

Purpose

To update 2010 Building Condition Survey and Formulate a **Comprehensive Long Range Facilities Plan** before deciding on repairs, renovation and additions at the existing schools

Questions

- Should the Middle School be retained as a school facility due to its age and condition?
- How best to leverage repairs to also upgrade schools to be 21st century educational facilities.
- How best to promote sustainable strategies from both a life cycle cost & educational perspective.
- What infrastructure issues can be appropriately addressed now that will not be undone by future renovations or relocations.

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Process

- NPCSD concluded the 2010 Building Condition Survey as conducted by CS-Arch Architects in late 2010
- NPCSD hired KG&D Architects to begin Comprehensive Long Range Facilities Planning study in November 2012

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Process

The Master Plan process included five basic steps outlined below:

- Orientation & Strategy
- Gather Program Information and Survey Existing Facilities
- Generate Design Options
- Refine the Selected Option
- Create the Master Plan Document

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Master Plan Plan Scope

Infrastructure (repairs & system replacements)

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Educational space needs and further Program enhancements

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Infrastructure Summary

2013 Facility Condition Update - Totals include Project Costs and Escalation

New Paltz Central School District Summary, By Priority					
	Priority 1	Priority 2	Priority 3	Priority 4	Bldg. Totals
New Paltz Middle School	\$ 3,461,075	\$ 3,044,898	\$ 2,326,095	\$ 2,336,795	\$ 11,168,863
Duzine Elementary School	\$ 575,724	\$ 1,457,167	\$ 269,314	\$ 488,634	\$ 2,790,839
New Paltz High School	\$ 679,856	\$ 997,303	\$ 4,183,061	\$ 745,789	\$ 6,606,009
Lenape Elementary School	\$ 534,784	\$ 317,886	\$ 805,120	\$ 718,600	\$ 2,376,390
Bus Garage	TBD	TBD	TBD	TBD	TBD
District Totals by priority:	\$ 6,251,439	\$ 6,817,254	\$ 7,583,590	\$ 4,289,818	\$ 22,942,100

From 2010 5-Year Plan- Totals include Project Costs and Escalation

	Priority 1	Priority 2	Priority 3	Priority 4	Bldg. Totals
New Paltz Middle School	\$ 5,249,881	\$ 6,477,056	-	\$ 4,046,255	\$ 15,773,192
Duzine Elementary School	\$ 309,618	\$ 3,038,137	-	\$ 1,436,173	\$ 4,783,928
New Paltz High School	\$ 783,390	\$ 3,598,704	-	\$ 4,330,963	\$ 8,713,057
Lenape Elementary School	\$ 368,100	\$ 487,072	-	\$ 3,038,090	\$ 3,893,262
Bus Garage	\$ 182,875	-	-	\$ 398,382	\$ 581,257
District Totals by priority:	\$ 6,893,864	\$ 13,600,969	\$ -	\$ 13,249,863	\$ 33,744,898

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Infrastructure Summary – Duzine (1960 & 1970)

Key Items *(refer to master plan for full list)*

Priority 1:

- Repair ventilation (Gym) & add it to corridor.
- Fire alarm, clock & PA system to today's standards
- Envelope repair (roof, skylights, damaged brick)
- Replace obsolete electrical panels
- Replace degraded doors and wireglass (gym & cafeteria)

Priority 2:

- Replace certain worn out interior doors and hardware
- Preventative restoration of brick chimney
- Replace non-compliant or damaged railings
- Replace failing air handler/ac at main office

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Infrastructure Summary — Lenape (1990)

Key Items *(refer to master plan for full list)*

Priority 1:

- Replace lintels to improve water intrusion problem
- Replace seized gym dividing wall & stiffen support beam
- Upgrade HVAC controls (energy efficiency)
- Add ventilation to corridor
- Fire alarm system to today's standards

Priority 2:

- Replace exterior doors
- Replace 20 year old windows showing leaks & failures
- Replace problematic interior doors and hardware
- Add air conditioning to spaces with adequate ventilation but that overheat: cafetorium, gym, upper floor classrooms

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Infrastructure Summary—MS (1930, 1956, 1966, 1969)

Key Items *(refer to master plan for full list)*

Priority 1:

