



BLIND BROOK-RYE UFSD

SCHOOL FACILITIES PLANNING FOURTH UPDATE ON RECOMMENDED PROJECTS



June 5, 2017



PRESENTATION OUTLINE FOR TONIGHT

1. Important facts about the construction projects
2. Cost Estimates and Impact on Taxpayers
3. Proposed Timeline to Construction and to Completion
4. Next Steps



**Important Facts about
Proposed
Construction Projects**



Why are these Projects being Proposed?

- It has been 50+ years since the last significant renovation to the Bruno M. Ponterio Ridge Street School (BMPRSS).
- Maintaining the Butler Wing (kindergarten & 1st grade), kitchen, and cafeteria is no longer a justifiable expense.
- Replacing outdated small classrooms with environmentally appropriate and flexible learning spaces will meet current and future programming needs for the 21st century.
- Critical Infrastructure items such as electrical panels, fire alarms, and ventilation systems need replacement.
- The projects at both campuses will align our school facilities with an academic vision for the future.



NEW CONSTRUCTION – REPLACE BUTLER WING



Ridge Street School, Existing Site Plan

NEW CONSTRUCTION – BUTLER BUILDING

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Need for 21st Century Learning Spaces

An elementary “makerspace” with age-appropriate tools will promote students’ understanding and enjoyment of the STEAM approach to learning.

Science
Technology
Engineering
Art
Mathematics

Students engage in experiential learning, persist in problem-solving, embrace collaboration, and work through the creative process.

Design for a 21st-Century Learning Environment

Individual classrooms must be coupled with related areas to support a broad spectrum of learning styles that characterize the 21st-century learning environment. Resource rooms, project space, maker space, widened corridors, and informal gathering spaces are essential places for project-based multidisciplinary collaborative learning programs like STEAM, IMPACT, and Destination Imagination. Spatial variety enhances the learning process with environments that support interactive learning time, flexible curricula, and varying group sizes.

New construction at the Ridge Street School can incorporate spatial variety with these new spaces enriching the existing classroom setting.



Need for 21st Century Learning Spaces

A modern learning center, called a “Fabrication Lab” (or “Fab Lab”), will be constructed at BBMS/HS. Full classes of students will pursue creative interdisciplinary projects utilizing high tech equipment.



NEW CONSTRUCTION – MS/HS FABRICATION LAB



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

Why Build a Cafetorium?

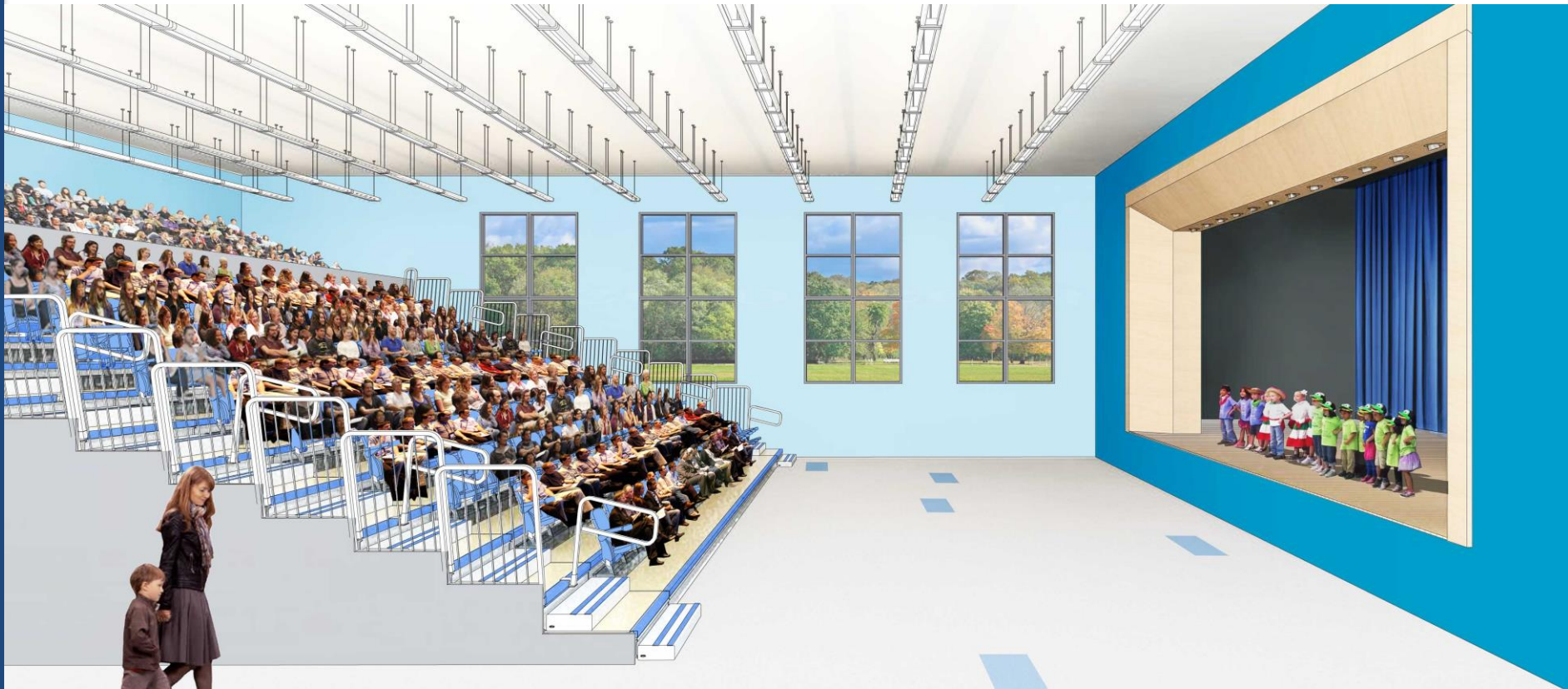
- The cafetorium is both a cafeteria and an auditorium with retractable seating for up to 350 people.
- A modern and expanded kitchen will allow for preparation of new healthy student lunch options.
- Create a large group assembly space, and fully functional performance space with full-size stage.
- Cost efficient solution that is less expensive and more functional than renovating the stage in the Old Gym.
- Allow for more flexibility for school and community programming opportunities.

