



IRVINGTON
UNION FREE SCHOOL DISTRICT

Capital Project Update

February 26, 2019

Agenda

- Review community survey data
- Review locations considered for Facilities Building
- Preliminary recommendation for locating Facilities Building
- Review locations for Outdoor Bathroom at Dows
- Preliminary recommendation for locating Outdoor Bathroom at Dows
- Update of Project Expenses

Spring 2018 School Quality Survey Priorities

Capital Project – Community Members

The District is considering a capital project that would not increase local taxes. In doing so, the Board of Education and Administration would like feedback on how categories of projects should be prioritized. Please rank the top five priorities from the categories of projects below, with Rank 1 being the highest priority: (N=140)

Response	Weighted Score	Relative Weighted Score	Overall Rank
Safety and security	557	100	1
Repair and upgrade facilities	523	94	2
Modern and flexible learning spaces	443	80	3
Sustainability and energy efficiency	335	60	4
Athletic facilities	242	43	5

Spring 2018 School Quality Survey Priorities

Capital Project – Staff Members

The District is considering a capital project that would not increase local taxes. In doing so, the Board of Education and Administration would like feedback on how specific categories of projects should be prioritized. Please rank the top five priorities from the categories of projects below, with Rank 1 being the highest priority. (N=233)

Response	Weighted Score	Relative Weighted Score	Overall Rank
Safety and security	614	100	1
Repair and upgrade facilities	489	80	2
Modern and flexible learning spaces	442	72	3
Sustainability and energy efficiency	337	55	4
Athletic facilities	218	36	5

Spring 2018 School Quality Survey Priorities

Capital Project – Students

The District is considering a capital project that would not increase local taxes. In doing so, the Board of Education and Administration would like feedback on how specific categories of projects should be prioritized. Please rank the top five priorities from the categories of projects below, with Rank 1 being the highest priority. (N=704)

Response	Weighted Score	Relative Weighted Score	Overall Rank
Safety and security	2,790	100	1
Modern and flexible learning spaces	2,577	92	2
Repair and upgrade facilities	2,382	85	3
Athletic facilities	2,200	79	4
Sustainability and energy efficiency	2,006	72	5

Areas Committee reviewed to locate Facilities Building

- Track and Field area leading to East Field
- Next to Theater Gym Building
- Meszaros Field, Front and Back
- Ferris Street property
- Lower Lower Dows Field
- Behind High School and Cafeteria Building Delivery area
- Dows Lane Basketball Court
- Shared Services with Village

Next slides will show exact locations and pros and cons of each location

Areas Reviewed to Locate Facilities Building



The Campus

Areas Reviewed to Locate Facilities Building



Main Street School

Areas Reviewed to Locate Facilities Building



Dows Lane Elementary School

Track and Field Area by East Field: Considerations

Pros

- Large area already exists

Cons

- Area utilized for track and field events: shot put, discus
- Very visible to neighbors
- Significant drainage issues would need to be addressed in order to add road and building, resulting in much higher cost



The Campus

H 2 architects + engineers

Next to Theater Gym Building: Considerations

Pros

- Paved area already exists for access
- Extension of existing building less intrusive for neighbors

Cons

- Would significantly reduce much needed parking spots
- Block egress from TG building - would need to work around emergency exits
- Safety concerns with much pedestrian traffic in area
- Significant drainage work needed adding to cost



The Campus

2 architects + engineers

By Meszaros Field: Considerations

Pros

- Area not currently used

Cons

- Would need to relocate drainage
- Would block access road to track
- Very visible upon approach to campus
- Trucks mixing with student /community pedestrian use



The Campus

Behind High School and Cafeteria: Considerations

Pros

- Extension of existing building less intrusive for neighbors and hidden with terrain
- Paved area already exists for access
- Utilities close by

Cons

- Would potentially reduce parking spots
- Need to regrade land - rocks present
- Can't enclose existing shed due to vents and pipes located there
- Need to ensure no utilities are compromised, including water lines
- Would result in a smaller building
- Must ensure enough space is maintained for emergency vehicle access to behind the campus buildings
- Close to property line



The Campus

Ferris Street Property: Considerations

Pros

- Area currently unused by school for other purposes - vacant lot
- Would provide rooftop space for new basketball court and allow removal of current court which is in a parking lot space
- Has room for parking of vehicles

Cons

- Add traffic on Ferris Street
- Visible to neighbors on Ferris Street, a residential street
- More expensive to build due to historic designation of downtown and need to ensure exterior is in keeping with such
- Future work on theater still unknown; need to complement work there



