



Valley Central School District

Board of Education Meeting

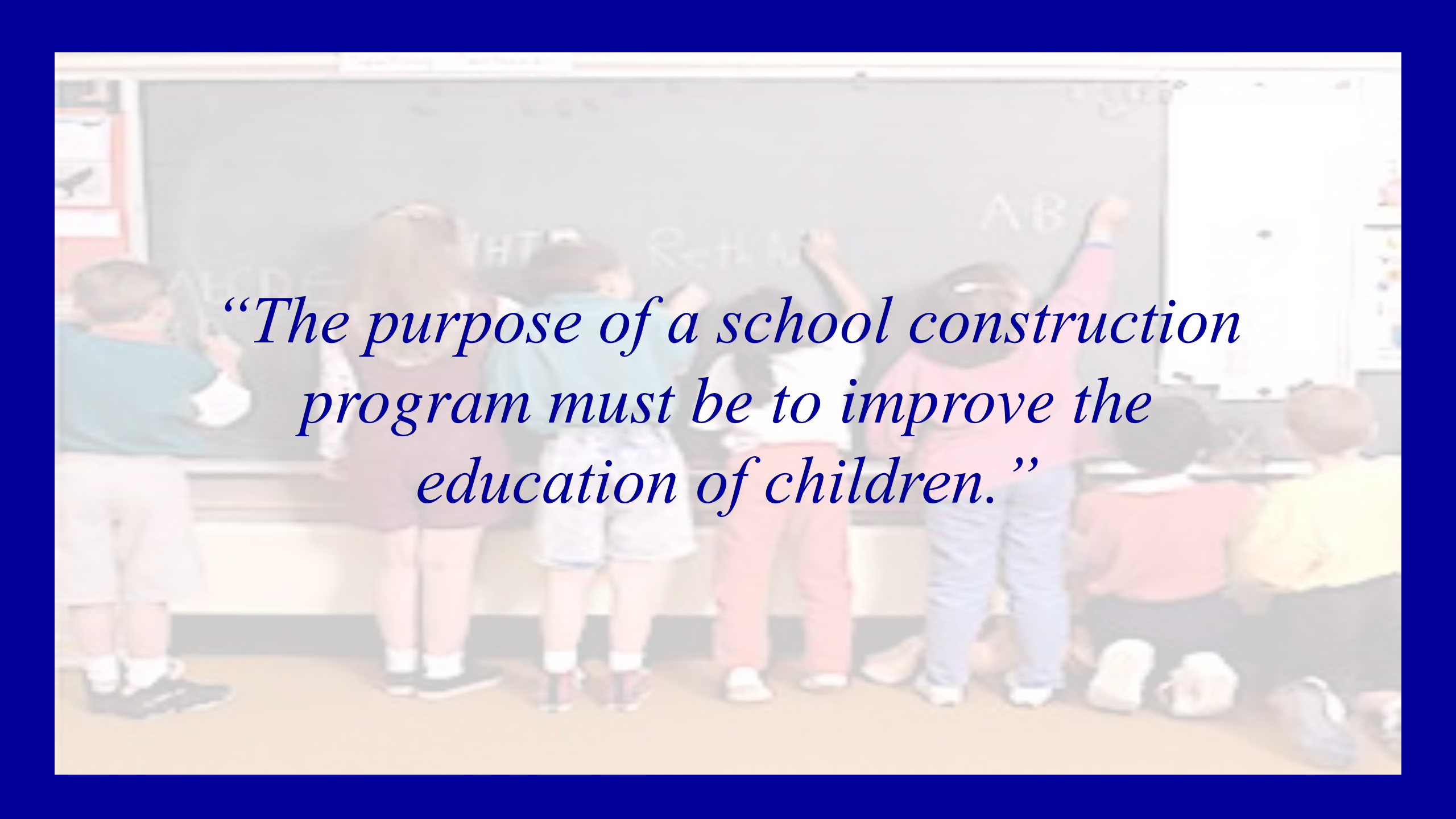
Walden Feasibility Study: Supplemental Information

March 10, 2025

Agenda



- Evaluate the Alternative Learning Center at Maybrook to house a K-5 Elementary School Program
- Options and costs associated with a Grade Re-Organization
- Options and costs associated with temporary relocation of the Walden ES program during construction of a new school on the existing Walden site.

