11/3/25**	**12/15/26**	**84%**
2	Preliminary Scope Identification & Development	86 days	11/3/25	3/2/26	100%
3	OACM Meeting	0 days	11/25/25	11/25/25	100%
4	OACM Meeting	0 days	1/6/26	1/6/26	100%
5	OACM Meeting	0 days	2/3/26	2/3/26	100%
6	BOE Meeting - Capital Project Presentation	0 days	2/9/26	2/9/26	100%
7	OACM Meeting	0 days	3/3/26	3/3/26	100%
8	Preliminary Financial Study - RG Timbs	21 days	3/3/26	3/31/26	100%
9	OACM Meeting	0 days	4/14/26	4/14/26	100%
10	BCS Review	4 days	4/14/26	4/17/26	100%
11	Prepare Conceptual Floor Plans	5 days	4/20/26	4/24/26	100%
12	Prepare Conceptual Estimate	10 days	4/27/26	5/8/26	100%
13	OACM Meeting / Review Estimate	0 days	5/12/26	5/12/26	100%
14	Update Conceptual Estimate	5 days	5/13/26	5/19/26	100%
15	OACM Meeting - Design & Estimate Follow-up	0 days	5/26/26	5/26/26	100%
16	BOE Meeting - Capital Project Presentation	0 days	6/15/26	6/15/26	100%
17	Update Scope / Estimate / Financials	10 days	6/16/26	6/29/26	100%
18	OACM Meeting - Design & Estimate Follow Up	0 days	8/4/26	8/4/26	100%
19	Update Scope / Estimate / Financials	10 days	8/4/26	8/17/26	100%
20	BOE Meeting	0 days	8/10/26	8/10/26	100%
21	Develop Public Info Campaign	15 days	8/20/26	9/9/26	100%
22	Bond Counsel Prepare Resolution	31 days	9/7/26	10/19/26	100%
23	SEQR / SHPO Process	30 days	9/7/26	10/16/26	100%
24	OACM Meeting	0 days	9/15/26	9/15/26	100%
25	OACM Meeting	0 days	10/13/26	10/13/26	100%
26	BOE Meeting -- Adopt SEQR / Resolution for Community Referend	0 days	10/19/26	10/19/26	100%
27	Legal Notice for Voter Referendum (45 Day Period)	33 days	10/20/26	12/3/26	0%
28	Mail Public Information Document	10 days	11/9/26	11/20/26	0%
29	OACM Meeting	0 days	11/10/26	11/10/26	0%
30	Official Public Meeting	0 days	12/7/26	12/7/26	0%
31	OACM Meeting	0 days	12/8/26	12/8/26	0%
32	Community Referendum Vote	0 days	12/15/26	12/15/26	0%



POTENTIAL CONSTRUCTION SCHEDULE

- ❑ Referendum vote – December 15, 2026
- ❑ Project Design – January-September 2027
- ❑ SED Review – October-December 2027
- ❑ Bid & Award – January/February 2028
- ❑ Construction – May 2028 – November 2029
- ❑ Closeout – December 2029



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PROJECT BUDGET

Proposition 1

Referendum Amount $23,084,100

- ❑ No Additional Taxpayer Impact - Tax Neutral Project
- ❑ Utilizes District Capital Reserve Fund

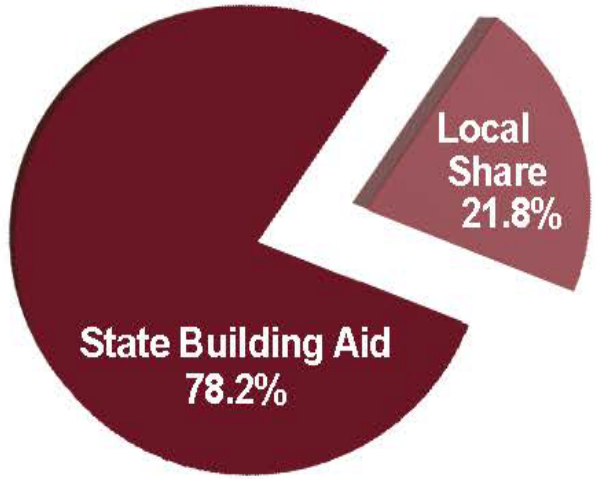
Proposition 2

Referendum Amount $10,000,000

- ❑ Approx. $85/year per $100,000 assessed property value
- ❑ Utilizes District Capital Reserve Fund
- ❑ Prop 2 can only pass if Prop 1 also passes

Financial Information

Eden Central School District is eligible for State Building Aid. This is a form of state aid a school district can receive specifically for Capital Improvement Projects.



