



B.M.P. RIDGE STREET SCHOOL UPDATE

SEPT 21, 2021



BLIND BROOK-RYE UFSD



Agenda

- Opening statements
- Presentation
- Q&A
- Public comments



Opening Statements



Overview

- Situation update
 - Where do we currently stand?
 - What are next steps?
 - How do we get our schools back open?
- Review of where things went wrong
 - How did we get here?
 - Why weren't there contingency plans?
- Financials
- Going forward



Where Do We Currently Stand?

Friday, September 17

- 11 hour (7 am - 6 pm) building wide inspection (inclusive of new addition) performed by consultant engineer of SED
- 3:30 pm - SED sends detailed letter to Board of Education

Saturday, September 18

- 2 hour (1 - 3 pm) call with SED on inspection results and planned reopening
- 5:00 pm - Board received results of Friday's inspection list (our 3rd inspection in 2 weeks)
 - List immediately forwarded to construction professionals

Sunday, September 19

- Contractors and district personnel begin addressing inspection issues
- Construction professionals spend entire day developing plan
- 5:00 pm - construction professionals present first draft of plan to Board President, Superintendent, and administrators



Where Do We Currently Stand? (continued)

Monday, September 20

- Contractors and district personnel continue addressing inspection issues
- Architects develop phased plan as per SED request
 - First and second phases to include the approval and release of 28 classrooms
- Plans developed for 5th graders to temporarily be located in the MS/HS

Tuesday, September 21

- SED begins review of phase 1 plan for Temporary CO for 21 classrooms. Discussions between SED and architects ongoing throughout the day.
- SED returns initial comments to architectural plan seeking additional information.
- Documentation submitted to SED to approve 5th grade students returning to in-person instruction in the MS/HS.
- Prime contractors directed to assess SED comments in order to begin work immediately on contingency plans



What Are The Next Steps?

Wednesday - Friday

- SED Business Office representative to visit premises for pre-inspection review and feedback
- Immediately commence any incremental remediation resulting from SED review
- Remaining phase 1 inspection issues to be remedied

Week of Monday, September 27th

- Work towards obtaining a TCO for Ridge Street in order to reopen Ridge Street school to in-person learning



How Do We Get Our School Open?

Phase 1 - 21 classrooms (plan submitted this week)

Phase 2 - 7 additional classrooms

- Estimated timing: Concurrent with Phase 1
- Will bring entire K-5 back to Ridge Street School

Phase 3 - Enrichment center (office space) and 3 new classrooms

- Estimated timing: 4-6 weeks

Phases 4 and 5 - New Kindergarten and First Grade Classrooms (TBD; plans under development with SED) and additional classroom space

Each phase will require a number of steps to enact

- safety inspection
- architect sign off
- SED review and awarding of CO/TCO



Phase-in Plan

Slide altered for website posting, discussion focused on room availability



How Did We Get Here?

There was clearly a breakdown in communicating with the SED and implementing its requirements

Our number 1 priority is getting the building open and the children back for in-person learning

There will be accountability in time. We ask for patience



Why Weren't There Contingency Plans?

In order for an alternative location to be used for elementary classroom space there are a number of requirements:

- Certificate of occupancy issued by the Commissioner of Education
- A Fire Safety Report
- Current certificate of occupancy from local code enforcement,

It is also necessary to produce:

- Floor plans and elevations,
- A site plan,
- An asbestos management plan and description of the building.

These must be produced to SED in “architectural quality” along with a request for approval of the use of a facility to SED (Form FP-AU).



Contingency Planning

- Contacted construction consultants to discuss work completion
- Evaluated alternative locations
 - Explored many options including closed school buildings and unused properties
 - Not a viable option as too much work would have to be done to make the spaces compliant for student education
- Assessed in-district resources
 - Discussed adding structures such as portable classrooms or tents
 - Timeline for purchase and approval was prohibitive
 - Looked at moving students to the MS/HS building
 - Building capacity issues
 - K-1 students subject to special code requirements
- Remote instruction only approved option for Kindergarten through Grade 5



Alternative Locations Explored

- Our Lady of Mercy School, Port Chester, N.Y.
- Hutchinson School, Pelham, N.Y.
- St. Gregory's School, Harrison, N.Y.
- The Windward School, White Plains, N.Y.
- Rippowam-Cisqua School, Bedford, N.Y.
- Reckson Office Park, Rye Brook, N.Y.
- 900 King Street, Rye Brook, N.Y.
- Pfizer Training Center, Doral Arrowwood, Rye Brook, N.Y.
- The Hilton of Westchester, Rye Brook, N.Y.
- The former Ridge Street Country School, Rye Brook, N.Y.
- The Brunswick School, Greenwich, Ct.
- BBMS-HS, Rye Brook, N.Y.
- Western Greenwich Community Center, Glenville, Ct.



People Who Assisted

- Westchester County Executive George Latimer
- NYS Senator Shelley Mayer
- NYS Assemblyman Steven Otis
- Village of Rye Brook Mayor Paul Rosenberg
- Village of Rye Brook Administrator Christopher Bradbury
- Village of Rye Brook Building Inspector Michael Izzo
- Archdiocese of New York
- George Comfort & Son, Steven Ketchabaw (owners 900 King Street)
- Willscott Corporation--a school trailer provider



District's Construction Professionals for BMPRSS

- Kliment Halsband Architects (Architects)
- School Construction Consultants (Construction Manager)
- Niram Construction (General Contractors)
- Clean Air Quality Service (Mechanical Contractors)
- S&L Plumbing & Heating (Plumbing Contractors)
- Talt Electrical (Electrical Contractors)
- GPI (Engineering Contractors)



Project Financials as of 8/31/2021

- \$35,005,770.70 is the total spent on the four construction projects (MSHS, PRSS, Enrichment Center and HS Track) through 8/31/21
- This figure includes \$1,304,417.31 in retainage not paid and held by the District
- A total of \$9,998,331.30 is the remaining balance of funds authorized by voters of the District, and Blind Brook school board and still available as of 8/31/21.



Going Forward

- Facilities Committee
 - If you have expertise in construction management, compliance or architecture, and are willing to help, please email your resume to jschlactus@blindbrook.org.
- District Communications Advisor to be engaged pursuant to our existing BOCES agreement
- Continue to work with our public officials, Shelley Mayer and Steve Otis.



Public Comments

State your name

State your address

Keep your comments to two minutes

Please remain respectful