



Presenter – H2M architects + engineers

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August 2024



H2M Architects + Engineers

Who We Are

14 Locations . Quick Response . Wide Range of Services . 500 + Professionals
We offer our clients the benefit of a full “under one roof” consulting network,
and a full range of professional services including:

ARCHITECTURE | ENGINEERING (CIVIL, STRUCTURAL, WATER SUPPLY, WASTEWATER, MECHANICAL/HVAC, ELECTRICAL,
PLUMBING/SANITARY, FIRE PROTECTION, ENVIRONMENTAL) | CONSTRUCTION INSPECTION/ADMINISTRATION
LANDSCAPE ARCHITECTURE | LAND USE PLANNING | SURVEY | SUSTAINABLE DESIGN | GIS MAPPING | HISTORICAL PRESERVATION
STORAGE TANK MANAGEMENT | ENVIRONMENTAL PLANNING/PERMITTING | TRANSPORTATION ENGINEERING
HYDROGEOLOGICAL SERVICES | INDOOR AIR QUALITY | SECURITY

Locations: Melville, NY ▪ New York, NY ▪ Riverhead, NY ▪ Suffern, NY ▪ Troy, NY ▪ Westchester, NY ▪ Butler, NJ ▪ Parsippany, NJ ▪ Central New Jersey, NJ
Windsor, CT ▪ Pittsburgh, PA ▪ Maimi, FL ▪ Tampa, FL ▪ West Palm Beach, FL

H2M Architects + Engineers New Paltz CSD Team Leaders



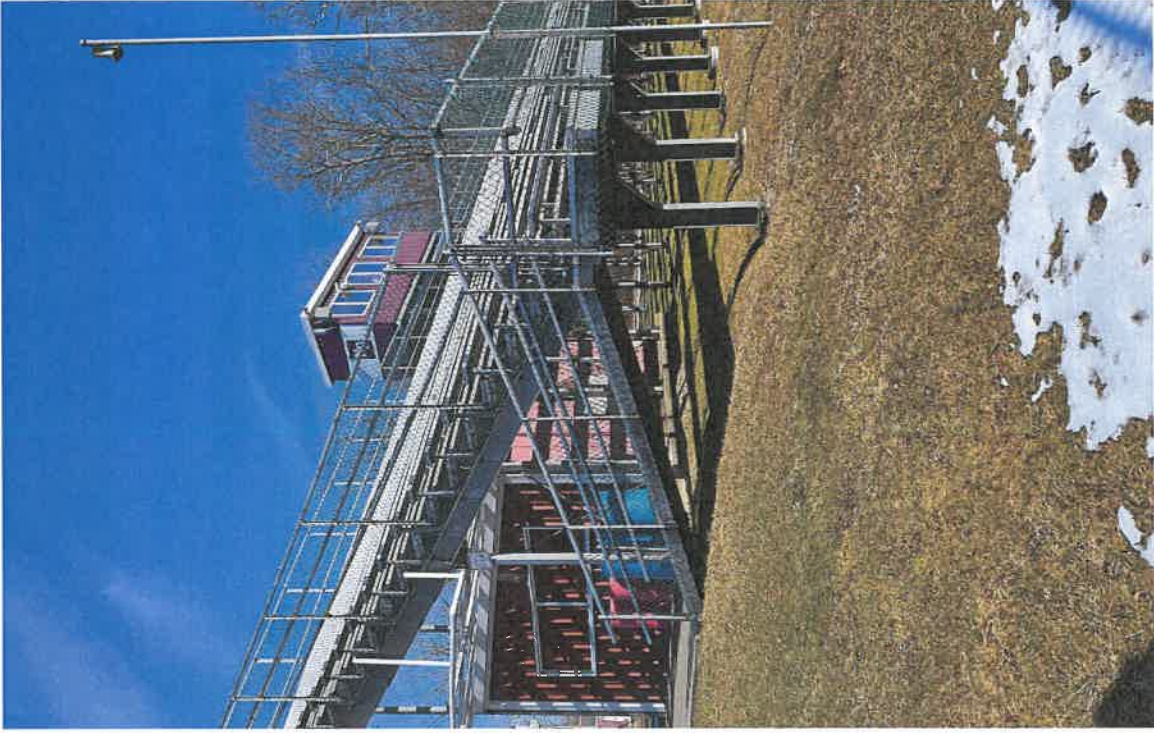
Saverio Belfiore, AIA
S.V.P. – Director/ Senior Architect



Mike Lantier, P.E.
V.P. – Director/Electrical



Katrina Pacheco
Asst V.P. / Senior Architect



The Capital Improvement Plan Process ...

