



# HARRISON CENTRAL SCHOOL DISTRICT

PROPOSED CAPITAL IMPROVEMENTS

Our Students. Our Schools. Our Future.

VOTE • OCTOBER 18, 2016

At your local elementary school

# WHAT IS THE NEED FOR A BOND REFERENDUM?

- Bonding is similar to a home equity line, it allows the District to make necessary upgrades, health and safety requirements, and renovations that cannot be accomplished within an annual budget.
- The borrowing will permit larger scale projects necessary to maintain the integrity of our buildings and to meet our program needs.

# BOND REFERENDUM HAS ZERO IMPACT ON CURRENT BUDGET

- **Total Cost of proposed bond is \$46.5 million**
- Based on the current annual appropriation of \$2.6 million in the capital budget, the District will transfer the capital appropriation to an annual debt service appropriation enabling the District to fund a \$46.5 million bond issue.
- Issuing bonds is the process school Districts use to fund capital improvements too large to fund through the annual budget. Using this method, the entire project will have a **ZERO IMPACT** over the current year budget and provides the District the ability to make the necessary improvements/additions without increasing the budget.
- **These projects are at no additional cost to the taxpayer.**

# BOE CHARGE TO ADMINISTRATION AND FACILITIES COMMITTEE

The Facilities Committee, Superintendent, and Assistant Superintendent for Business, architects and construction managers were charged by the Board of Education with developing:

- A budget neutral referendum, as reviewed and verified by financial advisors based on current market conditions.
- A plan that addresses the most essential objectives of health, safety, and programmatic and enrollment growth.
- A scope of work with a zero impact over current year capital appropriations (zero budget impact over current year and over the life of the bond repayment).

# WHAT PROCESS WAS USED TO DETERMINE THE SCOPE OF WORK?

- The Facilities Committee began meeting and reviewing information in October 2015.
- The 2015 Building Conditions Survey and Five Year Plan were prepared and carefully reviewed in priority order with architects. The District engaged a construction management team in the spring of 2016.
- The Facilities Committee worked with financial advisors and bond counsel to assist and review the funding plan.

# WHAT PROCESS WAS USED TO DETERMINE THE SCOPE OF WORK?

- Demographic studies were conducted and used in conjunction with actual enrollment data.
- Schools were carefully inspected to identify capital improvements, space limitations, and health and safety issues.
- Current and projected program and enrollment needs were identified and are addressed in the referendum.
- The Facilities Committee reported periodically to entire the Board of Education during public session.

# THE BOND REFERENDUM WILL NOT INCREASE THE ANNUAL BUDGET

- The repayment of the Bond will come from re-allocating funds within the budget currently allocated for capital improvements.
- Similar to a home equity loan, the borrowing will permit larger scale projects to be completed that cannot be accomplished within an annual budget.
- The Bond referendum as currently constructed is budget neutral.

# POSSIBLE BORROWING SCENARIO

## Current Year

District Budget	2016-17	2017-18	2018-19	2019-20
Transfer to Capital	\$ 2,615,000	\$ 2,615,000	\$ 1,771,460	\$ -
Debt Service	\$ -	\$ -	\$ 843,540	\$ 2,615,000
Total Capital & Trans.	\$ 2,615,000	\$ 2,615,000	\$ 2,615,000	\$ 2,615,000
	roofing/ storage	roofing	\$15m bond & \$1.7M roofing	All bonds issued

As illustrated above, the proposed bond of \$46.5 million will have a  
**Zero** effect over the current year budget and tax levy.

***30 year fixed term bond***



# THE DISTRICT HAS A TRACK RECORD OF EXCELLENCE IN FINANCIAL MANAGEMENT

- The District has a proven record of excellence in financial management. HCSD has received the Certificate of Achievement for Excellence in Financial Reporting.
- For seven consecutive years the District has been awarded this distinction, the highest level of excellence in public sector financial management, awarded by Government Finance Officers Association and NYS Association of School Business Officials.
- HCSD is among only a handful of Districts in New York State to have achieved an AAA rating since 2006 from Standard & Poor's.

# THE DISTRICT IS RECOGNIZED FOR EXCELLENCE IN LONG TERM FINANCIAL PLANNING

- Over the past six years, the tax levy has been at or below the tax levy cap limit.
- The budget increase has averaged only 1.42% during this six year period.
- The 2016-17 school budget increased spending by 0.69%, which resulted in a tax rate increase of 0.96%.

# BOND REFERENDUM TO ADDRESS THREE KEY AREAS

- Health and Safety
- Enrollment Growth and Space Shortages
- Programmatic Needs

# OUR STUDENTS. OUR SCHOOLS. OUR FUTURE.

The Bond Referendum addresses needs across all six schools including:

- Projected enrollment growth and space needs at Parsons, Harrison Avenue, and Harrison High School.
- Health and safety upgrades at Louis M. Klein Middle School.
- Health and safety upgrades at Preston and Purchase Schools.
- General maintenance, roofing repairs/replacements and improved energy efficiency at all schools.

# THE CURRENT CONCERNS AND PROPOSED SOLUTIONS AT HARRISON HIGH SCHOOL

- Students have full academic schedules. Student participation in core multiple academic courses has out-paced available building space.
- Current programmatic needs cannot be met due to space constraints, requiring some classes to be combined.
- Space is limiting the addition of expanded academic offerings. The classroom addition addresses these concerns.
- The planned improvements will meet existing programmatic needs and ensure students can access a full compliment of academic programming.
- The HHS master schedule exceeds building capacity and does not allow for additional students or sections.
- Renovation to music space will address current classroom needs and significant storage limitations. There is inadequate space for classes, individual lessons and rehearsals.