Proposition 1 & 2

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POTENTIAL SCOPE ITEMS

EDEN ELEMENTARY SCHOOL

PROPOSITION 1

- ❑ Classroom renovations
- ❑ Nurse's Office Renovation
- ❑ MEP System Upgrades
  - ❑ Air Conditioning
- ❑ Exterior Door Upgrades
- ❑ Building Masonry Upgrades
- ❑ Bathroom Renovations
- ❑ Stair Replacement

MIDDLE / HIGH SCHOOL

PROPOSITION 1

- ❑ Auditorium & Entry Upgrades
- ❑ Guidance Suite renovations
- ❑ Bathroom Renovations
- ❑ MEP System Upgrades
  - ❑ Air Conditioning

PROPOSITION 2

- ❑ Sports Facilities Upgrades

GLP PRIMARY SCHOOL

PROPOSITION 1

- ❑ Roof Renovations

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EDEN ELEMENTARY SCHOOL

CLASSROOMS





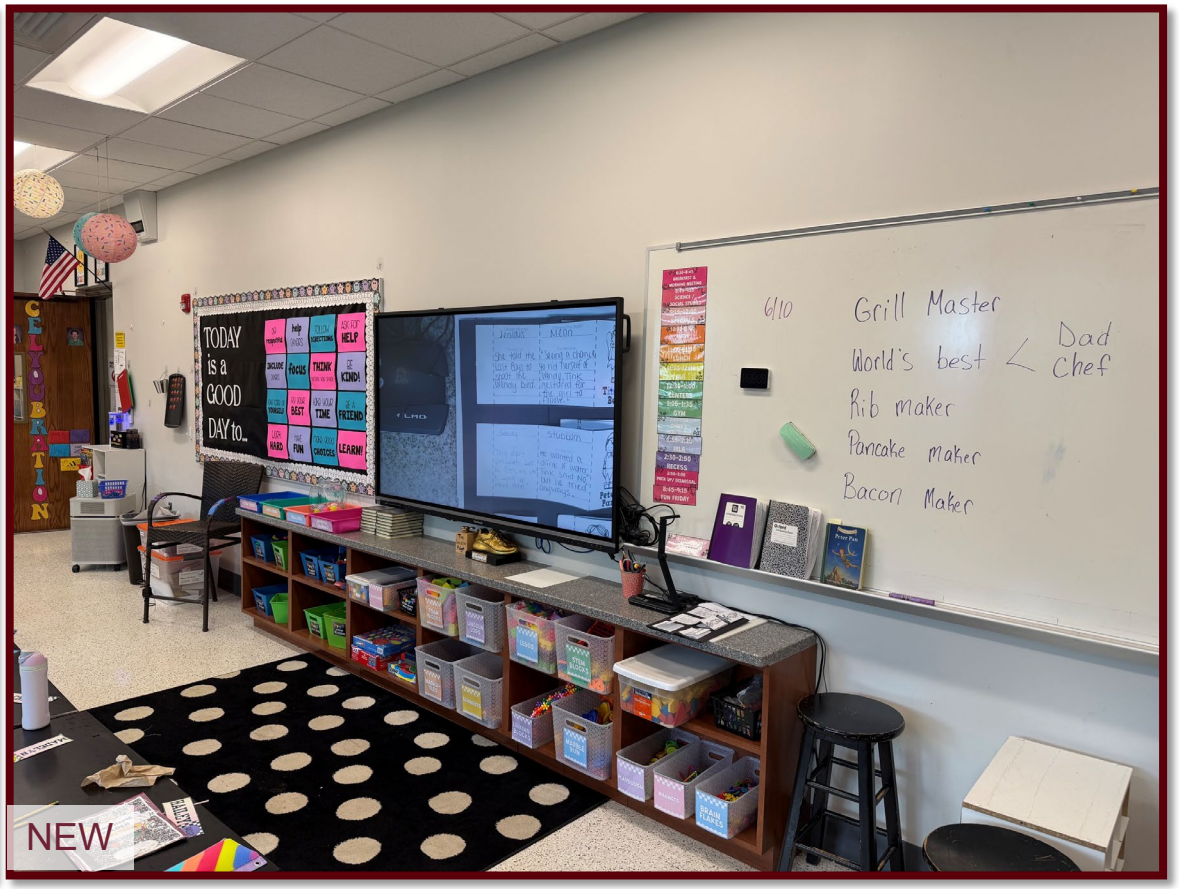
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CLASSROOMS





