



Shenendehowa
Central Schools

THE BIG REVEAL

Facilities Acquisition

Meeting Existing and Emerging Needs

12/20/2022 BOE Study Session



THE BIG REVEAL

Facilities Acquisition—Meeting Existing and Emerging Needs

Options Assessed

- **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
 - 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)
- **Comprehensive Study of Gr. K Needs (2021)**
 - Presentation to the BOE on what is required and the lack of existing capacity - [Full Day Kindergarten: What does it take to make it a reality?](#)



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Options Assessed

- Kindergarten Planning Study (Architects) Completed (2022):
 - Option 1: Explore existing buildings to implement full-day K
 - Reconfiguring/repurposing classrooms to accommodate additional sections of Kindergarten
 - Limited capacity for any future enrollment growth
 - Elimination of some existing programs
 - Reconstruction for non-compliant space needed
 - Option 2: Modification and expansion of existing buildings
 - Allows for future growth
 - Expensive and timely process (3-5 years), est. cost is \$30- \$35 Million



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Options Assessed

- Kindergarten Planning Study (Architects) Completed (2022):
 - Option 3: Construction of a new K-5 elementary school
 - Expensive and timely process (3-5 years), est. cost at \$20-\$30 Million
 - Highly dependent on size and complexity of site work
 - Based on space needs for new building only
 - Option 4: Construction of new Kindergarten Center
 - Expensive and timely process (3-5 years), est. cost at \$35-\$45 Million
 - Highly dependent on size and complexity of site work
 - Based on space needs for new building only



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Options Assessed

➤ Acquisition of an Existing Facility

- Option 5: Look for suitable existing buildings concurrent to exploring land purchase for a new build
 - Site acquisition provides more than ample capacity to address existing and emerging instructional and operational needs
 - Tremendously cost effective for taxpayers
 - Mitigate the need for a potential \$35-45 million referendum...some cost implications still exist
 - Minimize or eliminate certain recurring operational costs such as rental fees for warehouse spaces
 - Expands capacity for an all inclusive full-day K model
 - Expedites the capacity for the district to provide full-day Kindergarten services by multiple years
 - Compliments existing pre-K provisions to fill capacity gaps



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Options Assessed

- **Acquisition of an Existing Facility** *(continued)*
 - Site acquisition provides more than ample capacity to address existing and emerging instructional and operational needs
 - Consolidation of district-level operational and support needs:
 - Center-based Special Education Programs-eliminate the need and cost for current space
 - Provides expanded space for professional development
 - District Office Services: Human Resources, Curriculum and Instruction, Special Education, Food Services, Business and Finance, Superintendent's Office- eliminating the need for the current facility and creating opportunity to sell and proceeds used to offset renovation of newly acquired facility



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Options Assessed

- **Acquisition of an Existing Facility** *(continued)*
 - Site acquisition provides more than ample capacity to address existing and emerging instructional and operational needs
 - Consolidation of district-level operational and support needs:
 - Provides space for Central Warehouse-eliminate the need and cost for current space
 - Provides potential space for Information Management Services and applicable personnel and inventory
 - Newly acquired building would free up space in existing buildings that could be used for additional, direct student programming



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Acceptance of Charitable Donation

- **Game Changing Opportunity**-BOE and District presented with the charitable donation of a building
 - Donation qualifies for a charitable donation under the Internal Revenue Code ("IRC")
 - Requires the District to qualify as a "governmental unit" under IRC 170 (c) (1)
 - Confirmation that the property will be used "exclusively for a public purpose" and that the District will "continuously utilize the Property as a school building"
 - District will "continuously operate the Property as a school building for not less than ten (10) years after the transfer of title"



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Acceptance of Charitable Donation

- **Game Changing Opportunity**-BOE and District presented with a via the charitable donation of building
 - District qualifies as a "governmental unit" and is authorized to lease portions of the property not needed for school building purposes to private individuals or entities if determined by the Board of Education to be in the best interests of the District under **Education Law § 403-a**
 - District retains is real property tax exemption status under the **Real Property Tax Law § 408**

**BOE Action on Resolution to Accept
Charitable Donation Required**



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Due Diligence Completed and Cleared

➤ Unpacking contractual, legal and regulatory requirements

1. NYSED Initial Site Review
2. Environmental Assessment of Property (SEQRA)
3. Environmental Site Assessments: Soil Testing and Asbestos Survey
4. Visual Structural Assessment
5. Mechanical Assessment
6. Zoning and Subdivision



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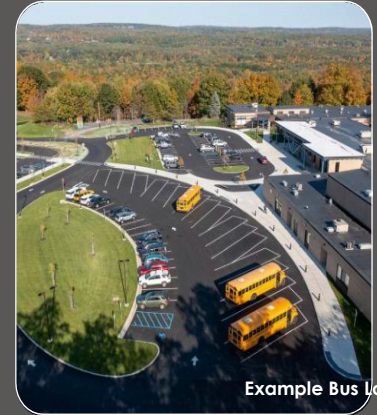
5 Maxwell Drive





