



## **BBS-designed \$48.5 million SWRCSD program project receives voter approval for \$33.5 million construction bond**

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A majority of local voters -- 1,421 to 585 - approved the Shoreham-Wading River Central School District's (SWRCSD) \$33.5 million construction bond issue for a \$48.5 million infrastructure improvements and renovations program. Named the Renewal Project, the construction work will encompass all four schools operated by the district. SWRCSD serves grades K-12 with a current enrollment of more than 2,400 students.

BBS Architects, Landscape Architects and Engineers serves as the architect; interior designer; mechanical, electrical, and plumbing (MEP) engineer; civil engineer; and site and athletic field designer for the entire construction program financed by the bond. The value of voter-approved school construction bonds for programs designed by BBS on Long Island and in the greater New York area in the last 24 months exceeds \$350 million.

The firm also designed the state's first LEED certified public school, Hampton Bays Middle School in Hampton Bays, which received LEED Silver designation.

"The Renewal Project is a comprehensive response to deteriorating conditions of the district's buildings that have been documented in our state-mandated facilities report. Significant community input has helped us shape the final scope of upcoming renovations and reduce the cost of work," said Steven Cohen, Ph.D., SWRCSD Superintendent of Schools. "All schools and grounds will undergo improvements, including additions of a multipurpose space at the Wading River School and a new kitchen at the Albert G. Prodel Middle School."

"The construction program will significantly improve the condition of all buildings occupied by students and faculty, renovate instructional spaces, promote energy efficiency, improve motorized traffic safety within school grounds, and rebuild athletic fields and tennis courts," said BBS principal architect Roger Smith, AIA, LEED AP. "The district's facilities have not received any major improvements since they were built in the 1960s and 1970s. The renovation program will bring these buildings to the twenty-first century's standards of design, safety, codes, efficiency, and educational facility planning."

Voters were asked to approve a \$48.5 million project scope. About \$15 million of this work will be paid for with prior year State Aid funds, leaving the district to raise \$33.5 million through a 15-year bond issue, which is eligible for up to 40% state aid. The district anticipates approximately \$16 million in state aid to help defray the cost of this project to taxpayers. There will be no tax impact in this or the next school year, and a minimal cost through the 2016-17 year. In 2017-18, the project will cost an average homeowner less than \$8 per month. In 2018-19 and beyond, the project will cost an average homeowner less than \$30 per month.

"Work will begin in the summer of 2015, and is expected to be completed within the following five years," said BBS project manager Michael Inserra, AIA.

Construction will take place at the district's four schools located in Shoreham, a village in the town of Brookhaven and in Riverhead. These include Shoreham-Wading River High School, Albert G. Prodehl Middle School, Miller Avenue Elementary School, and Wading River Elementary School. The district's masonry and steel frame school buildings were constructed in the early 1960s (elementary schools) and early to mid 1970s (high and junior high schools). Without undergoing any major renovations over the years, the facilities began to deteriorate, interiors became outdated, and inefficient internal layouts no longer fulfill administrative and educational needs of the district. Without updates for decades, the schools don't comply with current building codes and ADA regulations. Several athletic fields and tennis courts have severely deteriorated and students are no longer able to use them. Two schools utilize portable classrooms that are decades old. Furthermore, the district recently decommissioned its century-old Briarcliff School in Shoreham, which increased the demand for classroom space in other schools.

In 2010, BBS Architects, Landscape Architects and Engineers performed the New York State Department of Education-mandated Building Condition Survey Report (BCSR) for the Shoreham-Wading River Central School District. This report outlined deficiencies in the district's facilities, including structural elements, building envelopes; interior spaces; mechanical, electrical, and plumbing systems; athletic fields; vehicular roadways; and pedestrian pathways.

In 2012, while considering financing the necessary improvements with a construction bond issue, the district's leadership retained BBS to update the Facilities Study Report originally developed in 2010. Based on this updated survey, BBS prepared a report that outlined the scope and expected cost of repairs. This report addressed existing deficiencies in the physical plant condition, as well as current and future needs, and the district's and faculty's requirements that would improve the educational facilities beyond simple repairs and maintenance.

