



# CAPITAL BOND 2018

Vote on February 13, 2018

7am to 9pm

MS/HS Library

January 10, 2018  
[www.ryeneck.org](http://www.ryeneck.org)

## Rye Neck at a crossroads

- Our schools are aging, outdated and overcrowded.
- We need to expand facilities to serve our student population.
- We need to upgrade academic programs to meet modern standards, particularly in science, technology and engineering.
- We must make urgent building improvements to protect the facilities investments we have already made.
- Significant capital improvements are best implemented through long-term bond financing.

## A comprehensive, multi-year process

- Analysis of redevelopment options underway since 2015
- \$35.5 million bond referendum narrowly defeated in October 2016.
- Community feedback gathered over 14 months in post-vote surveys, focus groups.
- In November, Facilities Advisory Committee (FAC) recommended capital investments at all school facilities totaling \$37.5 million.
- Additional community input received during public hearings in November and December 2017 on the FAC redevelopment proposals.

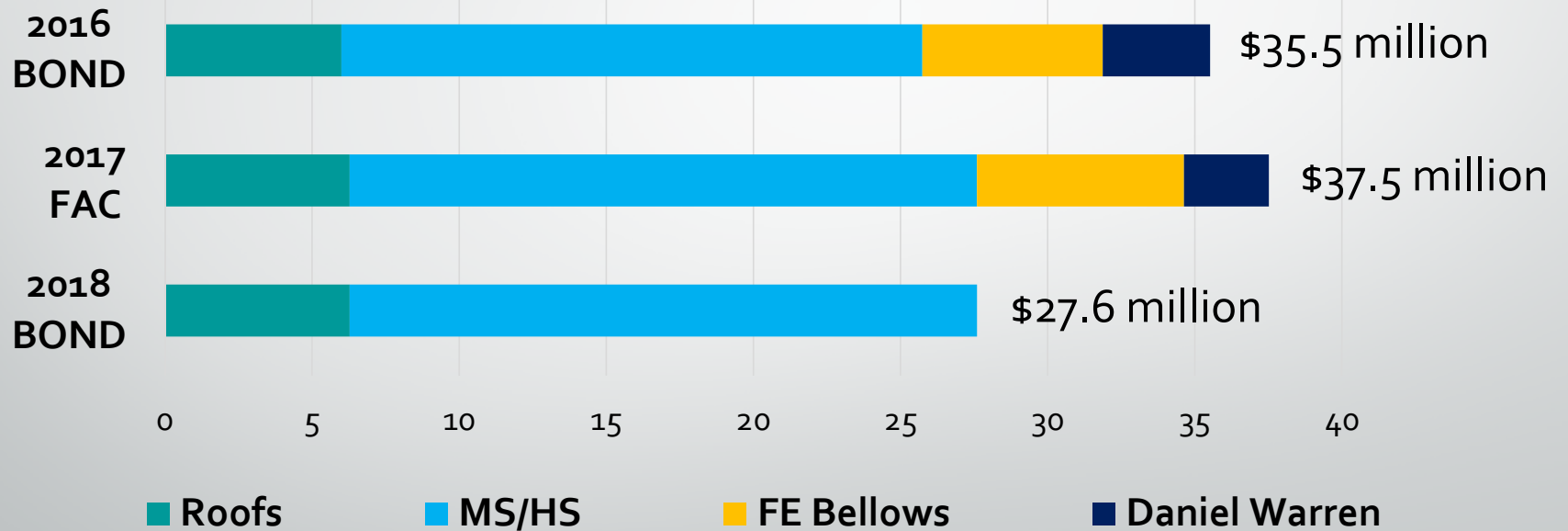


## Financial landscape has shifted dramatically

- New federal government place limits on property tax deductions.
- Many families face great uncertainty until the full effects of tax rule changes become apparent.
- Recognizing this reality, we have scaled-back our redevelopment plans to immediately focus on only our highest priorities.

# Setting spending priorities

## Capital Improvement Proposals 2016-2018



## Making difficult compromises

- Capital improvements are necessary at Bellows and Daniel Warren .
- Limited options available to address elementary school shortcomings without capital investments.
- **MS/HS has the greatest needs** and is clearly the highest priority.
- Upgrading MS/HS is critical to preparing our students for future academic and career success.

## Propositions on the ballot

**Proposition 1** – Roofing Improvements      \$ 6.28 million

**Proposition 2** – Academic Improvements      \$21.325 million

*Each independent resolution requires a majority vote to pass.*

Average annual cost to taxpayers (2018 – 2023)\*  
*First 5 years of the bond*

Proposition	Rye Town	Rye City
Prop. 1 (Roofs)	\$71	\$169
Prop. 2 (MS/HS Expansion)	\$213	\$508
Both Propositions	\$284	\$677

\*Estimates based on the average \$835,000 assessment of Rye Town homes, which are assessed at full value.

Estimates based on the average \$33,200 assessment of Rye City homes, which is equivalent to a full valuation of \$2,101,266.

Estimates based on current tax rate and the average assessment





# Roofing Improvements

## Proposition 1

## WHAT we need to do

- Replace the entire 122,000 square feet of flat roofing at the Middle School/High School campus.
- Replace 10,000 square feet of flat roofing at F.E. Bellows.
- Replace 12,000 square feet of flat roofing at Daniel Warren.

