



BLIND BROOK-RYE UFSD

SCHOOL FACILITIES PLANNING

SECOND UPDATE ON RECOMMENDED PROJECTS



January 9, 2017



SUMMARY OF OCTOBER 17TH PRESENTATION

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. Review of BMPRSS campus needs
5. Review of BBMS/HS campus needs
6. Architectural design concepts for each campus
7. Funding of projects (bond referendum, state aid, etc.)



TONIGHT'S PRESENTATION OUTLINE

1. Rationale for proposing construction projects
2. Recommended scope of work (BMPRSS & BBMS/HS projects)
 - New construction
 - Infrastructure
 - Renovation
3. Architectural solutions/design concepts
4. Construction Management
5. Operational plans during construction
6. Update on funding of projects
7. Next Steps

2016-2020 Five-Year Capital Facilities Plan

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

- Site issues
- Building envelope repairs
- Code compliance work
- Safety /security enhancement
- Infrastructure repairs
- Capital plan required improvements
- Educational program enhancements

The majority of work is associated with the BMPRSS 1960 Butler Building.



BLIND BROOK-RYE UFSD

BMP Ridge Street School Campus

BMP Ridge Street School Campus



Ridge Street School, Existing Site Plan

BMPRSS NEW CONSTRUCTION SCOPE OF WORK

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

- The Butler Building has reached its end of life, was intended for only 15-20 years (Roof, windows, vestibule glazing, flooring etc.)
- Under-sized kitchen, existing 1,300 sf, requires 3,000 sf for 640 students; Similarly, the cafeteria is undersized
- Multipurpose Room does not have features required for a performance or events space
- Bathrooms are not ADA compliant and need renovation
- Open windows are the only source for fresh air, no central ventilation system
- Kindergarten and 1st grade classrooms don't have attached bathrooms. (State Education Dept. mandates attached bathrooms for new K & 1st classrooms)
- Classrooms do not have adequate storage facilities

BMPRSS INFRASTRUCTURE SCOPE OF WORK

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

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- Replace outdated fire alarm system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

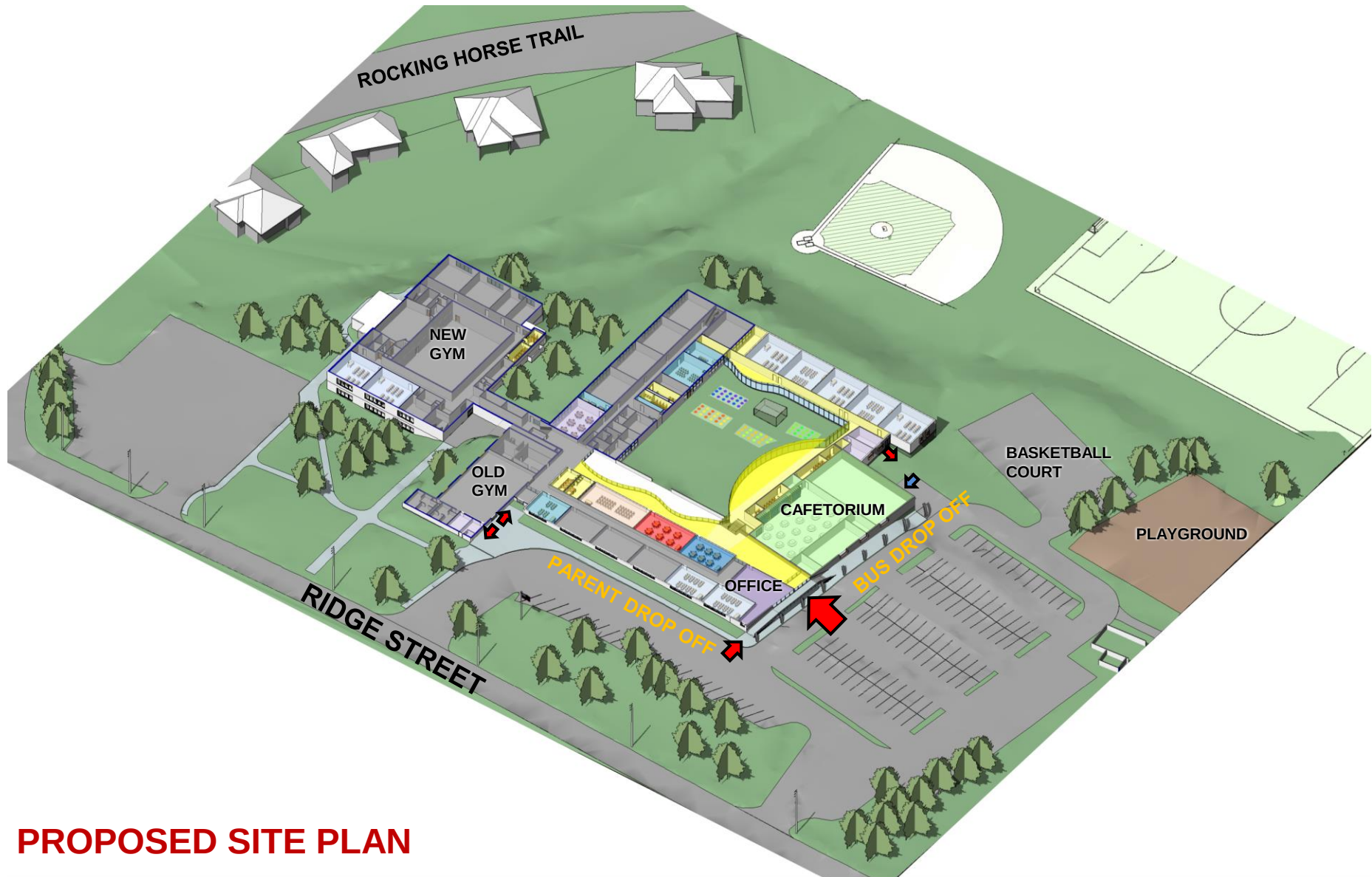
BMPRSS RENOVATION SCOPE OF WORK

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

- Remove asbestos-containing floor tiles in renovation areas
- Replace existing ceilings and light fixtures
- Update 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
- Centrally relocate Makerspace*, Art, and Music classrooms
- Relocate Main Office to new entry
- Create office space on lower level of New Gym Wing

