



IRVINGTON
UNION FREE SCHOOL DISTRICT

Capital Project Update

January 15, 2019

Overview

- Why a Capital Project now?
 - Needed work
 - Financial considerations
- Planning Process to date
 - Buildings & Grounds Committee work
 - Capital Project Planning Committee work
- Scope of Work currently being proposed
 - Safety & Security
 - Infrastructure/Protect Assets/Storage/Other Improvements
 - Energy Efficiency
 - Modernizing Learning Spaces
- Estimated Project cost
- Project Timeline
- Comments

Why a Capital Project Now?

The District has critical, time-sensitive needs and goals to enhance environments to support student learning

- Addressing aging facility infrastructure needs
- HVAC upgrades, repairs and replacement
- Paving/Sidewalk projects
- Safety and Security Improvements
- Modernizing academic spaces to support collaborative learning, instructional needs and increased and new technology
- Addressing storage needs

The annual, general fund budget cannot support these costly expenditures without large-scale reductions in student programs and deep staffing reductions. Thus, a capital bond project is necessary.

Capital Projects take time - a vote in May results in work in 2020! Delaying a project now will lead to higher maintenance costs on an annual basis and more costly construction in a future project.

Why a Capital Project Now? - Financial Considerations

Goal: Capital Project to result in a Budget Neutral or Tax Neutral impact

- New payments would replace expiring payments in the budget
- No new revenue (new or additional taxes) would be needed to support bond payments for this proposed project
- In 2022-23 annual debt payments drop by \$1.2 million (aka expiring debt)
 - Goal: New project financing will not exceed expiring debt payments to prevent tax increases.
 - Align borrowing with construction phases
 - Utilize Bond Anticipation Notes (BAN) during project construction (interest and minimal principal payments) as needed
- Currently, borrowing costs/interest rates are still relatively low: ~3% - 3.5%
- Estimate that 90% of Project would be eligible for State Aid at ~40% reimbursement from the NYS Education Department
- Rising maintenance costs put a strain on the annual budget and delays in repairs create financial uncertainty

Why a Capital Project Now? - Financial

Within the tax levy cap, the General fund budget cannot support these costly facility expenditures: construction, renovation, etc.

The budget has supported capital work each year, averaging around \$178,000 per year. Some of the work completed includes:

- Paving/sidewalk repair
- Ceiling repair
- HVAC needs/controls
- Electrical improvements
- Window well replacement/concrete work
- Door replacement
- Window repair
- Fence/railing repairs

Buildings & Grounds Committee Work to Date

- RFP and selection of Architect (H2M) and Construction Management (Triton) firms
- Formed larger representative planning committee: Capital Project Planning Committee (CPPC).
- Reviewed Building Condition Survey and Facilities Plan
- Defined Preliminary Considerations and Needs both District-wide and school-specific
- Reviewed scope identified by CPPC
- Reviewed sketches and cost estimates from H2M/Triton
- BOE Buildings and Grounds Committee reviewed all details and provided numerous public updates/presentations
- District administration and the B&G Committee will make recommendations to full Board for community vote

Capital Project Planning Committee Work

Cross section of stakeholders plus strategic advisors

- Board of Education members (B&G committee)
- Administration - Supt, Asst Supt, Principals, Director of Facilities
- IFA representatives
- CSEA representatives - Clerical/Aides, Custodial units
- Community representatives - each school, PTSA
- Strategic Partners - architect, construction management, security and technology consultants

Committee identified 52 items for Consideration by B&G

Created a collaborative document with comments and questions. Document utilized by architect and B&G for insight/community perspective

Further meetings were held with principals and architects based on the documented requests

Capital Project Planning - Design Process

- It is important to note that any designs or sketches shown throughout this presentation are representative only.
- NYS does not allow for detailed design work until after a capital bond vote is successful unless that work is absolutely necessary to determine if a project is viable
- Final design work is a collaborative process involving stakeholders and architect following a successful referendum

Scope Of Work

- Work was identified as a result of the 2015 Building Condition Survey and 5-year Capital Plan, community-based committee work and review by the Board B&G Committee in partnership with the professional opinions of the Architect/Engineering Firm and other partners
- Each building and adjoining site was carefully inspected, with health and safety items receiving the highest priority
- The following scope of work is categorized as:
 - Safety & Security
 - Infrastructure/Protect Assets/Storage/Other Improvements
 - Energy Efficiency
 - Modernizing Learning Spaces

Scope: Safety & Security

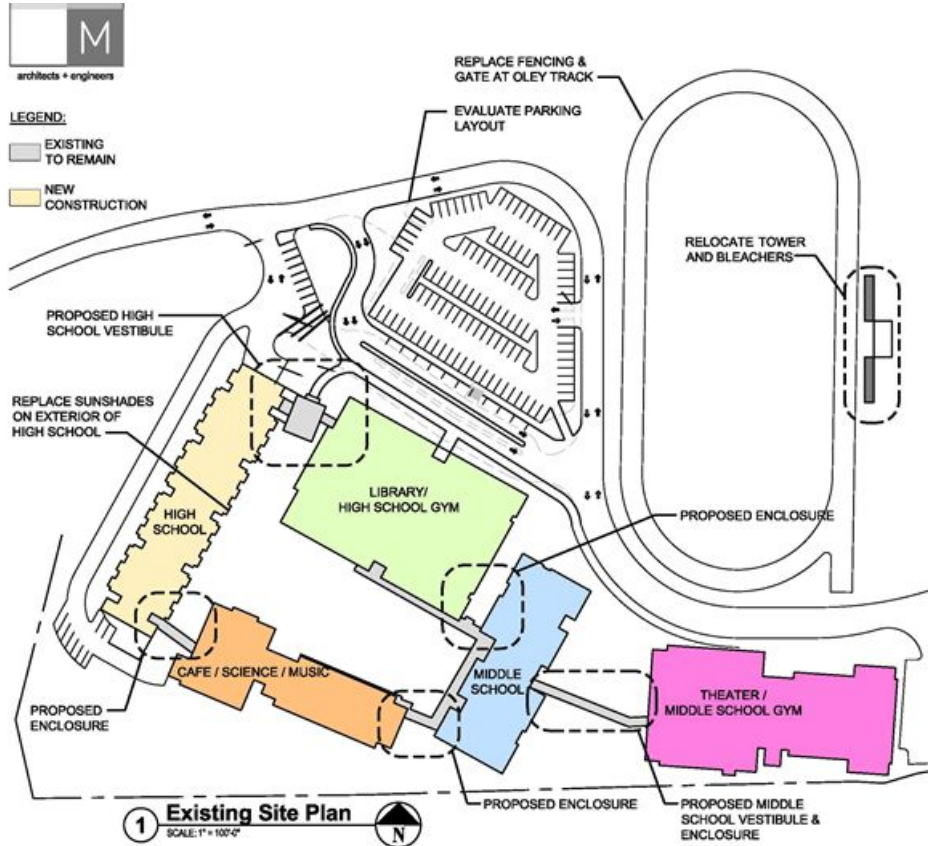
The following safety and security initiatives are proposed for inclusion in the capital project:

