



# **NORTH SALEM**

## **CENTRAL SCHOOL DISTRICT**

### **2024 – 25 BOND**



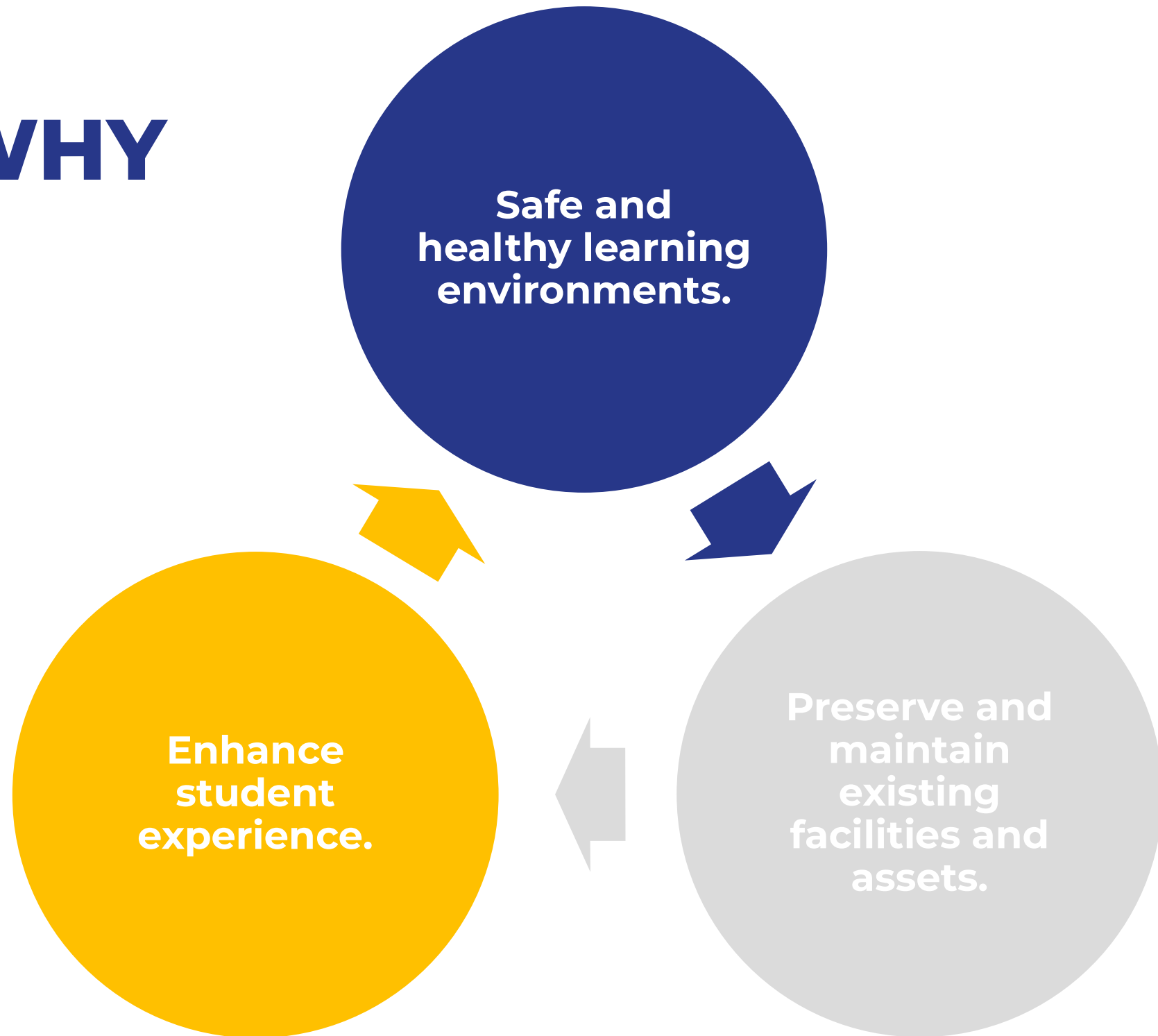


# The **'WHY'**

WHY WE'RE HERE /  
WHAT'S OUR GOAL



# The **WHY**



# OUR SCHOOLS

## PEQUENAKONCK ELEMENTARY

- Serves approximately **452 students** in kindergarten through grade five.
- Originally built in **1972**, with additions and renovations in **1994** and **2001**.



## MIDDLE SCHOOL/ HIGH SCHOOL

- Serves approximately **511 students** in sixth through twelfth grade.
- Originally built in **1963**, with additions and renovations in **1968**, **1994** and **2001**.



**They have not had any significant upgrades or improvements since 2012.**



# North Salem **PLANNING PROCESS**

## **2023 BUILDING SURVEY**

- BUILDING CONDITION SURVEY
- ENGINEERING ASSESMENT

## **IDENTIFY NEEDS**

- 5 YEAR PLAN
- DEVELOP BUDGET

## **STAKEHOLDER INPUT**

- STUDENTS
- STAFF
- BOARD
- PARENTS
- COMMUNITY

## **ESTABLISH PRIORITIES**

- FACILITIES COMMITTEE
- BOND DETERMINATION

## **DEVELOP PLAN OF ACTION**

- FISCAL ADVISOR
- SEQRA
- CONSTRUCTION MANAGER



# Where **WE'VE BEEN**

WHAT'S BEEN DONE



# Where **WE'VE BEEN**

## 5 YEAR PLAN

- All district needs have been identified and categorized.
- Cost estimating has been provided.
- The Facilities Committee has reviewed and edited the plan.
- In the Spring of 2023, the 5-year plan was presented to the BoE and included +300 items.
- The Facilities Committee was tasked to prioritize the items.

NORTH SALEM CENTRAL SCHOOL DISTRICT FACILITIES NEEDS ANALYSIS										
Item No	DESCRIPTION	TYPE OF WORK	BUDGET	30% CONT. & SOFT COSTS	ESCALATION 3% PER YEAR	TOTAL BUDGET	PRIORITY	YEAR	IN HOUSE	
MIDDLE SCHOOL / HIGH SCHOOL										
SITE FEATURES										
SS 01	Replace drive entry, curbs, parking and paving. (Split item, driveway is good, move that to Priority 3 and just leave the Pavement at the Parking Lot as Priority 1, addressing the most important at the moment areas only)	180,000 SF	\$2,250,000.00	\$675,000.00	\$0.00	\$2,925,000.00	1	2024		
SS 02	Remove abandoned septic tank.	FILL OR REMOVE	\$12,000.00	\$3,600.00	\$468.00	\$16,068.00	2	2025		
SS 03	Repair damaged concrete step at main entry, south side of building.	IN HOUSE					2	2025	\$507.42	
SS 04	Clean and prime with a nitrust treatment and then repaint stair guard/handrills at Cafeteria exterior.	IN HOUSE					2	2025	\$1,486.08	
SS 05	Level and infill concrete at gaps in sidewalk at east and south side of the building.		\$3,915.00	\$1,174.50	\$305.37	\$5,394.87	3	2026		
SS 06	Create designated enclosed garbage area near loading dock area.	IN HOUSE					3	2027	\$9,918.00	
SS 07	Provide New Outdoor (roof with open sides) Pavilion near Toilet Addition; 20 ft. X 50 ft.		\$173,250.00	\$51,975.00	\$13,513.50	\$238,738.50	3	2026		
SS 08	Provide New Outdoor (roof with open sides) Pavilion adjacent to MS Cafeteria; 20 ft. X 30 ft.		\$103,950.00	\$31,185.00	\$8,108.10	\$143,243.10	3	2026		
SS 09	Install new hardscape pathway at west side egress, at west side of HS Science wing.		\$13,969.80	\$4,190.94	\$2,179.29	\$20,340.03	4	2028		
ATHLETIC FIELD IMPROVEMENTS										
F1	New 5-row, 80 Person Bleacher w/ Security Rail	IN HOUSE					2	2025	\$6,500.00	
F2	Replace Existing Scoreboard	IN HOUSE					2	2025	\$40,000.00	
STRUCTURAL/ EXTERIOR BUILDING ENVELOPE										
S 01	Replace roof (48,800 SF x \$37/SF) at original HS bldg, 2nd flr & repairs and refurb at other areas (48,200 SF x \$22/SF). (Identify just the most deteriorated areas, and do it in parts)	ROOFING	\$2,822,000.00	\$846,600.00	\$0.00	\$3,668,600.00	1	2024		
S 02	Repair/replace damaged gasket at window and panel at east side music wing	IN HOUSE					2	2025	\$224.00	
S 03	Replace expansion joint at north side of building	IN HOUSE					2	2025	\$284.64	
S 04	Repair or replace taped on window screen at north side of building	IN HOUSE					2	2025	\$265.01	
S 05	Replace loading dock bumpers (4), repaint rusted soffit, repair concrete at stairs and provide handrail		\$3,872.00	\$1,161.60	\$151.01	\$5,184.61	2	2025		
SUMMARY BY BUILDING AND PRIORITY										
TOTAL			Priority 1	Priority 2	Priority 3	Priority 4	FUNDING SOURCE TOTAL		\$1,089,269.96	
Middle School / High School			\$29,772,478.56	\$10,824,818.98	\$1,837,159.20	\$4,538,188.06				\$12,972,312.32
Pequannock Elementary School			\$14,825,908.03	\$7,457,857.48	\$2,382,140.92	\$892,821.15				\$4,093,088.48
Bus Garage			\$2,498,477.22	\$1,758,951.86	\$326,828.48	\$40,564.35				\$372,132.54
			\$0.00	\$0.00	\$0.00	\$0.00				\$0.00
GRAND TOTALS			\$47,096,863.82	\$19,841,628.32	\$4,346,128.60	\$5,471,573.56	\$17,437,533.34			




