



# 2024-2025 Capital Improvement Plan New Paltz Central School District

Presenter – H2M architects + engineers

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**Michael Lantier, P.E.**

Vice President | Deputy Market Director,  
Education

November 20, 2024





# The Capital Improvement Plan Process ...

- Previous Building Condition Survey was completed in 2022 as required by New York SED.
- 5-year Plan Developed
- Review of Current and Future Needs Conducted
- **Prioritization by District Administration, Building Administrators, Facilities Committee, Community Members, Teachers, and Staff.** Work is categorized by:
  - **Infrastructure**
  - **Athletics**
  - **Energy**
  - **Arts**
  - **Site**
- Prioritization, budgeting, and financing for construction has been determined as per the upcoming slides



# 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 FOR ALL IDENTIFIED WORK**

<b><u>Building</u></b>	<b><u>Proposition #1</u></b>	<b><u>Proposition #2</u></b>	<b><u>Proposition #3</u></b>	<b><u>TOTAL</u></b>
DISTRICTWIDE	\$ 1,578,720			\$ 1,578,720
NEW PALTZ HIGH SCHOOL	\$ 4,424,878	\$ 10,007,712	\$ 19,219,200	\$ 33,651,790
NEW PALTZ MIDDLE SCHOOL	\$ 2,698,170	\$ 2,103,280		\$ 4,801,450
LENAPE ELEMENTARY SCHOOL	\$ 8,239,546			\$ 8,239,546
DUZINE ELEMENTARY SCHOOL	\$ 20,592	\$ -		\$ 20,592
BUS GARAGE/FACILITIES	\$ 168,168			\$ 168,168
<b>TOTAL</b>	<b>\$ 17,130,073</b>	<b>\$ 12,110,992</b>	<b>\$ 19,219,200</b>	<b>\$ 48,460,265</b>

# What's Included in the "Project Costs"



- Direct Hard Costs
  - Material and Labor
- General Conditions (10%)
- Incidental Costs
  - Contingency (10%)
  - A/E, CM, Legal, District Insurance, Testing (12%)
  - Escalation (4%)
- **Presented Project Costs does not account for NY SED Building Aid, but the tax impact does.**

## Example #`1: \$10M Direct Hard Cost Project

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

## Example #2: \$5M Direct Hard Cost Project

- \$1.6M G.C./Incidental
- \$264K Escalation
  - TOTAL = \$6.864M







# 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	\$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	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
<b>Total</b>		<b>\$17,130,073</b>



DW-1



DW-1



HS-1



HS-1





# Priority/Proposition #1 (continued)

## 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
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BGF-1	Protection from falling snow	\$48,048
BGF-2	Remove and Replace Rubber Roof	\$120,120
<b>Total</b>		<b>\$17,130,073</b>



HS-2



HS-2



HS-3



HS-3



HS-3



HS-3





# Priority/Proposition #1 (continued)

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
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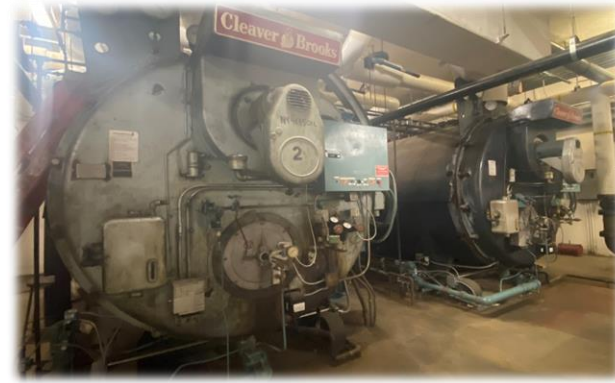
HS-4



HS-5



HS-6



HS-6





# Priority/Proposition #1 (continued)

## Priority/Proposition #1

Work Item #	Description	Total Budget
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<b>Total</b>		<b>\$17,130,073</b>



MS-1



MS-2



MS-2



MS-3



MS-4



MS-4





# Priority/Proposition #1 (continued)

Priority/Proposition #1		
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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
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LES-1



