

# MAMARONECK UNION FREE SCHOOL DISTRICT



**2024 Capital Bond Presentation**  
**February 27, 2024**

# Agenda

1. Building Condition Survey
2. Proposed Capital Projects
  - High School
  - Hommocks Middle School
  - Central School
  - Mamaroneck Avenue School
  - Chatsworth Avenue School
  - Murray Avenue School
3. Bond Referendum Benefits
4. Consideration of District-Wide AC
5. Preliminary Bond Cost Estimate
6. Potential Bond Referendum Schedule
7. Next Steps



# Building Condition Survey

## PRELIMINARY PREPARATION



**Mobilize team members  
including Danielle  
Farrell (Project Manager  
& Architect)**

**Arrange site visits**

## COLLECTION OF DATA



**Perform physical  
inspection of each  
facility**

**Meet with the  
Superintendent/Director  
of Building & Grounds  
and other selected staff**

**Document existing  
conditions, deficiencies,  
and needs that are  
required**

## ANALYSIS OF THE DATA



**Collect, coordinate,  
analyze, and prioritize  
facility infrastructure  
and building program  
needs**

**Compare the scope of  
work with previous BCS  
and AVI provided by the  
District**

## PREPARATION OF THE REPORT



**Prepare the BCS in  
accordance with NYSED  
requirements**

**Submit the BCS report  
on behalf of the District**

**NYSED# 66-07-01-03**

<b>Year 1 Work - Subtotal with Escalation</b>		<b>\$ 2,136,888</b>
Construction Contingency	10.00%	\$ 213,689
Soft Costs	15.00%	\$ 320,533
<b>Estimated Construction Total</b>		<b>\$ 2,671,109</b>

<b>Year 2 Work - Subtotal with Escalation</b>		<b>\$ 24,032,718</b>
Construction Contingency	10.00%	\$ 2,403,272
Soft Costs	15.00%	\$ 3,604,908
<b>Estimated Construction Total</b>		<b>\$ 30,040,897</b>

<b>Year 3 Work - Subtotal with Escalation</b>		<b>\$ 3,463,506</b>
Construction Contingency	10.00%	\$ 346,351
Soft Costs	15.00%	\$ 519,526
<b>Estimated Construction Total</b>		<b>\$ 4,329,382</b>

<b>Year 4 Work - Subtotal with Escalation</b>		<b>\$ 12,571,921</b>
Construction Contingency	10.00%	\$ 1,257,192
Soft Costs	15.00%	\$ 1,885,788
<b>Estimated Construction Total</b>		<b>\$ 15,714,902</b>

<b>Year 5 Work - Subtotal with Escalation</b>		<b>\$</b>	<b>-</b>
Construction Contingency	10.00%	\$	-
Soft Costs	15.00%	\$	-
<b>Estimated Construction Total</b>		<b>\$</b>	<b>-</b>

<b>Deferred Work - Subtotal (No Escalation)</b>		<b>\$ 80,190,775</b>
Construction Contingency	10.00%	\$ 8,019,078
Soft Costs	15.00%	\$ 12,028,616
<b>Estimated Construction Total</b>		<b>\$ 100,238,469</b>