- Restore envelope (roofing, brick, doors, windows)
- Repair site (paving, walkways, drainage)
- Upgrade electrical system and replace 1930's wiring
- Add ventilation to classrooms, auditorium, library, corridors (w/ ac at spaces that overheat)
- Fire alarm system to today's standards
- ADA access upgrades
- Repair damaged finishes (ceilings, flooring, casework)

Priority 2:

- Replace problematic interior doors and hardware
- Add air conditioning to spaces with adequate ventilation but that overheat: cafeteria & gym

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Infrastructure Summary – HS (1969, 1996, 2003)

Key Items *(refer to master plan for full list)*

Priority 1:

- Restore envelope (select roofing, skylights, brick)
- Repair site (paving, stairs, walkways, drainage)
- Upgrade electrical panels and add capacity
- Add ventilation to corridors and repair gym & aerobics
- Fire alarm system to today's standards
- Finish HVAC control upgrade

Priority 2:

- Replace elevator due to age and reliability
- Replace problematic gym bleachers & gym floor
- Add air conditioning to spaces with adequate ventilation but that overheat: auditorium, cafeteria, library, gym, & upper floor classrooms

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Program Improvement Summary – Duzine

Priority 1:

- New larger toilet rooms near cafeteria
- Alter corridor ramps to comply with ADA guidelines
- Update network infrastructure for technology

Priority 2:

- Update and Expand Library / Media Center
- Update and Expand Nurse's Office
- Expand kitchen serving area
- Relocate main office to incorporate the security at the front door
- Renovate Art & Music Rooms to comply State guidelines for size (facilitates increased storage)
- Renovate 1 classroom (after art moves)
- Storage Space (accomplished with library, office & art/music scope)

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Program Improvement Summary – Lenape

Priority 1:

- Storage space
- Update network infrastructure for technology

Priority 2:

- Update and Expand Nurse's Office

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Program Improvement Summary – MS

Priority 1:

- Grade Level Clusters
- Physical Therapy and Occupational Therapy Space (in closet now)
- Relocated and adequately sized band room (to not disturb classes)
- Provide a dedicated music / chorus room
- Upgrade Home and Careers space & room
- Upgrade 1 of 3 (the oldest) Science lab
- Provide a dedicated and adequate nurse's suite (privacy issues)
- Upgrade Library / Media Center
- Larger Central Kitchen (serves all 4 buildings)
- Improve Parent Pickup and Drop-off Configuration
- Relocate locker rooms to Gym level (ADA access)
- Update network infrastructure for technology

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Program Improvement Summary – MS

Priority 1: continued ...

- Provide more Storage
- Replace Central Receiving area for District

Priority 2:

- Expand Cafeteria to allow larger groups to be seated
- Provide Commons Space for project based learning adjacent to each grade level cluster
- Lightly Renovate classroom space and other areas to update to 21st century standards (finishes, casework, etc...)

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Program Improvement Summary – HS

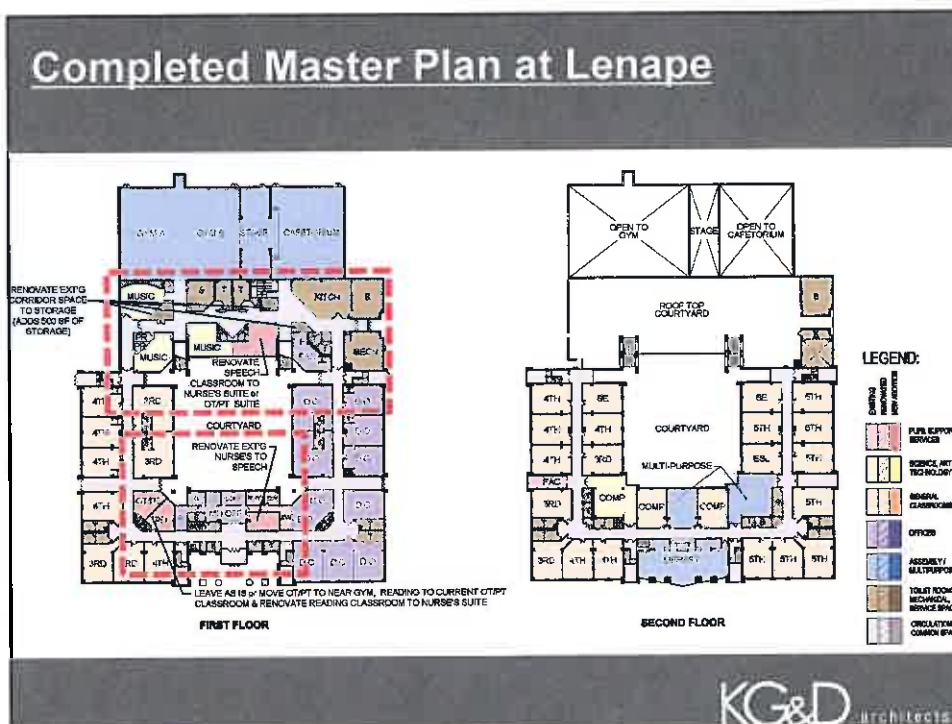
Priority 1:

- Provide 5 additional classrooms
- Relocate and expand Guidance suite adjacent to cafeteria (adds 1 classroom to above addition)
- Provide more storage

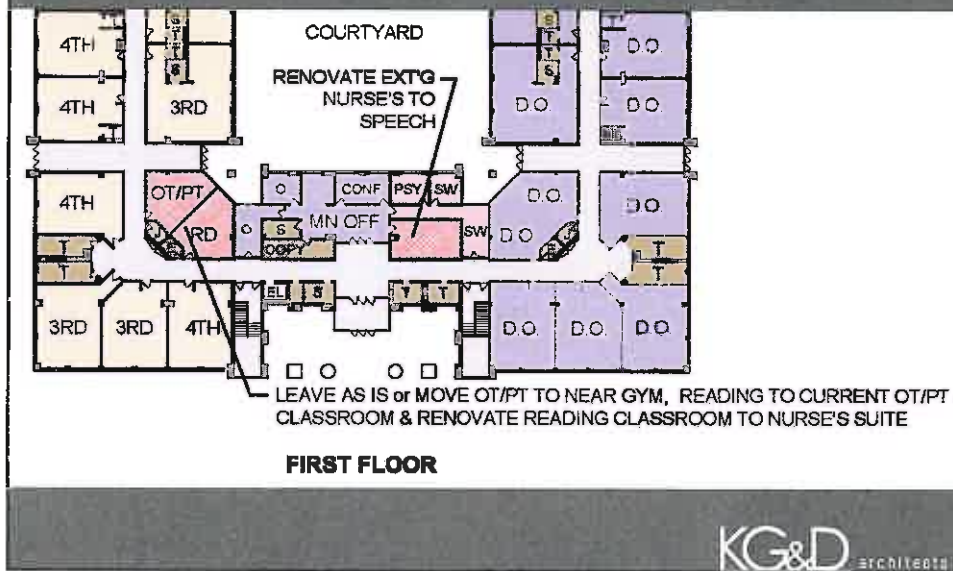
Priority 2:

- Renovate locker rooms
- Improve security at main office area
- Upgrade and expand Library / Media Center
- Upgrade and reconfigure Home and Careers Room
- Upgrade Life Skills room
- *Provide more playing fields

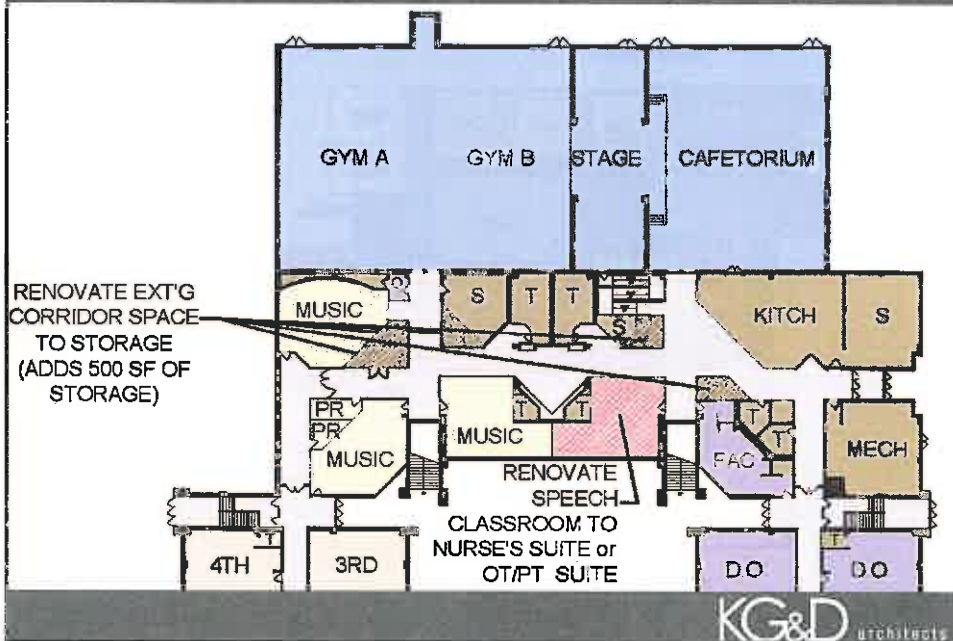
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Completed Master Plan at Lenape