# Where **WE'VE BEEN**

## LIST OF PRIORITIES

MUST DO PRIORITY 1		SHOULD DO PRIORITY 2		COULD DO PRIORITY 3/4		WILL DO OPERATION/MAINTENANCE					
MIDDLE SCHOOL/ HIGH SCHOOL											
ss 01	Replace drive entry, curbs, parking and paving. (Split item, driveway is good, move that to Priority 3 and just leave the Pavement at the Parking Lot as Priority 1, addressing the most important at the moment areas only)	\$2,925,000.00	ss 02	Remove abandoned septic tank.	\$16,068.00	ss 05	Level and infill concrete at gaps in sidewalk at east and south side of the building	\$5,394.87	ss 03	Repair damaged concrete step at main entry, south side of building	\$507.42
ss 01	Replace roof (48,800 SF x \$37/SF) at original HS bldg, 2nd flr & repairs and refurb at other areas (46,200 SF x \$22/SF). (Identify just the the most deteriorated areas, and do it in parts)	\$3,668,600.00	ss 04	Replace auditorium stage lighting dimmer rack	\$334,750.00	ss 07	Provide New Outdoor (roof with open sides) Pavilion near Toilet Addition, 20 ft X 50 ft	\$238,738.50	ss 04	Clean and prime with antirust treatment and then repaint stair guard/handrails at Cafeteria exterior.	\$1,486.08
PEQUENAKONCK ELEMENTARY SCHOOL											
ss 02	Replace drive entry, curbs, parking and paving	\$1,950,000.00	ss 04	Regrading near window sill at full-height window near gymnasium, regrade / create swale to divert drainage away from building outside music rooms, and infill grade around exposed foundation so that step down is less than 6" high, ensure that grade is pitched away from building at Kindergarten wing egress	\$21,265.73	ss 12	Clad / cover exposed board between masonry wall and composite / EIFS cladding and replace deteriorated EIFS panels with new panels to match existing or a new exterior panel system, at loading dock area, multi-purpose room exterior, and multiple locations	\$11,494.17	ss 07	Install additional handrail at egress stairs at east side of building	\$1,386.08
ss 01	Repair culverts	\$108,201.60	ss 01	Earthwork at fields for ADA Accessible Drop off and Walkway, asphalt Paving for ADA Accessible Drop off Area and installation of ADA Accessible Walkway to Bleachers	\$44,856.50	ss 13	Clean, patch, refinish or replace stained or cracked EIFS / stucco panels above masonry wall and windows at multiple locations, including the kindergarten wing	\$29,323.84	ss 08	Install guard/hand rail at loading dock stairs	\$2,541.04
BUS GARAGE											
ss 01	Replace drive entry, curbs, parking, guards and pavement.	\$1,259,375.00	ss 01	Provide building fire alarm system	\$25,307.10	ss 09	Replace 6x5' single glazed windows with double pane insulated glass at south and north sides	\$38,198.16	ss 01	Clean stained facade	\$226.00
ss 01	Replace bus lift	\$201,319.30	ss 01	Provide Emergency Power with salvaged 100KW generator	\$122,664.45	ss 09	Provide metal ramp at door at north side	\$2,366.19	ss 02	Straighten, secure bent conduit at south side	\$225.61
ss 02	Add oil separator for floor drains	\$20,473.56	ss 01	Replace perimeter fencing with new fence.	\$43,517.50	ss 13	Repair scratched and dented surfaces within 5'-0" of grade. Prime and repaint entire facade at all sides of building	\$17,174.04	ss 03	Install exterior cord / wire management at south and east sides	\$225.61
SUMMARY BY BUILDING AND PRIORITY		TOTAL	Priority 1	Priority 2	Priority 3/4	IN HOUSE					
Middle School / High School		\$29,772,478.56	\$10,624,818.98	\$1,637,159.20	\$17,510,500.38	\$96,484.61					
Pequenakonck Elementary School		\$14,825,908.03	\$7,457,857.48	\$2,382,140.92	\$4,985,909.63	\$973,962.20					
Bus Garage		\$2,498,477.22	\$1,758,951.86	\$326,828.48	\$412,696.89	\$8,032.95					
GRAND TOTALS		\$47,096,863.82	\$19,841,628.32	\$4,346,128.60	\$22,909,106.89	\$1,078,479.76					





So,  
what are the  
**PRIORITIES**  
in **NSCSD**?

# Priorities in **NSCSD**

## PRIORITIES OF THIS BOND

### HEALTH & SAFETY



- Electric Service Replacement
- Unit Ventilators and Air Handlers Replacement
- Indoor Air Quality

### SAVINGS & PRESERVATION




- Roofs
- Windows
- Watertight Buildings
- New Paving
- LED Lighting
- Energy Recovery

### ENHANCED STUDENT EXPERIENCE



- Renovate PQ Library and Multipurpose Room
- High School Library Improvements
- Middle School quads upgrades



# FINANCIAL INFORMATION FOR BOND PROJECT

MASTER PLAN BOND PROJECTS	TOTAL COSTS
MIDDLE SCHOOL/HIGH SCHOOL	\$13,299,818
PQ ELEMENTARY SCHOOL	\$9,457,857
BUS GARAGE	\$1,758,951
<b>GRAND TOTAL</b>	<b>\$24,516,628</b>

GRAND TOTAL  
2024-25 BOND

**\$24.6M**

**\$13.3M**

## Middle School/ High School **PROJECTS**

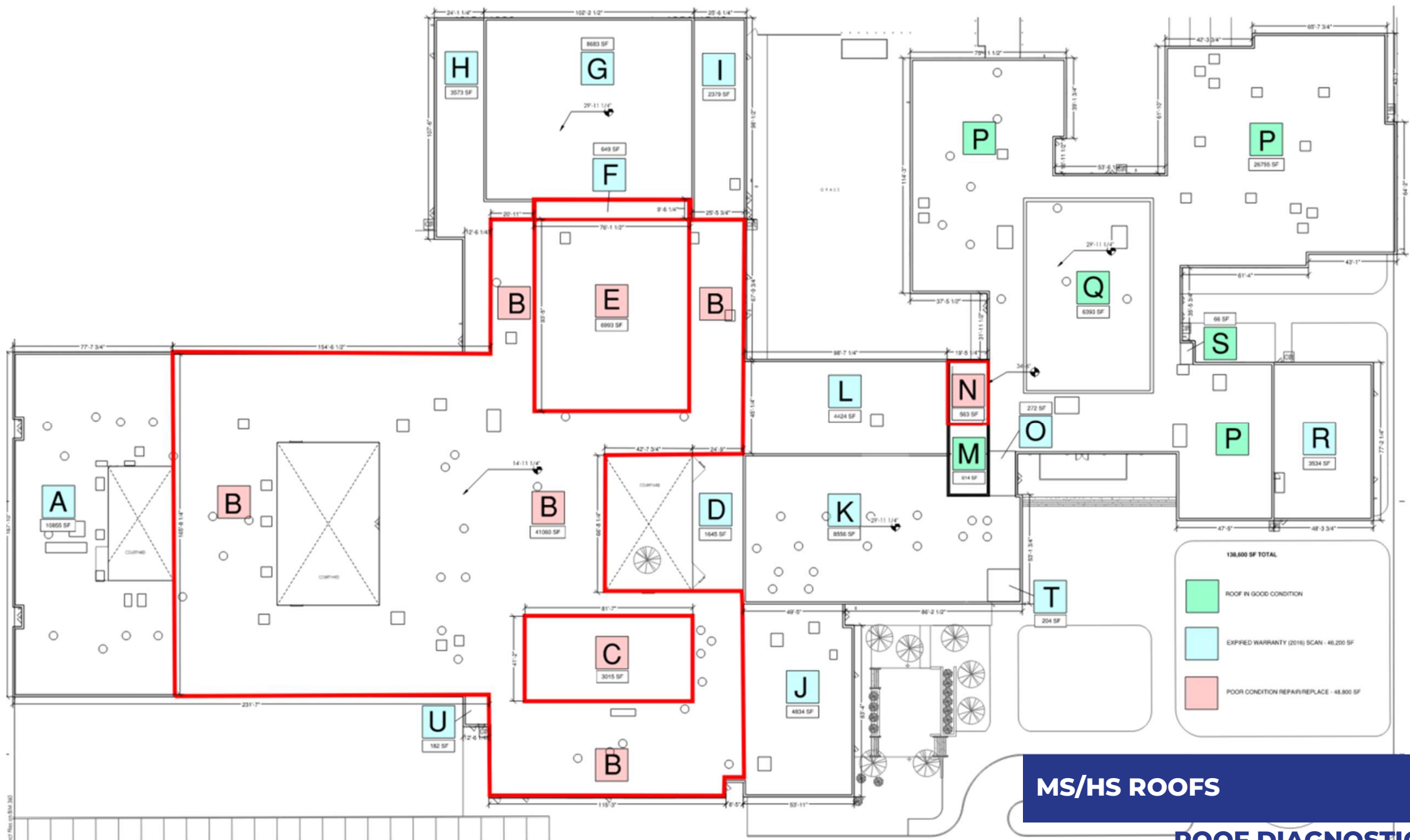
- Replacement of drive entry, curbs, parking and pavement.
- Roofs replacement.
- Update of electrical service/systems.
- Replacement of some UV's at High School wing and relief air system upgrade.
- And MORE...