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CLASSROOMS



CONCEPTUAL RENDERING

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NURSE'S OFFICE



EXISTING



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MASONRY



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BATHROOMS



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MIDDLE & HIGH SCHOOL

AUDITORIUM FOYER



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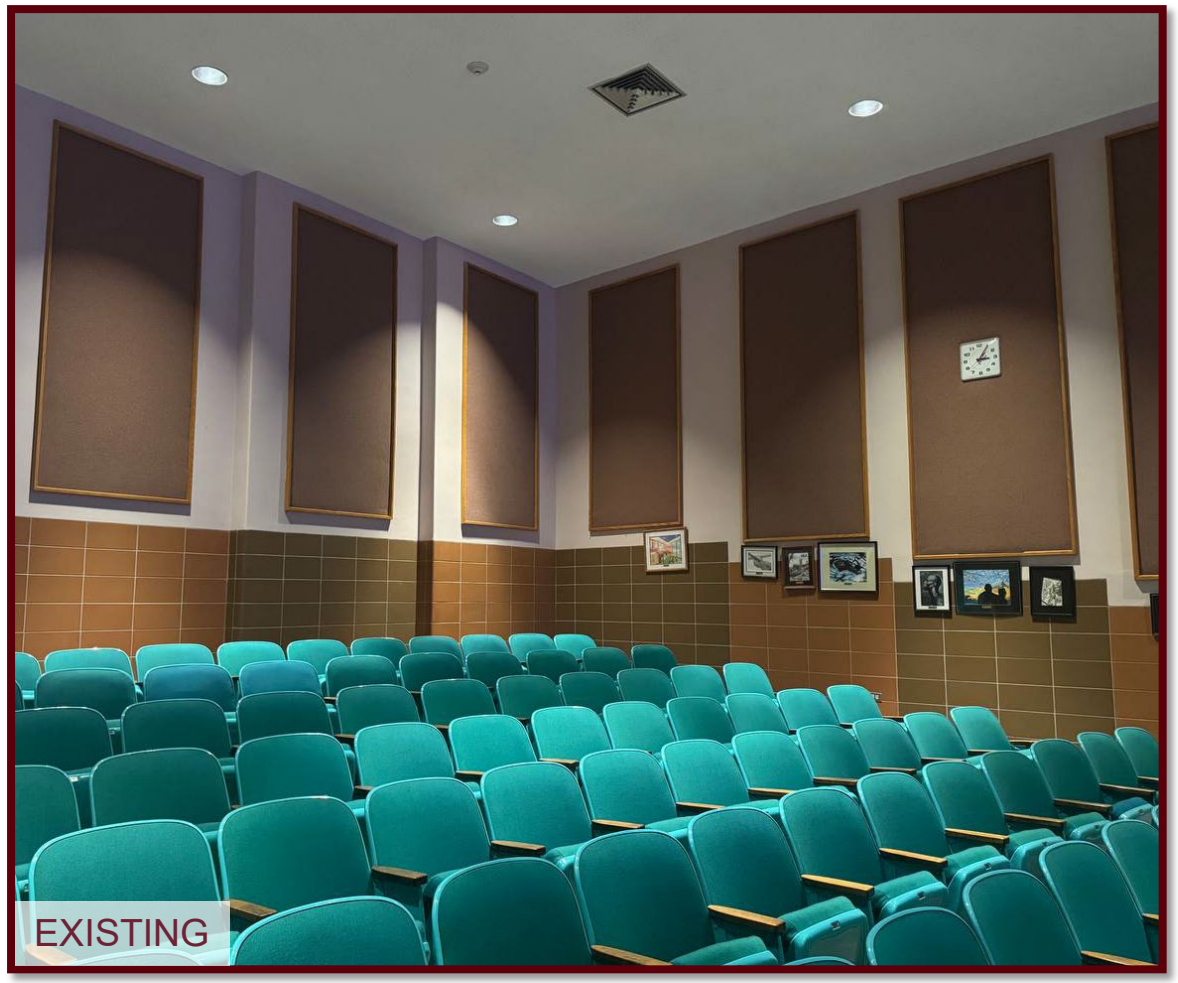
CONCEPTUAL RENDERING