**Work for the Potential 2024 Bond Referendum was selected from the Year 1 and Year 2 categories of the 5-Year Plan.**

Five Year Plan Cost Estimate									
Mamareoneck High School									
Mamareoneck Union Free School District									
LAN Job # 6.1092.79									
NYSED# 66-07-07-03-0-001									
Cat.	Description	Priority	Year	Unit	Quantity	Cost/Unit	Direct Cost	Cost with Escalation	
SITE UTILITIES									
39791	Replace one (1) backflow preventer in Post Road building	2	YEAR 1	EA	1	\$40,000	\$40,000	\$44,838	
39792	Replace (2) backflow preventers in Palmar that will require exterior enclosures	2	YEAR 1	EA	2	\$75,000	\$150,000	\$165,394	
40	Install 6" underground water main from Post and Palmer	2	DEFERRED	ALLOW	1	\$15,000	\$15,000	\$15,000	
41	Strip and repaint parking lot cap paving at Post and Palmer	3	DEFERRED	ALLOW	1	\$100,000	\$100,000	\$100,000	
SITE FEATURES									
39793	Replace main curbing along lot West of Post Road	3	DEFERRED	SP	75,000	\$20	\$1,512,000	\$1,512,000	
39794	Replace Post Road curbing parallel to south side of Post Road building	3	DEFERRED	SP	14,400	\$120	\$1,728,000	\$1,738,000	
39795	Replace curbing west of second track	3	DEFERRED	SP	2,400	\$120	\$288,000	\$291,000	
39796	Replace access roadways to track	3	DEFERRED	SP	5,760	\$120	\$691,200	\$702,000	
39797	Replace asphalt entrance from lot West of Post Road building	3	DEFERRED	SP	6,720	\$120	\$806,400	\$819,000	
39798	Replace asphalt parking lot at west side of Palmer building	3	DEFERRED	SP	58,800	\$120	\$7,057,000	\$7,277,000	
Performance parking study to improve parking									
39799	Replace sidewalks along West Street from Post Road from the main entrance to the Memorial Field	3	BUDGET	ALLOW	-4	\$56,000		\$0	
39800	Replace concrete curb along West Street from Post Road from the main entrance to the Memorial Field	3	BUDGET	ALLOW	3,700	\$240	\$744,000	\$765,400	
39801	Replace concrete curb along West Street from Post Road from the main entrance to the Memorial Field	3	DEFERRED	LF	720	\$15	\$10,800	\$11,000	
39802	Replace asphalt shoulders along the Post Road building entrance	3	BUDGET	ALLOW	3	\$600	\$1,800	\$1,800	
39803	Replace asphalt sidewalks located West of the Post Road building, with new concrete sidewalk	3	BUDGET	ALLOW	LF	400	\$20	\$9,000	
39804	Replace sidewalks that run along the concrete sidewalk of the track access road on the south side of the Palmer building	3	DEFERRED	YEAR 1	LF	320	\$320	\$224,700	
39805	Track baseball field (2,000 SF)	4	DEFERRED	ALLOW	1	\$2,000,000	\$2,000,000	\$2,000,000	
39806	Track baseball field (2,000 SF)	4	DEFERRED	ALLOW	1	\$5,000	\$5,000	\$5,000	
39807	Replace Damaged RMAA pavers of track grade at southeast corner of track (1,000 SF)	3	DEFERRED	EA	266	\$25	\$6,650	\$6,850	
39808	Replace curbing and fence at entrance behind the Palmer courtyard	3	BUDGET	ALLOW	1	\$50,000	\$50,000	\$50,000	
39809	Regrading with storm water runoff on the north side of the street	3	DEFERRED	ALLOW	1	\$10,000	\$10,000	\$11,000	

40 Regular roofing and fascia at storage buildings in Palmer courtyard  
 Building will replace existing roof on the north side of the stairs

		BUDGET		YEAR 1	EA	2	\$5,000	\$10,000	\$11,000
		BUDGET		YEAR 2	ALLOW	3	\$5,000	\$10,000	\$11,000
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# High School

*Proposed Bond Projects = \$7,030,000*

- Masonry restoration and cleaning at the Post Road Building
- Masonry restoration and cleaning at the Palmer Ave. Building
- Repair the concrete overhead soffit in the Palmer Ave. Courtyard



# High School

*Proposed Bond Projects = \$7,030,000*

- Re-coat 2005 Addition roof (built up roof)
- Re-coat Palmer Ave. Building roof
- Re-coat Palmer Ave. Nurses' Office roof
- Re-coat Palmer Ave. Building Shop roof



# High School

*Proposed Bond Projects = \$7,030,000*

- Replace Palmer Ave. Gymnasium ceiling and floor
- Replace Corridor Doors - Post Road Building
- Replace Corridor Doors - Palmer Ave. Building
- Replace galvanized piping in Palmer Ave. Building



