



BLIND BROOK-RYE UFSD

SCHOOL FACILITIES PLANNING

UPDATE ON RECOMMENDED PROJECTS



October 17, 2016



DISTRICT FACILITIES COMMITTEE

Community Members:

Yogi Braren, Doug Brookman, Mitch Levy, Mike Rosenblut

Administrators:

Tracy Taylor, Lori Cutrone, Jonathan Ross

Board Members:

Glen Schuster, Nancy Barr, Jeff Diamond, Dan Savitt

Many thanks for the efforts of this group over the past 2.5 years!

George George, **Kliment Halsband Architects**

Bob Firneis, **Savin Engineering**

Both selected through a Request for Proposals process involving the District Facilities Committee.



PRESENTATION OUTLINE

1. Five-Year Capital Facilities Plans & 15-year History
2. 2016-2020 five-year capital facilities plan review
3. Recommended infrastructure, renovation & new construction
4. KHA architectural solutions/design concepts
5. BMPRSS needs discussion
6. BBMS/HS needs discussion
7. Funding of projects (bond referendum, state aid, etc.)
8. Next steps

FIVE-YEAR CAPITAL FACILITIES PLANS

The 1998 RESCUE Regulations (Rebuilding Schools to Uphold Education) requires all school districts to develop a formatted **Five-Year Capital Facilities Plan** once every five years effective July 1, 2001.

Therefore, since 2001 a *new* **Five-Year Capital Facilities Plan** has been assembled by an independent NYS architect once every five years for the Blind Brook School District as required by law.

FIVE-YEAR CAPITAL FACILITIES PLANS

The goal of the **Five-Year Capital Facilities Plan** is to collect, coordinate, analyze, and prioritize facility infrastructure and building program needs on a district-wide basis.

The information collected in the **Building Condition Survey** allows the District to prioritize the existing individual building needs, with a focus on resolving health and safety issues. In addition, any new school facilities, additional classroom construction or site acquisitions is also included in the plan.

The plan organizes and prioritizes the existing building needs and new facility needs on a district-wide basis and is prepared by an independent professional architect/engineering team.

Recent five year plans...

2001

2006

2011

2016



BLIND BROOK-RYE UFSD

2001 Five-Year Capital Facilities Plan

The January 2000 bond referendum provided financial support to accomplish facilities projects identified in this Plan

**New Blind Brook MS
Renovated Blind Brook HS
New Blind Brook Auditorium
Blind Brook HS Portable Classrooms
Minor ADA upgrades at BMPRSS**



2001-2002 CONSTRUCTION PROJECT

Total Bond/Project Costs = \$16,750,000

<u>Location</u>	<u>Additions, Infrastructure & Renovations</u>
Ridge Street	\$379,070
BBMS/HS	\$16,370,930



BLIND BROOK-RYE UFSD

2006 Five-Year Capital Facilities Plan

The January 2005 bond referendum provided financial support to accomplish facilities projects identified in this Plan

**New Blind Brook MS Addition
New Blind Brook MS Cafeteria
New Blind Brook HS Addition
New Blind Brook MS/HS Kitchen
New Blind Brook Fields Complex
District Office/Two Classrooms at BMPRSS
New windows at BMPRSS (1965 Wing)
Mechanical System Upgrades at BMPRSS (1965 Wing)**

2005-2006 CONSTRUCTION PROJECTS

Total Bond/Project Costs = \$18,364,000

<u>Location</u>	<u>Additions, Infrastructure Renovations & Fields</u>
Ridge Street	\$2,805,000
BBMS/HS	\$15,559,000

2001-2006 CONSTRUCTION PROJECTS

Total Aggregate Cost of both the 2001 and 2006 projects

\$35,114,000

<u>Location</u>	<u>Additions, Infrastructure Renovations & Fields</u>
Ridge Street	\$3,184,070
BBMS/HS	\$31,929,930