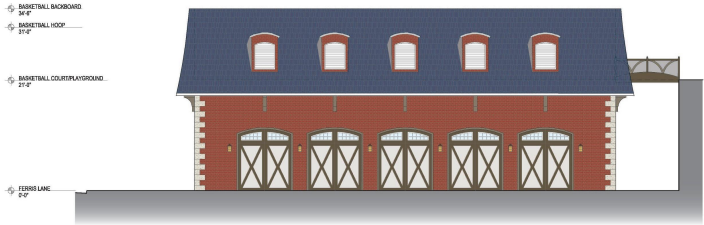
Main Street School

Ferris Street Property: Considerations

IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



architect - irvington

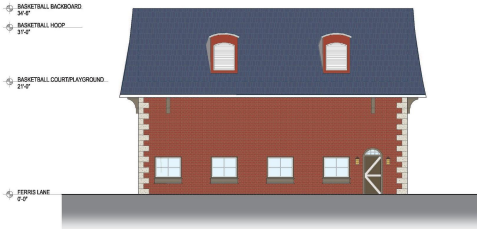


1 South Elevation - Option 1
SCALE: 1/4" = 1'-0"

IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



architect - irvington



1 West Elevation Option 1
SCALE: 1/4" = 1'-0"

IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



architect - irvington



1 South Elevation - Option 2
SCALE: 1/4" = 1'-0"

IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



architect - irvington



1 West Elevation Option 2
SCALE: 1/4" = 1'-0"

Lower Lower Dows Field: Considerations

Pros

- Available space
- Less utilized athletic space

Cons

- In view of neighbors
- Need to drive through play area
- Impact to sports programs
- Would need to add road



Dows Lane Elementary School

Dows Basketball Court: Considerations

Pros

- Paved area already exists; building would use less footprint than existing court and could avoid any tree removal
- Sunken area less intrusive for neighbors; less visible
- Large enough space for all Facilities equipment, vehicles with room for small office
- Enough space for PTSA supplies, enabling District to remove trailer behind school building
- Have space to relocate basketball court to where old District trailer was and closer to playground, benefiting students at recess times
- Could maintain walking path for commuters
- Close to utilities

Cons

- Must ensure no trees are cut or damaged
- Loss of open space
- Commuters use area to walk to train station
- Need to relocate basketball court to old District trailer site - additional cost



Dows Lane Elementary School

Shared Services with Village: Considerations

- Current Village facilities are inadequate for their needs and the Village also stores equipment outside
- Discussed buying or leasing space in a shared services effort
- No suitable property is available in Irvington
- May have land but not interested in leasing:
 - Columbia University
 - Immaculate Conception Church

Feedback from Community on Dows Location for Facilities Building

- Loss of open space
- Current basketball court is shaded; used for many events
- Would cause damage to trees, especially rare heritage copper beech tree
- Irvington is participant of Tree City USA to protect and preserve trees
- Current basketball court area is used by commuters to get to train
- Unsightly for neighbors
- Safety concerns: Trucks shouldn't be so close to students playing or at school
- Current Dows basketball court has many memories - "learned to ride bike there"
- Too large a building for that site
- Too costly
- Pollution and environmental concerns for existing tranquil natural environment
- Concern that trucks would exit onto Elm/Willow
- Better to decentralize storage and create multiple storage sites

Preliminary Recommendation for Location: Behind HS

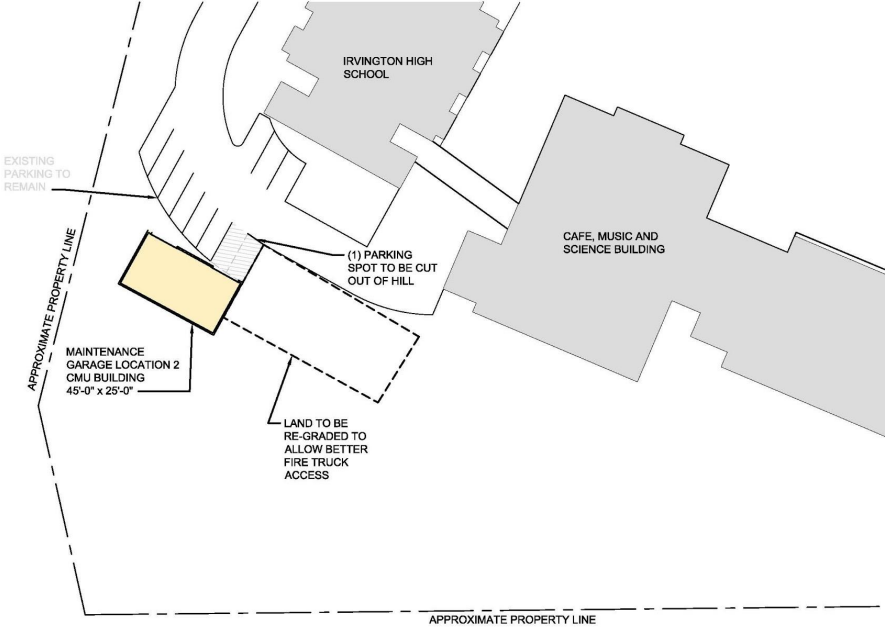
IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



LEGEND:

- EXISTING TO REMAIN
- NEW CONSTRUCTION

The Campus Irvington Middle & High School



1 Proposed Maintenance Garage
SCALE: 1/32" = 1'-0"
N

Preliminary Recommendation for Location: Back of HS

Recommend up to a 45' by 25' = 1,125 square foot building.

