

Newburgh Enlarged City School District

November 28th 2017 Presentation

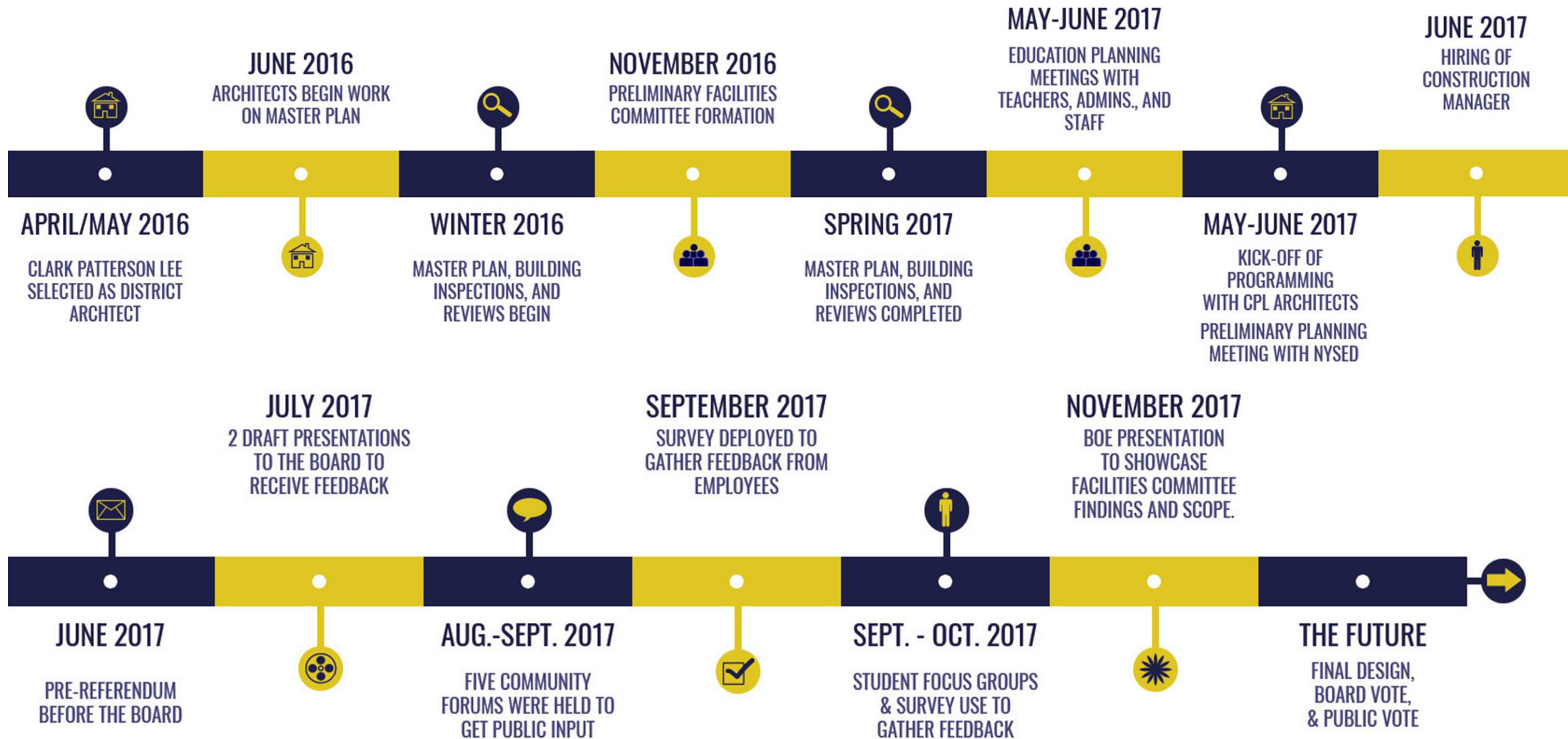


BECOMING FUTURE READY...NOW

INTRODUCTION & APPRECIATION

Newburgh Board of Education Members
Superintendent and Central Administration
Architect and Engineering Professionals
Construction Management Professionals
Newburgh School Community Civic Leaders
Construction Labor Administration
Newburgh School Administrator Association (NSAA)
Civil Service Employee Association (CSEA)
Newburgh Teachers Association (NTA)
Fiscal Capital Market Advisor
Public Relations/ Media Specialists

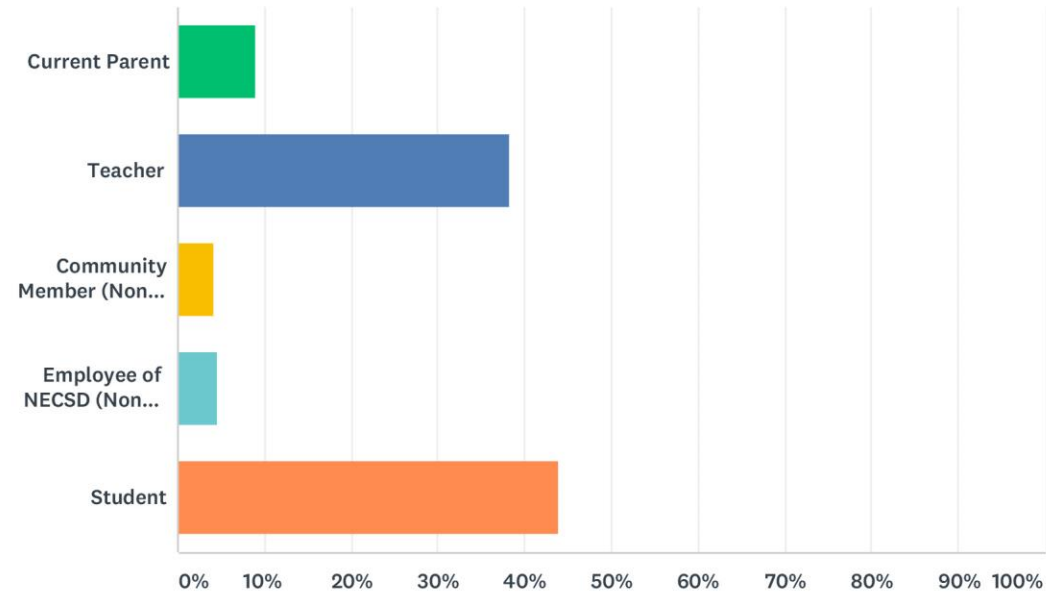
TIMELINE



SURVEY RESULTS

Q20 What is your role in the NECSD Community?

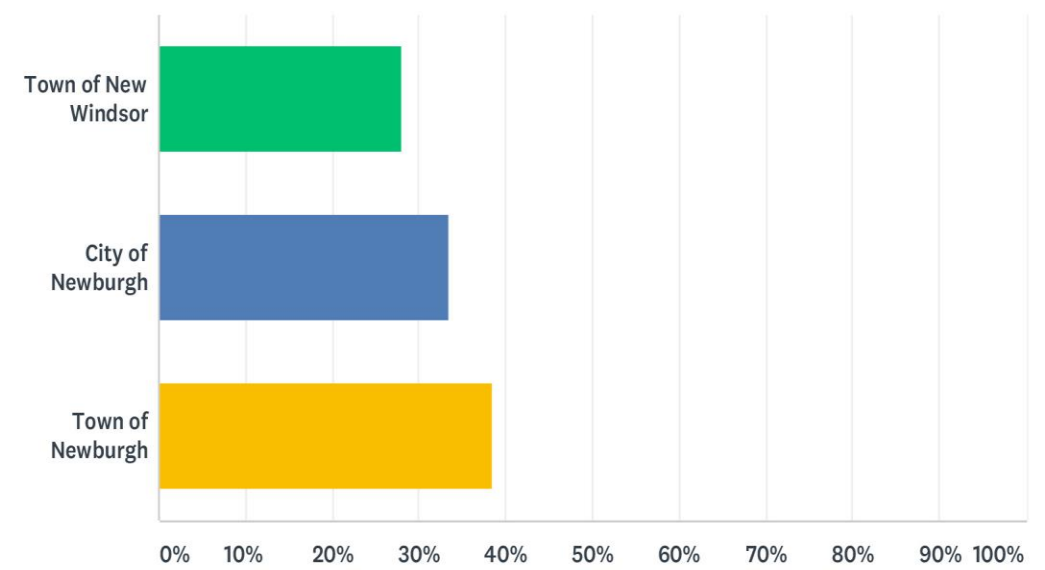
Answered: 853 Skipped: 26



ANSWER CHOICES	RESPONSES	
Current Parent	9.03%	77
Teacher (Including NSAA)	38.34%	327
Community Member (Non Parent)	4.10%	35
Employee of NECSD (Non Teacher)	4.57%	39
Student	43.96%	375
TOTAL		853

Q21 What part of the NECSD Community are you from?

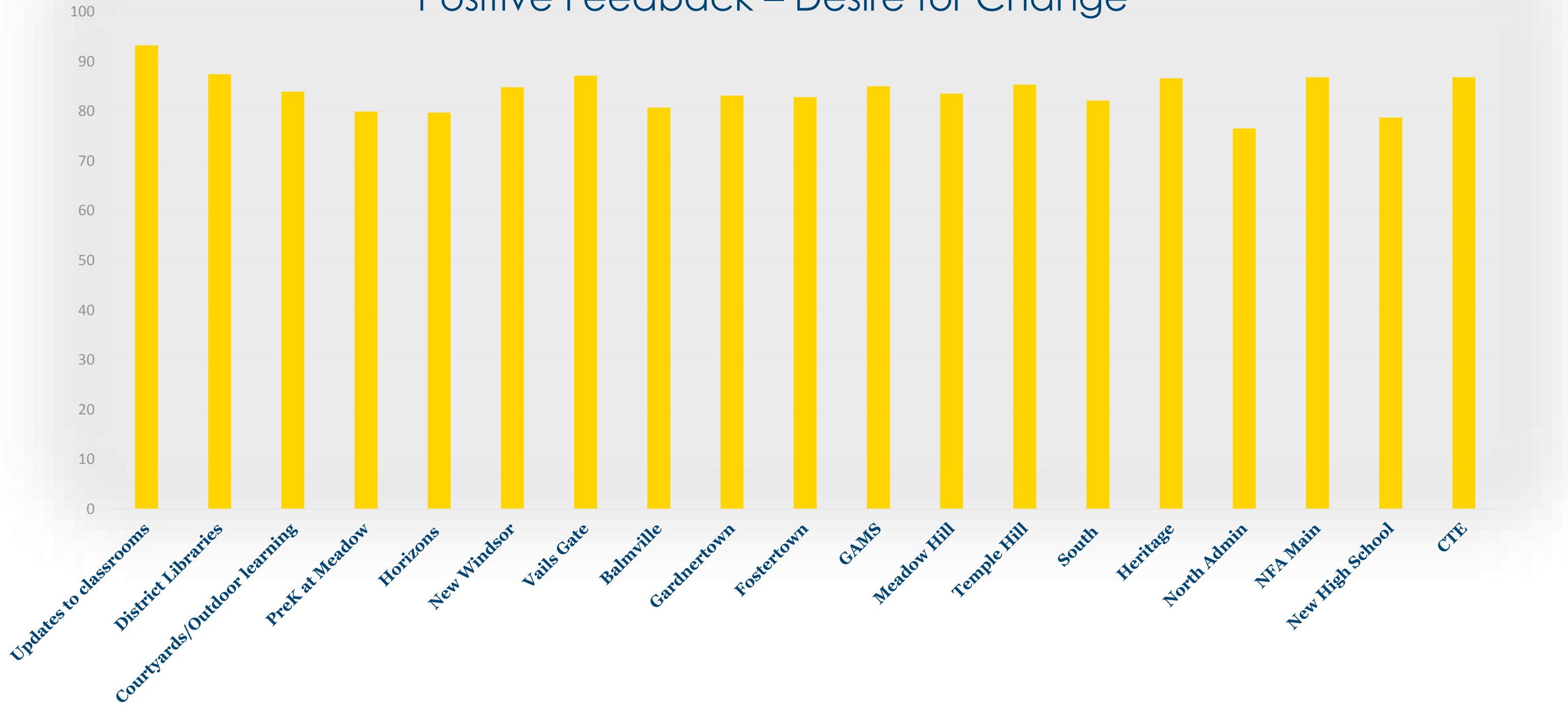
Answered: 772 Skipped: 107



ANSWER CHOICES	RESPONSES	
Town of New Windsor	27.98%	216
City of Newburgh	33.55%	259
Town of Newburgh	38.47%	297
TOTAL		772

