

CAPITAL IMPROVEMENT PROJECT PROPOSAL FALL 2022



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STUDENT LEARNING ▪ SUSTAINABILITY ▪ SECURITY

INVEST IN OUR SCHOOLS AND COMMUNITY

Dear KLSD Community,

On Tuesday, October 18, 2022, please vote on a \$49.5 million bond proposal to fund capital improvement projects in our schools.

If approved by our community, this bond will allow us to thoughtfully maintain and upgrade our schools and classrooms for current and future students. It will provide significant improvements at all five schools, including the following:

- Modernized classrooms and learning spaces especially in the areas of science, technology and performing arts
- Security enhancements at all five schools
- Newly air-conditioned student spaces at all five schools; geothermal conversion at Katonah Elementary School
- New construction at Increase Miller Elementary School to expand learning space and replace modular classrooms
- Necessary infrastructure upgrades to replace systems at the end of their useful life

Last year our Facilities Committee, which included community members representing every town and school building, gave careful consideration to ensuring that, even as we request approval for funding to undertake necessary capital improvements, the impact to taxpayers should be modest. This is anticipated to be between \$10 and \$17 per month per household, on average.

Mindful of our entire community, we developed a fiscally responsible proposal focused on projects that have the greatest potential impact for our students, staff and community.

We thank you for your continued partnership and for taking time to vote on October 18, 2022.

Sincerely,

Marjorie Schiff, *President*
Julia Hadlock, *Vice President*
Rory Burke, *Trustee*
Elizabeth Gereghy, *Trustee*

Catharine Oestreicher,
Trustee
Bill Rifkin, *Trustee*
Elana Shneyer, *Trustee*

Andrew Selesnick
*Superintendent of
Schools*

CAPITAL PROJECT AT A GLANCE

Infrastructure	\$23.36 million
Program Improvements	\$22.8 million
Security	\$3.34 million
Total Cost	\$49.5 million
Estimated State Aid	\$17.1 million
Proposed bond length	15 years

VOTE

**Tuesday,
October 18, 2022
6 a.m. – 9 p.m.**

Increase Miller
Elementary School
Katonah Elementary School

Meadow Pond
Elementary School

Public hearing: October 6, 2022

GOAL OF THE KLSD CAPITAL IMPROVEMENT PROJECT

After nine months of intense review by a 17-member Facilities Committee, the Katonah-Lewisboro Board of Education in June heard a proposal for a capital project that calls for improvements throughout the district to address student learning environments, infrastructure and security.

Committee members included school leaders, community members and parents representing all five schools, with a combined experience in finance, construction, sustainability, education and security. Meeting frequently and touring each building, the committee reviewed the results of the state-mandated Building Condition Survey (BCS) completed in March 2021 as well as the district's five-year capital plan.

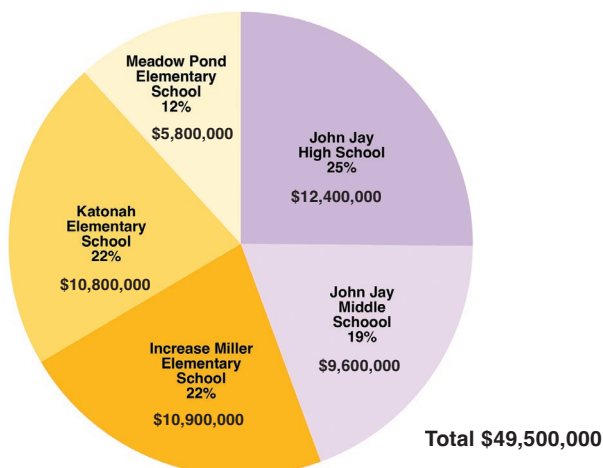
The BCS identified \$121,286,000 in potential work throughout the district. Over time, more than \$11 million of this work will be completed as part of the district's annual budget by the Operations and Maintenance Department.