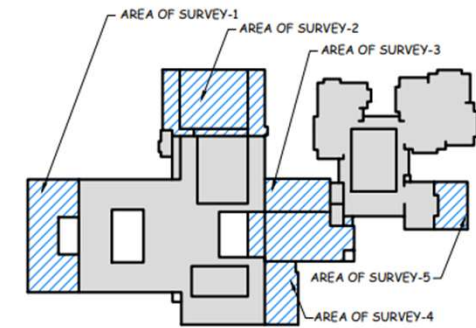
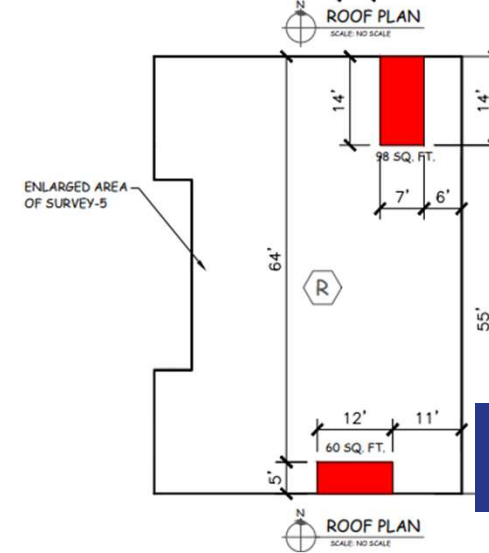
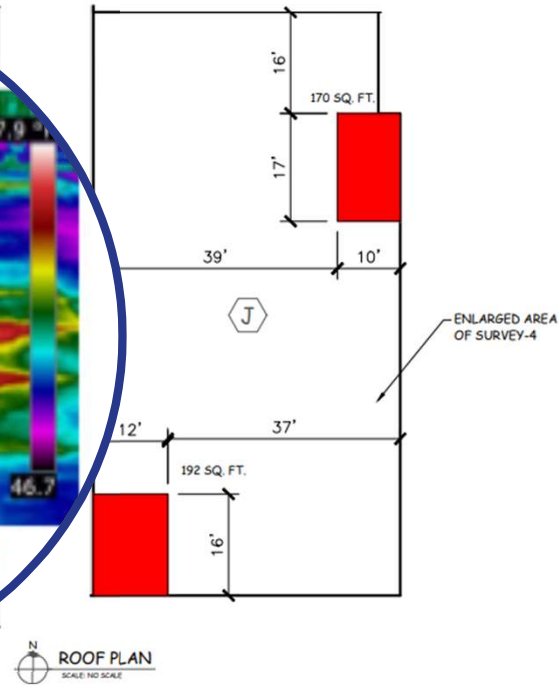
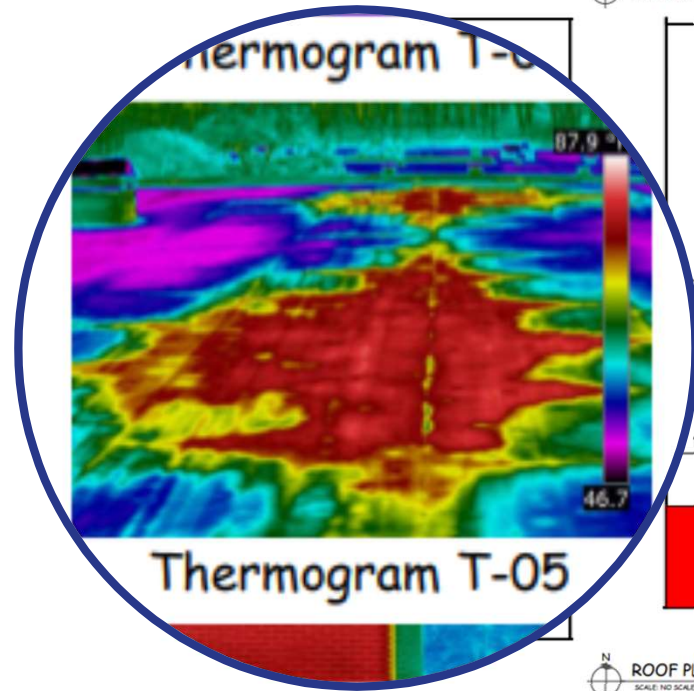
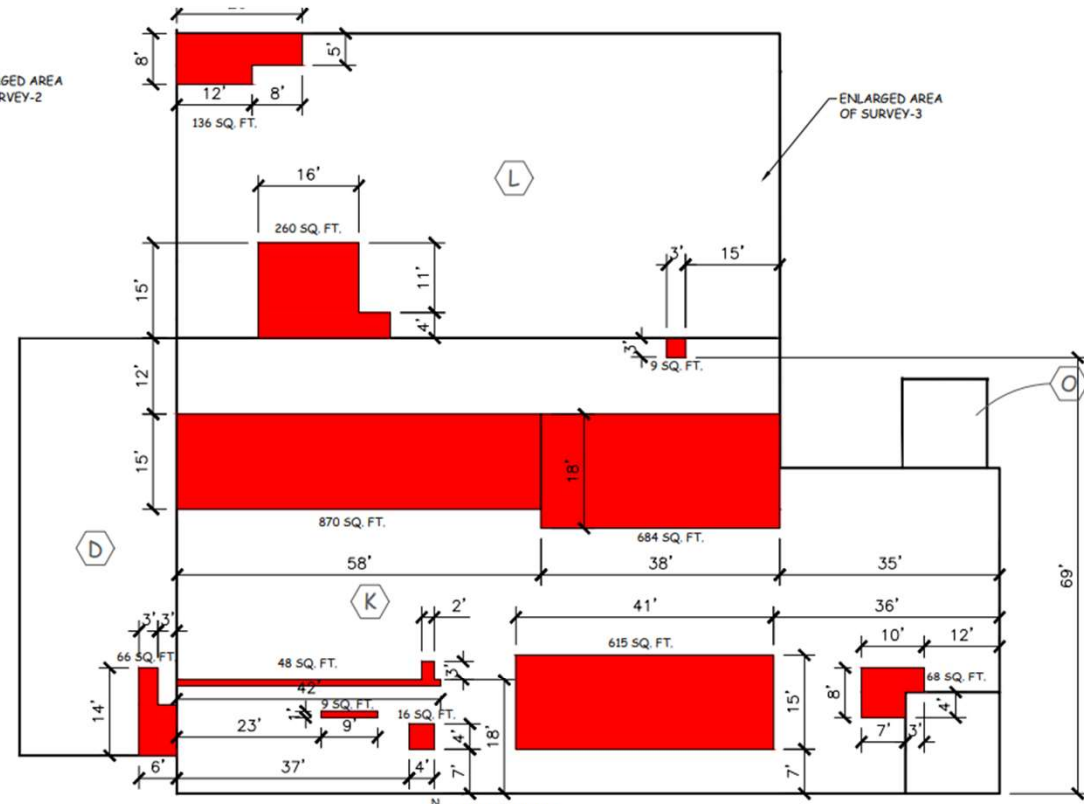
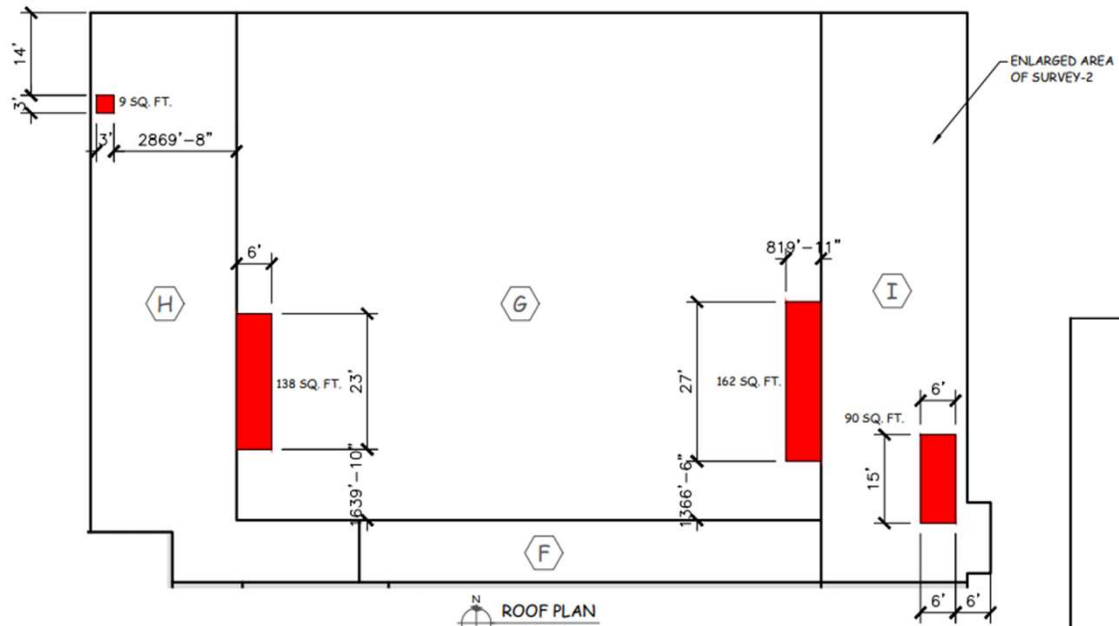


