

## Bond Referendum

# VOTE! TUESDAY, MAY 15, 7 AM – 9 PM IN PMHS MAIN GYM

### *Building Today for Pelham Tomorrow*



Prospect Hill School



Hutchinson School



PMHS science research room



PMHS orchestra rehearsal



Glover baseball/practice fields

### PROPOSITION 1: \$52,900,000

- ♦ **New Hutchinson School** to address accessibility, safety and security, enrollment growth, and infrastructure
- ♦ **Renovation at PMHS/PMS** to provide 6 additional classrooms, dedicated orchestra rehearsal and storage rooms, science research and lab room upgrades
- ♦ **Security & ADA accessibility upgrades** at Prospect Hill School including a double-door security vestibule, new elevator, and bathroom upgrades
- ♦ **Replacement of 1964 roof and parapets** on the PMHS Annex, and masonry repointing on PMS

### PROPOSITION 2: \$4,624,892

*(If Proposition 2 passes, it will only be implemented if Proposition 1 passes)*

- ♦ **Turfing of Glover** baseball/practice fields (Varsity, A, and B)
- ♦ **Tennis court replacement** at Glover Complex
- ♦ **Irrigation and renovation** of Prospect Hill field

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## Included in Proposition 1: *New Hutchinson School*

- ♦ Construction of new Hutchinson School on corner of Fifth Street and Third Avenue
- ♦ Addresses identified issues with current school, such as façade/building envelope, basement level classes, capacity, ADA accessibility, portable classrooms, and safety and security
- ♦ \$42.4 million cost includes design/construction contingencies, cost escalation, removal of the old school, and full site restoration, including a field similar in size to the current one



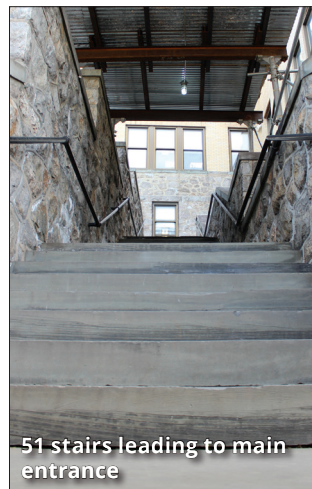
### A Look at Some of the Issues at Hutchinson School

#### Façade/Building Envelope



In July 2016 significant bulging and cracking were observed on the school's brick façade. After analysis, the District's consultants recommended replacement of the façade, roof, all windows, and window lintels. A second independent evaluator confirmed this analysis.

#### Accessibility



After consultation with our architect, legal counsel and representatives at the State Education Department, the District learned that the scope of the façade repair would require that the District address ADA accessibility at the school. This work would have required installation of an elevator, separate interior lift to access the gym, and bathroom renovations throughout the building. To do this work in such a way that would not result in the loss of classroom space for this school, an expansion would be needed.

#### Basement Level Classes & Capacity



The Board's analysis also reviewed undersized and below-grade classrooms, limited space for related services (Academic Intervention Services, Reading, Speech, Occupational Therapy, etc.), moisture issues in basement-level rooms, current capacity, and projected growth in student enrollment.

#### Portable Classrooms & Security



Issues related to security include daily use of freestanding portable classrooms, several unmanned exterior doors, and a sidewalk-level classroom on Lincoln Avenue. The Board determined that the portables and the use of inadequate basement classrooms should be addressed at the same time as the façade and accessibility issues.

More on New Hutchinson School on page 3 ➔

## What's in the new school?

### Capacity and 21<sup>st</sup> Century Learning

- ◆ Flexible classroom space to address current and projected enrollment
- ◆ Easing of capacity issues at Colonial by including space to accommodate a district-wide special education class that is currently housed at Colonial School
- ◆ Includes a cafeteria/multipurpose room with a kitchen and stage, a separate gymnasium, a dedicated MakerSpace, and a learning commons/library

### Safety and Security

- ◆ Up-to-date technology infrastructure and updated security systems
- ◆ Addresses security issues at the current building resulting from daily use of portable classrooms, below-grade classrooms, and classrooms with windows easily accessible from the Lincoln Avenue entrance to the school

