



BRIGHTER UNITED

2019 CAPITAL PROJECT NEWS

GREENBURGH CENTRAL SCHOOL DISTRICT

2019 CAPITAL PROJECT VOTE SET FOR MARCH 19

The Greenburgh Central School District is proposing a transformative capital project, developed with the guidance of a diverse, community-driven Construction Advisory Committee that will go before voters on **Tuesday, March 19, 2019**.

The plan proposes a united district on the Warburg campus for all Greenburgh students – Pre-K through grade 12 – a model that has been shown to deliver **academic, economic and social benefits**. Our buildings are outdated, in a state of disrepair and do not meet current educational standards. If approved, this plan would address repairs while creating optimal learning and teaching environments that are **healthy, secure, energy efficient and sustainable**.

Answers to frequently asked questions begin on page 3.



The time is now to invest in our aging schools.



NEW VOTE DATE

 **VOTE** **TUESDAY, MARCH 19**
7 A.M. TO 9 P.M.
AT WOODLANDS HIGH SCHOOL GYM

See page 8 for complete voting information.

Total Cost: \$114.6 million

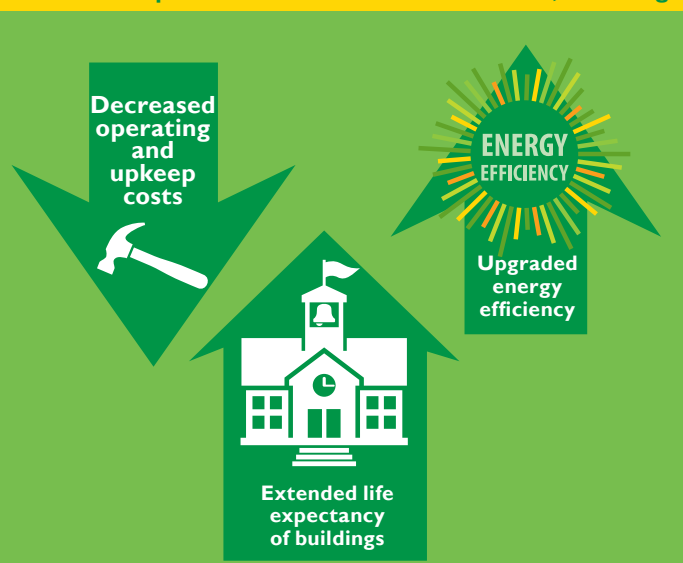
Taxpayer Impact: \$14 monthly per \$100,000 of property assessment

Tax impact figures are based on an estimated 30-year average.

A SMART INVESTMENT

This investment is a sound financial decision for the entire Greenburgh community.

The 2019 Capital Plan offers economic benefits, including:



Capital investments in schools have been shown to:


Improve student achievement


Increase local home values

For more information, visit www.GreenburghCSD.org/2019CapitalProject



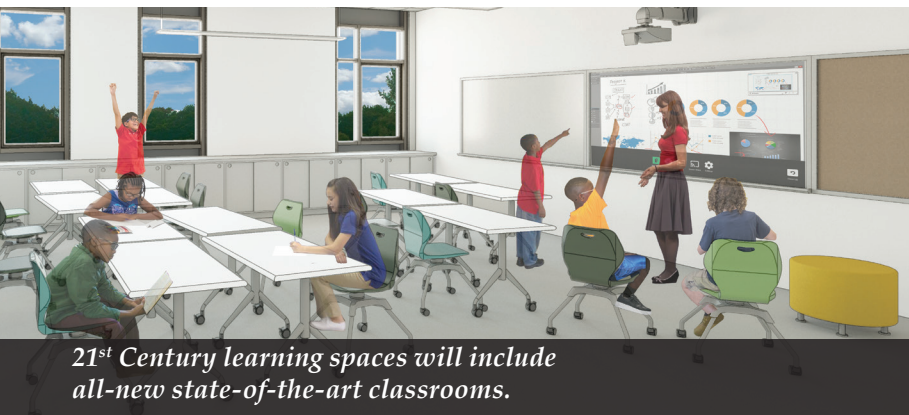
The capital project will:

- Renovate and expand Lee F. Jackson Elementary School to serve students in Pre-K through grade 2.
- Make all Greenburgh families eligible to enroll their children in full-day Pre-K. Studies show that children who attend public preschool programs are better prepared for kindergarten than children who don't attend. Their more advanced pre-literacy and math skills help them advance in the early grades. This leads to higher graduation rates, higher overall academic achievement and reduced grade repetition. Furthermore, the cost savings is substantial as families in the Greenburgh area spend approximately \$25,000 per year for childcare.