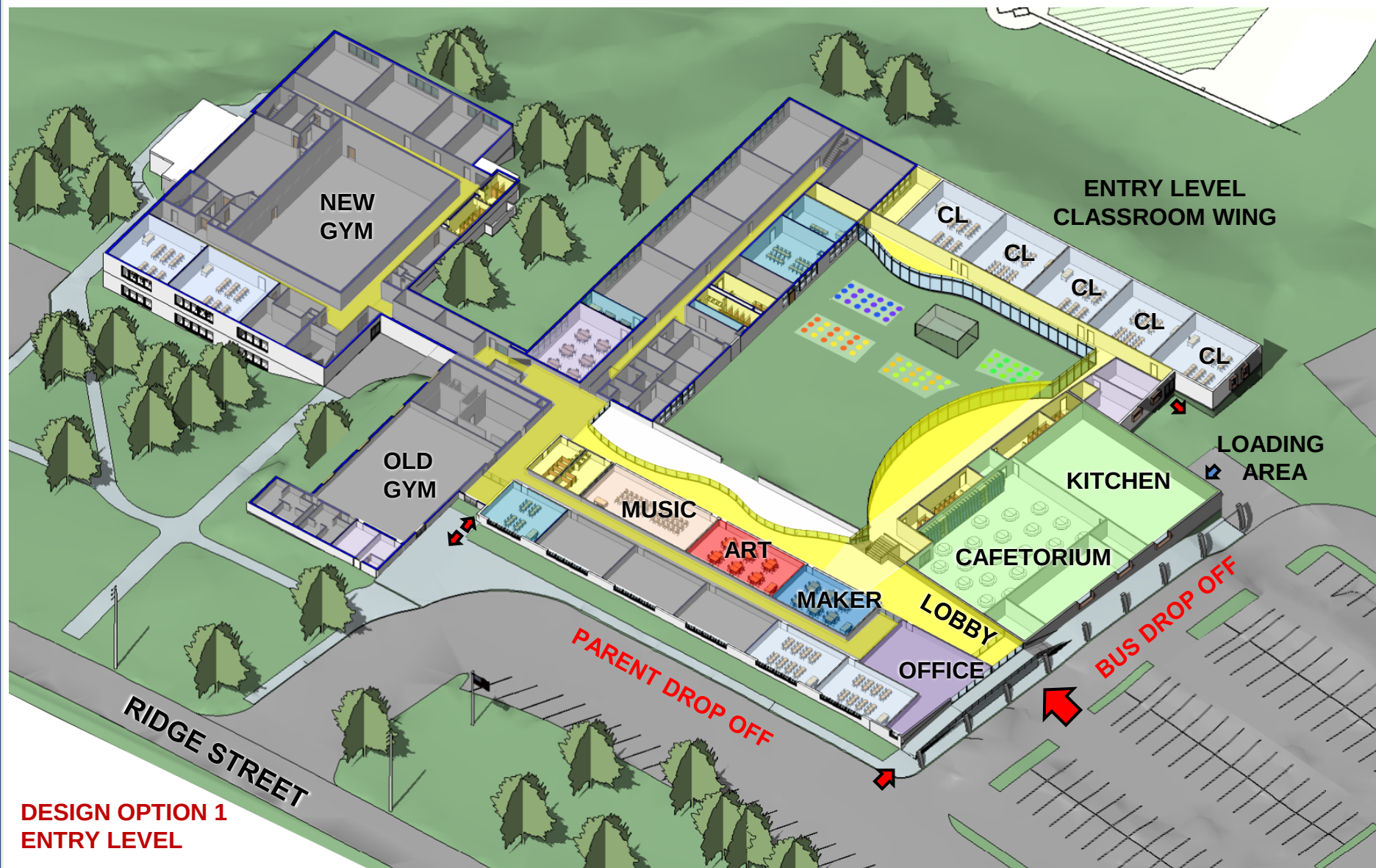
*** Makerspace → Elementary school version of a Fabrication Lab**

