



White Plains High School Addition Board Meeting



Presenter – H2M

Saverio Belfiore, AIA
Vice President | Market Director, Education

January 23, 2023

Presenter – H2M

Robert Bee, RA
Assistant Vice President | Deputy Discipline
Director – Architecture

Presenter – H2M

Cole Podolsky
Senior Project Designer

Presenter – Triton

Kevin Sawyer
Vice President, Project Executive

Agenda

- Discuss Master Plan Process (Phase 1 & 2)
- Discuss HS Committee(s) programming process
 - Define scope and program with Committee
 - Define individual spaces with the Sub-committees
 - Preliminary Drawings for adjacencies, layout, and size
- Discuss Committee & Sub-committees results
- Discuss next steps
 - HS Preliminary submission to the State Education Department & Schematic Design Phase
 - Continue Design of Phase 1 Projects
 - Prepare / Start Phase 1 Construction Projects



The Master Plan Process ...

- Since 2018 the White Plains School District has been working with H2M and Triton to develop a Long-Range Master Plan for its Buildings, Grounds and Infrastructure.
- The process started with reviewing the District's New York State approved 2015 Building Condition Survey & Five-Year Capital Plan (BCS), which indicates the useful life of the buildings and infrastructure used to aid in preserving capital assets of the District and, in addition, to identifying programs space needs.
- The results of the process, including the work outlined in the Building Condition Survey (BCS) totaled approximately \$395 million dollars including construction & soft costs to be completed in phases over the next 20+ years.
- The needs were categorized into the following 6 major components:
 - Ventilation / Filtration & Air Conditioning
 - Infrastructure
 - ADA Accessibility
 - Program Space Renovations
 - Program Space Additions
 - Athletic Fields & Grounds

Phase 1 Federally and Cap Reserve Funded Projects

Upgrades to ventilation, filtration, and air conditioning.

- Federal and State Grants totaling \$13.65 million
- 2019 Capital Reserve Funds totaling \$12.65 million.

Phase 1 Bond, Cap Reserve and General Funded Projects

Library Innovation Lab, Interior Renovations, Air Handler, Cafeteria/Kitchen Upgrades, Sports Turf Field / Lighting Upgrades, Project Lead the Way Upgrades, ADA Upgrades and new High School Building Addition at the White Plains High School, Building demolition at Dammann House.

- Bond Funds totaling \$60 million
- Capital Reserve Funds totaling \$11.4 million
- 2022-23 General Fund Operations Budget totaling \$1.5 million

Phase 2 Capital Reserve Funded Projects

- Includes renovations to Highlands M.S. & Education House, new Field House building and Turf softball / Baseball fields funded by a new Capital Reserve totaling \$50 million supported over a period of 15 years