Lee F. Jackson Elementary School will be renovated and expanded for Pre-K through grade 2.

- Expand extracurricular activities and after-school programs for all ages.
- Feature improved security in the new and renovated buildings, including secure vestibule entrances.
- Build a brand-new school for students in grades 3-8 with separate 3-5 and 6-8 wings and entrances.



21st Century learning spaces will include all-new state-of-the-art classrooms.

- Transform Woodlands into a true high school with its needed updates prioritized in annual budgets.
- Reduce the number of transitions students go through, moving from school to school every couple of years. Studies have shown fewer transitions improve student performance.
- Provide outdoor educational spaces to take full advantage of the unique natural setting of the Warburg campus.



2019 CAPITAL



Lee F. Jackson Elementary School (Pre-K through Grade 2)

- New entrance with enhanced security
- 20 new classrooms, including a dedicated World Language classroom
- Renovated cafeteria
- New elevator and updates to building systems, fixtures, furnishings and finishes
- Separate student and bus drop off and parking
- Resurfacing of existing roads and parking areas
- New roadway and storm water management pond



STEAM and World Language programs will have dedicated classrooms.



PROJECT SNAPSHOT



New School (Grades 3 through 8)

- Separate 3-5 and 6-8 learning communities with secure entrances
- Separate student and bus drop off, and shared parking
- State-of-the-art classrooms, STEAM, Math and Production labs
- Media Center and flexible learning spaces
- Music & Performance wing
 - o 550-seat auditorium
 - o General music classrooms
 - o Band and choral music rooms
- Community room and large flexible use gathering spaces
- Teacher planning rooms
- Special Education classrooms, resource and support spaces
- Elementary playgrounds and rooftop gardens
- Storm water management pond and storm water retention

Falcon Features



- New turf field and bleachers
- New track with shot put and discus fields
- Natural grass multi-purpose field

All designed to preserve green space and minimize land clearing.



New school on united campus will have separate wings and entrances for grades 3-5 and 6-8.

FAQs

Why not just renovate all of our existing buildings?

Uniting our schools on a single campus to realize the academic, social and economic benefits has been a longtime vision of the district and the primary goal of this capital project from conception through our current referendum. Making repairs at RJ Bailey and Highview would not attain our goal of consolidation or be cost effective.

The cost to make just required repairs and upgrades to the district's existing schools is estimated at \$79 million. The tax impact of those repairs would be an estimated monthly increase of \$14.42* per \$100,000 of assessed property value. *15-year average.

The 2019 Capital Project would deliver long-term cost savings by investing in modern, energy-efficient, technologically-equipped buildings that will have lower operating costs and greater longevity. This plan also delivers 21st Century learning spaces that encourage hands-on learning and will best prepare our students for future collegiate and career pursuits in an increasingly global community.

Despite sincere efforts by past administrations, bond proposals did not garner sufficient support, and multiple decades of deferred maintenance has made the 2019 investment a necessity. We are beyond what annual budgets and small capital reserves can cover to meaningfully address what we need to do to provide optimal learning environments for our students.

Why is this project necessary now for Greenburgh?

Our District has facilities designed over multiple decades, from as early as 1929 to our high school constructed in 1961, and none of them meet current learning, teaching or safety needs. Lee F. Jackson is 59 years old, Highview is 63 years old and RJ Bailey is 89 years old. These buildings are falling apart and require major upgrades and repairs. It is time for a major investment in our public school district, to benefit our students and the community.



FAQs from page 3

Following, are just some of the issues our students, faculty and staff have experienced due to failing systems and overall degraded building conditions from December 2016 through December 2018.