## WHY we need to do it

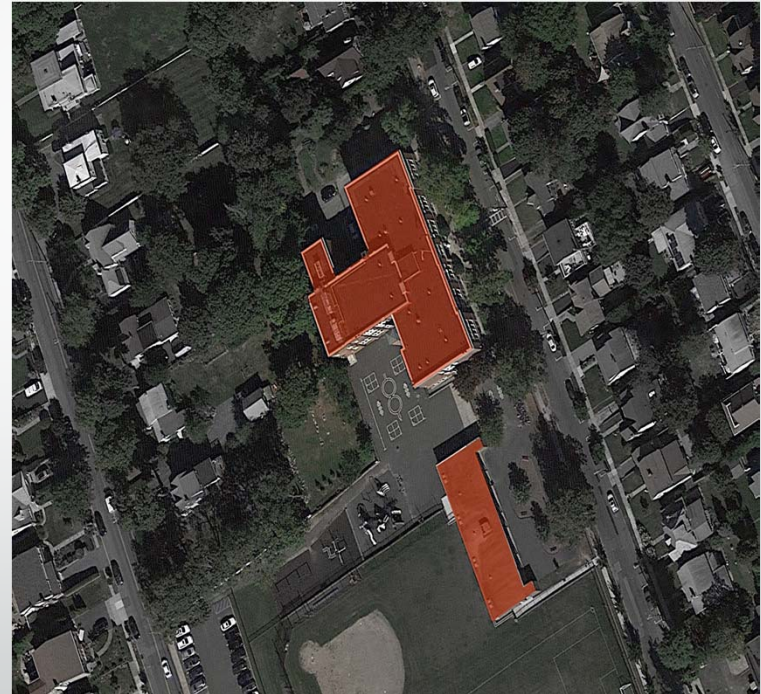
- Flat roofs at each school are more than 23 years old.
- \$764,600 spent since 2009 to patch roof leaks and repair masonry.
- Timely replacement avoids costly building infrastructure issues
- Roof failure could cause significant internal damage to buildings and create long-term disruptions to academic activities.

# Middle School/High School



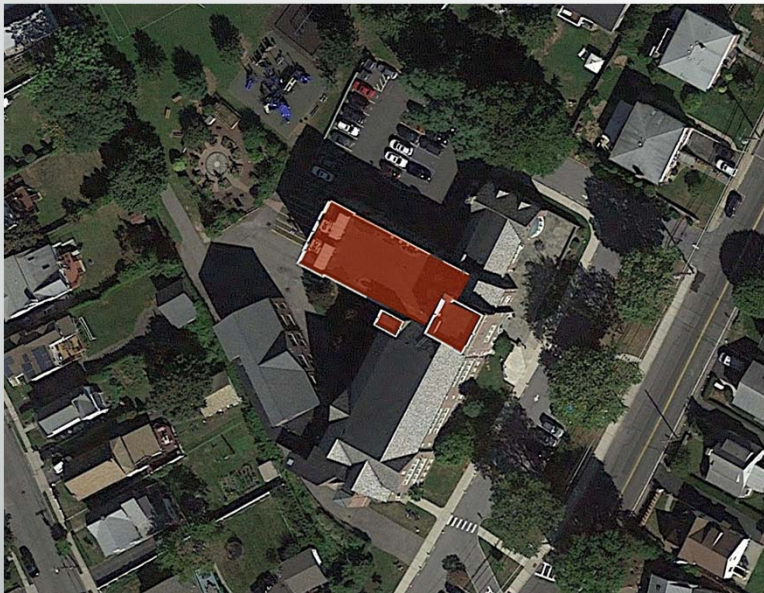
*23 year old, aging and patched roofing on MS/HS*

# F.E. Bellows Elementary School



*Patched roofing and seams at F.E. Bellows*

# Daniel Warren Elementary School



*Aged and patched flat roofing at Daniel Warren Elementary School*

ROOFING  
IMPROVEMENTS  
Proposition 1

## HOW MUCH will it cost?

MS/HS (main buildings and athletic facility)	\$5,020,000
F.E. Bellows (main building and annex)	\$1,010,000
Daniel Warren	\$ 125,000
Admin Building	\$ 125,000
<b>TOTAL ROOFING IMPROVEMENTS</b>	<b>\$6,280,000</b>

ROOFING  
IMPROVEMENTS  
Proposition 1

MS/HS roof  
collapse  
*January 1994*

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### School Copes After Ceiling Collapses

By MERRI ROSENBERG  
Published: January 30, 1994

**MAMARONECK**— THE effects of recent winter storms linger as more than merely a chilling memory as residents contend with broken pipes, slippery driveways and walkways and disrupted schedules as well as bumpier commuting resulting from potholes creating a lunar surface.

For students and staff at the Rye Neck Middle and High School in Mamaroneck, though, the aftermath of the mid-January storm is likely to affect their activities well into the spring thaw, if not beyond. More than 60 percent of the school was damaged when part of its ceiling collapsed early in the morning on Jan. 17, which was Martin Luther King Day and the school was closed.

The school's flat roof, built nearly 40 years ago, was unable to withstand the weight of ice and snow that collected during the storm. Ice clogged drains, and as more snow and ice accumulated, water leaked into the building and collected in the dropped ceilings, which collapsed, spilling debris and water into classrooms, hallways, the library, the cafeteria and the kitchen. Changes Hour by Hour

"We were very fortunate that no one was injured," said Dr. Barbara Ferraro, principal of the Rye Neck High School. "The water destroyed the library, although the stacks are safe. We had to close down the kitchen and one dining room, and all six of our foreign-language classrooms are destroyed.

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# 1994 damage



Chopped ice and snow are heaved off the roof to prevent further leaks and damage.

The library, with a leaking roof and saturated floors, was closed to repair lighting, rugs, furniture, and books.



Ms. Liss's classroom lies in ruins because of leaks in the ceiling, saturating rugs that had to be removed.



The former study hall, GLG, flooded with water, was said to be comparable to a rainforest.



Fallen tiles of mush cover the office floor while in the background, Mrs. Ricciardi, Mrs. Lichtenstein, and Mr. MacSweeney remove soaked records from the safe.

## 1994 damage



## Aftermath of the 1994 roof collapse

- The roof collapsed during a long holiday weekend.
- Library, cafeteria, Performing Arts Center and classrooms suffered extensive damage.
- Library, cafeteria and PAC were closed for the remainder of the year.
- Emergency bond referendum required to cover more than \$1 million in damages.

# Academic Improvements

## Proposition 2

## WHAT we need to do

- Build the Collaborative Science Center — a new wing to house eight STEAM (science, technology, engineering, arts and mathematics) classrooms and lab spaces.
- Build a second, smaller gymnasium for Middle School physical education classes and modified sports.
- Replace Performing Arts Center (PAC) seating.

## WHY we need to do it

- Meet the surging demand for advanced STEAM education.
- Enhance college and career prospects for high school students.
- Eliminate the scheduling gridlock caused by the MS and HS sharing a single gym.
- Ease campus-wide overcrowding by returning old science classrooms to general use.
- PAC seating is at the end of its useful life and replacement parts are no longer available

*Create greater educational opportunities — and larger, safer, better-equipped learning environments — for our students.*

HOW MUCH will it cost?

