



NORTH SALEM

CENTRAL SCHOOL DISTRICT

2024 – 25 BOND



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 anti-rust treatment and then repaint stair guard/handrails 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, 60 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									
240	Middle School / High School	TOTAL	\$29,772,478.56	\$10,824,818.98	\$1,837,159.20	\$4,538,188.06	\$12,972,312.32	FUNDING SOURCE TOTAL	\$1,089,269.96
241	Pequannock Elementary School		\$14,825,908.03	\$7,457,857.48	\$2,382,140.92	\$892,821.15	\$4,093,088.48		
242	Bus Garage		\$2,498,477.22	\$1,758,951.86	\$326,828.48	\$40,564.35	\$372,132.54		
243			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
244			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
245	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

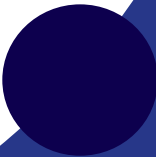
- After prioritize the items, these were categorized by priority level:
 - MUST DO = PRIORITY 1
 - SHOULD DO = PRIORITY 2
 - COULD DO = PRIORITY 3 & 4
 - WILL DO = INHOUSE- OPERATION/MAINTENANCE
- The Facilities Committee decided to include in this future bond, only the items in the category **“Must Do”**.

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 anti-rust 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/handrail 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 05	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 05	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 02	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

\$13.3M

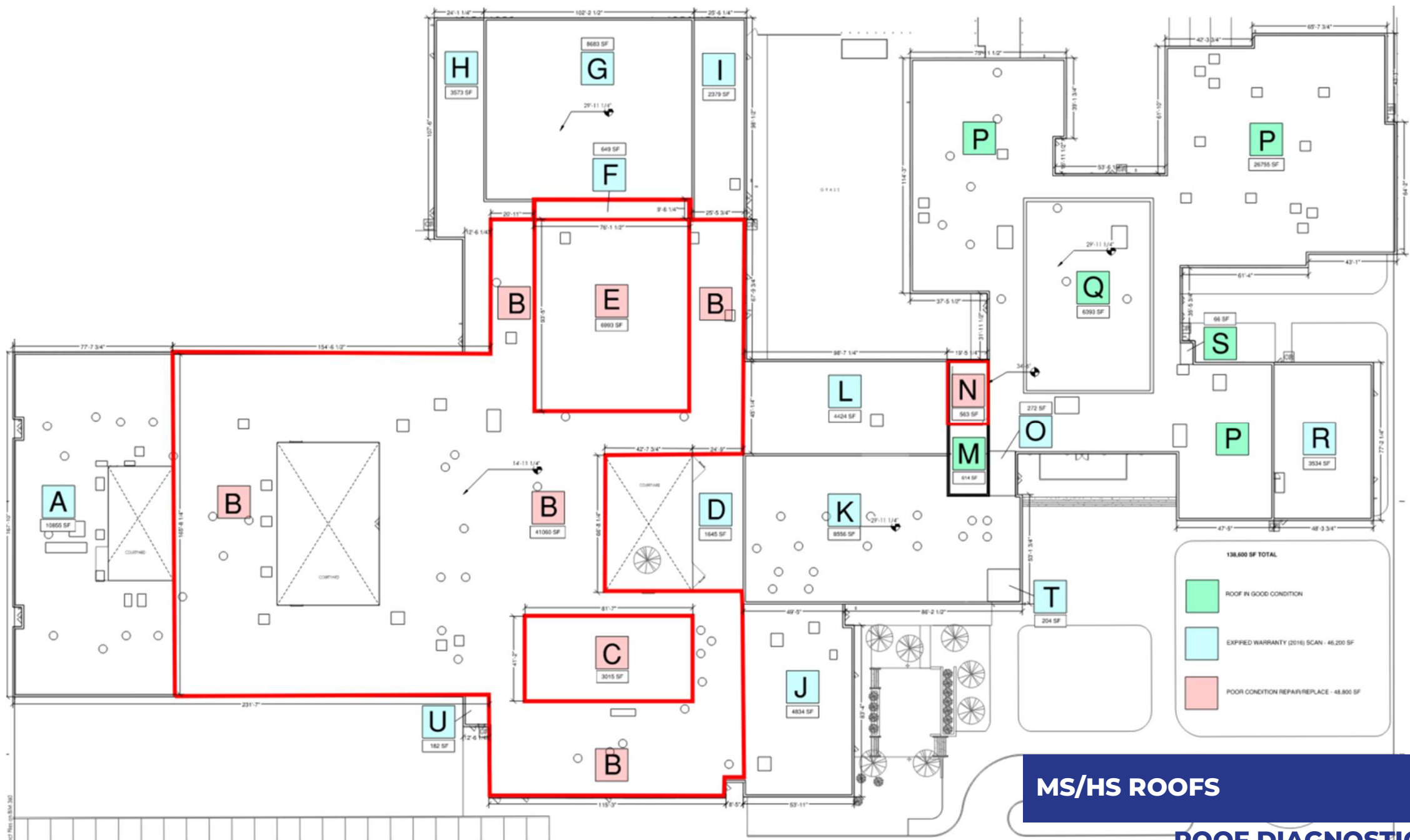
Middle School/ High School **PROJECTS**

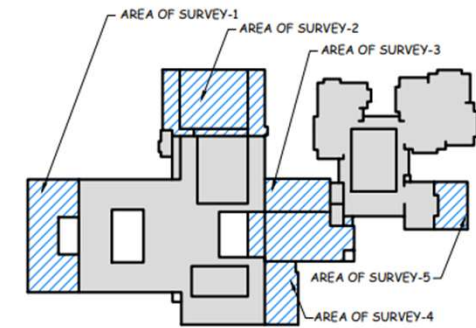
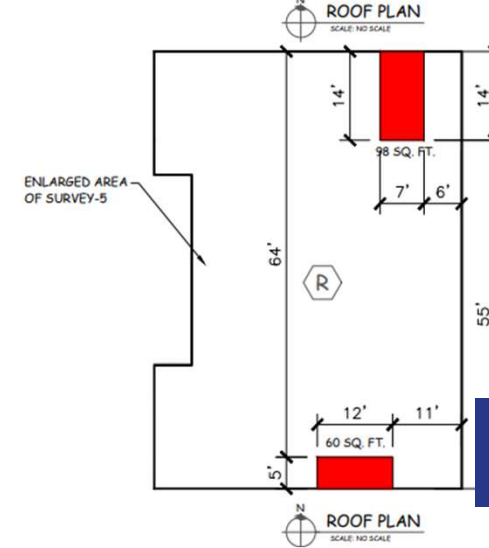
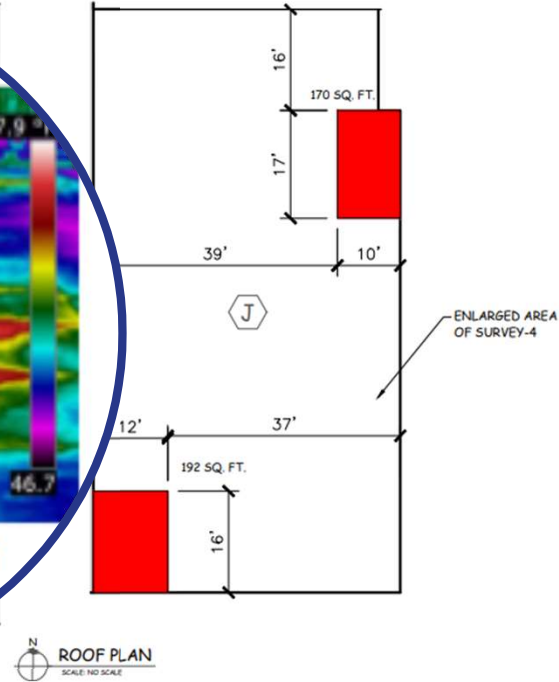
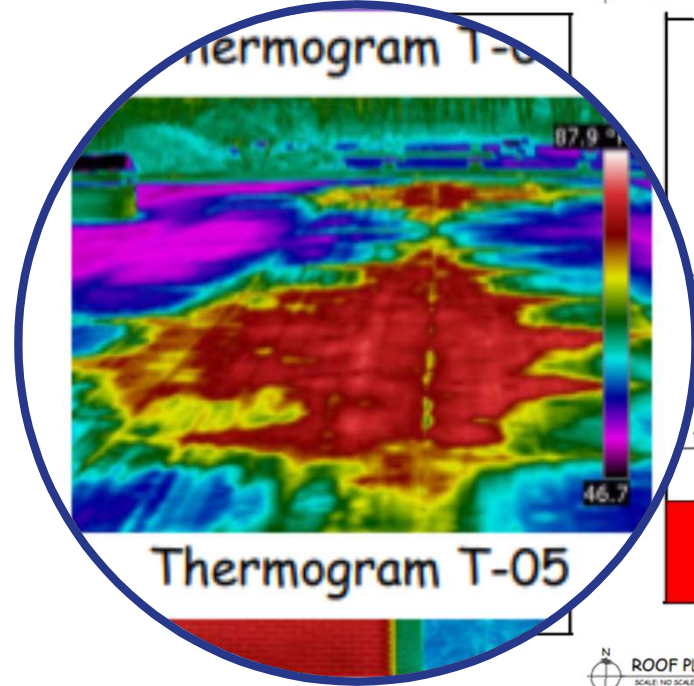
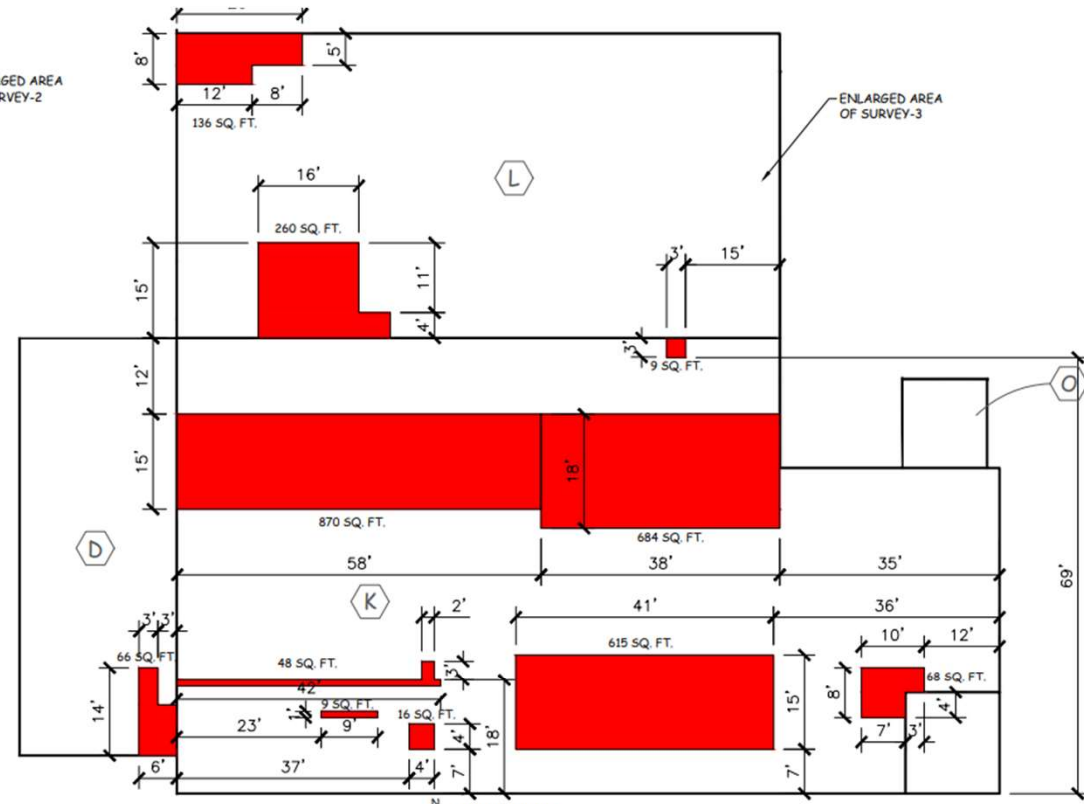
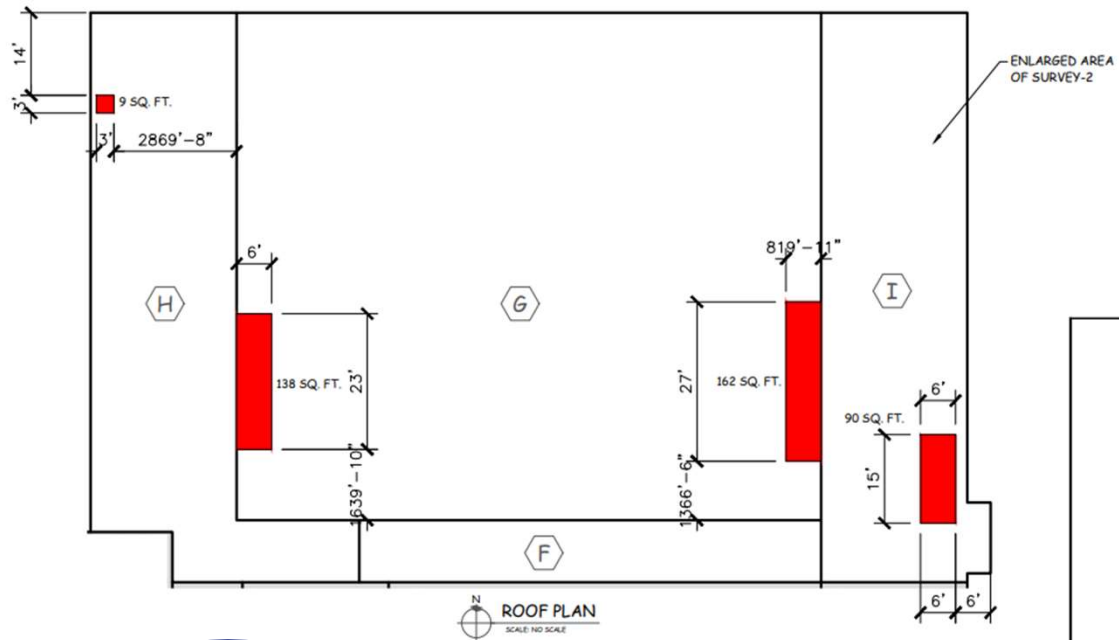
- Replacement of drive entry, curbs, parking and pavement.
- Roof replacement.
- Update of electrical service/systems.
- Replacement of some unit ventilators (UV's) in High School wing and relief air system upgrade.
- Library, middle school quads, auditorium lobby and balcony renovation.
- And MORE...