- Previous Building Condition Survey was completed in 2023 as required by New York SED.
- 5-year Plan Developed
- Review of Current and Future Needs
- Prioritization by District Administration, Building Administrators, Facilities Committee, Community Members, Teachers, and Staff. Work is categorized by:
 - **Infrastructure**
 - **Energy**
 - **Site**
 - **Athletics**
 - **Arts**
- Prioritization, budgeting, and financing for construction

Current Facilities & Building Age...



NEW PALTZ HIGH SCHOOL
(1968)



NEW PALTZ MIDDLE SCHOOL
(1930)



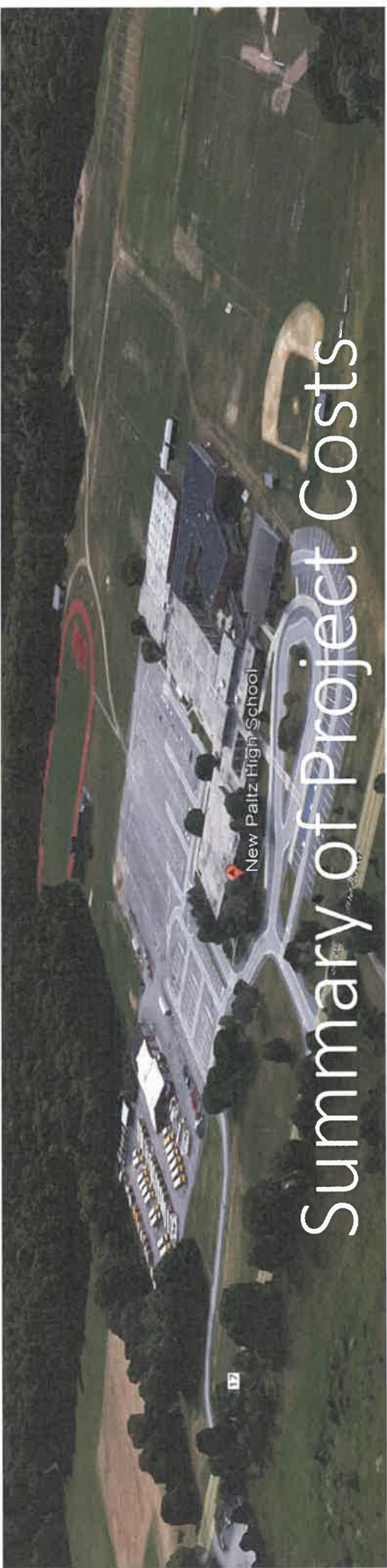
LENAPE ELEMENTARY SCHOOL
(1992)



DUZINE ELEMENTARY SCHOOL
(1963)



BUS GARAGE/FACILITIES
(1968)



Summary of Project Costs

Building	Priority 1	Priority 2	Priority 3	TOTAL
DISTRICTWIDE	\$ 1,578,720			\$ 1,578,720
NEW PALITZ HIGH SCHOOL	\$ 4,424,878	\$ 8,569,704	\$ 19,219,200	\$ 32,213,782
NEW PALITZ MIDDLE SCHOOL	\$ 2,698,170	\$ 2,079,792		\$ 4,777,962
LENAPE ELEMENTARY SCHOOL	\$ 8,987,722			\$ 8,987,722
DUZINE ELEMENTARY SCHOOL	\$ 20,592			\$ 20,592
BUS GARAGE/FACILITIES	\$ 168,168			\$ 168,168
TOTAL \$	17,878,249	\$ 10,649,496	\$ 19,219,200	\$ 47,746,945



What's Included in the "Project Costs"



- Direct Hard Costs

- Material and Labor
- General Conditions (10%)
- Incidental Costs

Example: \$10M Direct Hard Cost Project

- \$3.2M G.C./Incidental
- \$528K Escalation
- TOTAL = \$13.728M

vs

- Contingency (10%)

Example: \$5M Direct Hard Cost Project

- A/E, CM, Legal, District Insurance, Testing (12%)
- Escalation (4%)

