



Pelham Union Free School District

FOR IMMEDIATE RELEASE:

May 24, 2017

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Architect & Construction Manager Appointed to Conduct Pre-Bond Services Relating to Hutchinson Façade, Other Projects

At its meeting on May 23, the Pelham Board of Education appointed Kaeyer, Garment & Davidson Architects, PC (KG&D), and Calgi Construction Management, Inc. to conduct pre-bond services regarding the planned bond referendum for fall 2017. The planned referendum will include the replacement of the brick façade at Hutchinson School along with other possible projects.

Over the next few weeks, both firms will work with the District's Director of Facilities Anthony Mandile and other school officials to develop plans for the Hutchinson project and determine the cost and feasibility of other infrastructure upgrades that are being considered by the Board.

KG&D and Calgi were chosen from a pool of three architectural firms and three construction management firms that were interviewed by the Board earlier in May. The interviews came following the completion of two Requests for Proposals for architectural and construction management services.

"Hiring these firms represents an important step in the process of planning our bond referendum," said Board of Education President Marianne Gilland. "We were extremely impressed with the quality and professionalism of all six firms that were interviewed, but it became clear that KG&D and Calgi were the right fit for Pelham due to their expertise and experience with the types of projects we are considering."

Consultants have recommended replacing the entire outer layer of brick, steel window lintels, spandrel beams and the windows themselves at Hutchinson School. The project is necessary because over the course of many years since the building was first constructed in 1914, sections of brick have become loose due to the regular freeze-thaw cycle and rusting and bowing of the underlying steel, among other factors. While measures have been taken to ensure the safety of the students and staff, experts believe the full replacement of the façade is the best long-term solution.

In addition to the façade project, the Board is also considering a number of other infrastructure upgrades, both at Hutchinson and at the District's other schools and facilities, which include:

- The addition of classrooms (to replace the portable classrooms) at Hutchinson School
- Handicapped accessibility at three elementary schools, including the addition of elevators at each of the three elementary buildings

- Cafeteria/multipurpose room additions at four elementary schools
- Air conditioning at four elementary schools and PMHS
- Addition for performing arts instructional space at Pelham Memorial High School
- Boiler replacements at five schools
- Rooftop air conditioning unit replacements at the Pelham Middle School
- Select Field Renovations

These projects were recommended by Superintendent Dr. Peter Giarrizzo in consultation with Interim Business Official Linda Purvis, Mr. Mandile, school principals and the District's 2015 Building Conditions Survey.

With the exception of the Hutchinson façade, which consultants have estimated will cost about \$8.5 million, the District has only rough estimates for the other projects being considered. It is important to note that the District may be eligible for approximately 40 percent building aid reimbursement from New York State for these projects.

The newly appointed architect and construction manager will develop detailed cost estimates for all of the proposed projects, as well as renderings and plans. It is anticipated that the information will be presented to the Board and public in June and that a final scope of work will be determined by the Board before the end of this school year. The current projection is for the referendum to be held in the late fall.

“This information will provide important context for the Board as we work alongside the community to determine which projects to move forward with,” said Board of Education Vice President Madeline Smith. “The ideas proposed by Dr. Giarrizzo and the facilities team are designed to improve our infrastructure and upgrade the learning environment for our students. However, as a Board, we must weigh those benefits against the cost. We look forward to engaging with the community to solicit input and feedback.”

KG&D, based in Mt. Kisco, has more than 15 years of experience working on capital projects with school districts in Westchester County, including work with Bronxville, Eastchester, Scarsdale, Elmsford and White Plains. Among the firm's notable projects is the restoration of the 1924-25 auditorium for the Bronxville Schools, renovations and an addition to Eastchester Middle School, and building the new Post Road Elementary School in White Plains.

White Plains-based Calgi Construction Management has been in business for 98 years and has worked with several Westchester County School Districts including Dobbs Ferry and Lakeland. Additionally, Calgi has done work for Iona College and several projects with municipalities. Notable projects include renovating and installing athletic fields, infrastructure upgrades and ventilation work as part of a \$14 million capital project for Dobbs Ferry and installation of generators, air conditioning and a complete upgrade of IT infrastructure for Lakeland.

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