- Ongoing: Building temperatures each winter fluctuate wildly – some rooms range from the 50s to the 90s in the same day – due to outdated heating systems that no longer function properly despite constant repairs.
- Ongoing: Climate-control issues exist in warmer months such as – exceeding 80 degrees during several school days – due to failing air conditioning units and inefficient windows.
- November 2018: Rust caused a cold water riser to burst on the third floor of RJ Bailey, resulting in major flooding that required the evacuation of students and lead to necessary asbestos remediation.
- October 2018: Non-compliant lighting in the Highview gymnasium had to be replaced.
- August 2018: A leaking water main at Lee F. Jackson was discovered to have been resulting in increased water bills.
- March 2018: A rotted storage tank at Highview led to water in the boiler room.
- February 2018: Ongoing pressure problems with the expansion tanks at Lee F. Jackson required replacement.
- December 2017: Repeated days without heat at RJ Bailey.
- August 2017: A light fixture fell and needed to be replaced in the gym at RJ Bailey.
- May 2017: Girls' bathroom at RJ Bailey shut down due to broken waste line.
- December 2016: Outdated fan motor failure caused loss of heat at Lee F. Jackson.



How will the capital project impact my taxes?

The Average Monthly Cost to taxpayers for the proposed 2019 Capital Project would be \$14 per month, per \$100,000 dollars of assessed property value. This is based on an estimated 30-year average. For example, if your home is assessed at \$100,000, then the tax impact is estimated to be \$168 annually, or \$14 each month. Following are some further examples, based on round figures.

Assessed Home Value	Estimated Monthly Tax Impact	Estimated Annual Tax Impact
\$300,000	\$42	\$504
\$500,000	\$70	\$840
\$650,000	\$91	\$1,092
\$800,000	\$112	\$1,344

To estimate your own tax impact, please use the calculator widget located at www.GreenburghCSD.org/2019CapitalProject



How much has Greenburgh invested in capital projects compared to neighboring districts?

A comparison of capital project investments by neighboring districts shows that Greenburgh has spent appreciably less than others with buildings that are around the same age as Greenburgh's. Our district's capital project funding over the past 20 years has been...

DATE	AMOUNT
May 2000	\$1,900,000
September 2000	\$238,000
May 2006	\$600,000
2008	\$590,700
May 2016	\$700,000
TOTAL	\$4,028,700

Compared to other districts...