\$35,114,000 in 2006 equals \$42,202,000 in 2016

HISTORY OF IMPROVEMENTS AT BMPRSS

1950 RSS new building and gym constructed

1955 First new addition constructed

1960 Second new addition constructed



Butler
Building

1965 Third new addition constructed

2006 New District Office addition constructed

BMPRSS MODERNIZATION EFFORTS

In August 2008 the Board of Education appointed school and community members to the *BMPRSS Construction Advisory Committee*. This Committee recommended the following facilities improvements:

- 1. Replacement of the Butler Building**
- 2. Replacement of 1950,1955 and 1965 wing roofing**
- 3. Energy Performance Contract**

BMPRSS MODERNIZATION EFFORTS

In October 2008, the Board of Education indefinitely postponed further discussions about the BMPRSS modernization project citing the deep economic recession that was settling across the nation, state and region.

Although the Board did authorize and the following was done:

1. *BMPRSS Roofing:*

1950 Wing including old gym

1955 Wing

1965 Wing

1960 (Butler) Wing roof was not included

2. *District-wide energy performance projects*



BLIND BROOK-RYE UFSD

2011 Five-Year Capital Facilities Plan

Much of the work identified in this Plan was supported by the general fund and an Energy Performance Contract that provided infrastructure upgrades at no net cost to taxpayers.

The planning associated with the Modernization Project at BMPRSS was deferred until years 4 and 5 (2014 and 2015).

DISTRICT FACILITIES COMMITTEE EFFORTS

A reconstituted District Facilities Committee (DFC) was established and has met regularly since April 2014 to discuss aspects of modernizing the BMP Ridge Street School and other improvements needed at the MS/HS campus and as identified in the 2011 Capital Facilities Plan.

DISTRICT FACILITIES COMMITTEE EFFORTS

In the early months of its work the District Facilities Committee came to a unanimous conclusion about the BMPRSS campus:

- 1. The 1960 wing including cafeteria, multi-purpose room and kitchen needs to be replaced.**
- 2. A significant number of MEP improvements to other PRSS wings are also necessary involving both infrastructure and renovation.**

Since then the Committee has been involved in the selection of an Architect and Construction manager as well as reviewing the needs of the MS/HS campus and the five-year capital facilities plan for 2016-2020.

2016 Five-Year Capital Facilities Plan

The current five-year capital facilities plan identifies a significant amount of work at Elementary and Middle/High Schools.