# THE CURRENT CONCERNS AND PROPOSED SOLUTIONS AT HARRISON HIGH SCHOOL

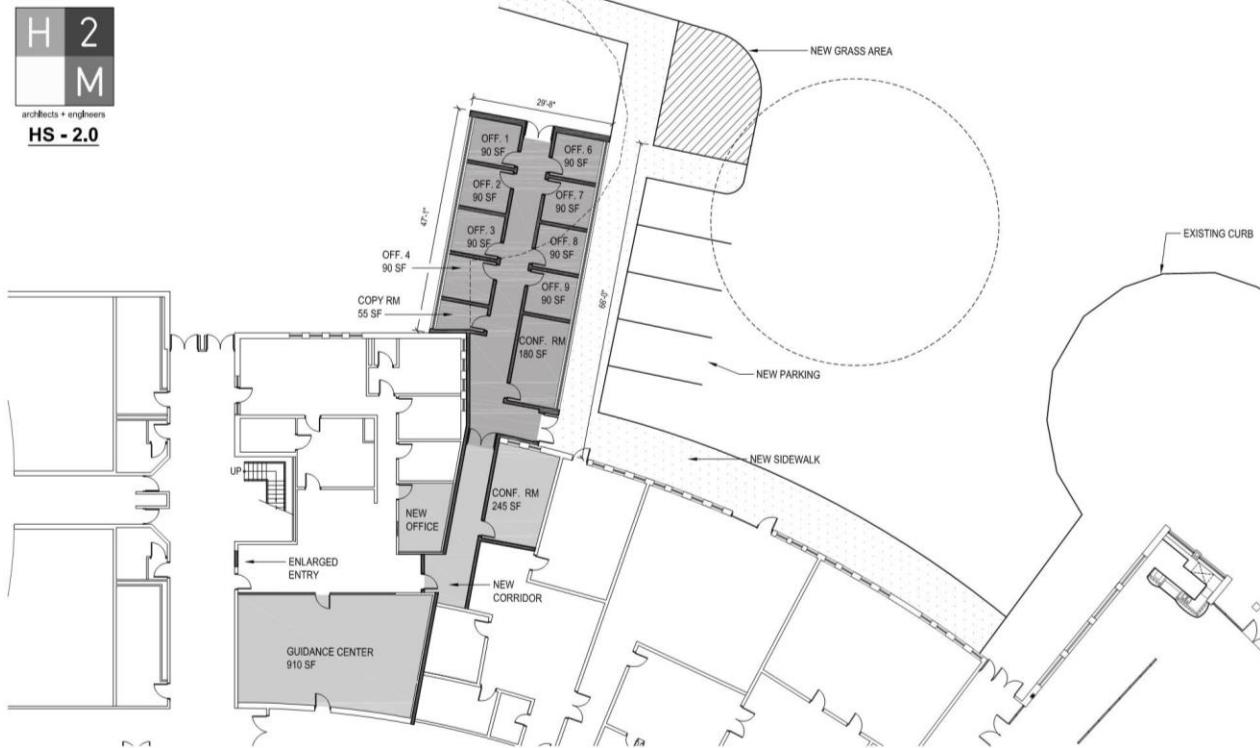
- The expansion of the guidance office supports the addition of one counselor to maintain caseloads of 160 students.
- The guidance expansion allows the International Baccalaureate Coordinator to remain in the guidance center, and creates a small conference room for parent-teacher conferences.
- The District is unable to support the increased demand of college on-site visits.
- The existing guidance offices will be repurposed into a student support area to assist students in the college application process. This multi-purpose space will also accommodate on-site college visits.
- The redesigned space will allow for critical interactions with students and counselors, and college representatives.

# HARRISON HIGH SCHOOL PROPOSED PROJECTS

- Addition of Eight Classrooms
- Addition/expansion of Guidance Center
- Renovation of Music Classrooms and Equipment storage
- Partial Roof Replacement
- Masonry Repair/Replacement
- Chimney Repair
- Partial Window Replacement
- Egress Window Replacement
- Upgrade Electrical Main Distribution Panels
- Replace Light/Power Panels
- A/C in Small Gym (for testing purposes)
- Rebuild Gas Main Header

Total Cost: \$8,110,395

# HARRISON HIGH SCHOOL PROPOSED FLOORPLAN





# HARRISON HIGH SCHOOL PROPOSED RENOVATIONS



# HARRISON HIGH SCHOOL PROPOSED RENOVATIONS



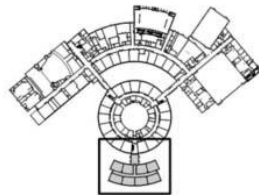
# HARRISON HIGH SCHOOL PROPOSED FLOORPLAN