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS

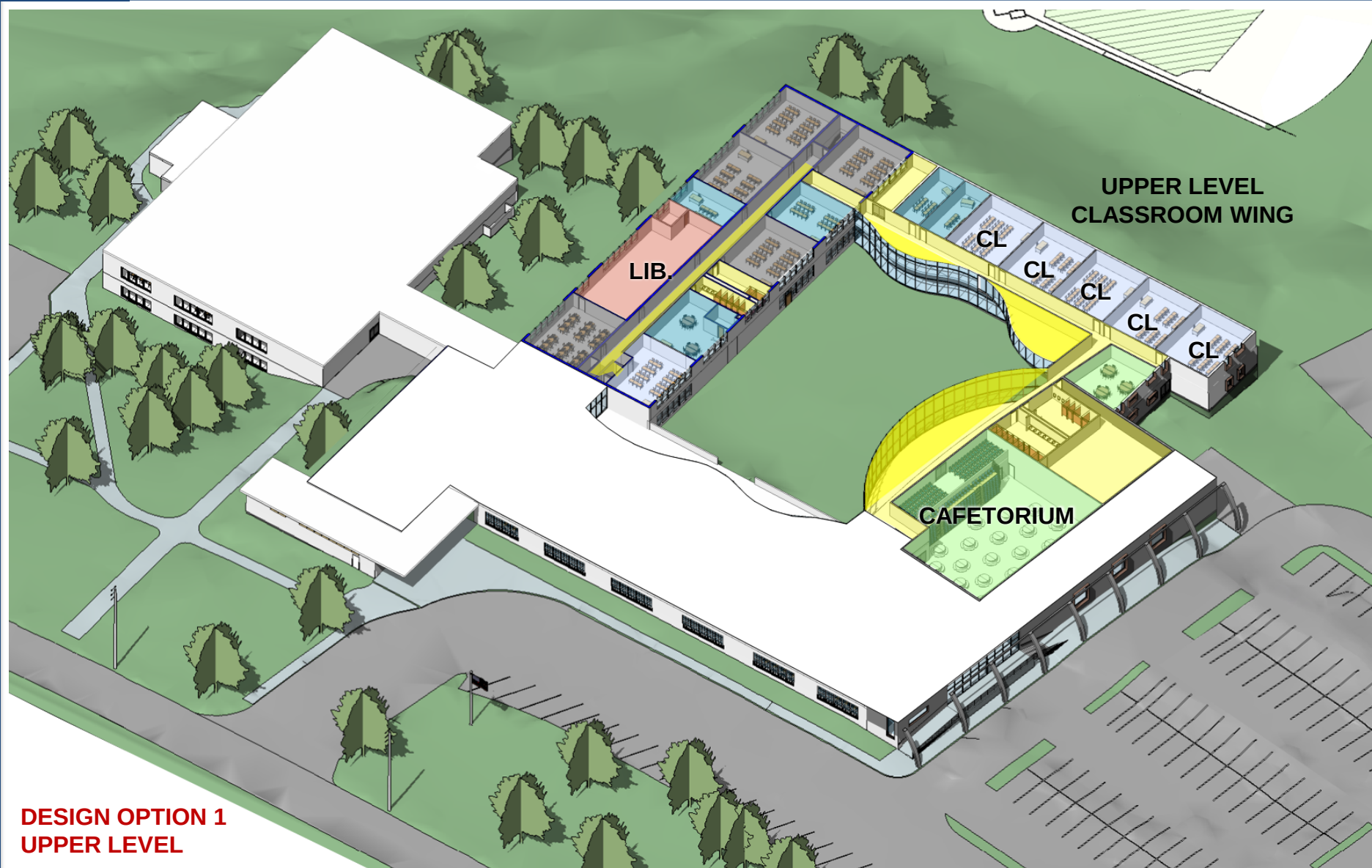


PROPOSED SITE PLAN

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS

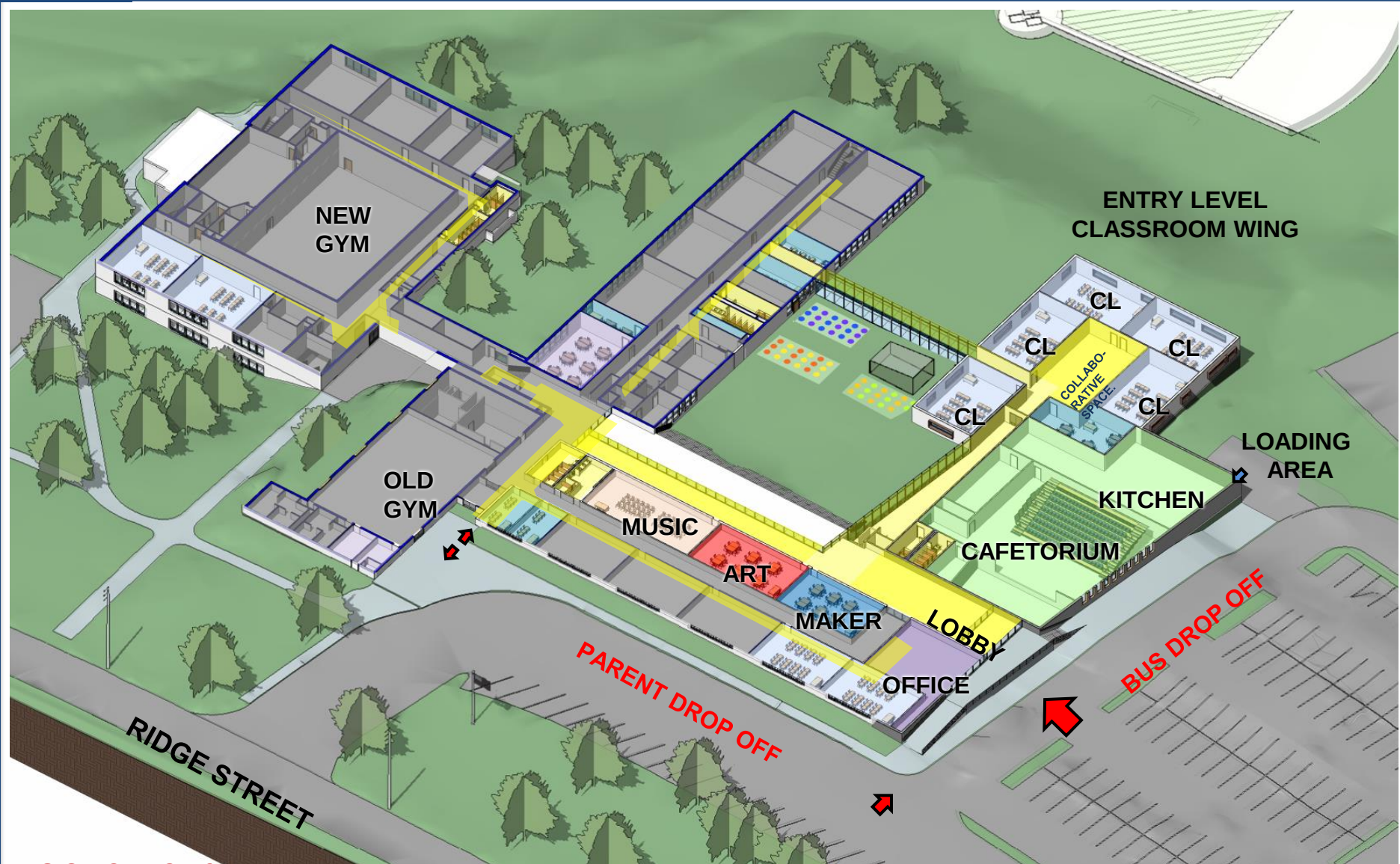


BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



DESIGN OPTION 1
UPPER LEVEL

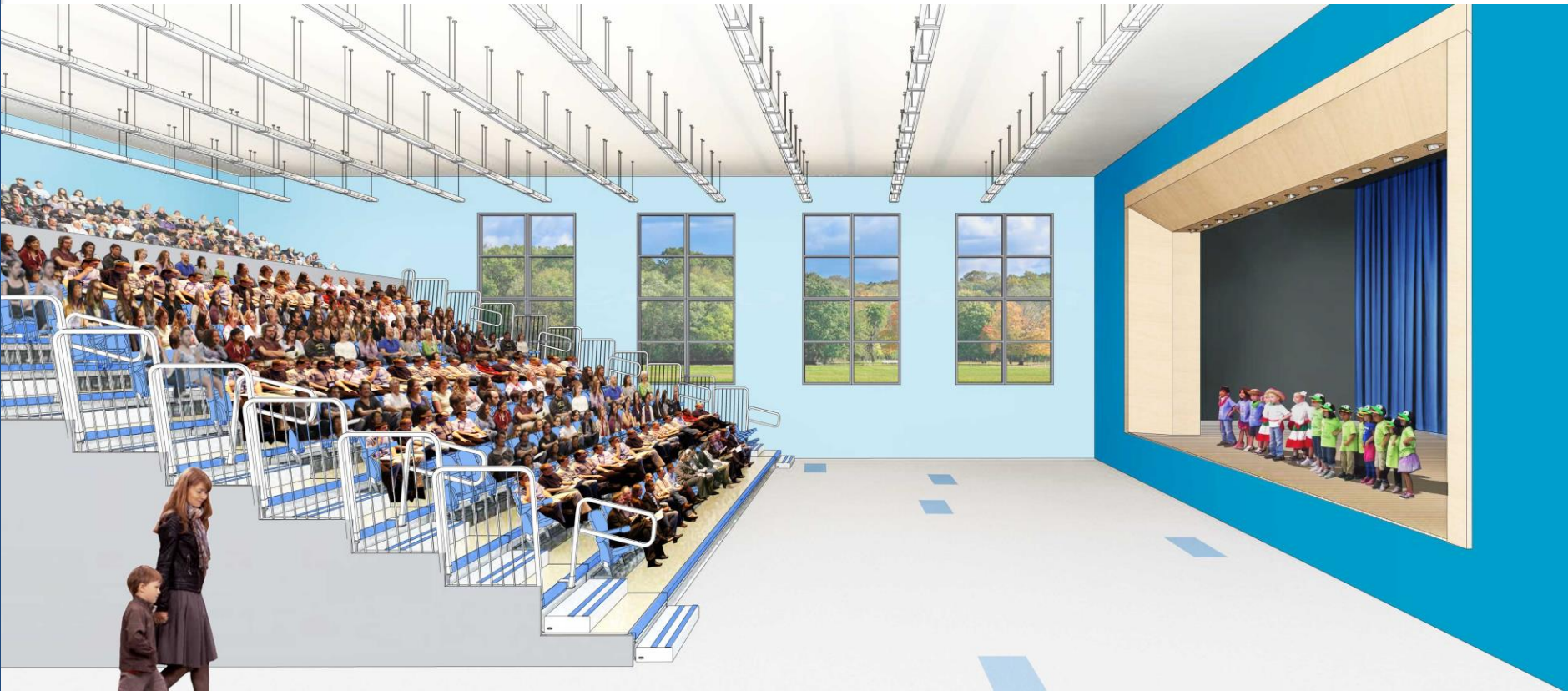
BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS





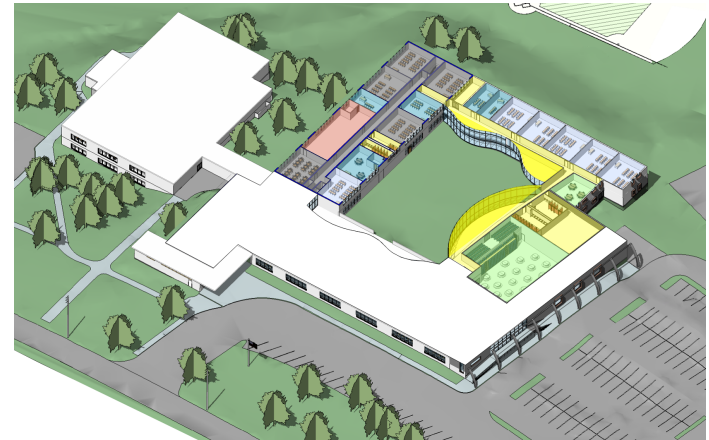
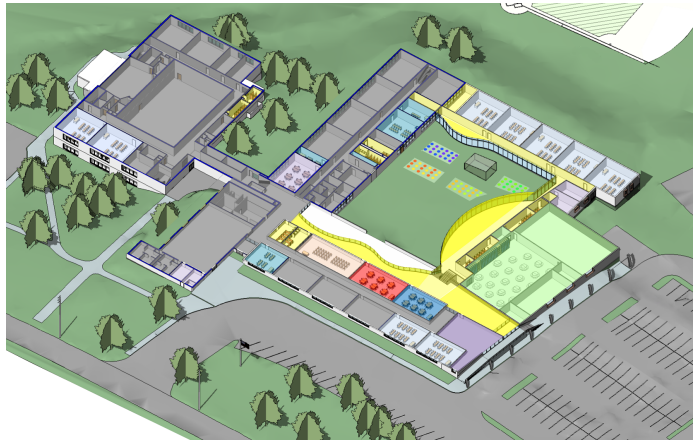
RETRACTABLE SEATING OPTION FOR CAFETORIUM

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



RETRACTABLE SEATING OPTION FOR CAFETORIUM