LES-1



LES-2



LES-3



LES-3





# Priority/Proposition #1 (continued)

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
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BGF-1	Protection from falling snow	\$48,048
BGF-2	Remove and Replace Rubber Roof	\$120,120
<b>Total</b>		<b>\$17,130,073</b>



LES-4



LES-4



LES-5



LES-5





# Priority/Proposition #1 (continued)

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
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BGF-2	Remove and Replace Rubber Roof	\$120,120
Total		\$17,130,073



BGF-1



BGF-1



BGF-2



BGF-2





# Priority/Proposition #2

Priority/Proposition #2		
Work Item #	Description	Total Budget
HS-7	Improve drainage and irrigation for baseball.	\$288,288
HS-8	Improve drainage and irrigation for softball	\$288,288
HS-9	New Turf for Floyd Patterson <sup>1</sup>	\$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
HS-17	HS Auditorium Air Conditioning Upgrades	\$1,510,080
MS-5	Auditorium A/V - new	\$480,480
MS-6	Resurface one tennis/pickleball court and demolish the old courts, add playground equipment, drainage	\$250,000
MS-7	MS Auditorium Air Conditioning Upgrades	\$1,372,800
<b>Total</b>		<b>\$12,110,992</b>

1. Ongoing maintenance costs: ~\$8K per year to maintain rubber turf



HS-7,8



HS-7,8



HS-9, 12,13,14,15



HS-9,12,13,14,15



HS-9,12,13,14,15



HS-13



# Priority/Proposition #2 (continued)

Priority/Proposition #2		
Work Item #	Description	Total Budget
HS-7	Improve drainage and irrigation for baseball.	\$288,288
HS-8	Improve drainage and irrigation for softball	\$288,288
HS-9	New Turf for Floyd Patterson <sup>1</sup>	\$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
HS-17	HS Auditorium Air Conditioning Upgrades	\$1,510,080
MS-5	Auditorium A/V - new	\$480,480
MS-6	Resurface one tennis/pickleball court and demolish the old courts, add playground equipment, drainage	\$250,000
MS-7	MS Auditorium Air Conditioning Upgrades	\$1,372,800
<b>Total</b>		<b>\$12,110,992</b>



MS-5



MS-5



MS-6



MS-6



MS-6



NPCSD INSTAGRAM

MS-7

1. Ongoing maintenance costs: ~\$8K per year to maintain rubber turf





# Priority/Proposition #3

## Proposition #3

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

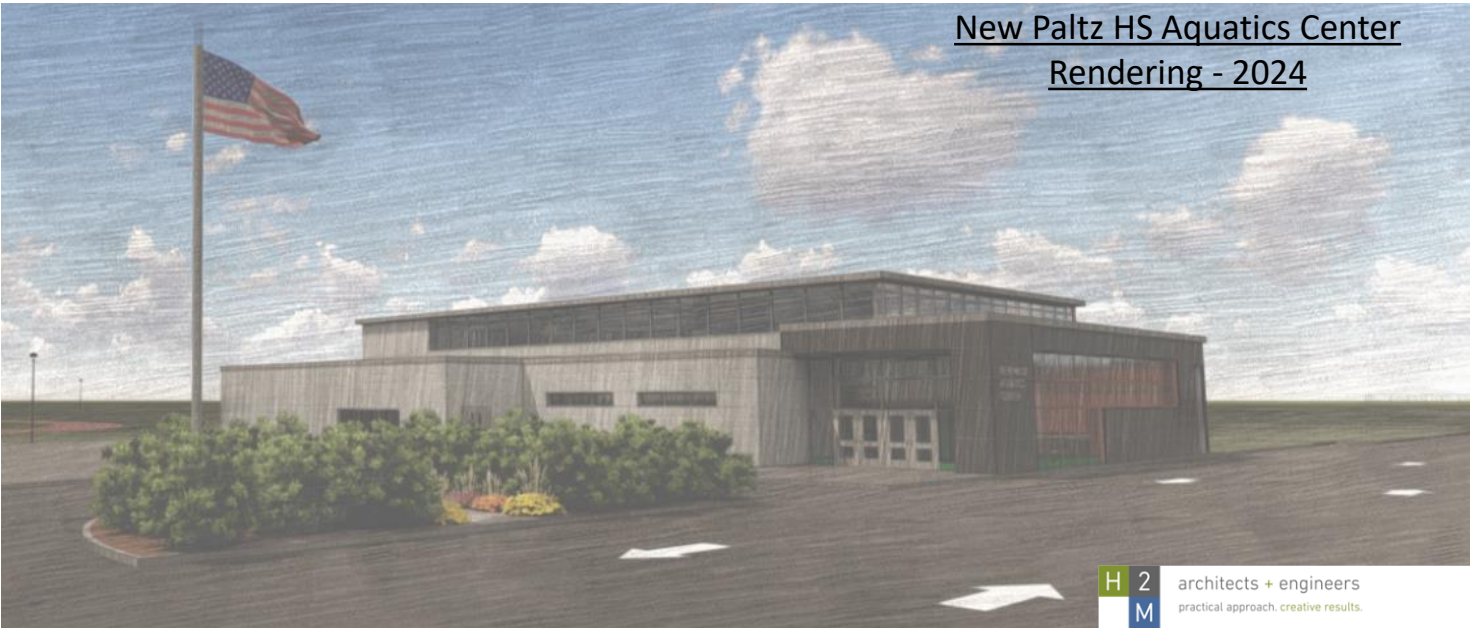
2. Maintenance cost ~\$17K per year for water testing and chemicals. Staffing could add \$200K+ depending on usage & programs.