A group of children in a classroom standing in front of a chalkboard. Some children have their arms raised. The chalkboard has some faint writing on it, including the letters 'AB'. The image is overlaid with a quote in a blue, italicized font.

“The purpose of a school construction program must be to improve the education of children.”

**Re-establish the
Alternative Learning Center at
Maybrook
as a K-5 Elementary School**

Building Capacity



- Using the District's existing catchment boundaries, a Kindergarten through 5th Grade Elementary at Maybrook would require space for 227 students and would require:
 - 11 - 12 General Education Classrooms (2 sections/grade level)
 - 2 Special Education Classrooms.
 - Instructional space for Music, Band, Art, STEAM and Student Support Services (OT/PT, Reading, ENL, etc.).
 - P.E. Space (Gym), Cafeteria, Library (Media Center).

Evaluation of Maybrook



- Maybrook can provide the requirements for a K-5 program with the following exceptions:
 - There is insufficient room for an Art Classroom, requiring that art be on a cart.
 - One Kindergarten Classroom would be below the State Education Departments minimum space standards.
 - Five (5) of the General Education Classrooms would be below the State Education Departments minimum space standards.
 - Two (2) of the Special Education Classrooms would be below the State Education Departments minimum space standards.
 - The Cafeteria is small in comparison to other elementary buildings and would require 4 lunch periods to accommodate the anticipated 227 students.

Recommended Capital Upgrades



- Renovations to provide for the Americans with Disabilities Act (ADA). This would include an elevator, ADA toileting, and building wide signage.
- Select Flooring Abatement and Replacement.
- Interior door replacement.
- Outdoor play space including replacement of the Playground.
- Consideration for air conditioning.
- Window replacement (incl. select lintel replacement) building wide.
- Renovations to the existing Library into a multi-functional Media Center.

Maybrook Capital Budget Est.



• BCS Renovations	\$ 2,605,904
• 5-Year Plan Renovations	\$ 4,361,748
Subtotal Capital Renovations	\$6,967,652
• Escalation to Mid-Point of Construction	\$ 874,502
• Incidental Expenses	\$ 1,568,431
Total Capital Project Cost	\$9,410,584

Grade Level Re-Organization

Grade Level Re-Organization



K-2 / 3-5 Organizational Model

In this model, Walden, East Coldenham, Montgomery, and Maybrook as Kindergarten through 2nd grade elementary buildings, and Berea as a 3rd through 5th grade elementary building.

- Enrollment for 3rd through 5th grade is 845 students, which exceeds the capacity available at Berea Elementary School.
- Enrollment of Kindergarten through 2nd grade is 857 and requires 43 classroom sections. Walden, East Coldenham, Montgomery, and Maybrook provide capacity for 72 classroom sections. This would result in 29 undesignated classrooms sections.
- This option would need to consider 3 elementary buildings grades K-2 and 2 elementary buildings grades 3-5.

Grade Level Re-Organization



K-4 / 5-6 Organizational Model

In this model, Walden, East Coldenham, Montgomery, and Maybrook as Kindergarten through 4th grade elementary buildings, and Berea as a 5th and 6th grade elementary building.

- Using the District's current catchment boundaries, this organizational model results in an enrollment at Maybrook requiring 16 classroom sections. Maybrook can only provide for 12 (at most) general classroom sections (with the other limitations outlines previously).

Grade Level Re-Organization



K-3 / 4-5 Organizational Model

In this model, Walden, East Coldenham, Montgomery, and Maybrook as Kindergarten through 3rd grade elementary buildings, and Berea as a 4th and 5th grade elementary building.

Based upon the District's existing catchment boundaries and Class Size Guidelines, the K-3 grade structure would be as follows:

Building	Sections/Grade Level	No. of CR's	Unused CR Sections
Walden ES	4/5	19	1
Montgomery ES	3/4	15	9
East Coldenham ES	3	12	2
Maybrook ES	3/4	13	0
Totals		59	12

Grade Level Re-Organization



K-3 / 4-5 Organizational Model

- The current (February 2025) enrollment for 4th and 5th grades district wide is 573 students (289 4th grade and 284 5th grade). At the District's Class Size Guidelines, each grade level will require 11 classroom sections averaging 26.3 students per classroom in 4th grade and 25.8 students per classroom in 5th grade.
- Berea would have sufficient capacity for a 4th and 5th grade configuration maintaining current average class size below the Class Size Guidelines.
- Provides for five (5) Special Education classrooms.
- Provides for Art, Music, Band, STEAM, Resource and Student Support spaces.
- This also maintains a large-scale conference room and one (1) undesignated classroom space.