PAVEMENT

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





MS/HS ROOFS

ROOF DIAGNOSTIC SCAN



ELECTRICAL SYSTEMS



MIDDLE SCHOOL/
HIGH SCHOOL –
EXISTING CONDITIONS



UV'S/SYSTEMS



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

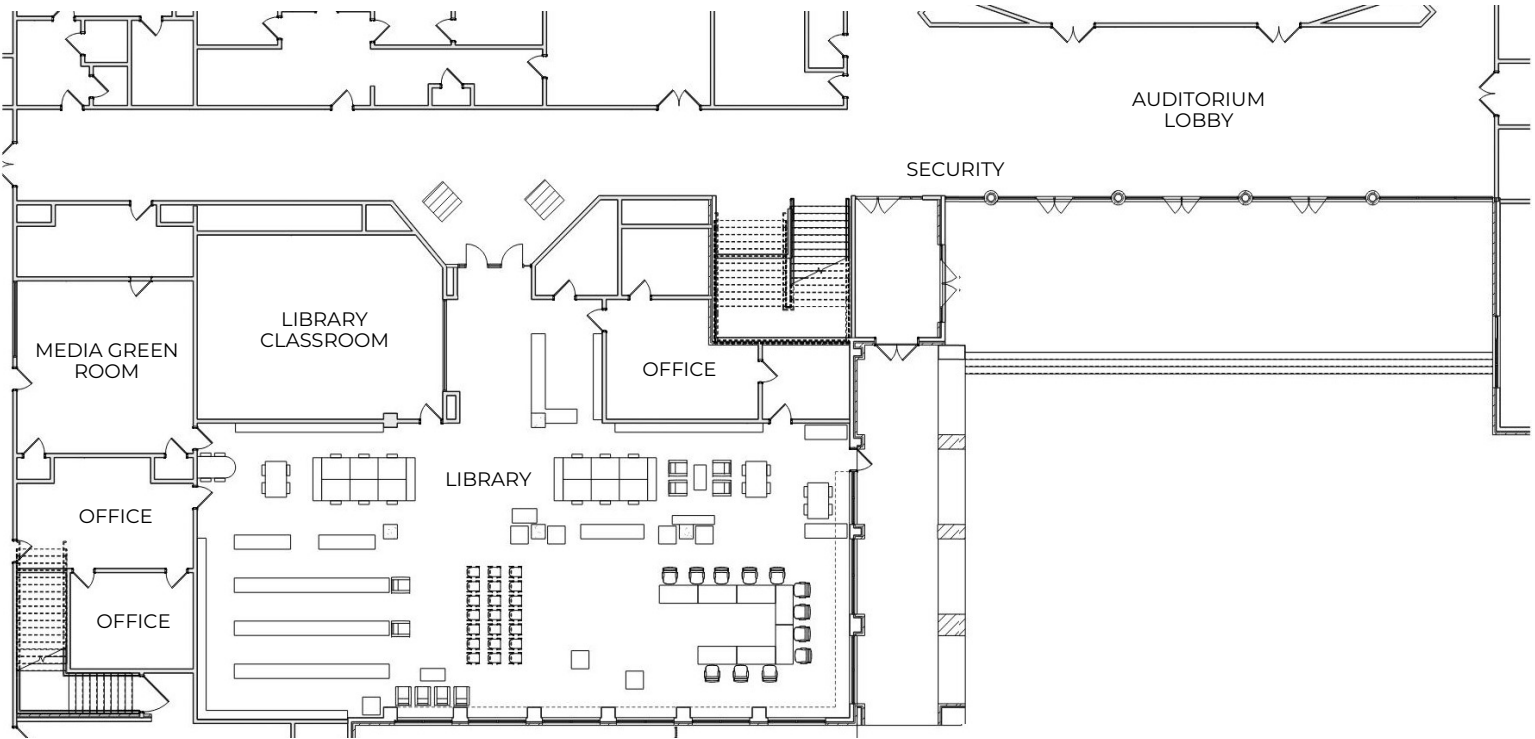
**ENHANCED STUDENT
EXPERIENCE –
DESIGN PROPOSALS**