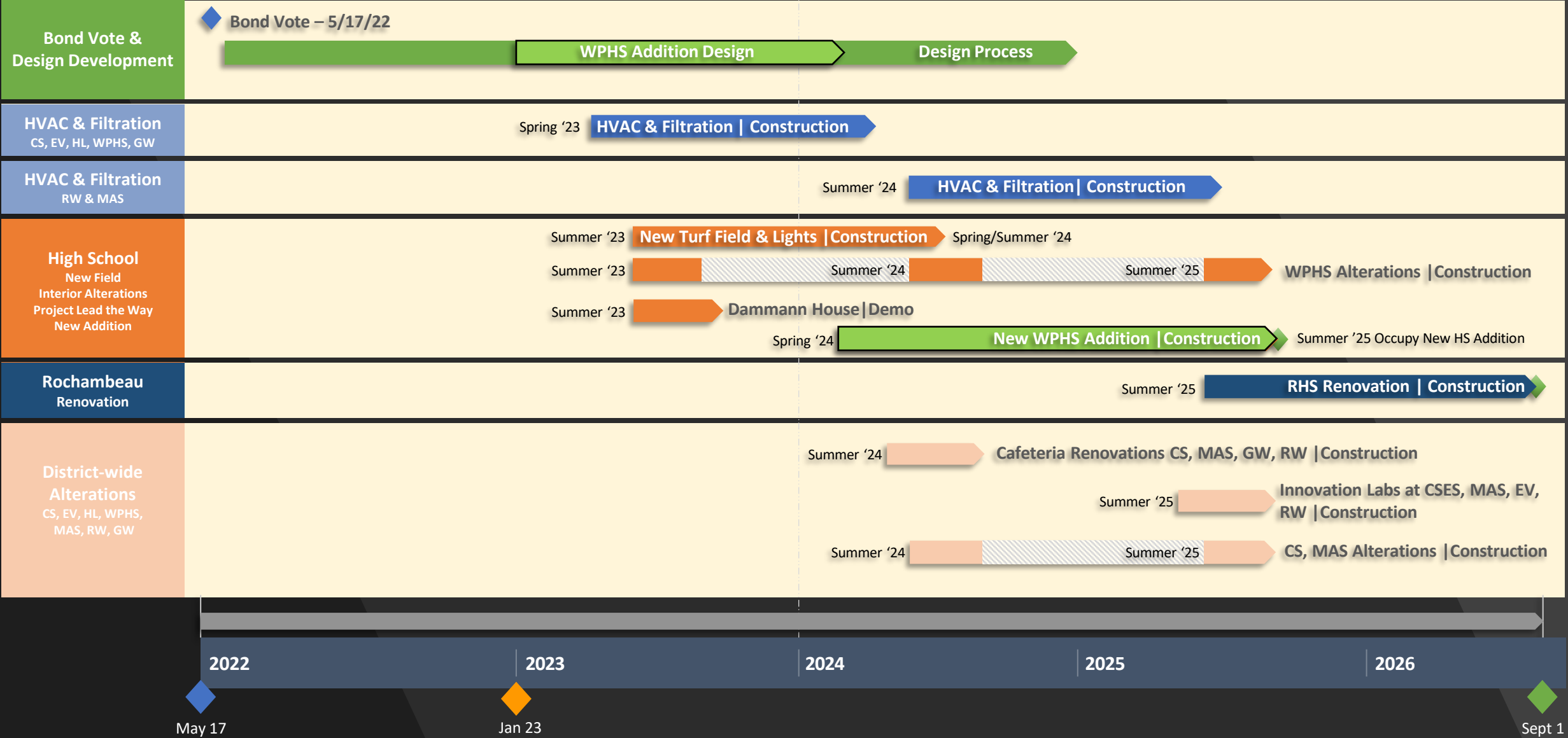
Phase 1 Progress – ARP/CRRSA/DASNY

- **High School (DASNY) – AC & Ventilation Project**
 - Permitted, Construction Proposal / Pricing Bid Phase
 - Construction Start Scheduled 2023
- **Highlands (Cap & CRRSA) – AC & Ventilation Project**
 - Permitted, Construction Proposal / Pricing Bid Phase
 - Construction Start Scheduled 2023
- **Church Street (ARP & CRRSA) – AC & Ventilation Project**
 - Permitted, Construction Proposal / Pricing Bid Phase
 - Construction Start Scheduled 2023
- **Eastview MS (ARP) – AC & Ventilation Project**
 - Permitted, Construction Proposal / Pricing Bid Phase
 - Construction Start Scheduled 2023
- **George Washington (ARP) – AC & Ventilation Project**
 - Awaiting Final Permit
 - Construction Start Scheduled 2023

Phase 1 Progress – Bond/Cap/General

- Mamaroneck E.S.
 - **AC and Ventilation Project (Cap Reserve)**
 - Submitted to SED for Approval / Permit
 - Construction Start June 2024
 - Library Innovation Lab, Corridor, ADA, Roof, and Cafeteria/Kitchen Upgrades
 - Project start January 2023
 - SED Submission July 2023
 - Construction Start June 2024
- Ridgeway E.S.
 - **AC and Ventilation Project (Cap Reserve)**
 - Submitted to SED for Approval / Permit
 - Construction Start June 2024
 - Innovation Lab and Cafeteria/Kitchen Upgrades
 - Project start January 2023
 - SED Submission July 2023
 - Construction Start June 2024
- Church Street E.S.
 - Library Innovation Lab, Corridor, ADA and Cafeteria/Kitchen Upgrades.
 - Project start January 2023
 - SED Submission July 2023
 - Construction Start June 2024
- George Washington E.S.
 - Gym Ventilation and Cafeteria/Kitchen Upgrades
 - Project start January 2023
 - SED Submission July 2023
 - Construction Start June 2024
- Eastview M.S.
 - Innovation Lab
 - Project start January 2023
 - SED Submission July 2023
 - Construction Start June 2024
- Rochambeau H.S.
 - Full Interior Renovations, Air Handler Replacement, Boiler Plant Upgrades, and Cafeteria/Kitchen Upgrades.
 - Project start January 2024
 - SED Submission August 2024
 - Construction Start June 2025
- White Plains H.S.
 - **Interior Renovation, Sports Turf Field and Lighting Upgrades**
 - Submitted to SED for Permit
 - Construction Start June 2023
 - High School Building Addition
 - Programming Complete / Prelim-Submission to SED
 - Project start January 2023
 - SED Submission August 2023
 - Construction Start March 2024
 - Project Lead the Way Upgrades, Air Handler Replacement, and ADA Upgrades
 - Project start January 2023
 - SED Submission July 2023
 - Construction Start June 2024
- Dammann House
 - **Building Demolition**
 - Submitted to SED for Permit
 - Construction Start June 2023

Phase 1 Project Status Chart



High School Addition Committee Members

District

- **Mr. Emerly Martinez,**
High School Principal
- **Mr. Gary West,**
Director of Fine Arts
- **Dr. Debbie Hand,**
Assistant Superintendent for Curriculum and Instruction
- **Ms. Debbie Augarten,**
Assistant Super. of Pupil Personnel Services & Special Ed.
- **Ms. Rose Lovitch,**
Board Trustee
ALT. Ms. Rosemarie Eller,
Board President
- **Dr. Joseph Ricca,**
Superintendent of Schools
- **Dr. Ann Vaccaro-Teich,**
Assistant Superintendent of Business & Operations
- **Mr. Frank Stefanelli,**
Director of Facilities
- **Mr. Xavier Hernandez-Delgado,**
Assistant Director of Facilities
- **Mr. Ron Velez,**
Director of Management and Information Systems

H2M

- **Mr. Saverio J. Belfiore, AIA**
Vice President | Market Director, Education
- **Mr. Robert Bee, RA, LEED AP**
Assist. Vice President | Deputy Discipline Director – Arch.
- **Mr. Cole Podolsky, LEED AP**
Senior Project Designer

Triton Construction

- **Mr. Kevin Sawyer,**
Vice President, Project Executive
- **Mr. John Hansen,**
Preconstruction/ Project Manager
- **Mr. Frederick Camilli,**
Senior Project Manager/Consultant

Programming Process

- Develop the program (SED submission)
 - Define scope and program with Committee
 - Define individual spaces with the Sub-committees
 - Preliminary Drawings for adjacencies, layout, and size
 - Budgeting – Review with Triton
 - Board of Education review and feedback
 - Preliminary SED Submission (establishing BAUs)



The Committee Process...

- Sub-Committees:
 - Fine Arts
 - CTE / Education
 - Special Education
 - Administration
 - Technology
 - Health Services
 - Professional Development
 - Family Information
 - Facilities



High School Addition Sub-Committee Members

Fine Arts

- **Emerly Martinez,**
High School Principal
- **Gary West,**
Director of Fine Arts
- **Dr. Debbie Hand,**
Assistant Superintendent - Curriculum
- **Dana Quigley,**
Art Teacher
- **Daniel Castillo,**
Art Teacher
- **Jessica Jordan,**
Art Teacher
- **Melissa Mulin,**
Art teacher
- **Denise O'Keeffe,**
Art Teacher

CTE / Education

- **Emerly Martinez,**
High School Principal
- **Dr. Debbie Hand,**
Assistant Superintendent - Curriculum
- **Rosemarie Eller,**
Board President
- **Sara Hall,**
Assistant Principal
- **Rocco Varuolo,**
Coordinator of Instructional Tech.
- **Jennifer Stein,**
High School Teacher & WPTA Rep.

