



BLIND BROOK-RYE UFSD

SCHOOL FACILITIES PLANNING

THIRD UPDATE ON RECOMMENDED PROJECTS



March 20, 2017

PRESENTATION OUTLINE FOR TONIGHT

1. Committee recommended infrastructure, renovation & new construction option at BMPRSS
2. Committee recommended infrastructure, renovation & new construction option at BBMS/HS
3. Cost Estimates and Impact on Taxpayers
4. Proposed Timeline to Construction and to Completion
5. Next Steps



BLIND BROOK-RYE UFSD

BMP Ridge Street School Campus

BMP Ridge Street School Campus



Ridge Street School, Existing Site Plan

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NEW CONSTRUCTION - BUTLER BUILDING

MAJOR CHARACTERISTICS OF RECOMMENDED OPTION

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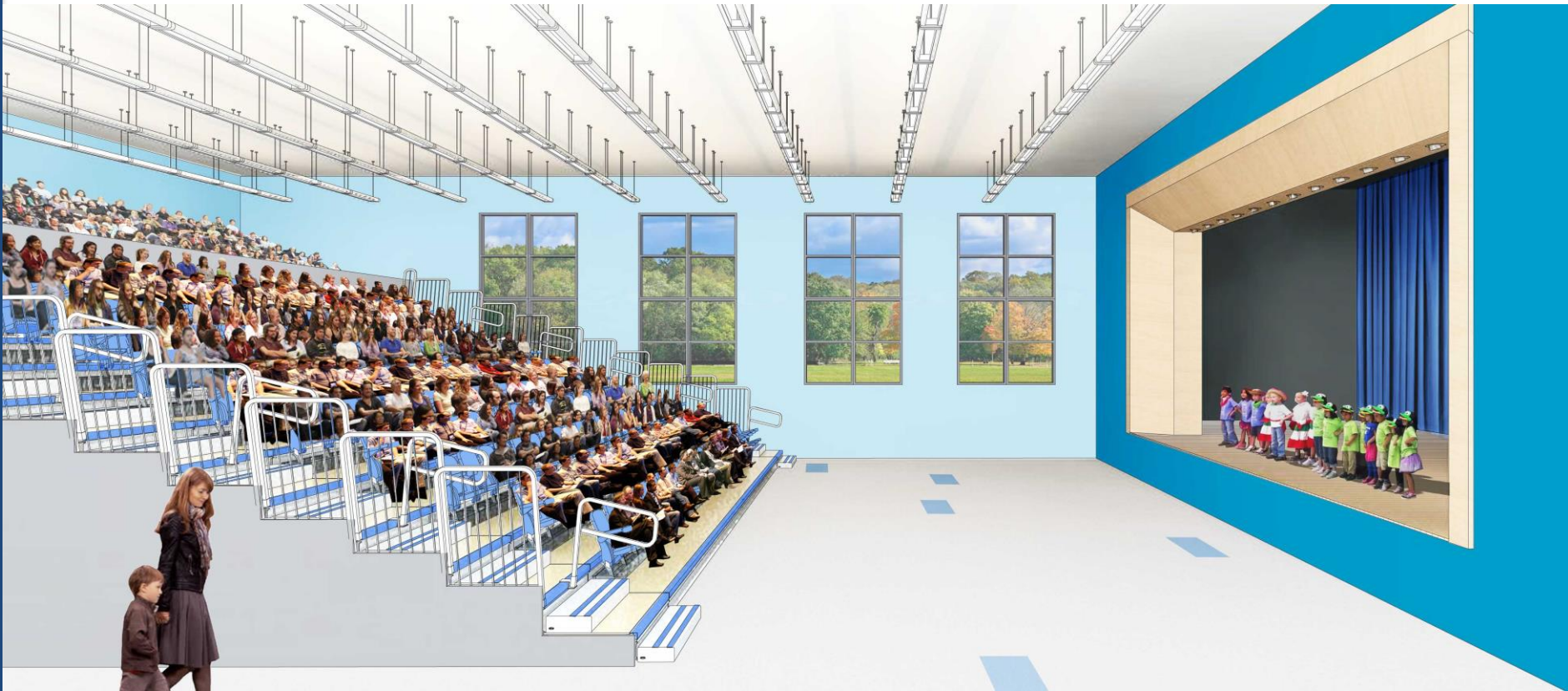
- New two-story, 10 classroom addition that unifies the existing disparate wings to create one cohesive school with clear paths of circulation (includes swing spaces)
- Construction of a Cafetorium – combined cafeteria and auditorium
- Gathering space provided outside Cafetorium to be used by teachers bringing students in and out of lunch or visitors during events
- Construction of a new, modern kitchen
- New bus circle and parking lot at north end of campus
- Central courtyard could function as an outdoor instructional space and allows the school's various gardens (Kindergarten garden, greenhouse, butterfly garden) to occupy a highly visible and easily accessible location
- Single-loaded corridors allow entry of natural light and views of the courtyard from the hallways
- Relocation of Library to Media Center
- New natural turf baseball field