# Hommocks Middle School

*Proposed Bond Projects = \$3,775,000*

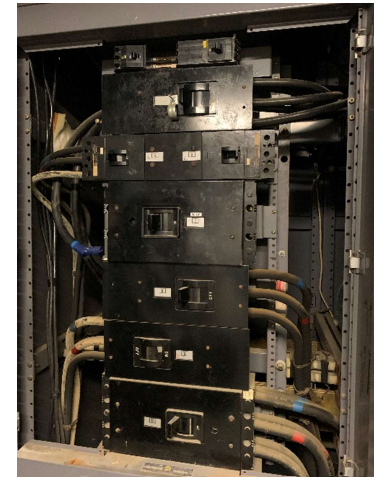
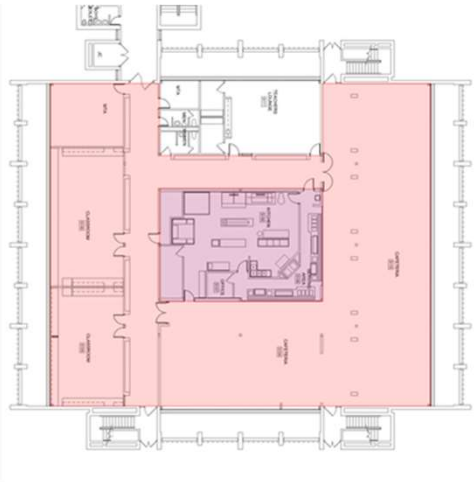
- Replace Kalwall skylights in the Natatorium
- Replace pool filter media
- Replace pool Filter Room make-up air unit (MUA)
- Replace pool dehumidification units



# Hommocks Middle School

*Proposed Bond Projects = \$3,775,000*

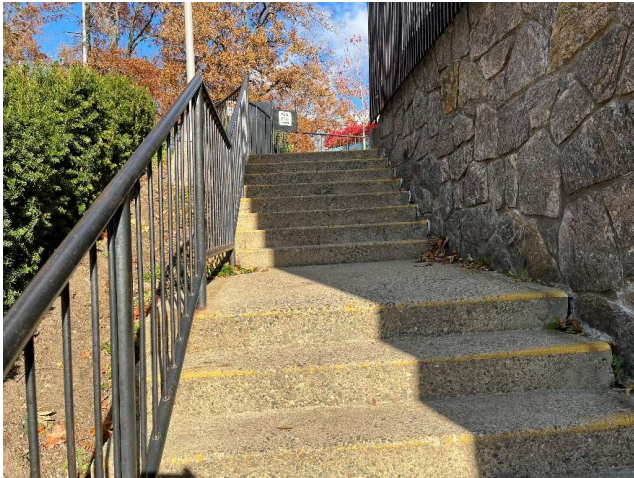
- Replace and relocate the 1967, 3000A MDP adjacent to the loading dock
- Reconfigure/ Enlarge Hommocks Cafeteria (Including Rooms S108, S109)
  - Existing Cafeteria = 5,070 SF
    - Existing Capacity = 338 students
  - Proposed Increase of 3,930 SF
  - Enlarged Cafeteria = 9,000 SF
    - New Capacity= 600 Students



# Central School

*Proposed Bond Projects = \$1,780,000*

- Replace LGI exterior door @ main entrance (4) doors
- Replace "Trader Joes" exterior double door
- Replace main entrance stair adjacent to LGI entrance
- Install a new full-service Kitchen
  - Provide access to hot fresh meals daily



# Mamaroneck Avenue School

*Proposed Bond Projects = \$2,324,500*

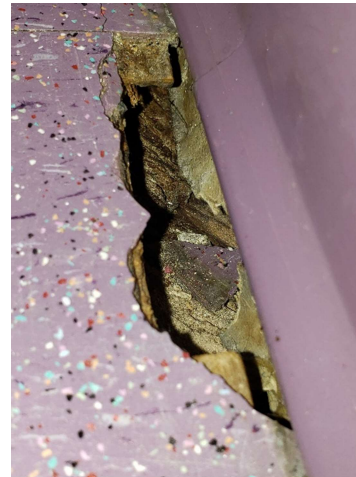
- Waterproof the foundation wall
  - Lower-Level Music and Choral Rooms
- Masonry restoration and cleaning of 1929 Middle Building
- Masonry repointing of chimney and provide a rain cap