MIDDLE SCHOOL/HIGH SCHOOL



MS/HS LIBRARY AND AUDITORIUM LOBBY

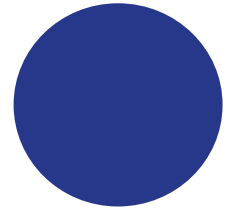
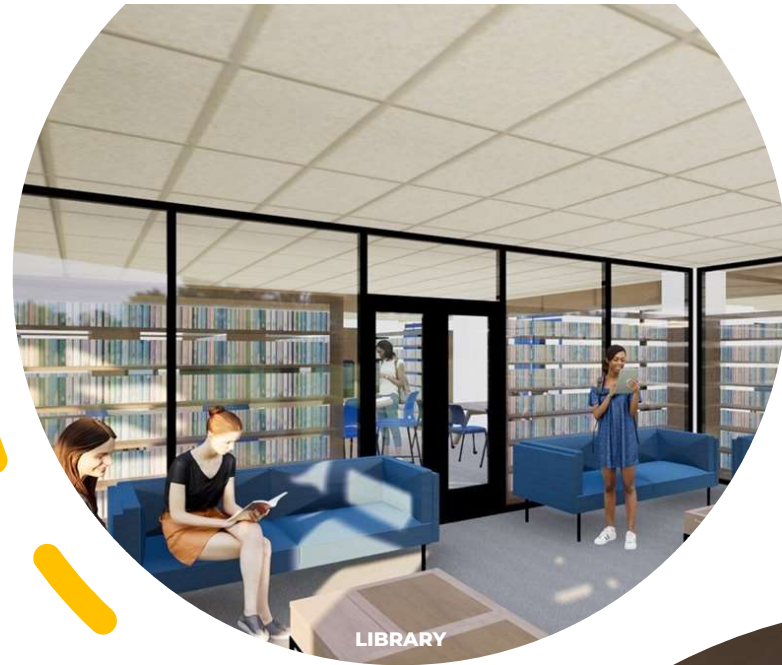
EXISTING CONDITIONS



MS/HS LIBRARY

DESIGN PROPOSAL

PROVIDE SMALL
SPACES FOR
COLLABORATION



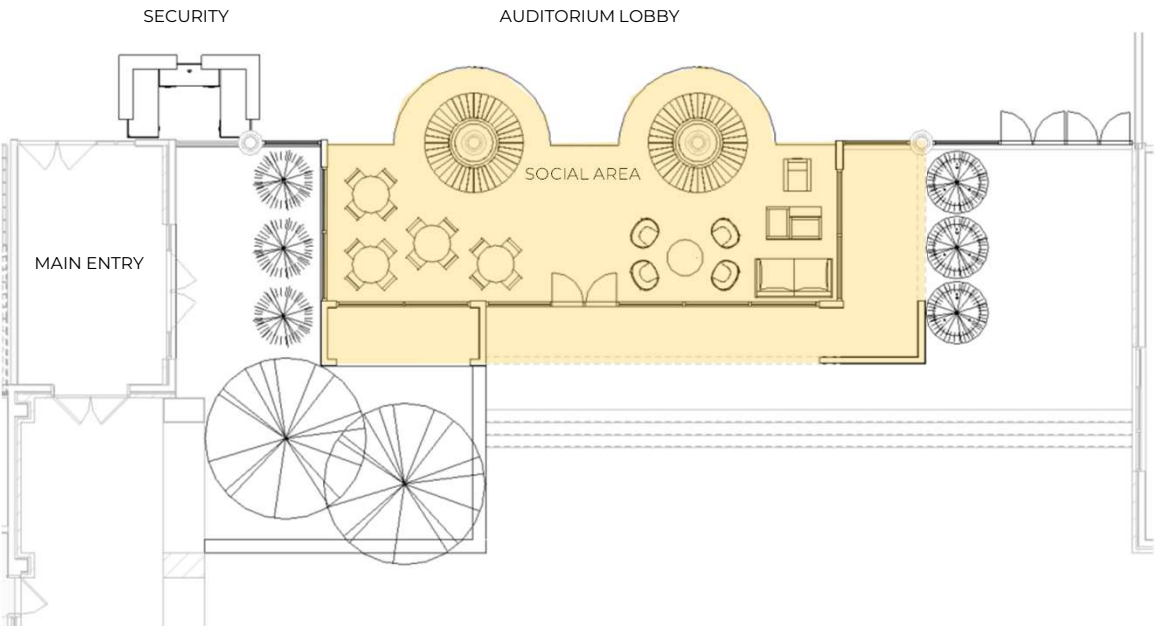
MS/HS

AUDITORIUM LOBBY

DESIGN PROPOSAL
PROVIDE ADDITIONAL STUDENT
GATHERING AND MEETING SPACES



AUDITORIUM LOBBY



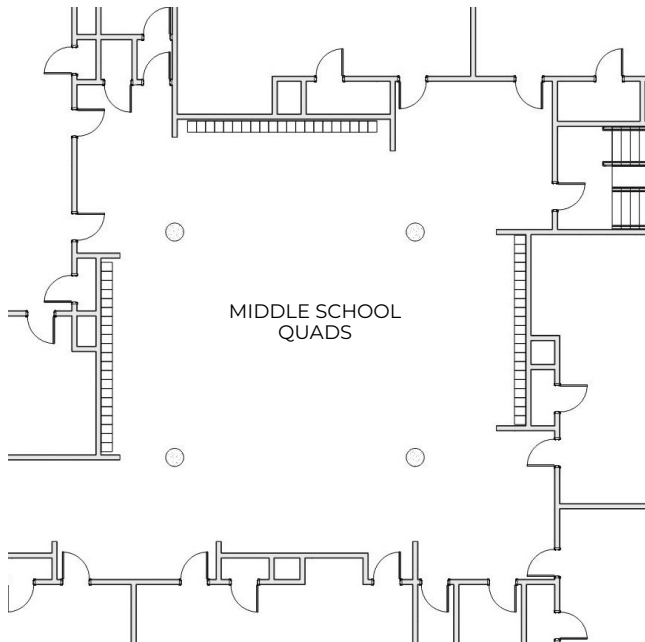
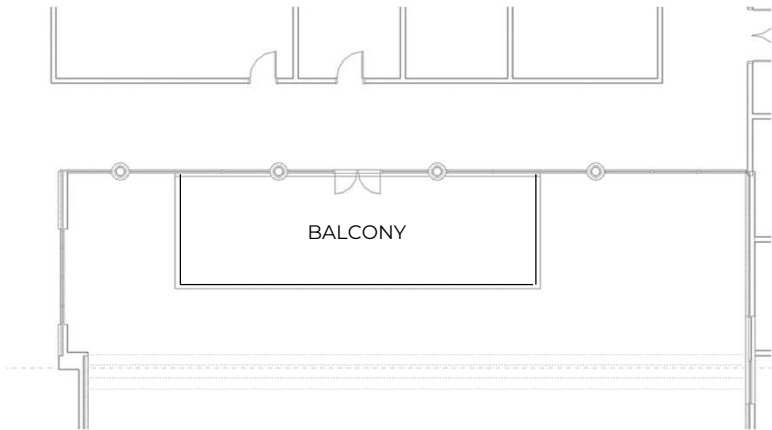
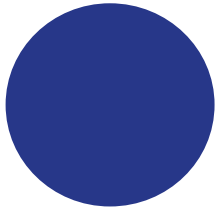
VIEW TO LOBBY - NEW SOCIAL AREA