Re-Org. Capital Budget Est.



Maybrook Elementary Capital Scope

- BCS Renovations \$ 2,605,904
- 5-Year Plan Renovations \$ 4,361,748
- Escalation to Mid-Point of Construction \$ 874,502
- Incidental Expenses \$ 1,568,431

Walden Elementary School

- BCS Renovations \$ 7,819,867
- 5-Year Capital Renovations \$ 2,353,269
- SED Standards / Code Compliance \$15,515,738
- Demo / FFE / Sitework \$ 2,524,510
- Escalation to Mid-Point of Construction \$ 3,541,028
- Incidental Expenses \$ 6,350,882

Total All Maybrook and Walden Capital Scope \$ 47,515,878

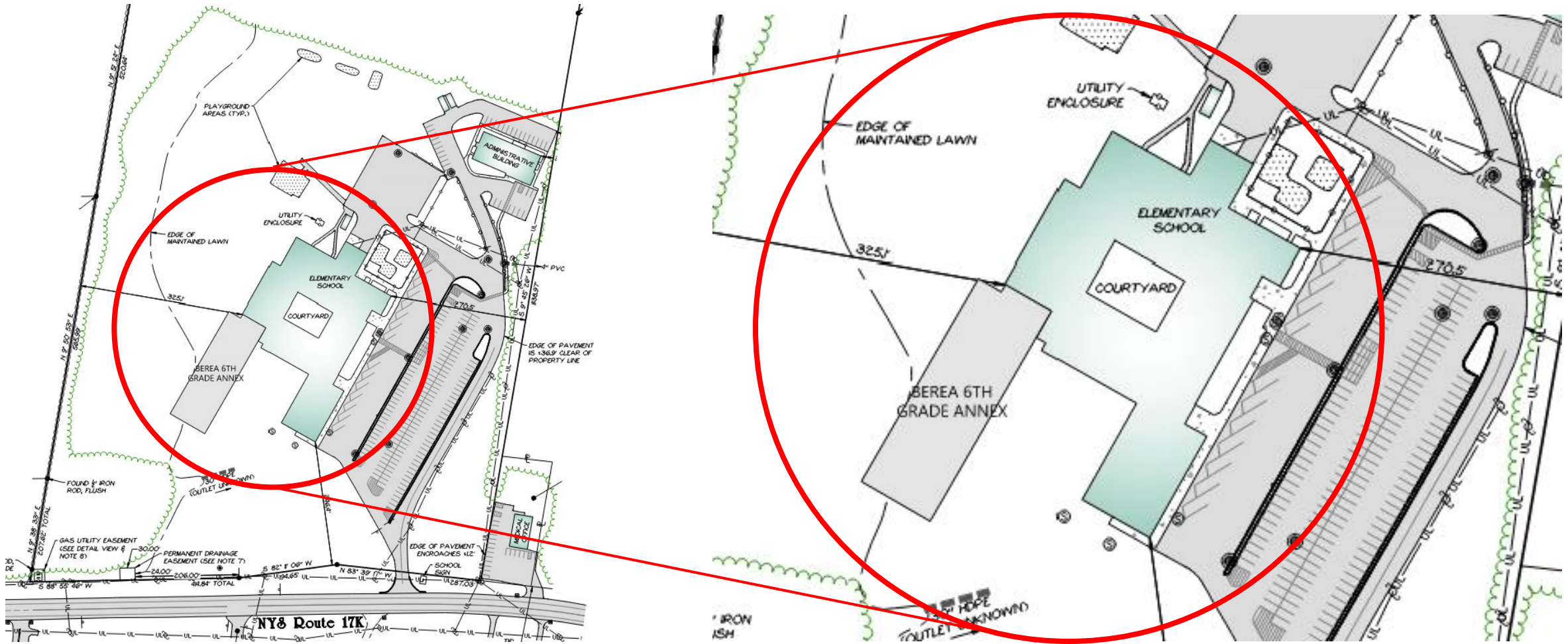
Berea as a 4-6 grade School



For Berea to accommodate a 4th through 6th grade program, it would require the construction of an annex to the existing building providing:

- 12 General Education Classrooms
- 2 Special Education Classrooms
- One (1) classroom each for Science, Art, Music and STEAM
- An Auxiliary Gymnasium
- Student Support Spaces
- A 6th Grade "House" Office
- Teachers Lounge
- Mechanical and other support spaces (Toileting, IT, general storage)

Berea as a 4-6 grade School



Berea as a 4-6 grade School



The Annex would:

- Provide efficiencies with certain shared student support spaces such as the Cafeteria, Library, Nursing, etc.
- Be more cost effective than a “stand-alone” school building, considering the State Education Department is unlikely to provide any Building Aid for additional elementary space (beyond the current existing buildings).
- Berea’s site is large enough to construct the annex without the need for a site variance.
- Conceptual programming of the annex provides for approximately 30,400 SF.

Berea as a 4-6 grade School



Budget Estimates:

- Construction cost estimates for a 30,400 SF for an annex to serve approximately 300 students totals \$22,042,477.
- Incidental costs for construction are estimated at \$2,408,495 to account for design/engineering fees, construction oversight, construction testing, insurances, bonding, legal and other associated costs.
- The total project cost is estimated at **\$26,450,972.**

Budget Estimate Summary



SECTION 7.0: ESTIMATED BUDGET, BUILDING AID and LOCAL SHARE BY OPTION									SECTION 11.0: SUPPLEMENTAL		
CATEGORY	Renovation Options		Reno /Addition Options		New Construction Exist Site		New Construction New Site		Grade Re-Organization Options		
	7.1 for 430	7.2 for 540	7.3 for 430	7.4 for 540	7.5 for 430	7.6 for 540	7.7 for 430	7.8 for 540	Maybrook as K-5	Re-Org. K-3, 4-5	Berea Annex
BCS	\$7,819,867	\$7,819,867	\$7,819,867	\$7,819,867	\$0	\$0	\$0	\$0	\$2,605,904	\$10,425,771	\$0
5YP	\$2,353,269	\$2,353,269	\$2,353,269	\$2,353,269	\$0	\$0	\$0	\$0	\$4,361,748	\$6,715,016	\$0
RENO	\$15,515,738	\$16,394,109	\$15,890,265	\$16,769,209	\$0	\$0	\$0	\$0	\$0	\$15,515,738	\$0
NEW CONS	\$0	\$0	\$3,828,622	\$3,828,622	\$43,720,930	\$49,218,565	\$43,720,930	\$49,218,565	\$0	\$0	\$18,580,155
FFE	\$605,000	\$605,000	\$605,000	\$605,000	\$605,000	\$605,000	\$605,000	\$605,000	\$0	\$605,000	\$151,250
DEMO	\$1,617,010	\$1,616,996	\$1,616,270	\$1,616,318	\$5,113,339	\$5,113,339	\$0	\$0	\$0	\$1,617,010	\$0
SW	\$302,500	\$302,500	\$907,500	\$907,500	\$1,699,152	\$1,699,152	\$5,908,926	\$5,908,926	\$0	\$302,500	\$853,050
SITE ACQ	\$0	\$0	\$0	\$0	\$0	\$0	\$1,210,000	\$1,210,000	\$0	\$0	\$0
TOTALS	\$28,213,383	\$29,091,740	\$33,020,791	\$33,899,784	\$51,138,421	\$56,636,056	\$51,444,856	\$56,942,491	\$6,967,652	\$35,181,035	\$19,584,455
Years of Escalation to Midpoint	4	4	4	4	5	5	5	5	4	4	4
Escalation to est. Midpoint of Construction	\$3,541,028	\$3,651,270	\$4,144,400	\$4,254,721	\$8,145,025	\$9,020,655	\$8,193,832	\$9,069,463	\$874,502	\$4,415,530	\$2,458,022
Subtotal	\$31,754,411	\$32,743,009	\$37,165,191	\$38,154,505	\$59,283,446	\$65,656,712	\$59,638,688	\$66,011,953	\$7,842,154	\$39,596,565	\$22,042,477
Incidental Expenses (20%)	\$6,350,882	\$6,548,602	\$7,433,038	\$7,630,901	\$11,856,689	\$13,131,342	\$11,927,738	\$13,202,391	\$1,568,431	\$7,919,313	\$4,408,495
TOTAL PROJECT COST	\$38,105,294	\$39,291,611	\$44,598,230	\$45,785,406	\$71,140,135	\$78,788,054	\$71,566,425	\$79,214,344	\$9,410,584	\$47,515,878	\$26,450,972
Maximum Cost Allowance	\$13,875,878	\$13,875,878	\$13,875,878	\$13,875,878	\$14,895,551	\$19,715,951	\$14,895,551	\$19,715,951	\$0	\$13,875,878	\$0
NYS Buiding Aid Rate	73.40%	73.40%	73.40%	73.40%	73.40%	73.40%	73.40%	73.40%	73.40%	73.40%	73.40%
Estimated Building Aid	\$10,184,894	\$10,184,894	\$10,184,894	\$10,184,894	\$10,933,334	\$14,471,508	\$10,933,334	\$14,471,508	\$0	\$10,184,894	\$0
Project Cost after Building Aid	\$27,920,399	\$29,106,717	\$34,413,335	\$35,600,512	\$60,206,801	\$64,316,546	\$60,633,091	\$64,742,836	\$9,410,584	\$37,330,983	\$26,450,972
Est. Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Loan Amortization Term (Months)	180	180	180	180	360	360	360	360	180	180	240
Loan Payment (Monthly)	\$235,608.19	\$245,619.02	\$290,399.28	\$300,417.35	\$360,970.19	\$385,610.19	\$363,526.01	\$388,166.01	\$79,411.86	\$315,020.05	\$189,502.98
Loan Payment Annually	\$2,827,298	\$2,947,428	\$3,484,791	\$3,605,008	\$4,331,642	\$4,627,322	\$4,362,312	\$4,657,992	\$952,942	\$3,780,241	\$2,274,036
Est. Total Payments	42,409,474	44,211,424	52,271,870	54,075,123	129,949,268	138,819,668	130,869,364	139,739,764	14,294,135	56,703,609	45,480,715