- \$1.6M G.C./Incidental

- \$264K Escalation

- TOTAL = \$6.864M

- **Does not include NY SED Building Aid**

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Priority/Proposition #1

Priority/Proposition #1

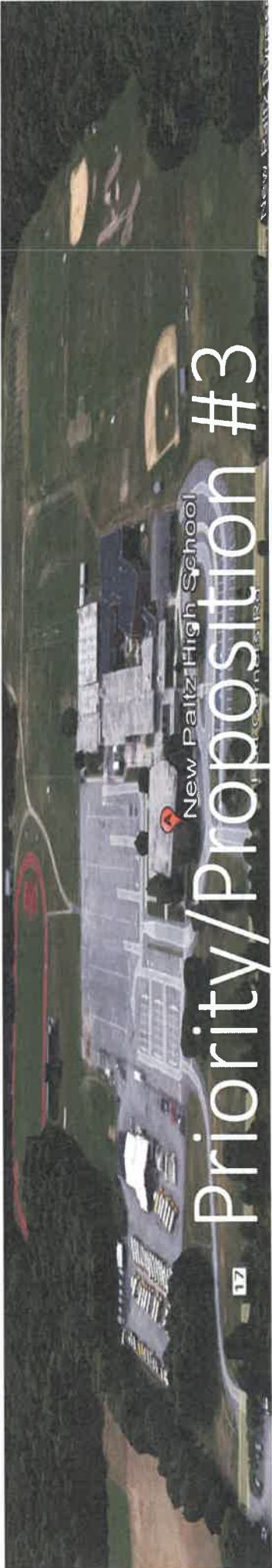
Work Item #	Description	Total Budget
DW-1	LED Lighting Upgrades	\$1,578,720
HS-1	Home Bleachers and Press Box	\$1,784,640
HS-2	Locker Room Renovations	\$205,920
HS-3	Window and Door Upgrades	\$1,538,222
HS-4	Science Room gas bib repairs	\$31,231
HS-5	Cooridoor Ceiling Tile Replacement	\$615,014
HS-6	HS Boiler Room Upgrades	\$249,850
MS-1	Grease Trap Replacement (x2)	\$41,184
MS-2	Bathroom Upgrades: single stall bathrooms with a center sink	\$1,878,677
MS-3	Science Room gas bib replacements	\$36,997
MS-4	Exterior Staircase Repair (3 sets)	\$741,312
LES-1	Roof Replacement	\$3,363,360
LES-2	Grease Trap Replacement	\$20,592
LES-3	Water Storage Tank Replacements	\$2,148,432
LES-4	Window and Door Upgrades	\$689,146
LES-5	Convert boilers to Propane	\$748,176
LES-6	Asphalt repair/replacement	\$2,018,016
DES-1	Grease Trap Replacement	\$20,592
BGF-1	Protection from falling snow	\$48,048
BGF-2	Remove and Replace Rubber Roof	\$120,120
Total		\$17,878,249



Priority/Proposition #2

Priority/Proposition #2		
Work Item #	Description	Total Budget
HS-7	Improve drainage and irrigation for baseball. Irrigation for competition field.	\$288,288
HS-8	Improve drainage and irrigation for softball	\$288,288
HS-9	New Turf for Floyd Patterson 1	\$1,784,640
HS-10	New Tennis Courts	\$1,482,624
HS-11	Football concessions and bathrooms, field storage	\$1,647,360
HS-12	New 8 lane track	\$1,921,920
HS-13	Floyd Patterson Scoreboard	\$171,600
HS-14	New football goal posts	\$20,592
HS-15	Multi-purpose Field Lighting	\$686,400
HS-16	Security Lighting near football field	\$205,920
MS-5	Repair all MS tennis and pickleball courts	\$1,359,072
MS-6	Auditorium A/V - new	\$480,480
MS-7	Basketball Court Resurfacing (for general play area)	\$240,240
Total		\$10,577,424