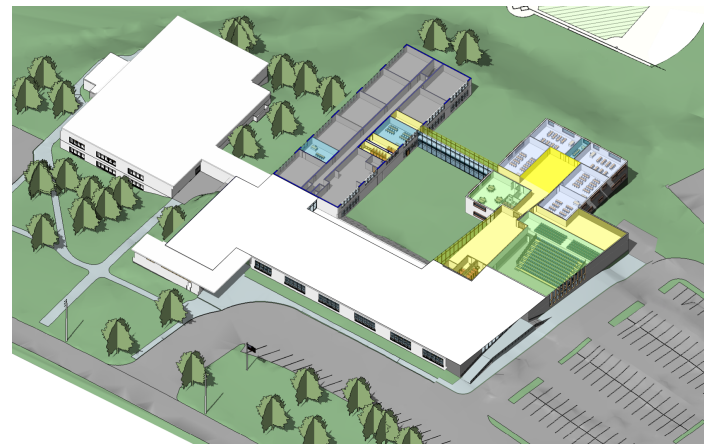
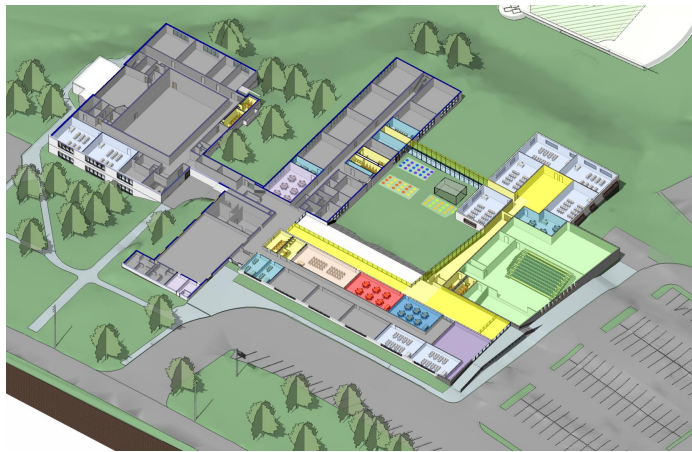
BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



CHARACTERISTICS OF DESIGN OPTION - 1

- Unifies the existing disparate wings to create one cohesive school
- Clear paths of circulation
- Gathering space provided outside Cafetorium to be used by teachers bringing students in and out of lunch or visitors during events
- Central courtyard could function as an outdoor instructional space and allows the school's various gardens (Kindergarten garden, rain 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