Why Build a Cafetorium?



RETRACTABLE SEATING OPTION FOR CAFETORIUM

Why Build a Cafetorium?



RETRACTABLE SEATING OPTION FOR CAFETORIUM

Safety and Security

- Relocate and create a state-of-the-art, security-enhanced main school entrance and main office.



Safety and Security

- New parking lot with a school bus loop for arrival and dismissal of students that will separate buses from parent vehicles.



Infrastructure Needs

- New ventilation and air conditioning in the Library wing, and New & Old Gyms will improve air quality while promoting higher levels of student learning and a healthy environment for physical activity.
- Fire alarm systems and electrical panels at both school sites are approaching obsolescence. Failure to replace these will likely create interruptions to teaching and learning.
- Addressing infrastructure improvements together with a larger renovation project is cost efficient, and will prevent, or minimize, classroom disruptions.

Renovation Needs

- BMPRSS bathrooms will be renovated and made to be ADA-compliant.
- BMPRSS floors, ceilings and lighting will be replaced and new casework installed in 1950 and 1955 classrooms.
- BMPRSS library will be transformed into an Instructional Media Center connected to the existing technology classroom.
- BBHS original windows (1970's) will be replaced for energy efficiency, student comfort, and safety.

Site Work

- Construction of a new, single baseball field.
- Added parking will provide much needed room for faculty/staff vehicles as well as parent vehicles during events.
- Planting of trees and shrubs to beautify the campus.



**Cost Estimates
&
Impact on Taxpayers**



ESTIMATED COST OF PROPOSED PROJECTS

BMPRSS—

Renovation	\$4.3 million	} \$38 million 85% of total
Infrastructure	\$13.7 million	
Butler Building	\$20.0 million	

MS/HS—

Infrastructure	\$3.2 million	} \$6.7 million 15% of total
Fab Lab	\$3.2 million	
Storage to Classroom	\$0.3 million	

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 \$9-\$10 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 Timelines



TIMELINE TO SED APPROVALS

BOE Selection of Final Project Scope	June 5, 2017
BOE adopts Bond Resolution	August, 2017
Bond Vote	October 17, 2017
Design Development	Oct 18-Dec 15, 2017
Construction Documents	Dec 15-Jun 12, 2018
SED Submission <i>SED Review (as of 5/15 – will take as long as 33 weeks)</i>	June 12, 2018
Construction Documents	June 12-Aug 14, 2018
Use 36 weeks for start of review <i>This assumes Architectural review and MEP review start at the same time</i>	June 12-Feb 19, 2019
Review period 4 weeks	Feb 19-March 19, 2019
Receive SED Approvals	March 19, 2019



TIMELINE TO PROJECT COMPLETION

Final Bid Documents	April 1, 2019
Bid Period	April 1-April 25, 2019
Review Bids	April 26-May 2, 2019
BOE Award	May 3, 2019
Pre-construction	May 6-Jun 24, 2019
Construction Starts	June 24, 2019
Renovations Phase 1	Summer 2019
Additions (15-months)	June 24, 2019-Aug 28, 2020
Renovations Phase 2	Summer 2020
Completion/Occupancy	September 2020
Punch List	Sept 2020-Jan 2021



Next Steps

NEXT STEPS

Tonight	Final Scope and Cost Discussion
August 14 th	Resolution calling for Referendum
October 17 th	Actual Referendum Date



BLIND BROOK FACILITIES COMMITTEE

On behalf of the Board of Education I acknowledge and offer thanks to the following facilities committee members for the assistance and frank advice they have provided over the past three years.

Community

Nancy Barr
Yogi Braren
Doug Brookman
Mitch Levy
Michael Rosenblut

District/Board

Lori Cutrone
Tracy Taylor
Jeff Diamond
Dan Savitt

Professional

George George
Bob Firneis

Former Members

Jack Robinson
Glen Shuster



Questions & Answers