Pelham: \$114,420,000

Scarsdale: \$83,000,000

Tarrytown: \$86,581,138

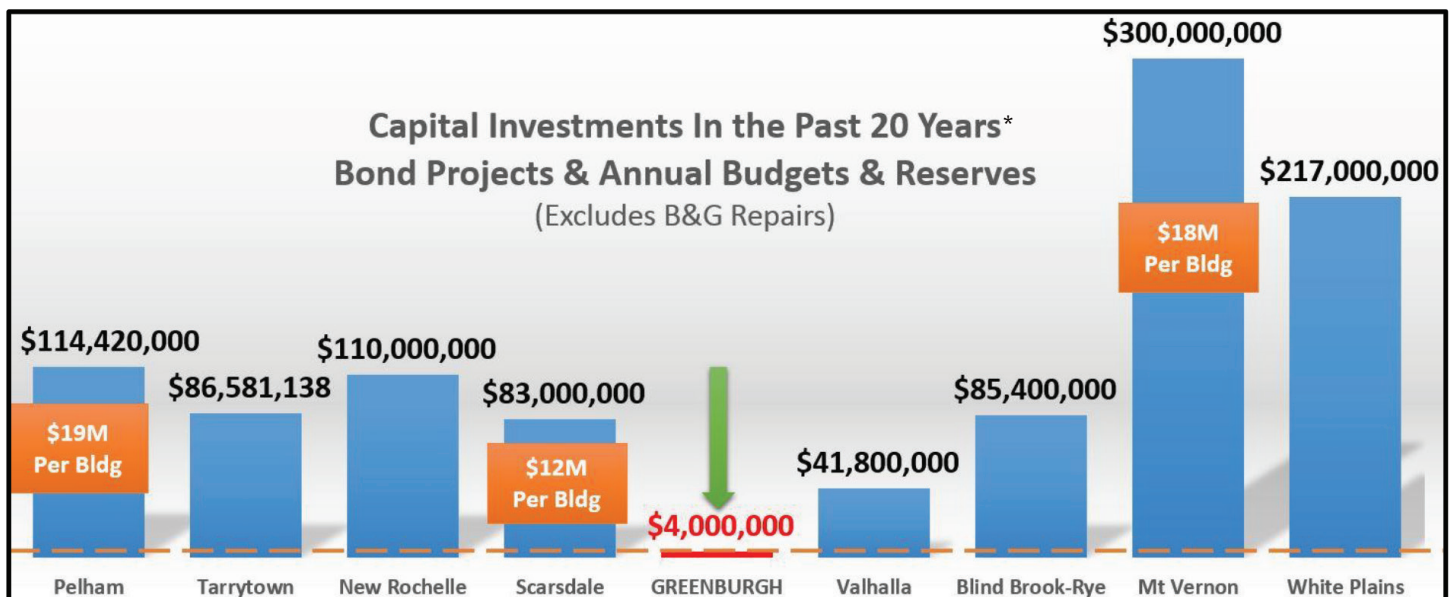
New Rochelle: \$110,000,000

Valhalla: \$41,800,000

Blind Brook-Rye: \$85,400,000

Mt. Vernon: \$300,000,000

White Plains: \$217,000,000



*In some cases, like New Rochelle, the above investments by District were made in the last 4 to 10 years.

**FAQs from page 5****When would construction begin if the bond is approved?**

The project will be subject to careful in-depth planning prior to its start. It will then be managed in phases to minimize disruptions for students and staff to ensure ongoing optimal learning environments and the highest safety standards. Steps will also be taken to mitigate any potential construction disruptions for the community. In fact, strict engineering controls will be established, aligned with State Education Department regulations. Construction areas will be cordoned off from students and staff at all times. Here is a basic breakdown of the schedule as currently conceived:

PUBLIC VOTE March 19, 2019**High School New Turf Field & Track**

Start Date: February 2020

Completion: Summer 2021

New 3 - 8 School

Start Date: March 2021

Occupancy: Fall 2023

Lee F. Jackson Additions & Renovations

Start Date: March 2021

Occupancy: Fall 2022

How much construction traffic and noise will there be?

Based on our phased construction schedule, construction workers would arrive at designated sites at approximately 7:00 a.m. and depart at approximately 3:30 p.m. This is done purposefully to limit the impact of construction and personal worker vehicles at peak traffic times. Deliveries would be scheduled outside of school arrival and dismissal times.

Related to this, vehicle wheel cleaning provisions will be in place at access points to minimize dirt tracking onto neighborhood streets. In instances when the removal of hazardous materials is necessary, it will be completed under strict compliance with all regulations and with required 3rd party monitoring.

Peak construction noise would occur during installations of the foundation and structural steel for the new 3-8 building and the addition to Lee F. Jackson. The new 3-8 building is more than 700 feet away from the campus's southern property line and buffered by existing trees south of Pat Capone Road. The addition at Lee F. Jackson is

planned for the southern side of the building. These details will help to mitigate noise.

Construction operations will not produce noise in excess of 60 dba in spaces where students are being taught to minimize disruption. 60 dba registers as "conversation in a restaurant, office, background music; air conditioning unit heard at 100 feet, and is classified as "Fairly Quiet" by accepted industry standards.

What will the environmental impact of this plan be?

As with any project of this scope, some disturbances to the natural setting are unavoidable. However, necessary steps for optimal mitigation of these disturbances will be taken. There will be short term impacts of soil disturbance.

Measures will be taken to minimize construction areas and protect adjacent woodlands, to avoid long term impacts of tree removal and loss of habitat as much as possible. It should be noted that no protected plant species are known to occur on the site, nor is there any known habitat for rare or protected wildlife species. We will avoid impacting water resources by implementing a comprehensive storm water management plan that does not add runoff, and is in compliance with state water quality regulations. Finally, construction-related traffic and equipment noise will be minimized by efficient management of construction operations. The complete Environmental Impact Study, as well as the New York State Environmental Quality Review Act (SEQRA) Findings Statement have been made readily available on the district website.

