

Bruno M. Ponterio Ridge Street School
Building Construction Planning Advisory Committee

Date of Meeting: 20 August 2008

Meeting Attendees:	Robin Willig	BMPRSS Staff
	Mary Ann Falco	BMPRSS Staff
	Trudi Davis	Federation President
	Bradley Hamburger	Parent
	Volkert Braren	Parent
	Frank Doria	Parent
	Brian Rothschild	Parent
	Joseph Denn	Parent
	Andrew Rosson	Parent
	Deborah Faust	Community Representative
	Jacqueline Freedman	Community Representative
	Alan Willig	Community Representative
	Larry Rand	Community Representative
	Alan Salzman	Community Representative
	Joseph Rodriguez	Interim Principal BMPRSS
	Tracy Taylor	Assistant Principal BMPRSS
	William J. Stark	Superintendent of Blind Brook School District
	Carmine Crisci	BMPRSS Maintenance Foreman
	Douglas Chu	KSQ Architect
	Kevin Sawyer	Triton Construction
	Steven Kaplan	President Blind Brook Board of Education
	Lawrence Engle	Member of Blind Brook Board of Education
	Glen Schuster	

Agenda

7:30 pm - BM Ponterio Ridge Street School Band Room

- I. KSQ Architects will present of Options 1, 2, & 3 (Presentation should be about 20-30 minutes.) We would appreciate the committee holding all questions until after the presentation.
- II. Open discussion and decision of proposed option/plan that best fits our needs

Meeting Minutes

Meeting started at 7:32 pm

Tracy introduced Doug (architect) and Kevin (construction manager), who will go over the three construction options.

Doug discussed minutes from 2007 - Meetings were conducted with various school community constituents last year.

Brad asked that everyone introduce themselves and briefly discuss their relevant background.

Debbie asked for clarification about the rules and asked that information be sent out earlier to committee members. Some people are not receiving all the e-mails.

June 5, 2007 - The architects first met with Kevin Fittinghoff, BMRSS Principal, and Dr. Valenti, Superintendent of Schools, to discuss the needs of the school. The architects walked around the building and created the assessment report. Architects listened to faculty and staff to come up with A, B, and C plans.

June 15, 2007 - Librarian, Petra Bova, and head of the kitchen, Eileen Goodman, discussed the library and kitchen needs.

Carmine asked for clarification about what cafeteria needs were discussed, such as only one or two working burners. A lot of equipment wasn't working. The circulation and capacity for the number of children is not adequate. Servers also requested having a place to change out of working clothes.

Committee responded that they did not know these needs. **The report online does not have the meetings minutes discussed last year in terms of what the school needs. Architects will get committee a copy of the report.**

Option 1: Infrastructure upgrades – removing original boiler (no longer being used), new roofs, walls, lighting, floors, bathroom, library and science room renovations. (1955 roof has been renovated), field work, basketball parking lot and north field. 10 million dollar estimate

North field needs more investigation to determine why there are always floods.

Question from Debbie: Do we need additional parking spaces?

Mary Ann: We have very limited parking now.

Tracy emphasized that the need for part-time aide parking spaces also increased our need last year.

Larry asked for break down in costs be explained a bit more during the process. The architect explained that prior experience was used to estimate what might be needed to fix the flooding conditions in the field. A RFP has been already sent out. It was publicly bid for a surveyor, an environmental expert, etc. that were needed for the investigation.

Option 2: Four classroom addition

Addition would be off Mike Thomas' room, part of the room would be lost as a corridor.

Why the additional rooms?

Currently 820 students. The space is currently beyond 80 % capacity. Rooms out of compliance are being used to serve needs. Special ed classroom inadequately spaced. No Spanish classroom for two teachers. Program and curriculum are driving the need for more space. Only 2 out of 6 of the kindergarten's have bathrooms, which is out of compliance.

The classrooms would be completed by 2011. See master schedule for all parts of the process.

Annual inspections would find that we are not always in compliance at the moment. There is a risk that we would be found in violation and we would be required to fix the problem immediately or we couldn't occupy the building. This would not be funded by aid, but by the district itself. This could be a motivator for going for option 2 at least. Option 1 will not increase any space, so it will not address this problem.

Even with a potential decrease in student population educational programs, such as special ed. and spanish, create a need for more space. These needs will remain constant even if the over all population decreased.

The kitchen still stays the same and the butler building is renovated in this option. Just window panels and roof will be replaced in the butler building.

Estimated cost of option 2 is \$13,250,000

What is the renovated lifespan of the Butler building? Is this putting good money into a system that will not be completed upgraded? It might cost \$4-\$6 million to really get it completely upgraded. The panels on building are not being replaced so there will still be too much heat loss or heat gain. No energy efficiency. Will still pay more in utilities to heat and cool the rooms. Maybe we would get 20 more years out of it. Is this building past its useful life?