### 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
- (8) 25-yard swimming lanes
- 5'-13' depth
- Bleachers



New Paltz HS Aquatics Center  
Rendering - 2024





HS Site: Existing



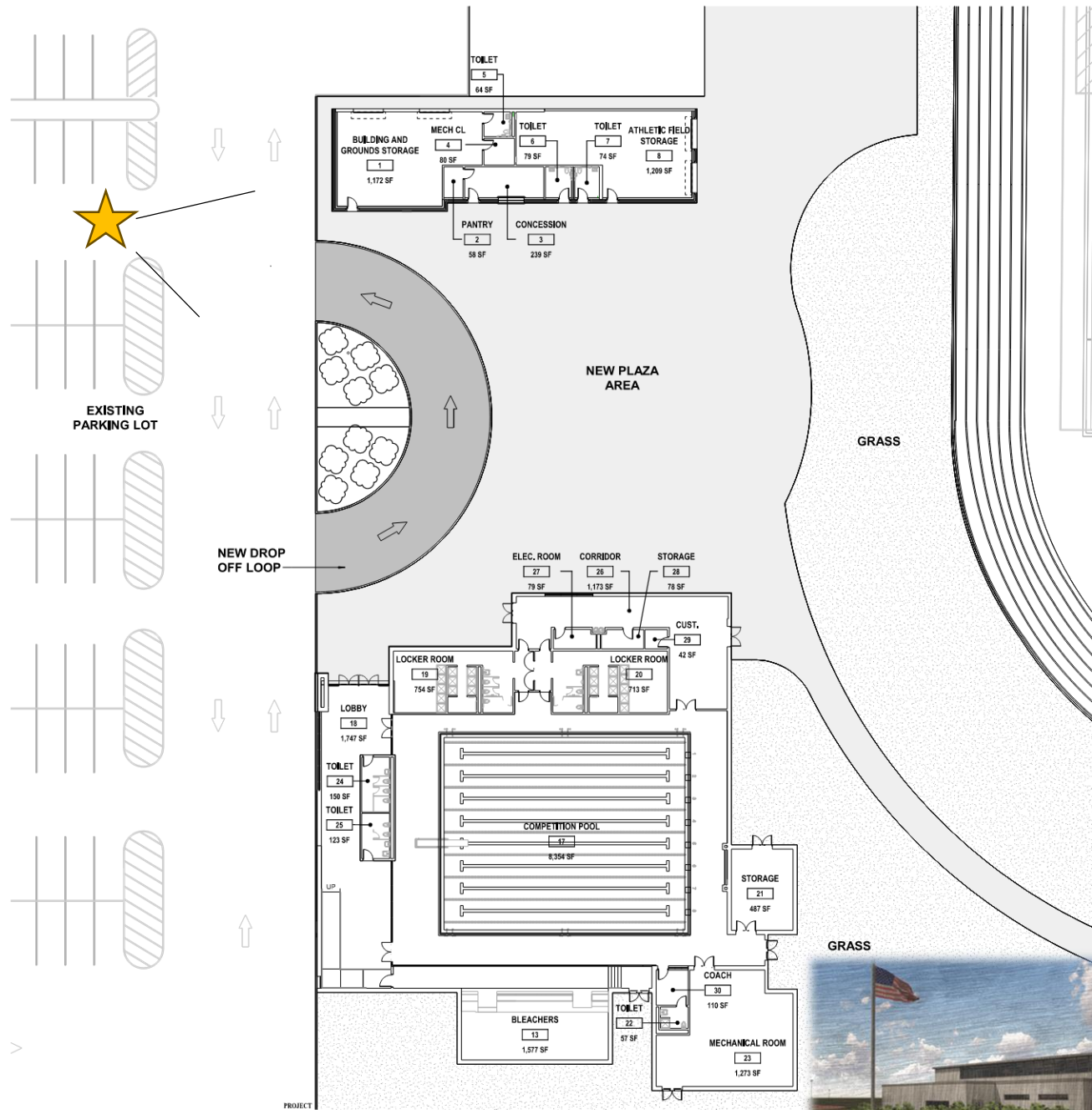
PROPOSITION #1  
HOME BLEACHERS AND PRESS BOX