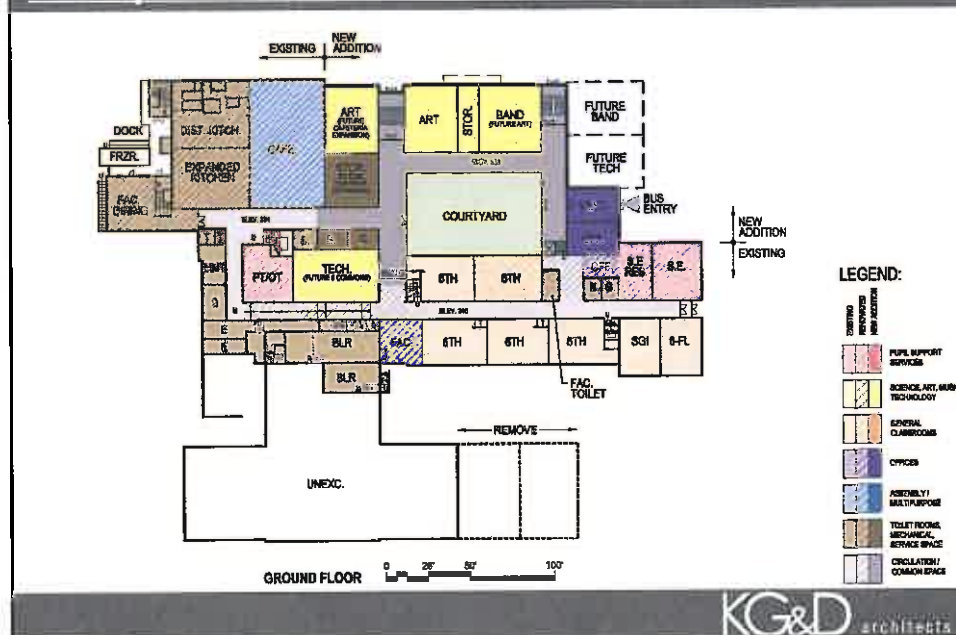
Completed Master Plan at Lenape