Administration / IT

- **Frank Stefanelli,**
Director of Facilities
- **Xavier Hernandez-Delgado,**
Assistant Director of Facilities
- **Ron Velez,**
Dir. of Management and Info. Systems

Special Education

- **Emerly Martinez,**
High School Principal
- **Debbie Augarten,**
Asst. Sup. of Pupil Personnel Services & Spec. Ed.
- **Rosemarie Eller,**
Board President
- **Cheryl Rosenka,**
Teacher
- **Chris Nolan,**
Teacher
- **Karin Kulsar,**
Teacher
- **Daniel Furry,**
Teacher
- **Raegan Figueroa,**
Teacher
- **Maria Gentile,**
Teacher
- **Barry Seff,**
Parent

The Sub-Committee Process ...

• Fine Arts –

- Ceramics Room 22 Occupants
 - 4 Kilns in separate room
- Photography Room w/ Dark Room 23 Occupants
 - 10 Computers Stations
- Digital Arts Lab 26 Occupants
 - 25 Computer Stations
 - Connection to Photo. Room
- Jewelry / Sculpting Room 25 Occupants
 - Separate space for Foundry & storage room (gas & equip.)
 - Connection to Kiln Room
 - Separate Sculpting from Metalworks
- Fashion Design Room 25 Occupants
 - Separate space for sewing machines
- Art Studios 25-28 Occupants - Area for Computer Stations
- Artwork Room 7 Occupants – Sink, fridge, copy machine, table w/ chairs.
- Art Gallery – Location in student / public space adjacent to Cafe.
- Fine Arts Director Office – Location adjacent to Fine Arts Instructional Spaces.

CTE / Education –

- Presentation Space 78 Occupants
- Large Collaborative Space 30 Occupants
- CTE Cyber Security 31 Occupants
- CTE Education 25 Occupants
- CTE Nursing 25 Occupants (Size for 8 beds)
- Horticulture 25 Occupants

Spec. Ed. / Life Skills –

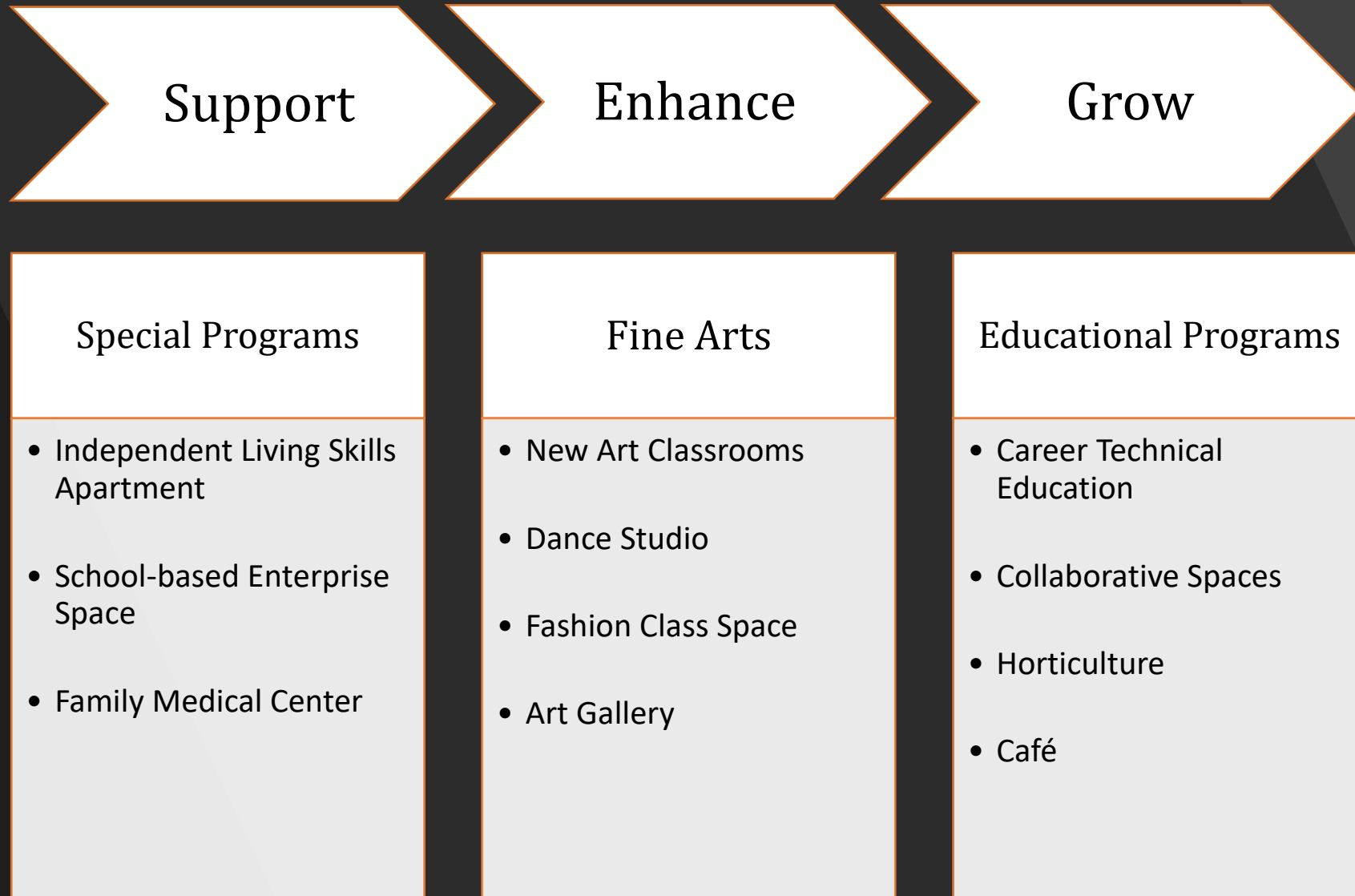
- Student Enterprise – Located at Bridge connection to HS ‘A’ Wing.
- Work Job Lab 25 Occupants – To be located within existing HS (future work)
- Life Skills Apartments 22 Occupants – Residential Apartment Style
- Sensory Room 10 Occupants – To be located within existing HS (future work)
- Music Therapy 20 Occupants - To be located within existing HS (future work)

The Sub-Committee Process ...