### Life Quality and Environment

- ◆ Partial environmental “green” roof

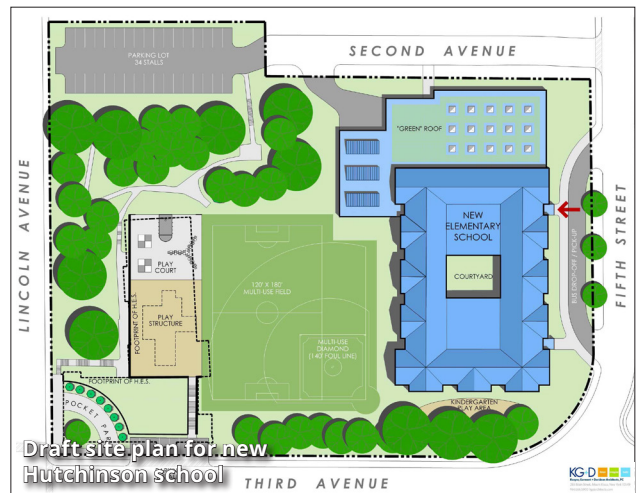
- ◆ Central air conditioning throughout building
- ◆ Fully accessible by current ADA standards

### Redeveloped Site Plan

- ◆ Restoration of the field behind the school
- ◆ Kindergarten playground adjacent to kindergarten classrooms
- ◆ Creation of a new playground in the footprint of the old school
- ◆ Increased parking
- ◆ Small community park to mark the site of the original Pelham Public Library

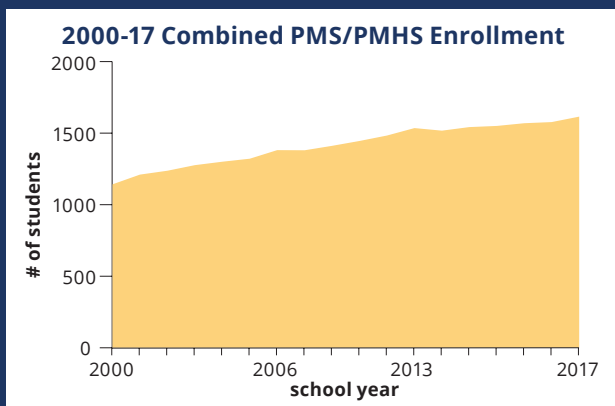
### Community Features

- ◆ Opportunities to offer large spaces for District-wide activities such as a District-wide maker fair, science fair, music festival, etc.



- ◆ Ability to hold District's extended school year elementary special education program in air-conditioned classrooms with developmentally appropriate classroom furnishings
- ◆ Air conditioned cafeteria equipped with a stage and a kitchen/gymnasium will provide comparable or increased recreation space for community use for civic, recreational and continuing educational opportunities, among others.

## Included in Proposition 1: Renovation of District Offices to provide HS/MS classrooms | Replacement of 1964 roof & parapets on the PMHS Annex | Masonry repointing on PMS



- ◆ Current District offices will be converted into 6 classrooms, a dedicated orchestra rehearsal room and separate orchestra storage room
- ◆ Two science rooms will be upgraded to provide space for the science research program, physics, and computer science
- ◆ This project will provide greater flexibility in scheduling at both schools and address capacity concerns

## What's included in the renovation?

### Six Standard Classrooms and Science Upgrades

In addition to increasing the total number of available rooms, two science classrooms will also be renovated. One current science room will be upgraded to provide the needed space, configuration and resources to support the unique learning activities inherent in the science research program. An additional science classroom will be equipped to support physics and computer science classes.

### Orchestra Space for a Growing Program

Both the high school and middle school orchestras currently rehearse in the high school auditorium, but are unable to do so when there are other functions in that space, such as school plays or assemblies. The setup and breakdown of music equipment results in a loss of instructional time every day and additional instructional time is lost due to the fact that middle school students have to store their instruments near the middle school main office, which is far away from the auditorium. This renovation will create dedicated space for rehearsal and storage adjacent to the rehearsal room.