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS



CHARACTERISTICS OF DESIGN OPTION - 2

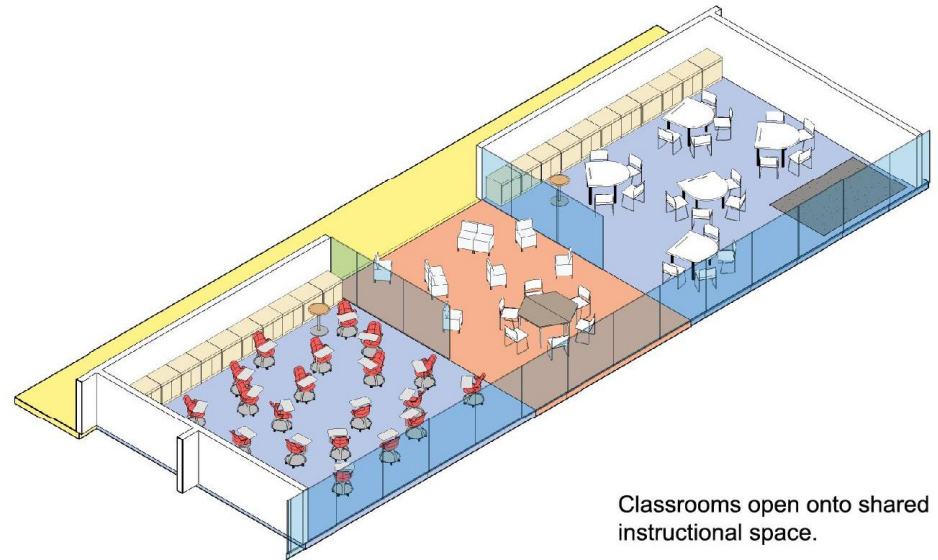
- Groups the Kindergarten and First Grade classrooms together in new wing which would function as the Early Education Center
- Large central spaces in EEC would function as Collaborative Learning Spaces where teachers could bring together multiple classes for group activities
- Minimal impact on the existing wings

BUTLER BLDG. REPLACEMENT DESIGN CONCEPTS

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.



Classrooms open onto shared instructional space.



ELEMENTARY SCHOOL CLASSROOM CONCEPTS



BLIND BROOK-RYE UFSD

Blind Brook Middle/High School Campus

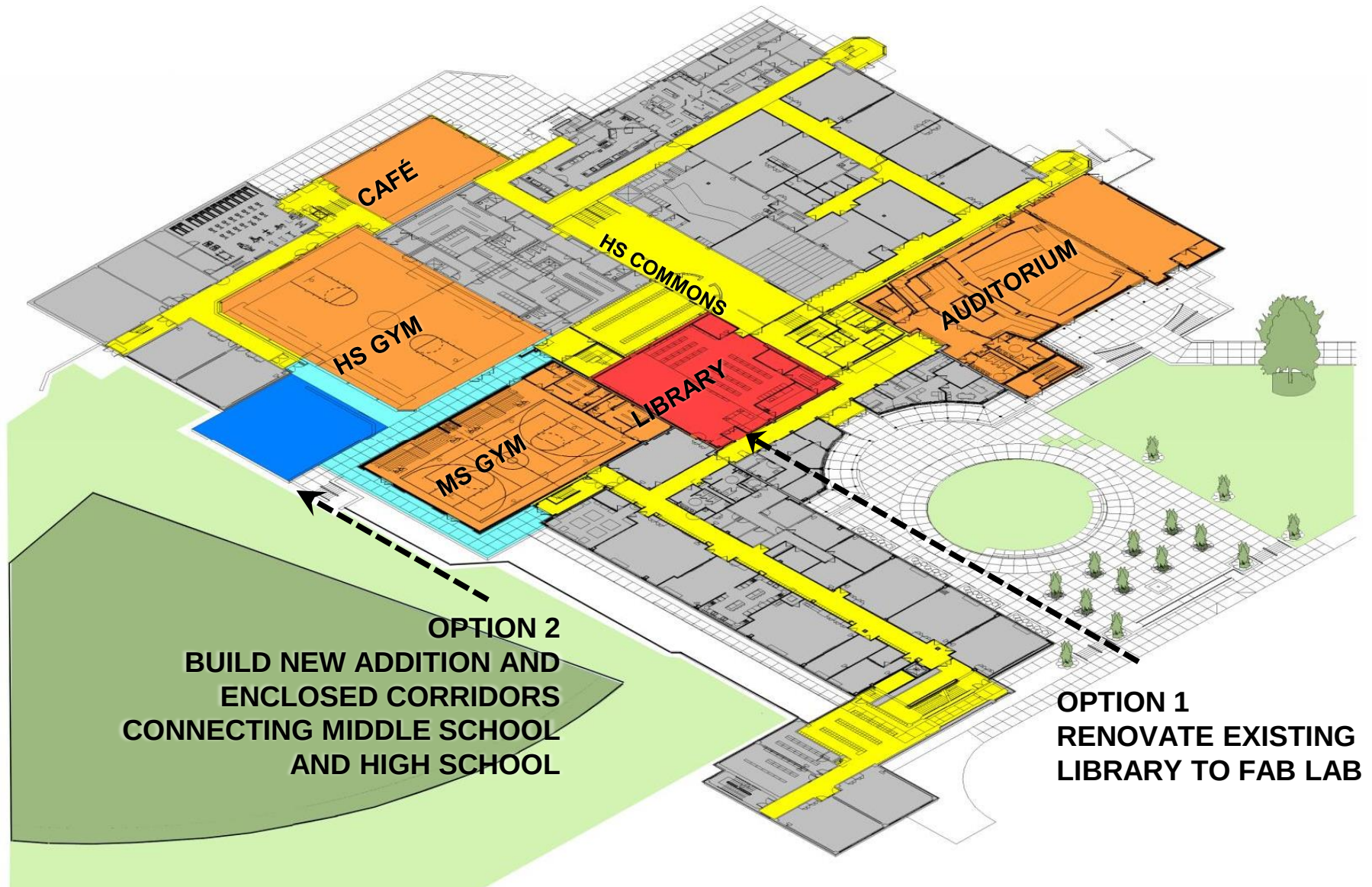
BBMS/HS INFRASTRUCTURE SCOPE OF WORK

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
- Provide a new fire alarm system
- Replace electrical panels

