



# Shenendehowa

*Central Schools*

## REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

Meeting Existing and Emerging Needs

1/10/2023 BOE Meeting



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

- With 5 Maxwell Drive in hand, we have gone from engaging in a lot of “what-if” conversations to actual planning for defined benefits
- This is a critical point considering that some will ask about the stated intention of purchasing land in Halfmoon with the possibility of constructing a school
  - ◆ YES, for almost five years, we engaged in an intense review of open spaces larger than 20 acres in Halfmoon
  - ◆ YES, we engaged with various real estate representatives/land owners and walked multiple properties to assess viability
  - ◆ YES, we engaged in various engineering studies, we completed assessment valuations, we even made tentative offers



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

- The reality is, the purchasing of property that meets current and future needs has not come to pass at this point, but is not off the table
  - ◆ At the right price point and the appropriate number of acreage, obtaining developable land is still a priority
- The Shenendehowa Central School District is not time bound and consequently our obligation continues to preserve capacity for future use



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

→ We identified and secured the opportunity to purchase land...

Goal - purchasing a minimum of 20 acres, suitable for the construction of either a new K-5 school facility or a Kindergarten Center

- ◆ **Multi-pronged approach to acquire developable land (2019 to current)**- Primarily in the town of Halfmoon
  - Contracted with real estate attorney to ensure due diligence
  - Held meetings and discussions with numerous land owners and real estate representatives





# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

→ We identified and secured the opportunity to purchase land....

Goal- purchasing a minimum of 20 acres, suitable for the construction of either a new K-5 school facility or a Kindergarten Center

- ◆ Plots of land were identified as potentially suitable for construction
- ◆ Proposed prices per acre ranged from \$35,000-\$50,000 per acre (deemed high for public use)







# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

→ We identified and secured the opportunity to purchase land....

- ◆ The entire process (purchase to construction) would take approximately **5 years**
- ◆ If, all the cards were in alignment today, January 2023, the district would not occupy a space until at least September 2027
- ◆ Estimated construction of a school at current price estimates ranged from \$30-\$40 million



**After 5+ years of intentional effort to buy land,  
it has not manifested into a reality...**



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality



- We completed due diligence and closed on 5 Maxwell Drive
  - ◆ Tremendous gratitude for the donation by Don and Beverly Greene and family
- 150,000 square foot of commercial space is now owned by the district
- We go from a “what-if” – 3 to 5 years timeline with an unknown initiation date to having a “reality” – 2 to 3 year timeline



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

**REALITY**

- Expedites the capacity for the district to provide full-day Kindergarten services by multiple years
- We are working on plans to maximize the space to address existing and emerging instructional needs
  - ◆ Expands capacity for an all inclusive full-day K model...assessing the possibility of **40 new classrooms...**
    - Accommodating applicable Special Education, Academic Intervention Services (AIS) and ENL supports; PE, Art, Music, and Library services





# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

- We are looking to enhance Specialized Life Skills Education Program—eliminate the need and cost for current space rental
- We are considering the potential for alternative learning programs (from non-traditional learning to college collaboratives)
- We will even assess how we can complement existing pre-K provisions to fill capacity gaps

**REALITY**



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

- We are working on plans to maximize economies of scale and scope of existing and emerging operational needs
- ◆ Consolidation of district-level operational and support services:
  - Human Resources, Curriculum and Instruction, Special Education, Food Services, Business and Finance, Superintendent’s Office
  - Professional Development - Provides expanded space to support all staff to success, honing key skills and staying current





# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

- We are working on plans to maximize economies of scale and scope of existing and emerging operational needs
- ◆ Consolidation of district-level operational and support services:
    - Provides space for Central Purchasing and Warehouse-eliminates cost for current space lease
    - Provides space for Information Management Services and applicable personnel and inventory
    - Provides space for Grounds, Food Services and Records Access Storage

**REALITY**



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

- We are working on plans that would free up space in existing buildings that could be eventually used to address future growth and program expansions for students
  - ◆ Provides additional classroom spaces to address future enrollment needs at all three levels - elementary, middle, and high school...particularly more so at the elementary level
- Creates the opportunity to sell existing District Office and proceeds used to offset renovation of newly acquired facility

**REALITY**





# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## “What-If” versus Reality

**REALITY**

We have cleared the first hurdle with the closing.  
We are now engaged in referendum planning, including preliminary scope definition for NYSED

**5 MAXWELL DRIVE PROPOSED  
CAPITAL PROJECT TIMETABLE FOR  
VOTER REFERENDUM**

([Link](#))



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

## Overarching Objectives:

- **Expedite the provision of Full-day K** in alignment with NYS standards ensuring predictable and successful early learning outcomes for each student.
- **Maximize economies of scale and scope** with the centralization of operational functions, lending to operational efficiency, cost-savings, and enhanced productivity
- **Free up space in existing buildings**, which gives the district greater capacity to accommodate future enrollment growth





# REFERENDUM PLANNING

## THE BIG REVEAL - WHAT'S NEXT?



- **Architectural Design of Preliminary Scope and Submissions to NYSED**
  - ◆ Determine building aid
  - ◆ Determine potential timeline for design specifications, NYSED approval and construction/occupancy
- **Bond Counsel**
  - ◆ Determination of dollar amount needed, and potential revenue sources to minimize tax impact
- **Adoption of Resolution**
  - ◆ No later than a March Board Meeting



# REFERENDUM PLANNING

## THE BIG REVEAL - WHAT'S NEXT?

→ **Public Referendum:** cost for space modification and/or reconfiguration

- ◆ Design and specifications for reconstruction-architectural
- ◆ Public Communication to all residents regarding specifics
- ◆ Public Referendum on **May 16, 2023**

→ **Finalization of Plans and Specifications**

- ◆ NYSED Submission and Approval
- ◆ Bidding and Contracts
- ◆ Construction/Renovation
- ◆ Occupancy Planning



Next Steps





# REFERENDUM PLANNING

## THE BIG REVEAL - WHAT'S NEXT?



### → Instructional Program Design

- ◆ NYS standards for the provision of kindergarten programs and services shall be adhered to in accordance with Part 100.3 in addition to the [Kindergarten Early Learning Standards](#)
- ◆ Full-day experience ensures a comprehensive exposure to the key content areas: ELA, Math, Science, and Social Studies, and also provision of specials such as PE, Music, and Art



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

**“What-If” versus Reality**

WE ARE  
PLANNING FOR  
REALITIES  
NOT  
“WHAT-IFs”

**REALITY**

It all becomes ***REAL*** with the successful passage of a referendum on **May 16, 2023**



# REFERENDUM PLANNING THE BIG REVEAL - WHAT'S NEXT?

**THIS IS A GAME CHANGER...**

**POSITIONS THE DISTRICT FOR  
CONTINUED PROSPERITY IN  
MANY DIMENSIONS FOR YEARS**