SURVEY RESULTS

Positive Feedback – Desire for Change



THE FIRST OF TWO VISIONS FOR OUR SCHOOLS

1

Initial Research
& Findings

Possibility of
Phasing

Two Capital Project Vision Referendum Proposals



DEMOLISH EXISTING TOWER ADDITION
(3) STORY STRUCTURE THAT REQUIRES
HAZ MAT ABATEMENT)
- 1ST FLOOR = 4310 SF
- 2ND FLOOR = 4610 SF (INCLUDES SHED)
- 3RD FLOOR = 4310 SF

NEW ADDITION
(LOWER LEVEL)
= 1,900 SF

LINE OF NEW
ADDITION ABOVE,
TYPICAL

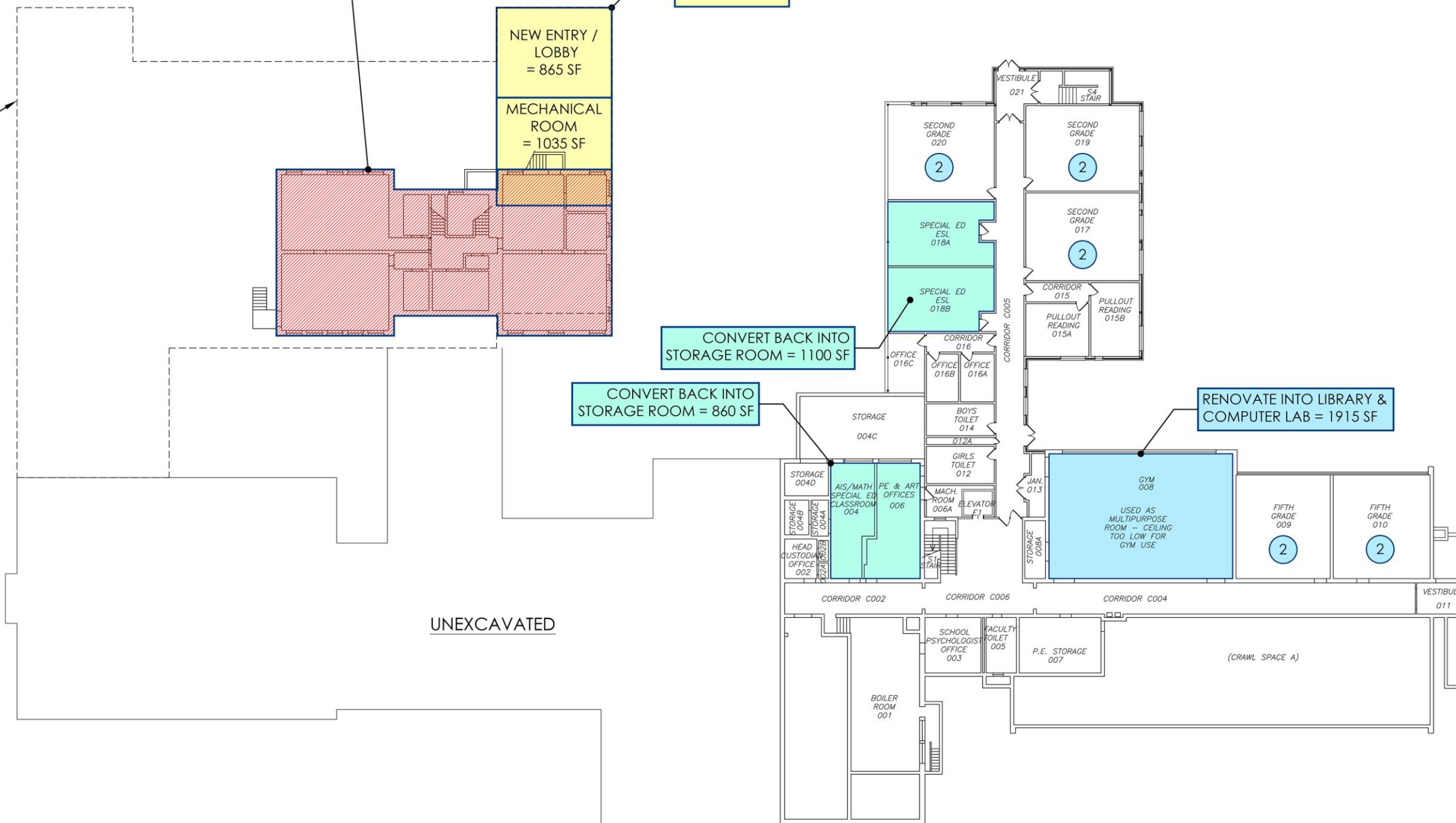
NEW ENTRY /
LOBBY
= 865 SF

MECHANICAL
ROOM
= 1035 SF

CONVERT BACK INTO
STORAGE ROOM = 1100 SF

CONVERT BACK INTO
STORAGE ROOM = 860 SF

RENOVATE INTO LIBRARY &
COMPUTER LAB = 1915 SF



LOWER LEVEL



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
- 2 NEW FURNITURE & PAINT
- 3 NEW FURNITURE, PAINT,
FLOORING, & CEILING
(WITH ACOUSTICAL
TREATMENT)

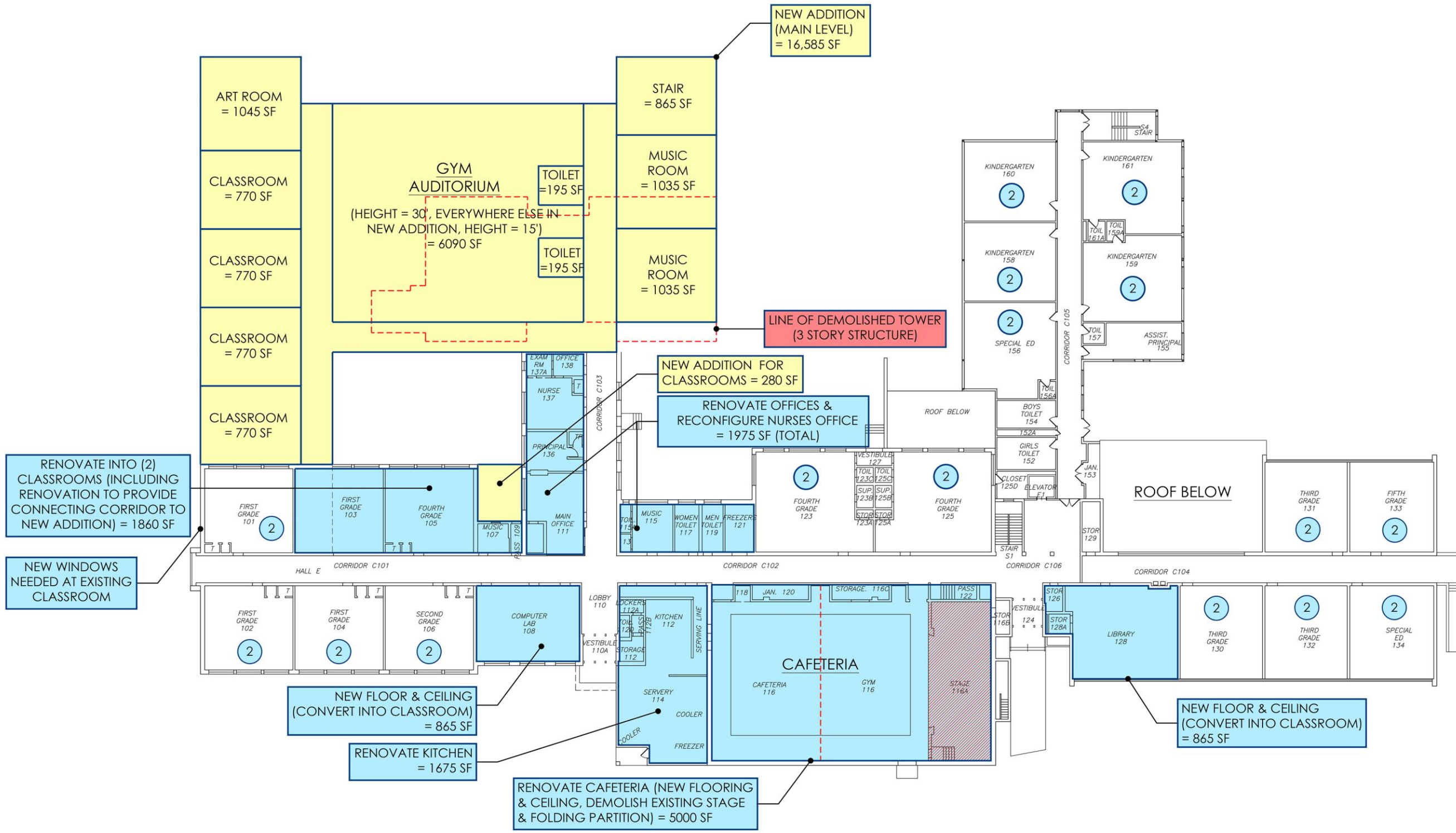
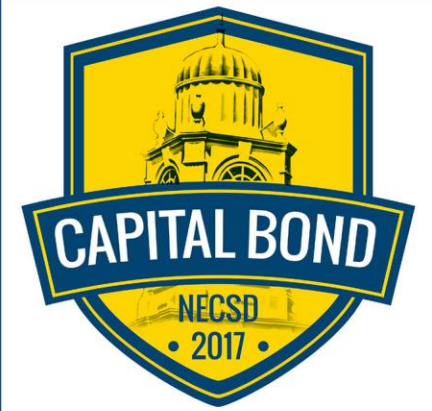
* NEW FURNITURE WILL BE PROVIDED
VIA STATE CONTRACT PURCHASE

* PAINTING WILL BE PROVIDED BY
DISTRICT PERSONNEL

DRAFT

NEW
WINDSOR
SCHOOL

Scale: N.T.S.