NEW CONSTRUCTION – **BMPRSS CAFETORIUM**



RETRACTABLE SEATING OPTION FOR CAFETORIUM

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RETRACTABLE SEATING OPTION FOR CAFETORIUM

With regard to the BMPRSS campus, the District Facilities Committee recommends the following infrastructure:

- Install new ventilation system in library (1955) wing, 1950 wing, and both the old & new gyms with air conditioning
- Upgrade all older electrical panels
- Replace outdated fire alarm system
- Remove decommissioned boiler from old gym basement

BMPRSS RENOVATION SCOPE OF WORK

With regard to the BMPRSS campus, the District Facilities Committee recommends the following renovations:

- Remove asbestos-containing floor tiles in 1950 and 1955 wings
- Replace existing ceilings and light fixtures and install new casework in all classrooms
- Update all bathrooms for compliance with Americans with Disabilities Act
- Create new space for PTA use
- Update the Library to better serve changing instructional and space needs combining it with the technology classroom
- Centrally relocate Makerspace*, Art, and Music classrooms
- Relocate Main Office to new entry near cafetorium
- Create office space on lower level of New Gym Wing

* Makerspace → Elementary school version of a Fabrication Lab



BLIND BROOK-RYE UFSD

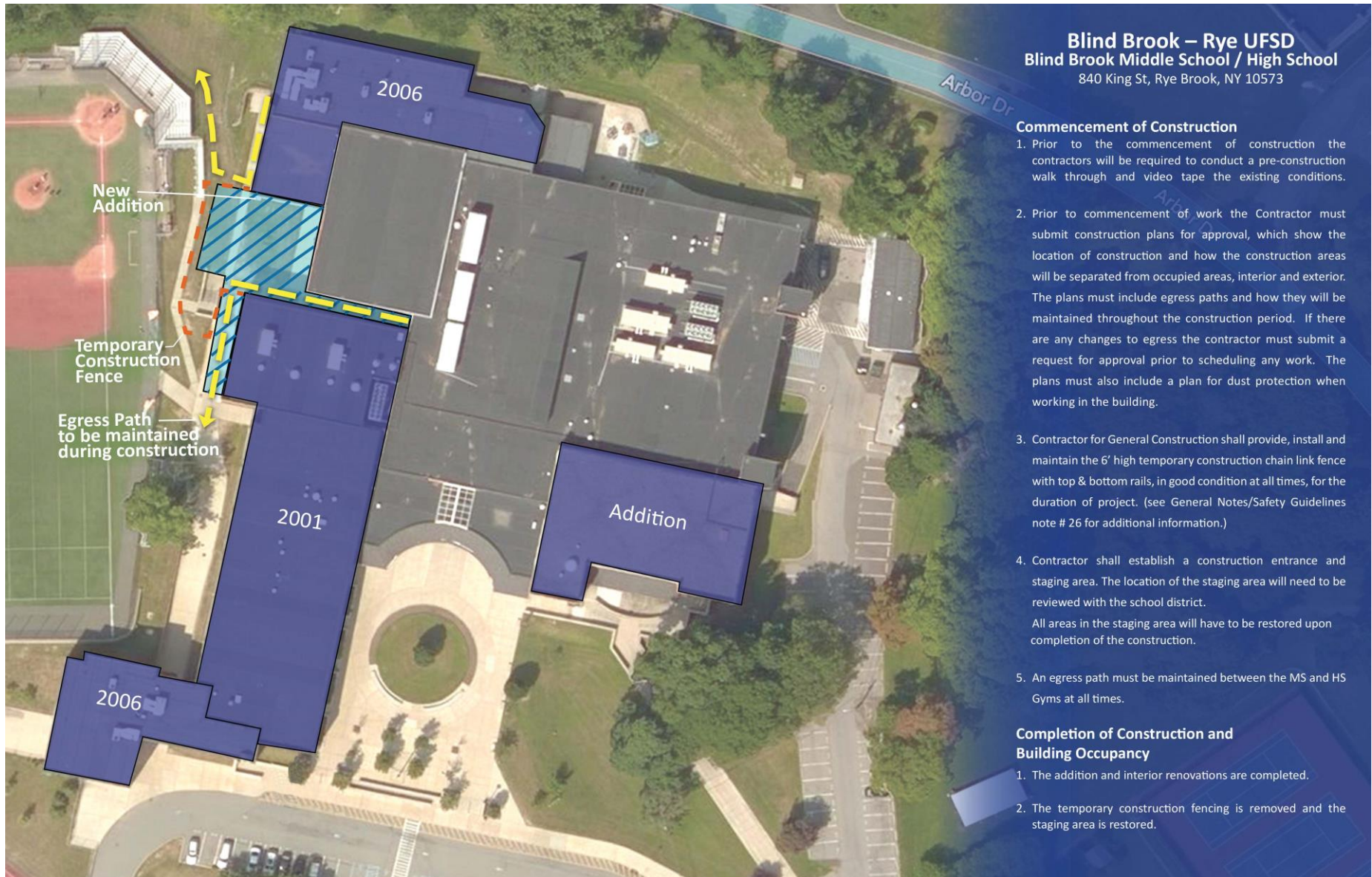
Blind Brook Middle/High School Campus

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**RECOMMENDED OPTION
BUILD NEW ADDITION AND
ENCLOSED CORRIDORS
CONNECTING MIDDLE SCHOOL
AND HIGH SCHOOL**

NEW CONSTRUCTION – MS/HS FABRICATION LAB



Blind Brook – Rye UFSD
Blind Brook Middle School / High School
 840 King St, Rye Brook, NY 10573

Commencement of Construction

1. Prior to the commencement of construction the contractors will be required to conduct a pre-construction walk through and video tape the existing conditions.
