

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

Date of Meeting: 8 September 2008

Meeting Attendees:	Robin Willig	BMPRSS Staff
	Martha Rosen	BMPRSS Staff
	Mary Ann Falco	BMPRSS Staff
	Bradley Hamburger	Parent
	Volkert Braren	Parent
	Frank Doria	Parent
	Andrew Rosson	Parent
	Mitchell Levy	Parent
	Deborah Faust	Community Representative
	Alan Willig	Community Representative
	Larry Rand	Community Representative
	Alan Salzman	Community Representative
	Joseph Rodriguez	Principal BMPRSS
	Tracy Taylor	Assistant Principal BMPRSS
	William J. Stark	Superintendent of Schools, Blind Brook-Rye UFSD
	Jonathan Ross	Assistant Superintendent for Finance and Facilities
	Carmine Crisci	BMPRSS Maintenance Foreman
	Douglas Chu	KSQ Architects
	Armand Quadrini	KSQ Architects
	Kevin Sawyer	Triton Construction
	Steven Kaplan	President Blind Brook Board of Education
	Lawrence Engle	Member of Blind Brook Board of Education

Agenda

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

- I. Approval of all minutes
- II. Review of summary
- III. Presentation by KSQ of modified options

Carmine addresses approval of all minutes – both whole committee and sub-committee. The Committee approves all the minutes with amendments and corrections provided to Tracy.

Armand will be presenting new plans to the committee.

Summary:

- All groups agree to infrastructure repair

- Education and Facilities agree to build 4 additional classrooms
- Finance agrees for budget to be within \$12-\$14 million.

Armand says: There will be a discussion with the BOE about completing the roof work immediately. Plans will need to be sent to the State ASAP.

Volkert: Any Money for aidable project that is spent without a bond will decrease the net cost of the project.

Armand: Assumes there will be a bond vote in January.

Armand: Triton Construction will be doing an internal review of costs. It is part of their contractual obligation to provide 3 estimates.

Kevin: Scope, 50, 90

Armand: Two documents were handed out to the committee (and were printed out 1:60)

Slide 1

Original Plan B - Presented to Board and public presentation on June 23rd. \$13.25 million
With changes (no Enrichment Center and renovation of Butler) will now cost under \$12 million.
Remove teachers from found spaces and put them in new ventilated spaces.

Martha: Would we lose parking spaces?

Armand: We would lose some parking spaces, but improvements to North lot would add spaces to campus

Debbie: Could you build on other side of area and not on North lot?

No, we would have wetlands issues, slope of ground, and also equipment would be difficult to work there as it is very close to residential.

Mitchell: Are we wasting the corridor connecting to classrooms to use glass? With this opportunity could we out the 4 classrooms closer so they are not at the end of a corridor (isolated?)

Armand: This program calls for net gain of 4 classrooms.

Brad: The original plan for Plan C was to capture an additional flow.

Armand: Gross area of footprint is 6,000 feet. 500 sq feet of teacher workspace and no proposed basement.

Frank: Aren't we looking for clusters of 6 classrooms? And the Butler wing is close quarters, could we build classrooms off the primary wing off the other side and expand existing cafeteria.

Jon: But with this option – Option B – does not address cafeteria.

Slide 2

Restating Original Plan C.

- We did not change floor plan at all.
- Take off roof and Enrichment Center and it is \$20.2 million
- 28,000 square feet.
- 2,000 set aside for basement for kitchen
- It is a one story option.
- Calls for demolishing Primary Wing.
- Single toilet core for cafeteria and main common area.
- Teacher restroom near this area.
- 8 Kindergarten style (eight 1,000 foot plus four regular classrooms – approx. 820 square feet)

Larry R.: Net 3 classrooms? This is not what the Education and Facilities Sub-Committees agreed upon. We need 4 classrooms, so we should not even discuss Original Plan C.

Armand: Net 3 classrooms because we have to cut through classroom to build out. There would still be 420 sq feet – good enough for a working space.

