



# Hastings-on-Hudson

UNION FREE SCHOOL DISTRICT

*Creating a vibrant learning community!*

## 2019 Capital Bond Being Considered

### Document Contents

Purpose of this document.....	2
Key details of current bond being considered .....	2
Current bond background information.....	2
Capital project list .....	3
Hastings on Hudson UFSD bond / debt comparison.....	3
What happens if this bond doesn't pass?.....	3
FMS Auditorium Renovation.....	4
FMS / HHS Music Suite Renovation .....	4
Building Addition at Hillside.....	5
APPENDIX.....	5

## Purpose of this document

The purpose of this document is to share all relevant Bond facts and rationales with the community in advance of two upcoming forums. Community forums are an opportunity for the Board to inform the community on our facilities and the proposed bond.

### Dates and locations for 2 community forums

Thursday, January 24<sup>th</sup> , 6:30pm  
James V. Harmon Community Center  
44 Main Street, Hastings-on-Hudson

Wednesday February 6<sup>th</sup> , 6:30pm  
James V. Harmon Community Center  
44 Main Street, Hastings-on-Hudson

We realize that not all people can make it to a forum. If you have comments to share you can email us at [boe@hohschools.org](mailto:boe@hohschools.org) or send mail to the school c/o District Clerk.

## Key details of current bond being considered

<u>Capital Bond Being Considered:</u>	\$18,383,614
<u>Proposed Vote:</u>	February 28, 2019
<u>Bond investment/cost:</u>	For the homeowner whose property is assessed at \$825,200 (Hastings average), the bond will increase their tax bill by \$453 per year. This is a 2.55% tax increase. The first payment for this bond will be in the 22/23 school year.

## Current bond background information

**Fall 2017:** Working off the 2015 state-mandated Building Condition Survey, District personnel compiled a list of District-wide necessary building repairs and potential building improvements.

**Fall 2017 / Winter 2017:** Architecture and Engineering firm H2M prepared a scope of work and budget for list provided. Total proposed cost for the full list on the first pass was \$35MM.

**Spring & Summer 2018:** The BOE Facilities Committee and members of the community met to discuss the relative pros and cons of potential projects and District personnel identified items that could be completed inside the current operating budget and through grants. Through this process the work scope was reduced to \$25MM.

**Fall 2018:** The Facilities Committee and entire Board of Education continued work on refining the project scope and minimizing line-item costs while preserving the essential maintenance and proposed improvements. The capital bond being proposed is approximately \$17MM.

**Winter 2018** The board decides to increase the scope of work to include a new boiler and money for the learning commons from the previous proposal of \$17MM, bringing the total to \$18.3 for a bond vote in February.

## Capital project list

Below is each item in the bond with costs. Renovations and additions are described briefly on the next two pages. All other items are outlined in the appendix.

FMS/HHS		Hillside		
1	Repoint Exterior	\$633,040.00	11 Repoint Exterior	\$98,400
2	Classroom Flooring	\$262,400.00	12 Classroom Flooring	\$317,504
3	Roofs and Skylights	\$1,968,000.00	13 Roofs and Skylights	\$1,180,800
4	Public Address System	\$131,200	14 Public Address System	\$65,600
5	Chimney	\$32,800.00	15 Windows	\$262,400
6	Parapets	\$196,800.00	16 Building Addition	\$8,137,950
7	Elevator	\$524,800.00	17 Learning Commons	\$131,200
8	Boiler Replacement	\$1,049,600		
9	Music Suite Renovation	\$721,600.00		
10	Auditorium Renovation	\$2,669,520		
<b>Total FMS/HHS</b>		<b>\$8,189,760</b>	<b>Total Hillside</b>	<b>\$10,193,854</b>

## Hastings on Hudson UFSD bond / debt comparison

In the past 20 years, Hastings on Hudson has invested \$18.15MM into our physical plant via two bond issues—a 2000 bond for \$10MM and a 2014 bond for \$8.15MM.

This compares to an average of \$57.9MM invested by the neighboring towns of Dobbs Ferry, Irvington and Ardsley over the same period (all of which invested over \$50MM during this time). The effect can be seen in our annual debt service per student below:

Town	Annual Debt Service/Student (2017)
Irvington	\$2742
Ardsley	\$2270
Dobbs Ferry	\$1483
Hastings (Current)	\$692
Hastings (Post Bond)	\$1266 (projected in 2020 if \$18M bond passes)

## What happens if this bond doesn't pass?

Due to the lengthy approval process in New York State, there is a 12-month lead-time between bond passage and when construction can begin. In order to begin work in summer 2020, a bond will need to be approved in early March 2019. Failure to pass a bond in this time frame most likely means many projects won't start until Summer 2021 (assuming a new bond referendum is raised and passes).

### **FMS Auditorium Renovation**

The Middle School Auditorium has been in disrepair for quite some time including broken chairs, a water damaged ceiling, dilapidated and damaged walls and an outdated stage. While it is currently in limited use for classes and rehearsals, in its current state it's in no condition to be used for its original purpose as a Middle School gathering spot for large groups and special events. The middle school currently uses the high school auditorium when they can be accommodated.