1. Ongoing utility and/or maintenance costs: ~\$8K per year to maintain rubber turf, ~\$30K per year for organic or EPDM



Proposition #3

Work Item #	Description	Total Budget
HS-19	Aquatics Center ²	\$19,219,200.00

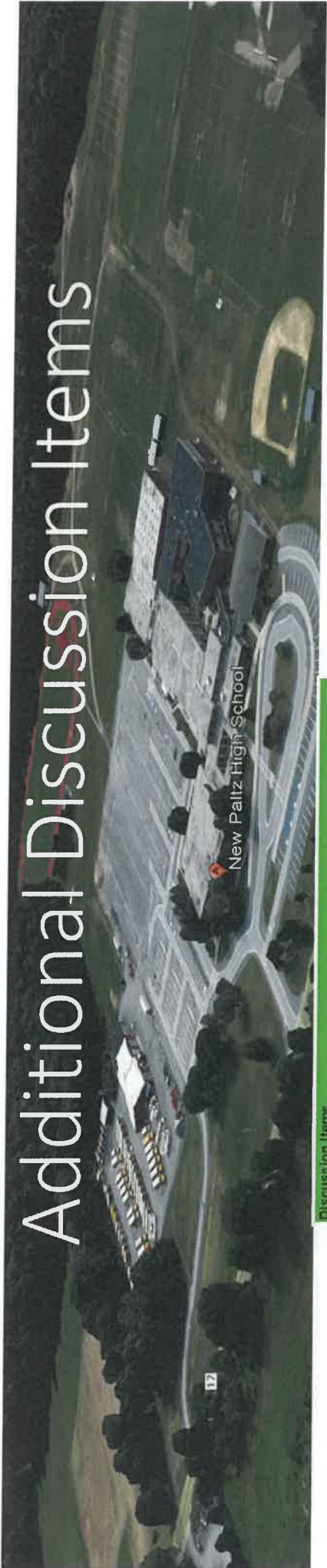
2. Maintenance cost ~\$17K per year for water testing and chemicals. Staffing could add \$100K+ depending on usage.

Cost Breakdown: \$14M Direct Hard Cost Project

- \$4.48M G.C./Incidental
- \$739K Escalation
- TOTAL = \$19.2M

Aquatics Center includes:

- ~15,000 square foot facility
- Air conditioning and dehumidification systems
- Filtration System
- Chemical Maintenance System
- Small locker rooms
- Showers
- Bathrooms
- Site access
- System Drainage
- No Diving well
- 1M diving board
- (6) 25-~~yard~~ swimming lanes
- 5'-13' depth
- Bleachers



Discussion Items			
Work Item #	Description	Total Budget	
Districtwide	Air conditioning: HS, MS, DES, LES: all classrooms. ³	\$ 26,769,800	
Districtwide	Photovoltaics: 300KW at HS, 250KW at MS, 400KW at DES, 110KW at LES, 100KW at BGF	\$ 4,804,800	
Duzine ES	Plumbing Replacement between boiler room and classrooms	\$ 3,204,115	
Duzine ES	Duzine Gym Air Conditioning Upgrades ⁴	\$ 1,304,160	
HS	HS Auditorium Air Conditioning Upgrades ⁵	\$ 1,510,080	
MS	MS Auditorium Air Conditioning Upgrades ⁶	\$ 1,372,800	
HS/MS	Tennis Courts at both HS and MS		
HS	Turf fill material type ⁷		

- Maintenance/Utility Costs:
3. ~\$250K per year for utility costs.
 4. ~\$7.5K+K per year for utility costs.
 5. ~\$10K per year for utility costs.
 6. ~\$10K per year for utility costs.
 7. ~\$8K per year to maintain rubber turf, ~\$30K per year for organic or EPDM.





- PRIORITIZATION OF PROJECTS BASED ON POTENTIAL FUNDING: Finalize "Additional Discussion Items"
- IDENTIFY FUNDING SOURCES:
 - DECEMBER 2024 BOND
 - EXCEL AID ~\$135K
- FINALIZE SCOPE OF WORK BASED ON PRIORITIES AND AVAILABLE BUDGET
- COMMUNICATE NEED AND COSTS WITH PUBLIC
- PUBLIC VOTE FOR FUND APPROPRIATION AND/OR BOND APPROVAL



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Approval Phase:

1. 9/4/2024: BOE to approve scope of work.
2. 8/1 – 9/18: CM confirm construction costs
3. 9/1 – 9/20: SEQRA review and documents completed
4. 9/18: BOE votes to proceed with bond referendum. BOE resolution for “Intent to be Lead Agency” (SEQRA process)
5. After 10/18. BOE resolution to become lead agency and adopt SEQRA resolution. Special BOE meeting required as closest one is 11/6, after 10/16.
6. After 12/2 (45 days of SEQRA resolution): **Bond Vote**
7. 10/2 - 12/2: Publicly advertise bond vote and resolutions