2. Prior to commencement of work the Contractor must submit construction plans for approval, which show the location of construction and how the construction areas will be separated from occupied areas, interior and exterior. The plans must include egress paths and how they will be maintained throughout the construction period. If there are any changes to egress the contractor must submit a request for approval prior to scheduling any work. The plans must also include a plan for dust protection when working in the building.
3. Contractor for General Construction shall provide, install and maintain the 6' high temporary construction chain link fence with top & bottom rails, in good condition at all times, for the duration of project. (see General Notes/Safety Guidelines note # 26 for additional information.)
4. Contractor shall establish a construction entrance and staging area. The location of the staging area will need to be reviewed with the school district. All areas in the staging area will have to be restored upon completion of the construction.
5. An egress path must be maintained between the MS and HS Gyms at all times.

Completion of Construction and Building Occupancy

1. The addition and interior renovations are completed.
2. The temporary construction fencing is removed and the staging area is restored.

With regard to the BBMS/HS campus, the District Facilities Committee recommends the following infrastructure upgrades:

- Weatherize exterior soffits for energy efficiency
- Replace windows at the HS Gym and 1973 wing as required by code
- Replace outdated fire alarm system
- Replace all older electrical panels

Convert existing custodial storage room near H107/H108 into one multi-purpose classroom.

This will provide additional space at HS to move classes out of portables by no later than 2020.