A fully renovated Middle School Auditorium would be used to host school productions, special events, faculty meetings, and professional development opportunities. Replacing the seating and adding more rows would allow seating for two grades of students at a time.

### **FMS / HHS Music Suite Renovation**

The HS/MS Music Rooms that are used to support our instrumental music programs have fallen into disrepair. Hastings has always placed a high value on our Arts programs and the current condition and functioning of these spaces does not meet the needs of our program.

In addition, we offer the following extra-curricular programs in this space: Jazz Band, Pep Band, Steel Drum, Symphonia. These spaces are also used to provide individual music lessons by the River Arts programs.

The renovation of the space would update the space with new flooring, lighting and sound proofing. We would also be improving the storage area by redesigning the space with new cabinets.

## Building Addition at Hillside

Over the past decade, the five-year rolling average enrollment at Hillside has increased by approximately 50 students and it is currently at an enrollment level not seen in 20 years. As such, classroom space demands have reduced available space for other programming as explained below.

- **Lack of space for music programming:** There is currently a lack of dedicated space in the building to teach music. A windowless storage closet and the cafeteria are currently used for lessons, 3<sup>rd</sup> and 4<sup>th</sup> grade orchestra, and 4<sup>th</sup> grade band. Neither space provides adequate storage space for instruments.
- **Lack of space for special education and general support services:** Three existing classrooms have been divided and storage space has been repurposed to provide space for Special Education service providers (speech and language therapists, etc.), school social workers, school psychologists, and student support staff. Many of these spaces are not in compliance with square footage required by the New York State Education Dept.
- **Future Constraints:** Our Special Education department anticipates the need to split the current Communications class into an additional section in 2019-20. Furthermore, if we gain additional sections in any grades, additional space will need to be reclaimed from specials programming.

### What is being proposed in the building addition at Hillside?

- 12,535 sq ft of space
- **Net gain of 5 additional classrooms** - The addition will add 3 extra classrooms. Moving the library to the current café will create space for an additional 2 classrooms.
- **Multiuse cafeteria / auditorium** - This will provide more space for students to eat lunch at one time, adding a kitchen for hot lunches. It will also provide space for art and theatre programming at Hillside. Moreover, it frees up room in other parts of the building which will be repurposed for other needs.
- Allows for a **centralized learning hub** - With the addition of the cafeteria above, the library would take the place of the current café and could be turned into a centrally-located “21<sup>st</sup> century library”/learning commons. This a gain of about 1000 sq feet of space for the library.

### Square footage comparisons to neighboring elementary schools

*Square foot numbers below represent spaces for elementary activities only. If a portion of an elementary building is being used for central office or other purposes it was not included.*

#### 2018-2019

Elementary School	Square Feet	Enrollment	Sq ft per child
Irvington	83,180	513	162
Dobbs Ferry	100,530	653	154
Ardsley	120,609	787	153
<i>Hastings on Hudson (after addition)</i>	<i>85,535</i>	<i>643</i>	<i>133</i>
Hastings on Hudson (currently)	73,000	643	114

## APPENDIX

1. **Repoint Exterior – FMS / HHS**  
Pointing/crack repair, wood cornice repair/flashing, brick rebuild, replace cornice around entire building
2. **Chimney – FMS / HHS**  
Pointing and brick repair
3. **Parapets – FMS / HHS**  
Significant repairs required along with roofing job.
4. **Roofs and Skylights – FMS / HHS**  
Replace Built-up Roof (BUR) and Inverted Roof Membrane Assembly (IRMA) areas
5. **Classroom Flooring – FMS / HHS**  
Remove VAT tiles and replace flooring in various areas
6. **Elevator – FMS / HHS**  
Replace loading dock elevator
7. **Public Address System – FMS / HHS**  
Create a building-wide integrated system that can communicate to all classrooms, particularly necessary for securing the building in lock-down emergencies
8. **Boiler Retubing – FMS / HHS**  
Retubing boiler will give us an estimated additional 5 years of use
9. **Music Suite Renovation – FMS / HHS**  
Detailed in above document
10. **FMS Auditorium Renovation– FMS / HHS**  
Detailed in above document
11. **Repoint Exterior – Hillside**  
Pointing/masonry repairs
12. **Windows – Hillside**  
Replace a portion of old windows no longer energy efficient
13. **Roofs and Skylights – Hillside**  
Replace Built-up Roof (BUR)
14. **Classroom Flooring – Hillside**  
Remove VAT tiles and replace flooring in various areas
15. **Public Address System – Hillside**  
Create a building-wide integrated system that can communicate to all classrooms, particularly necessary for securing the building in lock-down emergencies
16. **Building Addition – Hillside**  
Detailed in above document
17. **Learning Commons-Hillside**  
Repurposing of Hillside cafeteria to a new Library/Learning Commons space.