



Pre-Bond Scope of Work

Irvington Union Free School District

Tuesday, January 8, 2019



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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**
- Estimated 90% of proposed projects eligible for maximum State Aid reimbursement.



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Safety and Security

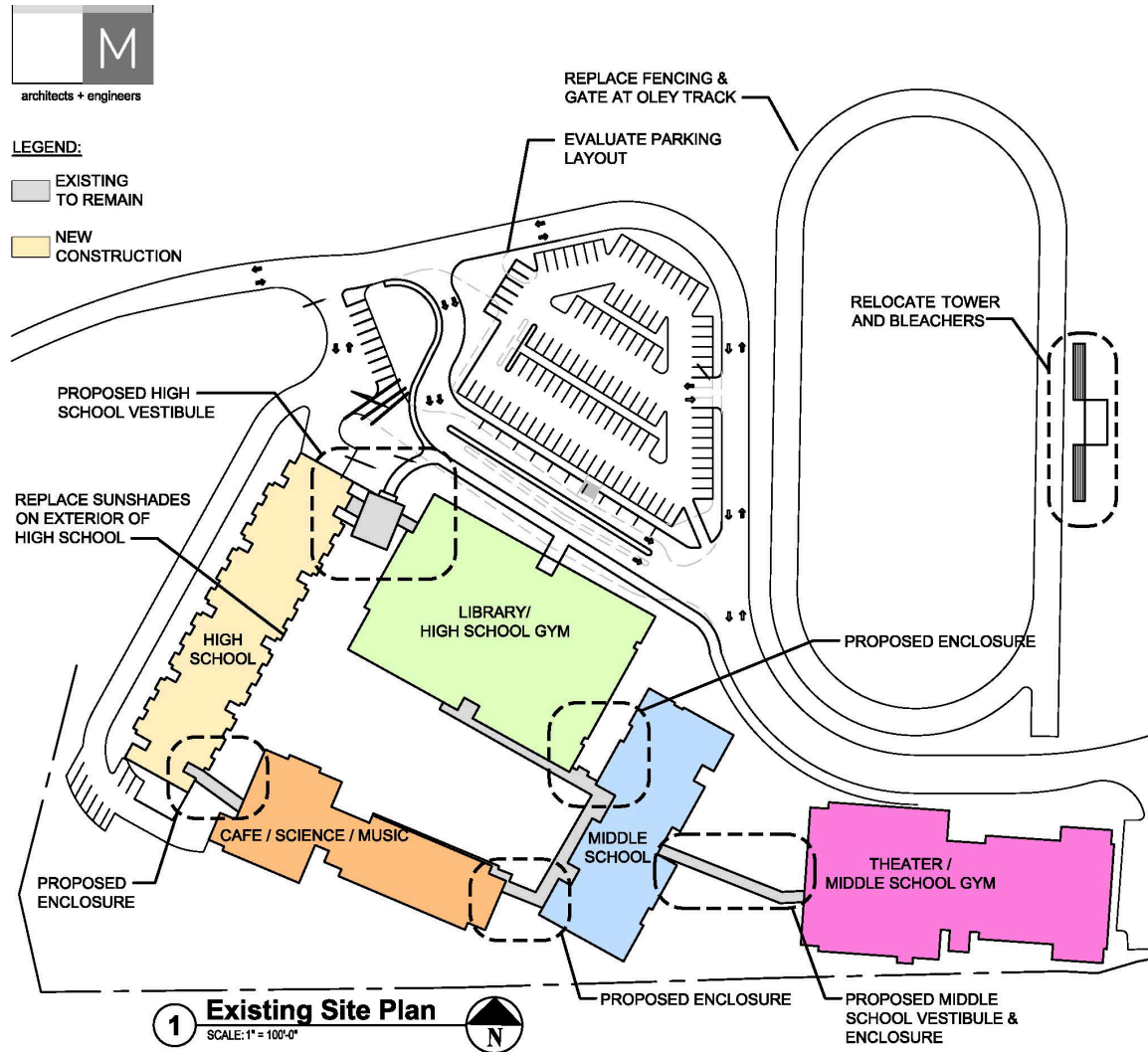
- New Entry/ Vestibule at High School
- Security Vestibules at the Middle School, Main Street School and Dows Lane
- Enclose the Campus – reduce entry points to locations with security vestibules
- Install additional security cameras
- Enhance signage at the Campus
- Improve exterior lighting at the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

Total: \$2,237,970



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Safety and Security: Campus 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 and Security: Create a new entry way that is ADA compliant and has room for a security vestibule

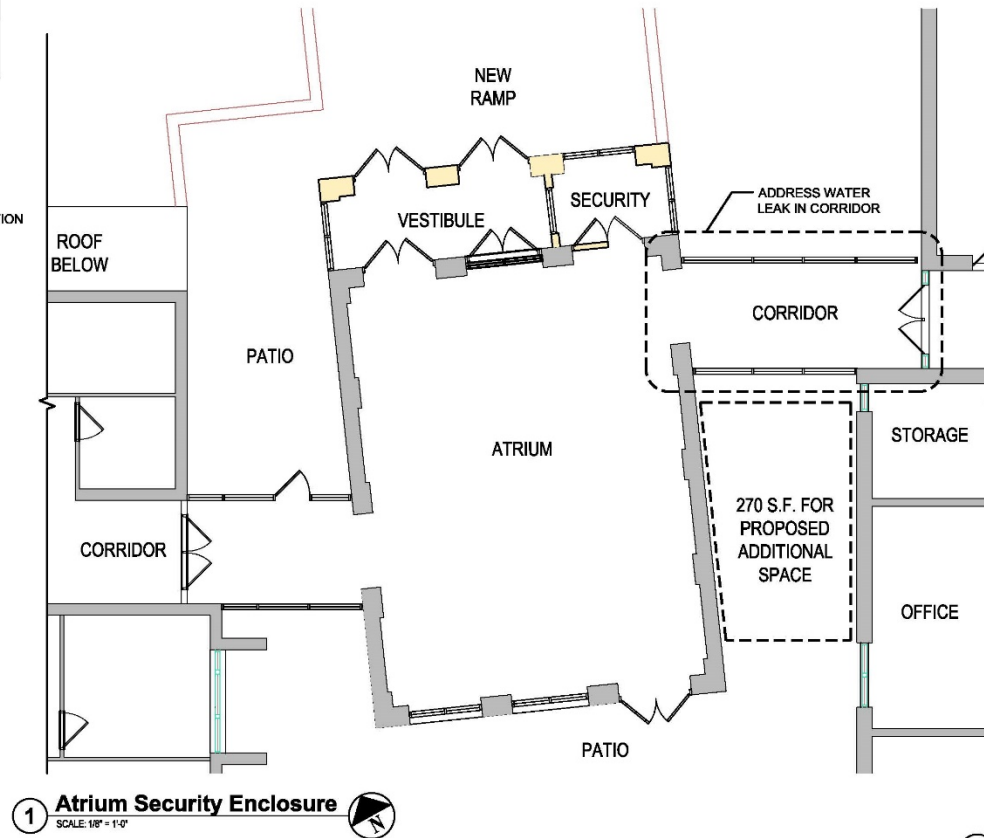
IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



