

Important Bond Referendum Information

Building Renovation Project Adopted by School Board; Community Vote Set for January 23, 2008

The upkeep of facilities is one of the primary charges of a School Board. With the help of two community based committees, the Pocantico Hills Board of Education has spent the last two years reviewing the District's facility needs. Based on information provided by an architect, engineers, and the input of the two Facilities Committees comprised of residents; the School Board has approved an \$18,000,000 building renovation project. The project scope includes the roof, heating and ventilation systems, heating controls, electrical and plumbing systems, swimming pool, handicap accessibility, and programmatic enhancements.

Based on the results of a building condition survey completed by the district to meet State Education Department requirements, the Board of Education created a District-Wide Facilities Review Committee in the fall of 2005. This Committee was charged with determining whether the school district needed to pursue a building renovation project, and if so, how the project should be financed. In March 2006, the District-Wide Facilities Review Committee recommended that a renovation project was necessary, and that it should be financed through a bond referendum.

Between March 2006 and July 2007 the Board met with its

architect to continue to discuss the building renovations suggested by the Committee. In July 2007 the Board of Education created the Capital Construction Committee which was comprised of district residents to provide a specific recommendation to the Board on the scope of work necessary to meet the needs of the building. This Committee was provided information directly from representatives of SEI Design, the District's architect, and Savin Engineers, P. C., the District's Construction Manager. Additionally, the Committee asked the Board to appoint a consultant to evaluate the swimming pool and make recommendations for the Board to consider.

In October 2007, the Capital Construction Committee made a recommendation regarding a proposed scope of work totaling \$18,000,000 that would address building infrastructure and program items. The Board sought input from the community at three meetings following the recommendations of the committee, and before the Board's approval of the scope of work which will be put before voters on Wednesday, January 23, 2008.

For additional information, please refer to the District's website at: www.pocanticohills.org; and for answers to specific questions please send us an e-mail at: bondissue@pocanticohills.org

IN THE PLAN

● Proposition No. 1

To partially reconstruct and renovate the School House at 599 Bedford Road, including site work thereat, acquire original equipment, furnishings, machinery or apparatus required for the purposes for which such renovated or reconstructed building is to be used, and to finance thereto at a total maximum cost not to exceed Eighteen Million Dollars (\$18,000,000).

PLEASE JOIN US AT AN INFORMATION NIGHT

The District will be hosting a series of project information nights to inform the community about the proposed facility improvement project that will be put before voters in a public referendum on Wednesday, January 23, 2008.

We hope you will join us at one of these meetings to ask questions and learn more about the proposed plan.

All meetings will be held in the Pocantico School Library beginning at 8:00 P. M.

● Meeting Dates:

*Wed, January 16, 2008**

**Building Tour & Public Forum*

Tues, January 22, 2008

WHAT'S INCLUDED IN THE CAPITAL CONSTRUCTION PLAN?

Project Scope

General

- Address sagging cubbies in 1953 wing
- Add fire separation between storage areas and attic space

Windows & Doors

- Add electronic releases and cameras at main entrance
- Replace aging doors in 1953 wing
- Repair worn seals

Exterior Envelope

- Repair slate roof
- Replace gutters and downspouts
- Replace roofing material on 1953 and 1971 buildings

Accessibility

- Install elevator in 1953 wing to gain access to 1st & 2nd floors
- Add a stair lift to 1971 corridor
- Provide accessibility for nurse's office and nurse's toilet room

Program

- Library space utilization, technology, windows and climate control
- Reconfigure Shop area and Home Economics to increase utilization
- Auditorium enhancements
- Gymnasium floor, bleachers, lockers and skylights
- Enhance Guidance area

Mechanical

- Replace heating systems
- Replace and update ventilation per new code
- Add air cooling system to center core spaces, including library, cafeteria, and auditorium
- Provide DDC (Direct Digital Control) control system

Electrical/Communications

- Replace outdated service panels and distribution boards
- Replace emergency generator
- Update emergency lighting system per code
- Replace public address system

Fire Protection

- Install a dry-type sprinkler system in attic space of the 1932 building
- Provide lightning protection on upper roof section of the 1932 building