Using the following guiding principals, the Facilities Committee prioritized the remaining projects, cutting the recommended upgrades to what is now the proposed Capital Project at \$49.5 million:

- Importance to the student experience
- Health, safety and security
- Sustainability
- Fiscal responsibility
- Parity in improvements among the schools

Investments in program improvements at the high school and middle school will benefit all district students.

Each elementary school will receive approximately the same amount of investment for program improvements: the total expenditures on the elementary schools reflect large investment at Katonah Elementary for a geothermal heating and cooling system, and construction of new classrooms at Increase Miller to replace modular classrooms.



SCOPE OF WORK

The proposed project is informed by the KLSD's strong commitment to three key areas: student learning, sustainability and security.

Education

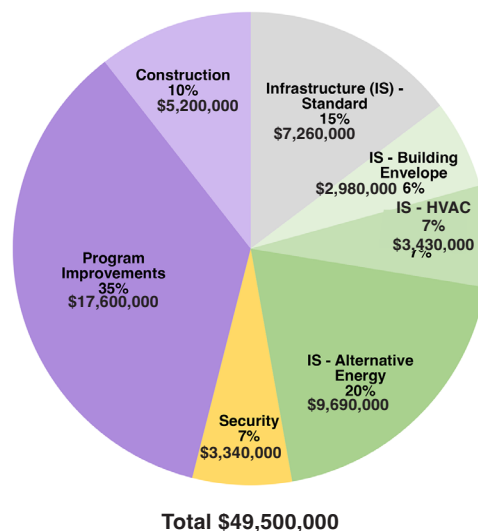
Key considerations when developing this proposal were to create engaging, relevant and active learning environments, and to consider the new NYS Standards and thinking on flexible learning spaces, computer labs and learning commons. Outdated and underutilized spaces will be renovated to provide learning facilities better suited to current learning. Highlights of the proposed work include the renovation of each elementary school's library to include a modern makerspace. Program improvements in all five schools, and associated construction costs, make up the bulk of the proposed expenditures.

Sustainability

In keeping with the District's commitment to sustainability, the Facilities Committee was diligent in making sure that no part of the project involved new investment in fossil-fuel-burning technology. The proposal includes improvements to insulation, energy efficient windows and other efficiencies throughout the district. The new geothermal system at KES will require no future fuel purchases, offering significant savings, and will have considerably reduced environmental impact over time.

Security

The proposed project includes plans for new entrance vestibules in each building to further improve school safety. This is the most impactful safety upgrade for schools, according to the district's lead architect, Russ Davidson, president of KG+D Architects and member of the Facilities Committee, who has testified before the Federal Commission on School Safety.



JOHN JAY HIGH SCHOOL

Infrastructure - Standard	\$2,403,000
Security	\$1,177,000
Program Improvements	\$8,820,000
TOTAL	\$12,400,000

At John Jay High School, a full renovation of C wing (the science wing) is proposed, replacing 50-year-old cabinets and facilities, to bring the learning experience up to modern standards and better support the specialized classes offered by the high school.

Similarly, B wing will be reimagined as a learning commons with flexible classrooms and learning spaces. An outdoor classroom will be accessible from one of the learning commons and this wing will also receive air conditioning. A new, sloped roof will allow windows for natural light.

Significant upgrades to the auditorium are proposed with new seating, lighting and sound equipment, as well as renovations to two step labs, which are currently underutilized because of their lack of flexibility. A new entrance enclosure all the way across the front of the school will improve accessibility to the gym and fitness areas. It will also improve student traffic flow and security, with a dedicated entrance vestibule.

JOHN JAY MIDDLE SCHOOL

Infrastructure - Standard	\$2,172,000
Infrastructure - Building Envelope	\$1,265,000
Infrastructure - HVAC	\$244,000
Infrastructure - Renewable Energy	\$2,261,000
Security	\$643,000
Program Improvements	\$3,015,000
TOTAL	\$9,600,000

At the middle school, proposed renovations include conversion of the tech lab — or former woodshop — to an exciting collaborative space with rooms for prototyping tools, to promote creativity and entrepreneurship.