FRONT ENTRANCE - NEW FACADE

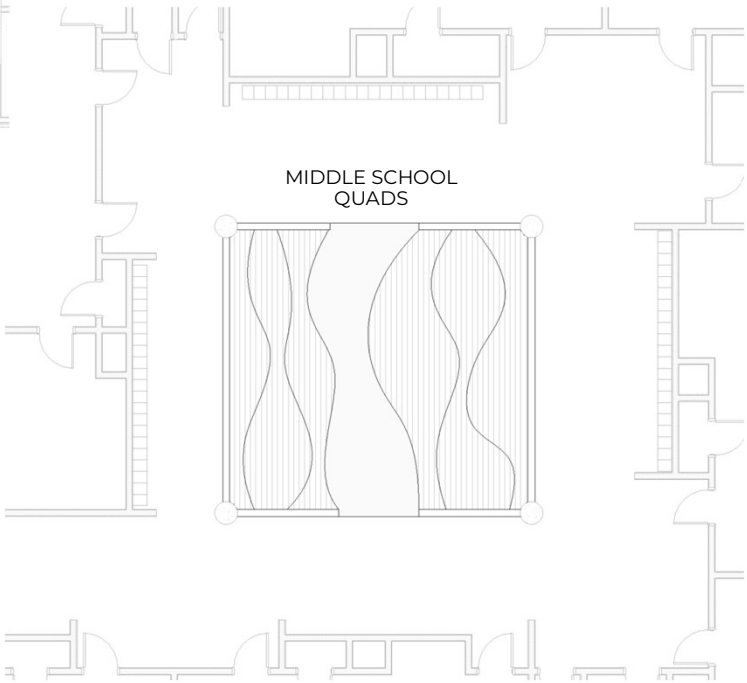
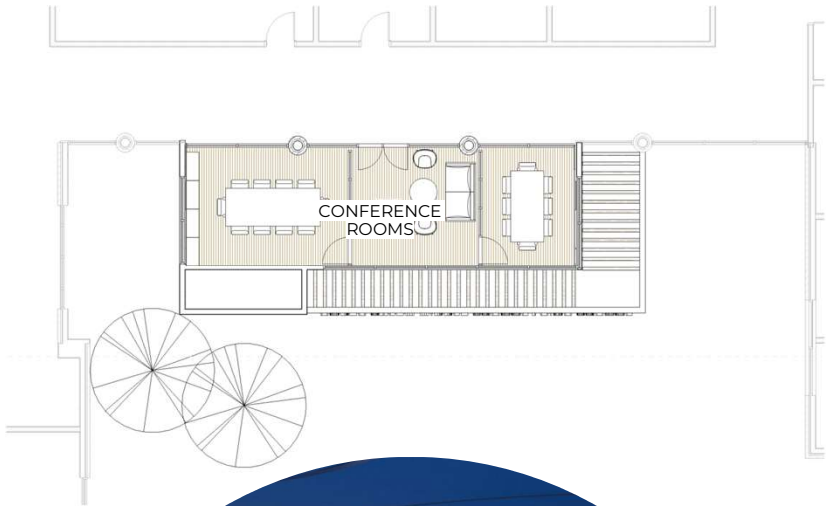
MS/HS BALCONY AND MIDDLE SCHOOL QUADS

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.
- Library and multipurpose room renovation.
- And MORE...