- Enclose the Campus – reduce entry points to locations with security vestibules
- New Entry/ Vestibule at High School
- Security Vestibules at the Middle School, Main Street School and Dows Lane
- Install additional security cameras District-wide
- Enhance signage District-wide
- Improve exterior lighting at the Campus and Main Street School
- Install a card access door entry system District-wide for exterior and classroom doors with auto lockdown ability
- Install safety film on identified windows

Safety & Security Need: Enclose Campus



Safety & Security - Site Plan



- Location of the proposed enclosures
- New High School Vestibule
- Location of the bleachers and pressbox
- New traffic flow would add approx. 8 parking spaces

Safety & Security - Enclose Campus

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

LEGEND:
■ EXISTING TO REMAIN
■ NEW CONSTRUCTION



1 Rear Elevation - Option 1
SCALE: 3/32" = 1'-0"



2 Front Elevation - Option 1
SCALE: 3/32" = 1'-0"

Potential renderings of enclosed walkway between IMS and the Theater Gym Building

Ultimate design will look to maximize light and keep "open air" feel to the extent possible

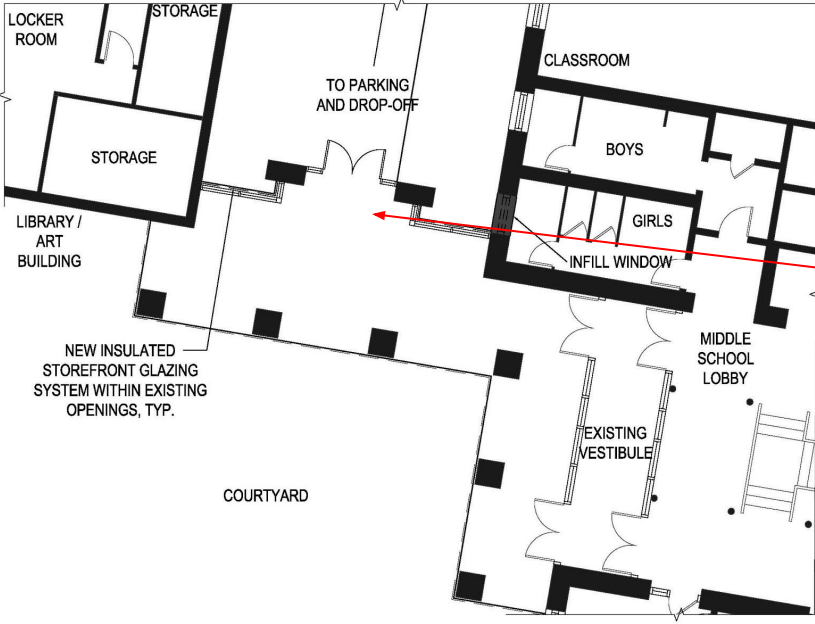
Safety & Security - Enclose Campus

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

H	2
	M

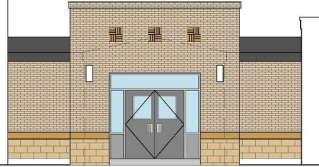
architects + engineers

LEGEND:
 EXISTING TO REMAIN
 NEW CONSTRUCTION



1 MS / Library Building Security Enclosure
SCALE: 1/8"=1'-0"

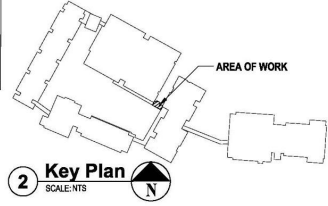
Irvington Campus Campus Enclosure



4 North Elevation - Option 2
SCALE: 1/8"=1'-0"



3 North Elevation - Option 1
SCALE: 1/8"=1'-0"



2 Key Plan
SCALE: NTS

Create a new entry way that is ADA compliant and has room for a security vestibule



Current High School Entrance - No vestibule for security; Students/Visitors enter through the Maher Gym/Art wing to High School building

Create a new entry way that is ADA compliant and has space for a security vestibule

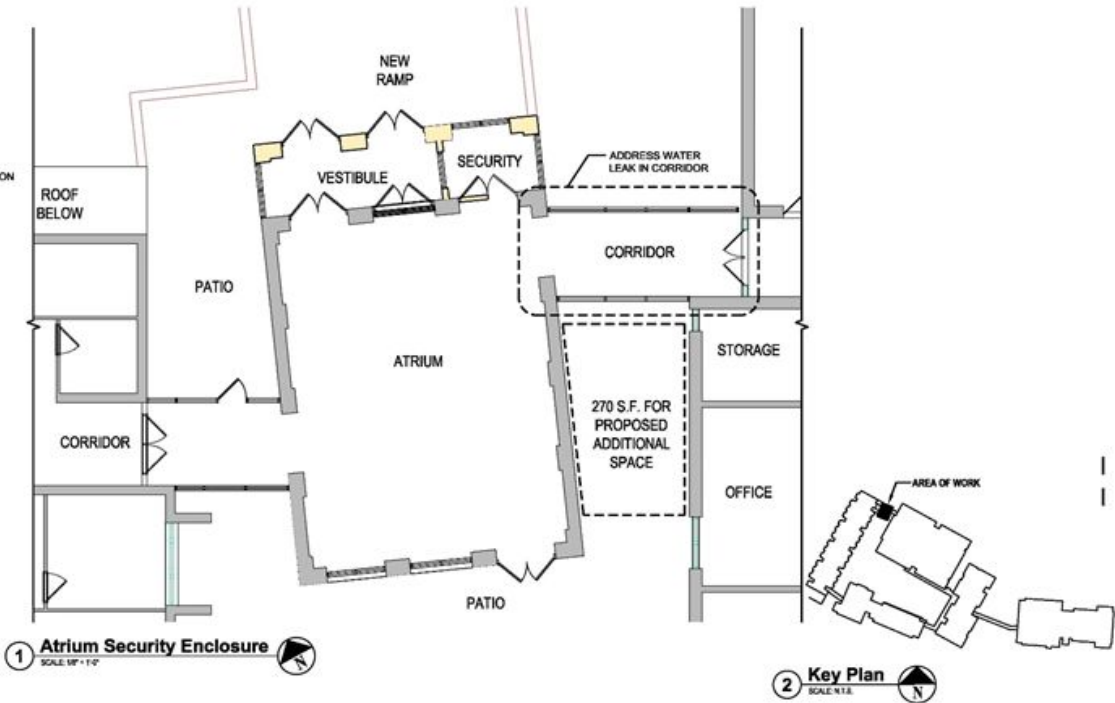
IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK

H 2
M

architects + engineers

LEGEND:
EXISTING TO REMAIN
NEW CONSTRUCTION

Irvington High School



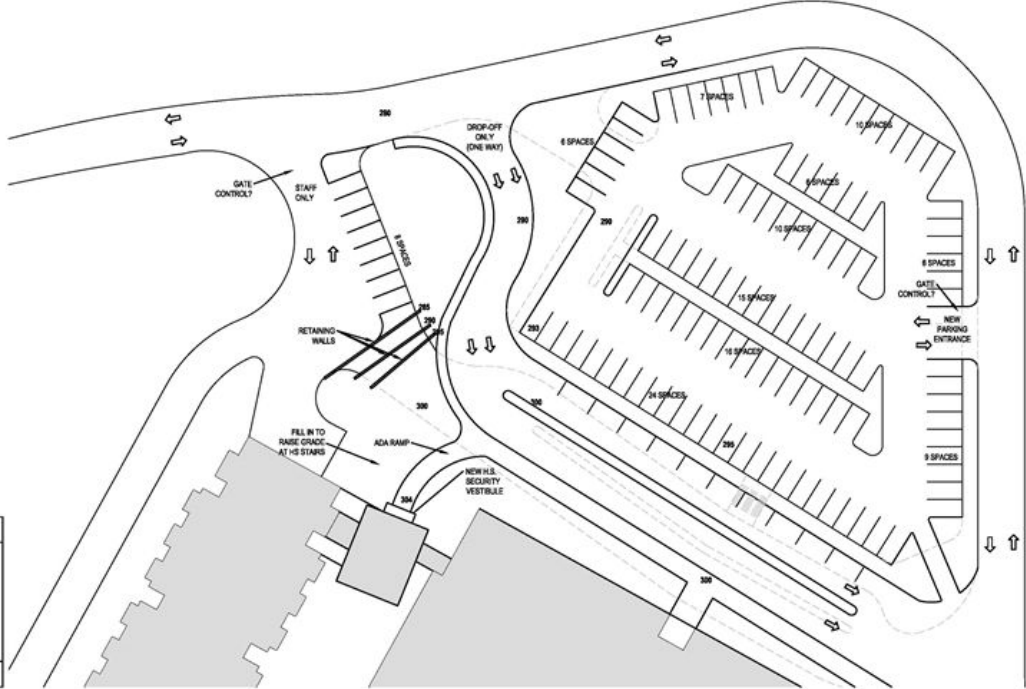
Scope: Safety & Security

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



LEGEND:
EXISTING TO REMAIN
NEW CONSTRUCTION

Irvington Middle & High School



PARKING	
Existing Spaces:	114
Deleted Spaces:	(11)
Proposed Spaces:	16
Additional Spaces (Staff Drive):	8
Total Proposed Spaces:	127

1 Proposed Site Plan
SCALE: 1" = 40'

Grading and site work for new entrance and paving needs will provide an opportunity to:

- Improve traffic patterns
- Increase space between building and roadway for increased safety
- Add parking spaces

Scope: Safety & Security

Security Audit/Security Best Practices

- Vestibules needed to screen visitors prior to school entry
 - Multiple entry points present security challenges during emergencies and for daily visitor management
- Ability to remotely lock down exterior/classroom doors; upgrade locks; access control
- Safety and security film on exterior windows
- Security cameras

Facility enhancements will compliment school-based mental health/SEL programs and staffing that include:

- Guidance Counselors, Social Worker, Psychologists, etc
- Curricular programs
- School-based initiatives and events

Scope: Infrastructure/Protect Assets/Storage/Other Improvements

The following Infrastructure initiatives are proposed for inclusion in the capital project:

- Site work and paving throughout the District
- Roof replacement at Dows Lane
- Floor abatement at Main Street School and Dows Lane
- Renovate the girls bathroom at the High School
- Replace the waste line at Main Street School
- District vehicle and equipment storage building at Dows Lane (at current basketball court) and relocate the basketball court to be closer to playground
- Small storage building for athletic equipment with concession and bathrooms at the campus
- Bleachers (Code Compliant) and press box at Meszaros Field
- Walkway for bleachers to athletic storage
- Site work/utilities for bleachers and press box
- Stand-alone outdoor bathroom at Dows
- Renovating the Maher Gym boys locker room

Scope: Infrastructure/Protect Assets/Storage/Other Improvements



Examples of paving needs that extend beyond the scope of the annual budget.

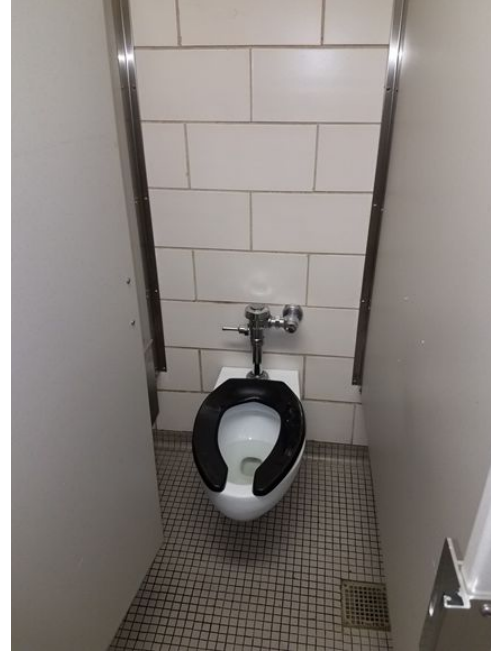
Scope: Infrastructure/Protect Assets/Storage/Other Improvements