Administration / IT –

- IT Office Suite - 2 Offices, 8 workstations and storage
- Professional Development – 2 spaces for 50 occupants' total
- Family Medical Center – Based on Montefiore
- Family Information – 2 Offices, 5 workstations & waiting / check-in
- Health Services – 2 Offices with Storage
- Union Offices – 2 Offices with Storage
- Administration Lunchroom

The Sub-Committee Process ...



Special Programs



- Independent Living Skills Apartment:
 - Garner independent living skills
 - Practice leisure and social skills
- School-based Enterprise Space
 - Develop a sense of community and partnership
 - Gain real life work experiences
 - Practice money skills and budgeting
 - Gain responsibility
 - Promote social interactions with all students
- Family Medical Center
 - Help students manage their illnesses during the school day.
 - Easy health care option for busy students with busy parents who cannot always make it to their doctor's office.
 - Reduce school absences and parents' time away from work.
 - Lowers the chance of an emergency room or hospital visit

Leverage opportunities for multiple programs to collaborate.

Fine Arts



- Custom designed state of the art spaces to meet needs and demands for Arts Education.
- Increase student participation and expand program offerings.
 - Larger Photography Classroom
 - Designated space for Fashion Program
 - Dedicated Dance Studio
- Devoted gallery space to display and celebrate student art.

Education Programs



Career & Technical Education Programs

NYS is expanding its support of CTE Programs recognizing their value and importance in communities.

- CTE programs at WPHS provide ACCESS to career education for all students.
- Having our own CTE programs allows us to schedule the classes to best fit our students needs and wants.
- Provide our students with future-ready experiences prior to graduation and their post-secondary plans.

Possible Pathways

- IT Systems/ Cisco Networking/Cybersecurity
- Culinary Arts
- Early Childhood Education
- Nurse Tech/Certified Nursing Assistant

Unique Spaces

• Presentation Space

- Tiered seating allows for larger groups and a speaker to engage everyone and helps to bolster class interaction.

• Collaborative Spaces

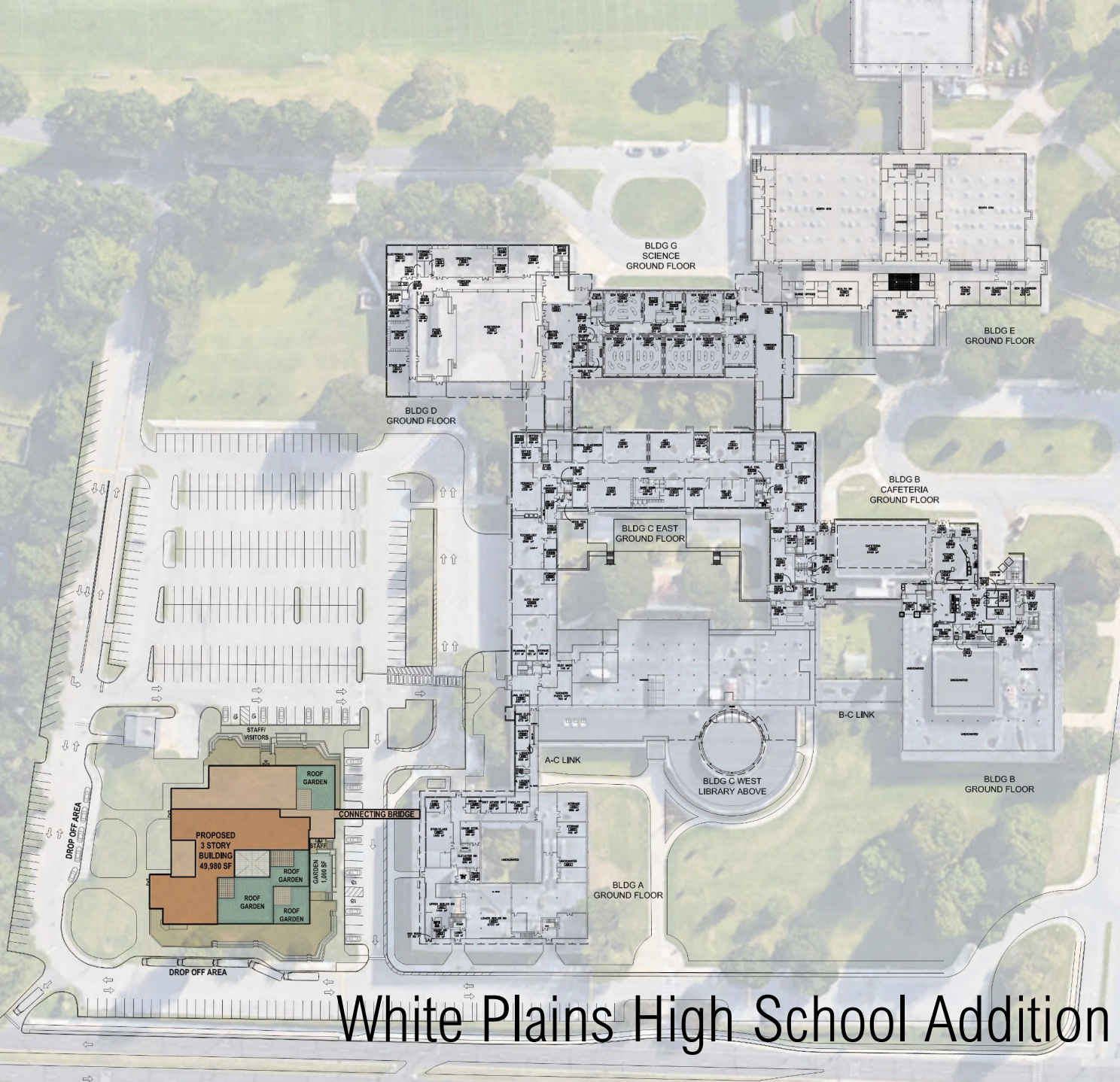
- Collaborative workspaces bring people together in a shared environment.
- Problem-based learning