PAVEMENT

**PEQUENAKONCK
ELEMENTARY –
EXISTING CONDITIONS**

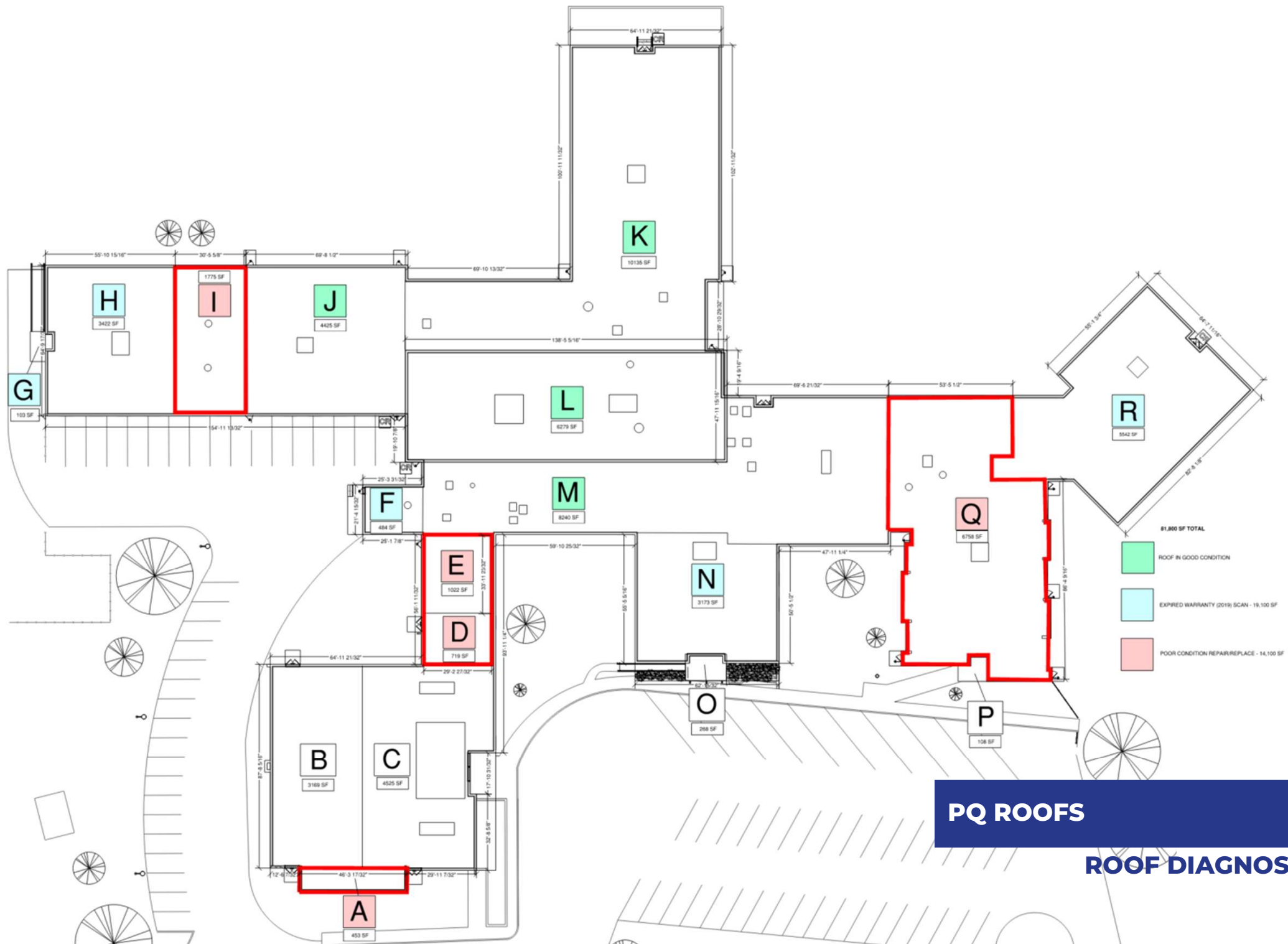


WINDOWS



**PEQUENAKONCK
ELEMENTARY –
EXISTING CONDITIONS**

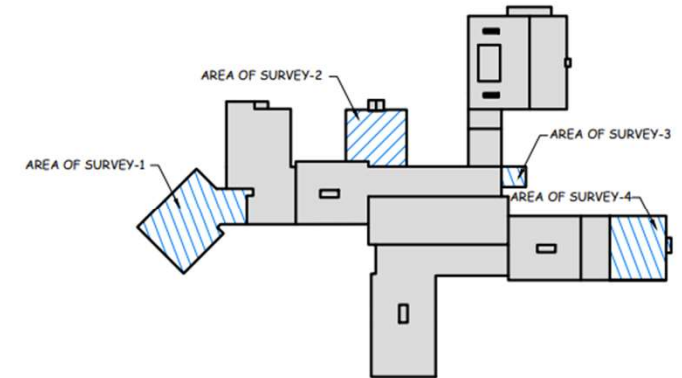
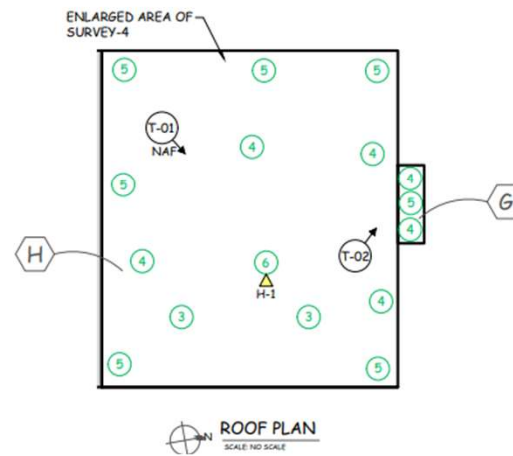
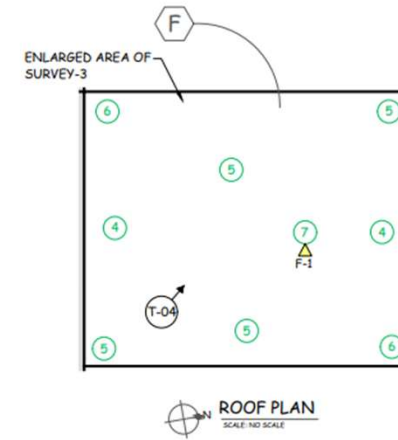
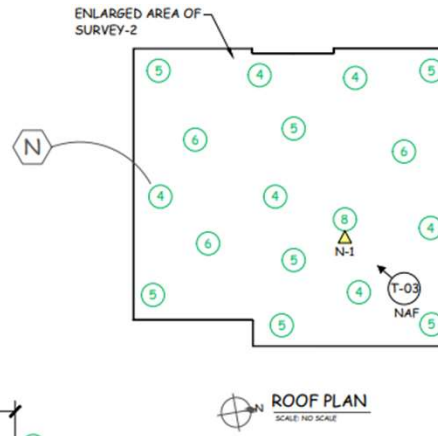
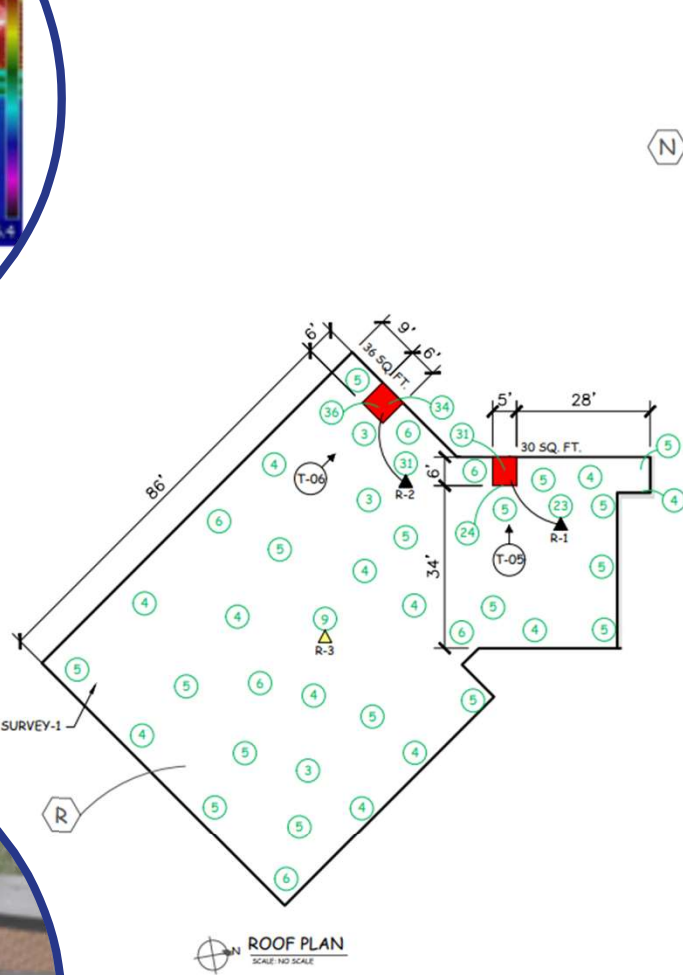
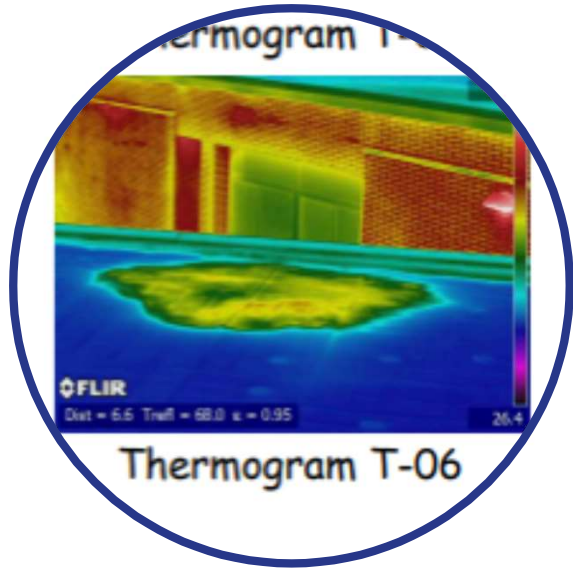




