



# PORT CHESTER PUBLIC SCHOOLS

# 2018 Bond Project

## Port Chester Middle School

Para leer más información en español sobre el 2018 Bond Project, visite nuestro sitio web en [www.portchesterschools.org](http://www.portchesterschools.org).

## Port Chester Residents to Vote on 2018 Port Chester Middle School Bond Project

The Port Chester School District asks community residents to vote on a vital, comprehensive **\$11.025 million BOND PROJECT** for much-needed renovations to Port Chester Middle School's building exterior on **TUESDAY, JUNE 5, 2018**. This project addresses the 2017 cantilever failure and necessary reconstruction of pedestrian bridges at Port Chester Middle School for a long-term, safe and cost-effective solution.

The PCMS Bond will resolve emergency safety concerns and end the \$30,000 per month rental of scaffolding. The district expects an annual 8% energy savings at PCMS thanks to the replacement of the 50-year-old single-pane windows with state-of-the-art energy-efficient insulated windows, and replacement of 50-year-old unit ventilator heating systems with energy efficient models that have computer-controlled temperature systems.

Port Chester Middle School is a National Blue Ribbon award-winning school (2005), that currently serves approximately 1,000 students in grades 6-8. The Board of Education recently approved the PCMS Bond Project and now shares it with district residents for their consideration on June 5, 2018.



# VOTE

# June 5

# 2018

*When: 7 a.m. - 9 p.m.*

*Where: PCMS Gym,  
113 Bowman Ave.*

## BOND PROJECT AT-A-GLANCE

**Total Cost:**  
**\$11.025 million**

**Annual Taxpayer Cost:**  
\$8.74 yearly per \$100,000  
of residential property  
value (15-year average)

**New York State  
Reimbursement Eligibility:**  
On total project cost: 95%  
On allowable expenses: 68.4%

**BOARD OF EDUCATION**  
Christopher Wolff, *President*  
Anne Capeci, *Vice President*  
Carolee Brakewood  
Thomas Corbia  
James E. Dreves

**ADMINISTRATION**  
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*Superintendent*  
Joe Durney,  
*Deputy Superintendent*  
Maura McAward,  
*Assistant Superintendent*

**Port Chester-Rye Union Free School District**  
**P.O. Box 246**  
**Port Chester NY 10530**

## FREQUENTLY ASKED QUESTIONS:

### 1. Why are renovations needed immediately at PCMS?

The June 5, 2018 PCMS Bond Project focuses on restoring Port Chester Middle School. On October 26, 2017 mountings for a 4,500-pound concrete cantilever panel failed at Port Chester Middle School. As the panel fell to the ground it damaged a classroom's windows. As there are nearly 90 of these panels attached to the building, we immediately developed and instituted a plan to keep our students and staff safe, which included closing PCMS for six days to replace the broken windows, install extensive multi-story scaffolding to support the existing panels, and install entry door protections and fencing.

### 2. How much state aid is available for this Bond Project to repair PCMS?

95% of our total costs are eligible for reimbursement at a rate of 68.4% from New York State.

### 3. How much will this project cost me?

The cost to Port Chester taxpayers would be \$8.74 per \$100,000 of assessed residential property value. For example, for a home assessed at \$500,000, the annual cost would be \$43.70.

### 4. Why not take \$11.025 million dollars from the 2017 voter approved bond project?

If we take that route, our construction manager and architects estimate a loss of nearly \$6 million from the 2017 bond. This new PCMS Bond Project is the most cost-effective way of completing the PCMS work while both protecting our taxpayers from undue costs and getting maximum value from the 2017 voter approved bond.

### 5. Why would taking \$11.025 million from the 2017 voter approved bond project cost so much?

The 2017 bond was designed to address overcrowding and other needed updates. Repurposing the 2017 bond would reduce its value by nearly \$17 million dollars. That is due to escalation costs currently projected at about 5% for each summer that construction is delayed. We have already spent nearly \$2 million dollars for plans and designs for the 2017 bond, which have already been submitted and are in review at the State Education Department (SED); repurposing would require redesign and resubmission and SED requires at least six months to approve any new plans. Repurposing the current bond would also need voter approval, thus further delaying the process, and increasing costs that reduce the value of the 2017 bond.

### 6. What emergency measures have been and are currently being taken at PCMS?

Our crews installed vertical supports and scaffolding to shore up the nearly 90 concrete cantilever panels and anchor them to the building. Since cantilevers are also installed over exterior entry doors, crews constructed safety coverings at those locations as well. We also installed fences to keep our school community at a safe distance from the construction areas.

### 7. Why not keep the scaffolding and safety coverings over the PCMS entrances, either for a few years or on a permanent basis?

We are charged rental fees that cost about \$30,000 monthly due to the high cost of liability insurance protection incurred by the construction company that installed them. The construction company inspects and maintains them until they are removed from our campus.

### 8. What has been done to ensure that the emergency supports are safe?

As this project most importantly involves the safety and well-being of our children and staff, we demand the highest quality architectural and engineering design and construction work. We also work with the New York State Education Department to ensure strict compliance with their engineering and safety specifications.



## VOTING INFORMATION

### When/Where?

Tuesday, June 5, 2018  
7 a.m. — 9 p.m.  
Port Chester Middle School  
113 Bowman Avenue

### Who May Vote?

You may vote if you are 18 years old or older, a U.S. citizen, a district resident for at least 30 days, and a registered voter for either a general election or school board election.

### How Do I Register?

You may register with the District Clerk at Port Chester's Board of Education office at 113 Bowman Ave., Rye Brook, NY 10573 (914-934-7922); or register with the Westchester County Board of Elections at 25 Quarropas St., White Plains, NY 10601. There, you can also register to vote in any local, county, state or federal election.