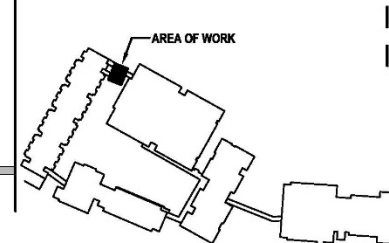
LEGEND:

EXISTING
TO REMAIN

NEW
CONSTRUCTION



Irvington High School



2 Key Plan
SCALE: N.T.S.

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

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



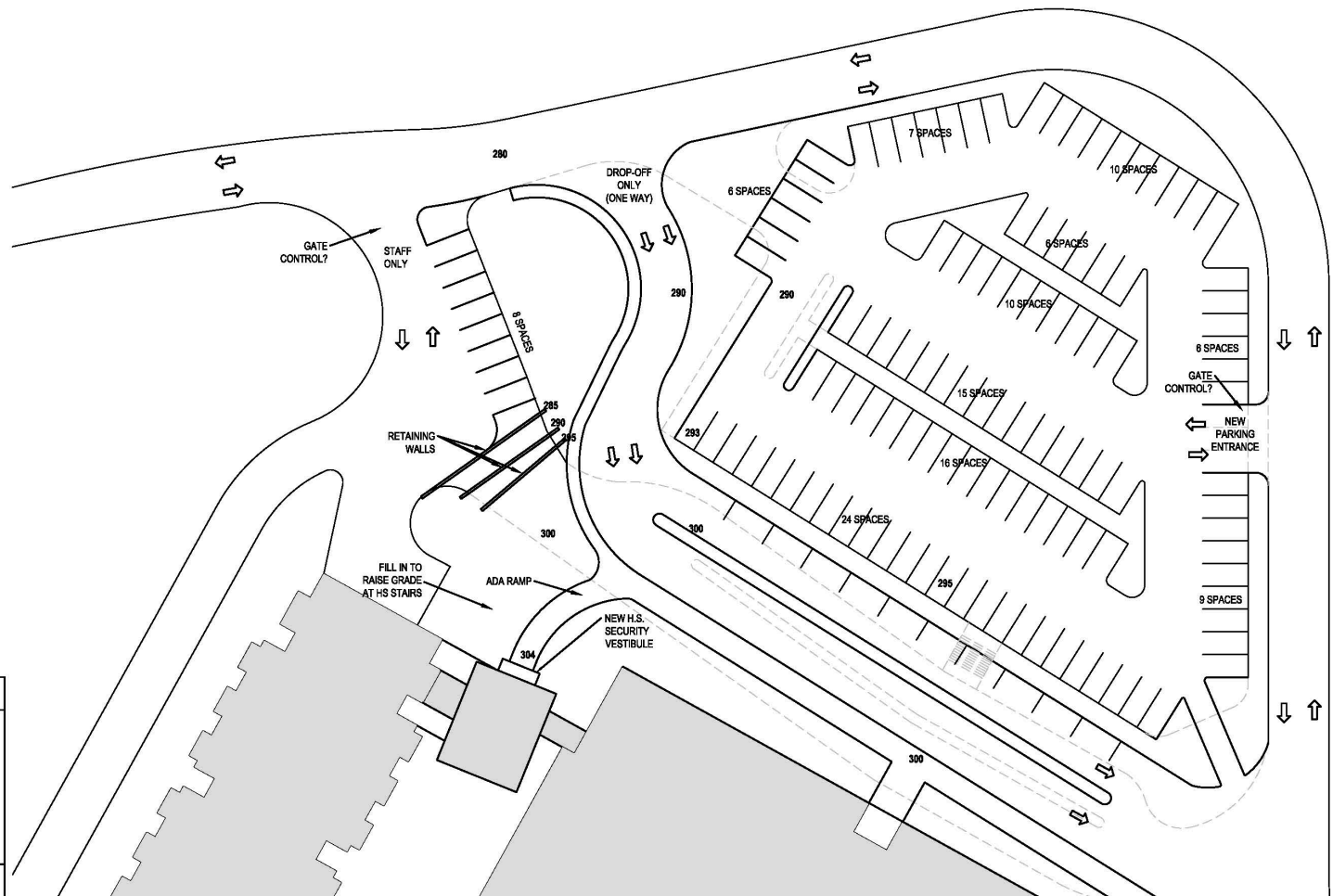
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LEGEND:

- 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



Safety and Security: Enclose Campus



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Safety and Security: Enclose Campus