HARRISON CENTRAL SCHOOL DISTRICT  
HIGH SCHOOL CLASSROOM ADDITION - OPTION #1  
TOTAL AREA = 5,400 S.F.  
06.09.16

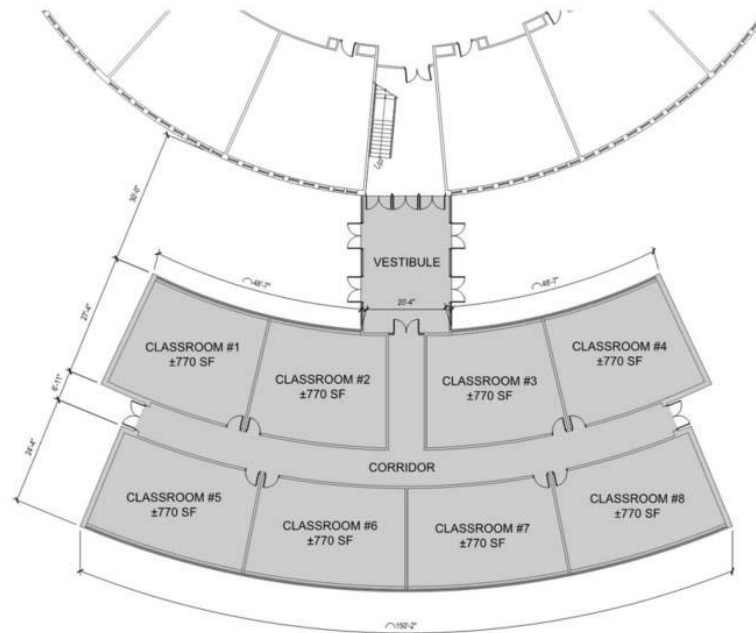


architects + engineers

**HS - 1.0**



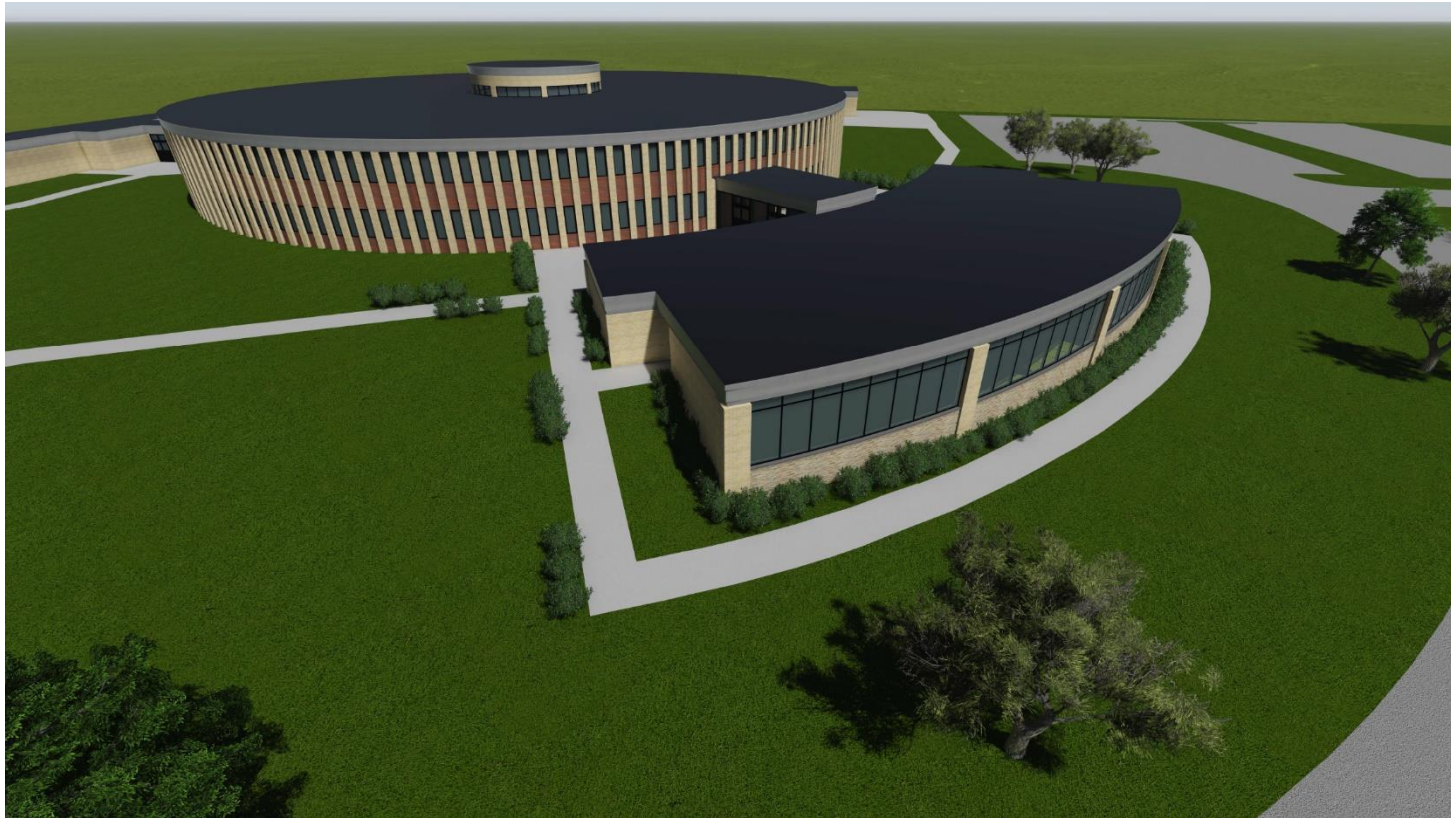
**KEY PLAN**



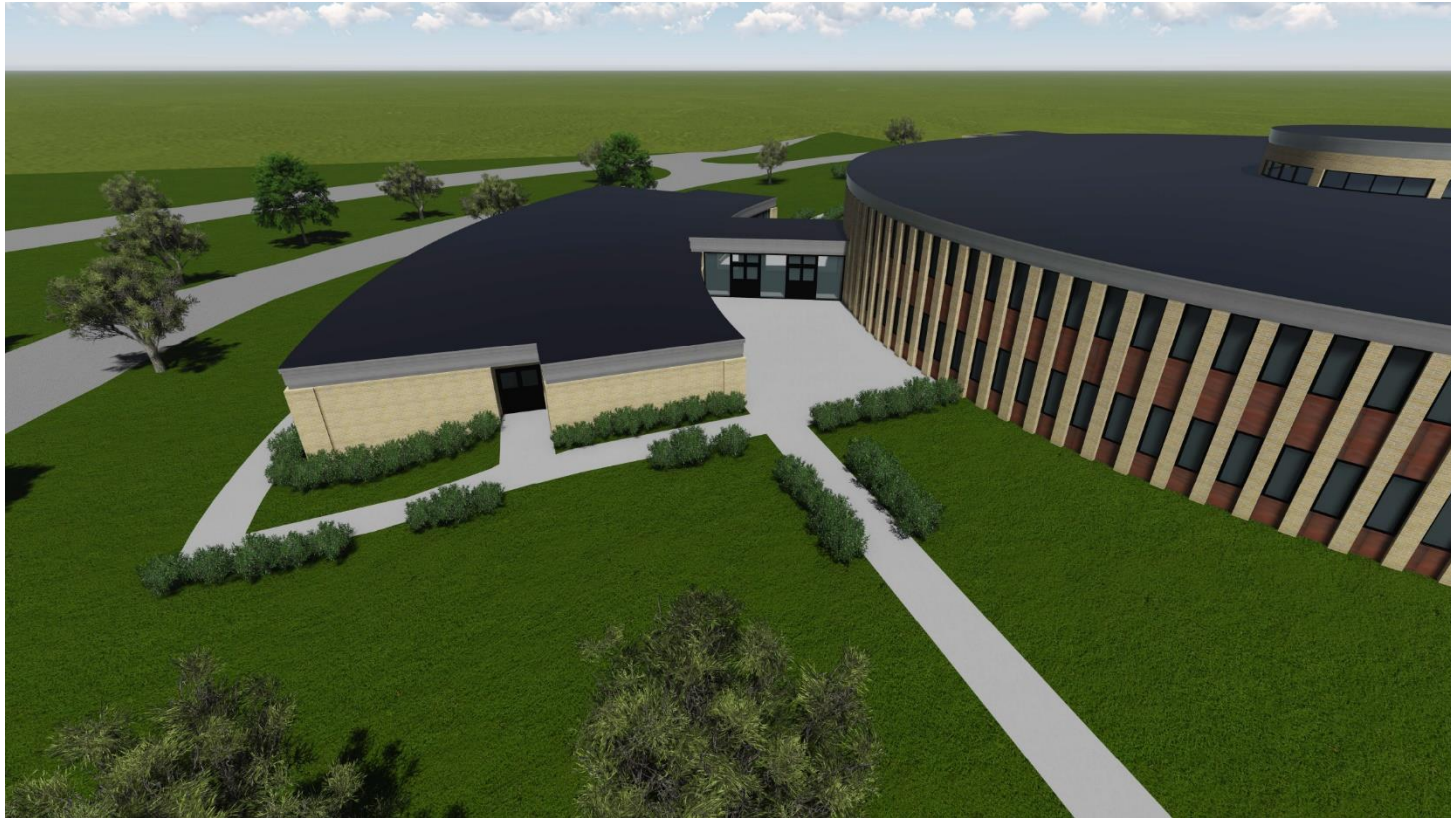
**FIRST FLOOR PLAN**



# HARRISON HIGH SCHOOL PROPOSED RENOVATIONS



# HARRISON HIGH SCHOOL PROPOSED RENOVATIONS



# HARRISON HIGH SCHOOL PROPOSED RENOVATIONS

## HHS Music Suite



# THE CURRENT CONCERNS AND PROPOSED SOLUTIONS AT LMK MIDDLE SCHOOL

- Exterior of the building is deteriorating and not safe, masonry is crumbling.
- Awnings, windows, and doors must be replaced due to water infiltration.
- Cafeteria serving space is inadequate for students, which results in long lunch lines.
- Addition of security vestibule to increase safety. This change enhances security for visitors.
- Renovation of LMK field to include a track, lighting, bleachers, and restrooms.
  - A grass field is planned; however, if engineering permits, a turf field will be installed.
  - There are no restroom facilities accessible to the community when using the field.
- Auditorium has not been renovated since 1939 and requires repairs and upgrades.
- Bring building into closer compliance with the 1990 Americans with Disabilities Act (ADA) Standards, as well as the 2010 ADA Standards for Accessible Design.



