

2017 Bond Planning



Background and Timeline

- July 2016: Cracks/bulging found in Hutchinson façade, sidewalk bridges and safety measures put into place
- Fall 2016-Winter 2017: District analysis of Hutchinson repairs and other district needs
- December 2016: Recommendation to completely replace Hutchinson facade.
- February 2017: Presentation of initial district-wide needs to be included in RFP for potential bond projects
- May 2017: Bids awarded to KGD & Calgi for pre-bond work
- July 2017: Initial presentation of possible work based on RFP
- July-October BOE meetings: Deeper analysis of Hutchinson and district-wide needs
- October 2017: Deliberation regarding Hutchinson options and decision on Hutchinson School
- October-December 2017: Deliberation regarding district-wide needs

Hutchinson Considerations

- Capacity
 - 3 suboptimal classes in basement
 - Increased enrollment projected in demographic study
 - Portables nearing end of life
 - Potential to address capacity at other schools
- Accessibility
 - Façade replacement triggers ADA compliance (elevators, bathrooms, ramps, etc.)
 - Expansion needed for elevators/can't lose classroom space
- Safety
 - Portables not connected to main building
 - Configuration of current building
- Cost
 - 7 Expansion/renovation options considered along with new school, price range \$18-\$43 million
 - Renovation = 15-year borrowing
 - New construction = 30-year borrowing
 - \$1.1-\$3 million annual debt service increase

Decision-Making Process

- Community engagement and feedback
- Decision-making criteria
 - ✓ **Best addresses capacity**
 - ✓ **Best supports educational program**
 - ✓ **Most fiscally prudent/best stewardship**
 - ✓ **Provides safest environment**
 - ✓ Minimizes disruption to learning during construction
 - ✓ Preserves programming flexibility
 - ✓ Provides most predictability/least risk during construction
 - ✓ Provides most value added to community
 - ✓ Provides best life-quality features
- Result: New school was top-scoring option in 8 of 9 criteria and garnered the most points overall

What does that mean?