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

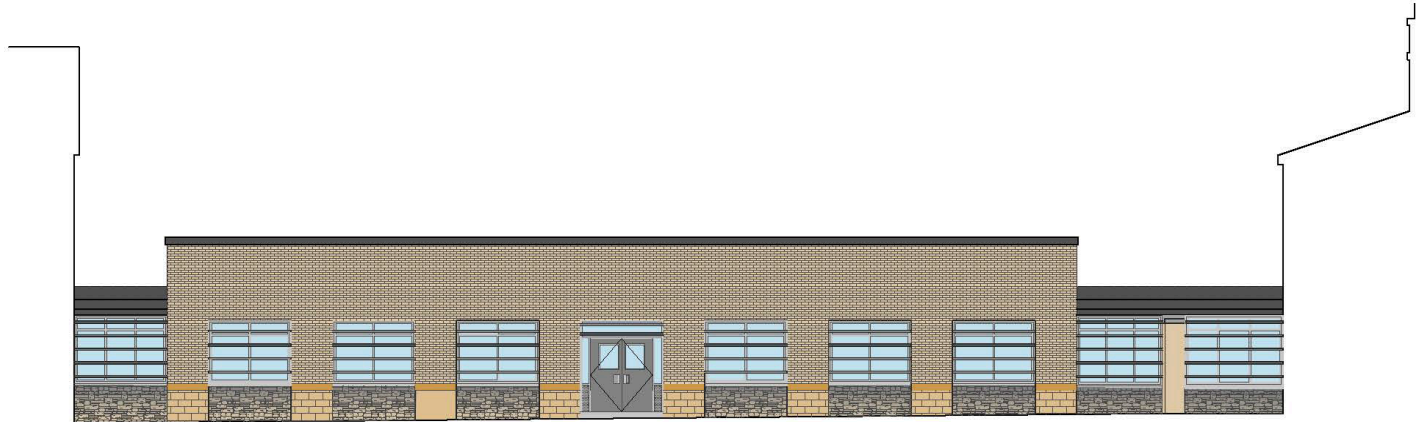


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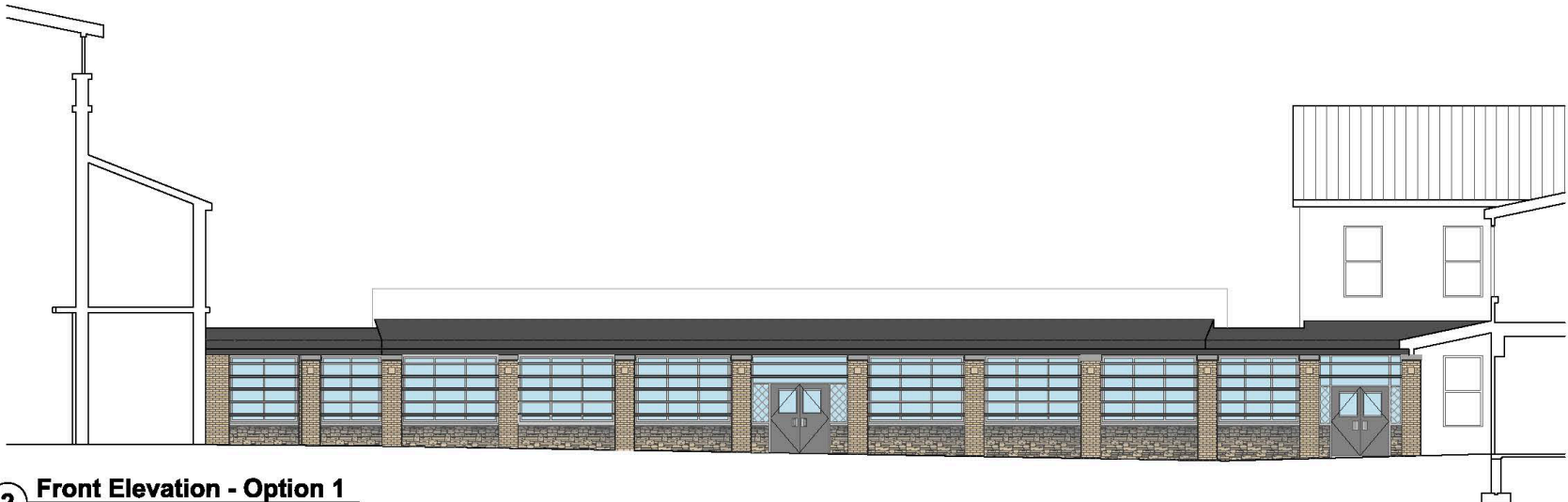
LEGEND:

- EXISTING TO REMAIN
- NEW CONSTRUCTION

Irvington Middle & High School



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



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

Safety and Security: Enclose Campus

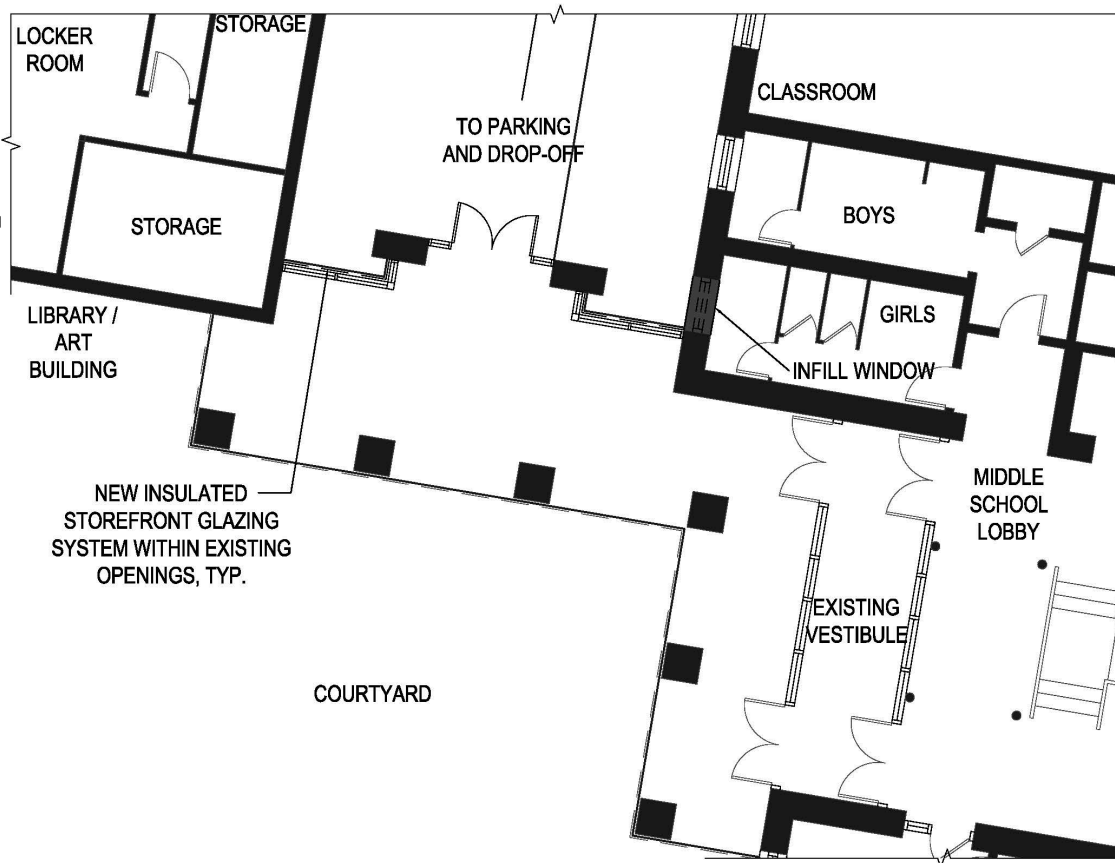
IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK



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LEGEND:

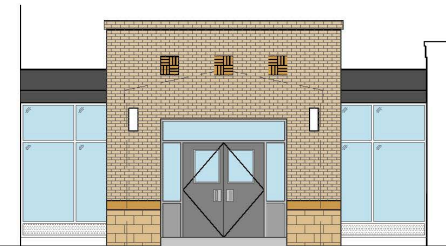
- EXISTING TO REMAIN
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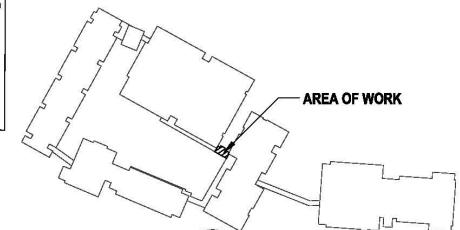
Irvington Middle School