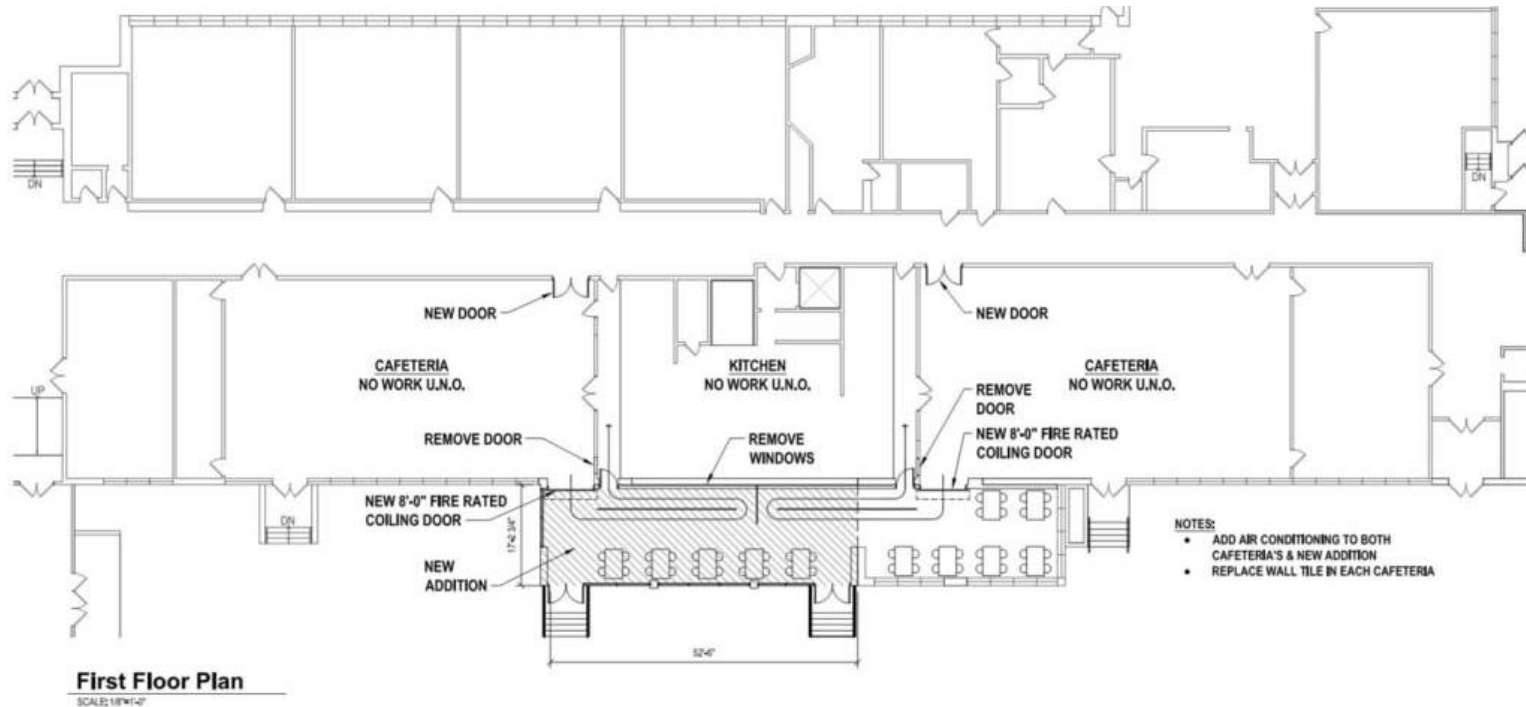
# LMK MIDDLE SCHOOL PROPOSED PROJECTS

- Renovate Cafeteria and Expand Serving Area
- Complete Auditorium Renovation
- Create Main Entrance with Enhanced Security Vestibule
- Roof Replacement
- Masonry Façade Replacement
- Entrances/Walks/ADA Compliance
- Replace Various Exterior Doors
- Window Replacement
- Replace Sewer Main to Street
- Rebuild Gas Main Header
- Track & Field (Including Bleachers, Field Lighting, Restrooms)

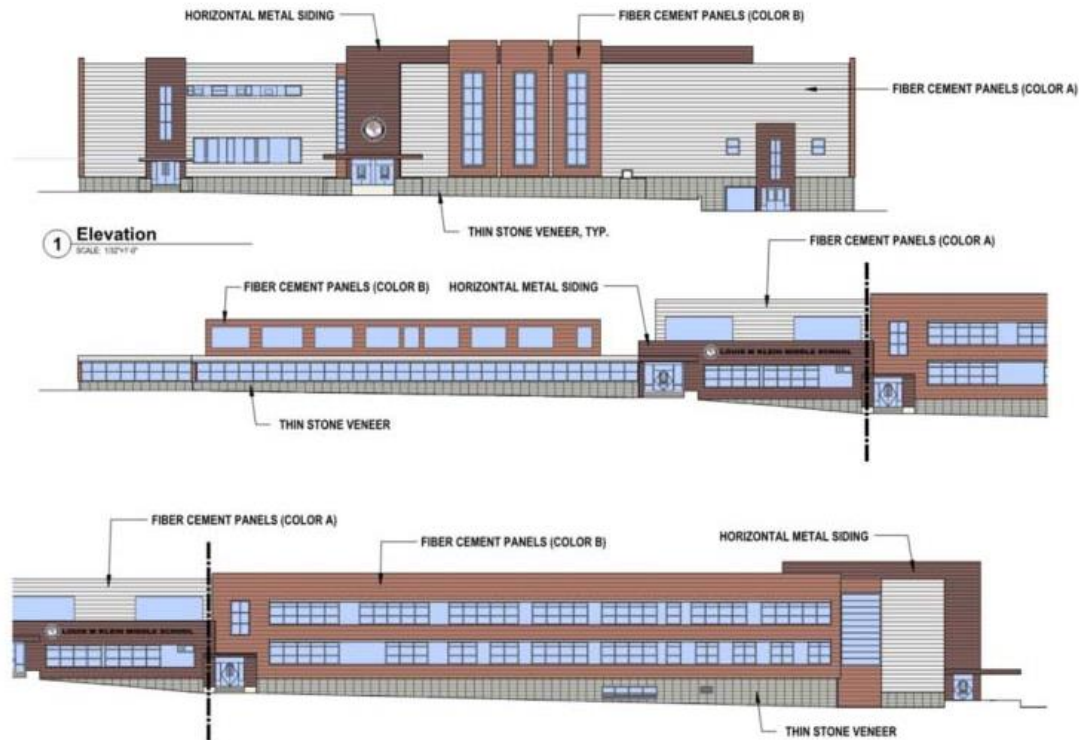
Total Cost: \$24,894,919



# LMK MIDDLE SCHOOL PROPOSED FLOORPLAN



# LMK MIDDLE SCHOOL PROPOSED ELEVATIONS



# LMK MIDDLE SCHOOL PROPOSED TRACK AND FIELD

HARRISON CENTRAL SCHOOL DISTRICT  
LOUIS M. KLEIN MIDDLE SCHOOL SITE DIAGRAM  
08.04.16



(4) PROPOSED LIGHTING, TYP.