Collaborative Science Center	\$14.67 million
MS gymnasium	\$ 6.65 million
<b>TOTAL ACADEMIC IMPROVEMENTS</b>	<b>\$21.325 million</b>

# Middle/High School

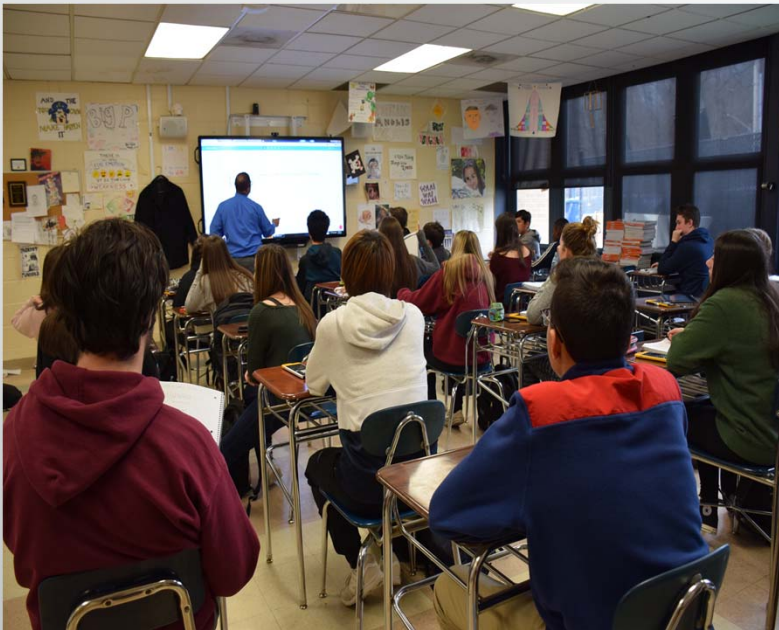




## MS/HS is outdated and out of room

- No expansion or improvement to academic spaces since 1997.
- MS/HS enrollment has increased 29 percent to 879 students in those 20 years.
- Makeshift classrooms have already been carved out of closets and storage areas.

# Our largest classrooms are undersized



*HS Math Classroom*



*MS/HS World Language Classroom*

*Many classrooms fail to meet state size standards*

# Outdated 1997 science classrooms

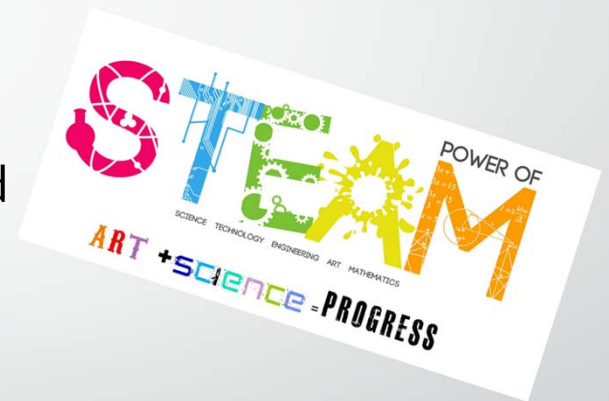


*Undersized windowless high school science classrooms with lab tables used for desk space*

# The STEAM revolution is here

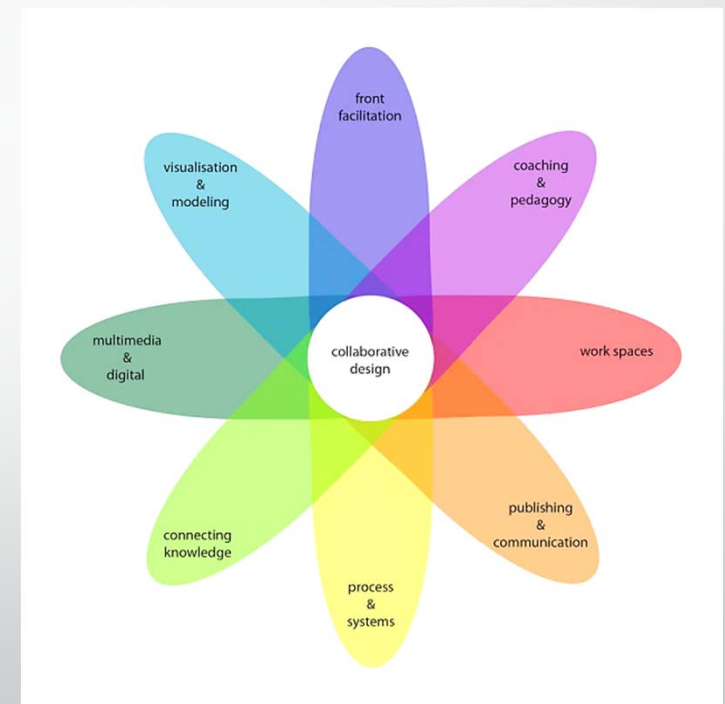
ACADEMIC  
IMPROVEMENTS  
Proposition 2

- The popularity and importance of STEAM education is surging – in Rye Neck and worldwide.
- New HS robotics courses have twice as many applicants as available spots.
- Since 2013-14 school year, enrollment in basic and advanced engineering courses has more than doubled.
- 37% percent of 2017 Rye Neck graduates are pursuing university degrees in STEAM-related disciplines.
- All students are now required to take three years of lab science courses to graduate