MAIN LEVEL

NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION (No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- ① NEW FURNITURE
- ② NEW FURNITURE & PAINT
- ③ NEW FURNITURE, PAINT, FLOORING, & CEILING (WITH ACOUSTICAL TREATMENT)

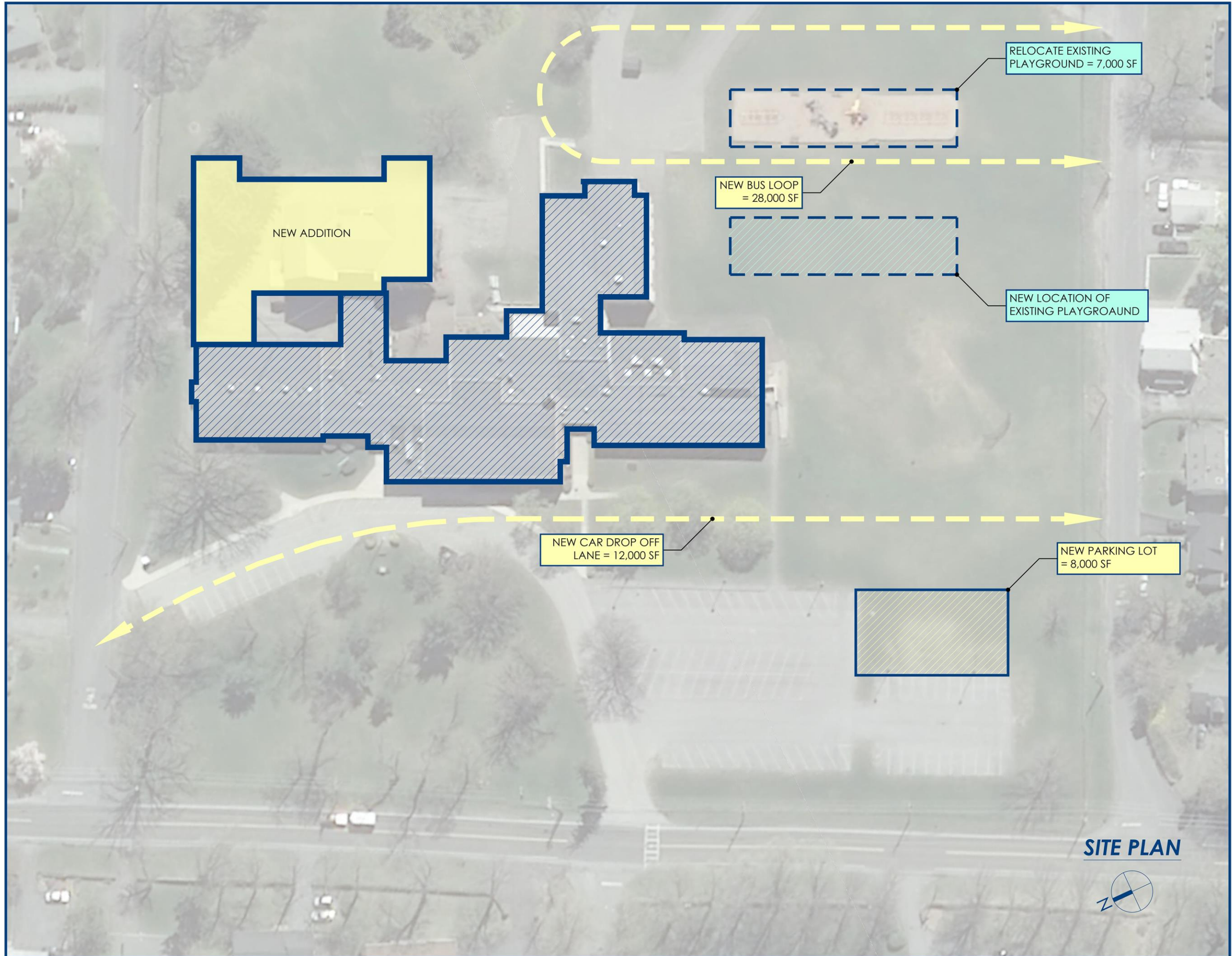
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DRAFT

NEW
WINDSOR
SCHOOL

Scale: N.T.S.



SITE PLAN



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee the Palombo Group

NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

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DRAFT

**NEW
WINDSOR
SCHOOL**

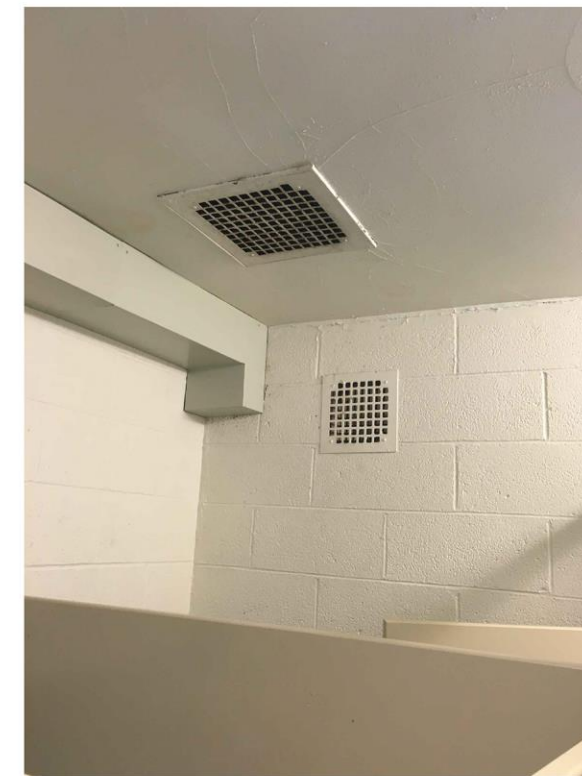
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BUILDING CONDITION SURVEY - SCOPE OF WORK



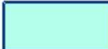

- REPAIR/REPLACE CONCRETE SIDEWALKS & STAIRS
- REPLACE 1954 PLUMBING FIXTURES W/ ADA COMPLIANT FIXTURES
- REPLACE AIR HANDLING UNITS SERVING CAFETERIA
 - REPLACE FIN TUBE RADIATION
- REPLACE EXHAUST GRILLES IN 1954 BATHROOMS



EXAMPLE SCOPE OF WORK PHOTOS



NEW WORK LEGEND:

-  NEW CONSTRUCTION
-  RENOVATION
-  PROGRAM CONVERSION
(No New Construction)
-  DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
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DRAFT

EXISTING CLASSROOM COUNT = 23
(EXCLUDING TOWER CLASSROOMS)
PROPOSED CLASSROOM COUNT = 35
NET GAIN = +9

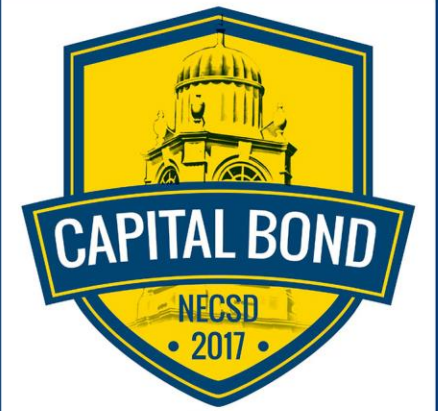
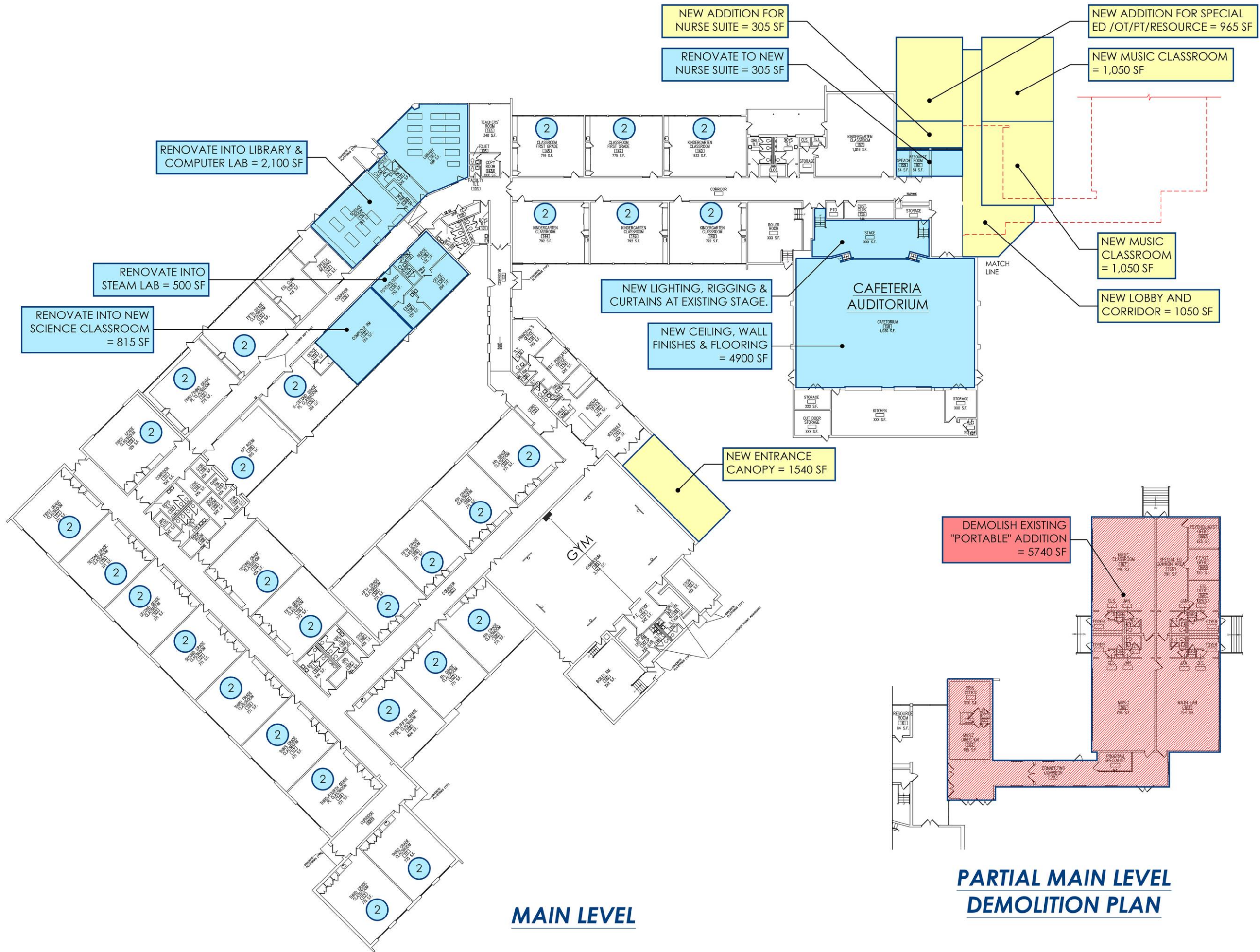
ESTIMATED COST:
\$8,844,275

