Belfast Central School
Building Needs Long-Range Plan

Spring 2025

This plan is a living document developed with input from the following people:

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Building Needs Long Range Plan – Spring 2025

To maximize District resources, maintain the District facilities, and minimize fluctuations in the budget, Belfast Central School is working to create a long-term plan for capital and capital outlay projects. The initial proposed plans are based on current information on the status of components of the building and forecasted debt payments. The needs of the District will be reviewed annually to ensure information is as up-to-date as possible.

General Main Building

- Boiler #1, #2, #3, and #4 – currently 15 years old
  - May 2024 inspected efficiency = 85% (all passed inspection)
    - Next inspection is February 2025
- Main Building/Bus Garage - Older RTUs
  - Look into replacing and/or updating
- HVAC (Heating/Cooling) for Room #'s 214, 216, 218, the elementary wing, gym, and art wing
  - Fan filtration units to be installed in instructional spaces
- Replace Water Softener
- Basement renovation
  - Increase air movement if offices are going to remain down there.
  - Improve the heating source for offices and the basement common area.
  - Restructure office/ room spaces
- Septic Lines (Interior/Exterior)
  - Should be reviewed using a camera to mitigate potential issues
- Elementary – Classroom Bathrooms
  - All are in serious need of an upgrade
- Preschool- divide the current space into two classrooms
- Classroom updates
  - Remove blackboards and abate asbestos
- RTU#3 – 3rd floor roof
  - Consideration for replacement and/or upgrading with new parts
- Elevator
  - Should consider replacement at some point, as noted by OTIS
- Storage Areas
  - Storage room needed to allow for reusable school equipment
- 3rd floor old bathroom renovation
- Building-level UPS
- Awning for elementary entrance
- Replace remaining ceiling tiles
- Replace remaining LED lights
- Exterior door upgrades
  - Revolving door for better climate control??

https://www.assaabloyentrance.com/us/en/solutions/products/automatic-doors/revolving-doors/access-controlled/assa-abloy-rd3a-access-controlled-revolving-door

- ☐ Access control upgrades for exterior doors
- ☐ Aperio Locks continuation -Basement
- ☐ STEM lab (140) reno and potential expansion?
- ☐ Concrete from bus loop to cafeteria (heated)
- ☐ HS Art – finish cabinets.
- ☐ HS Art – remove vestibule for dark room
- ☐ Replace interior doors to match new doors
- ☐ Replace elementary classroom bathroom doors with a lighter door for younger students
- ☐ Update/replace the wastewater pumps and motors

Gym

- ☐ Gym Air Handling Unit
  - Interior cleaning of air ducts in the ceiling
    - Remove dust and debris
- ☐ Replace gym divider
- ☐ Install an electric display screen in the gym
- ☐ Gym renovation

Kitchen

- ☐ Kitchen: AC Unit for Walk-In Fridge and Freezer
  - We have repaired this unit 2 times for leaks
    - Consideration for Replacement
- ☐ Remodel kitchen for functionality
- ☐ Extend storeroom, walk-in cooler, walk-in freezer
- ☐ Install the washer and dryer for the cafeteria
- ☐ Update the breezeway delivery area
- ☐ Move office and use the space for additional kitchen space
- ☐ Add second oven
- ☐ Update the dishwasher ventilation
- ☐ Add a water softener for the dishwasher
- ☐ Update side tables and corners of the dishwasher
- ☐ Add warming lamps for food

Auditorium

- ☐ Walkway above the stairs
- ☐ Add a door from the sound booth to the auditorium seating
- ☐ Add storage (options) under the stage
- ☐ Everything flyable
- ☐ Add a mid-curtain to the stage
- ☐ Make the lower light bar retractable
- ☐ Update stage elevator

- Motorized rigging for bars
- Digital Backdrop
- Replace Crestron
- Add a stage floor box for the podium
- Replace/ fix microphone line 18 (not working)
- Replace a door without a center mullion

Site Work Needs

- Repair and Re-point portions of the masonry brick veneer.
    - Near ladder going from 2nd floor roof to 3rd floor roof.
    - Gym Air handler room exterior wall facing the main building generator

- Repair and/or replace deteriorated concrete "Lintels" and "Ledges" at exterior window areas.
- Sidewalks
    - Replace and/or repair areas in need, including stairs that lead to entrance doors
- Repair cracked/spalled foundation areas
- Parking Lots
    - Auditorium Parking Lot (last update 2000) – 1st priority
        - Most in need of upgrade
    - Bus Garage Parking Lot (last update 2009) – 2nd priority
    - Student Parking Lot (last update 2010)
    - Main Entrance/Fitness Parking Lot (last update 2020)
- Lower Athletic Field Lighting Update
- Auditorium Exterior Ladder
    - Exterior Ladder from the Sound/Light Room area to the top of the Auditorium Roof
        - Currently requires carrying 2 ladders to the roof, to climb from one roof to another, and then to the top.
- Basement Exterior Stairs
    - Deteriorated concrete needs to be corrected, patched, and painted
- Replace the Asphalt sidewalk around the Auditorium
    - Asphalt is rough and uneven – potential concern for fall area
- Uncovered Outdoor HVAC Duct-Vent by the main building generator
    - There should have been a roof placed over this HVAC ductwork when it was put in place.
    - Water building up in insulation has caused water to drain into building n room #111 and #113, resulting in damage walls and ceiling tiles
- Update soccer fields
    - New sod
    - Level fields

Bus Garage Needs

- Update the bus garage generator
- Replace the bus lift

- Replace lights in the bus garage bays with LED lighting
- Hook the bus bay holding tank to the oil separator

Additional Technology

- Sliding rails for TVs
- Single-mode fiber to bus garage
- Replace network switches
- Vape/Aggression/shot/CO2/Air Quality detectors

Projected Capital Projects

District leaders will work with the Board of Education and the District architect firm to prioritize work to be completed in future capital improvement and capital outlay plans.

Projected Start	
2028	
	Rough Project Timeline: • Project Vote Fall/December 2026 • Submit to SED June/July 2028 • SED Approval end of 2028 • Bid early 2029 • Construction spring/summer 2029
2033	Building-wide generator replacement
	Rough Project Timeline: • Project Vote Fall/Winter of 2032 • Submit to SED June/July 2033 • SED Approval end of 2033 • Bid early 2034 • Construction spring/summer 2034

Projected Capital Outlay Projects (maximum $100,000 a year through the annual budget; 95% aidable)

2025-26	
2026-27	
2027-28	
2028-29	
2029-30	