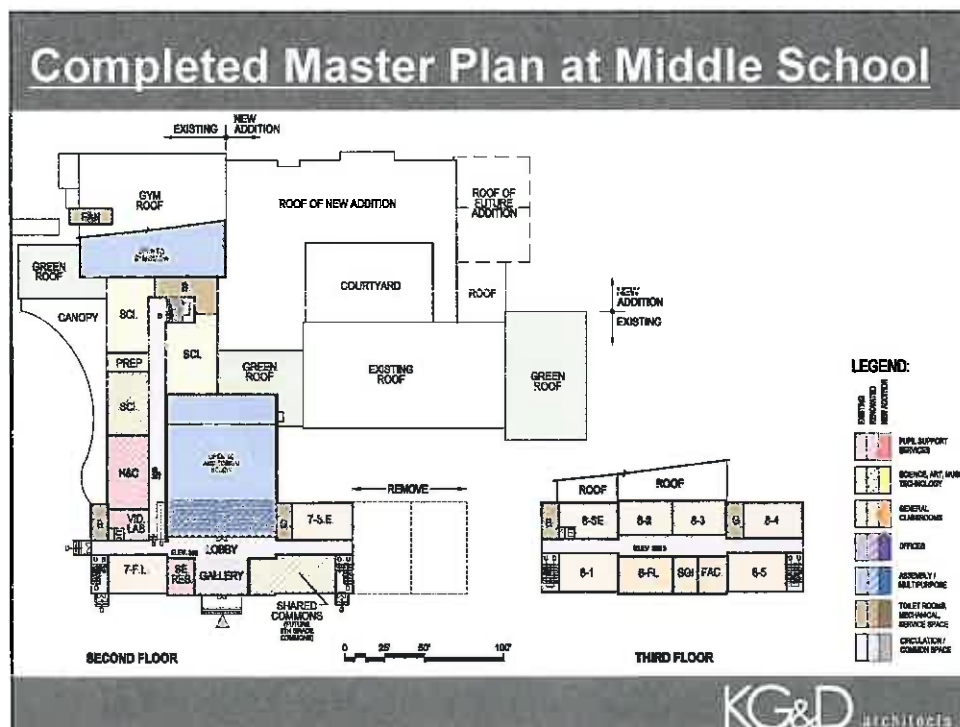
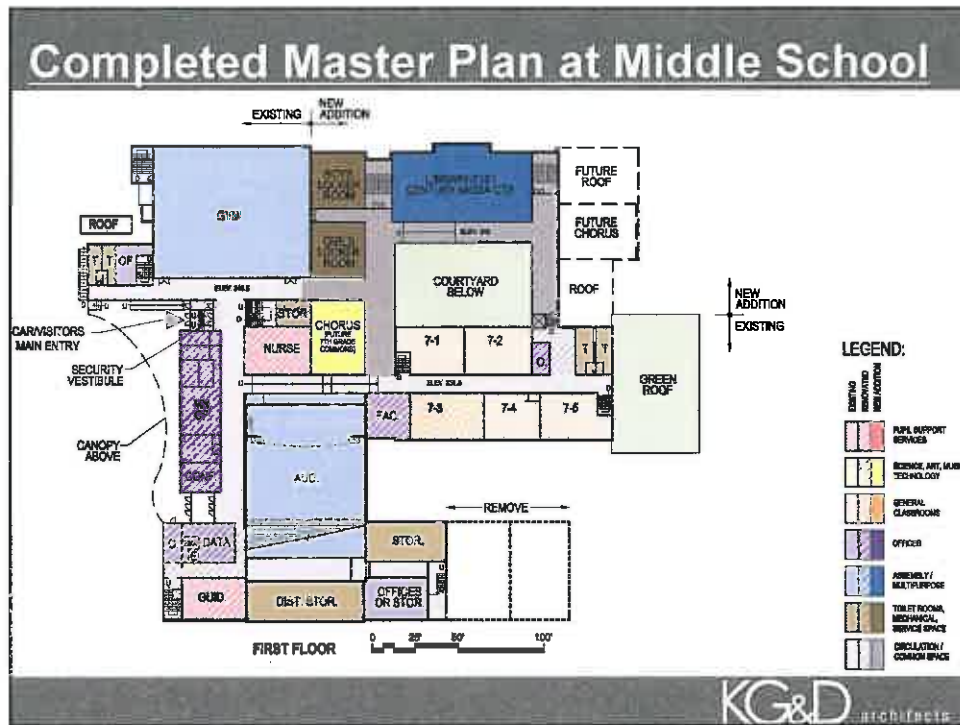