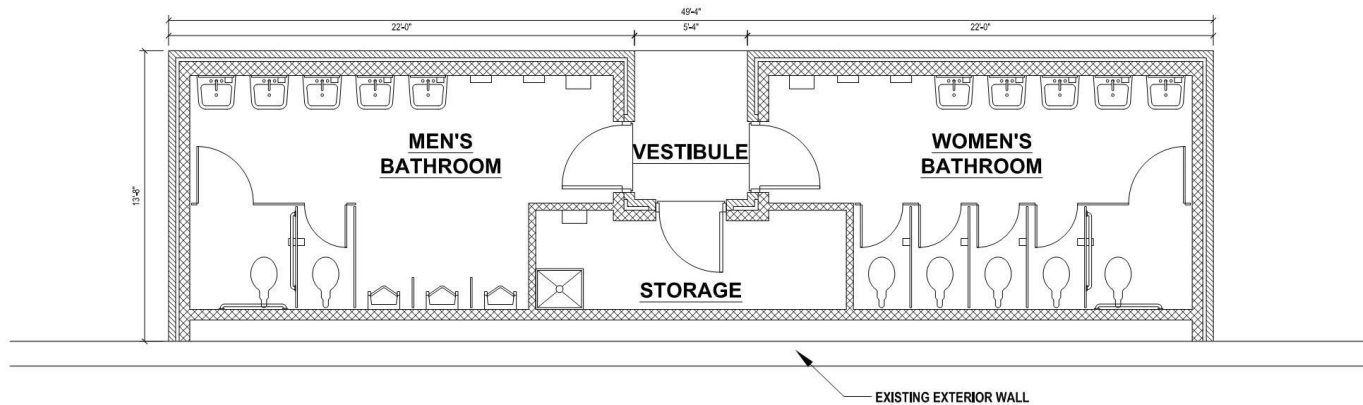
PROPOSED BLEACHERS

EXISTING TRACK &  
MULTI-SPORT FIELD  
TO BE REPLACED

PROPOSED BATHROOM  
ADDITION



# LMK MIDDLE SCHOOL PROPOSED EXTERIOR BATHROOMS



# LMK MIDDLE SCHOOL PROPOSED RENOVATIONS





# LMK MIDDLE SCHOOL PROPOSED RENOVATIONS



# LMK MIDDLE SCHOOL PROPOSED RENOVATIONS



# THE CURRENT CONCERNS AND PROPOSED SOLUTIONS AT PARSONS MEMORIAL SCHOOL

- This school year two additional classrooms were needed, which required the demolition of two bathrooms and a small instructional space to create one undersized classroom.
- Band class takes place in the basement hallway.
- ENL classrooms are in renovated closet spaces. Reading classes occur in converted storage and locker areas.
- All Parsons classrooms are undersized and class sizes cannot be increased as a result.
- Cafeteria addition allows current cafeteria to be converted into three new classrooms. New cafeteria will improve safety concerns and delivery procedures.
- Bring building into closer compliance with the 1990 Americans with Disabilities Act (ADA) Standards, as well as the 2010 ADA Standards for Accessible Design.

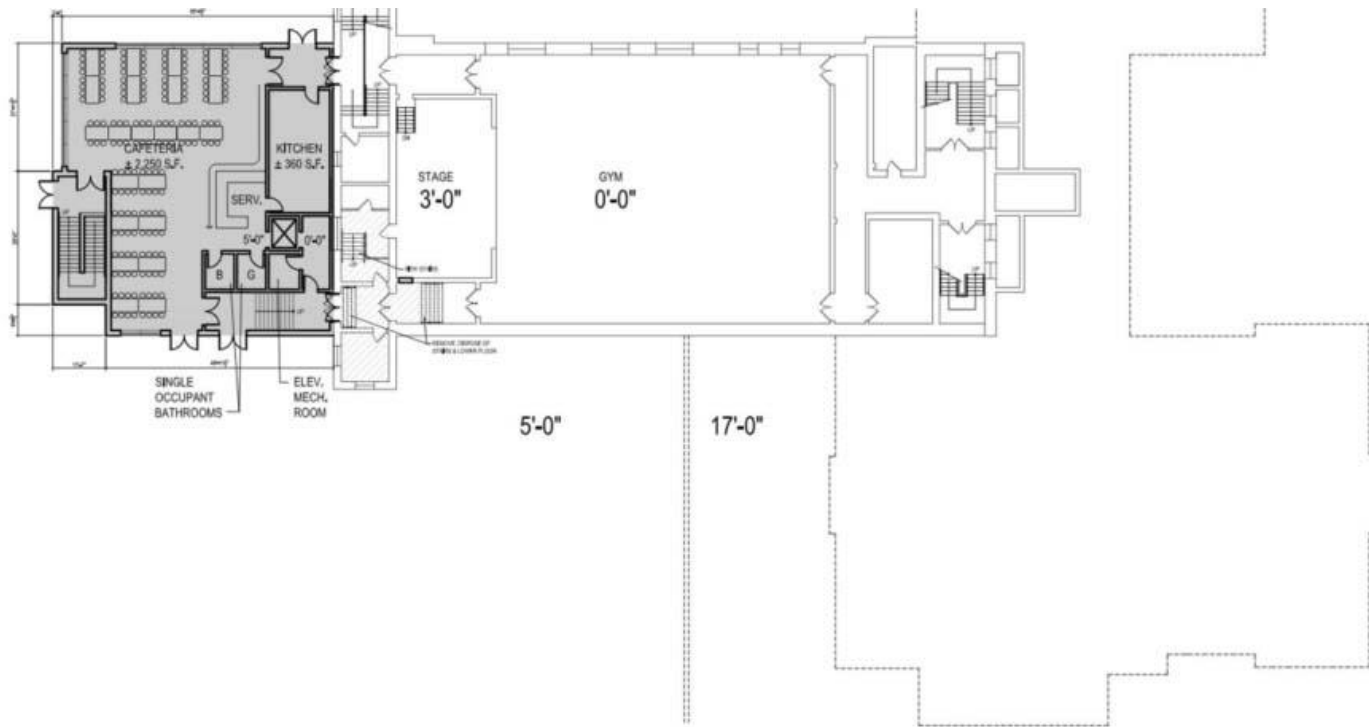


# PARSONS MEMORIAL SCHOOL PROPOSED PROJECTS

- Addition of Cafeteria
- Addition of Music classroom and Two Core Classrooms above New Cafeteria
- Convert existing Cafeteria to Three Additional Classrooms
- Roof Repair
- Elevator ADA
- Masonry Repointing/Replacement
- Partial Window Replacement
- Rebuild Gas Main Header