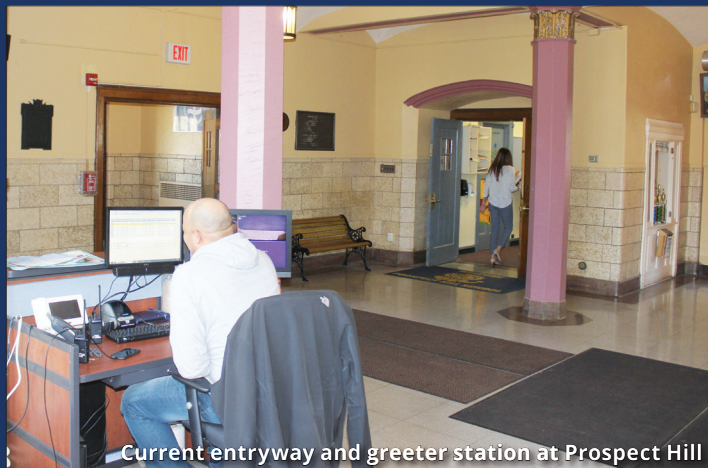


## Included in Proposition 1:

*Security & ADA accessibility upgrades at Prospect Hill School including a double-door security vestibule, new elevator, and bathroom upgrades*

### Progress Toward Accessibility

This bond proposal moves the district closer to its goal of accessibility at all schools by addressing all accessibility issues within and outside of Hutchinson School and Prospect Hill School. If approved, this will bring 5 out of 6 schools up to current ADA regulations. While Siwanoy, the sixth school, is currently accessible from the outside in two different places, district staff are looking for ways to increase accessibility within the school.



Current entryway and greeter station at Prospect Hill

### Safety and Security

Creation of a double-door security vestibule will bring Prospect Hill in line with safety and security features already in place at the other elementary schools.

## Included in Proposition 2: *Turfing of Glover baseball/practice fields (Varsity, A, and B) | Tennis court replacement at Glover Complex | Irrigation/renovation of Prospect Hill field*

### Turfing of Glover baseball/practice fields (Varsity, A, and B)

The fields at Glover are heavily used by our student-athletes and our entire community. Installing synthetic turf on the practice fields and adjoining baseball fields will allow for more frequent use and an extended playing season throughout the year for a variety of sports, such as soccer, football, lacrosse, field hockey and rugby across all age groups. A turf field will also include improved drainage, allowing it to be used in some inclement weather conditions.

### Tennis court replacement at Glover Complex

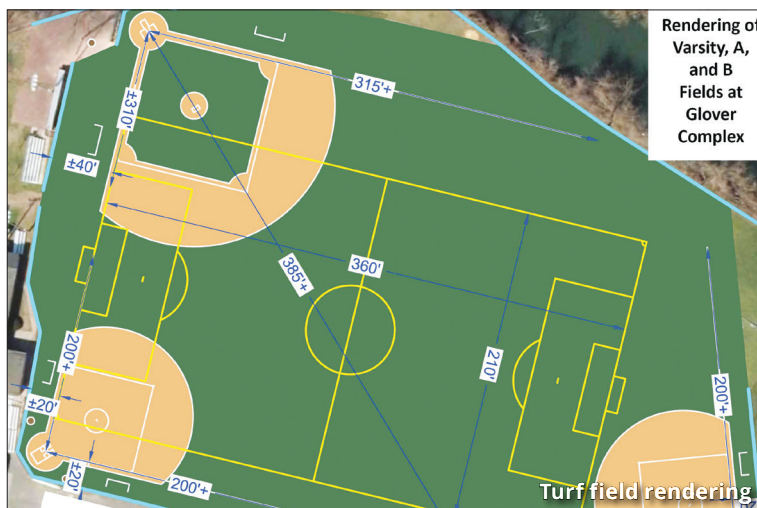
Replacing the tennis courts at Glover will address cracking and uneven surfaces that have developed over the years.

### Irrigation and renovation of Prospect Hill field

This project would improve drainage and usability at Prospect Hill field.