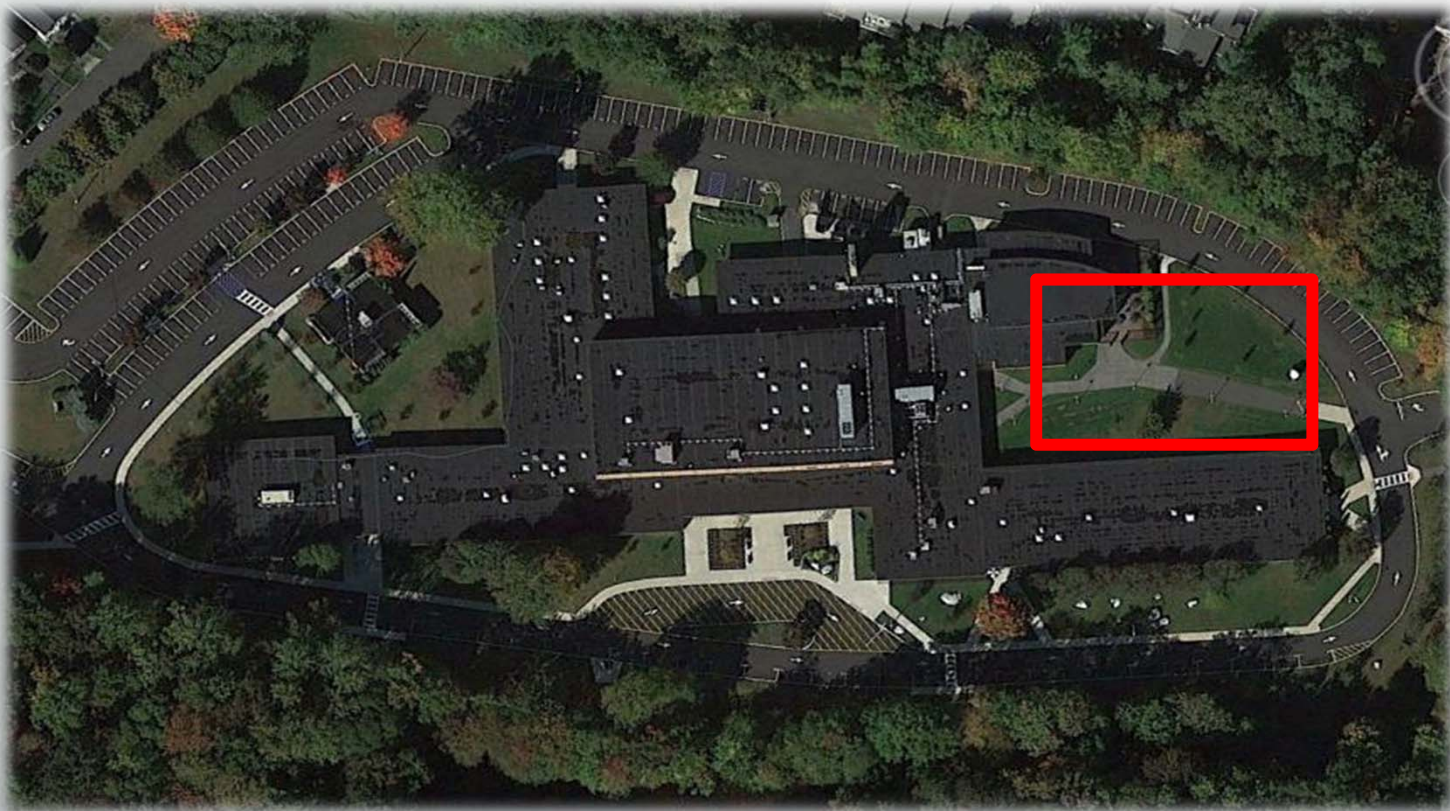


# The Collaborative Science Center

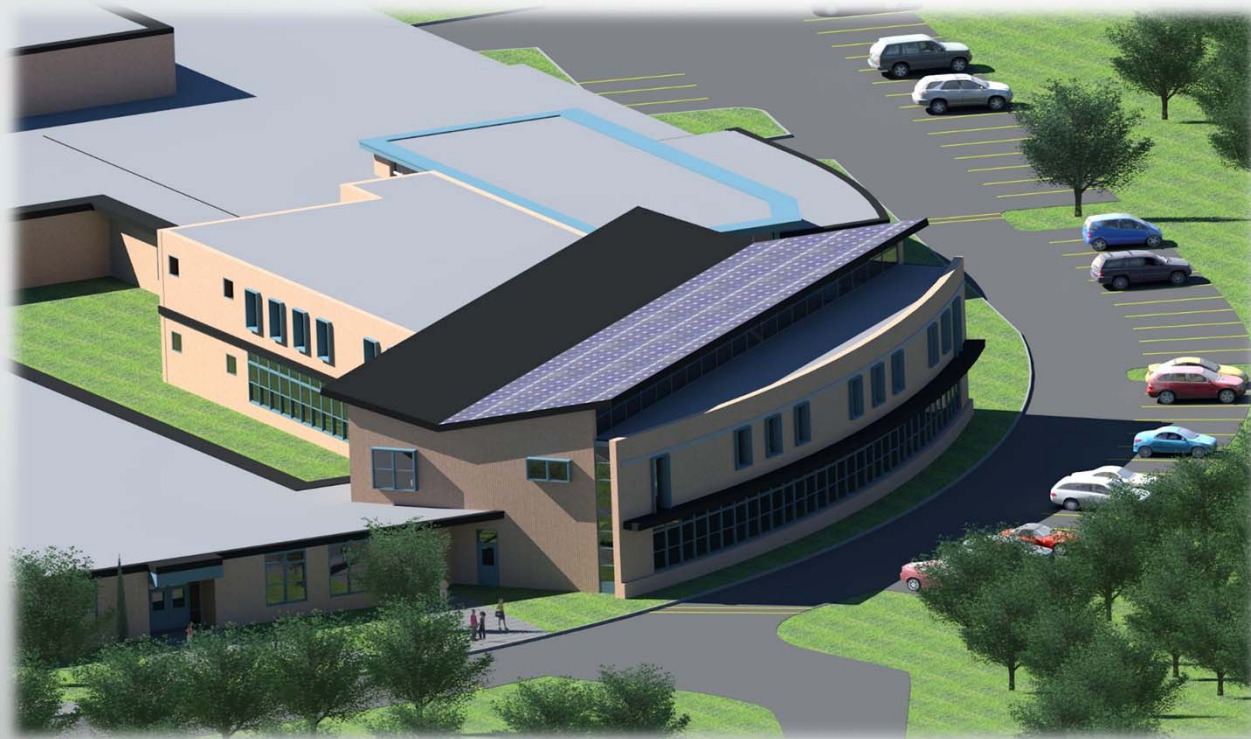
- Modern STEAM education requires flexible, collaborative and technologically advanced classrooms and lab spaces.
- Eight new classrooms specifically designed and equipped for science, technology, engineering, arts and mathematics.