Total Cost: \$6,568,324

# PARSONS MEMORIAL SCHOOL PROPOSED FLOORPLAN



SUB-BASEMENT (GYM)

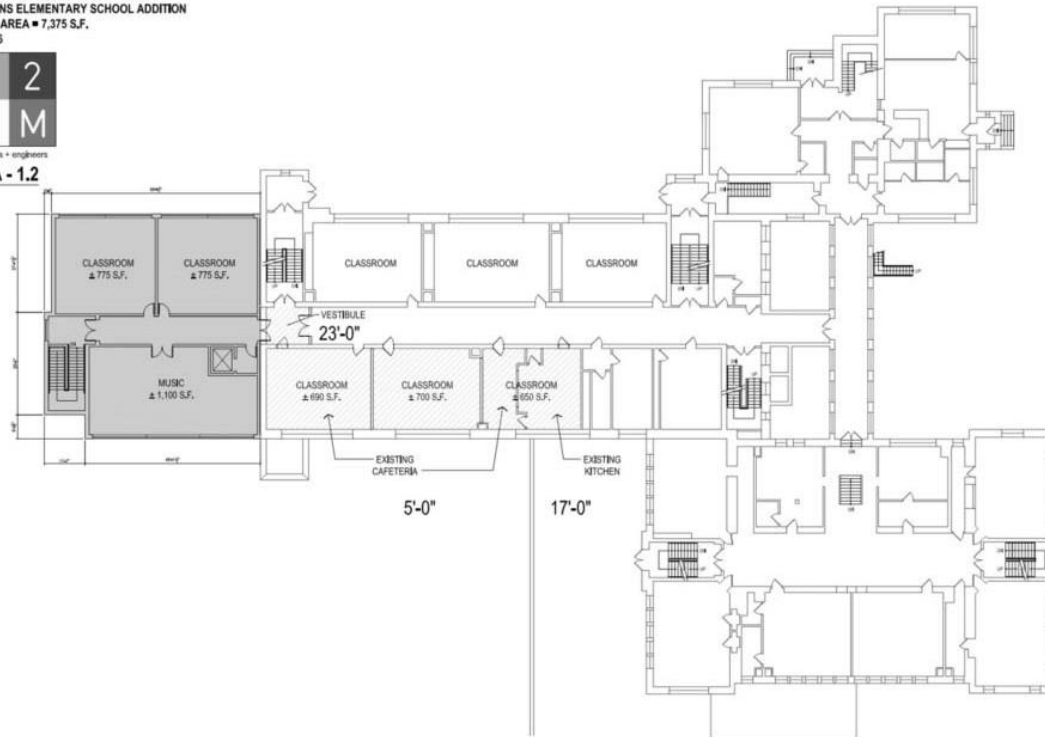
# PARSONS MEMORIAL SCHOOL PROPOSED FLOORPLAN

HARRISON CENTRAL SCHOOL DISTRICT  
PARSONS ELEMENTARY SCHOOL ADDITION  
TOTAL AREA = 7,375 S.F.  
06.13.16



architects + engineers

PA - 1.2



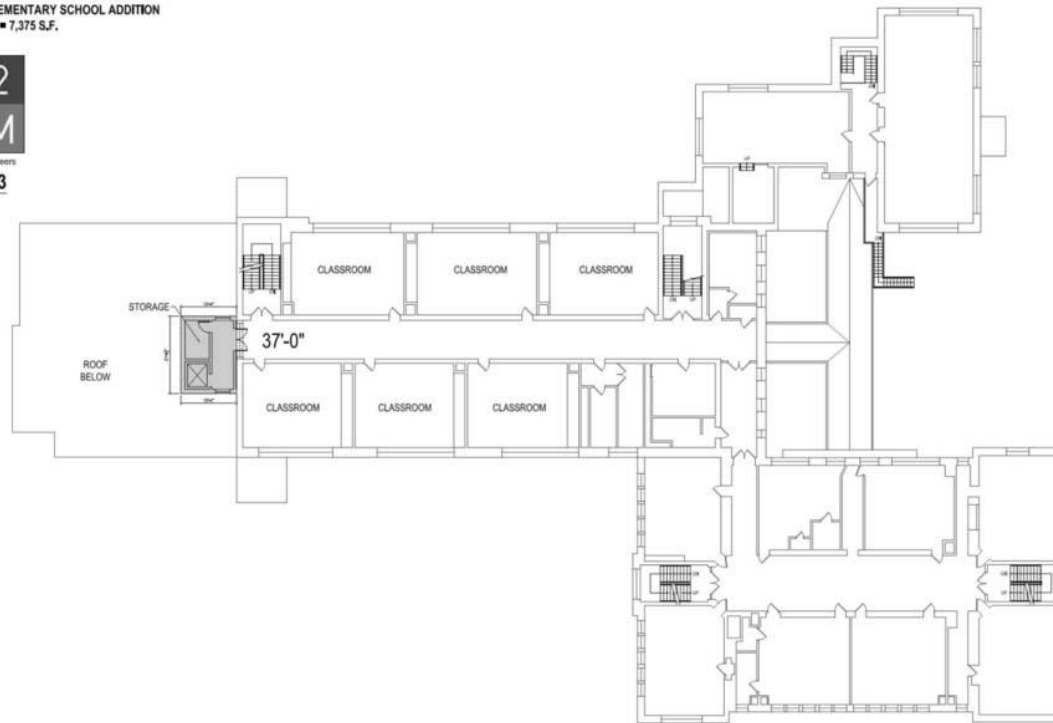
# PARSONS MEMORIAL SCHOOL PROPOSED FLOORPLAN