# Mamaroneck Avenue School

*Proposed Bond Projects = \$2,324,500*

- Wood subfloor replacement in Mamaroneck Ave. original building
  - Classrooms 210, 212, 306 and 308
- Replace wood flooring with new LVT
  - Classrooms 105, 205, 305, 309, 311, 313, and 316
- Replace MAS and Middle Building interior corridor doors
- Install railings/ guard rails at built in Gymnasium bleachers



# Mamaroneck Avenue School

*Proposed Bond Projects = \$2,324,500*

- Replace heating and dual temp pumps
- Replace ductwork in Lower-level Gymnasium (air path below grade)
- Replace chiller
- Add dewatering pumps to the Building Management System (BMS)
- Replace old galvanized pipe in MAS Building
- Integrate existing fire alarm to 2021 generator



# Chatsworth Avenue School

*Proposed Bond Projects = \$1,466,750*

- Masonry repair of Forst Park Ave. Building east wall (Kindergarten Playground)
- Sky Gym Improvements
  - Refinish walls, replace wood floor, new acoustical panels and wall padding
- Replace wood floors in classrooms of Forst Park building and install LVT
  - Classroom 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 308 & Nurse's Suite



# Chatsworth Avenue School

*Proposed Bond Projects = \$1,466,750*

- Replace interior corridor and stair doors
  - Forest Park building
  - Chatsworth building
- Sanitary pipe repairs
- Replace sanitary piping in coal chute room
- Replace wiring in fire alarm system



# Murray Avenue School

*Proposed Bond Projects = \$4,235,000*

- Replace lintel above the exterior basement door in dumpster courtyard
- Repairs to ADA Ramp @ Damon Avenue
- Recoat EPDM roofs
  - North Building
  - South Building



# Murray Avenue School

## *Proposed Bond Projects*

- Replace corridor doors
- Replace burners and controls for boilers
- Cafeteria Improvements
  - Increase capacity and provide space for new kitchen
- Install a new full-service Kitchen
  - Provide access to hot fresh meals daily



# Bond Referendum Benefits

*Preserving your built resources*

## Envelope Improvements:

*Deferring envelope improvements could yield larger and more expensive problems in the future.*

- Building envelope stabilization such as masonry walls and roofs are vital to prevent further damage to the existing aging buildings.
- Existing Building Ages:
  - Chatsworth: 1902 and 1922 & 2021
  - MAS: 1909, 1929, 1922 & 2021
  - Murray: 1921, 1930 & 2023
  - High School: 1925, 1930, 1956, 1959, 1964, 1968 & 2005
  - Central: 1965
  - Hommocks: 1968 & 2002

## Food Service Improvements:

- Provide full-service kitchens at two schools to *make fresh, hot food available* to students at all schools.
- Enlarging cafeteria seating at the Hommocks Middle School to allow for better visualization and reduced lunch periods.

# Consideration of District-Wide AC

- The subject of District-Wide Air conditioning (AC) has been discussed at length by the Building Committee and by the BOE over the past five (5) years.
- In 2020 LAN performed an in-depth report study to provide AC at all the schools in the District. In this report the cost to provide AC in all buildings was ~\$48M.
- HVAC has seen significant escalation due to the pandemic and demand for equipment since 2020. For this reason, escalation has been added to the figures to represent a current cost of construction listed below.

Central School	\$ 6,571,950
Chatsworth Avenue School	\$ 8,298,400
Mamaroneck Avenue School	\$ 8,614,650
Murray Avenue School	\$ 8,965,000
Hommocks Middle School	\$ 7,244,380
Mamaroneck High School	\$ 7,466,030
Subtotal	\$47,160,410
<u>Contingency and soft costs (25%)</u>	<u>\$11,790,103</u>
Total	\$58,950,513