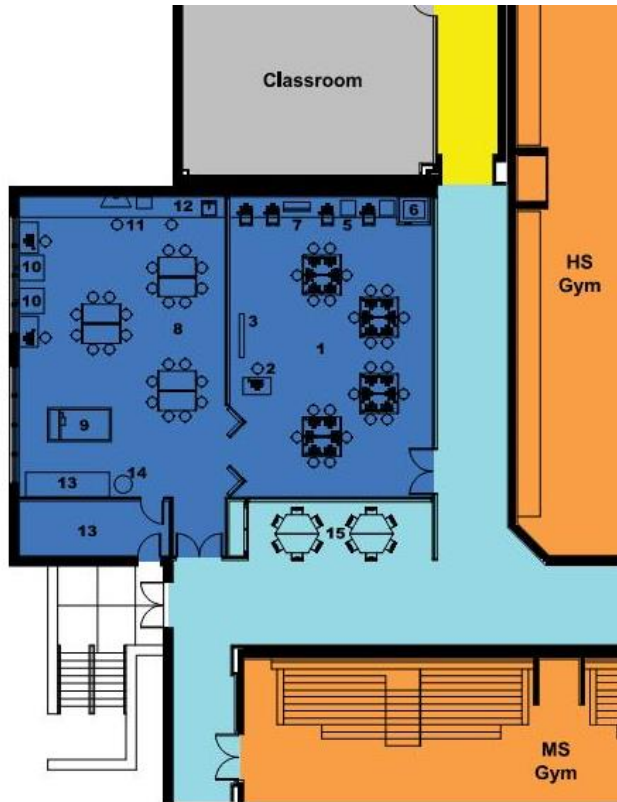
FACILITY NEEDS & DESIGN CONCEPTS

MS /HS FABRICATION LAB OPTIONS

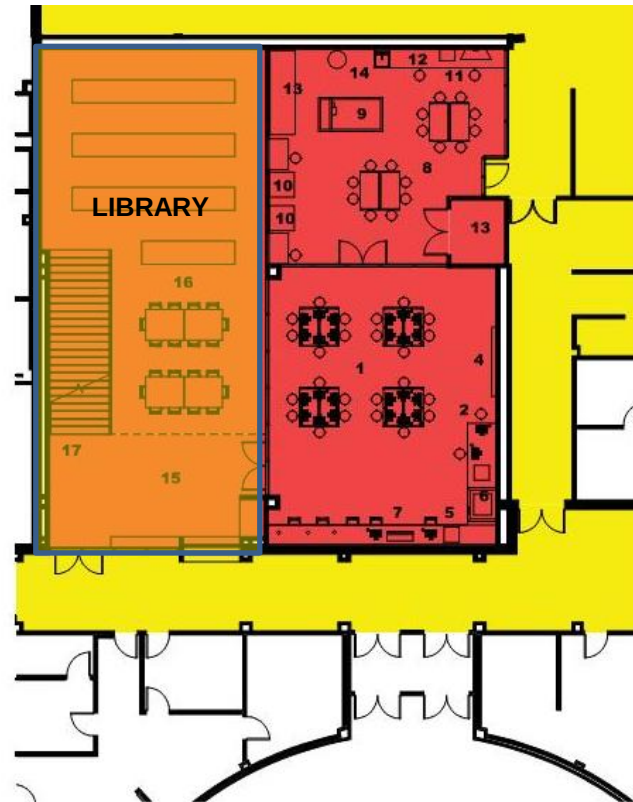


FACILITY NEEDS & DESIGN CONCEPTS

MS /HS FABRICATION LAB OPTIONS



Option 2 - Fab Lab Addition And Connecting Corridor



Option 1 - Fab Lab and Media Center at Renovated Library

Key

- 1 Conference / Learning Space
- 2 Faculty Work Station
- 3 Mobile Digital Screen
- 4 Fixed Digital Screen
- 5 Precision Mill
- 6 3D Scanner + Printer
- 7 Vinyl Cutter
- 8 Work Space
- 9 CNC Mill
- 10 Laser Cutter
- 11 Fume Hood + Convection Oven
- 12 Molding, Casting, Silk Screen Printing
- 13 Material Storage
- 14 Dust Collector
- 15 Lounge / Exhibition Space
- 16 Stacks + Reading Room
- 17 Stairs To Media Center Above





Construction Management

CONSTRUCTION MANAGEMENT

PROJECT PHASING

- **Schematic / Design Development and Construction Documents**
 - o Establish phasing and construction restrictions for Contractors
- **Review of proposed additions and renovations to determine the phasing of construction**
 - o Summer Months: construction in school areas
 - o School Year: construction outside of occupied areas and coordinated with school
- **SED Guidelines for Construction while school is occupied**
- **Phase construction around the school**
 - o Demolition; during the summer
 - o Environmental construction; while school is unoccupied and summer holiday breaks
 - o Monitoring of environmental activities
 - o Provide weekly updates to the school district of construction progress
 - o Meet with School Principal to discuss construction activities as may be necessary
 - o Include black dates of no construction during school testing and events that require no noise and no construction in the contract documents

- **Site Access and Construction Restrictions**

- o Contractor access to site will be restricted at school entry/exit from Ridge Street
- o Setup Contractor area at Baseball field
- o All workers must wear Photo ID badges at all times
- o Separation between school areas and construction areas.
- o Noise Restrictions
- o Prepare a Construction Implementation Plan (CIP) that shows the phasing and construction restrictions
- o Include Construction Indoor Air Quality Management Plan that references industry guidelines
- o Indoor Air Quality Guidelines for occupied Buildings Under Construction – 2007, chapter 3 Control Measures

BMP Ridge Street School



Blind Brook – Rye UFSD
Bruno M. Ponterio - Ridge Street School
 390 North Ridge Street, Rye Brook, NY 10573

Grades: K-5

Area: 102,095 sq. ft.