Site Issues

Building Envelop Repairs

Code compliance Work

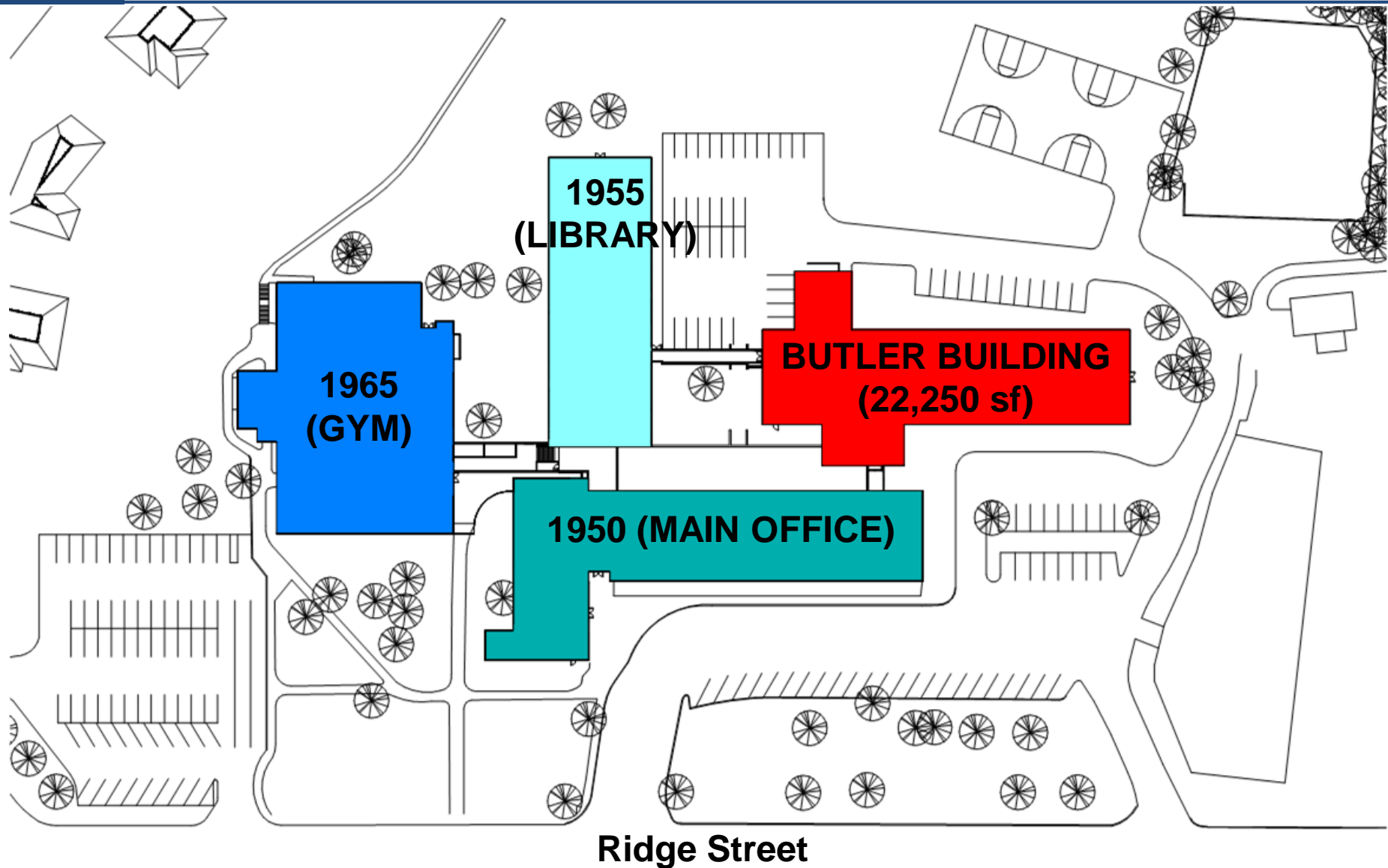
Safety /Security Enhancement

Infrastructure Repairs

Program Required Improvements.

Majority of work identified is associated with Elementary School 1960 Butler Building.