# Collaborative Science Center

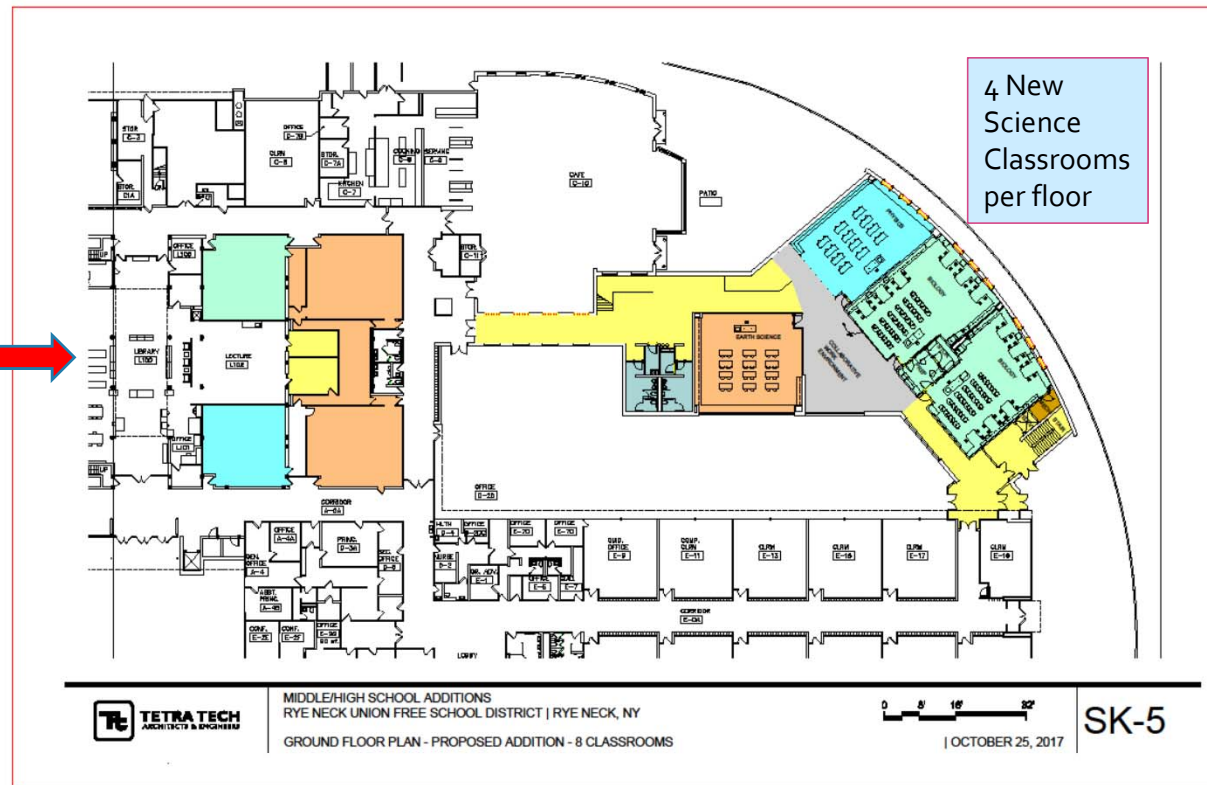


# Collaborative Science Center



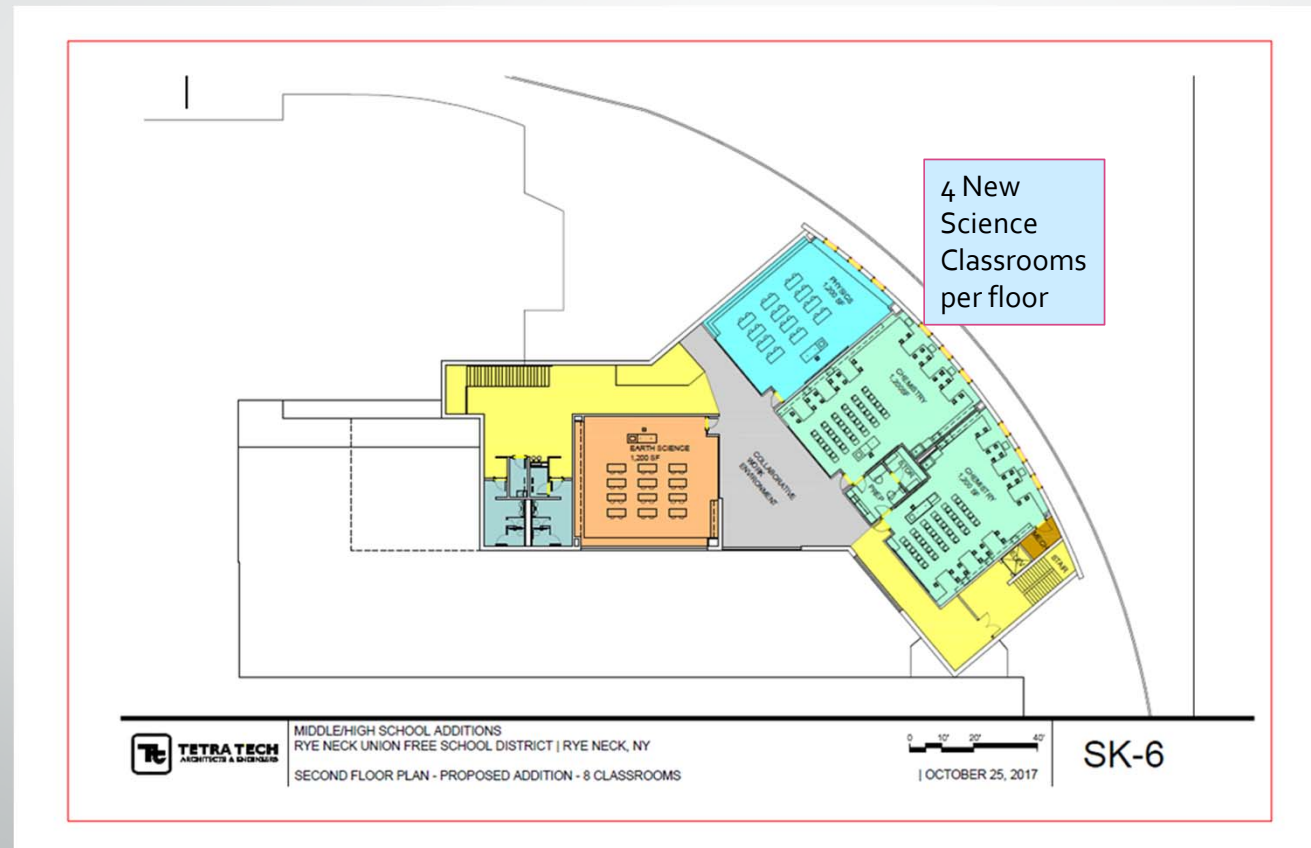
# Ground floor plan

Renovation of outdated science classrooms to general classroom space





# Second floor plan



## Running out of STEAM – in the gym

- The Collaborative Science Center's full potential to deliver STEAM education will never be realized unless a Middle School gym is built.
- Most comparably sized Westchester districts with a combined MS/HS campus have separate gymnasiums for each school
- Nearly 900 MS and HS students must take state-mandated physical education (PE) classes every other day.
- With MS block scheduling, certain periods are exclusively devoted to MS PE classes, limiting access for HS PE classes.

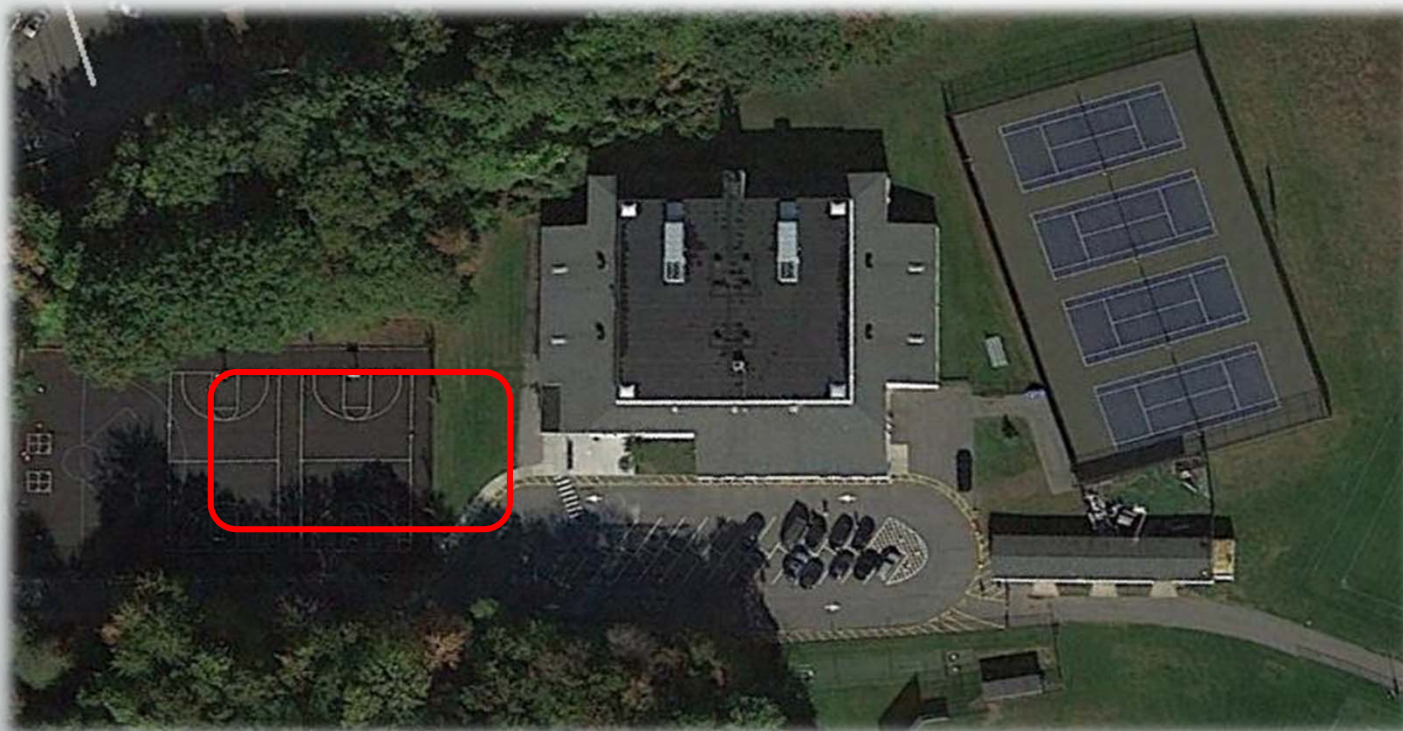
## Undermining prospects for HS students

- MS PE classes create a campus-wide scheduling gridlock.
- HS students have few open periods for PE classes, severely limiting their ability to schedule higher-level coursework.
- STEAM courses – with back-to-back periods for classroom and hands-on lab work – are especially difficult to fit into HS student schedules.
- Scheduling gridlock means missed opportunities for HS students seeking to strengthen credentials for college admission and bolster eventual career prospects.

## Opening up gridlocked schedules

- With MS PE classes confined to the new, smaller gym, HS students will be able to take PE classes during any period of the day.
- Currently overcrowded PE classes – some with 60 or more students – will shrink back to a manageable size.
- New MS gym – with its own locker rooms and bleachers – will host modified sports and other special events for MS students.
- Working together, the new Collaborative Science Center and MS gym will eliminate scheduling gridlock and increase access to greater educational opportunities for our students.