### A Note on State Aid and Fields

The fields/athletic facilities projects in Proposition 2 are expected to qualify for state building aid when paired with projects in Proposition 1. We expect to receive approximately \$2.2 million in state building aid for Proposition 2.



# Bond 2018 Tax Impact

The projects in Proposition 1 will be bonded over the following terms: New Hutchinson School - 30 years, Prospect Hill renovation - 20 years, PMHS/ PMS renovations - 15 years. The projects in Proposition 2 will be bonded over a 15-year term. If approved, the full tax impact of the bonds are anticipated to be phased in by 2022-23.

## Estimated Annual Tax Impact per \$100,000 Assessed Home Value\*

Proposition 1	Proposition 2	Propositions 1 & 2 Combined**
\$79	\$7	\$86

## Estimated Annual Tax Breakdown by Assessed Home Value\*

Home Value	Proposition 1	Proposition 1 & 2 Combined**
\$500,000	\$393/yr	\$429/yr
\$800,000	\$628/yr	\$687/yr
\$1.2 million	\$942/yr	\$1,031/yr

\*Estimated annual tax impact based on 2017-18 base proportions and assessment roll. The interest rate used is the current Municipal Market Data (MMD) + 50 basis points to allow for changing rates. Estimated annual tax impacts are calculated based on net local share, which includes the reimbursement of state building aid.

\*\*If Proposition 2 passes, it may only be implemented if Proposition 1 also passes.

Visit [pelhamschools.org/bond](http://pelhamschools.org/bond) to see complete debt service projections



## Come Tour Hutchinson School

Outdoor site walk | Building walkthrough |  
Overview of bond/budget

- ♦ Monday, April 30, 7 pm,
- ♦ Saturday, May 5, 10 am - noon
- ♦ Wednesday, May 9, 7 pm

All tours start on Fifth Street by the portables

## Calculate It!

Visit [pelhamschools.org/bond](http://pelhamschools.org/bond) for an online tax calculator to see what your estimated individual tax impact would be.



## A note on State Building Aid

The estimated tax impact is based on the net local share, accounting for state building aid reimbursement and interest cost.

The District will receive approximately 39% reimbursement in state building aid for the aidable portions of these projects in subsequent years. According to project estimates for Proposition 1, we expect to receive approximately \$13.9 million in state building aid.

The fields/athletic facilities projects in Proposition 2 are expected to qualify for state building aid when paired with projects in Proposition 1. We expect to receive approximately \$2.2 million in state building aid for Proposition 2.

The total building aid the District would expect to receive for Propositions 1 and 2 combined is approximately \$16.1 million.

## Pelham Public Schools Financial Information

- ♦ AAA Rating by Standards and Poor's
- ♦ Low debt to market-value ratio (1.2% debt compared to total market value)



**BOARD OF EDUCATION**

Madeline Smith, *Pres.*.....633-4504  
Christa D. Acampora, *Vice Pres.*.....380-6888  
Susan Bratone Childs.....740-5187  
Jessica DeDomenico.....654-8585  
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**Postal Patron  
ECR-WSS****Voter Registration Information**

The budget and bond/school board member election will take place on **Tuesday, May 15, 2018** in the PMHS gym. Polls will be open from 7:00 am - 9:00 pm. *Eligible voters must be registered to vote.\**

**VOTER QUALIFICATIONS**

- ♦ be 18 years of age or older on the day of the vote
- ♦ be a United States citizen
- ♦ be a resident of the Pelham School District for at least 30 days prior to the day of the vote
- ♦ not be in jail or on parole for a felony conviction
- ♦ not claim the right to vote elsewhere
- ♦ be registered to vote with either the County Board of Elections or with the School District Board of Registration.

*\*You are registered if you are on the Westchester County voters' list and voted at least once during the last 4 years or you have personally registered with the District.*

**IF YOU ARE NOT REGISTERED**

You can register in person with the School District Board of Registration on the following dates in the District Office at 18 Franklin Place:

**Monday, April 16, 10:00 am - 2:00 pm**

**Saturday, April 28, 10:00 am - 2:00 pm**

**Monday, May 7, 4:00 pm - 8:00 pm**

You can register with the County by filling in a voter registration form available from the Town Clerk (738-0777), the Superintendent's Office (738-3434, x-1155) or download a form at: [citizenparticipation.westchestergov.com/voting/register-to-vote](http://citizenparticipation.westchestergov.com/voting/register-to-vote). Once the form is printed, sign it in blue or black ink. *Only an original copy can be submitted. Digital or portable-document-file-generated (ie. Adobe Acrobat) signatures are not acceptable.* The form must then be mailed or delivered to the Westchester County Board of Elections per the instructions and address provided on the form.