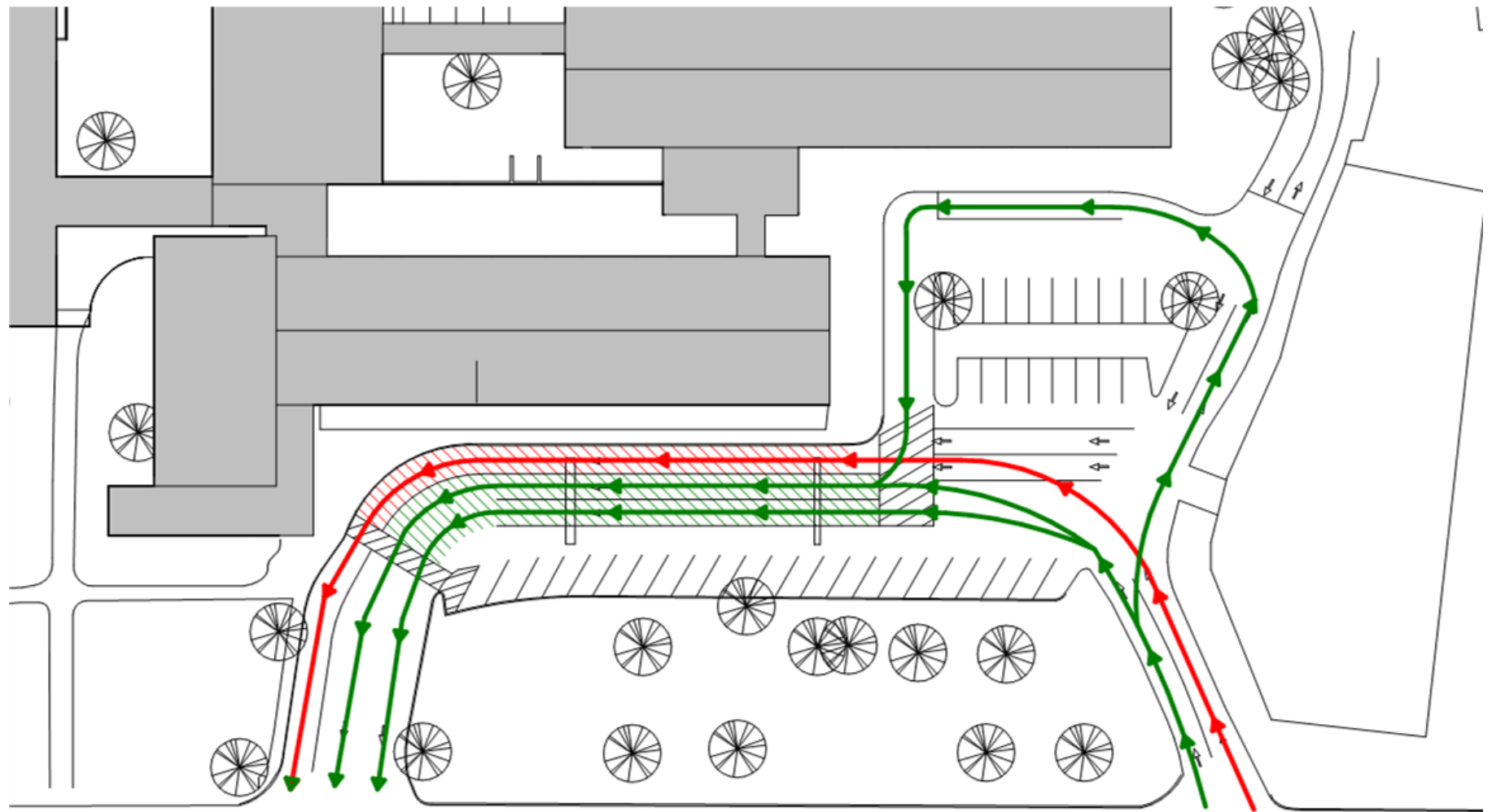
2016 Five-Year Capital Facilities Plan



Ridge Street School, Existing Site Plan

2016 Five-Year Capital Facilities Plan

ELEMENTARY SCHOOL TRAFFIC PATTERN



RIDGE STREET

----- Bus Traffic

----- Parent Traffic

2016 Five-Year Capital Facilities Plan

ELEMENTARY SCHOOL TRAFFIC PATTERN



2016 Five-Year Capital Facilities Plan

ELEMENTARY SCHOOL / EXTERIOR

**DAMAGED
SOFFIT**



**DAMAGED
FASCIA**



**DAMAGED
ROOF**



**POOR
WINDOW
SYSTEM**



**DAMAGED
EXTERIOR
WALL**



**NO
ROOF
GUARDRAIL**



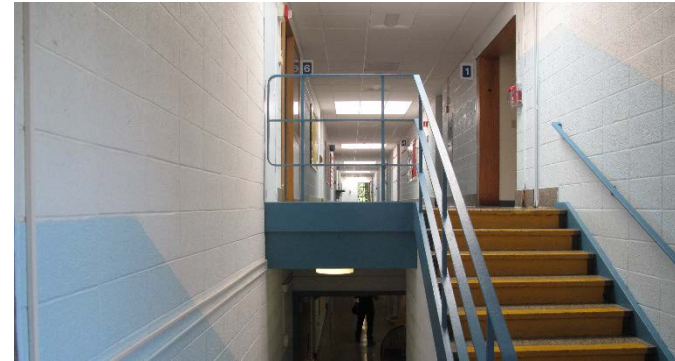
2016 Five-Year Capital Facilities Plan

ELEMENTARY SCHOOL / INTERIOR CODE

**NON
COMPLIANT
GUARDRAILS**



**NON
COMPLIANT
GUARDRAILS**



**NON
COMPLIANT
GUARDRAILS**



**NON ADA
TOILETS**



**NO
RATED
GLAZING**



**NON ADA
TOILETS
NO
WHEELCHAIR
ACCESS**



2016 Five-Year Capital Facilities Plan

ELEMENTARY SCHOOL / INFRASTRUCTURE

NO
FORCED
FRESH AIR
VENTILATION
IN
LIBRARY
WING



EXPOSED
DRAINAGE
SYSTEM



NO AC IN
GYMS



FIRE ALARM
SYSTEM
NEEDS TO BE
REPLACED



VALVES ARE
NOT FULLY
FUNCTIONAL

2016 Five-Year Capital Facilities Plan

BUTLER BUILDING EXTERIOR



2016 Five-Year Capital Facilities Plan

BUTLER BUILDING EXTERIOR / ROOF



2016 Five-Year Capital Facilities Plan

BUTLER BUILDING EXTERIOR / WINDOW SYSTEMS



2016 Five-Year Capital Facilities Plan