The significant evolution of family and consumer science education requires upgrades to the middle school's facilities that have remained largely unchanged for decades. Proposed renovations include installation of a greenhouse, reflecting the renewed importance of sustainability and food security.

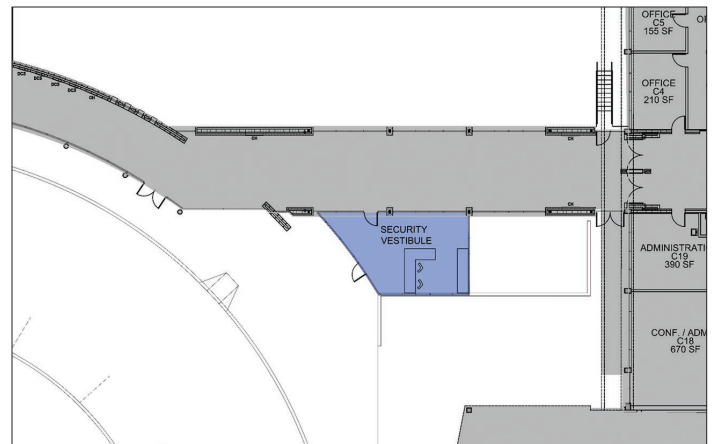
The step lab, which has fallen out of use and is no longer applicable to the present-day learning style, will also be renovated.

It is proposed that the south-west wing, which gets extremely hot, will benefit from air-conditioning, supplied by energy-efficient electric heat source pumps.

A security vestibule is proposed for the front of the building, where all visitors will be welcomed and screened before entering the school.



The proposed learning commons, with flexible learning spaces, to be created in place of the classrooms in B wing at the high school.



The proposed new security vestibule at the middle school. Each school will receive a new entrance vestibule to allow for greater security.

ELEMENTARY SCHOOLS

All three elementary schools will realize similar upgrades to the educational experience, including:

- Conversions of computer labs to makerspaces and next generation learning environments
- A new security vestibule at the school entrance to welcome and screen all school visitors

INCREASE MILLER ELEMENTARY SCHOOL

Infrastructure - Standard	\$996,000
Infrastructure - Building Envelope	\$449,000
Infrastructure - HVAC	\$1,545,000
Security	\$480,000
Program Improvements	\$2,230,000
Construction	\$5,200,000
TOTAL	\$10,900,000

Of the elementary schools, Increase Miller will receive the most investment in construction in the long-overdue replacement of two modular (portable) classrooms with three permanent classrooms and three small group instruction rooms. This addition will help ease the space issues currently experienced at Increase Miller. Other improvements to the learning environment include installation of HVAC to the school's common areas, as well as new flooring and lighting, to enhance the use of these spaces as innovative learning areas.



Three new classrooms are proposed as part of the Increase Miller Elementary School addition.

KATONAH ELEMENTARY SCHOOL

Infrastructure - Standard	\$688,000
Infrastructure - Building Envelope	\$898,000
Infrastructure - Renewable Energy	\$7,429,200
Security	\$560,000
Program Improvements	\$1,225,000
TOTAL	\$10,800,000

The bulk of the expenditure at Katonah Elementary School will be on a full geothermal heating and cooling system for the entire building. This replaces oil-burning boilers that have reached the end of their useful life and ties in with the district's commitment to sustainability. The unit will require no fuel purchases, thus affording considerable savings over time.



The proposal includes renovations to each of the elementary schools' libraries and computer labs to create more usable, flexible learning spaces.