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

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

Infrastructure/Protect Assets/Storage/Other Improvements

- 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 Pressbox at Meszaros Field
- Walkway for Bleachers to Athletic Storage
- Site work/utilities for Bleachers and Pressbox
- Standalone Outdoor Bathroom at Dows
- Renovating the Maher Gym boys locker room

Total: \$7,198,741



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Infrastructure/Protect Assets/Storage/Other Improvements



District wide site improvements



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Infrastructure/Protect Assets/Storage/Other Improvements



Roof replacement at Dows Lane



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Infrastructure/Protect Assets/Storage/Other Improvements



Current Storage and bleachers



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Infrastructure/Protect Assets/Storage/Other Improvements

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

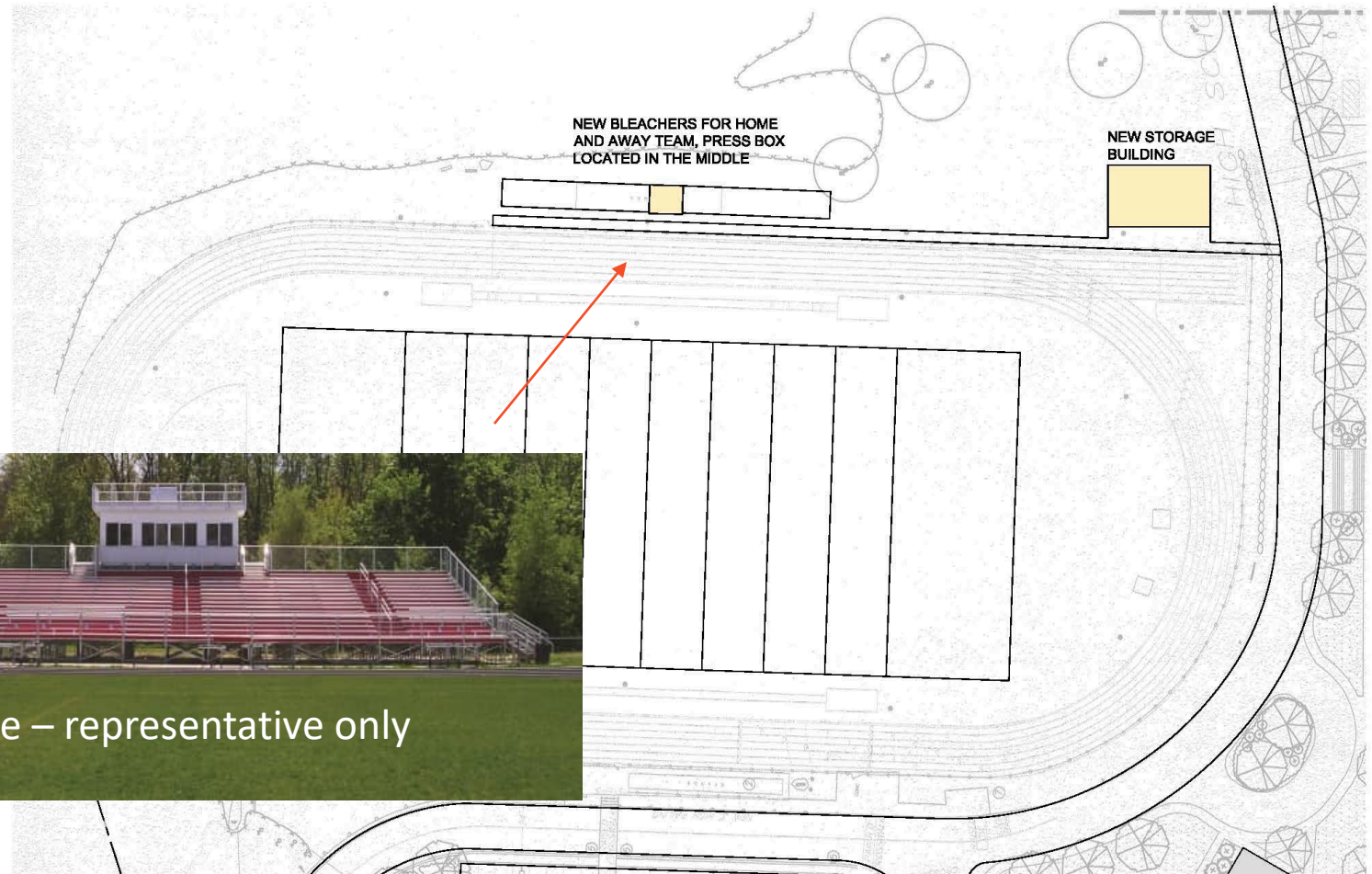


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LEGEND:

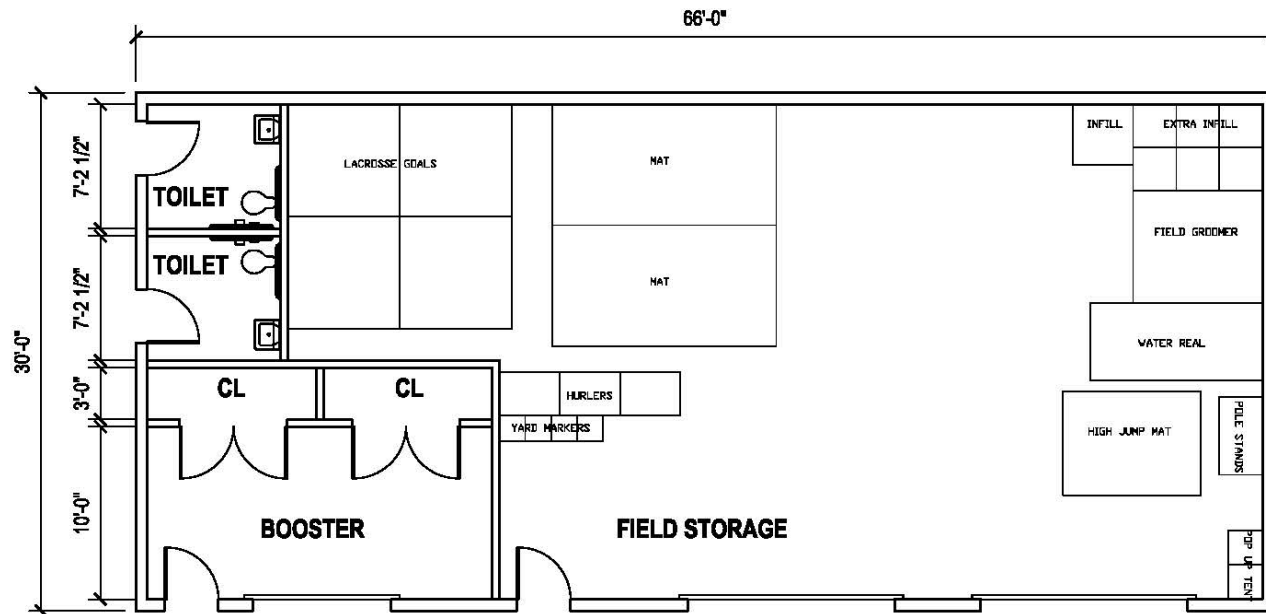
-  EXISTING TO REMAIN
-  NEW CONSTRUCTION