BUTLER BUILDING EXTERIOR / SETTLEMENTS CRACKS



2016 Five-Year Capital Facilities Plan

BUTLER BUILDING INTERIOR / NON ADA TOILETS



2016 Five-Year Capital Facilities Plan

BUTLER BUILDING INTERIOR / UNDER SIZED KITCHEN





2016 Five-Year Capital Facilities Plan

SUMMARY OF BUTLER BUILDING DEFICIENCIES

- **Building had reached end of life, was intended for only 15-20 years. (Roof, windows, vestibule glazing, flooring has reached end of life.)**
- **Under sized kitchen, existing 1,300 sf, requires 3,000 sf for 640 students.**
- **Toilets are not ADA compliant and needs renovation.**
- **Open windows are the only source for fresh air, no central ventilation system.**
- **Kindergarten and 1st grade classrooms don't have attached toilets. (NYSED mandates attached toilets for new K & 1st classrooms)**
- **Multipurpose Room does not have features required for a performance or events space.**
- **Classrooms does not have adequate storage facilities.**

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DESIGN OPTION 1 / ENTRY LEVEL

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DESIGN OPTION 1 / UPPER LEVEL



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DESIGN OPTION 2 / ENTRY LEVEL



BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS

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DESIGN OPTION 2 / UPPER LEVEL