MEADOW POND ELEMENTARY SCHOOL

Infrastructure - Standard	\$1,001,000
Infrastructure - Building Envelope	\$368,000
Infrastructure - HVAC	\$1,641,000
Security	\$480,000
Program Improvements	\$2,310,000
TOTAL	\$5,800,000

Modular classrooms at Meadow Pond Elementary School were replaced with new classroom additions in the district's last capital project. In this project, Meadow Pond will receive renovations to its computer lab and library space, and common areas will be upgraded and equipped with air conditioning using energy-efficient heat source pumps.

For complete details of the proposed renovations please see the website klschools.org or scan here →



FREQUENTLY ASKED QUESTIONS

Q: Why is this investment in the schools necessary?

A: We need schools that are designed for 21st century students. Teaching and learning styles have changed dramatically in the past 50 years, and many classrooms and shared spaces in our schools do not lend themselves to contemporary best practices such as student collaboration and active learning. Even computer labs, built 20 years ago, are no longer relevant.

There are many good reasons to invest in Katonah-Lewisboro Schools' facilities, resulting in both direct and indirect positive impacts. These include improved air and water quality, better lighting and more comfortable classroom environments. Building upgrades realize operational efficiencies and financial savings, and better teaching conditions are good for teacher retention. High quality school district amenities result in increased property values.

Investing in schools goes further than improving educational outcomes. Strong schools create strong communities.

Q: Hasn't the District been maintaining the buildings all along?

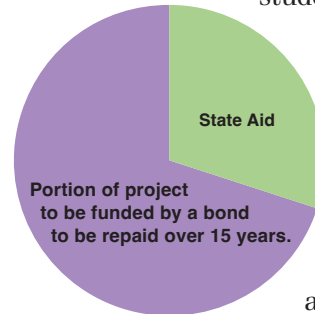
A: The District does ongoing, routine maintenance work every year. The proposed work includes medium- to large-scale projects that fall outside the definition of routine maintenance. Replacing big-ticket items that are approaching the end of their useful lives through the bond will avoid costly, emergency action in the future, achieve economies-of-scale and minimize disruption to the students.

Q: Can't the District just pay for the work on this project through its regular budget?

A: It benefits taxpayers to do this type of work through a capital project, rather than the annual budget. This way much of the work will be eligible for state aid, saving the taxpayers money, and costs will be spread over a longer period of time (15 years) and therefore shared by more residents living in the community and using the schools. Similar to a home mortgage, this spreads the payment out over the useful life of the improvements and minimizes the impact on the taxpayer.

Q: What is the timeline of the proposed capital project?

A: Should the community approve the proposition in October, the state approval process will proceed immediately and construction will be completed in phases starting summer/fall 2023 through fall 2025. Work would be scheduled to minimize disruption to our students and learning.



Q: Will New York State provide any financial support for this project?

A: The Facilities Committee and School Board have been careful to design the project to maximize opportunities for state aid. Approximately 31% of all work proposed in the project scope would be eligible for New York State building aid. Over time, as funds are expended, KLSD will be eligible for approximately \$17.1 million in aid from NYS.

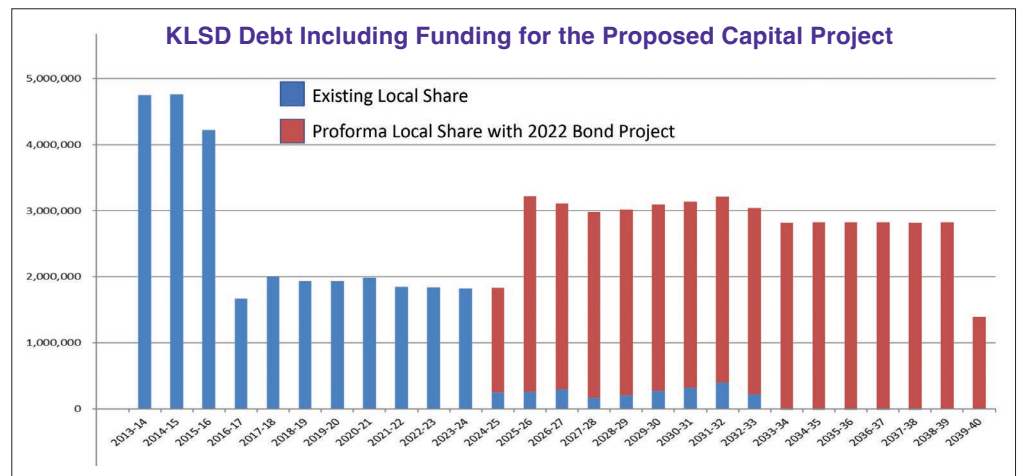
State building aid. Over time, as funds are expended, KLSD will be eligible for approximately \$17.1 million in aid from NYS.