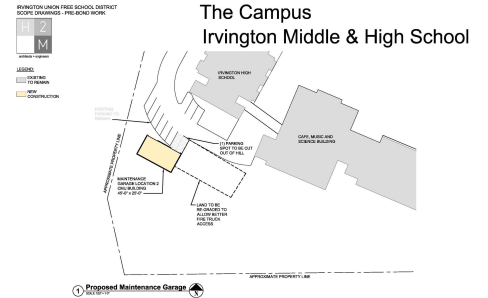
Final costs are still being estimated

Pros

- Paved area already exists for access
- Sunken area less intrusive for neighbors
- Allows for improvement for emergency vehicle access
- Allows enough room to work on vehicles and store smaller gas powered equipment
- Won't lose parking if park in front of building by Facilities staff

Cons

- Will require excavation and cutting into rocky area
- Smaller space than needed; can't park vehicles inside
- Would need an additional storage shed for equipment at Dows



Possible Locations for Outdoor Bathroom at Dows

- By old District trailers
- By current garden area/Lower Dows Field
- Between Upper Dows Field and playground
- Behind parent drop off circle and K-1 playground
- Connected to Dows Library
 - Would not be standalone and result in more expense

Possible Locations for Outdoor Bathroom/Shed at Dows



Dows Lane Elementary School -
Proposed locations for stand alone bathroom (19' x 11')

Preliminary Recommended Location for Outdoor Bathroom at Dows

Recommend location by Drop off Circle

Pros

- Accessible from either Upper or Lower Dows Fields
- Close to K-1 Playground
- Would add a water bottle filling/water fountain

Cons

- Visible upon entry to Dows campus



19' by 11' = 209 square foot building



Dows Lane Elementary School -
Proposed location for stand alone bathroom (19' x 11')

1 2
M architects + engineers
interior exterior landscape



Illustrative photos

Other Improvements at Dows and Main Street School

- Propose to demolish existing Dows shed as it is past its useful life
 - Allowance of \$3,200
- Add small shed for Facilities equipment at Dows
 - Preliminary Allowance of \$88,000 including electrical hookup
- Utilize indoor space for PTSA storage, currently utilizing existing shed
- Use funds for originally planned new basketball court to improve existing court
- Paint Main Street School Bell Tower
 - Preliminary Allowance of \$65,000



Illustrative Photos

HS Entrance Rendering - Sneak Preview



Rendering is still in progress

Summary of Project expenses

Goal – Remain Budget Neutral with no additional taxes

Current borrowing rates are around 3%.

The following borrowing amounts would allow us to remain tax neutral with current building aid ratios and a 20 year payback:

<u>Interest Rate</u>	<u>Borrowing Amount</u>
3.5%	\$20,000,000
3.75%	\$19,500,000
4.0%	\$19,000,000
4.25%	\$18,500,000

*Conservatively assumes only 75% of project is aidable at 17.6% aid ratio

Pre Bond Schedule and Timeline

6/18/18 - 1/31/19	Review and define scope, prepare sketches, cost estimating
2/7/19	Special BOE Meeting/Community Forum; Present recommended project scope
2/9/19	Community Forum
2/12/19	Board/ Community Q & A
2/26/19	Board/Community Update
3/5/19	Board/Community Update
TBD	Before end of March

SCOPE OF WORK OF BOND AND ALL COSTS MUST BE FINALIZED; FINALIZE BOND AMOUNT

Pre Bond Schedule and Timeline

12/1/18 – 3/29/19

SEQRA process/Bond Counsel
District to provide Bond Counsel Final Bond Proposition
Scopes of Work and Construction Cost Opinions;
Bond Counsel prepares all necessary resolutions for the BOE

TBD before
End of March

BOE adopts a Resolution Calling for Bond Referendum to be held on
May 21, 2019
SEQRA Determinations adopted by BOE

4/6/19

District Clerk to publish the Notice of Bond Referendum in School District
Newspaper(s) *(45 days prior to the date of the bond vote)*

March - May 2019

Public Information Sessions and School District Newsletter distributed
describing bond issue and its impact

5/21/19

Special District Meeting and Election