**PAVEMENT**

**MIDDLE SCHOOL/  
HIGH SCHOOL –  
EXISTING CONDITIONS**







**MS/HS ROOFS**

**ROOF DIAGNOSTIC SCAN**



**ROOFS**

**MIDDLE SCHOOL/  
HIGH SCHOOL –  
EXISTING CONDITIONS**





## ELECTRICAL SYSTEMS



MIDDLE SCHOOL/  
HIGH SCHOOL –  
EXISTING CONDITIONS





## UV'S/SYSTEMS



**MIDDLE SCHOOL/  
HIGH SCHOOL –  
EXISTING CONDITIONS**

**ENHANCED STUDENT  
EXPERIENCE –  
DESIGN PROPOSALS**

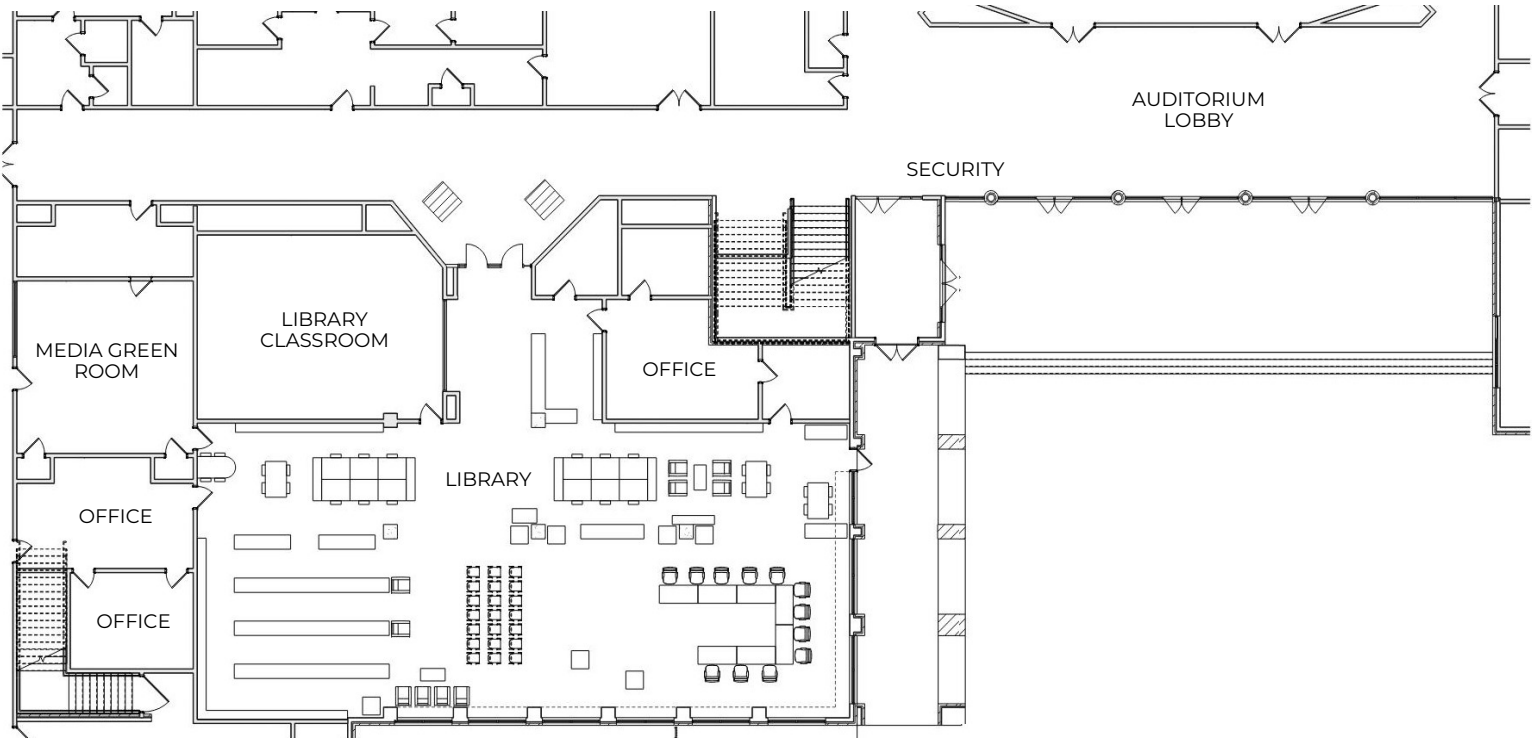
MIDDLE SCHOOL/HIGH SCHOOL





# MS/HS LIBRARY AND AUDITORIUM LOBBY

EXISTING CONDITIONS

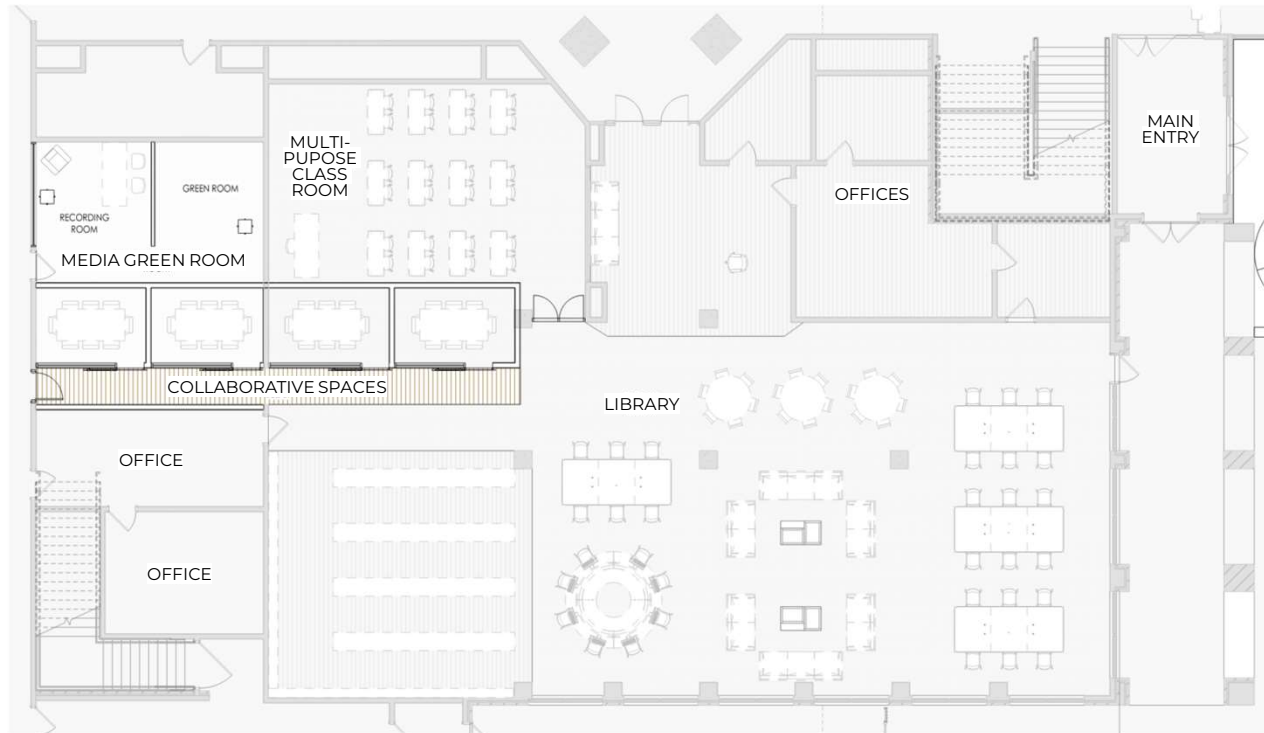
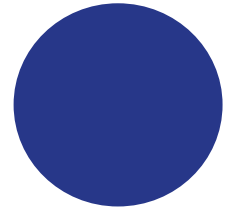
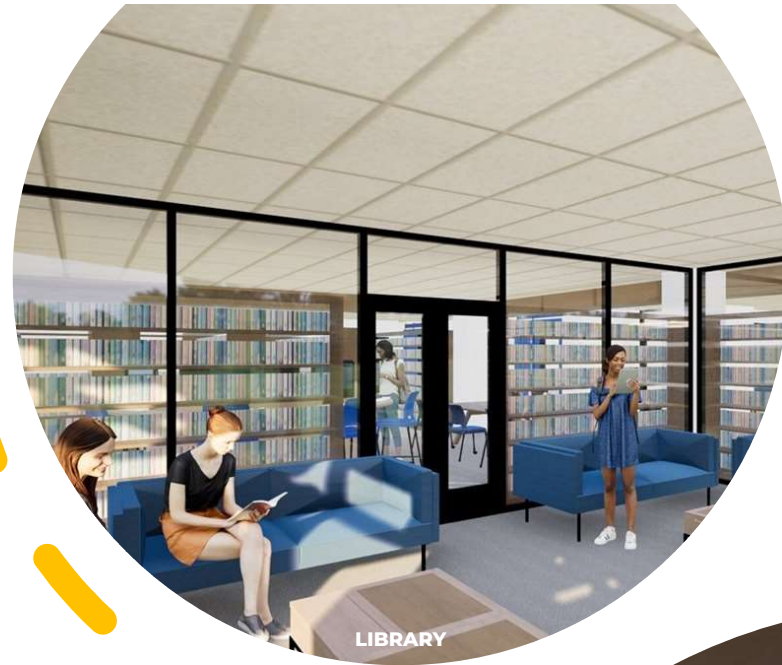