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



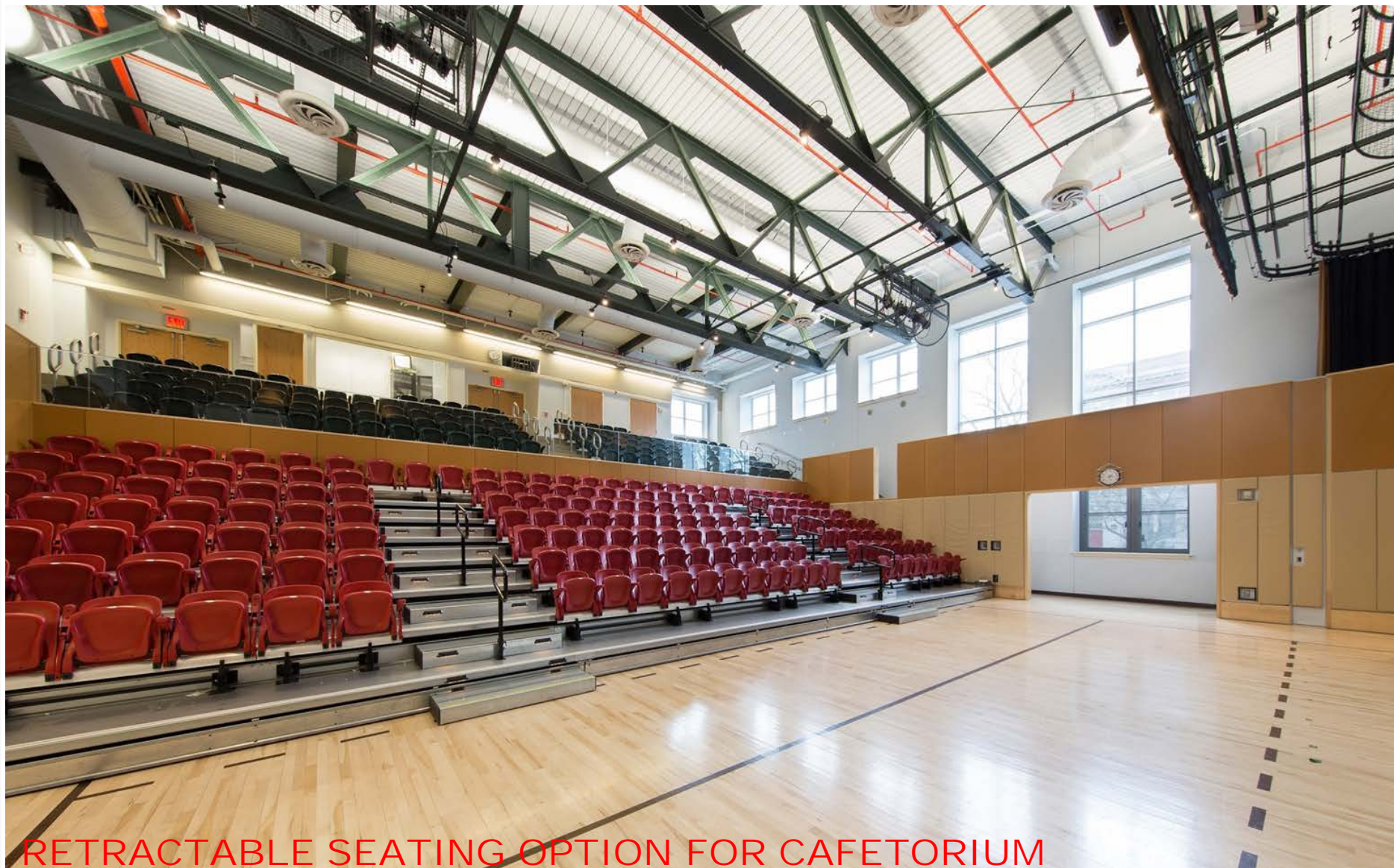
CAFETORIUM OPTION

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



RETRACTABLE SEATING OPTION FOR CAFETORIUM

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



RETRACTABLE SEATING OPTION FOR CAFETORIUM

At the BMP Ridge Street School this should include:

- Flexibility and adaptability in space and seating
- Areas for "maker-spaces" - hands-on areas in classrooms and in larger areas
- Areas for project-based work and collaborative discussions
- Large group spaces, small group spaces, and presentation spaces - that become flexible throughout the day
- Serves multi-purposes - during the day and after school
- Improve vehicle traffic flow and safety on school grounds

The goal is to inspire students to inquire, think, investigate and innovate in teams. No matter what field students pursue, these skills are essential to our future workforce, says Anne Jolly, author of Team-to-Teach.