PROPOSITION #2  
NEW TURF FOR FLOYD PATTERSON  
NEW TENNIS COURTS  
FOOTBALL CONCESSIONS AND BATHROOMS  
FIELD STORAGE  
NEW 8 LANE TRACK  
FLOYD PATTERSON SCOREBOARD  
NEW FOOTBALL GOAL POSTS  
MULTI-PURPOSE FIELD LIGHTING  
SECURITY LIGHTING NEAR FOOTBALL FIELD

PROPOSITION #3  
AQUATIC CENTER

HS Site: Prop #1, #2, #3





1 Aquatic Center and Comfort Station Plan  
SCALE: 1/8" = 1'-0"



538 Broad Hollow Road, 4th Floor East  
Melville, NY 11747  
631.756.3000 • www.h2m.com  
NY Architecture & Landscape Architecture: No Certificate Required  
NY Engineering Certificate of Authorization No. 0516178

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	Date 1	Revision 1

ORDERED BY	DRAWN BY	CHECKED BY	REVIEWED BY
PROJECT No.	DATE	SCALE	AS SHOWN

CLIENT

**New Paltz Central  
School District**

Bond Development at New Paltz  
High School



130 S Putt Corners Rd, New Paltz,  
NY 12561

CONTRACT

**BOND  
DEVELOPMENT**

STATUS

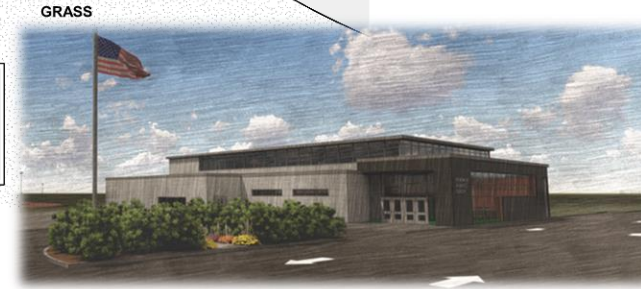
**NOT FOR CONSTRUCTION**

SHEET TITLE

**PROPOSED FLOOR PLAN**

DATE: 10/10/19

**SK-1.00**





# Our Building Aid Ratio is 60.7%

- This means that the state will reimburse us for 60.7% of our aidable expenses.
- The percentage of aidable items in each proposition varies
  - Proposition #1 is 97.0% aidable
  - Proposition #2 is 65.0% aidable
  - Proposition #3 is 9.5% aidable
  - Proposition #1 and #2 together are 83.77% aidable
  - Proposition #1 and #3 together are 50.75% aidable
  - Proposition #1, #2, #3 together are 54.33% aidable



# BANS – Bond Anticipation Notes

- We will not use a long-term bond immediately to pay for the project
- We will use a short term bond (BAN) for two years because we don't want to take out a long term bond until we know how much the project has actually cost us.
- BANS are not aidable for the first year