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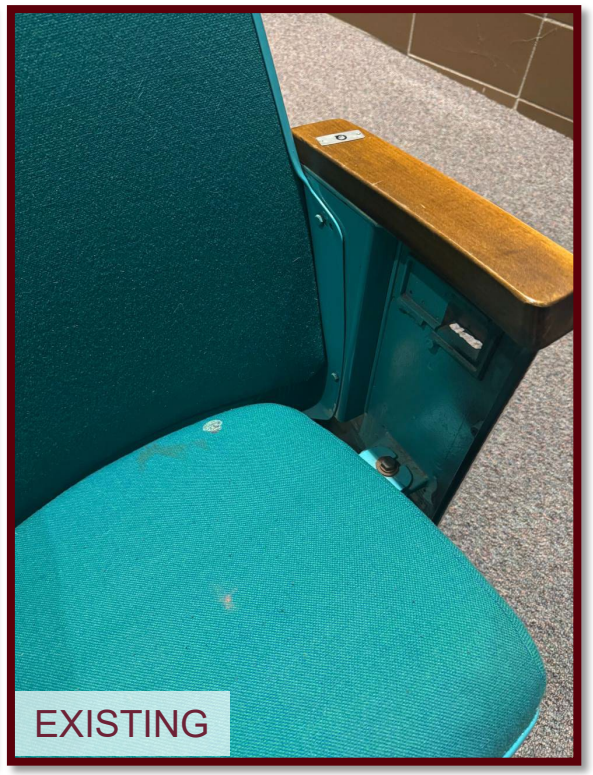
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MIDDLE & HIGH SCHOOL