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Example Bus Loop

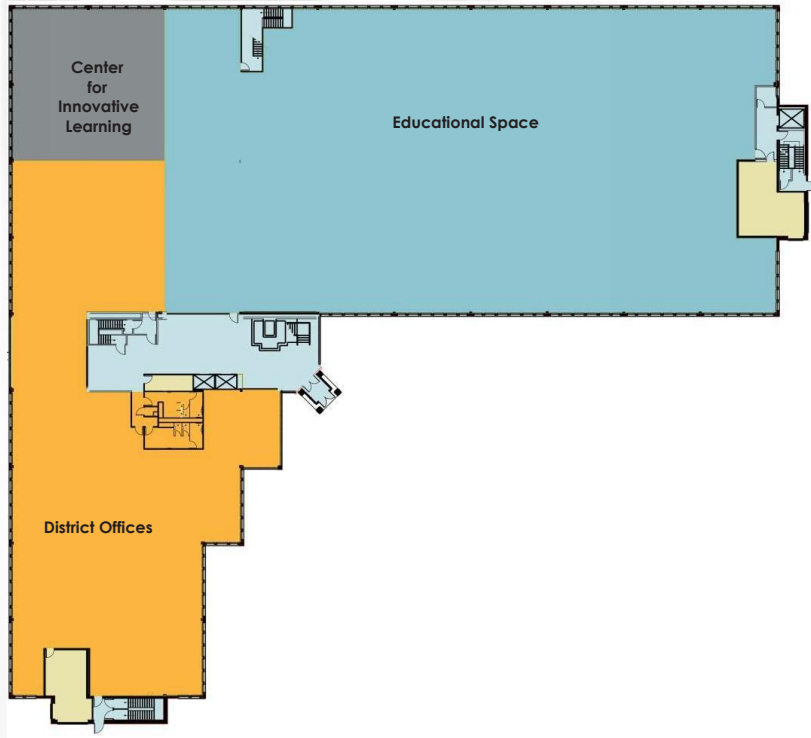


Example Playscape

Key

Key

- A) Playscapes
- B) Service Road with Loading Dock
- C) Parent Drop-Off Loop
- D) Bus Drop-Off Loop
- E) Stormwater Management Area

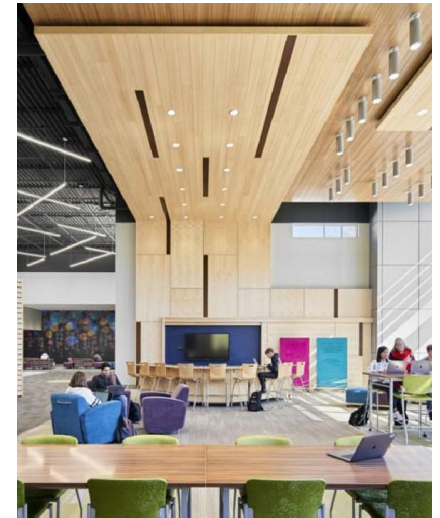


LEGEND

- District Offices
- Mechanical, Electrical, Plumbing & Associated Storage
- Building Circulation
- Educational Space
- Center For Innovative Learning