# MS/HS LIBRARY

DESIGN PROPOSAL

PROVIDE SMALL  
SPACES FOR  
COLLABORATION



# MS/HS

## AUDITORIUM LOBBY

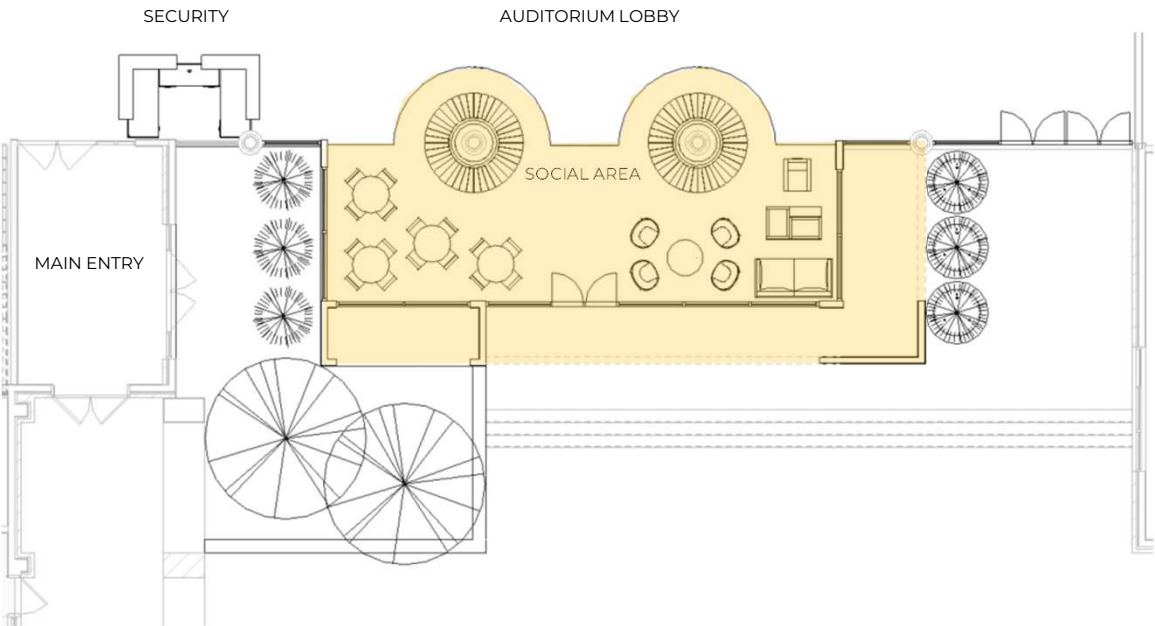
DESIGN PROPOSAL  
PROVIDE ADDITIONAL STUDENT  
GATHERING AND MEETING SPACES



AUDITORIUM LOBBY



VIEW TO LOBBY - NEW SOCIAL AREA

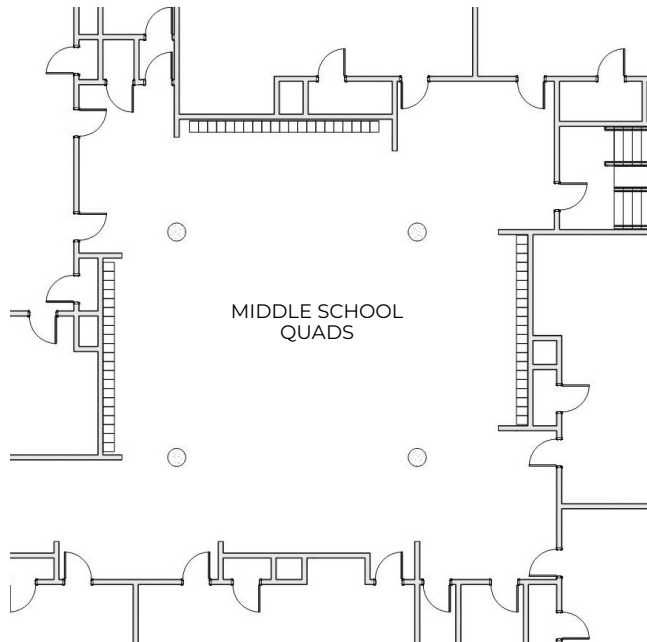
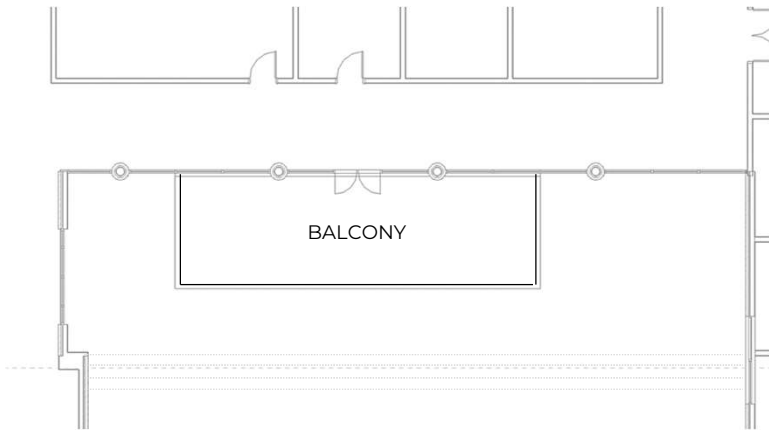
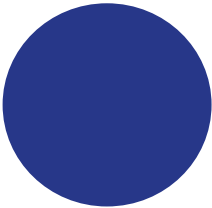


FRONT ENTRANCE - NEW FACADE



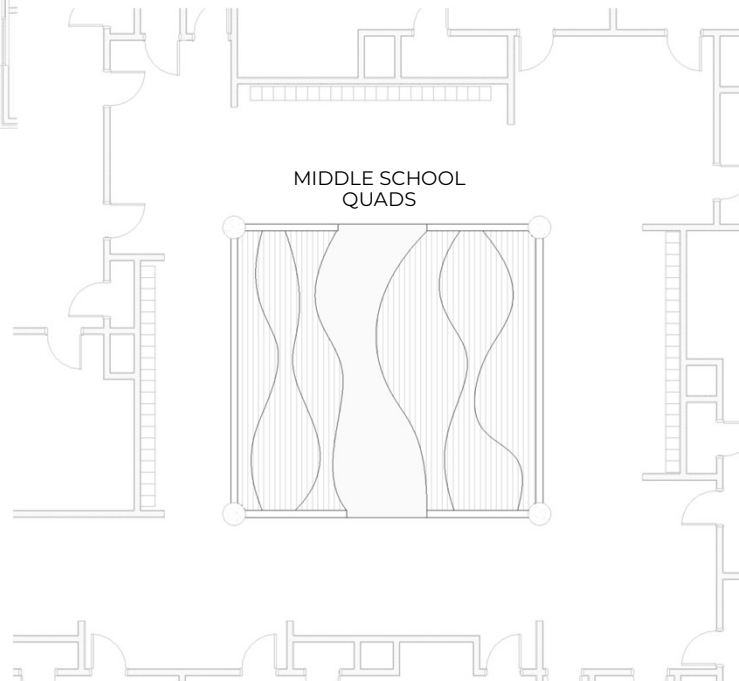
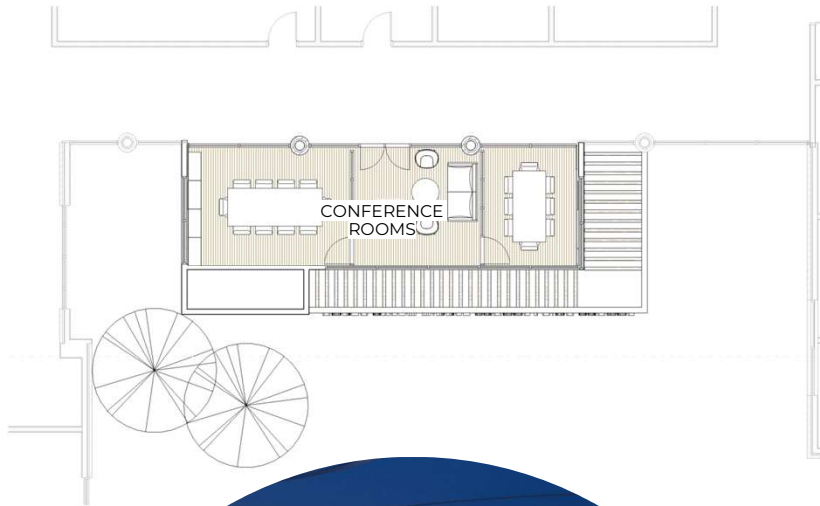
# MS/HS BALCONY AND MIDDLE SCHOOL QUADS

EXISTING CONDITIONS



# MS/HS BALCONY AND MIDDLE SCHOOL QUADS

DESIGN PROPOSAL



# Pequenakonck Elementary School **PROJECTS**

**\$9.45M**

- Replacement of drive entry, curbs, parking and pavement.
- Repair of culverts
- Window head flashing repairment.
- New windows.
- Roofs replacement/repairment.
- Replacement of heat pump systems.
- New roof mounted energy recovery ventilators ERV with dehumidification at units to wings.
- And MORE...