PQ ROOFS

ROOF DIAGNOSTIC SURVEY





PQ ROOFS

ROOF DIAGNOSTIC SCAN



HEATING/COOLING EQUIPMENT



**PEQUENAKONCK
ELEMENTARY –
EXISTING CONDITIONS**

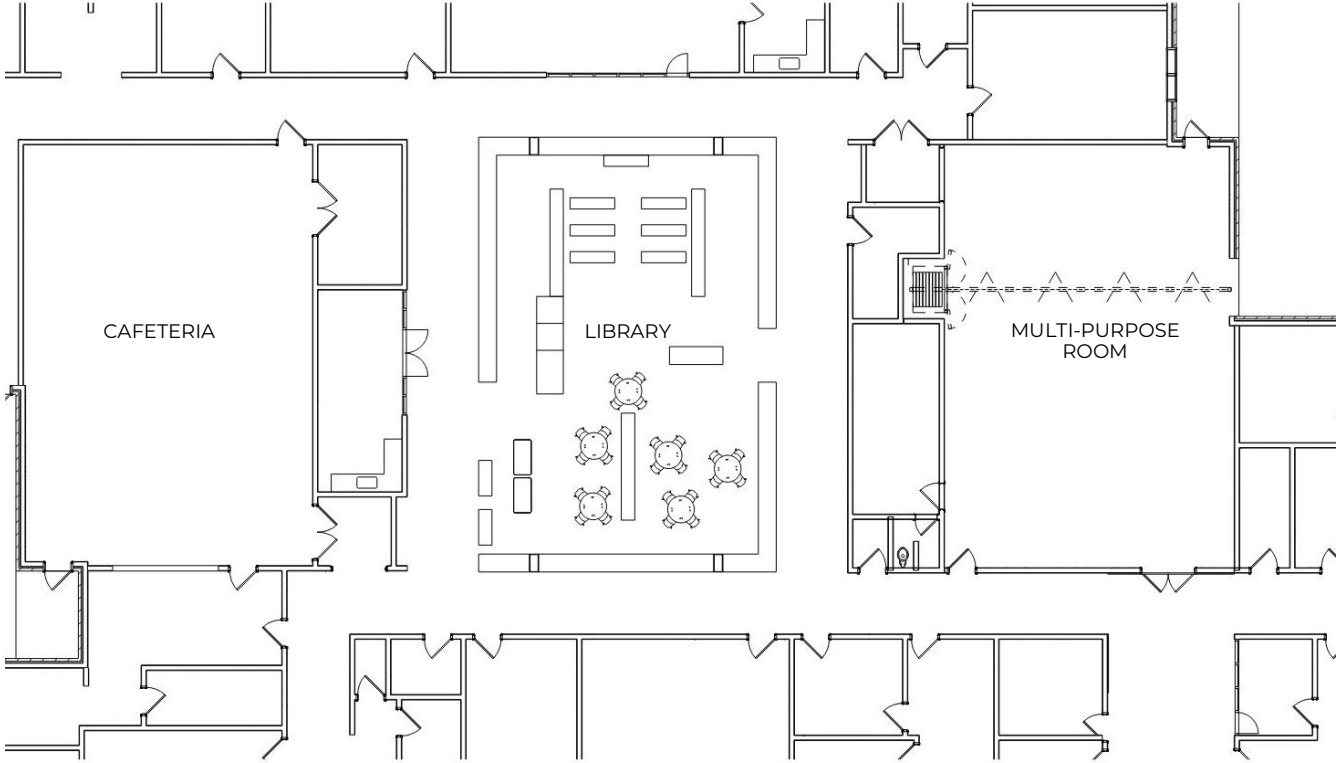


**ENHANCED STUDENT
EXPERIENCE –
DESIGN PROPOSALS**

PEQUENAKONCK ELEMENTARY

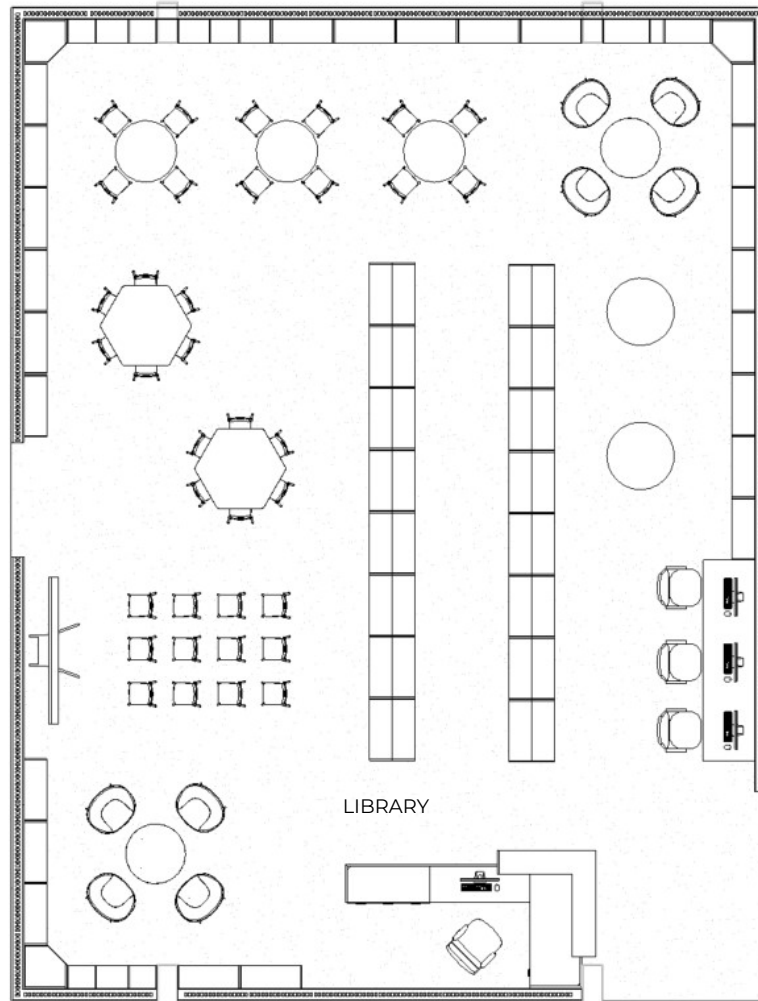