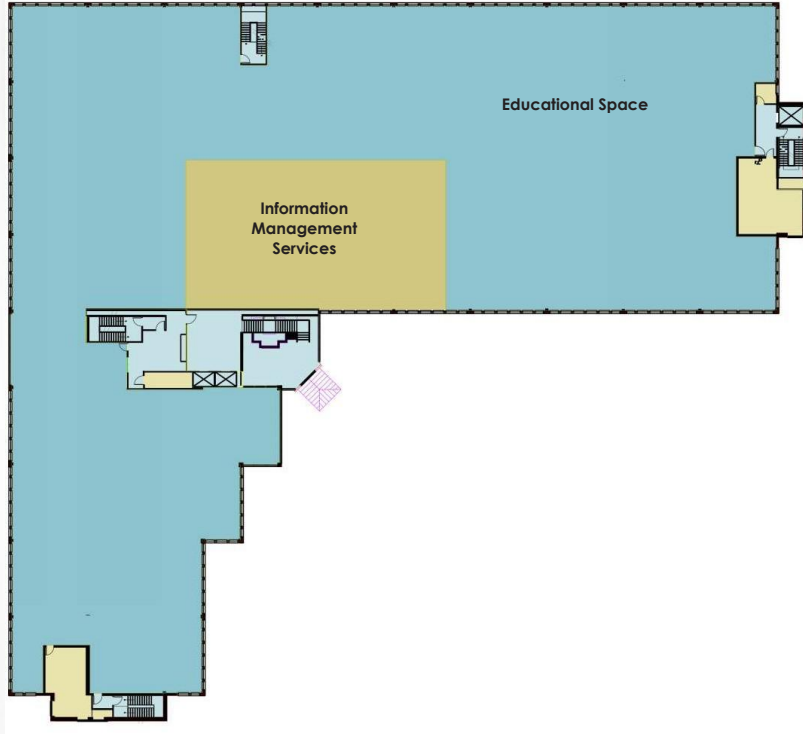
Three-story high atrium in Entry Lobby



District Offices & Educational Space



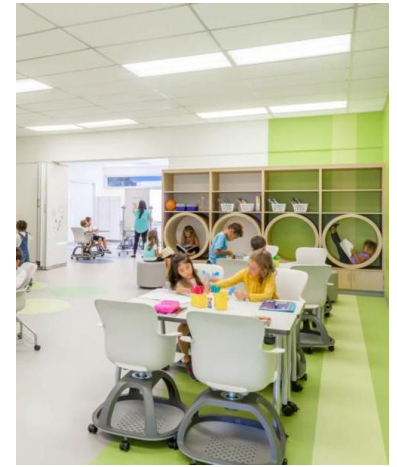
**FIRST
FLOOR**



LEGEND

	Educational Space
	Information Management Services
	Building Circulation
	Mechanical, Electrical, Plumbing & Associated Storage

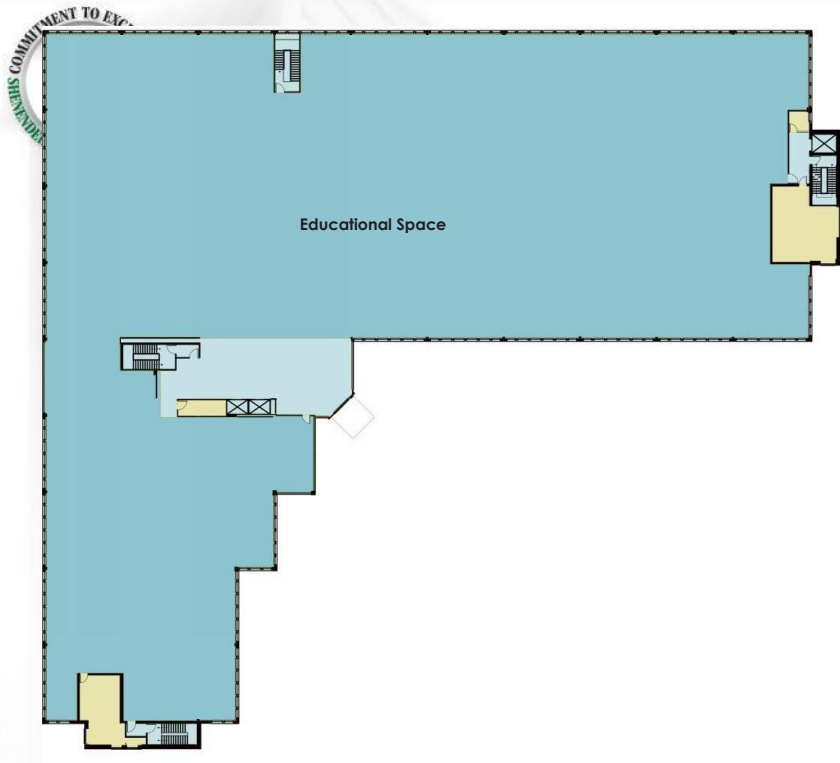
SECOND FLOOR



21st Century Learning Spaces



Gymnasium, Art & Music Classrooms



LEGEND

	Educational Space
	Mechanical, Electrical, Plumbing & Associated Storage
	Building Circulation

21st Century Learning Spaces

**THIRD
FLOOR**



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Overarching Objectives of Acquiring a Facility

- **Expedites the provision of Full-day K** and uniformity across early childhood programs (inclusive of potential pre-K)
- **Frees up space in existing buildings**, which gives the district greater capacity to accommodate future enrollment growth
- **Centralization of operational** functions and services
- **Maximizes economies of scale and scope** to support operational efficiency, cost-savings, and enhanced productivity...



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**BOE ASKED TO APPROVE
RESOLUTION FOR THE
ACCEPTANCE OF CHARITABLE
DONATION AUTHORIZING
Engagement in contractual
Agreements.....12/20/2022**



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Next Steps to be Completed

1. **Closing and Transfer of Property** on/on before 12/31/2022
2. **NYSED Preliminary Review (PR)** to determine building aid
3. **Architectural Design and Submissions to NYSED** to determine potential timeline for reconstruction and occupancy
4. **Bond Counsel:** determination of dollar amount needed, including using of any Reserves based on project scope



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Next Steps to be Completed

1. **Adoption of Resolution:** calling for the vote no later than a March Board Meeting date.
2. **Public Referendum:** cost for space modification and/or reconfiguration for school purposes which would entail:
 - a. Design and specifications for reconstruction-architectural
 - b. Public Communication to all residents regarding specifics
 - c. Public Referendum for the cost of reconstruction- **May 16, 2023**
3. **Finalization of Plans and Specifications for Bidding and Reconstruction/Renovation, and other Relocation of Services**



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Next Steps to be Completed

1. **Instructional Program Design...**Full-day K
 - a. NYS Standards for provision of Kindergarten programs and services shall be adhered to in accordance with Part 100.3 in addition to the [Kindergarten Early Learning Standards](#).
 - b. 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



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THIS IS A GAME CHANGER...

**POSITIONS THE DISTRICT FOR
CONTINUED PROSPERITY IN
MANY DIMENSIONS FOR YEARS
TO COME!**