Irvington Middle & High School



Stock image – representative only

Proposed Sketch for the Field Storage Building



1 Storage Building Option 3
SCALE: 3/32"=1'-0" 

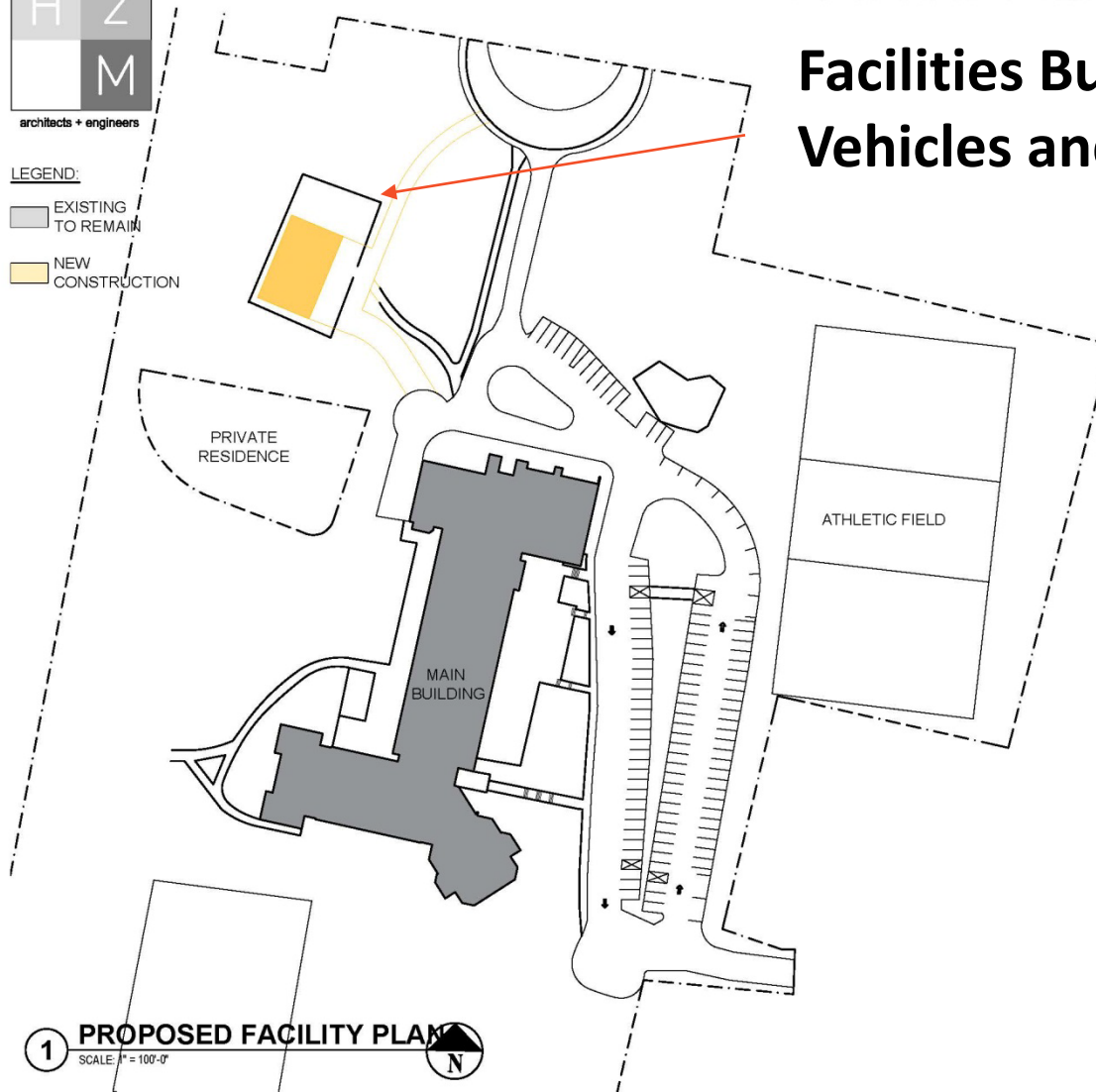
Proposed Location for the Facilities Building

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

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Energy Efficiency

- 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

Total: \$4,828,965

Total if Energy Contract is Utilized for LED: \$3,264,254



Boiler at Dows Lane



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Energy Efficiency



Replace exterior wall shades and panels at the High School



Upgrade all lighting to LED



Provide AC to all gyms



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Air Conditioning Analysis

- Cost of Central Air Conditioning of Classrooms, Hallways, and other larger spaces not currently cooled= \$8,474,250
 - Will add room units on annual budgetary basis to achieve cooling of 100% of instructional spaces
 - Each school will have at least one large space air conditioned
 - Currently, these spaces have AC:
 - Campus Cafeteria and Science Building
 - Campus Library and Community Presentation Room
 - Campus Theater
 - 28% of High School Classrooms
 - 63% of Middle School Classrooms
 - Dows Cafeteria
 - Dows Library and Computer Lab
 - 48% of Dows Classrooms
 - 69% of Main St. Classrooms
 - All Main offices, Health offices, Guidance offices
 - **Proposal adds Maher, Campus, Dows, and MSS Gyms**



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Modernizing Learning Spaces

Items still to cost out from sketches

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

Total: \$3,315,757

Total if Energy Contract is Utilized for LED : \$4,130,000



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Modernizing Learning Spaces – Dows Library/PLTW New Creative Suite