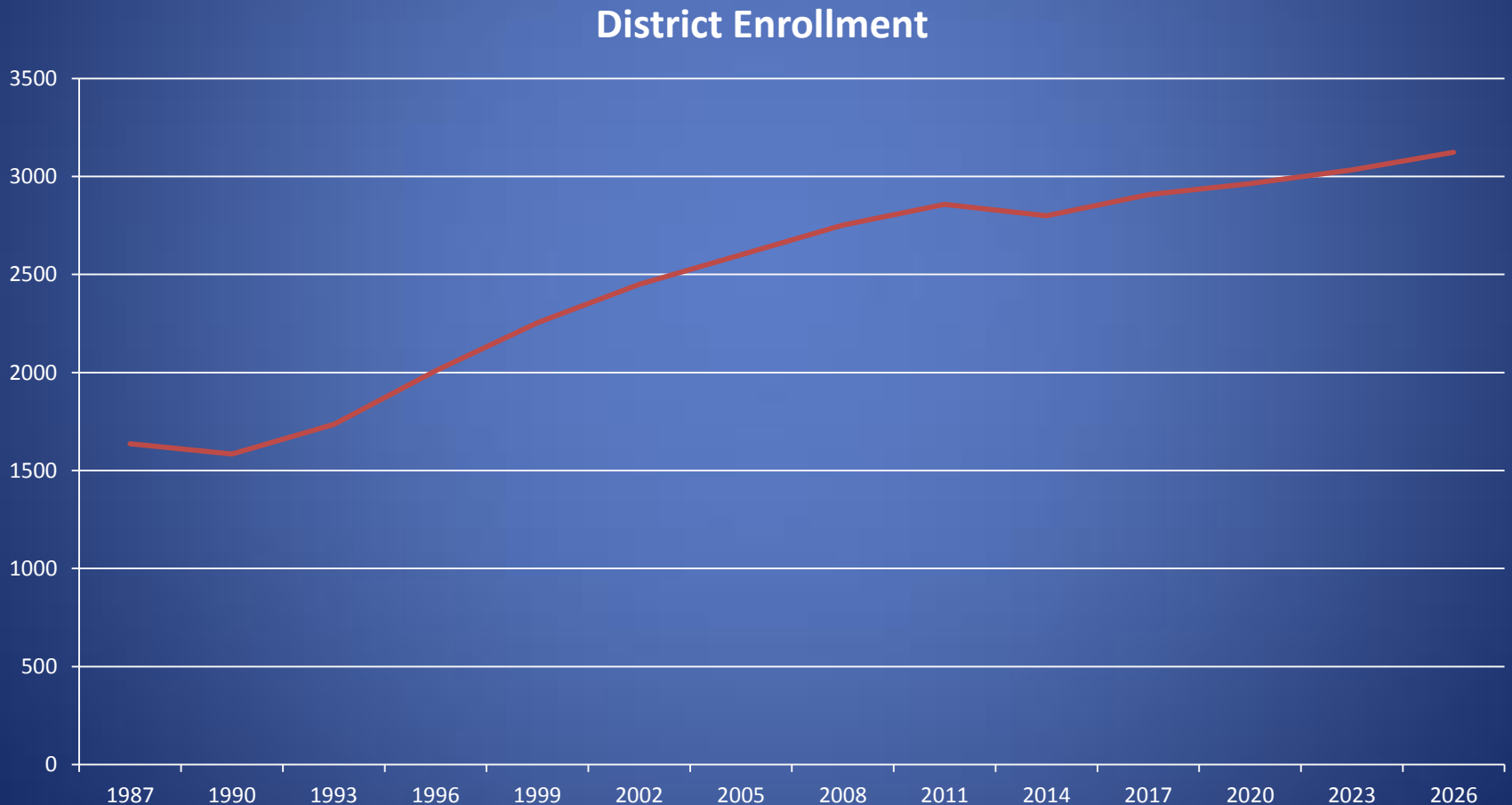
- New Hutchinson School will be included in final bond scope
- If approved, timeline for construction is 3-5 years
- 3 possible sites on current property
- Approx. \$42 million financed over 30 years
- Annual debt service increase for Hutchinson = \$1.9 million (Tax impact on average assessed home value of \$810,000 is approx. \$480 per year)



Additional Key District Considerations - Capacity

- District enrollment increasing since 1980s
- Increased need for related services (Reading, academic intervention, speech, etc.)
- Demographic/Enrollment Study – 2016-17 by Western Suffolk BOCES
- Confirmation Study – 2017-18 by Ross Haber Associates

District Enrollment – 1987-2026 (Projected)



Elementary Capacity Issues

Issue	Colonial	Prospect Hill	Siwanoy
At capacity	X	X	X
Projected enrollment growth	X	X	
Will lose classroom space to add elevators	N/A		X
Music on a cart		X	
No room to expand on property	X		
Suboptimal related service spaces	X	X	X

Additional Key District Considerations - Accessibility

- Siwanoy & Prospect grandfathered into ADA (Colonial updated as part of 2010 bond)
- Expansion and/or system upgrades may require accessibility upgrades depending on scope of project
- Accessibility upgrades include elevators/lifts, ramps and bathrooms
- Difficult to build internal elevators without losing classroom space (Siwanoy)

Possible Solutions

- Music/Art on a cart
- Limit staff students at certain schools
- Limit resident students to attend schools other than their home school at certain sites
- Move self-contained Sp. Ed. to Hutchinson
- Buy property
- Build an addition
- Others?

Additional considerations for bond

- Multipurpose rooms/cafeterias
- Air Conditioning
- Classroom and Performing arts rehearsal space at MS/HS
- Boiler replacement
- Rooftop AC unit replacement at MS
- Select field renovations
- Opportunities to maximize benefit of new school

Key Decisions/Next Steps

- Review and study of other facilities needs across District (10/24, 11/14, 11/28)
- Opportunities for community engagement and feedback
- Final scope proposal (target Dec. 5)
- SEQRA Review Process
- Final bond vote (May, 2017)

Questions?

More info at www.pelhamschools.org