• Horticulture/Garden

- Hands-on learning experience
- Increase self-esteem, sense of ownership, and responsibility

• Café

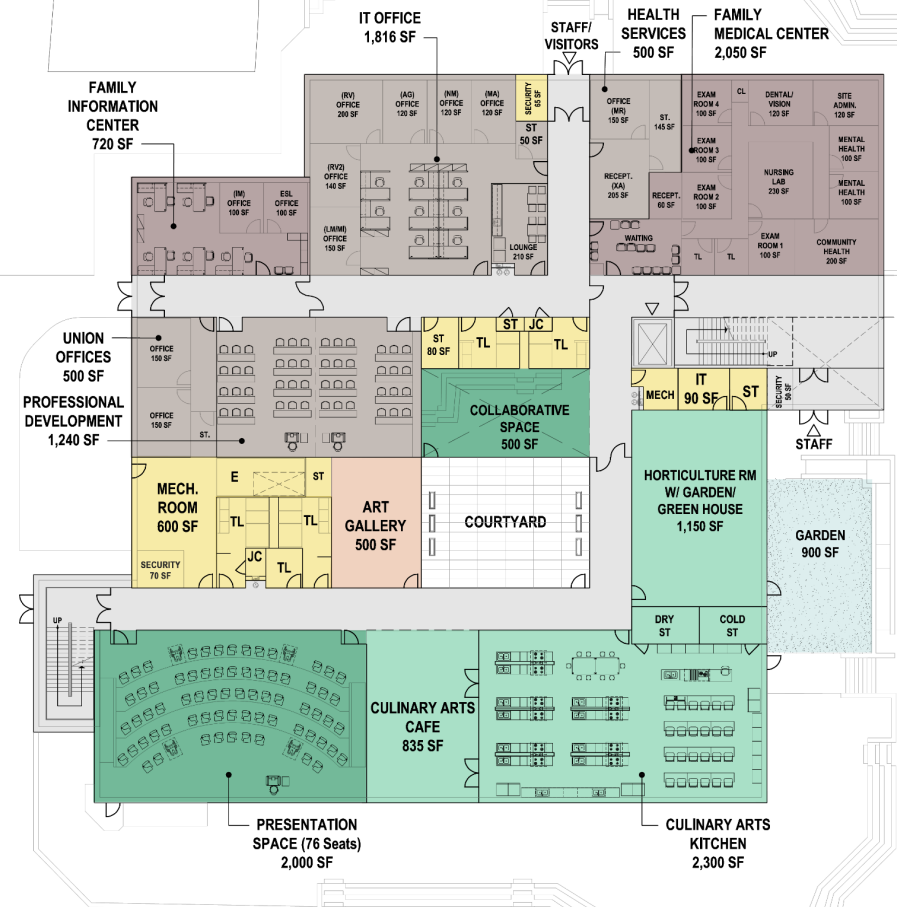
- Workforce-ready skills



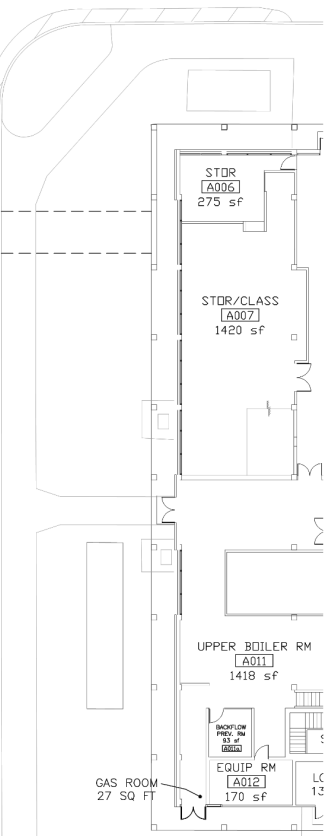
White Plains High School Addition – Site Plan

- CET / Vocational
- Fine Arts
- Special Education
- Administration
- Public
- Education
- Utility & Toilet