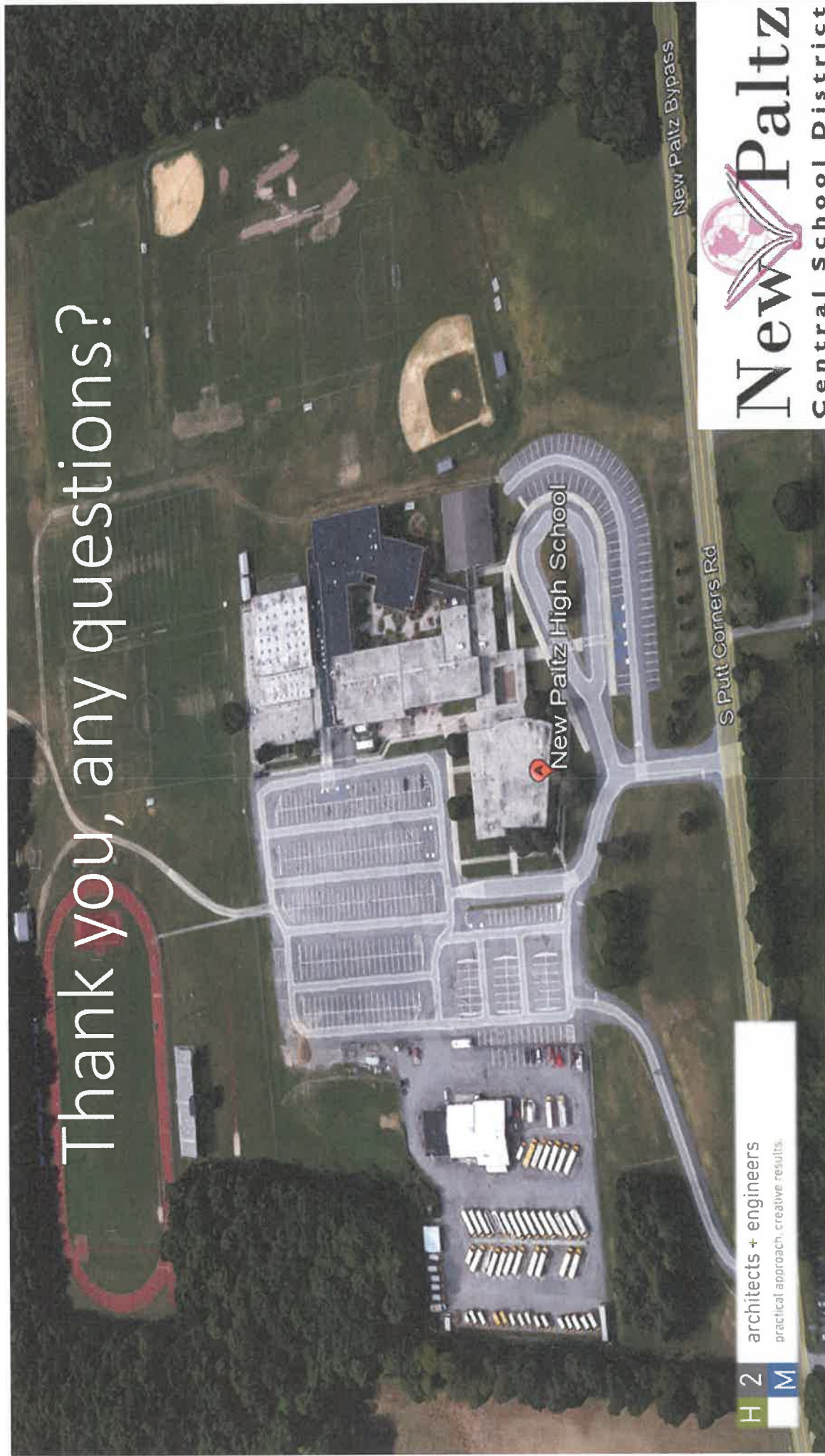
Design/Construction Phase:

1. ~1/15/2025 – Design Start
2. SED submission (most projects*): 9/2025
3. SED Approval (30-32 weeks): 1/2026
4. Construction Begins (after SED approval/bidding): 7/2026
5. Overall Construction Completion: 11/2027*

*Aquatic Center would take additional design/construction time.



Thank you, any questions?



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New Paltz
Central School District