Moisture
Issues

Dows Lane School - Library Roof

Scope: Infrastructure/Protect Assets/Storage/Other Improvements



HS Girls Bathroom - Renovation Needed

Scope: Infrastructure/Protect Assets/Storage/Other Improvements



Bleachers not code-compliant; Tower is in poor condition

Scope: Infrastructure/Protect Assets/Storage/Other Improvements

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



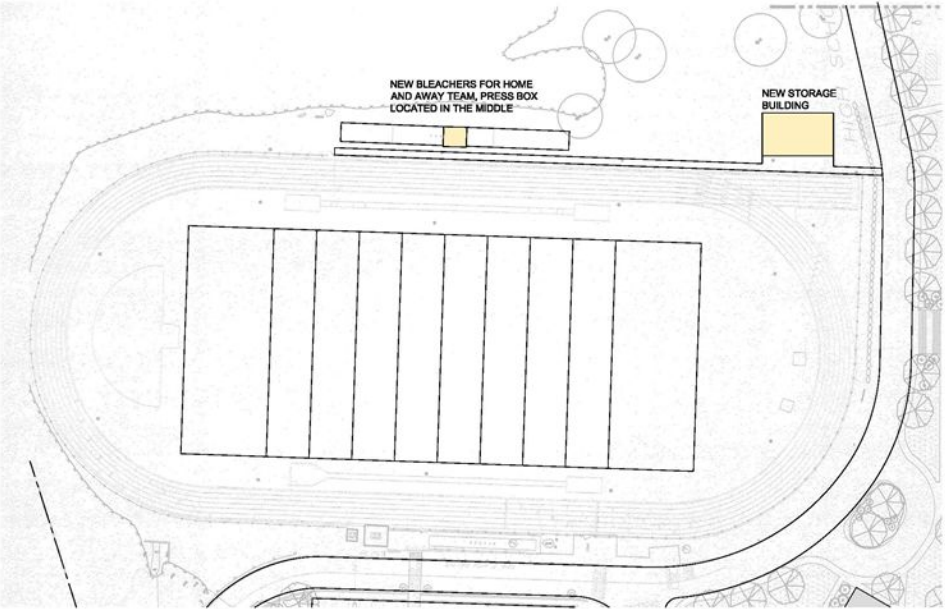
architects + engineers

LEGEND:

EXISTING TO REMAIN

NEW CONSTRUCTION

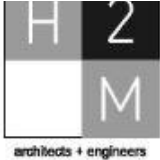
Irvington Middle & High School



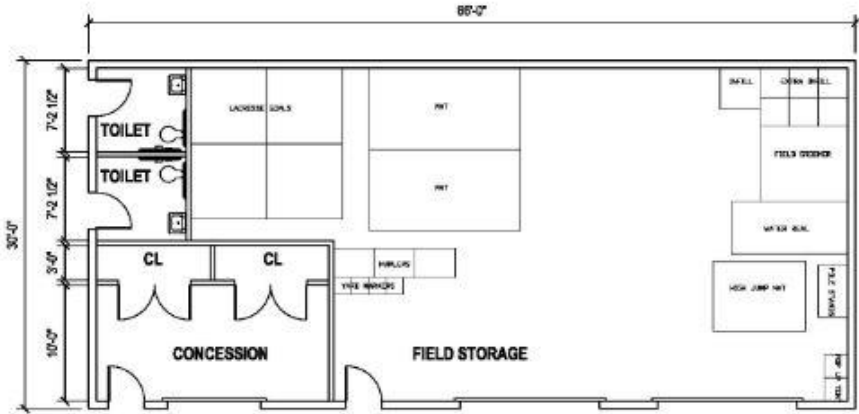
Stock photo for illustration. Bleachers will be recessed into hill and maintain space for hill seating.




Proposed Sketch for Field Storage Building



SCOPE DRAWINGS - PRE-BOND WORK



1 Storage Building - 1,980 S.F.
SCALE: 3/32"=1'-0" 

Small building to store outdoor athletic equipment, such as track mats, hurdles to prolong asset life

Concession space

Outdoor bathrooms

Scope: Infrastructure/Protect Assets/Storage/Other Improvements

Current Storage for Grounds Maintenance Equipment



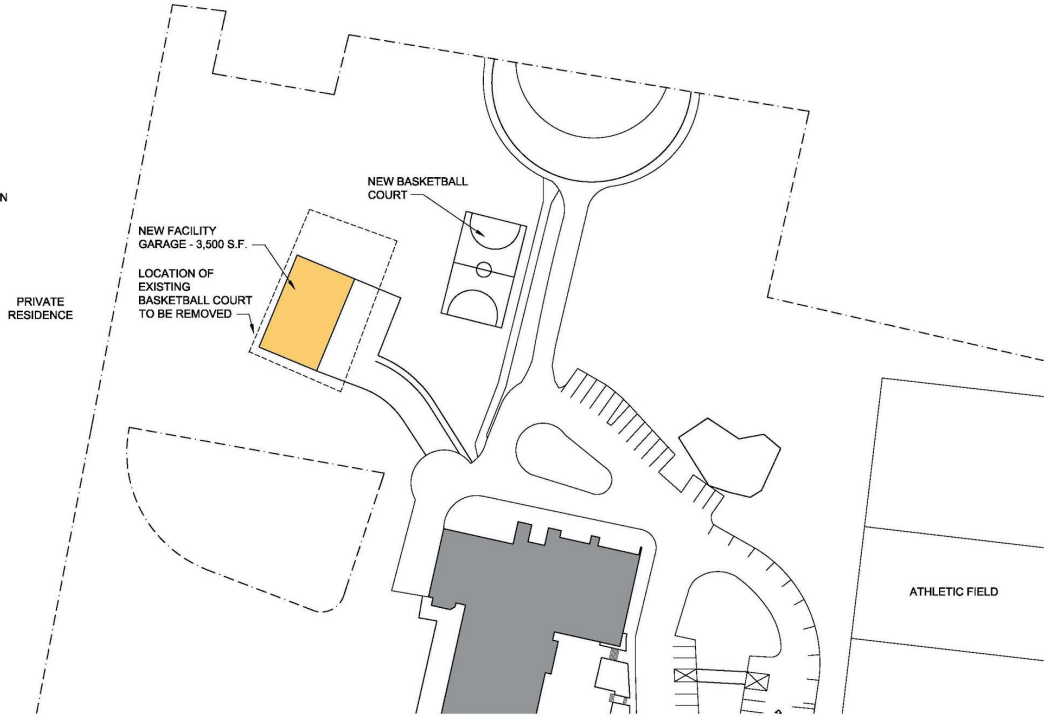
Proposed Location for Facilities Building

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



LEGEND:
■ EXISTING TO REMAIN
■ NEW CONSTRUCTION

Dows Lane Elementary



Facilities Building for District Vehicles and Equipment located at Dows Lane School

Basketball court to be located closer to playground

3500 Sq feet

1 PROPOSED FACILITY PLAN
SCALE: 1" = 100'

Energy Efficiency

The following Energy Efficiency initiatives are proposed for inclusion in the capital project:

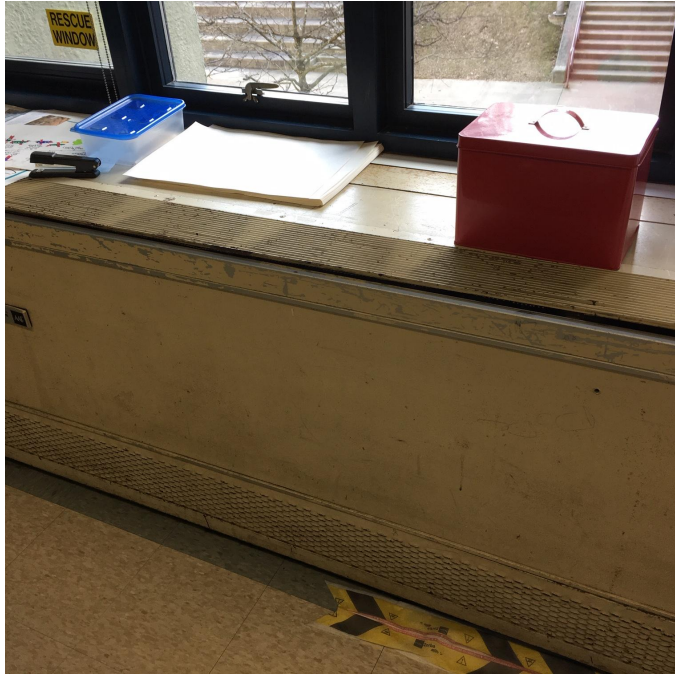
- Replace the boiler at Dows Lane
- Replace exterior wall and shade panels at the High School
- Replace classroom univents at the High School
- Upgrade controls for the univents at the High School
- Install window solar and safety film district-wide
- Replace lights with LEDs district-wide – Potential to use Energy Contract which considers cost savings in pricing
- Air Conditioning for Maher Gym; Campus Gym; Main Street School Gym; Dows Lane Gym

Scope: Infrastructure/Protect Assets/Storage/Other Improvements



Dows Lane Boiler - Failing pipes and sessions

Scope: Infrastructure/Protect Assets/Storage/Other Improvements



HS Classroom Univent - very outdated



HS Shade Panels - cracks

Energy Efficiency - Air Conditioning Analysis

- Preliminary estimated cost of Central Air Conditioning of Classrooms, Hallways, and other larger spaces not currently cooled = \$8,474,250. Cost would take up approximately half of capital project budget!
- Currently cooled spaces: Campus Cafeteria and Science Building; Campus Library and Community Presentation Room (CPR); Campus Theater; Dows Cafeteria; Dows Library and Computer Lab; All Main offices, Health offices, and Guidance offices.
 - Some classrooms are cooled by window AC units. This equates to the following data:
 - 28% of High School Classrooms
 - 63% of Middle School Classrooms
 - 48% of Dows Classrooms
 - 69% of Main St. Classrooms
- The current project proposal adds AC to the Maher, Campus, Dows, and MSS Gyms to provide each school with at least one large space air conditioned
- Will continue to add room units on annual budgetary basis to achieve cooling of 100% of instructional spaces

Energy Efficiency - LED Lighting

- Proposal to change all current light fixtures to LED lighting
- Saves on energy costs, bulb replacement
- Provides softer yet brighter light

Currently exploring utilizing an Energy Contract to achieve this conversion or include the cost of the project in this bond. An Energy Contract would free up funds in the bond project for other considerations and would be paid from the energy savings generated over ten years.

Energy Efficiency - Other Considerations

The Committee explored options for solar/alternative energy sources

Such opportunities will:

- Reduce carbon footprint
- Provide learning opportunities for students

Current challenges:

- Need new roofs or larger spaces to install solar panels
- Cost prohibitive to purchase/install for limited financial gain (current)
- Consideration of Participating Provider Agreements (PPA)
 - Typically require 25 year agreements with fixed rates (cost benefit??)
- Potential for future Energy Performance contract as industry evolves

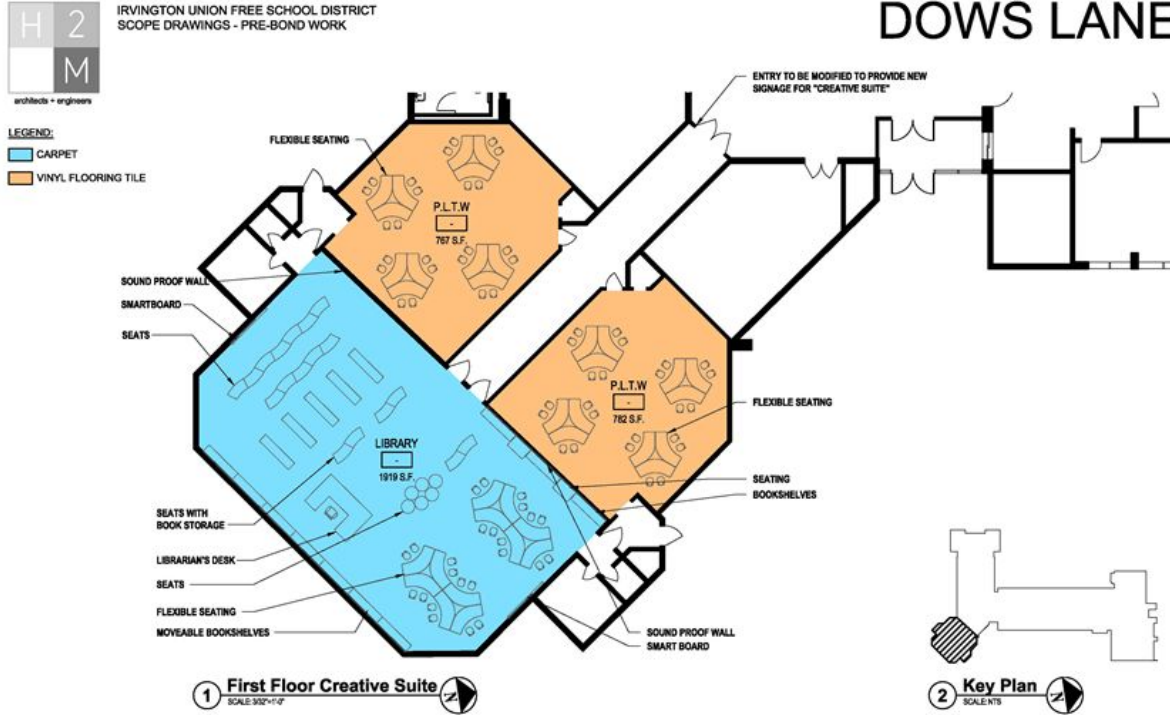
District remains committed to Energy conservation, recycling and other methods to be eco-friendly citizens and will continue to explore options

Modernizing Learning Spaces

The following areas are proposed for inclusion in the capital project:

- Reconfiguring Library spaces – Dows, Campus
- Address needs of the Campus Theater
- Updating Science/Computer Labs (MS, MSS)
- Classroom Casework (Art & Music)
- Adding collaborative space in the HS