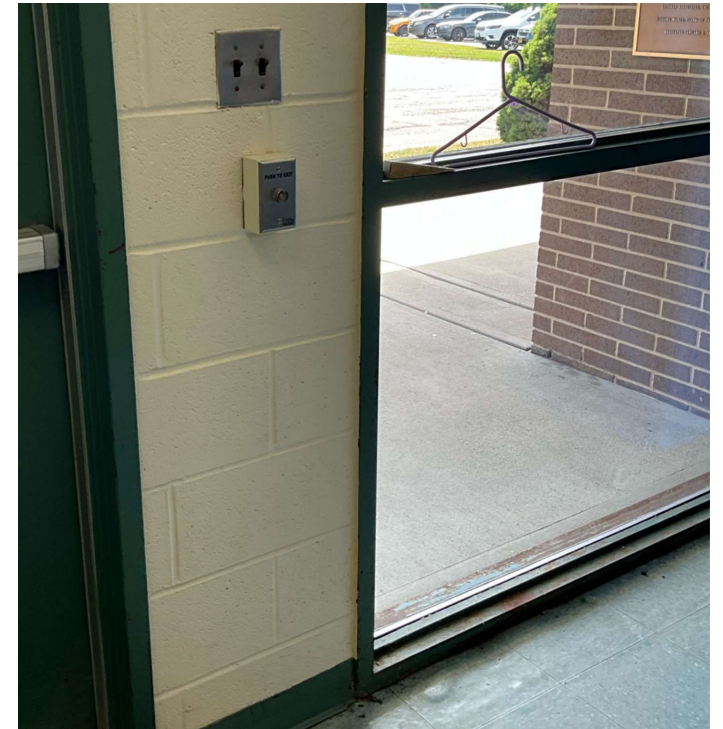
## PAVEMENT

**PEQUENAKONCK  
ELEMENTARY –  
EXISTING CONDITIONS**

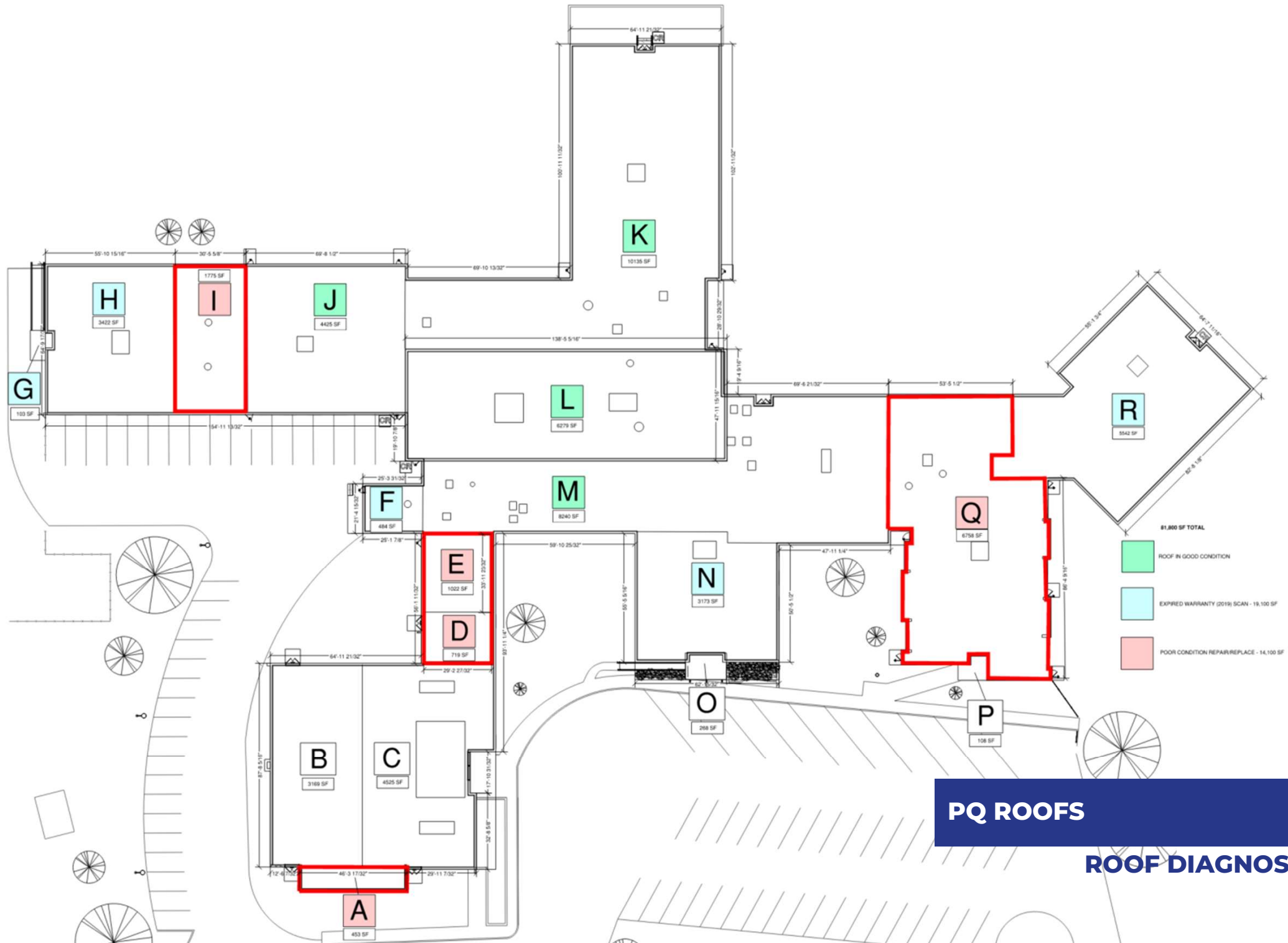




## WINDOWS



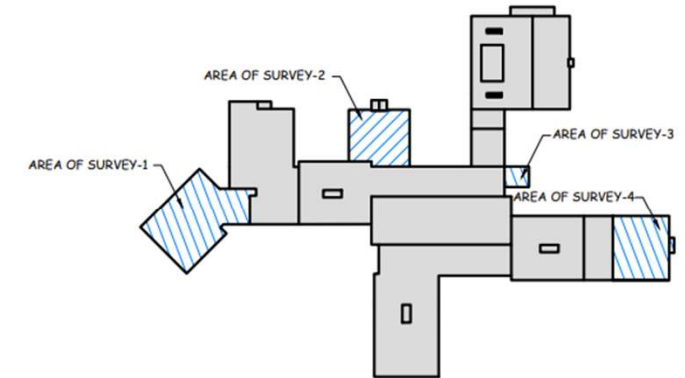
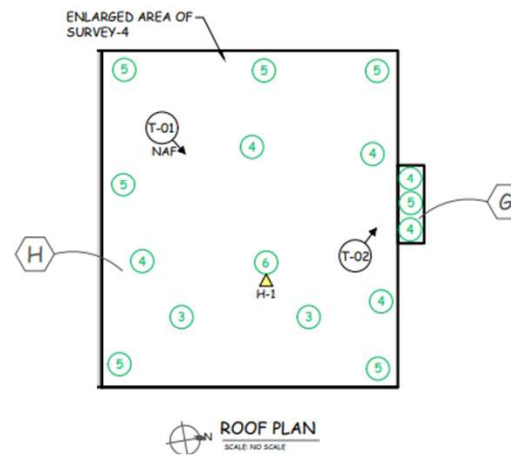
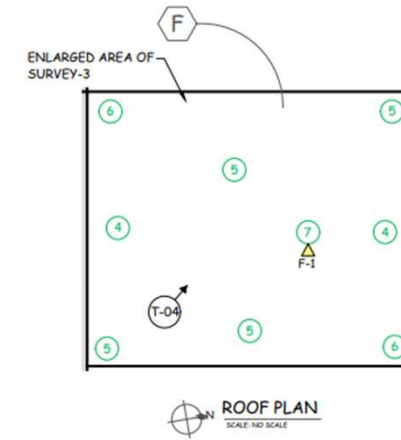
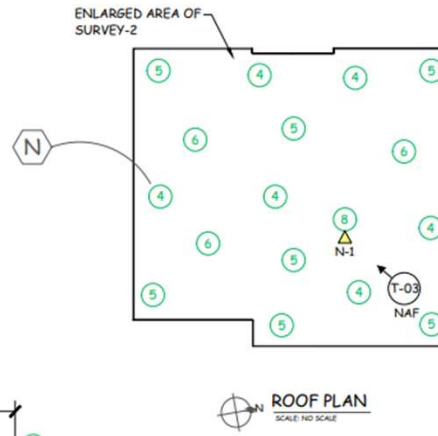
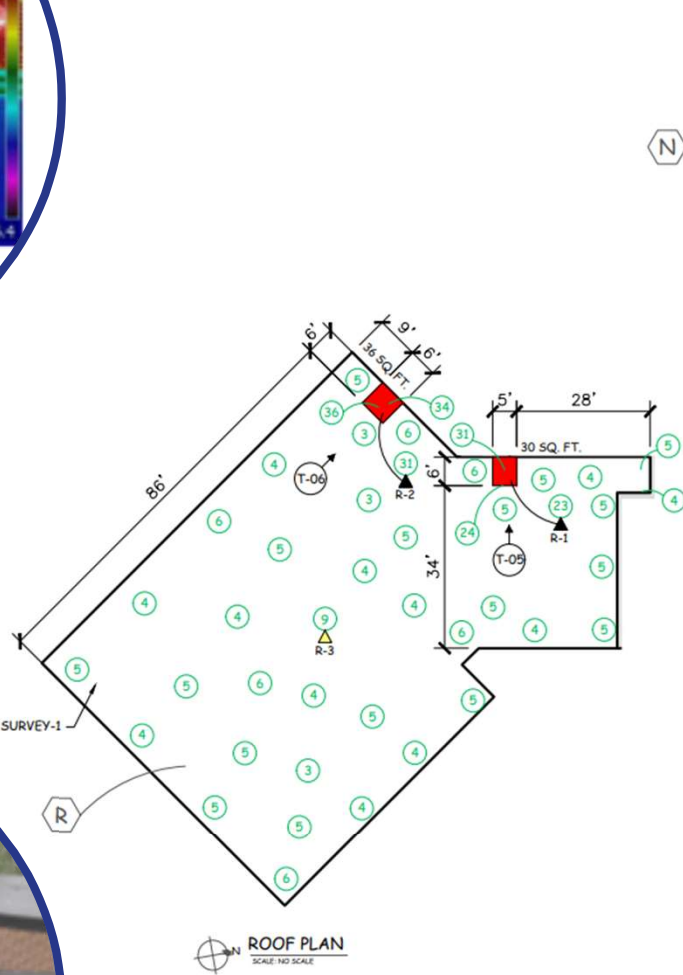
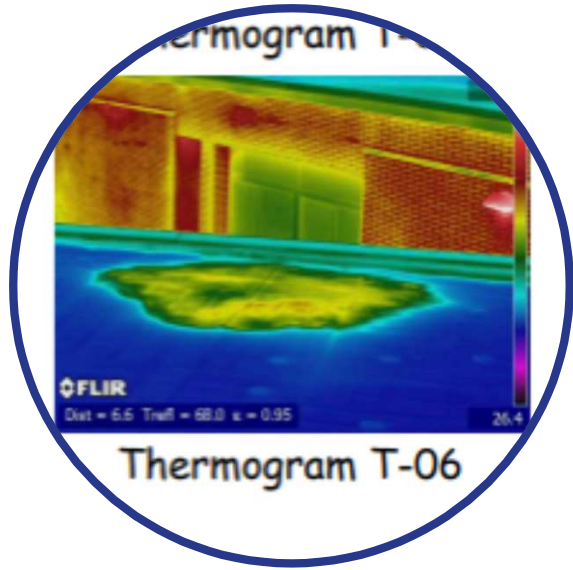
**PEQUENAKONCK  
ELEMENTARY –  
EXISTING CONDITIONS**