Carmine (regarding Butler building): Vents are opened and closed during the day to compensate for the loss and gain of heat through the panels.

Option 3: Elimination of Butler building to be replaced by a dedicated kindergarten drop-off. The 8 "Butler" classrooms will be replaced in new construction plus the 4 additional classroom. New cafeteria and servery in this option.

Estimated cost of option 3 is \$21,500,000

Discussion of three options by committee members.

If we renovated the Butler building more thoroughly there will have to be a new cost estimate for this work. Do we need to have more bathrooms built for the kindergartens in the classroom? What is this cost? Will NYS check on compliance for all these classrooms? We don't know what the state will come back with while reviewing the plans. There could be unexpected costs.

Discussion of the enrichment center. Is it up to the committee what the room(s) will be used for in the future? The room will still have to have handicap accessibility and windows.

Tracy shared Jonathan Ross's question: Does option 1 adequately address infrastructure needs?

Why is the library being renovated? Library will be made into a combination library/media center. Joe Rodriguez said that many schools are doing this to create a different role for the library in the school. This will keep RSS up with the times.

Larry Rand brought up that we might have to take parts of options 1, 2, and 3 to keep the overall cost down.

Brad Hamburger asked that committee members come in while school is in session with all the students and staff to truly assess the need for more space in RSS.

Larry Rand discussed how much the community tax payers could bear the extra cost of the bond. He is concerned that a bond of more than \$12-\$15 million will not pass.

How much will this cost the individual tax payer?

Jaqueline asked how can we determine the cost of this project without assessing the needs?

Debbie: What is needed the most?

Discussion of forming committees to assess needs.

What are our subcommittees?

Who determines what are the needs?

The Board of Ed will determine what the needs of the school. It is their call.

Brad emphasized that each member of the committee must get real evidence to assess what the needs of the school are now. Maybe visit other elementary schools that are considered to be adequately equipped. What will it cost us to get to that point? What do we want? What will it cost? How will we get to that point?

Steve Kaplan: We may get to a point of needing to make some compromises to get to the financial comfort level.

For clarification – The BOE has determined that the infrastructure is the minimal amount that needs to be done. They will not commit beyond that point. They need this committee to help guide them through the process. The board has not had RSS construction discussions yet.

Discussion ensued on what infrastructure needs are minimally required, such as what will happen in the library...

Trudi asked for more specific design ideas. Architect explained that this doesn't happen until the bond is passed. It was suggested that committee members see other libraries that have been upgraded.

Mary Ann: Cafeteria will not be air conditioned until it is rebuilt. Gym will not get air conditioning, but only air circulation systems.

Discussion on accuracy of demographic study.

Bill Stark explained that the programs today do require more space than school used to require. There are more space needs now for the same amount of children.

Bill suggested that we create some organizational structure for this committee to move along this process. Our time is limited. Suggested we set our priorities.

Larry Rand wants to come up with a number that the community can afford, then plan what we can do.

Brad asked Larry Engle how this process occurred during the BBMS/HS bond planning. Larry said we still have to assess the needs of the RSS. He thinks needs will sell the bond rather than the other way around.

Brad: Don't we owe the elementary school children thorough examination of their needs and address them, just as we did for the older kids in the school community?

Tracy agreed that everyone does need to be truly aware of the RSS needs. She doesn't want to get too bogged down in this because of time constraints. Do we want to talk about the needs in small sessions? One big discussion after Tracy and Joe speak to the teachers? Larry Engle said we should research ourselves about the difference of needs and wants in the school.

Still disagreements are what are needs and wants. How will this be determined?

Brad: Let's create committees.

Carmine: Let's look at curriculum needs, construction needs, etc.

Andrew: Could Jonathan Ross' four questions be our four committees?

Committee members volunteered to be on different committees and agreed that there should be representation of everyone's different backgrounds on each committee.

Financial Committee

Larry Rand
Joseph Rodriguez
Bradley Hamburger
Andrew Rosson

Facilities Committee

Mary Ann Falco
Bradley Hamburger
Carmine Crisci
Alan Willig

Education committee

Robin Willig
Martha Rosen
Trudi Davis
Alan Salzman

Deborah Faust
Jonathan Ross

Mitchell Levy
Frank Doria
Brian Rothschild
Joseph Denn
Jacqueline Freedman
Tracy Taylor

Volkert Braren
William J. Stark
Bradley Hamburger

Committee members agree that there needs to be meeting of these sub-committees before next meeting.

Meeting adjourned at 9:42 pm

Next meeting is Wednesday, Sept. 3rd
7:30pm at BM Ponterio Ridge Street School Band Room.

Subcommittees need to meet before September 3rd create a report to present to the overall committee.