Finally in the Spring of 2014, local residents created a Bond Committee. BBS participated in bi-weekly meetings held by the committee, which continued from April to September of 2014. The BBS team presented details of the report, performed walk-throughs with committee members, answered questions from the members of the local community in attendance, and analyzed various scope options and their costs. At the end of the review process, the committee recommended the final scope of needed work and established the cost of implementing the Renewal Project, defining the value of the bond issue

The Renewal Project has a total of \$48.5 million in upcoming work. Approximately \$31.3 million will cover renovations, repairs, and rebuilding school buildings; \$12.4 million will be dedicated to expansions of food service facilities and instructional spaces; and \$4.8 million for renovations of deteriorated athletic facilities, for the needs of the district's physical education programs, extracurricular athletic programs, and the entire local community.

"Improved classroom and related spaces will meet the needs of the current educational programs and standards," said Inserra. "In addition, the renovation program will remove deteriorated portable classroom facilities at the Wading River and Miller Avenue Elementary Schools, some of which are more than 25 years old."

The middle school will receive renovations to its library, and the high school will see improvements in its auditorium. Basic infrastructure upgrades will include the replacement and renovation of deteriorated roofs, ceilings, windows, doors, heating and ventilation equipment, curbing, and sidewalks. Athletic facilities, some of which are so deteriorated that they no longer can be used, will be reconstructed. The middle and high schools' sports fields and tennis courts will undergo

reconstruction and improvements that will include installation of artificial turf surfaces. Both of the elementary schools will receive completely redesigned bus loops and parking areas, which will significantly improve traffic safety at both locations.

The district's buildings currently feature original, outdated single-pane windows, which are energy inefficient. They will be replaced with double-pane, highly efficient windows. Additionally, all educational buildings will receive comprehensive security upgrades, including cameras and card access entrance controls.

#### Scope of Work - High School

Shoreham-Wading River High School is a two-story, 222,620 s/f structure built in 1975. The facility is home to 800 students in grades 9 to 12. Renovations will include masonry reconstruction, ADA compliance and building code upgrades, security upgrades, and auditorium renovations. A new MAC Lab will also be added. The main office, as well as guidance and nurse offices, will be renovated as well. Replacements will include windows, exterior doors, and sections of the roof. Tennis courts will be replaced and the school will receive a new synthetic turf to replace a deteriorated existing one. Additional lighting will be installed at the outdoor athletic areas. As part of infrastructure upgrades and natural disaster preparedness, the high school will be provided with a larger emergency electrical generator.

#### Scope of Work - Middle School

Albert G. Prodehl Middle School, a one-story, 103,085 s/f building, was originally constructed in 1973. 630 students in grades 6 to 8 currently attend the school. The building will be expanded with a new 6,000 s/f addition that will house a cafeteria and district kitchen.

Renovations will include exterior masonry repairs and library, media, and main office and guidance office renovations. Windows and the roofs over the south gymnasium and auditorium will be replaced. Indoor gym bleachers and outdoor bleachers will also be replaced. Deteriorated track and tennis courts will be replaced. The middle school will receive ADA compliance and building code renovations and security upgrades. Site work will include roadway and parking reconfiguration to improve traffic patterns and safety.

#### Scope of Work - Elementary Schools

The one-story, 58,637 s/f Miller Avenue School was built in 1962. The structure houses 440 students in grades K to 2. Removal of portable classrooms will allow the addition of permanent classrooms. There will be replacements on windows and roofs, and masonry repairs. New flooring will be added (abate asbestos floor tile), also gym and APR ceilings, fresh air and exhaust air, with A/C at APR. Upgrades include ADA compliant and building code upgrades, electrical service and distribution upgrades, and building security upgrades. Bus and car lanes and parking will be completely reconfigured.

Wading River School was constructed in 1963. It is a one-story structure of 100,470 s/f that serves more than 400 students in grades 3 to 5. Additions to this building were built in 1967, 1975, 1982, 1987, and 2002. The bond-financed work will include construction of a new multipurpose room and additional permanent classrooms. All portable classrooms will be removed. Sections of the roof and gymnasium windows will be replaced, and exterior masonry walls will undergo repairs. Interior renovations will include improvements to HVAC and electrical systems, ADA compliance and building code upgrades, and security improvements. Site work will encompass complete redevelopment and redesign of bus and car lanes and parking as well as a new drainage system in the courtyard.