PQ ROOFS

ROOF DIAGNOSTIC SURVEY





**PQ ROOFS**

**ROOF DIAGNOSTIC SCAN**



**ROOFS**



**PEQUENAKONCK  
ELEMENTARY –  
EXISTING CONDITIONS**





**HEATING/COOLING EQUIPMENT**



**PEQUENAKONCK  
ELEMENTARY –  
EXISTING CONDITIONS**



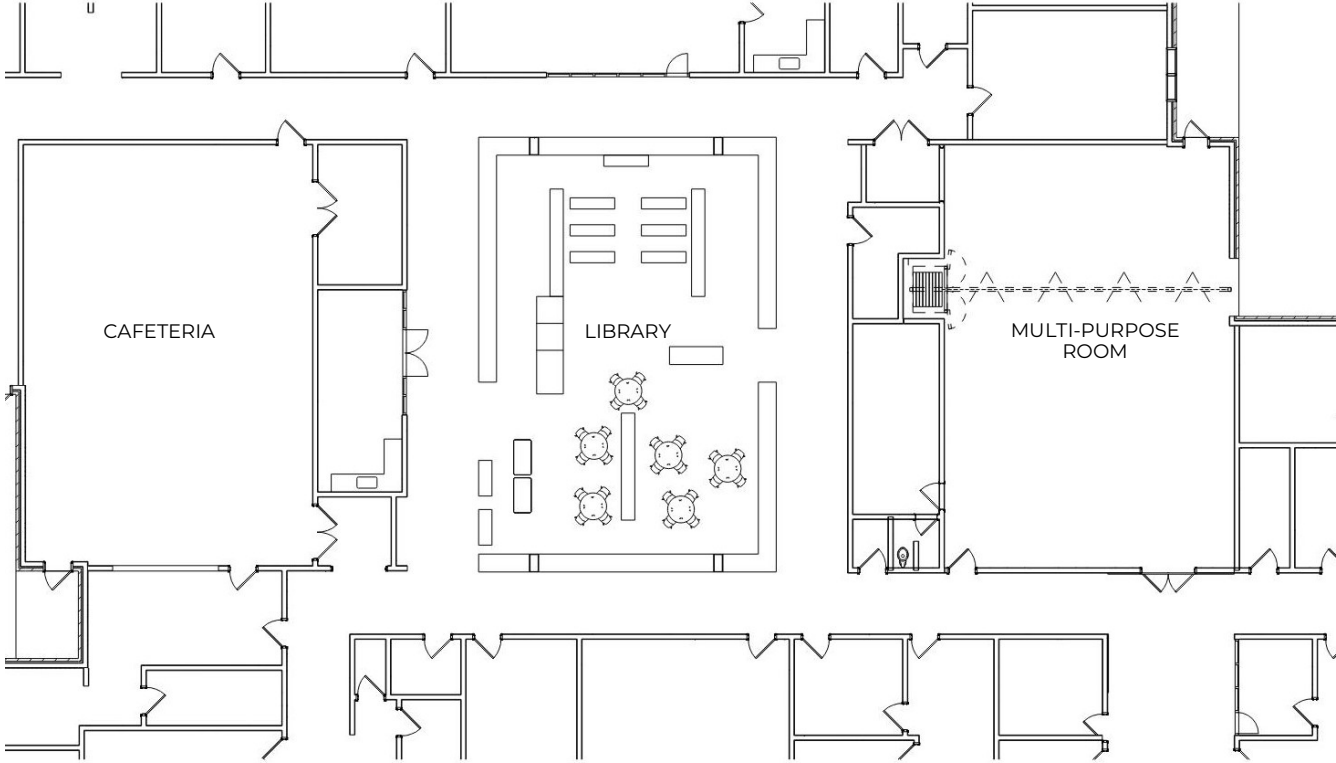
**ENHANCED STUDENT  
EXPERIENCE –  
DESIGN PROPOSALS**