DROP OFF AREA



DROP OFF AREA

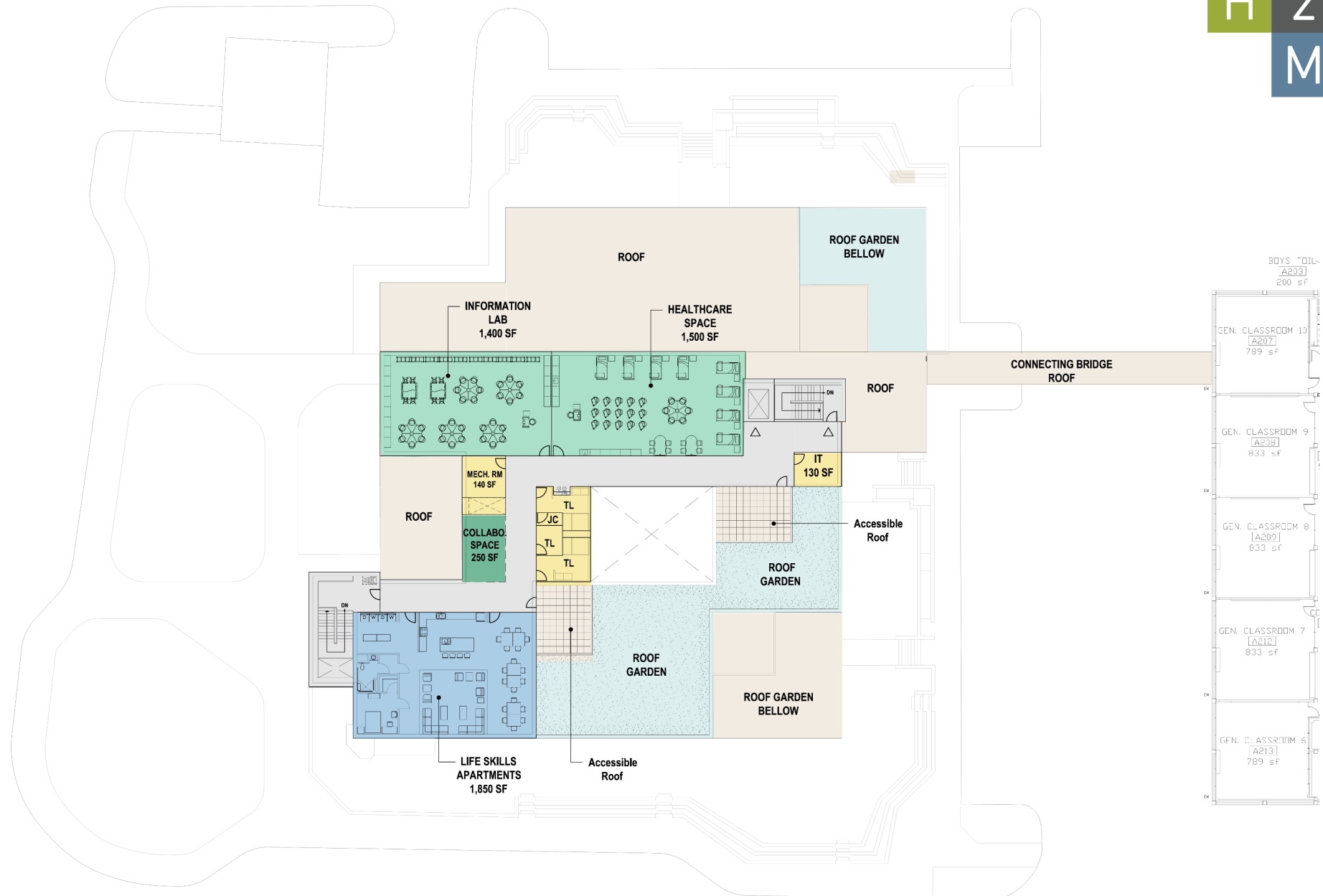


White Plains High School Addition – Ground FI Plan

QUANTITIES	
First Floor Area	22,105 SF
Second Floor Area	18,077 SF
Third Floor Area	8,928 SF
Connecting Bridge	870 SF
Total Building Area	49,980 SF
Courtyard	925 SF



- CET / Vocational
- Fine Arts
- Special Education
- Administration
- Public
- Education
- Utility & Toilet



White Plains High School Addition – 2nd FI Plan



White Plains High School Addition – Exterior



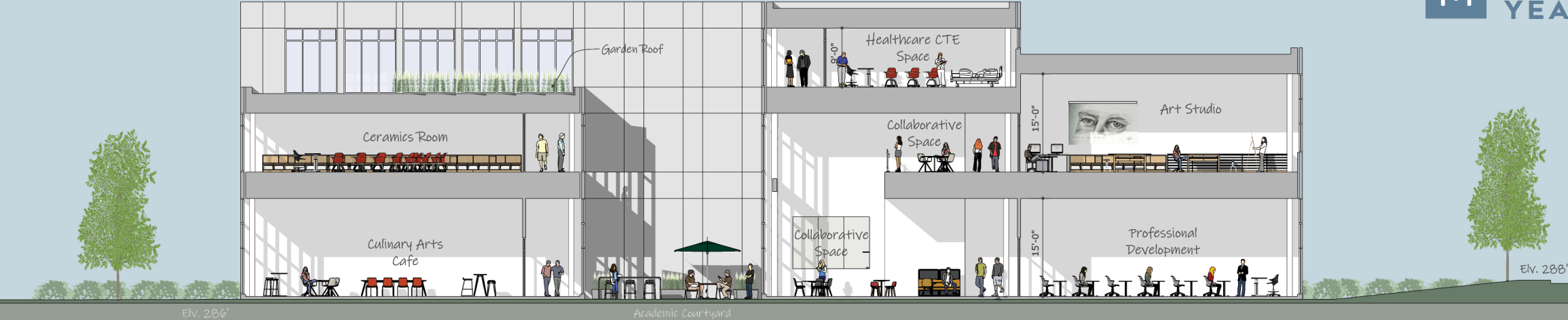
White Plains High School Addition – Exterior



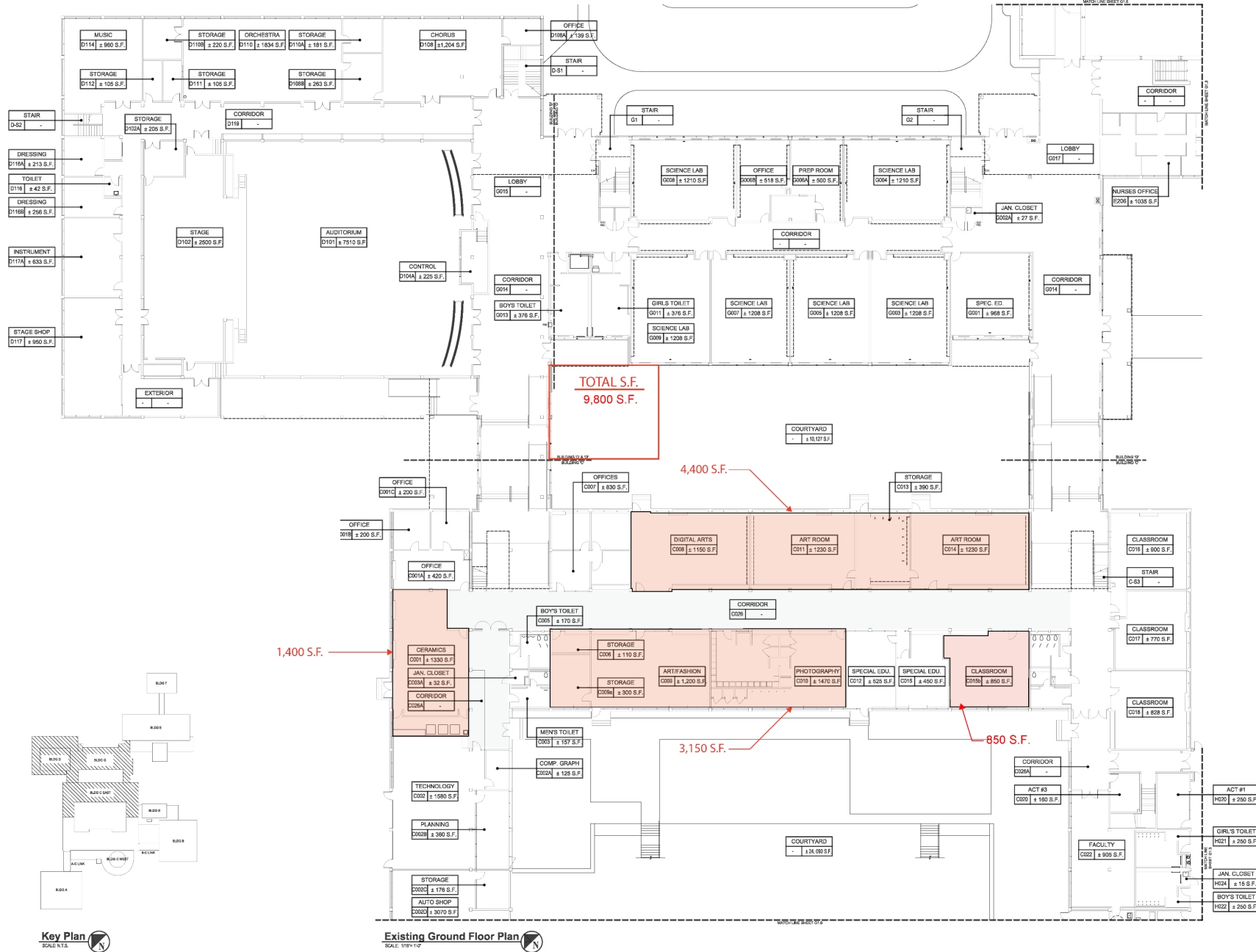
White Plains High School Addition – Exterior