Completed Master Plan at Lenape



Completed Master Plan at Middle School





Completed Master Plan at Middle School

40 ADDED PARKING SPACES

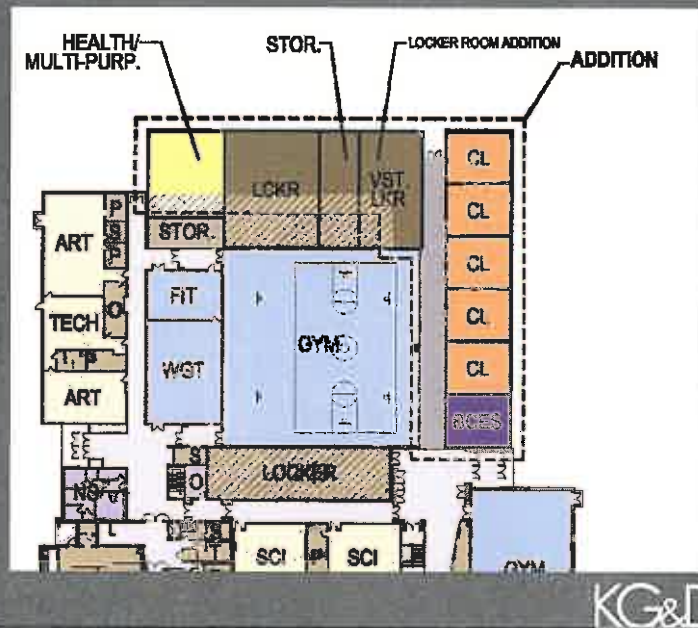
COURTYARD BELOW

STUDENT ENTRY FROM GYMNASIUM BACK

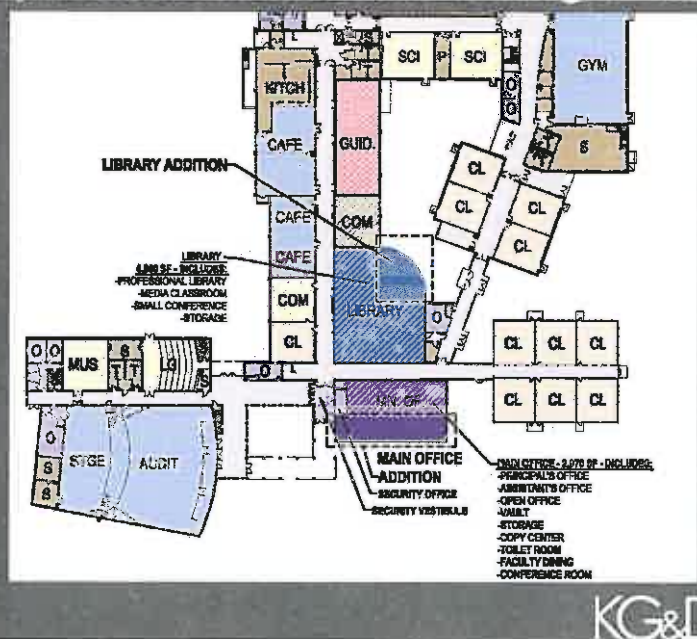
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Completed Master Plan at High School



Completed Master Plan at High School



Completed Master Plan at High School



Master Plan Financial Summary:

**Note: Budget in 2013 dollars*

Duzine.....	\$6.1
Lenape.....	\$5.0
Middle School...	\$38.9
High School.....	\$21.3

TOTAL.....\$71.4

Expected Aid....	\$38.8
Net Cost.....	\$32.5

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Implementation Options:

**Note: Construction values escalated to year of bid*

Option 1:

Phase 1 - Complete the full master plan scope at the middle school (Bond: \$41.3)

Phase 2 – Complete the full master plan at the other 3 schools (Bond: \$40.6)

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Implementation Options:

**Note: Construction values escalated to year of bid*

Option 2:

Phase 1 - Complete high priority infrastructure work at all 4 schools (Bond: \$32.1)

Phase 2 – Complete lower priority infrastructure and educational improvements at all 4 schools (Bond: \$51.1)

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Implementation Options:

**Note: Construction values escalated to year of bid*

Option 3:

Phase 1 - Complete high priority infrastructure and high priority educational improvements at all 4 schools (Bond: \$54.9)

Phase 2 – Complete the balance of the master plan at all 4 schools (Bond: \$26.9)

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Next Steps:

Meeting / Task	Dates	Agenda
MAY VOTE OPTION		
BOE Meeting	2/5/2014	BOE to review Draft Master Plan and discuss implementation options
BOE Meeting	2/26/2014	BOE to adopt Master Plan further discuss implementation options and commence SEQRA process
BOE Meeting	3/19/2014	BOE to adopt an implementation plan
Special BOE Meeting	3/26/2014	BOE to conclude SEQRA process and pass resolution to conduct a bond referendum with a defined scope and budget
Facilities Committee Meeting	4/9/2014	Develop Communications Plan
BOE Meeting	4/23/2014	Additional Presentation of Implementation Option
Facilities Committee Meeting	5/7/2014	Develop key messages for Communications Plan
Bond / Budget Vote	5/20/2014	

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