Q: What will be the tax impact of this proposition?

A: Throughout the process of the development of this proposition, both the Facilities Committee and Board of Education have been careful to consider the financial impact on the community. That is why the payments for this capital project have been timed to start in 2024, when existing debt is retiring. Even at its peak, payments on this project will be lower than those shouldered by the community in 2013-2016. The new debt will begin in 2024 and will begin to be paid off in 2039.

Town	Average Home Value	Monthly Tax Impact*
BEDFORD	\$728,871	\$14.11
LEWISBORO	\$597,130	\$11.04
NORTH SALEM	\$496,770	\$9.85
POUND RIDGE	\$900,108	\$16.78

*This figure reflects the monthly tax impact for a home of this value.
NOTE: Average value determined by Estimated Average Assessed Value/Equalization Rate.



VOTER INFORMATION

Voting will be by paper ballot at the three elementary schools:

- Increase Miller Elementary School
- Meadow Pond Elementary School
- Katonah Elementary School

October 18, 2022, 6 a.m. – 9 p.m.

All voters registered with Westchester County are automatically registered to vote. If you are not registered to vote, you may register at any of the schools in the district or at the District Office between the hours of 9 a.m. and 3 p.m. on regular school/business days, as well as at the District Office on Saturday, October 8, 2022 between the hours of 9 a.m. and 3 p.m. Registration is open through Thursday, October 13, 2022 at 5 p.m.

Voter Qualifications

An individual must:

- Be a U.S. citizen, 18 years of age or older
- Have been a resident of the school district for at least 30 days preceding the day of the vote

Absentee Ballots

Absentee ballots are permitted in all school board elections and/or referenda. Absentee ballots may be cast by a qualified voter who is:

- A patient in a hospital or who is unable to vote because of illness or physical disability
- Out of the county of residence on election day because of business, vacation or other duty

If you prefer to vote without coming to school due to COVID, you must request an application for an absentee ballot. When completing the application, you must check the box “temporary illness or physical disability” to receive an absentee ballot.

Requesting Absentee Ballots

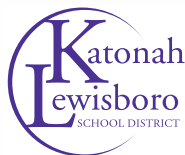
Any person seeking an absentee ballot must complete an application obtained from District Clerk Kimberly Monzon or downloaded from the district’s website, klschools.org, and return it to the District Clerk by mail or in person.

If the application is returned by mail, it must be received by the District Clerk by Tuesday, October 11, 2022. If the application is delivered personally, it must be received by the District Clerk no later than 5 p.m. on Monday, October 17, 2022. The District Office is located at 60 North Salem Road, Cross River, NY 10518.

Once the District Clerk receives the application, an absentee ballot will be mailed to the address specified on the application. Absentee ballots must be received by the District Clerk no later than 5 p.m. on Tuesday, October 18, 2022. It is possible to deliver the completed application, complete the actual ballot and turn it in on the same day.

Additional Information

For additional information, please contact Kimberly Monzon, District Clerk, (914) 763-7020 / kmonzon@klschools.org



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RESIDENTIAL CUSTOMER



VOTE

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Increase Miller
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Elementary School

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