What are the benefits of having the Pre-K program at Lee F. Jackson Elementary School?

For the first time, our district will be able to offer free full-day Pre-K, a program currently unavailable for some area families due to lack of space. The renovated and expanded Lee F. Jackson Elementary School would have ample space to serve Pre-K through 2nd, making all Greenburgh families eligible to enroll children in full-day Pre-K. The Child Care Council of Westchester estimates the average annual cost of pre-school childcare in Westchester County to be \$16,000. Parents in our district actually paying annual childcare have told us that that number is actually much higher, approximately \$25,000 in many cases. Also, the 2019 Capital Project would support students' social and emotional wellness by minimizing the number of transitions

they go through during their academic careers. The unified campus model would provide a strong start for our early learners in a safe, spacious environment conducive to learning.

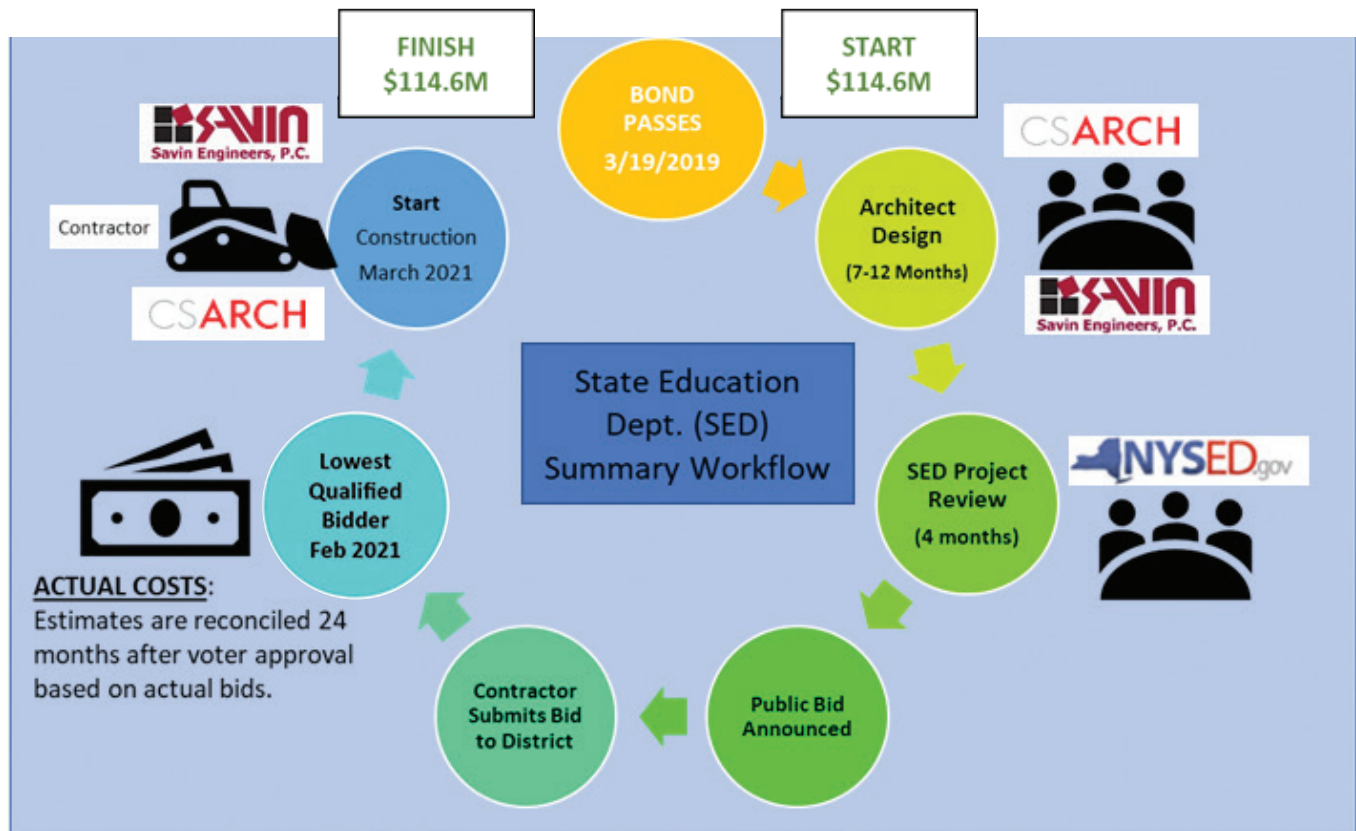


Why is this needed? Isn't our enrollment decreasing?