PQ
MULTIPURPOSE ROOM
AND LIBRARY
EXISTING CONDITIONS



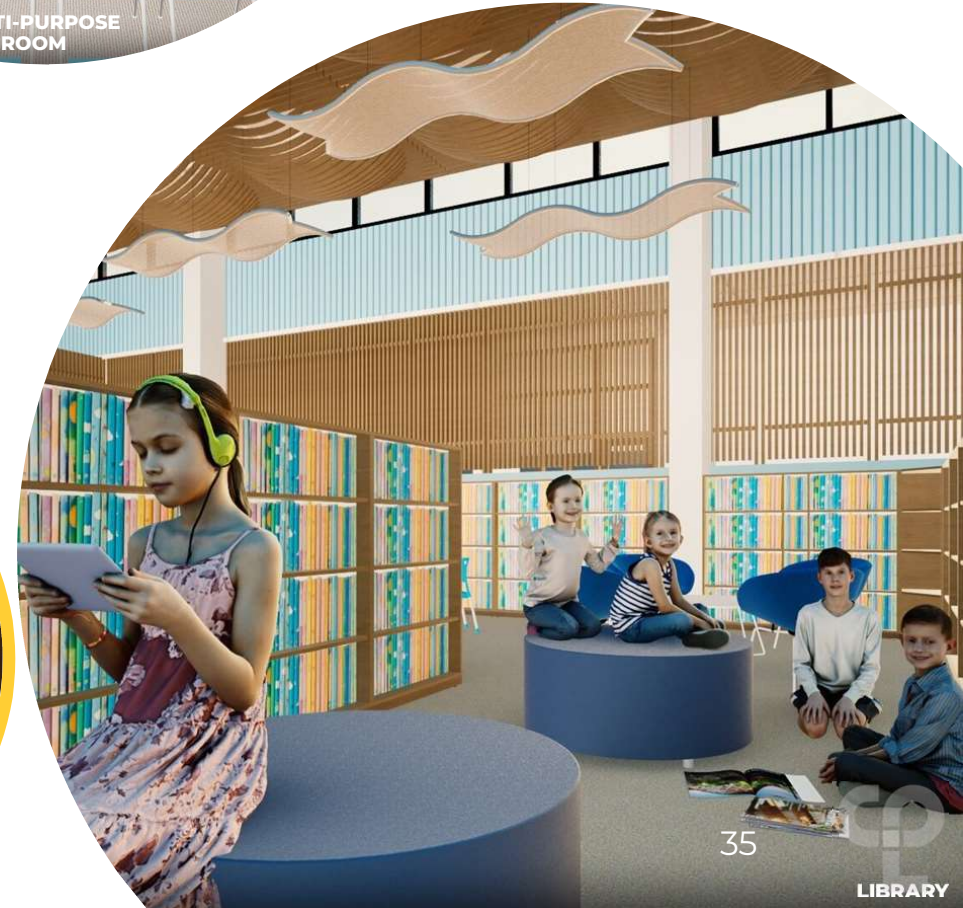
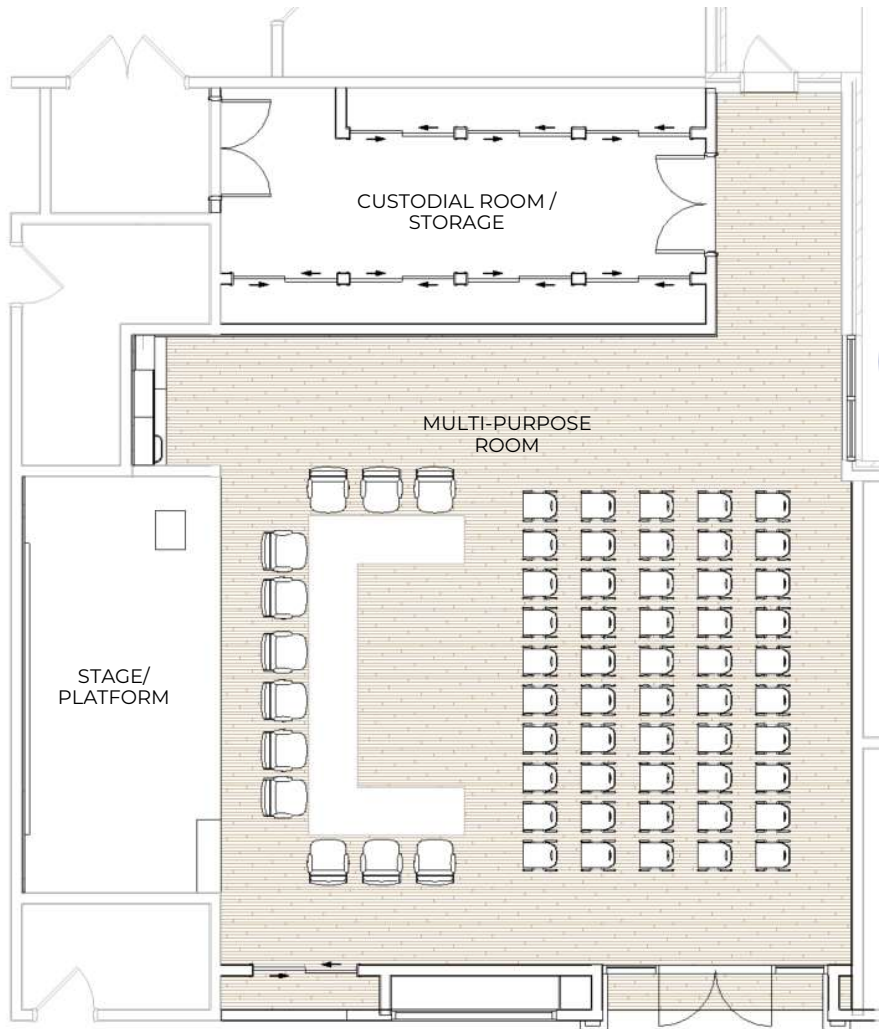
PQ LIBRARY

DESIGN PROPOSAL



PQ MULTIPURPOSE ROOM

DESIGN PROPOSAL



\$1.75M

Bus Garage **PROJECTS**

- 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