Updated Cost Estimates & Impact on Taxpayers

ESTIMATED COST OF PROPOSED PROJECTS

BMPRSS—

Renovation

\$4.3 million

Infrastructure

\$13.7 million

Butler Building

\$20.0 million



\$38 million
85% of total

MS/HS—

Infrastructure

\$3.2 million

Fab Lab

\$3.2 million

Storage to Classroom

\$0.3 million



\$6.7 million
15% of total

Total Estimated

\$44.7 million

CONSTRUCTION PHASING

Phase 1

Start Construction in Summer 2019

BMPRSS

Butler Building
Some Renovation

MS/HS

Fab Lab
Renovation

Phase 2

Start Construction in Summer 2020

BMPRSS

Renovation
Infrastructure

MS/HS

Infrastructure

All Projects Completed by January 2021

IMPACT ON TAXPAYERS (\$44.7 MILLION)

Phase 1

Financing: \$30.0 million

New Debt comes on in 2020-21

Projected Impact on Taxes:

\$525-\$585 per year* (on a \$850,000 home)

** Actual impact on taxes will be dependent on interest rate at time of bond sale*

Phase 2

Financing: \$14.7 million

New Debt comes on in 2021-22*

Projected Impact on Taxes:

\$0 for all properties**

*** 2001 Bond debt service comes off schedule, new debt comes on with no increase in debt payments*



CONSTRUCTION BOND DEBT SERVICE SCHEDULE

ESTIMATED NET DEBT SERVICE PAYMENTS WITH PHASE 1 AND 2 DEBT

<u>Fiscal Year</u>	<u>Annual Debt Service</u>	(Net of State Aid starting 2020-21)
2016-2017	\$2,209,525	
2017-2018	\$2,163,650	
2018-2019	\$2,218,150	
2019-2020	\$2,213,700	
2020-2021*	\$3,765,965	Phase 1 Debt Comes on (\$30m)
2021-2022	\$3,760,553	Phase 2 Debt Comes on (\$14.7m)
2022-2023	\$3,749,596	
2023-2024	\$3,756,178	
2024-2025	\$3,752,378	
2025-2026**	\$3,743,978	
2026-2027	\$2,575,728	
2028-2040	\$2,578,747	Average each year (2028-2040)
2040-2041	\$843,538	

* 2020-2021 -- 2001 Bonds for 2001-2002 Construction Retire at 6/30/21

** 2025-2026 -- 2005 Bonds for 2005-2006 Construction Retire at 6/30/26



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Increase in new debt will only cause rise in costs over this six-year period with the retirement of old debt in 2021 & 2026

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Estimated State Building Aid

\$44.7 million project will result in approximately \$10-\$11 million in state aid payable over 20 years.

This reimbursement by the state will reduce the net cost of full annual debt service as much as \$550,000.

Blind Brook's building aid ratio is 28.3% of approved expenditures



Project Timeline

TIMELINE TO SED APPROVALS

Presentation of Options - TONIGHT	March 20, 2017
Recommended Options Discussion	May 15, 2017
SEQRA	April-May 2017
BOE Selection of Final Project Scope	May 15, 2017
BOE adopts Bond Resolution	August, 2017
Bond Vote	October 2017 (assumption)
Design Development	Oct 18-Dec 15, 2017
Construction Documents	Dec 15-Jun 12, 2018
SED Submission <i>SED Review (as of 2/28 – will take as long as 27+ weeks)</i>	June 12, 2018
Construction Documents	June 12-Aug 14, 2018
Use 30 weeks for start of review <i>This assumes Architectural review and MEP review start at the same time</i>	June 12-Jan 8, 2019
Review period 4 weeks	Jan 8-Feb 5, 2019
Receive SED Approvals	February 5, 2019

TIMELINE TO PROJECT COMPLETION

Final Bid Documents	Feb 20, 2019
Bid Period	Feb 20-Mar 19, 2019
Review Bids	Mar 19-Mar 26, 2019
BOE Award	April 2, 2019
Pre-construction	Apr 3-Jun 24, 2019
Construction Starts	June 24, 2019
Renovations Phase 1	Summer 2019
Additions (15-months)	Jun 24, 2019-Aug 28, 2020
Renovations Phase 2	Summer 2020
Completion/Occupancy	September 2020
Punch List	Sept 2020-Jan 2021

NEXT STEPS

May 2017

Follow-up discussion

Final Costs and Referendum Date

August 2017

Bond Resolution by BOE



Discussion