**NEW
WINDSOR
SCHOOL**

NEW WINDSOR WORKSHOP DISCUSSION



VAILS GATE ELEMENTARY SCHOOL



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee the Palombo Group

NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

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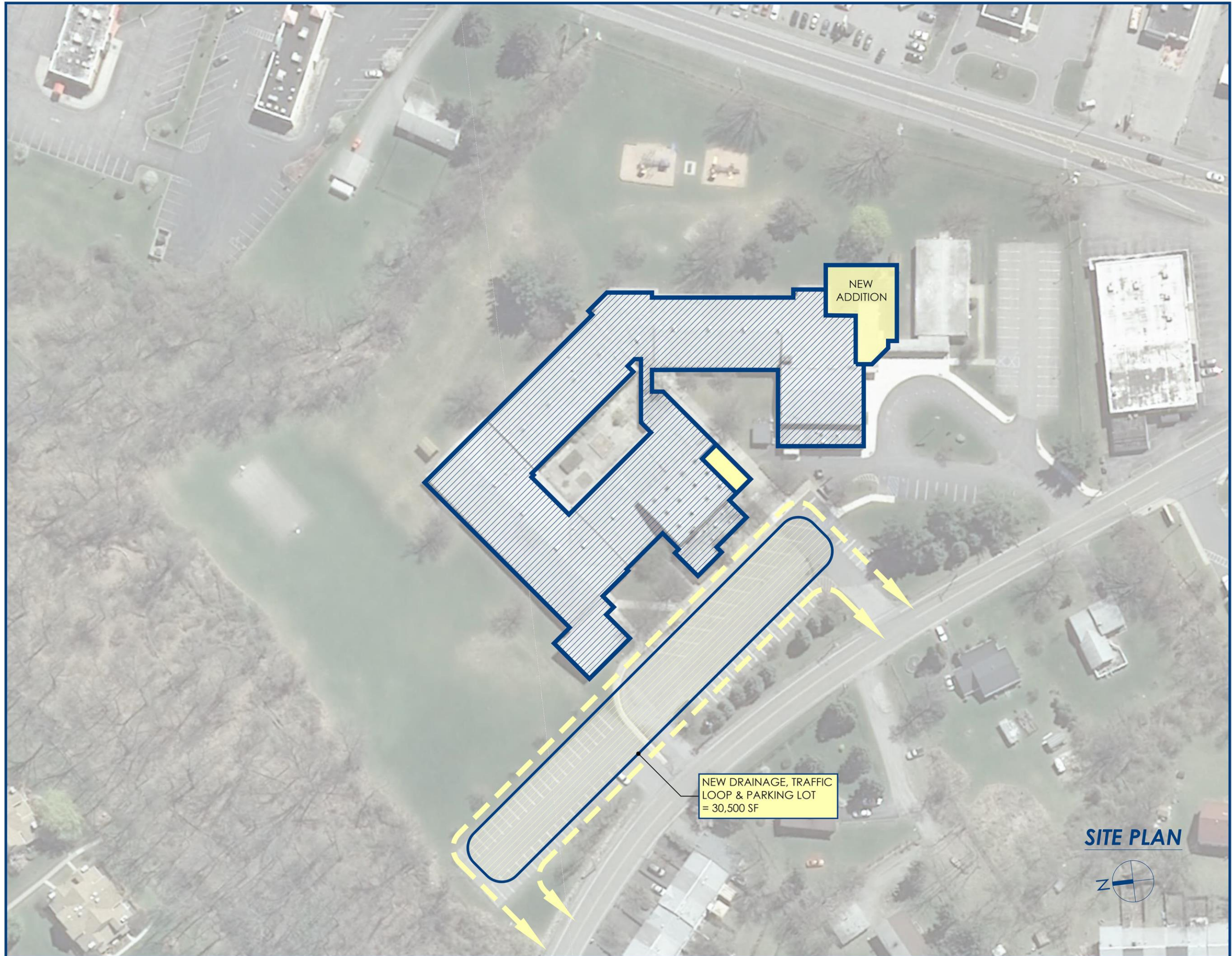
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DRAFT

VAILS GATE
ELEMENTARY
SCHOOL

Scale: N.T.S.



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee ARCHITECTURE ENGINEERING PLANNING the Palombo Group

NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

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DRAFT

**VAILS GATE
ELEMENTARY
SCHOOL**

Scale: N.T.S.

BUILDING CONDITION SURVEY - SCOPE OF WORK

- REPLACE CONCRETE SIDEWALK AROUND BUS LOOP
- REPAIR/REBUILD CMU MASONRY BEARING WALL IN BOYS LOCKER ROOM
 - NEW INDIRECT DRAIN LINES AT KITCHEN SINKS
- REPLACE ELECTRICAL SUB PANELS & UPGRADE RELATED WIRING
- REPLACE FREEZER CONDENSER UNITS & FENCE AREA



EXAMPLE SCOPE OF WORK PHOTOS



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

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DRAFT

EXISTING CLASSROOM COUNT = 33
(INCLUDING PORTABLES)
PROPOSED CLASSROOM COUNT = 34
NET GAIN = +1

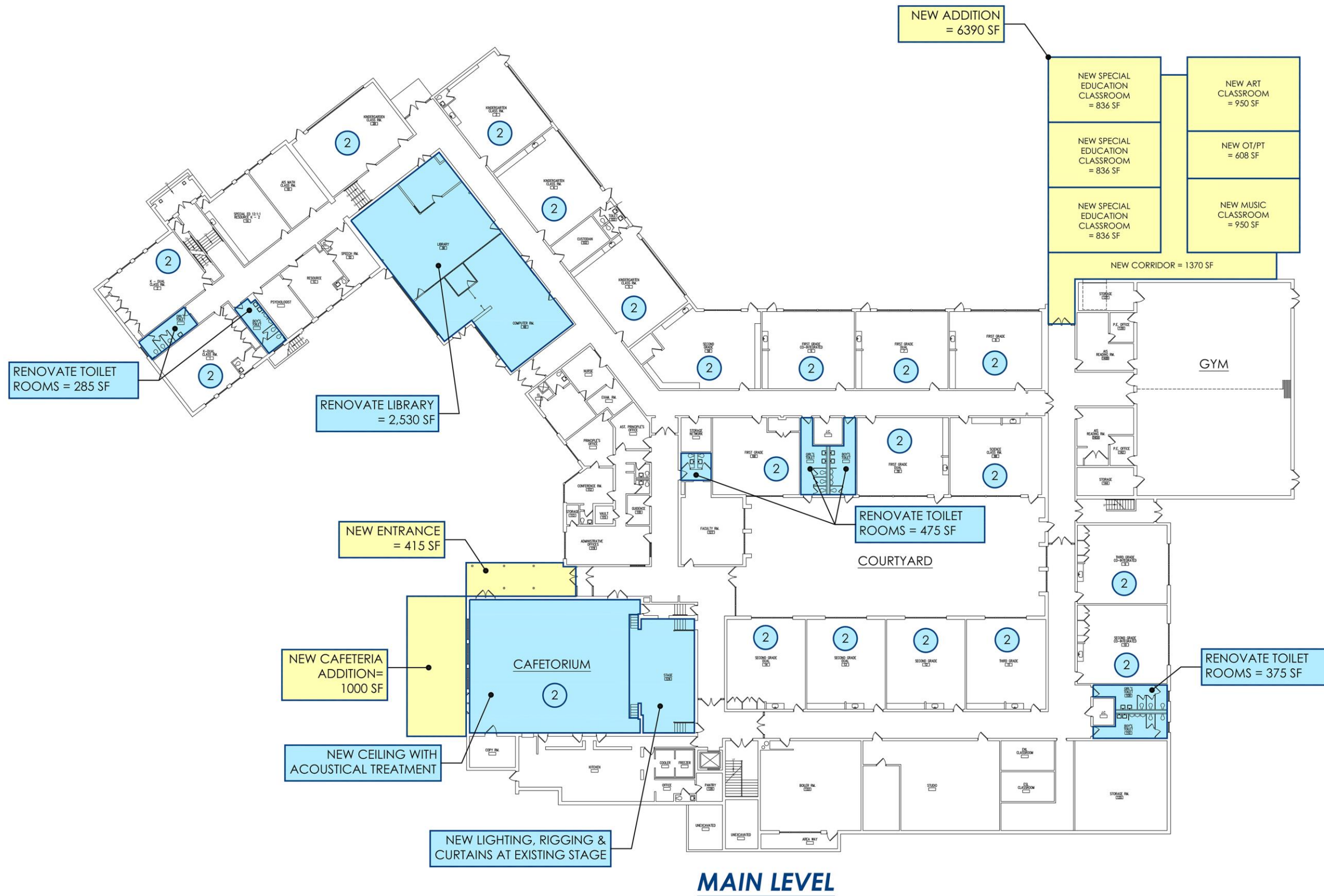
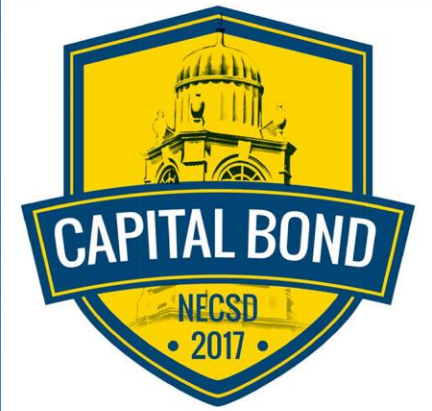
ESTIMATED COST
\$4,045,700

**VAILS GATE
ELEMENTARY
SCHOOL**

VAILS GATE WORKSHOP DISCUSSION



FOSTERTOWN ELEMENTARY SCHOOL



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION (No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

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DRAFT

MAIN LEVEL

FOSTERTOWN
ELEMENTARY
SCHOOL

Scale: N.T.S.

BUILDING CONDITION SURVEY - SCOPE OF WORK

- GRIND OR REPLACE SIDEWALK FROM BUS LOOP TO MAIN ENTRANCE
- REPLACE CONCRETE SECTION & REPLACE TRENCH DRAIN AT SECOND FLOOR ENTRANCE LANDING
- INSTALL NEW WATERPROOFING TO FOUNDATION WALL AT KITCHEN
- REPLACE CONCRETE STEPS AT DOORS TO PLAYGROUND AT (2) LOCATIONS
 - REPLACE (4) ROOFTOP UNITS
 - REPLACE ROOFTOP CONDENSER UNITS
 - REPLACE AIR HANDLER SERVING CAFETERIA
- ADD PROPER VENTILATION IN BASEMENT & SMALL STAFF ROOMS



EXAMPLE SCOPE OF WORK PHOTOS



NEW WORK LEGEND:

- NEW CONSTRUCTION
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- PROGRAM CONVERSION (No New Construction)
- DEMOLITION