White Plains High School Addition – Exterior



White Plains High School Addition – Building Section



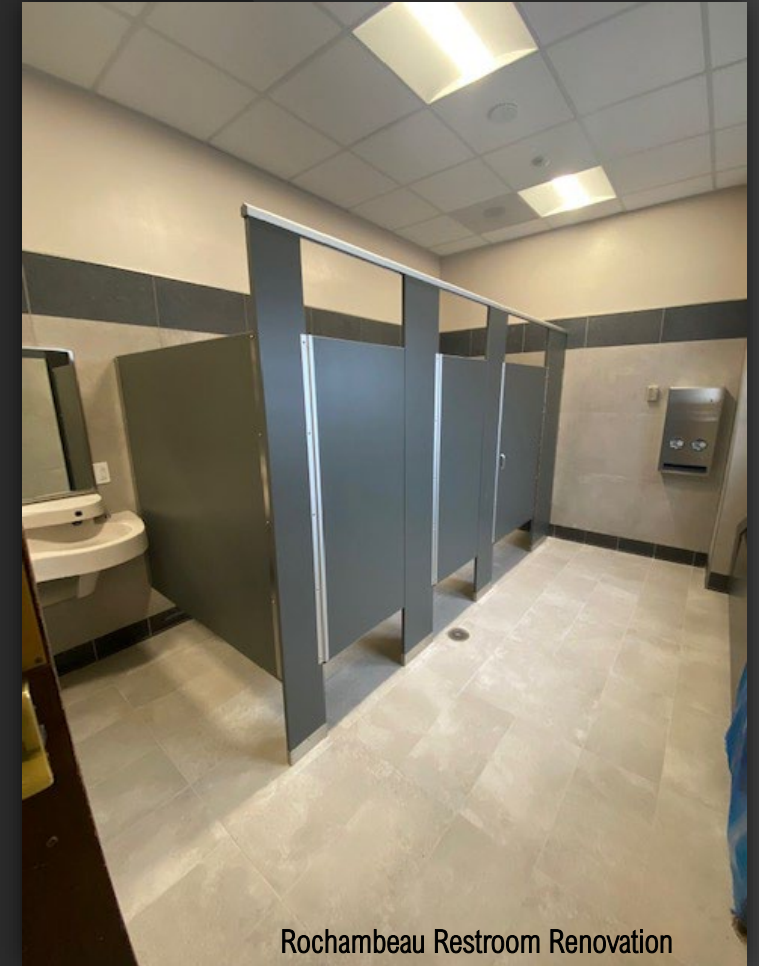
Project Status Update

2019 - 2020 Capital Reserve Budget - On Budget

- High School – Public Address and I.T Upgrades Project – **Complete**
- High School – Turf and Vestibule Upgrades Project - **Complete**
- Highlands – Turf and Courtyard Upgrades Project - **Complete**

2020 - 2021 Capital Reserve Budget - On Budget

- George Washington – Restroom Renovations Project – **In Purchasing**
- Mamaroneck Avenue – Public Address and Intercom Upgrades Project - **Complete**
- Rochambeau Alt. H.S. – Restrooms and Ceiling Upgrades Project - **Complete**



Project Status Update



2021 - 2022 HVAC & Filtration Projects

Anticipated Construction: Summer '23-Summer '24

- High School (DASNY & \$12.65 Cap Res) – AC & Ventilation Project
Equipment: **Recommended for Award 1/23/23**
Labor: **Public Bid anticipated for March Award**
- Highlands (Cap & CRRSA) – AC & Ventilation Project
Equipment: **Recommended for Award 1/23/23**
Labor: **Public Bid anticipated for March Award**
- Church Street (ARP & CRRSA) – AC & Ventilation Project
Equipment: **Recommended for Award 1/23/23**
Labor: **Public Bid anticipated for March Award**
- Eastview MS (ARP & 12.65M Cap Res) – AC & Ventilation Project
Equipment: **Recommended for Award 1/23/23**
Labor: **Public Bid anticipated for March Award**

Anticipated Construction: Summer '23-Summer '24

- George Washington (ARP) – AC & Ventilation Project
Equipment: **Awaiting NYSED Approval**
Labor: **Awaiting NYSED Approval**
-
- Mamaroneck Ave – (\$12.65 Cap Res) AC & Ventilation Project
Scheduled for Summer/Fall 2024
 - Ridgeway – (\$12.65 Cap Res) AC & Ventilation Project
Scheduled for Summer/Fall 2024
 - Rochambeau (12.65M Cap Res)– AC & Ventilation Project
Scheduled for 2025-2026