Plumbing & Environmental

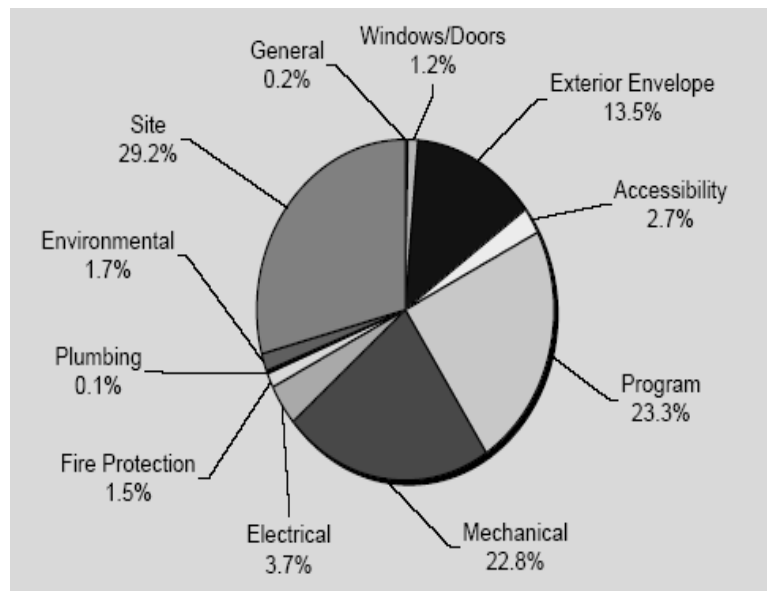
- Insulate pipes on water lines
- Abate asbestos on HVAC systems

Site Work

- Replace pool and pump room

CAPITAL EXPENSE ALLOCATION

The pie chart shows what percentage of the \$18 million total bond amount each of the categories of work represents.





FREQUENTLY ASKED QUESTIONS

Q: Why does the school district need a bond referendum to make repairs to the building? Why not include them in the annual budget?

A: The repairs that are included in this plan are not maintenance projects—they are projects that refer to major building systems directly related to the integrity of our school building that have exceeded or are approaching the end of their useful life. Time and wear have taken their toll and there is only so much one can do to maintain outdated systems. A good example of this is roof replacement. In order to preserve the integrity of the entire building, these systems must be addressed. A bond issue is the most cost effective way to make major improvements in a relatively short period of time while spreading the payments over a longer term. In this manner, the tax increase is kept manageable and our annual operating budget is not adversely affected.

Q: Why is the district asking the residents for approval of this work now?

A: Although our schools have been well-maintained over the years, several major building systems are at the end of their useful life. Similar to building systems within your home, infrastructure systems such as heating, ventilation, electrical and plumbing require replacements at certain intervals. Over time these systems begin to wear out and can no longer be serviced easily as manufactured replacement parts are discontinued. Based on the age of our facilities and the systems installed, it is time to plan ahead to avoid system failures. This allows for replacements to occur integrated into the school operation and financed over time, rather than dealing with an emergency situation that would impact the annual budget in large scale.

Q: How did the District decide to do the work described in the “Scope of Work”?

A: Both the 2005 Community Based Facilities Committee and the 2006 Capital Construction Committee selected these projects on a priority basis. The projects were originally identified in a Building Condition Survey that the District performed in 2005 as a requirement of the State Education Department. The Committee began with a list of projects totaling approximately \$30 million and reduced it to those items that were a top priority amounting to \$18 million including projected inflation and incidental costs. This work will maintain the integrity of our building, enhance our program, and preserve our investment in our school building and our students.

Q: Why does the roof need to be replaced?

A: The roof has reached the end of its useful life and we are continually dealing with new leaks causing maintenance costs to rise. If we are to ensure that our buildings remain weather proof and weather tight, replacing the roof is a necessity.

Q: Why does the electrical system need to be upgraded?

A: The electrical system was originally installed when the building was constructed between 30 and 75 years ago. Electrical needs of the building have changed over the last several decades. Although the main switchboard and other equipment installed in the 1971 addition are in satisfactory condition, there is little capacity for increased electrical service and no capacity for additional electrical switches. The building project proposes to replace the outdated electrical circuits to meet current electrical codes and upgrade the capacity.

Q: Why does the pool need to be repaired?

A: The pool is over 30 years old. Many of the components are not functioning as intended. Many conditions do not meet current health codes and new safety requirements. Based on the loss of several thousands of gallons of water each day that the pool is in operation and the age of the piping, it is assumed that the pipes installed beneath the concrete decks are leaking and therefore require replacement. Settlement of the concrete decks is preventing water from draining in these areas causing ponds of standing water that pose a health and safety concern. In 2007, the wading pool failed. A temporary repair enabled its use during the summer of 2007. The repair of the wading pool is required for future use and is included in the scope of work.



An engineer was hired to evaluate the swimming pool. Their report is available on the District’s website at www.pocanticohills.org. To determine the final construction of the pool shell, an invasive inspection, including excavation of certain areas would be required to see if the shell can be repaired and lined or completely replaced. Should the project be approved by the community, this analysis would be performed and a final decision rendered.



FREQUENTLY ASKED QUESTIONS (cont.)

Q: Why does the district need to make the building ADA accessible?

A: The school district is required by the provisions of the Americans with Disabilities Act (ADA) to make the building accessible. The State Education Department, through its review, will require that a minimum of 20% of the work proposed be applied to improving accessibility to the building and spaces within the building.

Q: What was the process the district followed in order to develop this building project?