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DRAFT

EXISTING CLASSROOM COUNT = 30
PROPOSED CLASSROOM COUNT = 35
NET GAIN = +5

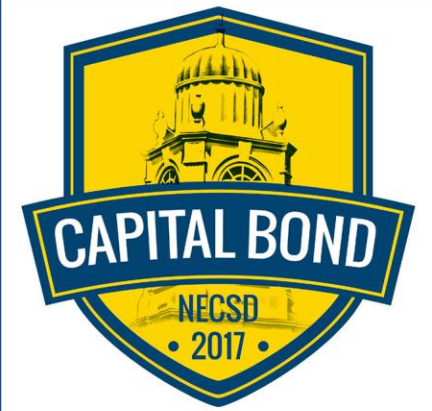
ESTIMATED COST
\$4,981,475

FOSTERTOWN
ELEMENTARY
SCHOOL

FOSTERTOWN WORKSHOP DISCUSSION

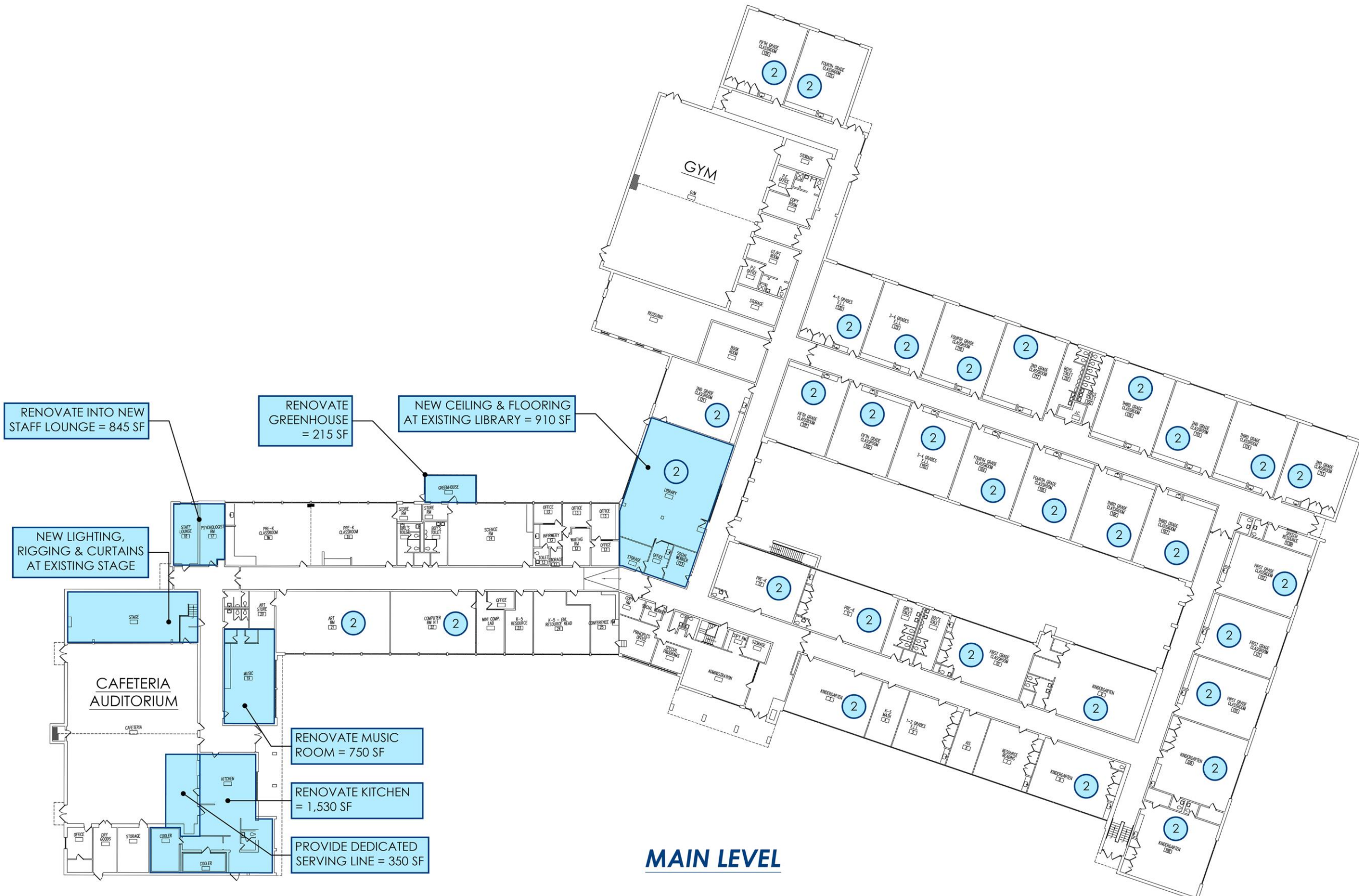


GARDNERTOWN ELEMENTARY SCHOOL



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee the Palombo Group
ARCHITECTURE ENGINEERING PLANNING



RENOVATE INTO NEW STAFF LOUNGE = 845 SF

RENOVATE GREENHOUSE = 215 SF

NEW CEILING & FLOORING AT EXISTING LIBRARY = 910 SF

NEW LIGHTING, RIGGING & CURTAINS AT EXISTING STAGE

RENOVATE MUSIC ROOM = 750 SF

RENOVATE KITCHEN = 1,530 SF

PROVIDE DEDICATED SERVING LINE = 350 SF

MAIN LEVEL

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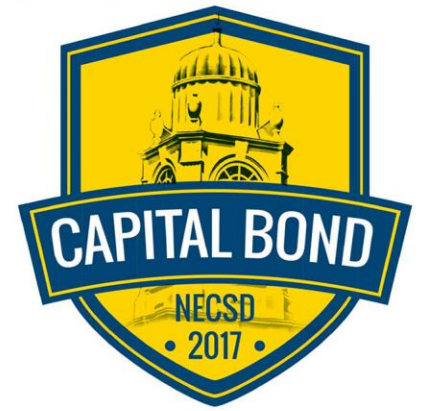
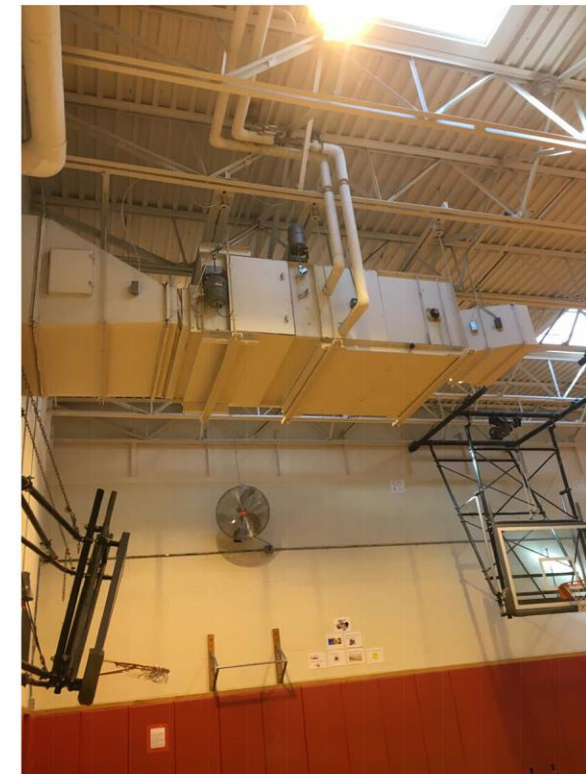
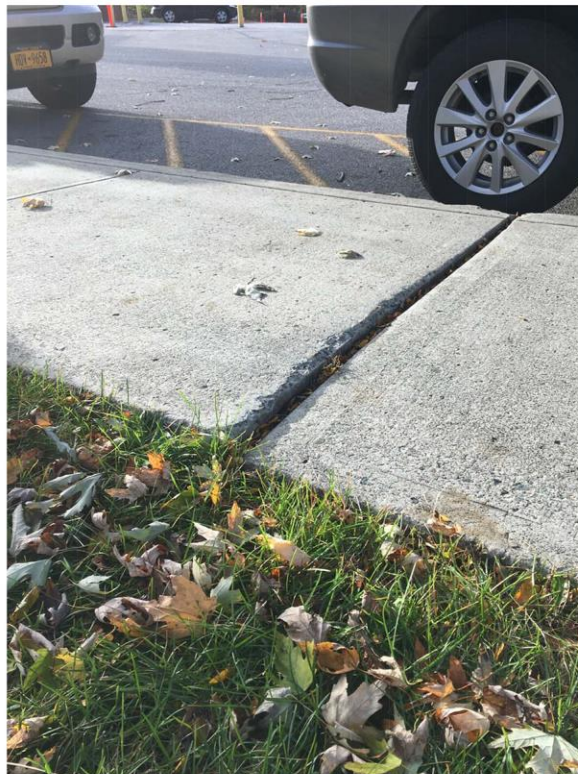
DRAFT

**GARDNERTOWN
ELEMENTARY
SCHOOL**

Scale: N.T.S.

BUILDING CONDITION SURVEY - SCOPE OF WORK

- REPLACE AREAS OF CONCRETE SIDEWALK AND DOOR PADS
 - CLEAR TREE LINE ALONG SPORTS FIELD BOUNDARY
 - UPGRADE ELECTRICAL SUB PANELS
 - REPLACE PIPES & REPOINT SUMP PUMP
- REPLACE REFRIGERATOR CONDENSING EQUIPMENT
 - REPLACE VENT FAN IN BASEMENT NEXT TO KILN
- REPLACE AIR HANDLING UNITS SERVING CAFETERIA & GYM
- REPLACE AIR HANDLING UNITS IN GYM (CONSIDER RELOCATING UNITS TO EXTERIOR)
 - REPLACE EXHAUST FAN #14



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DRAFT

EXISTING CLASSROOM COUNT = 38
PROPOSED CLASSROOM COUNT = 38
NET GAIN = 0

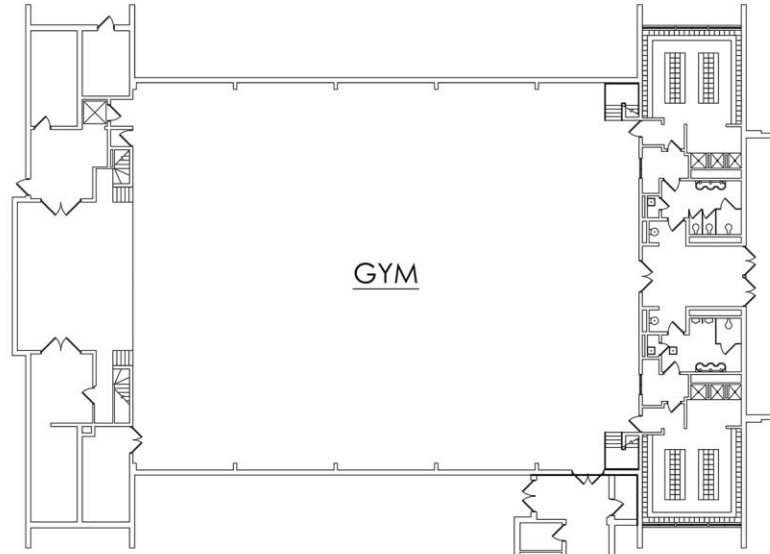
ESTIMATED COST
\$1,248,600

GARDNERTOWN
ELEMENTARY
SCHOOL

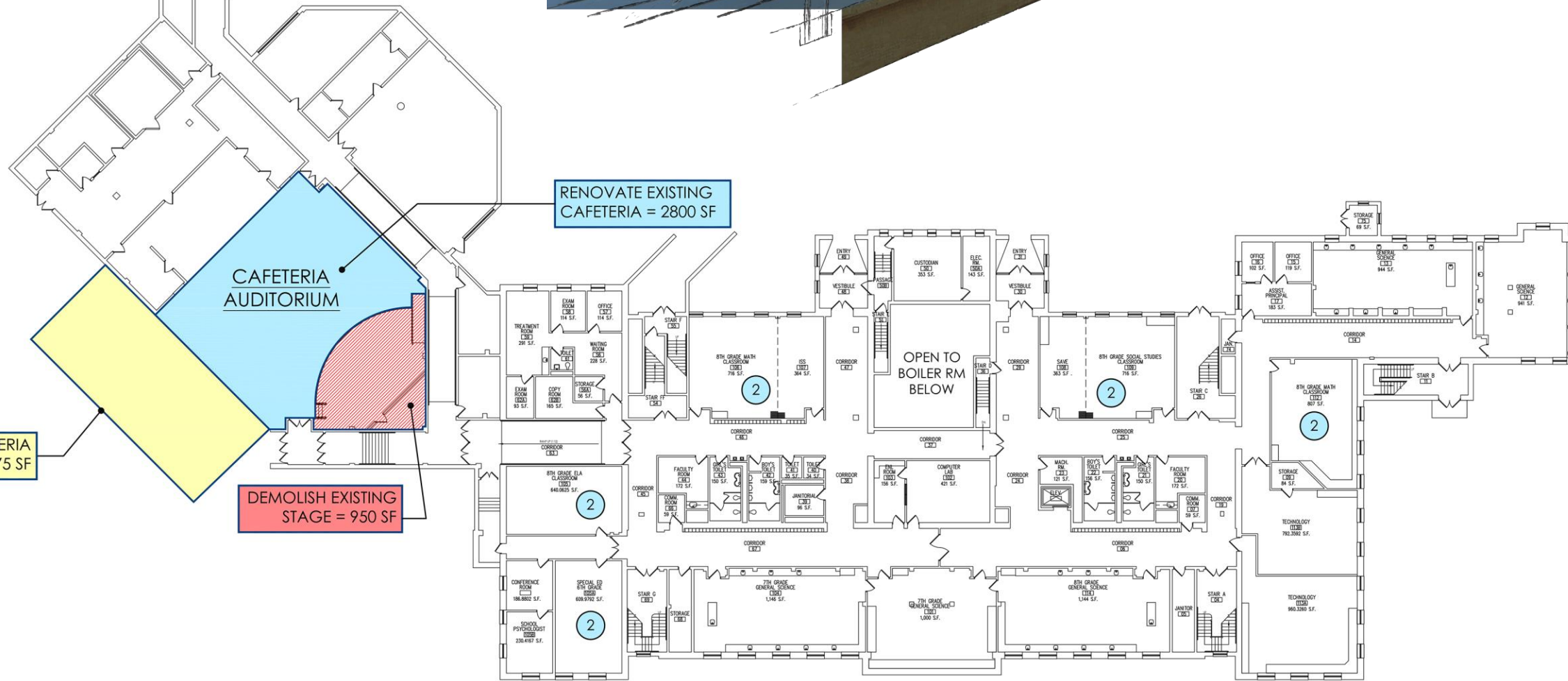
GARDNERTOWN WORKSHOP DISCUSSION



HERITAGE MIDDLE SCHOOL



GYM



RENOVATE EXISTING
CAFETERIA = 2800 SF

NEW CAFETERIA
ADDITION = 1,975 SF

DEMOLISH EXISTING
STAGE = 950 SF

OPEN TO BOILER RM
BELOW

GROUND FLOOR

Clark Patterson Lee
ARCHITECTURE ENGINEERING PLANNING

the Palumbo Group

NEW WORK LEGEND:

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(No New Construction)
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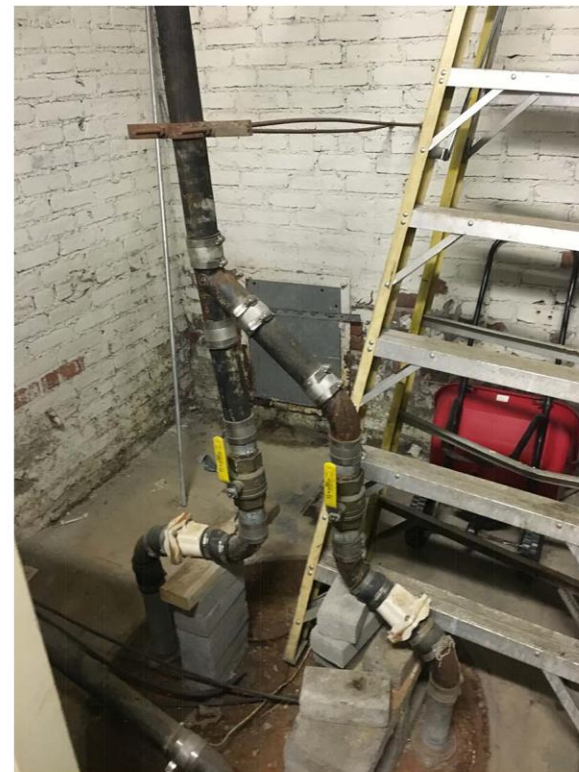
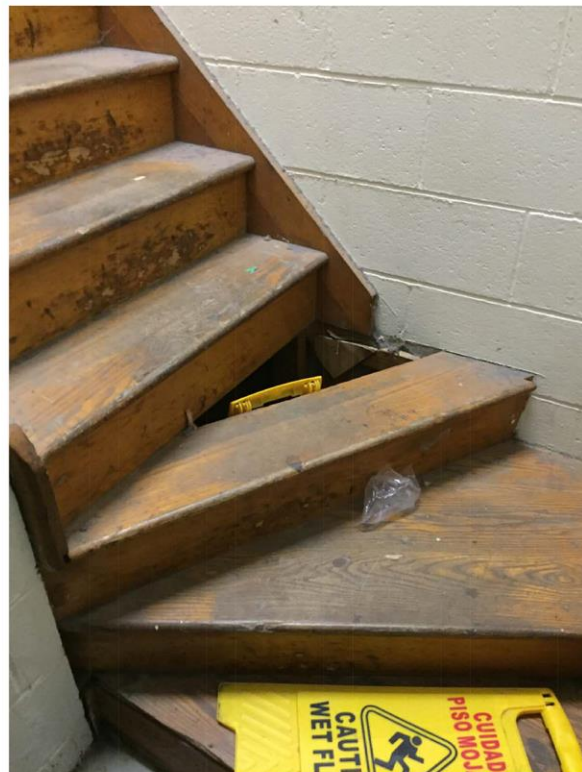
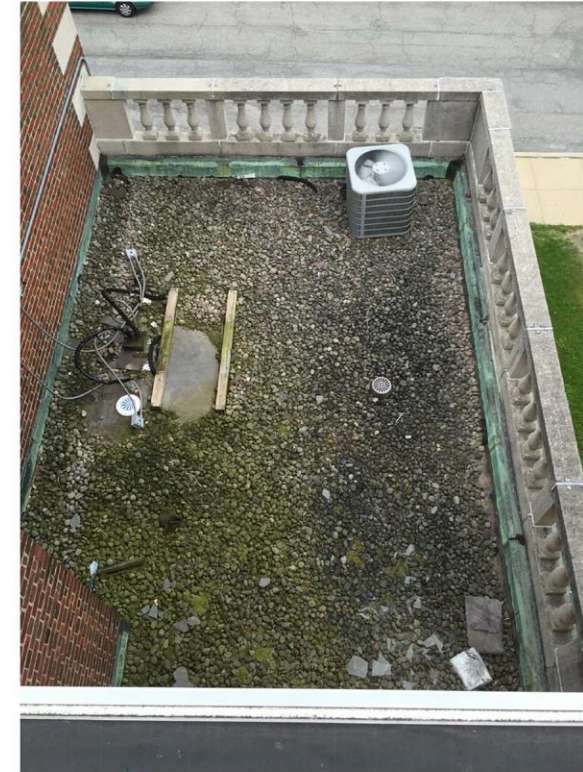
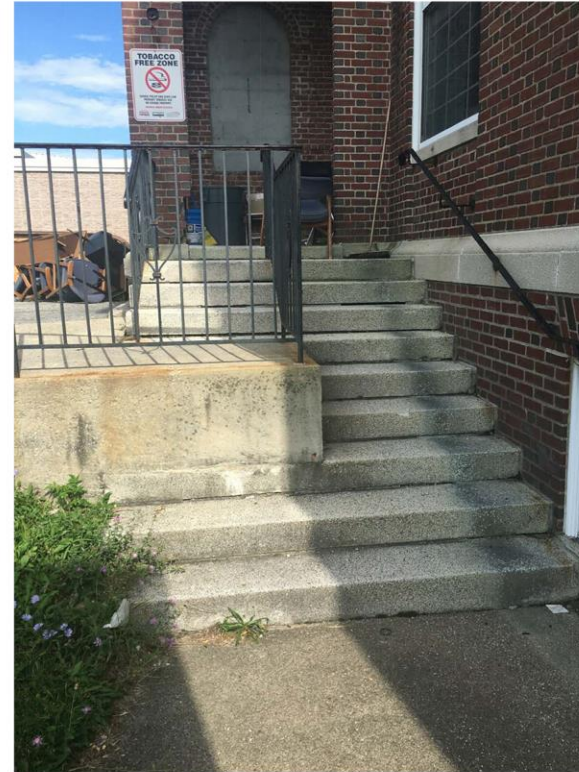
* PAINTING WILL BE PROVIDED BY DISTRICT PERSONNEL

D R A F T

HERITAGE
MIDDLE
SCHOOL

Scale: N.T.S.

EXAMPLE SCOPE OF WORK PHOTOS



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee the Palombo Group
ARCHITECTURE ENGINEERING PLANNING

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(No New Construction)
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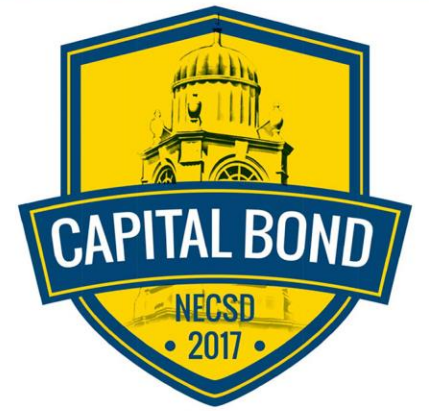
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DRAFT



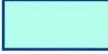

HERITAGE
MIDDLE
SCHOOL

BUILDING CONDITION SURVEY - SCOPE OF WORK

- ADD DRAINAGE STRUCTURES TO AREA AROUND EXIT 11
- ADD TRENCH DRAIN IN CONCRETE BY EXIT 14 AND EXIT 15
 - REPAIR PIPE ALONG UNION AVENUE
 - ADD TRENCH DRAIN IN CONCRETE BY EXIT 17
- REPLACE CATCH BASIN LID BY MAIN ENTRANCE AND ADJUST CATCH BASINS TO ALLOW POSITIVE DRAINAGE
- REPOINT CATCH BASINS IN CORNERS OF RESERVED PARKING LOTS IN FRONT OF MAIN ENTRANCE AND ADD NEW ASPHALT
 - CLEAR AREA AROUND CULVERT BY MAIN ENTRANCE AND ADD WING WALLS AND RIPRAP
 - REPLACE SELECT AREAS OF CONCRETE SIDEWALKS
 - REPLACE CONCRETE DOOR PAD AT GYM DOOR
- REPOINT STAIRS & ADD NEW HANDRAILS AT TECHNOLOGY ROOM
- INSTALL NEW LINTELS IN 1927 PORTION OF BUILDING
 - PROVIDE NEW ROOF SYSTEM AT REAR ENTRIES
- PROVIDE NEW COPPER GUTTER SYSTEMS AND ASSOCIATED ITEMS
- PROVIDE (2) NEW SETS OF STAIRS TO STAGE AREA, INCLUDING NEW RAILINGS
 - REPLACE PIPING AND PUMPS TO SUMP PIT
- REPLACE DUST COLLECTOR AND ADD FENCE AROUND EQUIPMENT
 - ADD HVAC SYSTEM IN WEIGHT ROOM
- SERVICE CONTROLS ON DUCTS TO ENSURE PROPER FUNCTIONALITY AND REINSTALL INSULATION



NEW WORK LEGEND:

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(No New Construction)
-  DEMOLITION