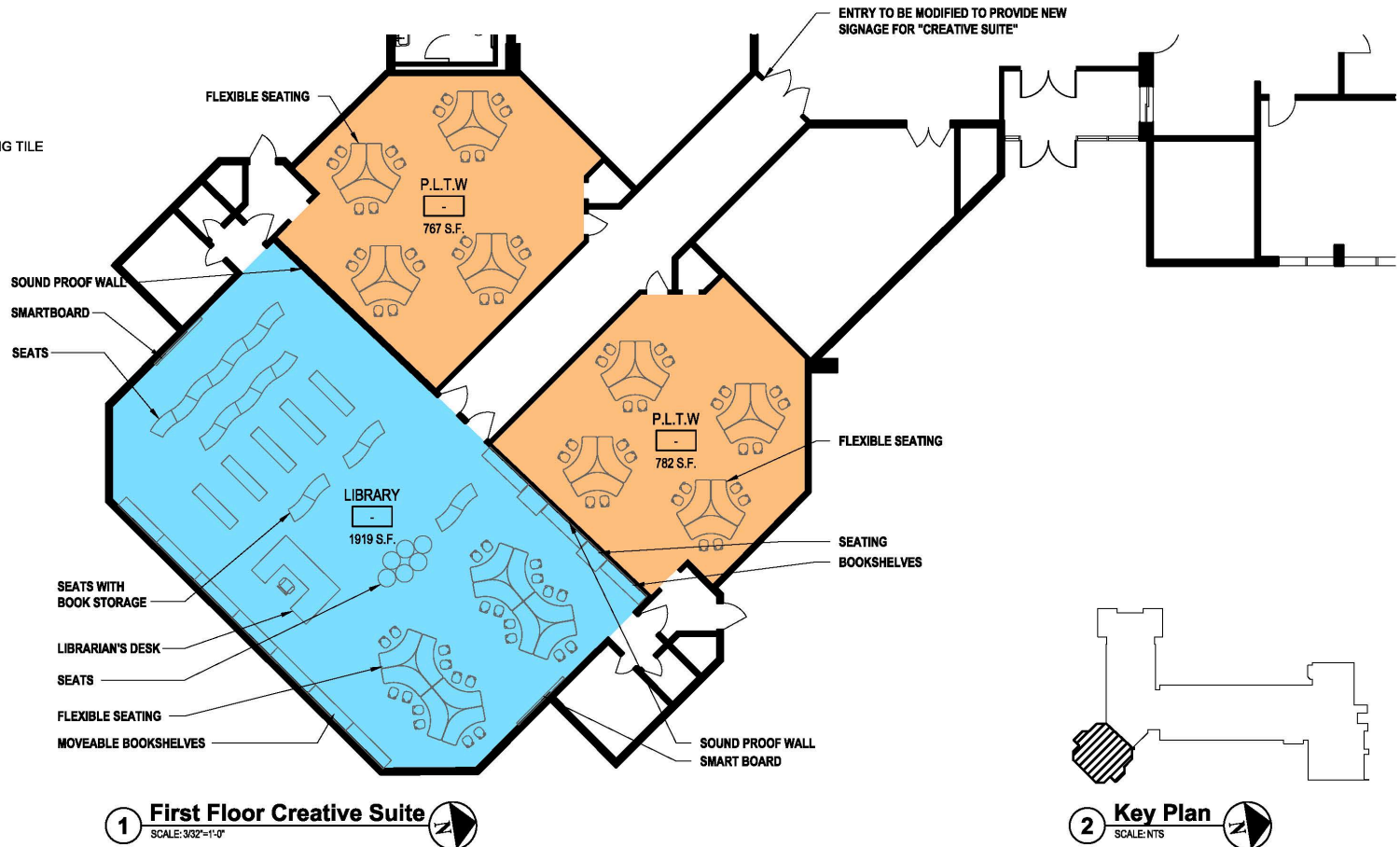


IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK

LEGEND:

CARPET

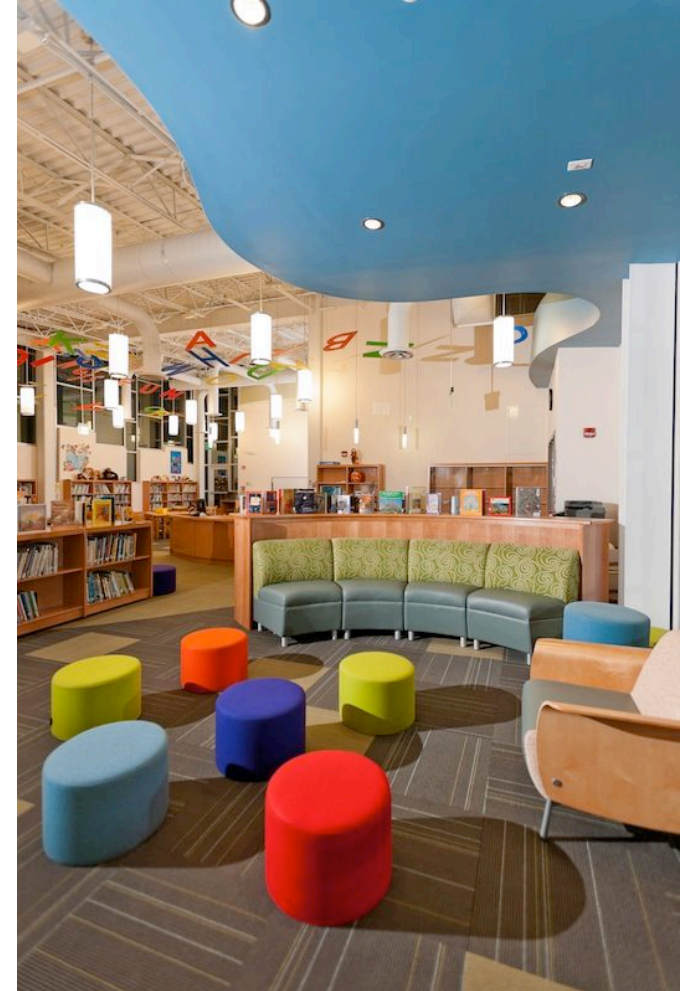
VINYL FLOORING TILE



Modernizing Learning Spaces



Elementary School Library – Stock Photos



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Modernizing Learning Spaces



Elementary School Library – Stock Photo



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Modernizing Learning Spaces



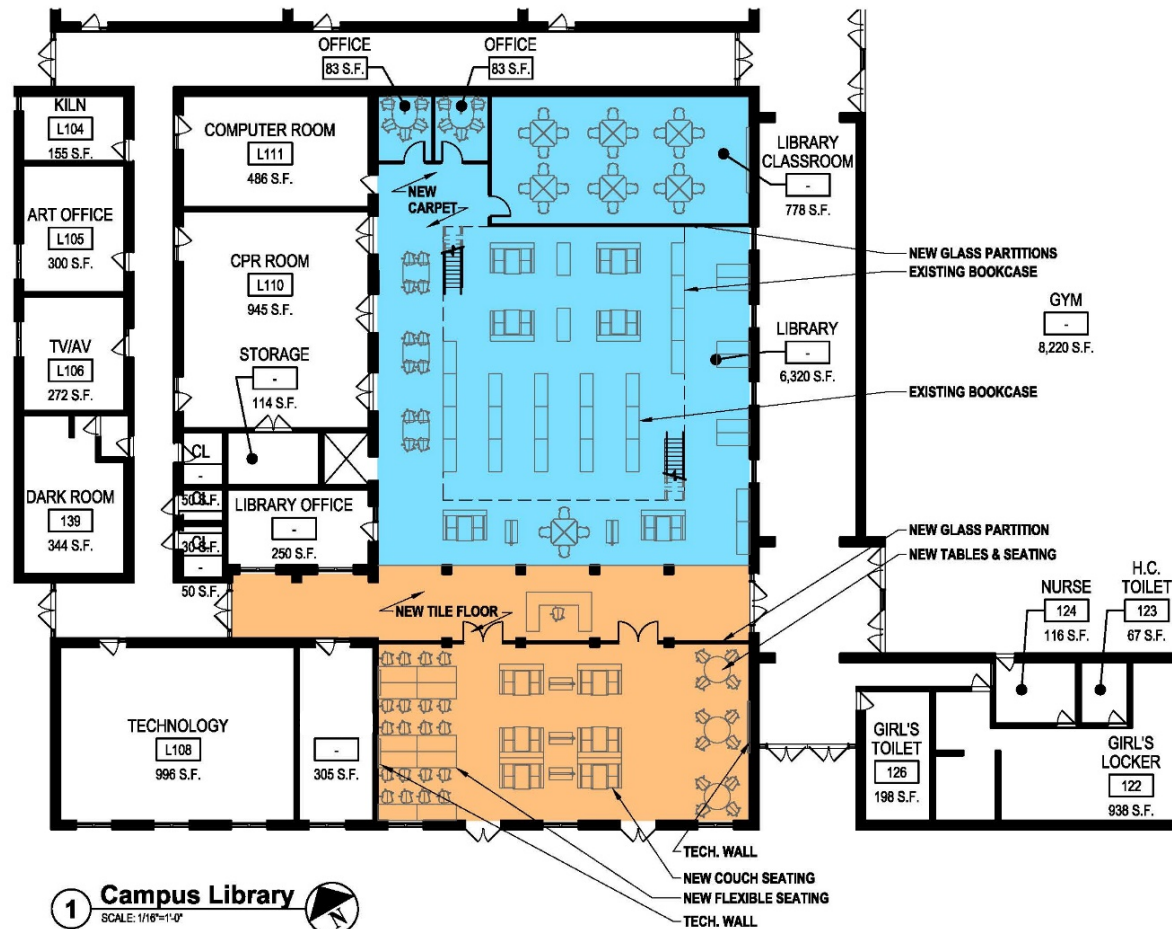
IRVINGTON UNION FREE SCHOOL DISTRICT
SCOPE DRAWINGS - PRE-BOND WORK

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THE CAMPUS - LIBRARY

LEGEND:

 CARPET

 VINYL FLOORING TILE

1 Campus Library

SCALE: 1/16"=1'-0"



2 Key Plan

SCALE: NTS



Modernizing Learning Spaces



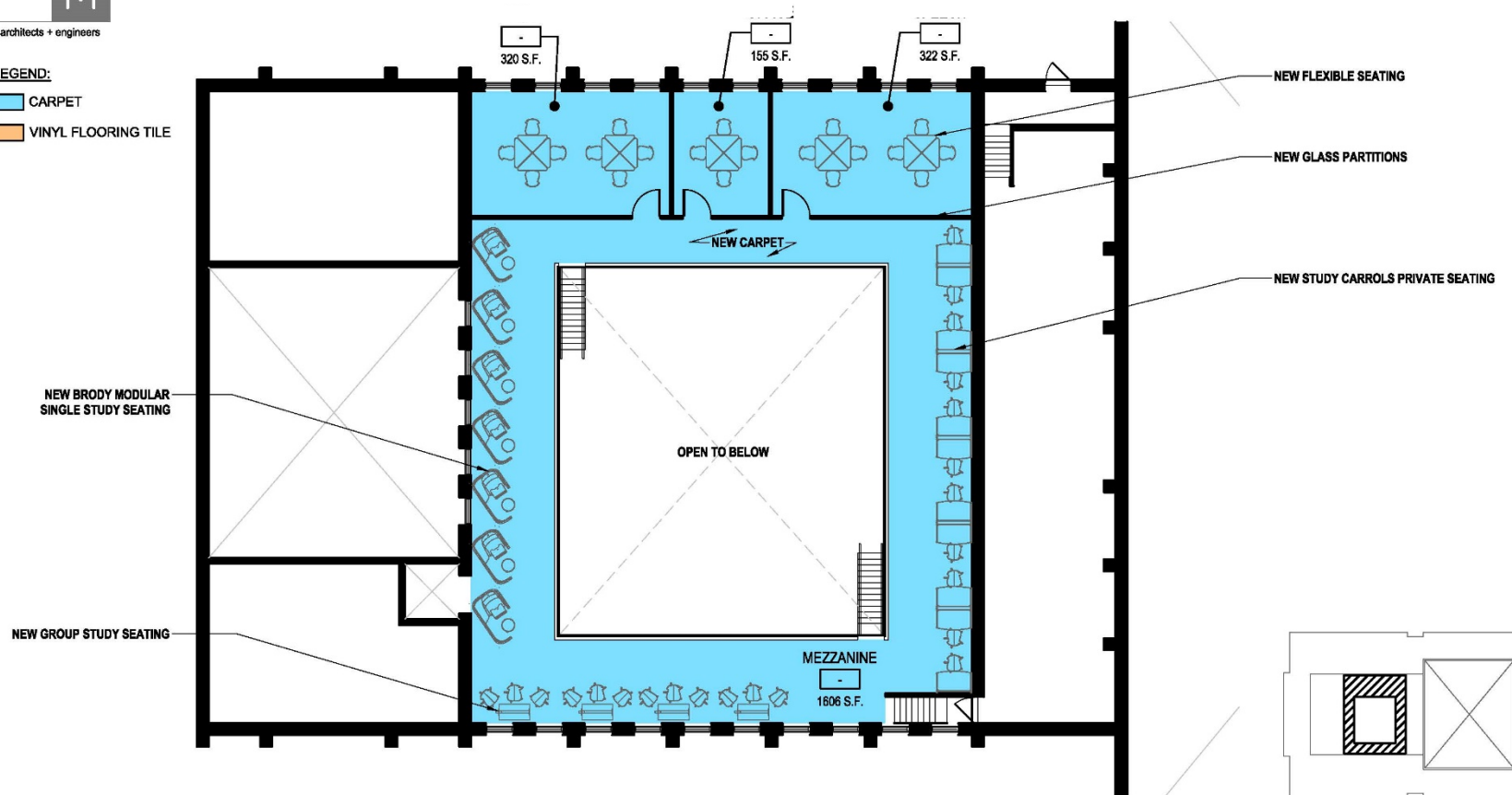
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SCOPE DRAWINGS - PRE-BOND WORK