Original Building Constructed: 1950

Addition: Classrooms 1955

Addition: Classrooms & Cafeteria/Kitchen 1960

Addition: Classrooms, Gym 1965

Addition: Administration 2006

Other Amenities: Maintenance Building

Open Area: Athletic Fields (Soccer, Baseball, Softball), Playground and Parking areas

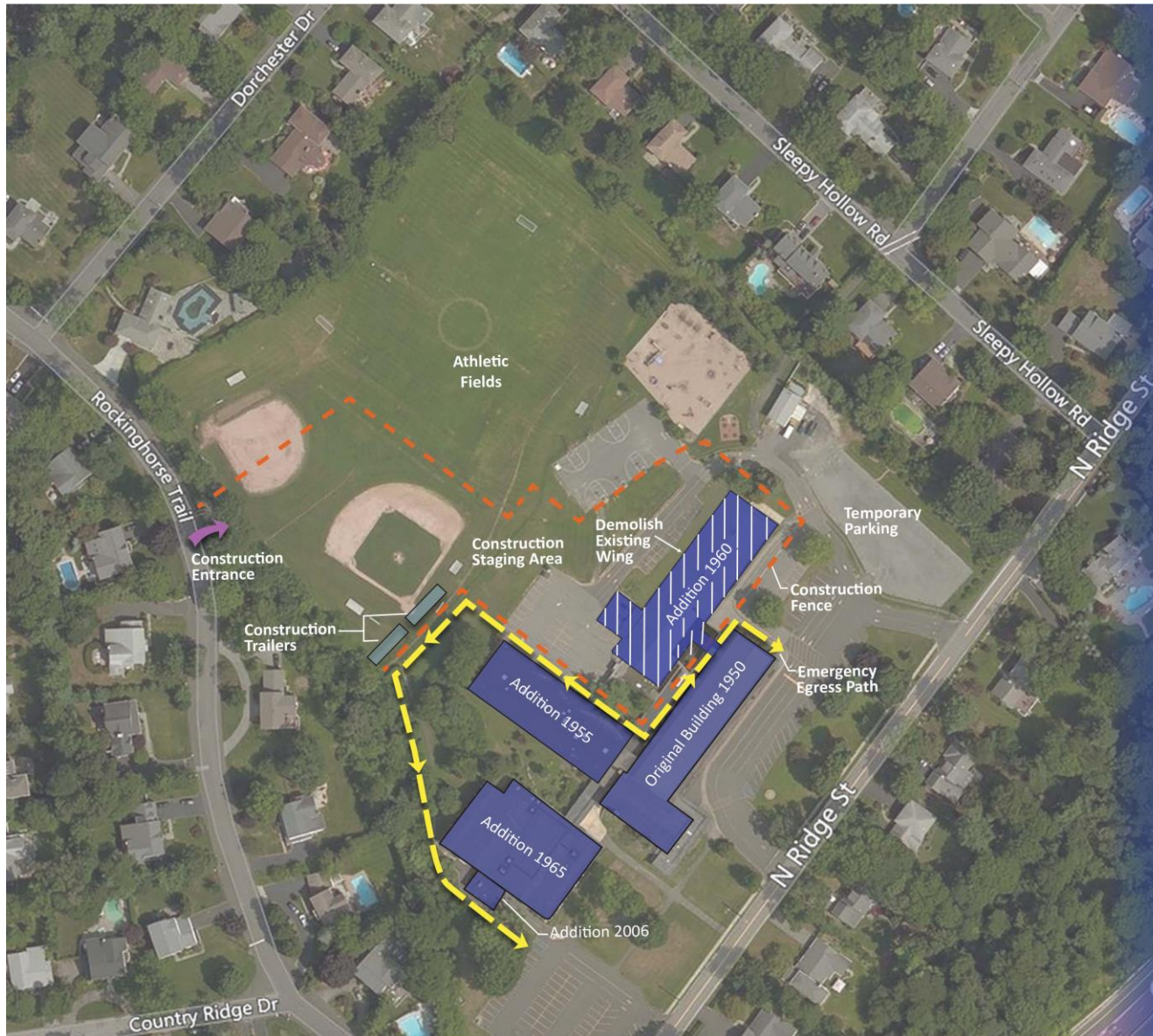
BMP Ridge Street School

Blind Brook – Rye UFSD
Bruno M. Ponterio - Ridge Street School
 390 North Ridge Street, 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 suggested entrance is utilizing the existing field entrance on Rockinghorse Trail however this is in a residential area and should be shown to the residents as a courtesy to maintain good relations during the construction period.

Construction staging will be setup on the baseball field. The temporary construction fencing will be installed to allow use of the soccer/multipurpose field, playground and basketball courts. Once construction is completed the contractor will be required to restore the baseball field.
5. Demolition of the existing 1960 classroom and Cafeteria/ Kitchen building wing must be scheduled when the school is not in session. It is preferred that the demolition be scheduled over the summer months.
6. An egress path between the existing building and construction area must be established to allow for egress in an emergency and fire department access and rescue. This egress path must be maintained throughout the construction.



BMP Ridge Street School



Blind Brook – Rye UFSD

Bruno M. Ponterio - Ridge Street School

390 North Ridge Street, Rye Brook, NY 10573

Construction

1. All construction work shall comply with SED Uniform Safety Standards and 155.3 – 155.5 of the NYS Building Code related to safety in schools during construction.
2. During construction the contractor is required to maintain the temporary construction fence. All access to the site will be through the construction entrance on Rockinghorse Trail. Any access to the site from the existing parking area must be scheduled and approved by the school district.
3. The contractor will be notified that during "blackout dates" (testing days and restricted noise days) there will be no work permitted.
4. The contractors will be required to submit a construction schedule that will be updated throughout the construction period. Additionally a detailed two week look ahead schedule will be provide by each contractor that will identify areas of work.
5. Interior renovations will be scheduled during the summer months.

BMP Ridge Street School



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Bruno M. Ponterio - Ridge Street School
 390 North Ridge Street, Rye Brook, NY 10573

Completion of Construction and Building Occupancy

1. Construction of the new addition is complete and ready for occupancy.
2. The interior renovations are completed.
3. The temporary construction fencing is removed and the athletic fields and baseball field restored for use by the school.
4. An expanded parking area is constructed where the addition was demolished. This area will also provide a bus loop.

BMP Ridge Street School



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Blind Brook MS/HS



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

Grades: 6-12

Area: 195644 sq. ft.