FIVE-YEAR CAPITAL FACILITIES PLAN

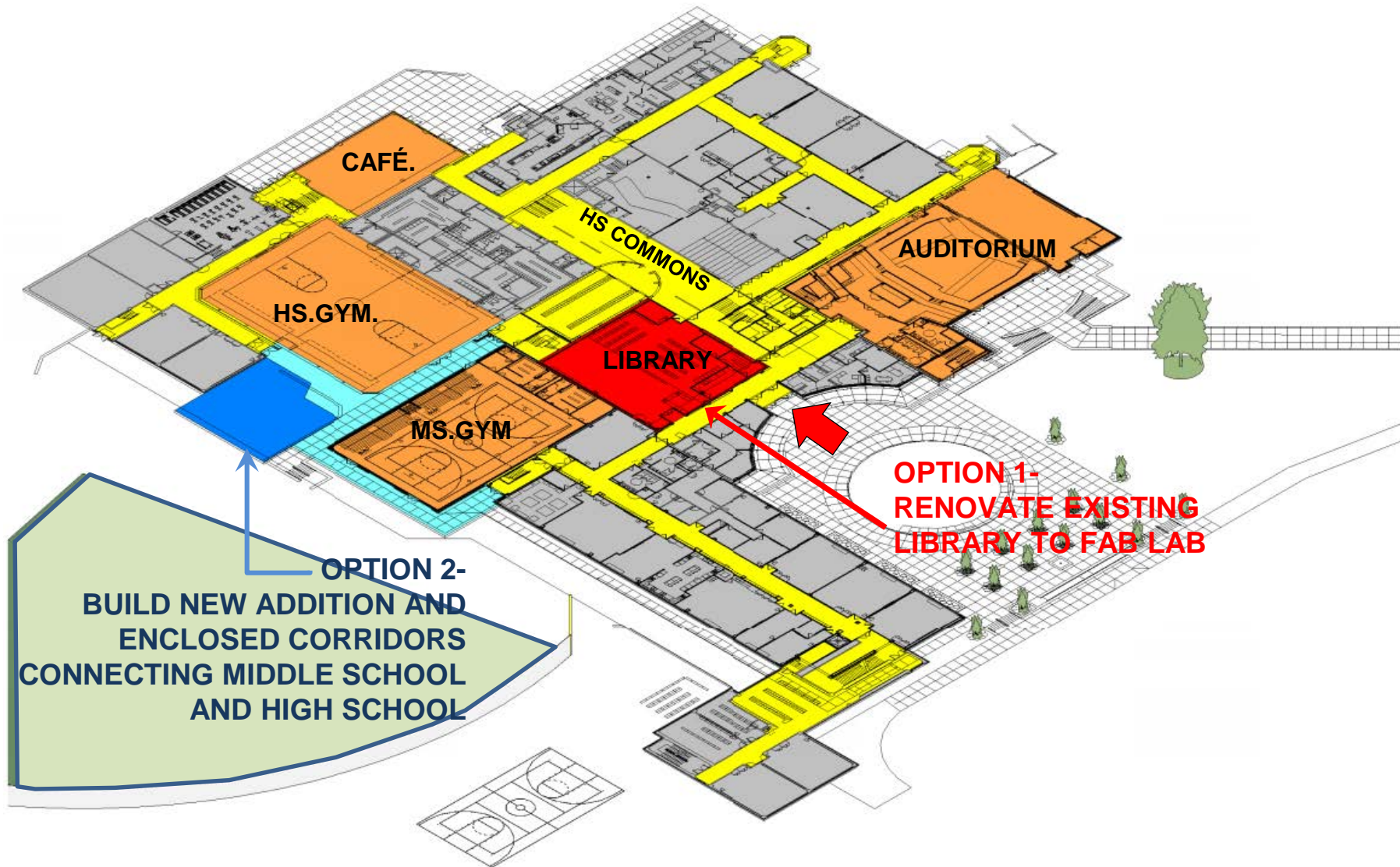
MIDDLE / HIGH SCHOOL

Building and Campus Needs (Per 5-Year CF Plan)