# Proposition #1 - Prioritizes Safety, Energy, Repairs

**\$17,130,073**

- Total cost including Principal and Interest is \$22,950,601
- 14 year bond at approximately 3.50%
- Items in proposition #1 are 97% aidable
- We will receive \$13,781,765 in state aid

**Total cost to tax payers will be approximately \$9,168,836**

**This equates to a 1.16% increase on the tax levy**

**Estimated cost to tax payers with a \$400,000 full value home  
\$70.36/year**



# Proposition #1 & #2 – Prop 1 plus Athletic Facilities, MS Arts, AC in Large Group Areas

**\$29,241,065**

- Total cost including Principal and Interest is \$39,172,633
- 14 year bond at approximately 3.50%
- Items in proposition #1 & #2 are 83.77% aidable
- We will receive \$20,317,316 in state aid

**Total cost to tax payers will be approximately \$18,855,317**

**This equates to a 2.39% increase on the tax levy**

**Estimated cost to tax payers with a \$400,000 full value home  
\$144.72/year**



# Proposition #1 & #3 – Prop 1 plus Aquatics Center - \$36,349,273

- Total cost including Principal and Interest is \$55,212,073
- 19 year bond at approximately 4.00%
- Items in proposition #1 & #3 are 50.75% aidable
- We will receive \$15,432,732 in state aid

Total cost to tax payers will be approximately \$39,779,341

This equates to a 3.96% increase on the tax levy

Estimated cost to tax payers with a \$400,000 full value home  
\$239.76/year



# Proposition #1,#2,#3 – \$48,460,265

- Total cost including Principal and Interest is \$73,619,876
- 19 year bond at approximately 4.00%
- Items in proposition #1, #2, and #3 are 54.33% aidable
- We will receive \$21,968,283 in state aid

Total cost to tax payers will be approximately \$51,651,593

This equates to a 5.15% increase on the tax levy

Estimated cost to tax payers with a \$400,000 full value home  
\$311.96/year





### Approval Phase:

1. 9/18/2024: BOE resolution for NOI for SEQRA. ☒
2. 10/16/2024: BOE to approve Facility Committee recommendations. ☒
3. 11/6/2024: BOE resolution for bond and SEQRA determination. ☒
4. 11/20/2024: Public Bond Presentation #1. ☒
5. 12/2024: Public Bond Presentation #2 and Community Forum.
6. 1/2024: Public Bond Presentation #3 and Community Forum.
7. 1/16/2025: Capital Project Vote.

### Design/Construction Phase (Proposition #1 & #2):

1. ~2/1/2025 – Design Start
2. SED submission: 8/2025
3. SED Approval (~30 weeks): 4/2026
4. Construction Begins (after SED approval/bidding): 6/2026
5. Substantial Completion (used by District): 5/2027
6. Overall Construction Completion: 7/2027

### Design/Construction Phase (Proposition #3):

1. ~2/1/2025 – Design Start
2. SED submission: 11/2025
3. SED Approval (~30 weeks): 6/2026
4. Construction Begins (after SED approval/bidding): 9/2026
5. Substantial Completion (used by District): 12/2027
6. Overall Construction Completion: 1/2028





# Capital Project Vote

- January 16
- 7 am – 9 pm
- High School Gymnasium
- Absentee and Early Mail Ballot Applications will be available on December 16 on our school website or from the District Clerk



An aerial photograph of the New Paltz High School campus. The school building is a large, multi-winged structure with a grey roof, situated in the center. To the left of the building is a large parking lot with several rows of spaces, some of which are filled with white and yellow school buses. To the right of the building is a large green field with several baseball and softball diamonds. In the top left corner, there is a red running track. The campus is surrounded by dense green trees. A red location pin with the letter 'A' is placed on the school building.

# Thank you, any questions?

New Paltz High School

New Paltz Bypass

Questions can also be mailed to:  
[capitalproject@newpaltz.k12.ny.us](mailto:capitalproject@newpaltz.k12.ny.us)  
or visit:

[www.newpaltz.k12.ny.us/capitalproject](http://www.newpaltz.k12.ny.us/capitalproject)