# Middle School gymnasium

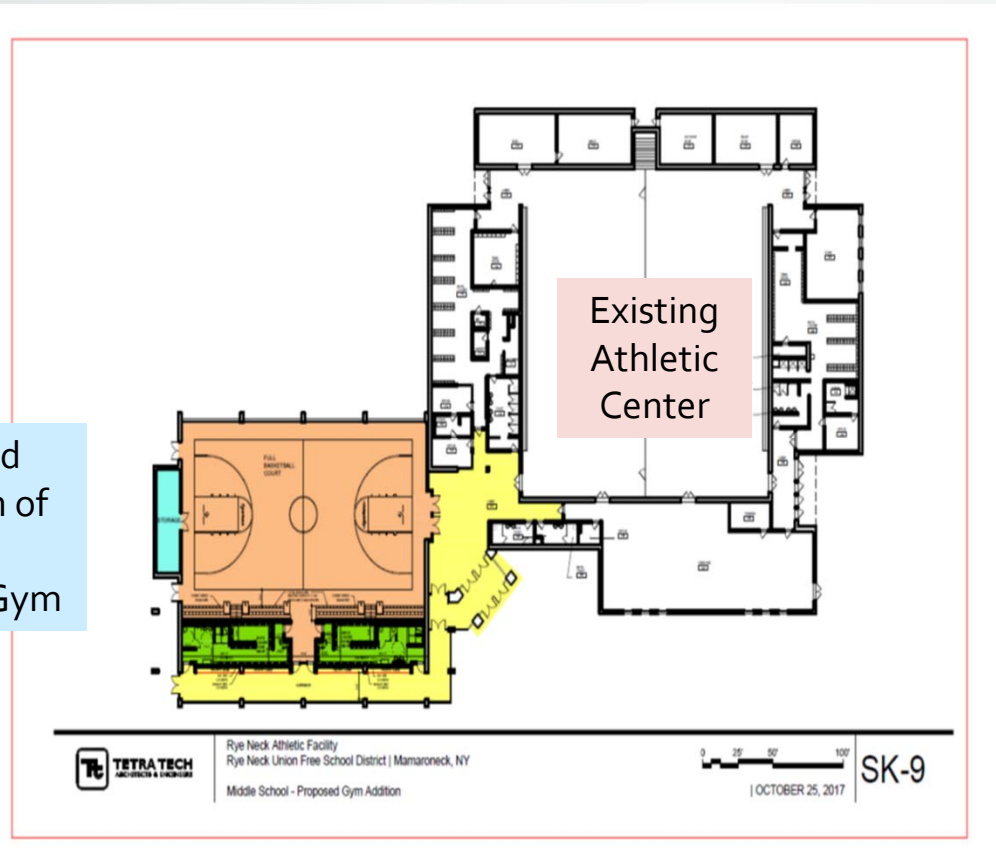


# New MS Gymnasium

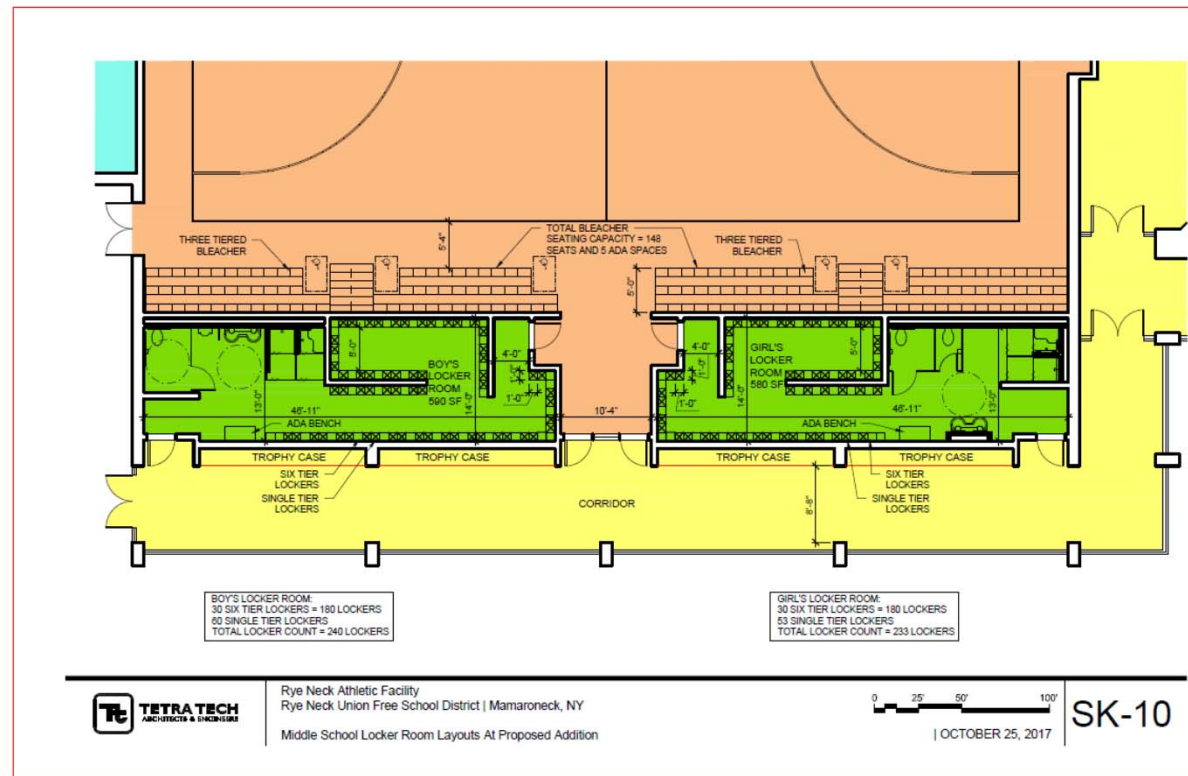


# Middle School gym floor plan

Proposed  
Addition of  
Middle  
School Gym



# Middle School gym locker room plan



*Dedicated  
Middle School  
Locker room  
area - shown in  
green.*





# Financial Outlook

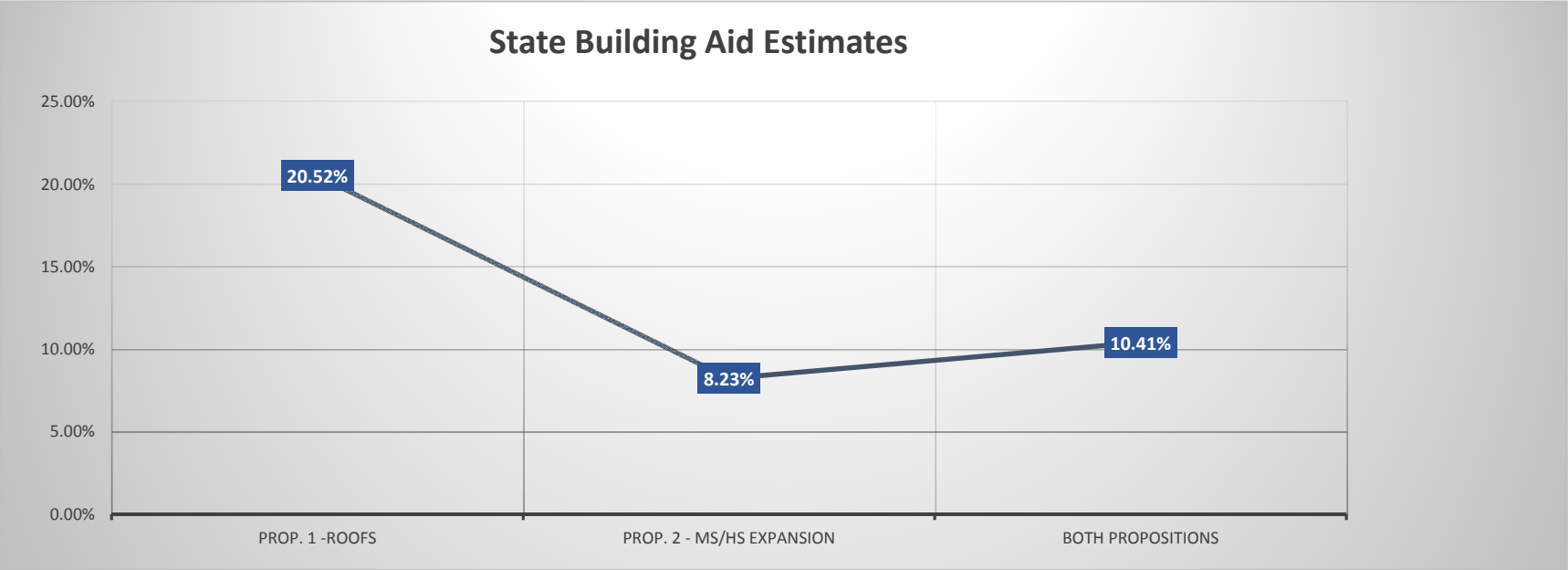
## Putting the costs in perspective

- Proposed \$27.6 million investment is less than this year's annual operating budget of \$40 million.
- Our students will realize educational benefits from these investments over the course of decades.
- Rye Neck's facilities and programmatic capabilities will be brought into line with other local school districts

## Financing environment is attractive

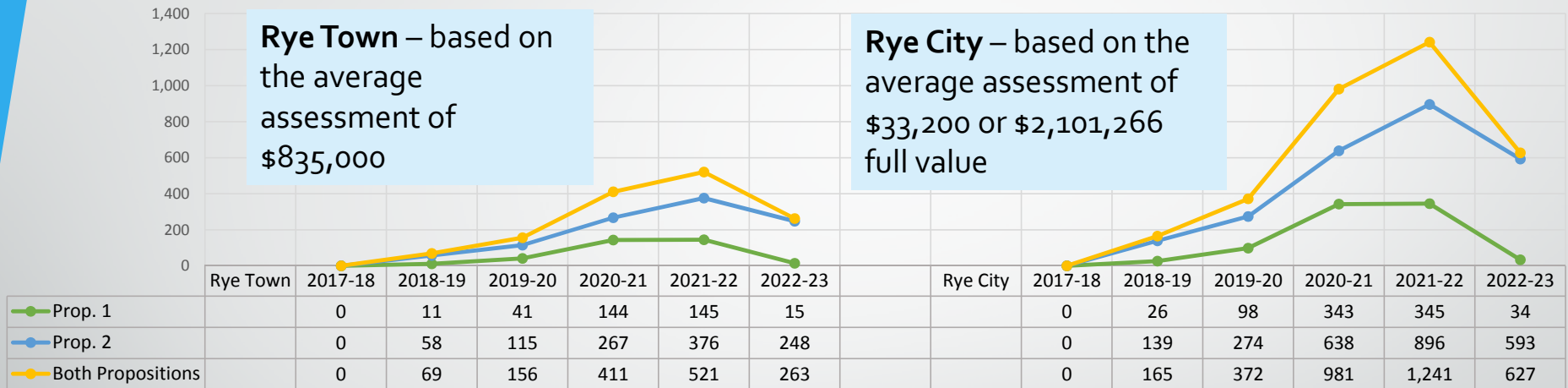
- Interest rates remain near historic lows for capital projects.
- District's outstanding debt of \$12.6 million is at the lower end, in terms of debt service per pupil, among school districts in the region.
- The district's financial position is strong, with six consecutive years of annual budgets under the state's tax levy cap.
- The district expects to receive state building aid on each project

# Building aid estimates



*Estimated building aid is represented as percentage funded toward the principal and interest on each project. Building aid varies in every project based on state funding formulas*

# Estimated annual taxpayer cost



Old debt retiring in 2021 creates savings in the 2022-23 budget

We project that annual tax costs will remain at or below 2022-23 levels until the Proposition 1 bond (Roofing Improvements) is paid off in 2035 and the Proposition 2 bond (MS/HS Academic Improvements) is paid off in 2047. Estimates based on 2017-18 tax rates and assessments

## Property tax estimator

The following link may be used to estimate the change to school taxes; please be certain to select the **correct tab at the top, Rye Town or Rye City**

<http://admin.ryeneck.org/rn-webapplications/2017-taxcalculator/bondcalculator.htm>

## Estimated construction timetable

	Start	Completion
Roofing Improvements	Summer 2019	Fall 2019
Collaborative Science Center	Summer 2019	Summer 2020
MS Gymnasium	Summer 2020	Summer 2021
Interior reconstruction	Summer 2020	Fall 2020

## Why another bond referendum?

- The October 2016 referendum vote was almost evenly split.
- The shortcomings of our outdated and overcrowded school facilities have become even more apparent since the October 2016 vote.
- This revised proposal will enable the District to make facilities upgrades that will support educational opportunities for all students.





# CAPITAL BOND 2018

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