HARRISON CENTRAL SCHOOL DISTRICT  
PARSONS ELEMENTARY SCHOOL ADDITION  
TOTAL AREA ■ 7,375 S.F.,  
06.13.16



architects • engineers

**PA - 1.3**



# PARSONS MEMORIAL SCHOOL PROPOSED RENOVATIONS



# PARSONS MEMORIAL SCHOOL PROPOSED RENOVATIONS





# THE CURRENT CONCERNS AND PROPOSED SOLUTIONS AT HARRISON AVENUE SCHOOL

- Current cafeteria is undersized, reducing student lunch time by half, requiring six shortened lunch periods. Need to increase the size of the cafeteria to accommodate three full lunch periods per day.
- Kitchen is undersized and does not permit full food preparation on site.
- There is no remaining classroom space for anticipated enrollment growth. This summer required the elimination of two offices to create one undersized instructional space.
- Students must walk across building to use restrooms during lunch periods as none is nearby.
- Bring building into closer compliance with the 1990 Americans with Disabilities Act (ADA) Standards, as well as the 2010 ADA Standards for Accessible Design.

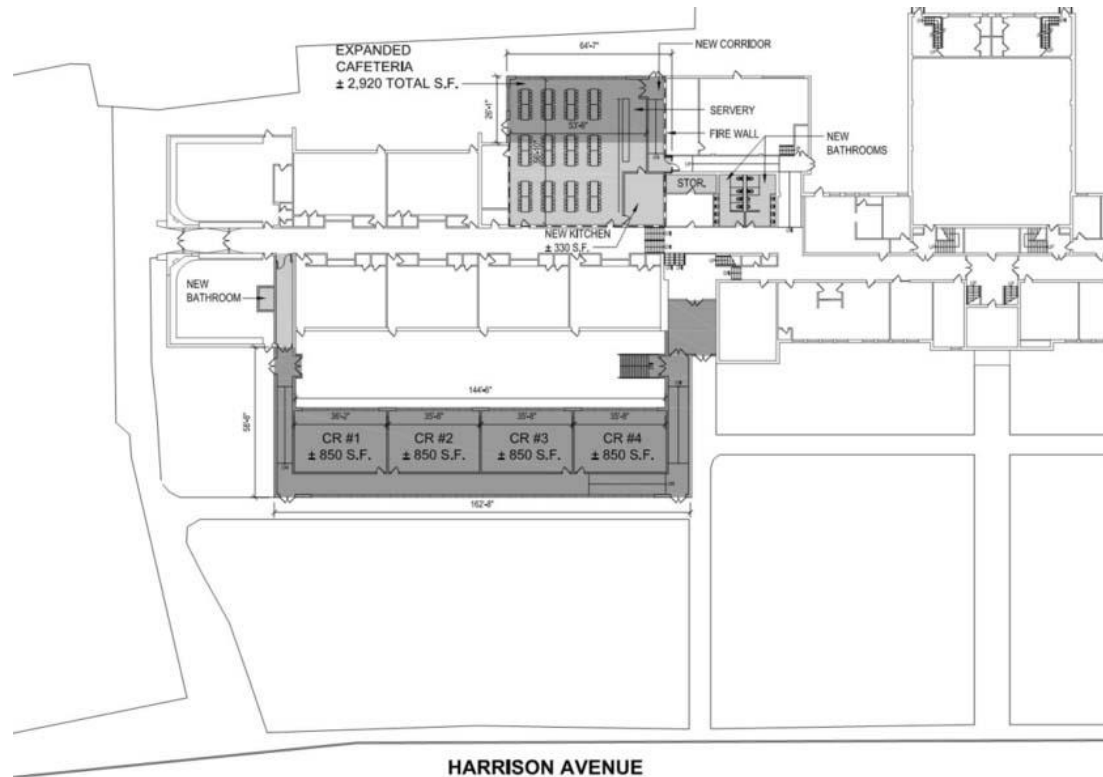
# HARRISON AVENUE SCHOOL PROPOSED PROJECTS

- Addition of Four Classrooms
- Expansion of Cafeteria and Kitchen
- Additional Bathrooms Adjacent to Cafeteria
- Masonry Repointing/Replacement
- Chimney Repair
- Partial Window Replacement
- Rebuild Gas Manifold/Eliminate Classroom Gas Piping

Total Cost: \$4,875,955



# HARRISON AVENUE SCHOOL PROPOSED FLOORPLAN



# HARRISON AVENUE SCHOOL PROPOSED RENOVATIONS



# HARRISON AVENUE SCHOOL PROPOSED RENOVATIONS



# PURCHASE SCHOOL PROPOSED PROJECTS

Purchase received an early childhood wing, multipurpose room, upgraded gym/auditorium and major renovations in the last bond.

Current projects are needed to address building infrastructure and health and safety.

- Partial Roof Replacement
- Masonry Repointing/Replacement
- Partial Window Replacement
- Rebuild Gas Main Header

Total Cost: \$797,463

# PRESTON SCHOOL PROPOSED PROJECTS

Preston received classroom additions, a new cafeteria and library, and major renovations in the last bond.

Current projects are needed to address building infrastructure and health and safety.

- Partial Roof Replacement
- Masonry Repair/Replacement
- Repair Chimney
- Partial Window Replacement
- Rebuild Gas Main Header

Total Cost: \$1,677,286

# THE KEY REASONS FOR A BOND REFERENDUM

- Improvements address health and safety concerns in all six schools.
- Renovated/additional space will provide all students appropriately sized classrooms and allow high school students to take full academic programs.
- Repairing the infrastructure of our schools is a responsible and invaluable way to protect and enhance our community and real estate values.
- These projects will be implemented at no additional cost to the taxpayer.



# CONNECT WITH US

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- Facebook: <https://www.facebook.com/Harrison-Central-School-District-626230214214598/>
- Phone: (914) 835-3300
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