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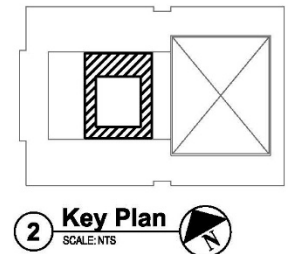
CARPET

VINYL FLOORING TILE

THE CAMPUS - LIBRARY



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



2 Key Plan
SCALE: NTS

Modernizing Learning Spaces



Secondary Library – Stock Photos



Modernizing Learning Spaces



Secondary Library – Stock Photo

Modernizing Learning Spaces – MSS Computer Lab



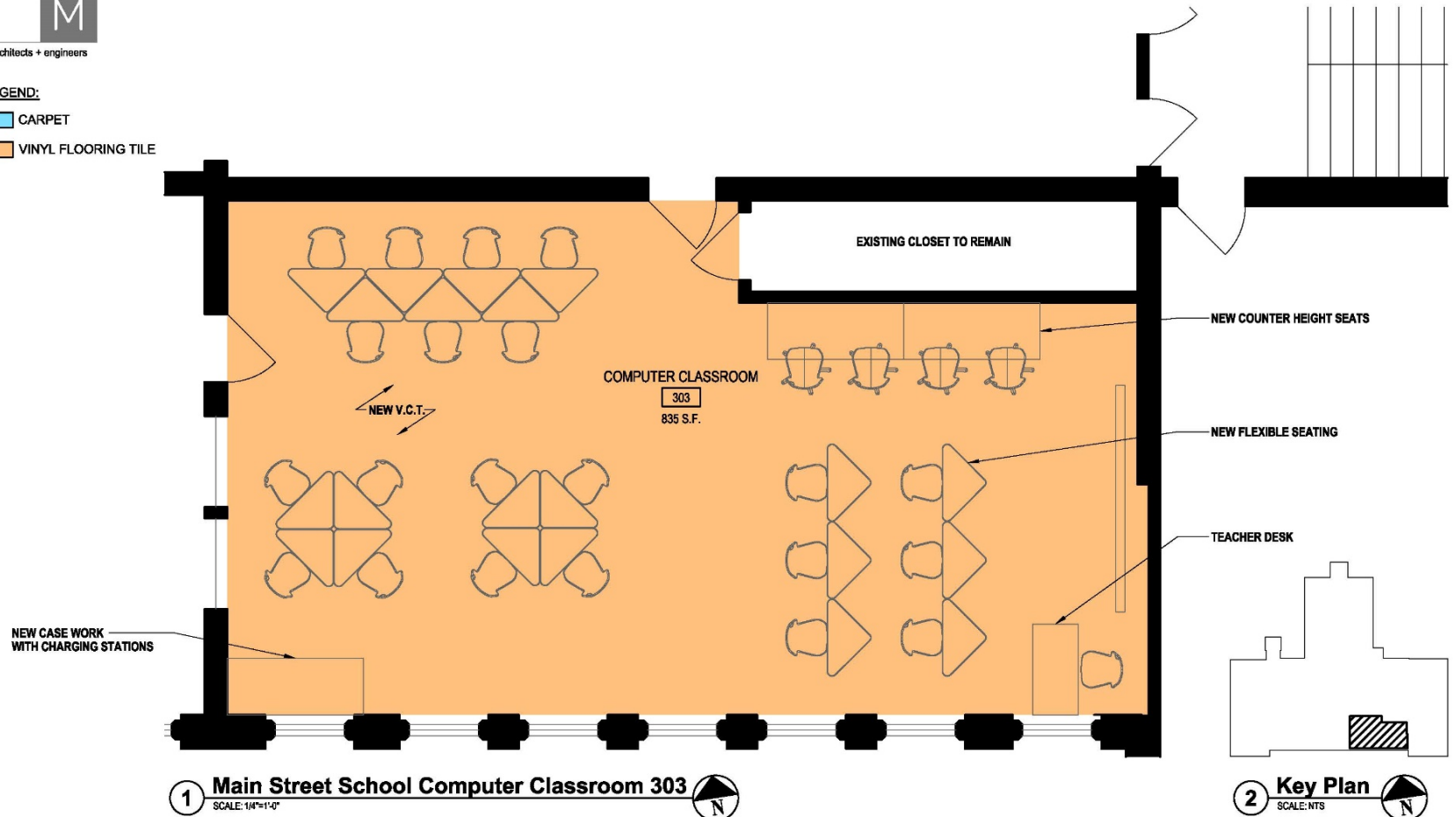
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SCOPE DRAWINGS - PRE-BOND WORK

LEGEND:

CARPET

VINYL FLOORING TILE

MAIN STREET SCHOOL



Modernizing Learning Spaces – MSS PLTW Classroom



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

MAIN STREET SCHOOL

LEGEND:

CARPET

VINYL FLOORING TILE

EXISTING CASEWORK
TO BE REMOVED AND
REINSTALLED

P.L.T.W. CLASSROOM
406
900 S.F.

TEACHER'S DESK

SMART BOARD

NEW FLEXIBLE TABLES.
EXISTING FLOOR MOUNTED
TABLES TO BE REMOVED.

NEW V.C.T.

1 Main Street School P.L.T.W. Classroom 406
SCALE: 1/4"=1'-0"

2 Key Plan
SCALE: NTS

Modernizing Learning Spaces



Elementary Computer Lab/PLTW space – Stock Photos



Modernizing Learning Spaces

Current Art Room



Stock Photos of Art Room Casework



Modernizing Learning Spaces

Current Music Room



Stock Photos of Music Room Casework



Total Project Costs

\$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



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Pre-Bond Schedule and Timeline

10/1/18 – 11/20/18	Triton to prepare/finalize cost estimates for Bond Scope (except modernizing learning spaces)
11/20/18	Team to review cost estimates for items requested by committee on 10/28/18
11/27/18	REVIEW ALL ESTIMATES FOR IDENTIFIED WORK TO DATE (SCOPE 1-4) AND FINALIZE WHAT ITEMS WILL BE INCLUDED IN BOND SCOPE
12/4/18	B&G presents Scope 1-4 work to BOE



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Pre-Bond Schedule and Timeline

11/13/18 – 12/5/18	H2M to meet with each school building committee and determine proposed scope for modernizing learning spaces (Scope 5)
12/18/18	B&G committee to provide additional ideas/info to H2M for Scope 5 work
12/19 – 1/15/19	H2M to develop schematic floor plans for Scope 5 work areas
1/15/19	Review total proposed scope with original CPP Committee
1/16/19	H2M to meet with B&G committee and review costs for Scope 5 sketches
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) *(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**



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Next Steps for the Bond

- Construction manager to estimate costs for modern learning spaces sketches
- Finalize items to include in the bond scope
- Community meetings & feedback



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Discussion



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