



BBS Architects designs \$225 million of bond-financed school district construction work in 18 months

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Voters approved the North Shore Central School District's \$19.621 million bond issue for infrastructure improvements and renovations. BBS Architects, Landscape Architects and Engineers is serving as architect, interior designer, MEP engineer, and civil engineer for the work funded by the bond. The bond is not expected to increase homeowners' property taxes due to the phasing in of payments as older bonds are paid off. The district serves more than 2,800 students in grades K-12. The value of voter-approved school construction bonds for programs designed by BBS in the Greater New York area in the last 18 months totals \$225 million.

According to the North Shore CSD director of facilities & operations John Hall, "Construction is proceeding, following the end of the 2013/2014 school year. Work will be performed during the next three summers, so as not to interfere with the students' education during the school year. The renovations will significantly improve the quality of our educational and recreational facilities as well as allow the faculty to implement the latest teaching methods."

BBS developed the scope of improvements and renovations based on a building conditions survey and annual inspections. Prior to the vote, committees of parents and staff were convened to review the project list and provide feedback, comments, and suggestions. These were brought to a community-wide bond committee of parents and non-parent residents, alumni, faculty, and administrators. It was this committee that arrived at the final \$19.6 million list.

"Work is required due to age and condition of the district's facilities," said BBS principal architect, Roger Smith, AIA, LEED AP. "Repairs primarily will include HVAC upgrades, roof replacements, site improvements, security upgrades, electrical repairs, window replacements, and masonry work," he said.

In addition to BBS, the project team includes Savin Engineers, P.C., serving as the construction manager.

Scope of Work - Elementary Schools

The original section of Glen Head Elementary School, in Glen Head, N.Y., was built in 1926, with additions added in 1951, 1994, and 2000. This 72,000 s/f K-5 elementary school is a two-story structure with a flat roof and a red brick exterior. "The roof will be replaced with a modified bitumen surface, the west side of the building foundation will be waterproofed, masonry will be restored, and various replacements will be made to the water service, electrical panels, and floor tile," said BBS' director of design, Joseph Rettig, AIA, LEED AP. In addition, the security system will be improved.

The nearly 85,000 s/f, two-story Glenwood Landing Elementary School, located in Glen Head, N.Y., was originally built in 1927, with additions in 1946, 1965, and 2000. The school serves students in grades K-5. The structure has a pitched and flat roof with a red brick exterior. It will be getting a

masonry restoration, Yankee gutter refurbishment, and downspout replacements. In addition, the school's 4,000- s/f, historic auditorium will receive a new HVAC system. The school's oldest building will get new univents, and electrical panels will be replaced and added. Replacement tile will be used in some classrooms and the cafeteria. The security system will be improved as well. The site work will include a new concrete block retaining wall around the playground and a new rubber surface in the play area.

"The most challenging part of Glenwood Landing will be the auditorium," said Harley Abrams, BBS project architect, referring to its historic status. "Installing a new HVAC system must be done carefully, so as not to impact any historic elements," he said. The team will have to remove part of the roof to access it the HVAC system without disturbing the decorative ceiling.

Sea Cliff Elementary School, a K-5 school in Sea Cliff, was originally built in 1911, with an addition as recent as 2000. At nearly 81,500 s/f, this structure features a flat roof design with some small-pitched roof sections. The entire rubber roof is being replaced and a parapet railing will be installed around the building. Skylights will be replaced, as will sheet metal vent caps on airshafts. Univents will be replaced or, in some instances, converted to highly efficient Direct Digital Control (DDC) systems. The gym heating and ventilation equipment will be converted to DDC as well. Existing electric panels will be replaced and some added to accommodate growth. Finally, the building's tan-brick masonry will be restored, the security system improved, and a concrete block retaining wall will be added around the playground's rubber surface.

Scope of Work - Middle School, High School, and District Buildings

North Shore Middle School, in Glen Head, was built in 1955, with additions in 1961, 1990, 1994, 2000, and 2007. The nearly 100,000 s/f facility serves students in grades 6-8. It has a flat-roof design and is clad in tan brick. Parts of the roof will be replaced with a modified bitumen roof and the masonry will be restored. Construction crews will replace windows and flooring tile, as well as electric panels around the building. The blacktop playground area will be repaved and an elevator - required by the New York State Education Department - will be installed to the gym level. Security systems will be improved as well.

Glen Head's North Shore High School was built initially in 1956, with additions in the 1990s, in 2000, and a renovation in 2002 that created the district's network operations center. The flat-roofed building with the tan brick exterior now totals slightly more than 156,000 s/f and accommodates students from 9th through 12th grades. The project team will restore the masonry and replace the roof of the maintenance garage with a modified bitumen roof. Floor tile will be replaced in classrooms, as will the electric panels around the building, and various asphalt and concrete walkways around the building. In addition, the security system will be improved, the weight room ventilation will be renovated, the generator will be refurbished or replaced, and the auditorium will be renovated - including the theater lighting, sound systems, interior walls, and flooring. A ceiling-mounted projector will be installed for multimedia presentations. Finally, the lower parking lot will be repaved.

"Two science classrooms in the middle school and two in the high school will undergo gut renovations to become state-of-the-art educational facilities," said Rettig. The two classrooms at North Shore Middle School will have fume hoods installed, enabling safe demonstrations with chemicals. New lab tables that vary in size will allow for flexible instructional space. At North Shore High School, the two science rooms will receive more streamlined lab bench vents, new sinks, better-positioned smartboard and lighting fixtures, new lab benches, better storage, new tile flooring,

and improved thermal insulation for energy efficiency.

In addition, two district buildings will be getting security system improvements, namely the 4,000 s/f Administration Building in Sea Cliff and the nearly 7,200 s/f Transportation Facility in Glenwood Landing.

BBS Architects, Landscape Architects and Engineers

Headquartered in Patchogue, NY and established in 1975, BBS Architects, Landscape Architects and Engineers is a leading Long Island and NY/NJ/CT Tri-state area designer of sustainable educational, commercial, institutional, public and athletic facilities. The firm designed the first LEED-certified public school in New York State, the Hampton Bays Middle School in Hampton Bays, N.Y., which received a LEED Silver certification as well as the 2012 Green Ribbon School designation from the White House and the U.S. Department of Education. Over the last decade, BBS has designed educational facilities valued at nearly \$2 billion. The firm's services include architecture, interior design, and landscape architecture as well as civil, mechanical, electrical, and plumbing engineering.

Suggested photo caption:

BBS Glenwood Landing Elementary Progress 01 crp.jpg

Construction is proceeding on the BBS Architects, Landscape Architects and Engineers-designed \$19.6-million facilities and infrastructure improvement program at the North Shore Central School District in Sea Cliff, N.Y. Work includes renovations to the playground at the Glenwood Landing Elementary School in Glen Head, N.Y.

Photo courtesy of BBS Architects, Landscape Architects and Engineers

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