**QUALIFICATIONS FOR ABSENTEE BALLOTS**

If a voter won't be able to get to the polls on May 15 from 7:00 am - 9:00 pm, for one or more of the following reasons, absentee ballots are available:

- ♦ Unavoidably absent from Westchester County on May 15
- ♦ Unable to appear at the polls due to illness or disability
- ♦ A patient in a Veterans' Administration Hospital
- ♦ Detained in jail awaiting grand jury action or confined in prison after conviction for an offense other than a felony

**TO VOTE BY ABSENTEE BALLOT**

- 1 file an application
- 2 fill in the ballot after receipt
- 3 return the ballot.

Applications for absentee ballots are available at the Superintendent's office, at [pelhamschools.org/voter\\_registration](http://pelhamschools.org/voter_registration), or by calling the District Clerk at 738-3434. If ballots are to be mailed to the voter, completed applications must be returned to the District Clerk at 18 Franklin Place, Pelham, NY 10803 no later than 4:00 p.m. E.S.T. on May 8.

If applications are delivered personally, they must be turned in to the District Clerk at 18 Franklin Place by 4:00 p.m. on May 14. You will be given a ballot that must be returned by 5:00 p.m. on May 15.

Stevie Pollock, the District Clerk, is located at 18 Franklin Place. Please call her for all questions on the vote and election at 738-3434.

**Bond Ballot Questions**

The following is exactly how the two propositions will read on the ballot on **Tuesday, May 15.**

**BOND PROPOSITION #1**

YES NO

RESOLVED:

(a) That the Board of Education of the Pelham Union Free School District, in the County of Westchester, New York (the "District"), is hereby authorized to construct a new Hutchinson Elementary School, renovate the Middle School/High School, construct roof and parapet replacements at the Middle School/High School Annex, repoint masonry at the Middle School, and renovate and construct an addition to the Prospect Hill Elementary School; and to expend therefor, including preliminary costs and costs incidental thereto and to the financing thereof, an amount not to exceed the estimated total cost of \$52,900,000; (b) that a tax is hereby voted in the amount of not to exceed \$52,900,000 to pay such cost, said tax to be levied and collected in installments in such years and in such amounts as shall be determined by said Board of Education; and (c) that in anticipation of said tax, bonds of the District are hereby authorized to be issued in the principal amount of not to exceed \$52,900,000, and a tax is hereby voted to pay the interest on said bonds as the same shall become due and payable.

**BOND PROPOSITION #2**

YES NO

RESOLVED:

(a) **THAT IN THE EVENT BOND PROPOSITION #1 IS APPROVED**, the Board of Education of the Pelham Union Free School District, in the County of Westchester, New York (the "District"), is hereby authorized to construct recreational and athletic field improvements; and to expend therefor, including preliminary costs and costs incidental thereto and to the financing thereof, an amount not to exceed the estimated total cost of \$4,624,892; (b) that a tax is hereby voted in the amount of not to exceed \$4,624,892 to pay such cost, said tax to be levied and collected in installments in such years and in such amounts as shall be determined by said Board of Education; (c) that in anticipation of said tax, bonds of the District are hereby authorized to be issued in the principal amount of not to exceed \$4,624,892, and a tax is hereby voted to pay the interest on said bonds as the same shall become due and payable; and (d) **THAT IF THIS BOND PROPOSITION #2 IS APPROVED, IT SHALL BECOME EFFECTIVE ONLY IN THE EVENT THAT BOND PROPOSITION #1 IS APPROVED.**

**VOTE! TUESDAY, MAY 15, 7 AM - 9 PM**  
**IN PMHS MAIN GYM**