Temporary Relocation of Walden



Options / costs to temporarily relocate the Walden ES program to allow for construction of a new school on the existing Walden site.

- **Option 1:** Relocate all students to existing space around the District using available classrooms and portable units. Estimated cost: \$1.85 million to \$2 million.
- **Option 2:** Move the Alternative Learning Center to the Middle and High Schools and relocate K-2 students to the vacated Maybrook building. Estimated cost: TBD.
- **Option 3:** Move 5th grade to existing space around the District and relocate K-4 to mobile classrooms on an existing site. Estimated cost: \$1.35 million to \$1.5 million.
- **Option 4:** Move district-wide 5th grade to existing space around the District and use other buildings for K-4 students. Estimated cost: Not specified.
- **Other Considerations:**
 - Specialized instructional areas, P.E., cafeteria, and student support functions.
 - Additional transportation costs.
 - Space for administration and staff.
 - Play space for students.

Community Engagement/Awareness



Increase Community Engagement and Awareness:

- Hire a communication firm to ensure all community members are aware.
- Leverage BOCES communications services or partner with a specialized communication firm.
- Host Town Hall meetings.
- Consultant conducts Focus Groups.
- Feature updates in Viking Voyage Newsletters.
- Distribute a special edition of Viking Voyage (mail to all taxpayers).
- Organize Community Meetings - "Road Show".
- Continue speaking at District events such as open houses and conference nights.
- Approximate cost: \$50,000.



NY State Requirements to Re-Open Maybrook and Reconfigure Grades:

- Enrollment must justify the opening of a new building to obtain State Aid.
- Conduct 5-year Demographic Study.
- Enrollment/space study of all elementary school enrollment.
- Building/site safety and occupancy certifications needed.
- Office of Accountability to (re)register the building as an active instructional space within the district has set criteria.
- In a reconfiguration of grades, justification and rationale must be presented to State.
- State aid decreases if the building is not full to capacity.



Questions?

CSARCH