Original Building Constructed: 1973

Addition: Middle School – Classrooms & Gym 2001

Addition: Auditorium, Classrooms & Cafeteria/Kitchen 2006

Other Amenities: Maintenance Building

Open Area: Athletic Fields (Track, Football field, Soccer, Baseball, Softball), Tennis courts and Parking areas

Blind Brook MS/HS



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Blind Brook Middle School / High School
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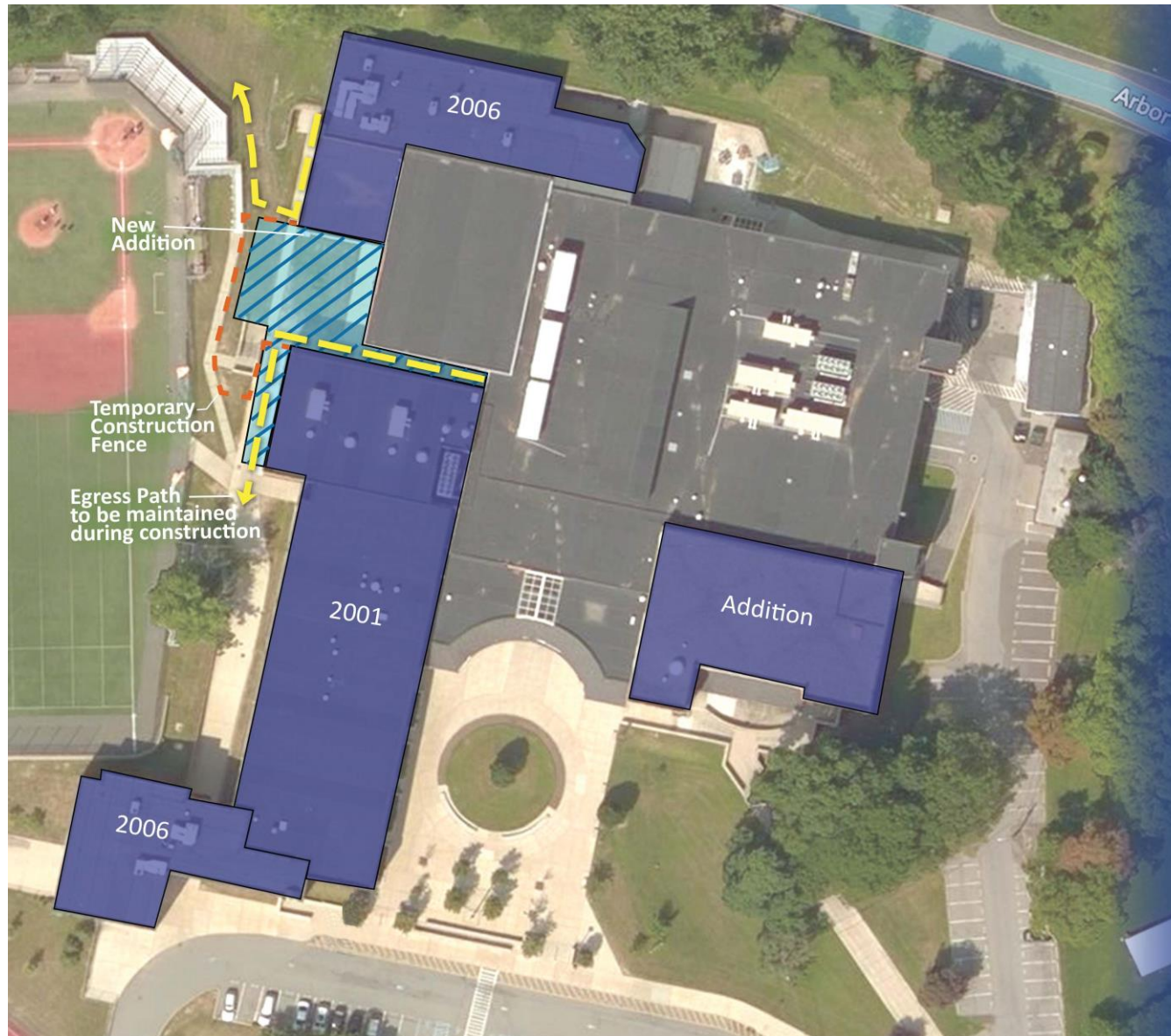
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4. Contractor shall establish a construction entrance and staging area. The location of the staging area will need to be reviewed with the school district.
 All areas in the staging area will have to be restored upon completion of the construction.
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.

Blind Brook MS/HS



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

Commencement of Construction

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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.

OPERATIONAL PLAN AT BMPRSS

DURING CONSTRUCTION

- **Daily Instruction**

- Every K-5 classroom will continue to have its own space
 - Grade levels will be located together as a whole (similar to how they are now) or if separated, will be grouped together
- All Specials classes (i.e.: art, music, STEAM, technology, library, P.E.) will continue to have their own spaces
 - 1965 wing lower level will be revitalized to hold two Specials classes
- All small group instruction spaces will be shared
 - Special Ed teachers, AIS teachers, and ENL teachers will share spaces which align with their schedules

- **Lunchtime and Recess**

- Alternate location for students to have lunch
- Students will be able to utilize the blacktop and playground for recess during construction

- **Arrival/Dismissal**

- When students arrive they will go to the gyms
- When students are dismissed, we will utilize both gyms for students taking the bus and NBS (Non-bus students.) Students will be dismissed via the main entrance and the entrance by the District Office.

OPERATIONAL PLAN AT BBMS/HS

DURING CONSTRUCTION

How do we proceed with construction of a Fab Lab while minimizing disruption to school operations?

Option 1

- The entire MS/HS library with offices including writing center would be inaccessible throughout the yearlong construction period
- The entire area within this footprint will be under construction for the entire period – noise will be contained

Option 2

- Most noisy construction will be done during the summer
- Other construction work will be done with minimal interruption of normal school day (i.e., new addition and MS and HS corridors)
- Construction fencing will separate students and athletes from work site



**Updated Cost Estimates
&
Impact to Taxpayers**

ESTIMATED COSTS OF PROPOSED PROJECTS

BMPRSS–

Renovation

\$4.3 million

Infrastructure

\$13.7 million

Butler Building

\$20.0 million

\$38 million
86% of total

MS/HS–

Infrastructure

\$3.2 million

Fab Lab

\$3.2 million

\$6.4 million
14% of total

Total Estimated

\$44.4 million

PHASING PROPOSED PROJECTS

Phase 1

Start Construction in Summer 2019

BMPRSS:

Butler Building \$30.0 million

Financing \$30.0 million

Phase 2

Start Construction in Summer 2020

BMPRSS:

Renovation \$4.3 million
Infrastructure \$3.7 million

MS/HS:

Infrastructure \$3.2 million
Fab Lab \$3.2 million

Financing \$14.4 million

Total Financing of \$44.4 million

IMPACT TO TAXPAYERS (\$44.4 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: \$14.4 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

Fiscal Year

Annual Debt Service (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 \$3,754,146

Phase 2 Debt Comes on (\$14.4m)

2022-2023 \$3,749,596

2023-2024 \$3,750,746

2024-2025 \$3,747,296

2025-2026** \$3,739,246

2026-2027 \$2,571,346

2028-2040 \$2,571,434

Average each year (2028-2040)

2040-2041 \$837,031

* 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

NEXT STEPS

March 2017

Follow-up discussion
Finalize Scope & Options

May 2017

Follow-up discussion
Final Costs and Referendum Date



Q&A