State Ed requires 30 feet requirement for setback.

Had a great talk with facilities committee and they had some great ideas. Second story building, slide cafeteria down and then provide opportunity for basement level storage and open up to field. Since footprint of original construction is away from foot print of building, you can keep entire Primary Wing functioning. The kitchen itself would be rehabilitated and be used as a possible summer space, multi-purpose performance space. The Butler building is a series of metal arches that occur 15 feet on center. Structurally the steel members in the cafeteria are identical to the steel structures in the classrooms. What we propose is a more open square footprint plan and imagining it as a different egress to get down to the field. A toilet core shared by both classroom wings and down the hall from main cafeteria and stairway. A second toilet core would have to be built upstairs. We would take off the pressure of doing ADA rehabilitating we can do fixture rehabilitation.

ANDREW: Can the 1955 building support a second story?

I want to be clear that we are in a different budget category when we look at this two story plan. It's a plan, but I want to have some more thought/talk behind the plan.

Debbie: Is there a way in Plan B to expand the existing cafeteria?

Armand: I think how Frank suggested, that would be a good idea.

Debbie: How about going out the other way?

Armand: I think it is a bad idea to go over the footprint. If you go outside, then you would lose the opportunity to do it over the summer, you lose the cafeteria for the school year. The more aggressive the renovations the less likely you will be able to do it over a single summer.

Brad: But it doesn't address overcrowding in the cafeteria..

Volkert: The blockage in the cafeteria is the server area, not the seating in the cafeteria. By the time the last student is served, there is 10 minutes to eat. I'm not saying that's what we should do, but that is something to look at. The amount of people that could get through to eat.

Brad, can someone please expand on the overcrowding?

Robin: There is a long line on certain days stretching all the way from server to one side of multi-purpose room. And vice versa to the cafeteria.

Alan S.: Couldn't you build out over the courtyard?

Jon: It is not his (Armand's) opinion to build off the Butler building.

Armand: If this was a proper building I would recommend to expand it and rehabilitate it. It is a Butler Building., 50 years old. We could do it, but it is not my recommendation. It can technically be done, but...

Kevin – It would be logistically difficult to build. You would have to shut down corridor.

Volkert: There is no way that it can be done in two months.

Kevin: I'm not saying it's impossible, but...

Armand: A two story in alignment with the existing 1955 wing, but a three story looking out from field. 800 people in the new space. These are just diagrams, but this gives you good idea for footage and approach.

Now, we started to think about what would happen if we flipped it around and had the cafeteria/kitchen off the field. We would need to demolish the Primary Wing in two sections. We would demolish everything and leave 3/4 of the kitchen.

Joe: I lived through a year without any cafeteria and the kids ate in classrooms. Kids brought lunch.

Armand: (Alternative 2) Main assembly space, with additional road
Alternative 3 One story, no basketball courts, playground would be kept the same. Plaza would be created in front of cafeteria and then you would have an enclosed supervisable main courtyard space. You could have classrooms on the one story and be able to build up down the road.

What we wanted to do was take ideas that we heard last week and try to build on that. That was our approach for

Volkert: Plan C Alternative 3 Still requires bathroom upgrades throughout entire building This plan would require the most because more bathrooms on one floor.

Armand: The single story plans, we would have to do more by the state.

Volkert: Stacked bathrooms in Alt 2 are always cheaper.

Mitchell: Only one of the alternate plans addresses the reuse of the Butler building in some other fashion. Plan C Alternative 1 seems to be the plan that does. It seems like the recommendation would be to remove the Butler building to possibility save some finance.

There's a plan idea that builds a two story building and keep the Butler wing, but that was put in for discussion. I think that this committee and the Board should have a real opinion over the Primary wing.

Larry: This is a decision for the Board, not this committee.

Steve: A recommendation is to come from the building advisory committee first

Larry: There is no doubt in anyone's minds, that if you had the money, we would all agree to any of the Plan Cs except the original which only had a net gain of 3 classrooms. But now we go back to dollars and cents and have to weigh the cost vs. the needs.