AUDITORIUM







- ❑ New seats
- ❑ New acoustic panels

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MIDDLE & HIGH SCHOOL

AUDITORIUM



CONCEPTUAL RENDERING

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MIDDLE & HIGH SCHOOL

GUIDANCE OFFICE

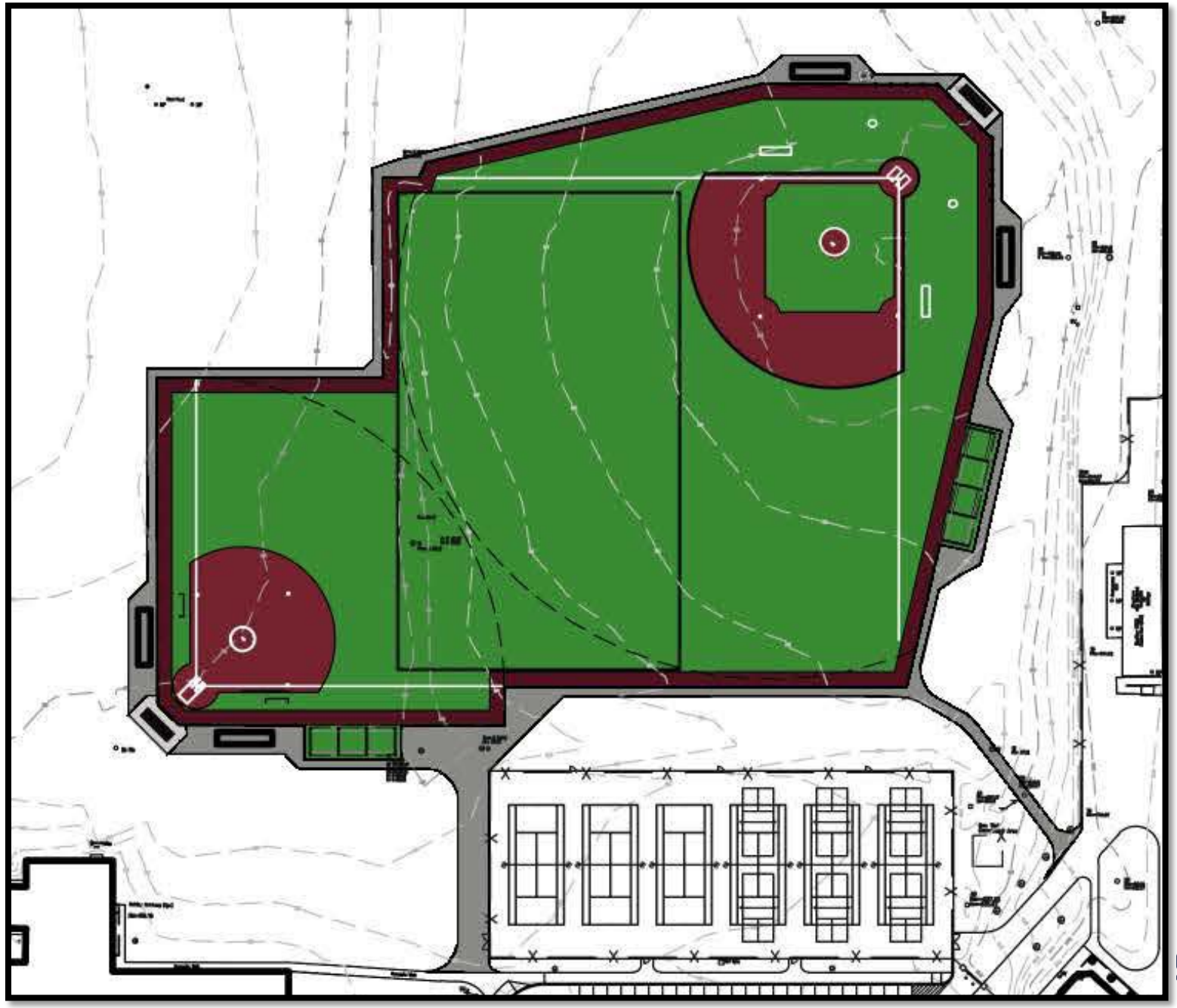




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MULTI-PURPOSE FIELD – PROP 2



EDEN CENTRAL SCHOOL DISTRICT

Eden Middle & High School
Artificial Turf Design
July 2026

SOFTBALL FIELD

PROS:

- Less earthwork required - current grades work in our favor

CONS:

- Solar orientation is not preferred (SE/NW)
  *NE/SW is preferred

MISC:

- 25 ft between home plate and backstop
- Left, Right & Center Field - 200 ft
- 10 ft wide warning track at outfield field
- 30 ft height netting backstop with canopy and integrated wall padding
- One (1) 60 person bleacher on concrete
- Two (2) masonry dugouts with metal roof, padded guard rail and power
- One (1) single softball batting tunnels with power
- 6 ft wide surrounding asphalt sidewalk
- Fully fenced field - 6 ft height, black vinyl with fence guard
- Non-video scoreboard

BASEBALL FIELD

PROS:

- Easy spectactor and ambulance access
- Preferred solar orientation (SW/NE)

CONS:

- More earthwork required - current grades do not work in our favor

MISC:

- 60.5 ft between home plate and backstop
- Left and Right Field - 310 ft
- Center Field - 360 ft
- 10 ft wide warning track at outfield fence
- 40 ft height netting backstop with integrated wall padding
- One (1) 60 person bleacher on concrete
- Two (2) masonry dugouts with metal roof, padded guard rail and power
- One (1) single baseball batting tunnels with power
- 6 ft wide surrounding asphalt sidewalk
- Fully fenced field - 6 ft height, black vinyl with fence guard
- Non-video scoreboard

MISC

- 183 ft x 310 ft practice field, including 10' buffer from turf fence
- 5 ft gap between baseball and softabll outfields

EDEN

MULTI-PURPOSE FIELD – PROP 2



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



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QUESTIONS?

THANK YOU FOR HAVING US!

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