

Maple Avenue School

Facility Upgrades?
Long-term Investment?

Board Goal

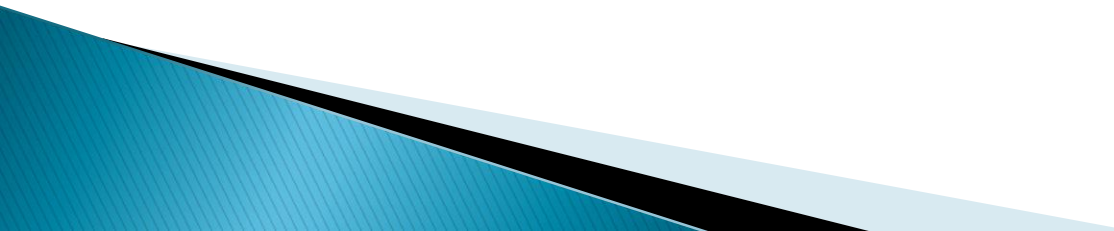
- ▶ Goal:

Maintain and improve the District's facilities in the most efficient and economical manner possible

- ▶ Objective:

Work with the District's architects to investigate a referendum for improvements to Maple Avenue School.

Current Use

- ▶ Orange Ulster BOCES Lease Agreement
 - Lease Agreement Runs Through 2024
 - Entire Building Except the 1964 Gym
 - ▶ Chester School District and Community Uses 1964 Gym
 - ▶ Sports Fields Recently Renovated for Chester School District and Community Use
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Estimated Costs to Repair & Renovate

▶ Envelope

- Masonry and Wall Repair \$500,000
- Parapet Restoration \$150,000
- Window Replacement \$200,000

▶ Electrical

- Power Panel Replacement \$135,000
- Interior & Exterior Light Replacement \$400,000

* Building Condition Survey 06/22/2016

Estimated Costs to Repair & Renovate

▶ Plumbing

- Water Pipe Upgrades \$60,000
- Drainage Plumbing Upgrades \$75,000

▶ Mechanical

- 1968 Gym Boiler Replacement \$150,000
- HVAC Replacement \$1.1 million
- Control System Replacement \$100,000

▶ Accessibility

- Bathroom Reconfigurations \$200,000

* Building Condition Survey 06/22/2016

Estimated Costs to Repair & Renovate

- ▶ Total Estimate = \$3,070,200

Considerations

- ▶ BOCES Long-term Plan?
 - Lease Agreement Until 2024
 - Arden Hill Campus
 - Orange County Demographics
 - Meeting on December 20th

Considerations

- ▶ Chester Union Free School District
 - Declining Enrollment
 - Chester Elementary School = 409
 - Capacity = 783 students
 - Chester Academy = 644 (including GWL)
 - Capacity = 1100 students

Options For Future Use

- ▶ Our Educational Programs?
- ▶ Continue lease with BOCES?
- ▶ Lease to Non–Public Education
- ▶ Lease to Commercial Entity
- ▶ Sell building as is without the athletic fields
- ▶ Demo the building
- ▶ Mothball & Fence Building
- ▶ Sell or Lease to Village of Chester

* Sale would require voter approval



Possible Next Steps

- ▶ Repair the Masonry in Front of Building Only
 - Use the repair money set aside from lease
 - Currently \$400,000
- ▶ Prepare a \$3.1 million Referendum
 - Contract with LAN Associates
 - Would allow the Chester Community to decide how much they value the building