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DRAFT

EXISTING CLASSROOM COUNT = 48
PROPOSED CLASSROOM COUNT = 48
NET GAIN = 0

ESTIMATED COST
\$2,322,000

**HERITAGE
MIDDLE
SCHOOL**

HERITAGE WORKSHOP DISCUSSION

RE-PURPOSE EXISTING **SOUTH MIDDLE SCHOOL** INTO



NEW COMMUNITY CENTER

STUDENTS WOULD TRANSFER TO NFA NORTH BUILDING

TRANSITIONING TO COMMUNITY CENTER

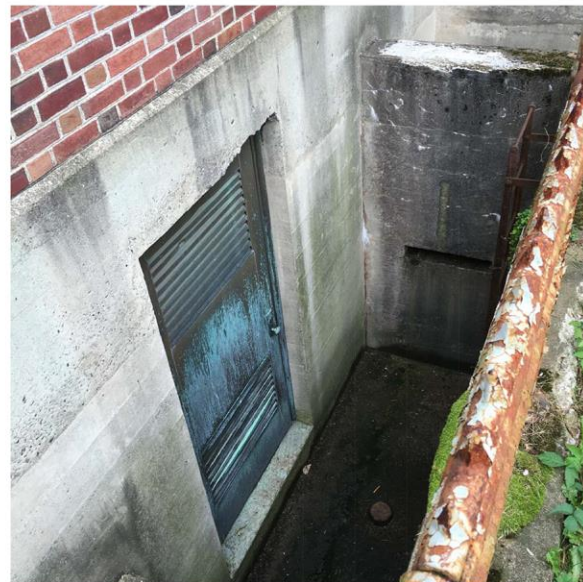
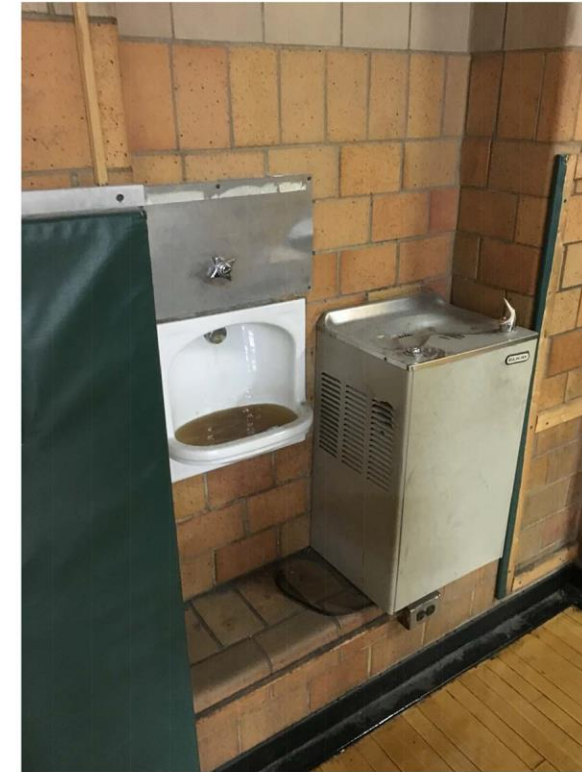
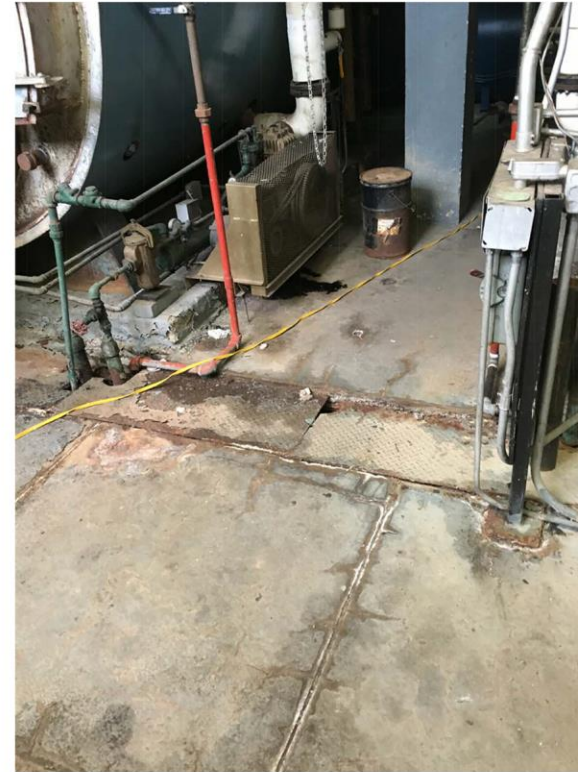
Sustainable investment into the South Middle School facility will allow for purposeful services in the form of a Newburgh Community Center

SERVICES MAY INCLUDE:

- Further expansion of the Newburgh Armory academic enrichment programs as they continue to grow
- Consolidate Adult Education programming (no longer need to lease current spaces)
- Career Center for Adults in the Newburgh Community
- Primary location of RISE
- Partnerships with SUNY Orange Wellness Center to offer free or discounted services
- Community Workshop seminars offering guidance and counseling for:
 - Substance Abuse Addiction
 - Stress Management
 - Domestic Violence
 - Bullying
 - New Parenting
 - Nutrition
- Further expansion of the Newburgh Armory academic enrichment programs as they continue to grow
- Construction of a Library of Resources (that support workshop series above) for the Greater Newburgh Community
- Partnerships with local Pediatric and Family Dentistry groups to offer quality diagnostic services
- Central community hub for Newburgh Basics Program
- Use of the Gymnasium for community adult fitness programs
- Explore the possibility as an Infant Enrichment and/or Early Learning Center for new parents

The Newburgh Enlarged City School District will continue to retain full and complete ownership of the current South Middle School facility and the surrounding property.

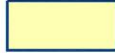

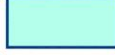

EXAMPLE SCOPE OF WORK PHOTOS



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee ARCHITECTURE ENGINEERING PLANNING the Palombo Group

NEW WORK LEGEND:

-  NEW CONSTRUCTION
-  RENOVATION
-  PROGRAM CONVERSION
(No New Construction)
-  DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
- 2 NEW FURNITURE & PAINT
- 3 NEW FURNITURE, PAINT, FLOORING, & CEILING
(WITH ACOUSTICAL TREATMENT)

* NEW FURNITURE WILL BE PROVIDED VIA STATE CONTRACT PURCHASE

* PAINTING WILL BE PROVIDED BY DISTRICT PERSONNEL

DRAFT

**SOUTH
MIDDLE
SCHOOL**

BUILDING CONDITION SURVEY - SCOPE OF WORK

- REPLACE WALL ABOVE '37 GYM
- REPAIR '37 CHIMNEY
- REPOINT & REPAIR ALL '37 VINTAGE PARAPETS ON ROOF
- REPLACE STAIRS & METAL GUARDS WITH VINYL & REPAINT HANDRAILS AT LOADING DOCK
- REPLACE HANDRAILS & COMPROMISED CONCRETE STAIRS AT CAFETERIA DOOR & COURTYARD
- REPLACE CONCRETE WALLS & CONCRETE STAIRS TO UNDER STAGE
- REPLACE DRAIN BODY & ROOF FLASHING TO ROOF DRAINS
- PROVIDE NEW ROOFING OVER STORAGE BUILDING
- REPLACE ELEVATOR EQUIPMENT
- REPLACE WATER DISTRIBUTION PIPING
- REPLACE DRAINAGE PIPING
- REPLACE INSULATION ON STORM DRAIN PIPES
- REPLACE GRATES, REPAIR PIT & REPLACE PIPING & PUMPS TO SUMP PIT
- NEW INDIRECT DRAINS TO KITCHEN SINKS
- REMOVE ABANDONED BOILER
- REPLACE CONDENSATE RECEIVER
- REPLACE BOILERS
- UPDATE RELIEF AIR SYSTEM
- REPLACE AIR HANDLERS & DUCTS SERVING GIRLS GYM & CAFETERIA
- RELOCATE EXHAUST FAN UNIT IN LOCKER/BATHROOM OF DANCE STUDIO
- REPLACE AIR HANDLER SERVING LOCKER ROOMS
- REPLACE AIR HANDLERS SERVING BOYS GYM
- MOVE KILN INTO A DEDICATED ROOM
- REPLACE SELECT HEATING PIPING
- RENOVATE TOILET ROOMS



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION (No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- ① NEW FURNITURE
- ② NEW FURNITURE & PAINT
- ③ NEW FURNITURE, PAINT, FLOORING, & CEILING (WITH ACOUSTICAL TREATMENT)

* NEW FURNITURE WILL BE PROVIDED VIA STATE CONTRACT PURCHASE

* PAINTING WILL BE PROVIDED BY DISTRICT PERSONNEL

DRAFT

EXISTING CLASSROOM COUNT = 47
PROPOSED CLASSROOM COUNT = 47
 NET GAIN = 0

ESTIMATED COST:
 \$3,004,600

SOUTH
 MIDDLE
 SCHOOL

COMMUNITY CENTER WORKSHOP DISCUSSION

RE-PURPOSE EXISTING NFA NORTH HIGH SCHOOL INTO

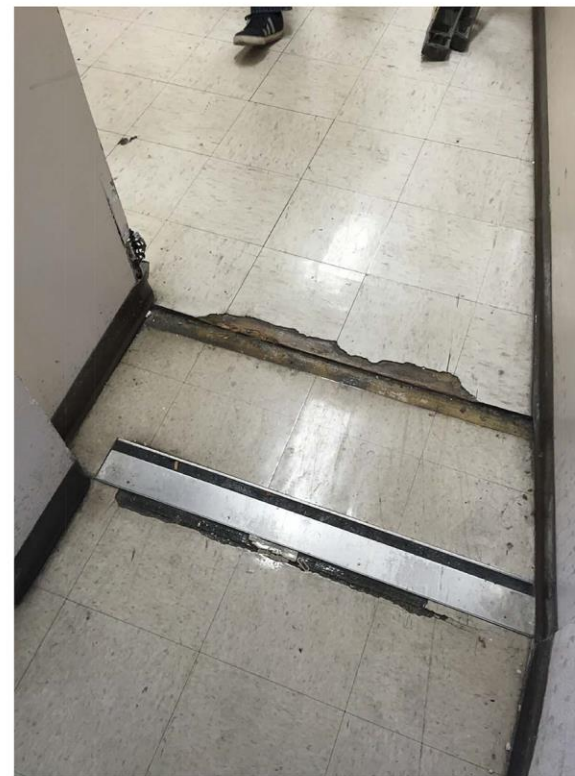
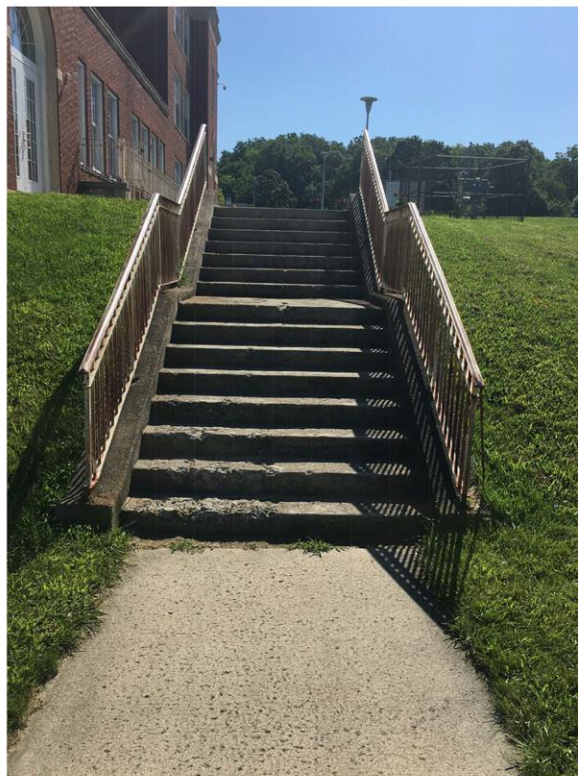
NEW MIDDLE SCHOOL

*STUDENTS WOULD TRANSFER TO NEW HIGH SCHOOL
LOCATED ON NFA MAIN CAMPUS*

BUILDING CONDITION SURVEY - SCOPE OF WORK

- REPLACE CONCRETE STAIRS AND AGING HANDRAILS ON SOUTH SIDE OF BUILDING
- REPAIR FOUNDATION OF GRANITE STEPS, CLEAN AND REUSE GRANITE STONES AND ADD HANDRAILS
 - REINSTALL SALVAGED 1ST FLOOR CORRIDOR FLOOR TILE
- PROVIDE FALL PROTECTION WITHIN EXISTING GUARDRAILS AND PAINT HAND RAILS AND GUARD RAILS IN '69 STAIRWELLS
 - PROVIDE A MEANS OF RESCUE FOR ELEVATOR ON TOP FLOOR
 - REPLACE ORIGINAL ELECTRICAL SUB PANELS AND RELATED WIRING
- REPLACE AIR HANDLER UNIT SERVING BOYS & GIRLS GYM AND '69 CLASSROOM ADDITION
 - RELOCATE KILN TO A DEDICATED ROOM
 - REPLACE INSULATION ON EXTERIOR DUCT AT HV-2

EXAMPLE SCOPE OF WORK PHOTOS



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
- 2 NEW FURNITURE & PAINT
- 3 NEW FURNITURE, PAINT, FLOORING, & CEILING (WITH ACOUSTICAL TREATMENT)