PEQUENAKONCK ELEMENTARY





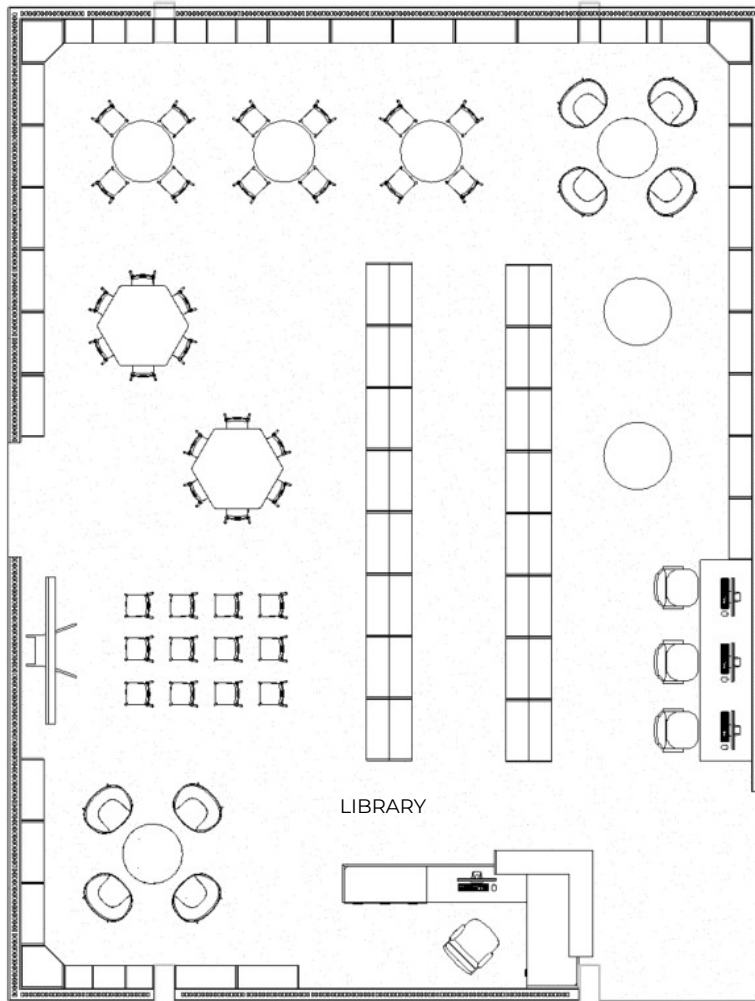
**PQ**  
**MULTIPURPOSE ROOM**  
**AND LIBRARY**  
EXISTING CONDITIONS





# PQ LIBRARY

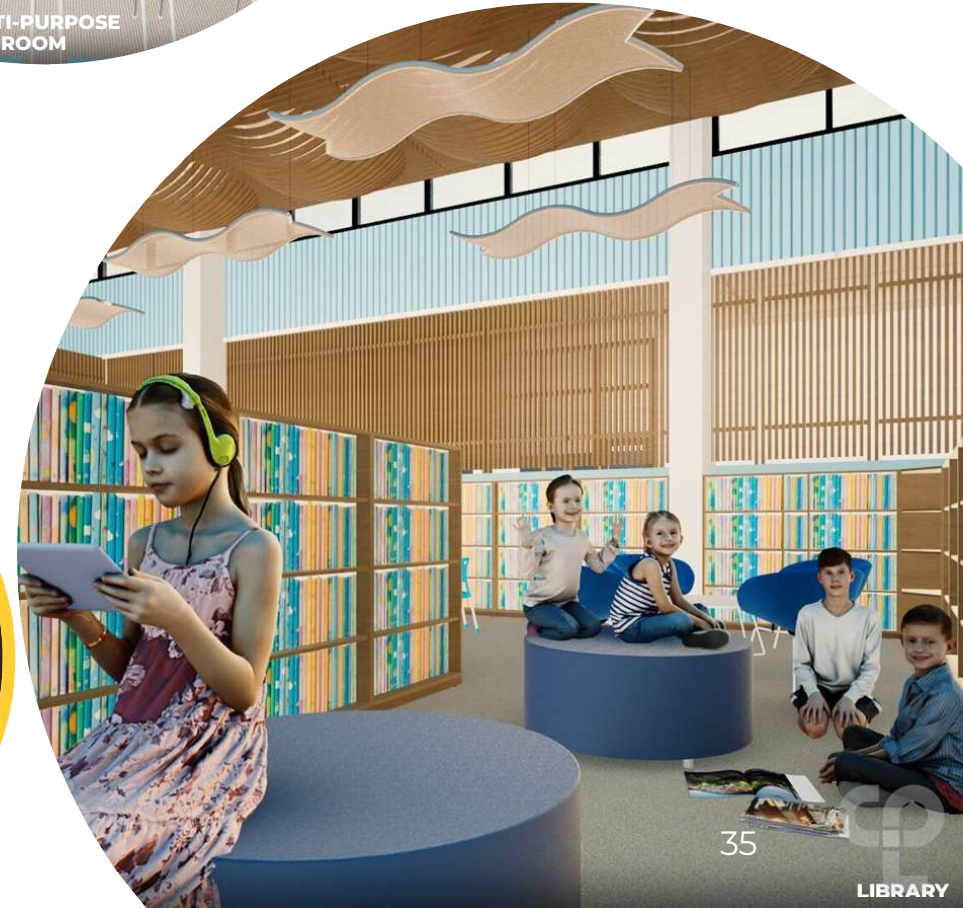
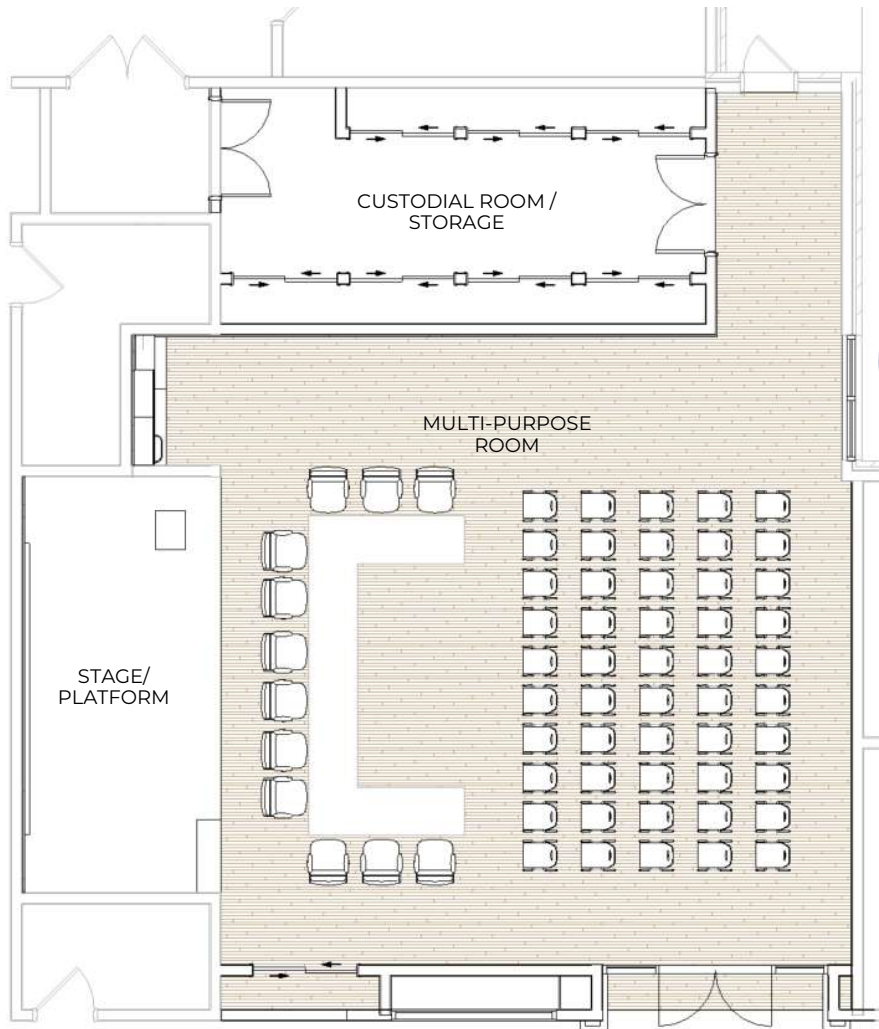
## DESIGN PROPOSAL





# PQ MULTIPURPOSE ROOM

DESIGN PROPOSAL



## Bus Garage **PROJECTS**

**\$1.75M**

- Replacement of drive entry, curbs, parking and pavement.
- Replace bus lift.
- New oil separator for floor drains.
- New gasoline fueling station.
- New diesel fueling station.





## PAVEMENT



## BUS GARAGE – EXISTING CONDITIONS





## FUELING STATION

**BUS GARAGE –  
EXISTING CONDITIONS**





## MISCELLANEOUS



## BUS GARAGE – EXISTING CONDITIONS

# UNDERSTANDING PROJECT COSTS

## CONSTRUCTION COSTS

- Cost Paid to Contractors
- Wick's Law
- Prevailing Wage

## SOFT COSTS

- Professional Fees
- Legal Fees
- Testing and Monitoring
- Administrative Costs

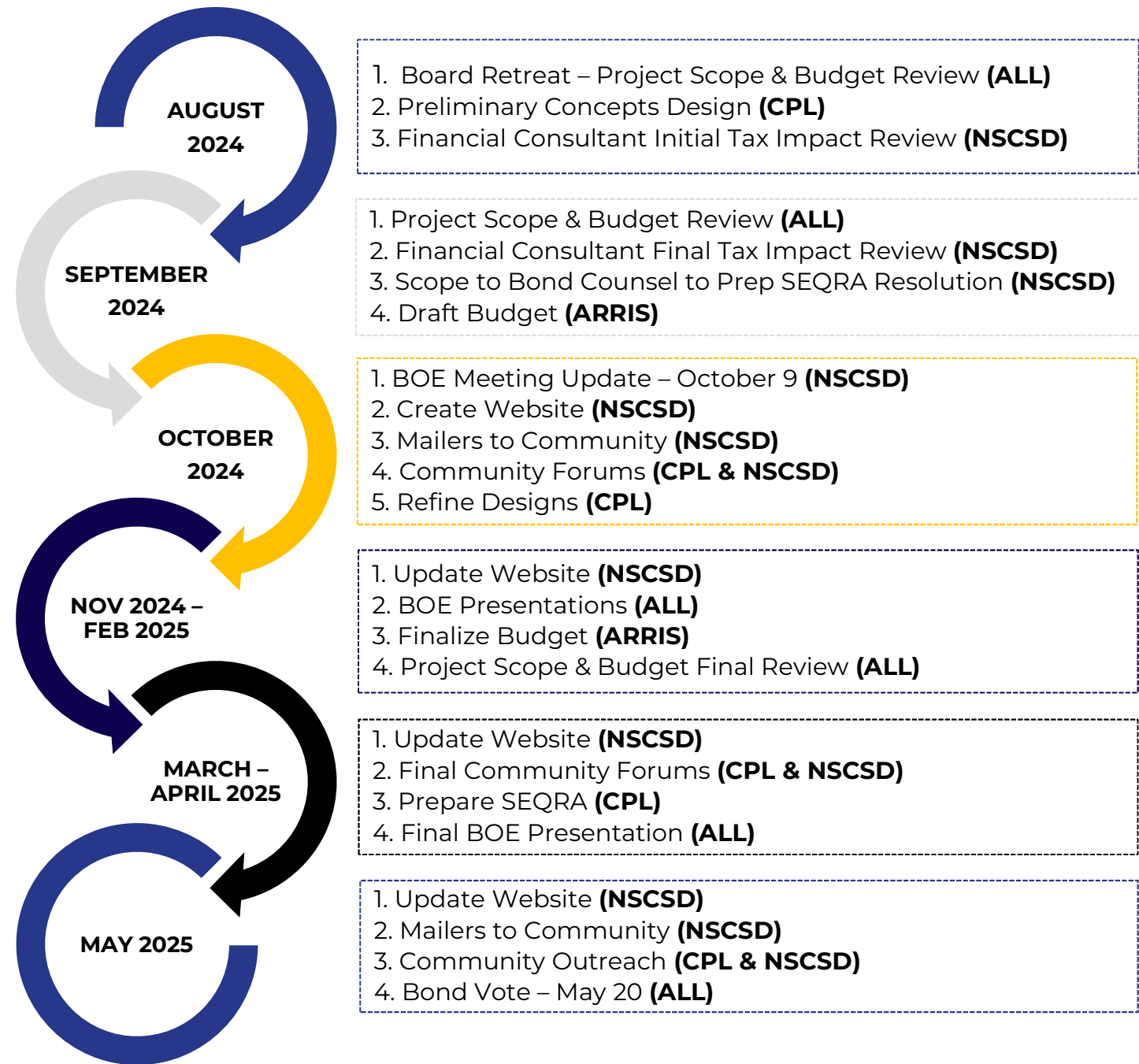
## PRE-REFERENDUM BUDGET

- Estimated Construction Costs
- Estimated Soft Costs
- Design Contingency
- Construction Contingency
- Escalation

**DISTRICT MAY NOT SPEND MORE  
THAN APPROVED BY THE VOTERS**

# The SCHEDULE

PROPOSED BOND TIMELINE





What are  
the  
**NEXT  
STEPS?**