Brad: Keeping the Butler building is a poor use of the money. The needs of the school and the kids come first. The worst thing that can happen is that we do a plan that doesn't work and go back to the community years later because it didn't work. It is up to us to educate the community. The minimum is x dollars per tax payer and the additional per tax payer is x amount of money and this is what we need; this is what's best for the community. Not this is all we can afford.

Alan S.: We haven't spent a lot of time on this whole project. We spent 18 months on MS/HS.

Brad: I agree that it would have been better if we had 12-18-24 months to work with Armand and use the expertise of Mitchell and everyone else. No doubt that would have been a better process. But, the kids have been living in an environment here since the 7 years I have been here. I spoke to wife's aunt, and she just went through her school being renovated. You have no idea what it does to the morale of every person in the school. They didn't change the walls, but they refurbished everything from the interior out. I don't know how you can put a price on waiting another year. Waiting another year puts a strain on the community.

Alan S: How was the staff morale this year?

Joe and Bill: Good

Steve: Are there any differences on energy utilization costs between the plans.

Armand: Plan B v Plan C? You won't find any significant energy utilization savings

Doug: The windows are 45-50% of the building. Those would have.

Kevin: Different between renovation and demolition – If you take the whole entire building and its foundation (leaving the skeleton) it would save you \$850,000, but you are going to get something very similar to original Butler building. And that would last for 30 years.

Armand: That would be rebuilding with the wrong size classrooms.

Volkert: But that's say that you are building it for Primary classrooms.

Robin: Have we as a committee given the Board the information you need to make a decision? How can we help you at that point?

Brad: We had an idea. I don't think we are going to agree on a single plan. We can narrow it down on two plans and present that to the Board.

Steve: That's fine. This can give us a starting point for BOE and community to discuss. We would probably spill over to 9/15 BOE meeting and 9/22 BOE meeting. There may be additional committee meetings after the BOE hears the committee report and deliberates on 9/15 and perhaps 9/22, and then gets feedback from Armand and Triton concerning questions and additional direction.

Brad: I propose to the committee that we put up Plan B and pick a version of Plan C.

Andrew: My mind, Plan Cs are all very viable and very exciting. As Larry pointed out is if we are going to spend \$20 million? Give the present conditions, I don't think the community can afford it.

\$11,400 average school tax. Another 900 or 1200 and this would be 400 on top. But when you break it down to what else it would be on top of tax payer, we would love to do this, but can the community afford it?

Jon: I would like to see that info

Brad: It's up to each individual voter and tax payer to decide if they can afford. I don't think we can agree tonight, but the Board has asked for a preliminary recommendation. Do you want to move forward over which Plan C to vote on?

Joe: I think it's a good idea since we discussed this.

Brad: I am going to narrow it down to Original Plan C and C2 or C3. Recognizing that both alternatives.

Larry: We can do anyone of the Plan C alternate plans because they have 4 net classrooms and you say we need 4.

(Committee talks to one another...)

Committee at large: So it seems that Committee is voting on C Alternate 1 and Plan C Alternate 3. The difference is whether or not you leave the Butler building. That is the key decision for the Board...to keep or not keep the Butler building.

Joe: But we will lose outside playground space if we go with Alternate 3.

Armand: We will get basketball courts in.

Volkert: We lose more parking spots with 3

Alan S. Where do we stand on building of North field?

Armand: The three of us will look at it tomorrow.

Jon: I need to see results of findings.

Mary Ann: Doesn't 3 and C have North Field work?

Brad: Yes they both do, but we don't know how much it will cost.

Carmine tallies:

C 1 – 11

C 2 – 0

C 3 – 3

2 abstain from voting

3 cannot vote

Larry: Now I would like to consider Plan B Plus. There should be changes to Plan B and they should have been reflected in here (document) and they were not. There were other things that were not picked up in this Plan B. The things we discussed last week, such as the cafeteria upgrade.