Project Status Update

Contributing Factors Increasing Project Costs

- Unprecedented & Unpredictable Market Conditions are Driving Increased Material & Equipment Costs
- Longer fabrication and delivery times are not improving, due to Labor & Raw Material shortages
 - Electronically Commutate Motor ECM (26-52 Weeks)
 - Control Chip Sets (26-52 Weeks)
 - Vertical Unit Ventilators (26 Weeks)
 - Electrical Transformers & Equipment (52-80 Weeks)
- Changes in Local Utility (Con Edison) Requirements at Highlands MS Requires relocation of Building Transformer
- Changes in DOE (Department of Energy) Energy Efficiency Requirements for HVAC Equipment at Highlands MS requires a new Electrical Service

Producer Price Index, November 2022

	1-Month % Change	12-Month % Change	% Change Since Feb 2020
Input to Construction	-0.9%	11.9%	39.7%
Inputs to Nonresidential Construction	-0.8%	11.5%	40.0%
Plumbing Fixture and Fittings	0.4%	10.5%	16.6%
Fabricated Structural Metal Products	-0.2%	7.7%	54.2%
Iron and Steel	-2.4%	-23.9%	57.8%
Steel Mill Products	-3.0%	26.6%	75.8%
Nonferrous Wire Cable	0.4%	0.4%	42.5%
Softwood Lumber	-0.9%	-3.9%	29.2%
Concrete Products	0.9%	14.3%	24.8%
Prepared Asphalt, Tar Roofing & Siding Products	0.7%	12.5%	36.9%
Crude Petroleum	-2.3%	8.5%	77.9%
Natural Gas	-15.8%	-26.0%	178.6%
Unprocessed Energy Materials	-7.8%	-4.4%	102.6%

Source: U.S. Bureau of Labor Statistics

Table: Actual Material Price Index Impacts as of November 2022

FAQ

Q. What was the charge of the High School Addition Committee?

A. The Committee was charged with reviewing the preliminary design scope for the High School Building Addition (50k sq. ft. per attached worksheet) that was approved by the voters of the District on May 17, 2022, to make final design scope recommendations to the Board of Education.

Q. How were the High School Addition Committee members chosen?

A. The committee was comprised of various District personnel including senior administrative staff, Superintendent, Assistant Superintendents, Directors, Board Members, Facilities, IT, H2M architects & engineers and Triton Construction. The intent was to make sure those involved in creating and developing the programs could resolve through consensus conflicts between the sub-committees and make sure each program was equitable.

Q. What was the charge of the High School Addition Sub-committees?

A. The sub-committees were charged with reviewing requirements for their specific program as it relates to the end user.

Q. How were the High School Addition Sub-committees chosen?

A. A sub-committee for each of the major programs contained within the building addition (fine-Arts, CTE / Education, Special Education & Administration) were formed to assist the design team in understanding the specific programmatic / space needs for the intended end users. These sub-committees were comprised of District administration, teachers, facilities, board members and parents.

Q. What is the overall budget for the HS addition project?

A. The total project cost for the addition including all associated soft costs and inflation is \$33 Million.

Q. What is the overall size of the HS Building Addition?

A. The total size of the building addition will be 50,000sf, which includes all educational, public, support and circulation spaces.

FAQ

Q. How long is the HS Addition construction scheduled to take and when will it start?

A. It is anticipated for construction to take approximately 18 months, starting in the Spring of 2024. Demolition of Dammann House will need to be completed first in order to make room for the building addition.

Q. Will students and staff be affected by the HS Addition construction?

A. Starting construction during the summer will allow for some of the most disruptive work including excavation and earth moving to be started when the High School is not occupied. However, since construction is scheduled to take 18 months portions of the work will be done while school is session. The contractors will be required to follow all NY State Education Department guidelines which are specifically geared towards minimizing disturbance to students, parents, staff and the community. There may be times during the summer when staff and students will need to be relocated within the building or district to accommodate the construction. For the Demolition of Dammann House, the staff housed within this location will be relocated temporarily throughout the District and return to this location within the new HS addition when complete.

Q. Is there any concern of exposure to hazardous materials?

A. Any work that may produce excessive, noise, smell or off gassing will be done after hours to reduce any possible irritants. MSDS (Material Safety Data Sheets) will be required for all construction related materials, they will be reviewed for any possible concerns, any suspect materials will be rejected. Materials that may contain asbestos or lead are not allowed to be used.

Q. Will the HS addition implement green / sustainable design?

A. The HS addition will be designed with sustainable building features to minimize energy use, preservation of the natural environment, and keeping occupant health in mind. The design will maximize daylighting, ventilation, and avoid the use of materials with high-VOC emissions. Furthermore, energy efficient equipment, green roofs and environmentally friendly materials are some of the elements that will be incorporated into the design.

FAQ

Q. Will someone be inspecting the work to make sure it is done correctly?

A. The District has engaged the services of Triton Construction to provide full time supervision during all phases of construction. In addition, the District's architects & engineers will be assisting and performing oversight and conducting regularly scheduled construction meetings with the contractors to ensure work conforms to the approved drawings and schedules are being met. Third party independent special inspections as required by NYS Building Codes and State Education Department Guidelines will be performed as required.

Q. Who will be selecting the contractors?

A. The project will be publicly bid in conformance with current New York State General Municipal Law for competitive bidding. There will be five (5) Prime Contractors (Contract C – Civil Work, Contract G- General Construction Work, Contract H – Mechanical Work, Contract P – Plumbing Work, Contract E – Electrical Work) as required by the NYS Wicks Law.

Q. Everything seems more expensive, are increased costs anticipated?

A. The construction manager and H2M review anticipated construction costs as part of bi-weekly meetings. Contingencies for construction issues and inflation have been included to offset increasing construction costs.

Q. When will work be complete?

A. The approved projects are scheduled to be completed in 2026. The District is proactive and as a team, the District, the architect, and the construction manager are reviewing long term plans as well extending past 2026.

Q. How much are my taxes going to increase from these projects?

A. The projects mentioned above will be taxpayer neutral, meaning there will be no tax impact to the community. This is afforded by the availability of capital funding, grants, and retiring debt service.

Thank you, any questions?