A: The Board of Education created a Facilities committee in 2005 to review the Building Condition Survey and to determine whether a project needed to be accomplished, and how it should be financed. In 2007, the Board of Education created the Capital Construction Committee to review the work of the previous committee, and to review conceptual cost estimates for the work identified in the Building Condition survey as needing repair or replacement within the next five years. The Committee then considered a scope of work totaling approximately \$30 million, prioritizing it into a recommendation for an \$18 million project to be submitted to the voters as a bond referendum.

In October and November 2007, the Board of Education conducted three public meetings and five neighborhood meetings soliciting input from the community. On December 3, 2007 the Board of Education approved the scope of work, and a resolution calling for a special election on January 23, 2008 at which time the community will be asked to vote on whether to approve the project or not. Information meetings were held on December 17, 2007 and January 7, 2008 and are scheduled for January 16 and January 22, 2008. All meetings will be held in the school library beginning at 8:00 P. M.

Q: How was the \$18,000,000 estimated cost determined?

A: Based on the scope of work identified by the Capital Construction Committee, conceptual cost estimates were prepared. These estimates reflect typical square foot construction costs for similar types of work in public schools in the area. The overall figure also includes assumed impacts of inflation as the project would begin construction in 2009.

Q: How much will the bond issue cost the taxpayers?

A: It is anticipated that the total increase for the project spread over a 3-year period will result in approximately a 10% increase in the tax rate. Based on the anticipated construction schedule, the first tax rate increase will occur in the 2009/2010 school year. The bond will be paid over a 16-year period, similar to how a home mortgage is paid off. For additional information on the average cost to taxpayers, please refer to the chart on page five.

Q: When will the work start, and when will it be completed?

A: If the community approves the project on January 23, 2008 it is expected that the architect will submit final drawings to the State Education Department in October 2008 for review and approval. An anticipated approval in January/February 2009 would allow the district to bid the project in March. Construction could begin in April/May 2009 and would be completed for the 2011 school year.

Q: Where can I get more information about this project?

A: The scope of work and other important information can be found on the district's website at www.pocanticohills.org, or residents can use a special e-mail address that has been set up specifically for residents to pose questions about the proposed project and upcoming bond vote. This e-mail address is bondissue@pocanticohills.org.



UNDERSTANDING THE COST TO TAXPAYERS

AVERAGE COST TO TAXPAYER

16 Year Maturity Schedule for \$18,000,000 Capital Project

Full Market Value of Your Home	Senior STAR Exemption* * Income Restrictions		Basic STAR Exemption Primary Residence		No STAR Exemption Non-Primary Residence	
	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$250,000	\$16	\$1.29	\$90	\$7.47	\$173	\$14.42
\$500,000	\$188	\$15.70	\$263	\$21.96	\$346	\$28.83
\$750,000	\$361	\$30.10	\$435	\$36.28	\$518	\$43.17
\$1,000,000	\$534	\$44.50	\$608	\$50.68	\$691	\$57.58

*Check with your local assessor concerning these restrictions.

VOTING INFORMATION

Voter Eligibility

To be eligible to vote, you must be:

- Registered
- A United States Citizen
- 18 Years of Age by the date of the vote
- A Resident of the School District for 30 days prior to the vote.

If you have voted in local or national elections in the past 4 years, you are on the county list of eligible voters and are therefore eligible to vote in school budget elections.

Voter Registration

Any qualified voter may register to vote during regular school business hours from:

8:00 A. M. to 4:00 P. M.

On days when school is in session at the Office of the:

School District Clerk
599 Bedford Road
Sleepy Hollow, New York

Qualified voters may register to vote through:

January 18, 2008

Absentee Ballots

Applications for absentee ballots may be applied for at:

The Office of the School District Clerk, 599 Bedford Road, Sleepy Hollow, NY; or by calling: 914-631-2440 ext. 103.

Completed applications for absentee ballots must be received by the School District Clerk on or prior to 5:00 P. M. on Wednesday, January 16, 2008 if the ballot is to be mailed; by Tuesday, January 22, 2008 if picked up in person.

Absentee ballots must be received by the District Clerk no later than 5:00 P. M. on the day of the vote— January 23, 2008.

THE VOTE

Wednesday, January 23, 2008

7 a. m.—9 p. m.

Pocantico School Library, 599 Bedford Road, Sleepy Hollow, NY



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Important Bond Referendum Information

POCANTICO HILLS CENTRAL SCHOOL
599 Bedford Road
Sleepy Hollow, NY 10591

RETURN SERVICE REQUESTED

Building Renovation Project

The Scope of Work is available in the Business Office or online.

If you are interested in obtaining a copy, please call:

914-631-2440

Or visit the District's website:

www.pocanticohills.org

PROJECT HIGHLIGHTS

- **Total Project Budget:** \$18,000,000
- **Pocantico Hills CSD Building Aid Ratio:** 10%
- **Schedule:**
 - Vote:** January 23, 2008
 - Design:** February 2008 – September 2008
 - State Education Department Review:** October 2008 — February 2009
 - Bidding:** March 2009
 - Construction:** April/May 2009 — November 2011