Andrew: If you are making us chose between Plan B or Plan C1 then I think that we are making an assumption about whether or not this will pass with the community.

Brad: We have an unfortunate time line we have to hear

Debbie: Would you be comfortable with these two options?

Steve: If you feel that with these financial times then you should say that at the BOE meeting.

Larry: Great so we have a deal.

Brad: I think we need to vote.

Alan: Why can't we make two recommendations?

Brad: There are going to be making votes for each of these options.

Carmine: The board will read the minutes and will have all this information.

Andrew: Why can't we say that if the financial environment was better we would all support the larger plan?

Larry: that is precisely correct.

Brad: We need to move forward. We need to vote.

Robin: Board needs to know who feels it needs to renovated or demolished. In terms of our discussions, the most practical plan would be to look at this.

Larry R.: We don't need to vote here; as Steve said, we can just share our views with the BOE

Steve: The vote will be less important than the comments at the next meeting.

Brad: They have asked for a preliminary vote. If we do all this work for a non-vote.

Steve: You don't have to vote to have something to be advisory.

Larry R. and Steve: It will come through in the comments.

Larry E.: I'd like to know what Plan B Plus is.

Debbie: I think the new cafeteria is critical to any plan, so the Plan B Plus is good.

Where the cafeteria is on the Plan B plan, you would be explaining that out maybe on two sides.

Andrew: So that means you want to keep the Butler building.

Debbie: I still think there are things in Plan A that we can take away.

Armand: Is the plus the expansion left and right? Is this the plus?

Martha: How do we meet the requirements for the Kindergarten rooms?

Volkert: With B there are no renovations to the rooms.

Armand: No, Plan B will be adding bathrooms within the existing classrooms and renovations.

Volkert: How can you get state approval?

Armand: We have to come to them with a reasonable plan for the Kindergarten rooms.

Brad: So, we are going to add bathrooms with already a smaller space than is needed. I don't understand why we can't go from \$13 million to add another \$8 million for these kids? What if the demo graphics are wrong? Are we Ok with going below the state requirement?

Alan: Don't say that we spent that money all on the MS/HS? We spent it because we didn't have a MS. And we spent more money to fix up HS.

Armand: B Plus is going to cost almost as much as Plan C. I'd have to go back to the office and check.

Larry: Not necessarily; Plan B Plus could cost as much as \$14 million but Plan C Alternative 1 is more than \$24 million.

Volkert: If you go to an enhanced Plan B, don't build a classroom wing. Build a cafeteria wing. The back of the Butler could be made into classrooms. If you talk about building a new servery and cafeteria, you might as well build new than work with existing.

Armand: In Byram Hills, we took three classrooms and made them into two Kindergartens, That's how we go through code compliant Kindergarten classrooms.

Brad: So where are we now? Are we going to take a vote?

Larry: We are not going to take a vote. We're going to take some direction from Steve.

Steve: Again, the comments are more important than the vote.

Mitchell: Look, if it's \$18.5 million or \$13.5 million, there's a 5 million swing.

Brad: Raise your hand if you want to vote: 10 Raise your hand if you don't want to vote: 5

Jon: Out of respect let's roll with Steve suggestion. Let's give the Board these suggestions.

Robin: Who will be at the BOE meeting? Who will present to the Board?

Larry R.: The 4 chairs

Carmine: We will all agree to disagree. We will present our recommendations to the Board and will send you all a summary of findings.

Jon: In opening the meeting, I think we need to discuss whether or not this is enough time. We have consensus.

Larry E.: There will be people in the community that feel the committee was rushed and do not want people to think that we were rushed.

**There will not be any additional committee meetings.
All committee members are encouraged to attend the Board of Education Meeting
on September 15th at 8:00pm in the Blind Brook Middle School/High School.**

Meeting adjourned at 9:30pm.

Minutes submitted by Tracy Taylor.