Modernizing Learning Spaces - New Creative Suite for Library and Project Lead the Way



Renovations would include:

- Removing fixed furniture
- New flooring
- Adding glass partitions
- Upgrading electrical
- Adding flexible placement furniture, computer tables and bookshelves

Modernizing Learning Spaces - Dows Library



Convert to PLTW space



Current fixed position shelving

Modernizing Learning Spaces - Dows Library/ Computer Room

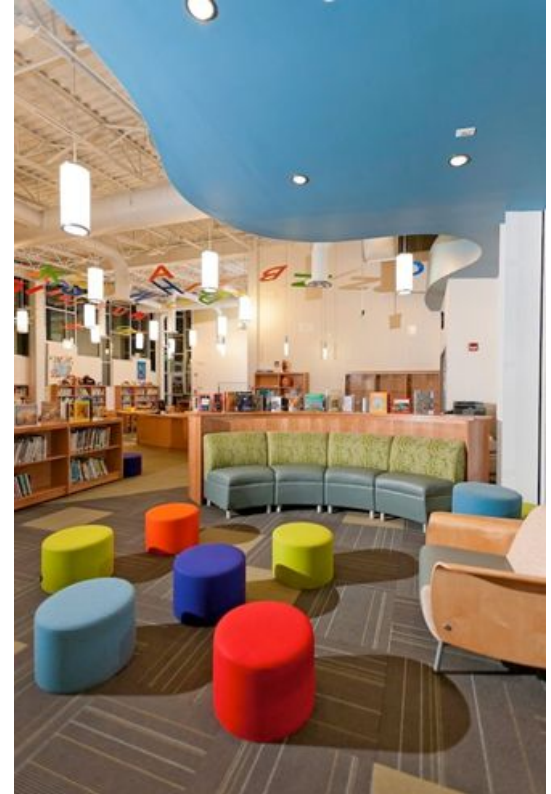


Remove fixed computer stations



Convert to PLTW space

Modernizing Learning Spaces - What could Dows library look like?



Modernizing Learning Spaces - Campus Library



Modernizing Learning Spaces - Campus Library



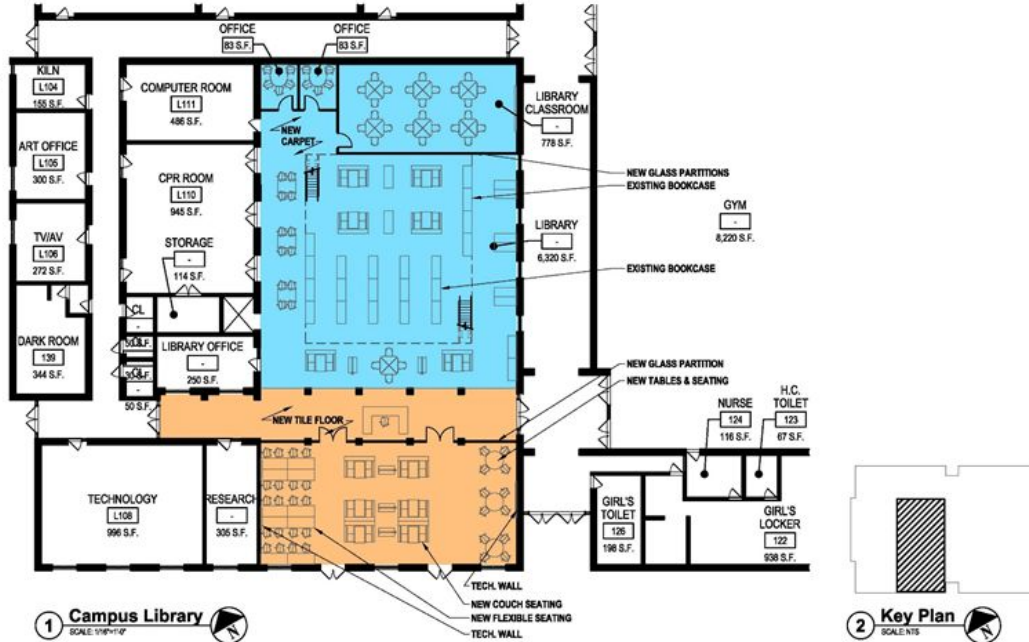
Modernizing Learning Spaces - Campus Library



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

THE CAMPUS - LIBRARY

LEGEND:
CARPET
VINYL FLOORING TILE



Renovations would include:

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Modernizing Learning Spaces

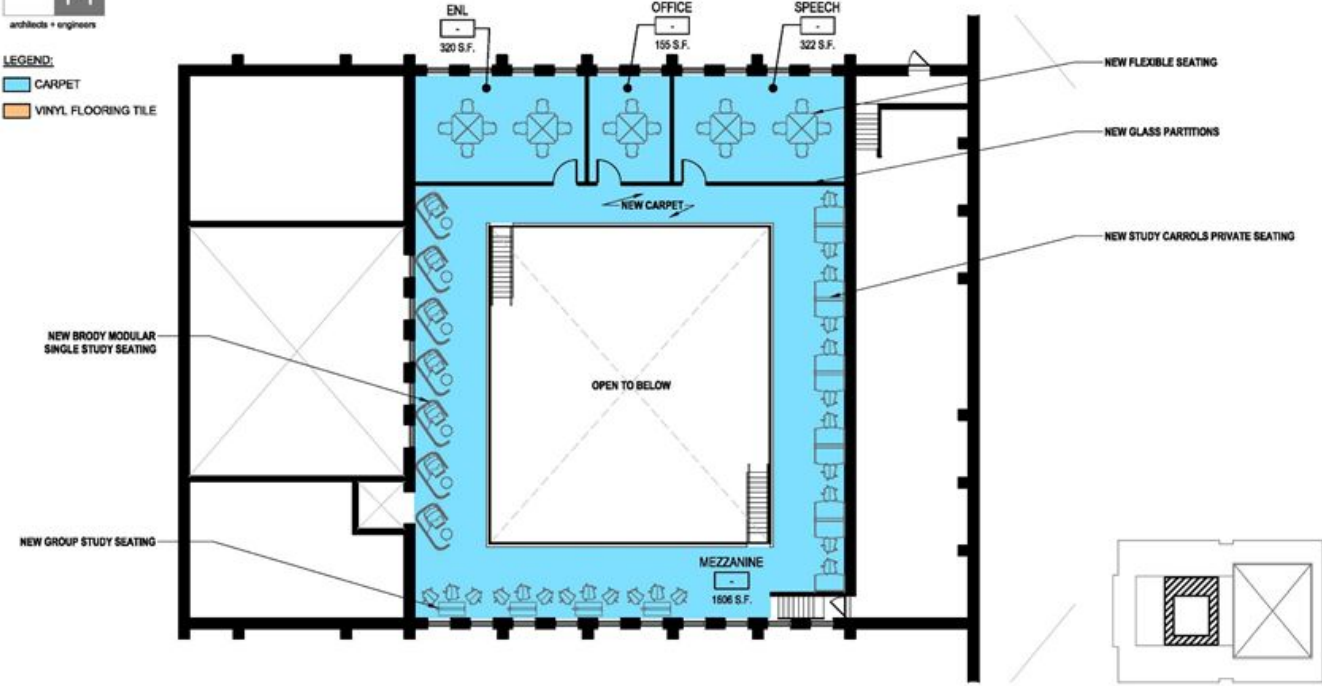


IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK

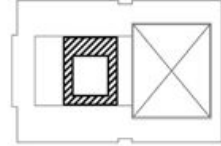
THE CAMPUS - LIBRARY

LEGEND:

- CARPET
- VINYL FLOORING TILE



1 Campus Library Mezzanine
SCALE: 3/32"=1'-0"



2 Key Plan
SCALE: NTS

Modernizing Learning Spaces



Illustrative stock photos

Modernizing Learning Spaces - Existing MSS Computer Lab/PLTW classroom



Goal: Convert fixed desktop model to furniture to support all devices

Goal: Remove old science room fixed tables with gas/water lines



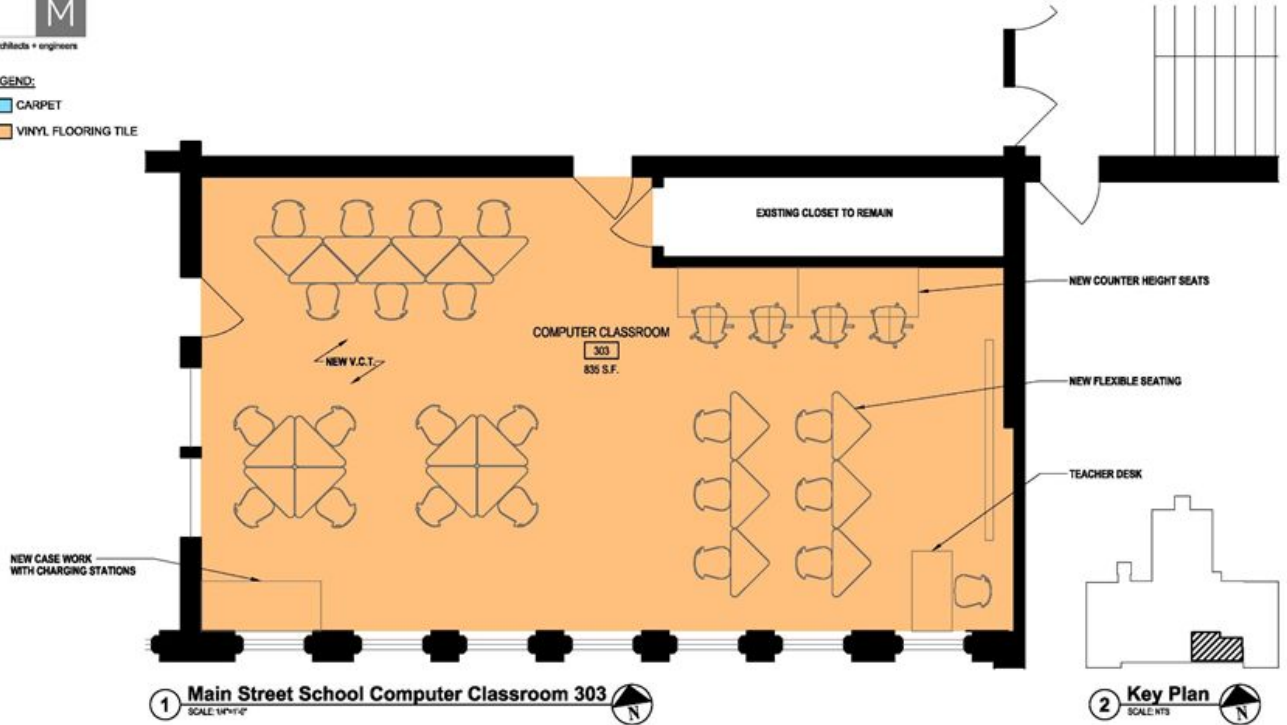
Modernizing Learning Spaces



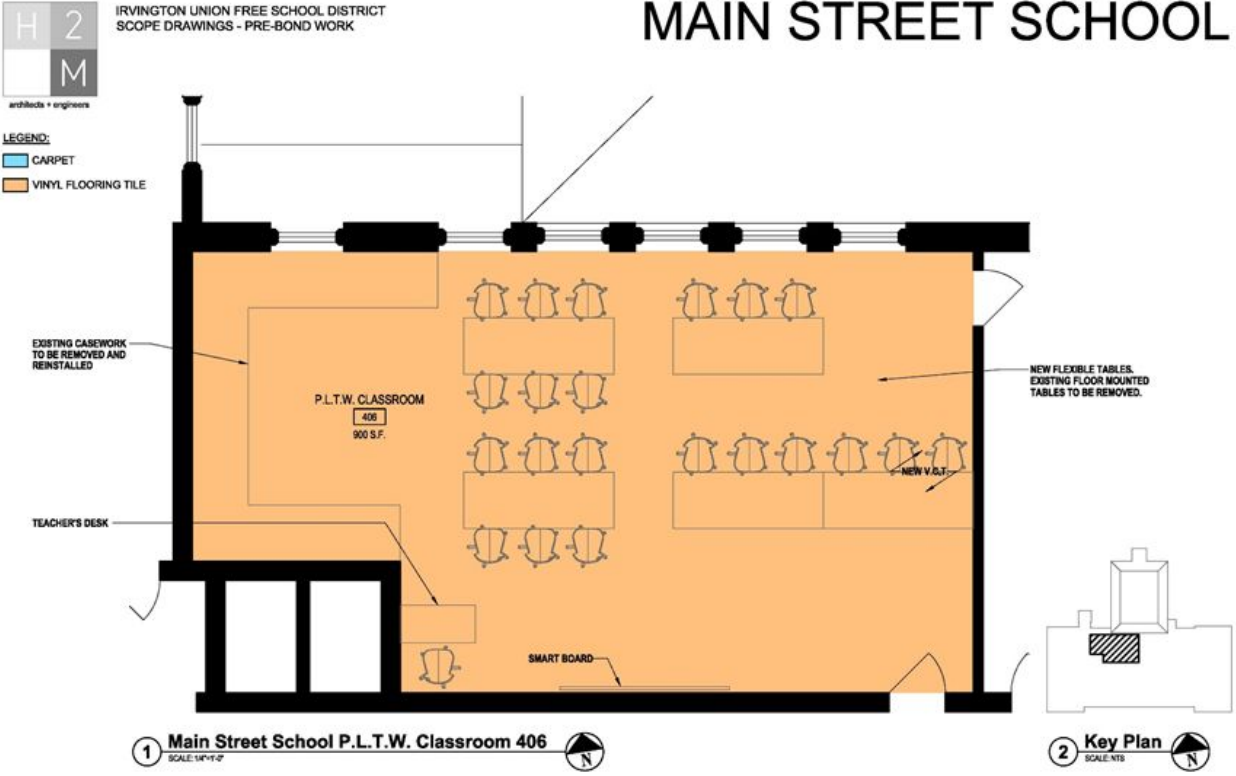
IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK

LEGEND:
CARPET
VINYL FLOORING TILE

MAIN STREET SCHOOL



Modernizing Learning Spaces



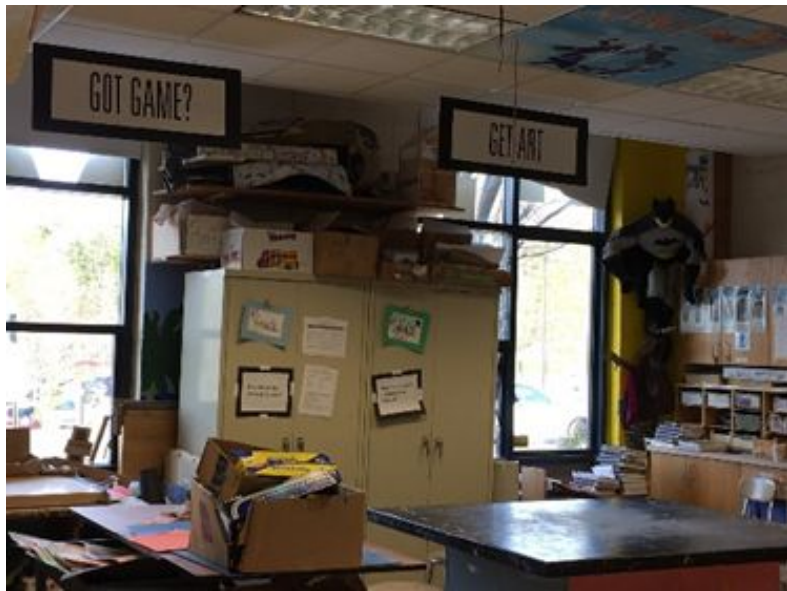
Modernizing Learning Spaces



What could it look like?
Stock photos



Modernizing Learning Spaces - Art/Music Classroom Storage



Existing room



Possible
Solutions



Modernizing Learning Spaces - Art/Music Classroom Storage



Existing Room



Possible
Solutions

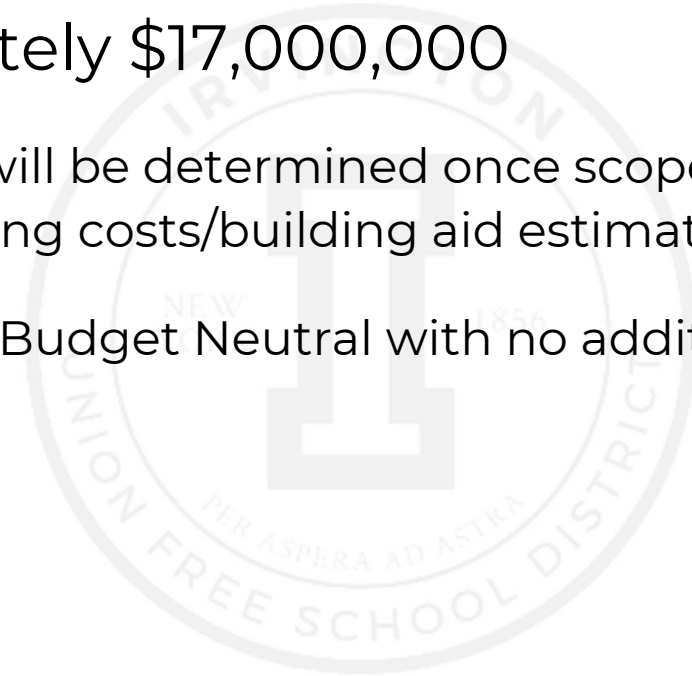


Total Project Cost

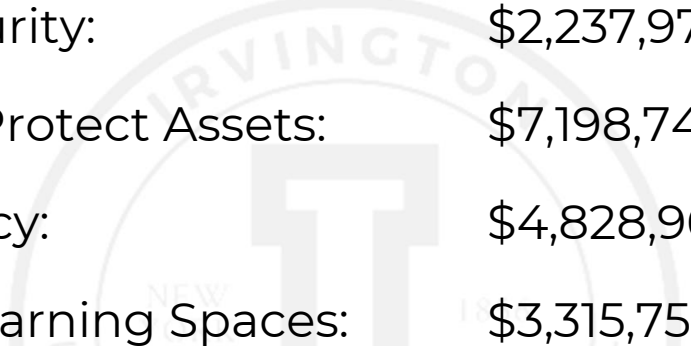
Approximately \$17,000,000

Final amount will be determined once scope is finalized and capital borrowing costs/building aid estimates are updated

Goal – Remain Budget Neutral with no additional taxes



Total Project Cost



Safety and Security:	\$2,237,970
Infrastructure/Protect Assets:	\$7,198,741
Energy Efficiency:	\$4,828,965 or \$3,264,254
Modernizing Learning Spaces:	\$3,315,757 or \$4,130,000

Estimates are still being finalized

Pre Bond Schedule and Timeline

6/18 - 12/18	Review and define scope, prepare sketches, cost estimating
1/15/19	Review total proposed scope with original CPP Committee
1/16/19	H2M to meet with B&G committee and review new estimates
1/16 - 2/6/19	B&G to review final cost estimates and finalize scope recommendation
2/7/19	Special BOE Meeting/Community Forum; Present recommended project scope
2/9/19	Community Forum
2/12/19	Board/ Community Q &A
3/5/19	SCOPE OF WORK OF BOND AND ALL COSTS MUST BE FINALIZED; FINALIZE BOND AMOUNT

Pre Bond Schedule and Timeline

12/1/18 – 3/5/19	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
3/5/19	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) <i>(45 days prior to the date of the bond vote)</i>
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

Discussion/Thank You!

Thank you for participating in the planning for this
Capital Project Bond