**THIS WORK IS NOT  
INCLUDED IN THE  
RECOMMENDED  
BOND REFERENDUM**

## Preliminary Bond Cost Estimate

2024 Bond Referendum

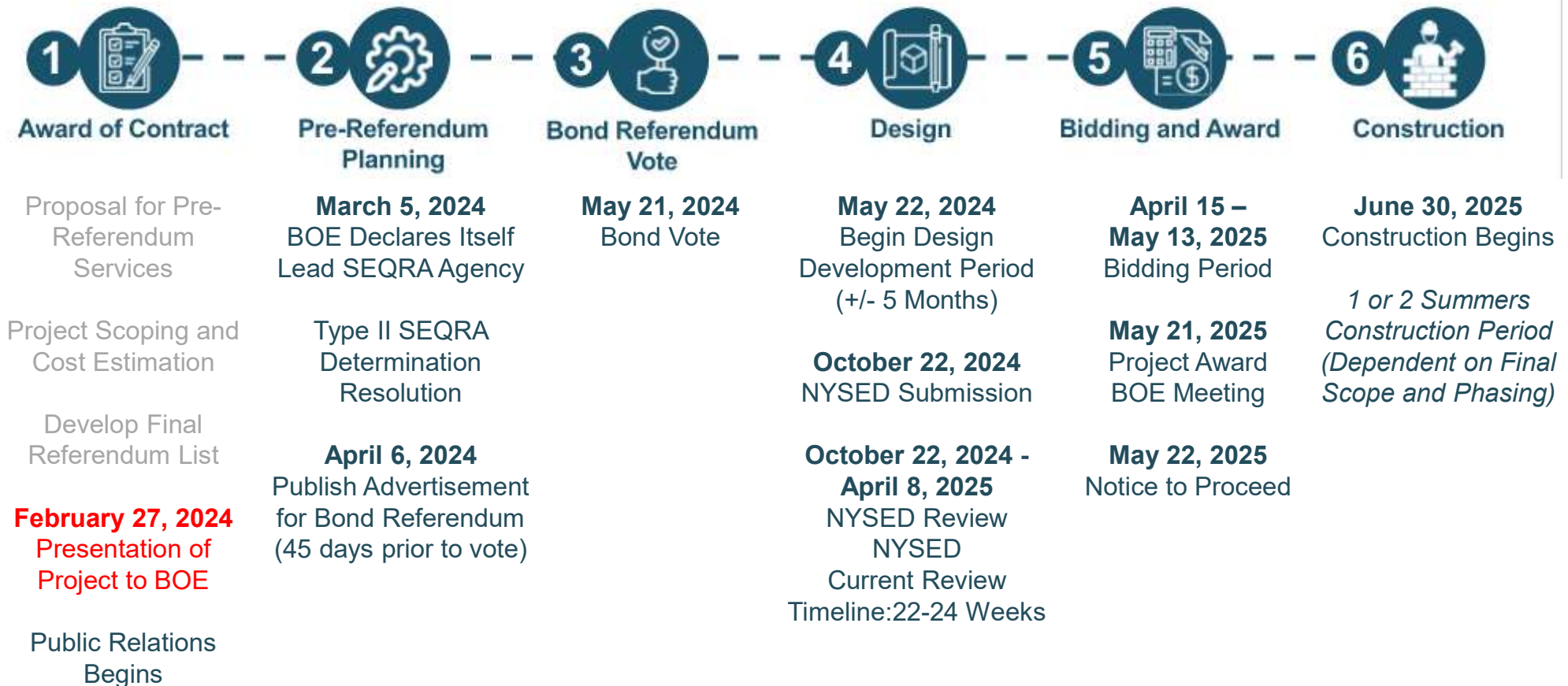
Mamaroneck Union Free School District

LAN Job #4.1092.0

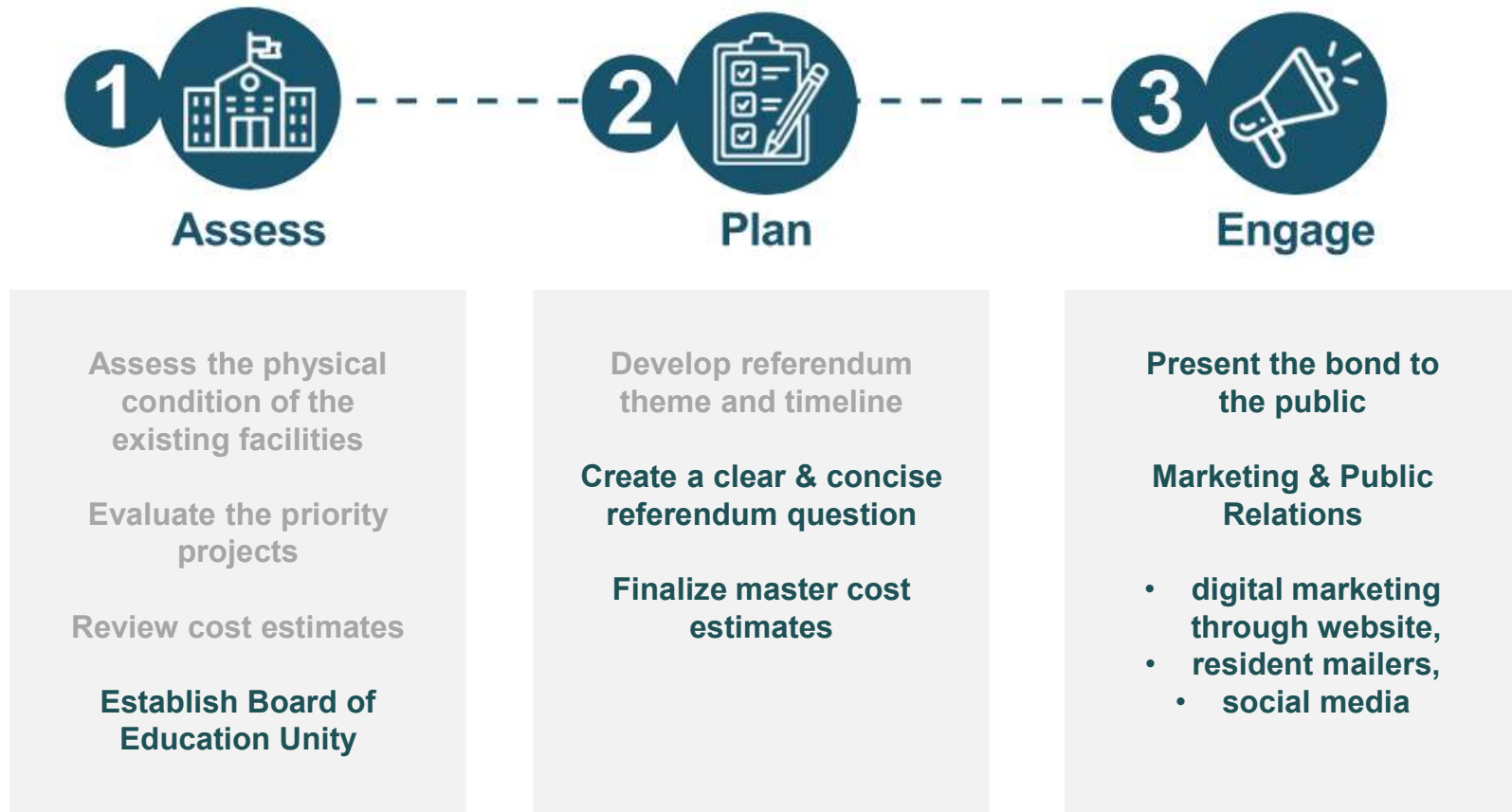
<b>Mamaroneck High School</b>		
		\$7,030,000.00
<b>Hommocks Middle School</b>		
		\$3,775,000.00
<b>Central School</b>		
		\$1,780,000.00
<b>Mamaroneck Avenue School</b>		
		\$2,324,500.00
<b>Chatsworth Avenue School</b>		
		\$1,466,750.00
<b>Murray Avenue School</b>		
		\$4,235,000.00
	Subtotal	\$20,611,250.00
	Contingency, Escallation and Soft Costs	\$7,413,466.16
	<b>Projected Total Bond Cost</b>	<b>\$28,024,716.16</b>

**Proposed Bond:**  
**\$28,025,000**

# Potential Bond Referendum Schedule



# Next Steps: Pre-Referendum Planning





**LAN**  
ASSOCIATES

Midland Park, NJ | Goshen, NY | Voorhees, NJ | Vernon, NJ | Bethlehem, PA  
[www.lanassociates.com](http://www.lanassociates.com)