- **Replace original HS windows**
- **Replace entire fire alarm system**
- **Upgrade electrical panels in HS**
- **Construct a Fabrication Lab**

FACILITY NEEDS & DESIGN CONCEPTS

MS /HS FABRICATION LAB OPTIONS



21ST CENTURY SCHOOL/CLASSROOM DESIGN

- 1. STEAM is driving the innovation and competitiveness of U.S. industries and will continue to have a growing impact in the future.**
 - a) The technology revolution is reshaping the modern workforce
 - b) Creativity is a key component to future success
 - c) Traditional education programs integrated with STEAM learning experiences will provide students with a powerful edge as they transition to university & real world jobs

- 2. MIT - Fab Lab provides 21st century learning opportunities for all students that are critical to career preparation.**
 - a) Project, Problem & Place - based learning opportunities for all students (classrooms, clubs, sports)
 - b) Practice research, design, and fabrication skills with traditional and modern digital tools
 - c) Increase student engagement, creative opportunities, and connections to school & community
 - d) Promote perseverance, problem-solving skills and student confidence

- 3. Supports our Mission**
 - a) Key words - Skills, confidence, curious, adaptable, active learners, strong, open world view

ESTIMATED COSTS OF PROPOSED PROJECTS

BMPRSS—

Renovation

\$4-5 million

Infrastructure

\$2-3 million

Butler Building

\$30-32 million



MS/HS—

Infrastructure

\$2-3 million

Fab Lab

\$2-3 million



Total Estimated

\$40-46 million

These construction projects will require an expenditure that must be authorized by voter referendum.

PHASING PROPOSED PROJECTS

Phase 1

Start Construction in Summer 2019

BMPRSS:

Infrastructure	\$2-3 million
Butler Building	\$30-32 million

Financing **\$28-\$31 million**

Phase 2

Start Construction in Summer 2020

BMPRSS:

Renovation	\$4-5 million
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MS/HS:

Infrastructure	\$2-3 million
Fab Lab	\$2-3 million

Financing **\$12-\$15 million**

Total Financing of \$40-\$46 million

IMPACT TO TAXPAYERS (\$43 MILLION)

Phase 1

Financing: \$30 million

New Debt comes on in 2020-21

Projected Impact on taxes:

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

Phase 2

Financing: \$13 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)	
2016-2017	\$2,209,525	
2017-2018	\$2,163,650	
2018-2019	\$2,193,150	
2019-2020	\$2,201,200	
2020-2021*	\$3,630,629	Phase 1 Debt Comes on (\$30m)
2021-2022	\$3,509,588	Phase 2 Debt Comes on (\$13m)
2022-2023	\$3,505,288	
2023-2024	\$3,507,375	
2024-2025	\$3,500,588	
2025-2026**	\$3,500,063	
2026-2027	\$2,330,275	
2028-2041	\$2,325,000 average each year	

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

** 2021-2022 -- 2005 Bonds for 2005-2006 Construction Retire at 6/30/26

STATE BUILDING AID

\$43 million project will result in approximately \$9.8 million in state aid payable over 20 years.

This reimbursement by the state will reduce the net cost of annual debt service by about \$490,000.

SCHOOL PROJECTS IN WESTCHESTER

Voter Approved:

Mt. Vernon	\$108.0 million
New Rochelle	\$106.5 million
Somers	\$13.6 million
Valhalla	\$9.9 million

Not Voter Approved:

Rye Neck	\$35.5 million
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Pending Voter Action:

Harrison	\$46.5 million
Mt. Pleasant Central	\$39.6 million
Croton-Harmon	\$20.8 million

NEXT STEPS

Jan 2017

Follow-up discussion
Scope and Options

March 2017

Follow-up discussion
Finalize Scope & Options

May 2017

Follow-up discussion
Final Costs and Referendum Date



BLIND BROOK-RYE UFSD

Q&A