When a school district is proposing a capital project like this one, the New York State Education Department requires a demographic study, including enrollment projections reaching ten years out. As part of the 2019 Capital Project process, Greenburgh contracted with an outside consultant who specializes in these studies. The study indicated that enrollment is expected to continue to remain relatively stable and increase over the next ten years. Enrollment (PK-12) is projected to rise to 2,071 students in less than 10 years post-bond (2027). The complete results of this study are readily available by request through the district by emailing faq@greenburghcsd.org.

Will taxpayers be responsible for additional costs beyond those resulting from the proposed \$114.6 million project?

The tax impact incurred for the \$114.6 million project cost **WILL NOT INCREASE** for taxpayers. The amount of the bond has been established based on all considerations, including increases in interest rates, insurance, furniture and equipment, and other incidental costs. In fact, anticipated increasing interest rates and escalating construction costs have been one of the key motivators in advancing this capital project now, rather than working to address our district's needs piecemeal or with another bond proposal in the future.



Greenburgh Central School District
475 West Hartsdale Ave.
Hartsdale, N.Y. 10530

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FAQs from page 7

How will consolidating on one campus impact student outcomes?

Single campus learning environments have both academic and social benefits for students, including fewer transitions, which have been shown to improve student performance. Stronger, sustained student/teacher relationships can be cultivated and family engagement and attendance rates rise – both factors that can improve academic achievement. Safety and security can even be improved when students feel a greater sense of connectivity and belonging. Finally, faculty and staff can be utilized more efficiently and reduced building operational costs can be invested into programs.

How will new and renovated facilities improve student performance?

This capital project is not just about addressing the way the buildings look; it will create positive learning environments. Research confirms that learning environments matter! Each and every design element of the 2019 Capital Project was considered through the lens of creating optimal learning spaces. A 2015 article in Building and Environment Journal titled “The Impact of Classroom Design on Pupils’ Learning: Final Results of a Holistic, Multi-level Analysis”, reports among its findings that efficient heating, cooling and ventilation increase student task speed and lead to improved test scores, and that proper acoustic design has a direct effect on speech intelligibility and student understanding. Another study by Cornell University from 2016 states that 70% of variation of student achievement on NYS standardized tests can be predicted based on building condition surveys. For these studies and additional research, visit www.greenburghcsd.org/bondresearch.

Will the community be able to utilize the new facilities?

Yes! This plan offers something for everyone. Sports enthusiasts will love the new track and athletic field. There will also be outdoor play areas and educational spaces for all ages. A new auditorium with seating for 550 people will be available at the all-new school, and community and multi-use rooms are part of the design for use by local clubs and associations.



VOTING INFORMATION

When & Where Do I Vote?

Tuesday, March 19
7 a.m. – 9 p.m.
Woodlands HS Gym
475 W. Hartsdale Ave.

Who May Vote?

You may vote if you are 18-years old or older, a US citizen, a district resident for at least 30 days, and a registered voter. Renters and homeowners are eligible to vote.

How Do I Register?

You may register with the District Clerk at the Board of Education offices: 475 W. Hartsdale Ave., Hartsdale, N.Y. 10530. The clerk may be reached at 914-761-6000, ext. 3114. You can also register with the Westchester County Board of Elections: 25 Quarropas St., White Plains, N.Y. 10601.

How Do I Apply for an Absentee Ballot?

You may apply in person in the District Clerk’s Office at 475 W. Hartsdale Ave., Hartsdale, N.Y. or download an application by visiting www.greenburghcsd.org/GreenburghVoter. Absentee ballot applications must be received by the District Clerk at least seven days before the vote date if the ballot is to be mailed to the voter, or the day before the vote date, if the ballot is to be delivered personally to the voter.