* NEW FURNITURE WILL BE PROVIDED VIA STATE CONTRACT PURCHASE

* PAINTING WILL BE PROVIDED BY DISTRICT PERSONNEL

DRAFT

EXISTING CLASSROOM COUNT = 48
PROPOSED CLASSROOM COUNT = 48
 NET GAIN = 0

ESTIMATED COST
 \$2,972,500

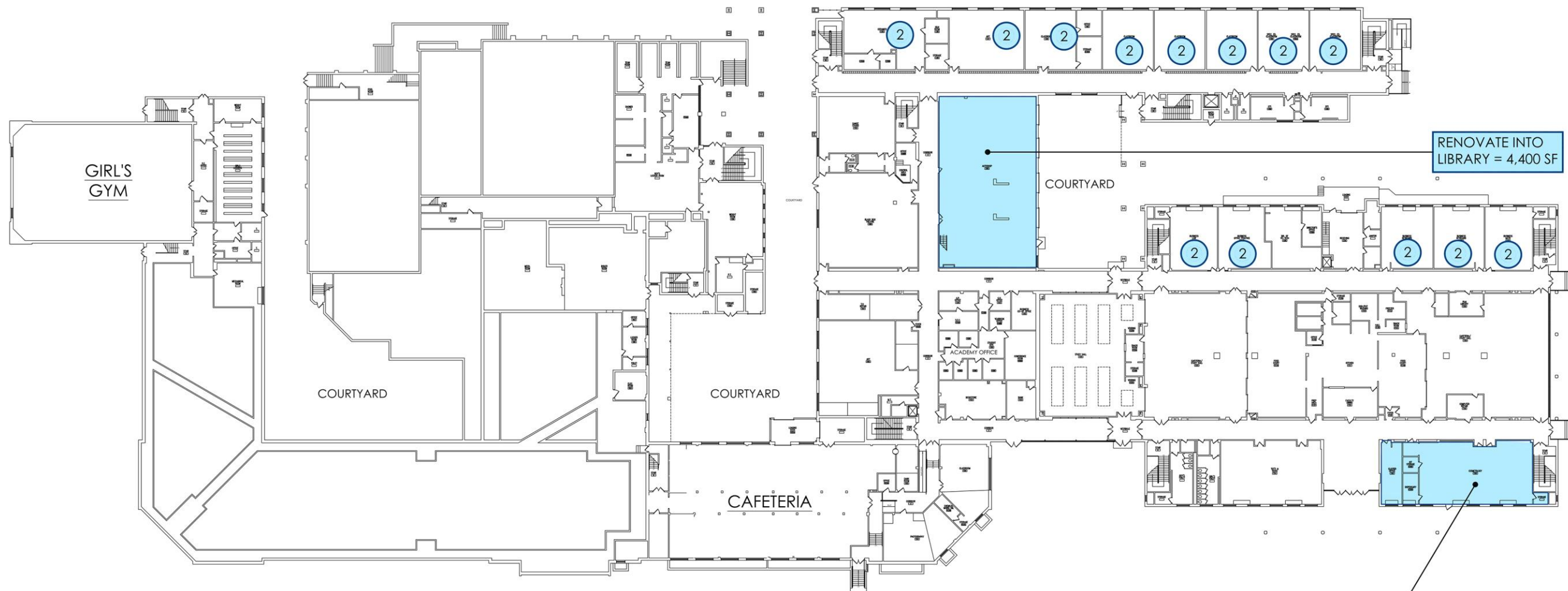
NFA NORTH

NEW MIDDLE SCHOOL WORKSHOP DISCUSSION



NFA MAIN

Newburgh Free Academy
Nationally Recognized



LOWER LEVEL

NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee
ARCHITECTURE ENGINEERING PLANNING

the Palombo Group

NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- ① NEW FURNITURE
- ② NEW FURNITURE & PAINT
- ③ NEW FURNITURE, PAINT, FLOORING, & CEILING
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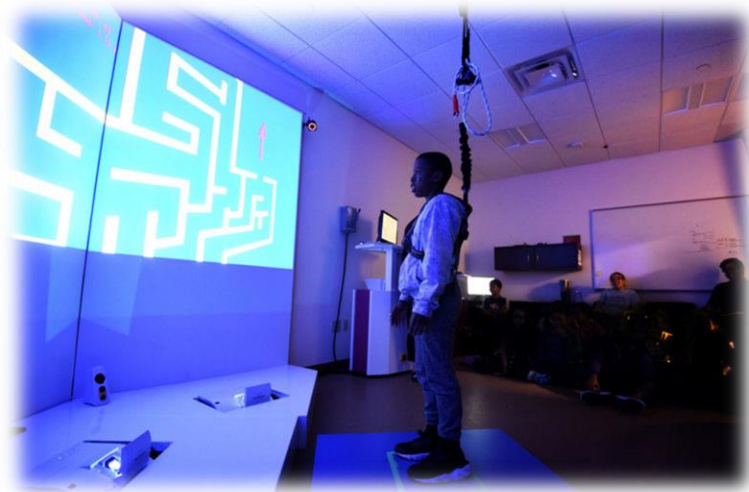
D R A F T

RENOVATE EXISTING COSMETOLOGY/BARBER SPACE = 2,530 SF

RENOVATE INTO LIBRARY = 4,400 SF

NFA MAIN

Scale: N.T.S.



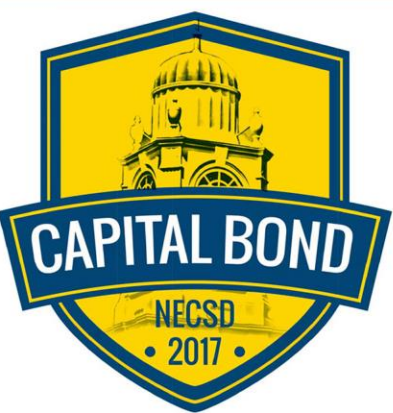
RENOVATE POOL ROOM INTO STATE OF THE ART INNOVAITON LAB = 7,210 SF

REPURPOSE EXISTING TV STUDIO SPACE = 1,375 SF

VIRTUAL REALITY PLANETARIUM = 1,475 SF



MAIN LEVEL



NEW WORK LEGEND:

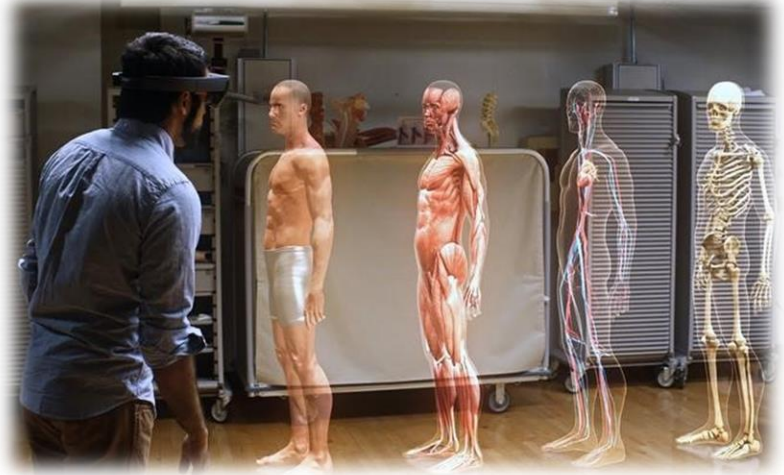
- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION (No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
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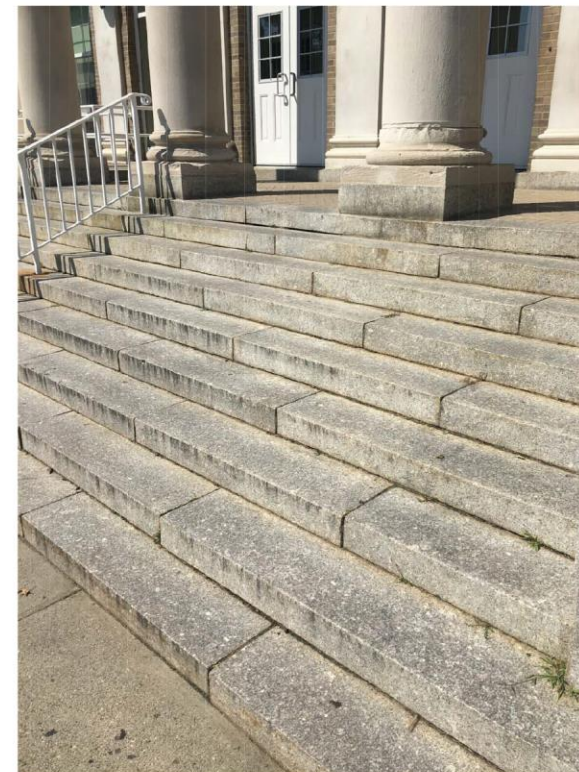
DRAFT



NFA MAIN

Scale: N.T.S.



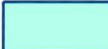

EXAMPLE SCOPE OF WORK PHOTOS



NEWBURGH
ENLARGED CITY SCHOOL DISTRICT

Clark Patterson Lee the Palombo Group
ARCHITECTURE ENGINEERING PLANNING

NEW WORK LEGEND:

-  NEW CONSTRUCTION
-  RENOVATION
-  PROGRAM CONVERSION
(No New Construction)
-  DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
- 2 NEW FURNITURE & PAINT
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(WITH ACOUSTICAL TREATMENT)

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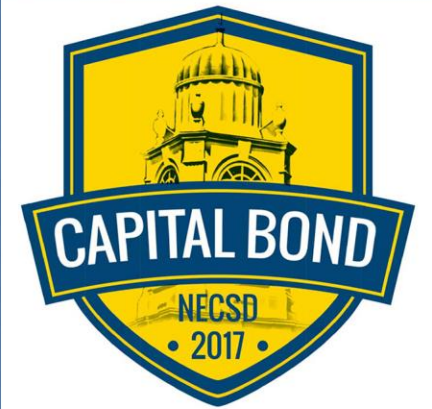
* PAINTING WILL BE PROVIDED BY DISTRICT PERSONNEL

DRAFT

NFA MAIN

BUILDING CONDITION SURVEY - SCOPE OF WORK

- REPLACE CONCRETE LID ON PRIMARY TRANSFORMER
- REPLACE ENTIRE MAIN ELECTRICAL DISTRIBUTION ASSEMBLY ALONG WITH FEEDERS FROM PRIMARY TRANSFORMER
 - REPLACE CONCRETE MANHOLE IN MAINTENANCE COURTYARD
 - REPLACE SELECT CONCRETE SIDEWALKS AND ADA RAMPS AS NECESSARY THROUGHOUT
 - REPLACE SELECT CATCH BASINS
 - REPLACE SELECT CONCRETE DOOR PADS
 - DEMOLISH 220 WEST STREET BUILDINGS
- REPLACE WOOD TIE RETAINING WALL WITH CONCRETE PRECAST AT LOWER LEVEL OF BODY SHOP
 - REPLACE RETAINING WALL AND HANDRAILS IN FRONT OF BUILDING
 - STRUCTURALLY REINFORCE BRICK WALL BEHIND STADIUM SEATS
 - REMOVE ABANDONED OIL TANK
 - REPLACE HANDRAILS AT SOUTHEAST ENTRANCE
- RELAY GRANITE STONES AND REPOINT JOINTS ON STONE STAIRS BY GUIDANCE CENTER
 - REPLACE STAIRS, RAMP AND HANDRAILS ON NORTHWEST SIDE OF BUILDING
 - REPLACE WINDOWS IN THEIR ENTIRETY AT 1964 & 1975 ADDITIONS
 - REPLACE GLAZING AND REPAIR FRAMING AT GREENHOUSE
 - PROVIDE METAL COPING AND FLASHING OVER EXISTING DAMAGED CORNICE
 - RENOVATE SECURITY BOOTH
 - REPLACE METAL FLOOR COVER AT TOP OF STAIRS/STADIUM SEATING
- ALL OUTDATED ELECTRICAL PANELS SHOULD BE REPLACED WITH 1 TYPE MAKING FUTURE MAINTENANCE EASIER
 - ADD FAN COIL UNITS IN KITCHEN WITH COOLING COIL



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
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DRAFT

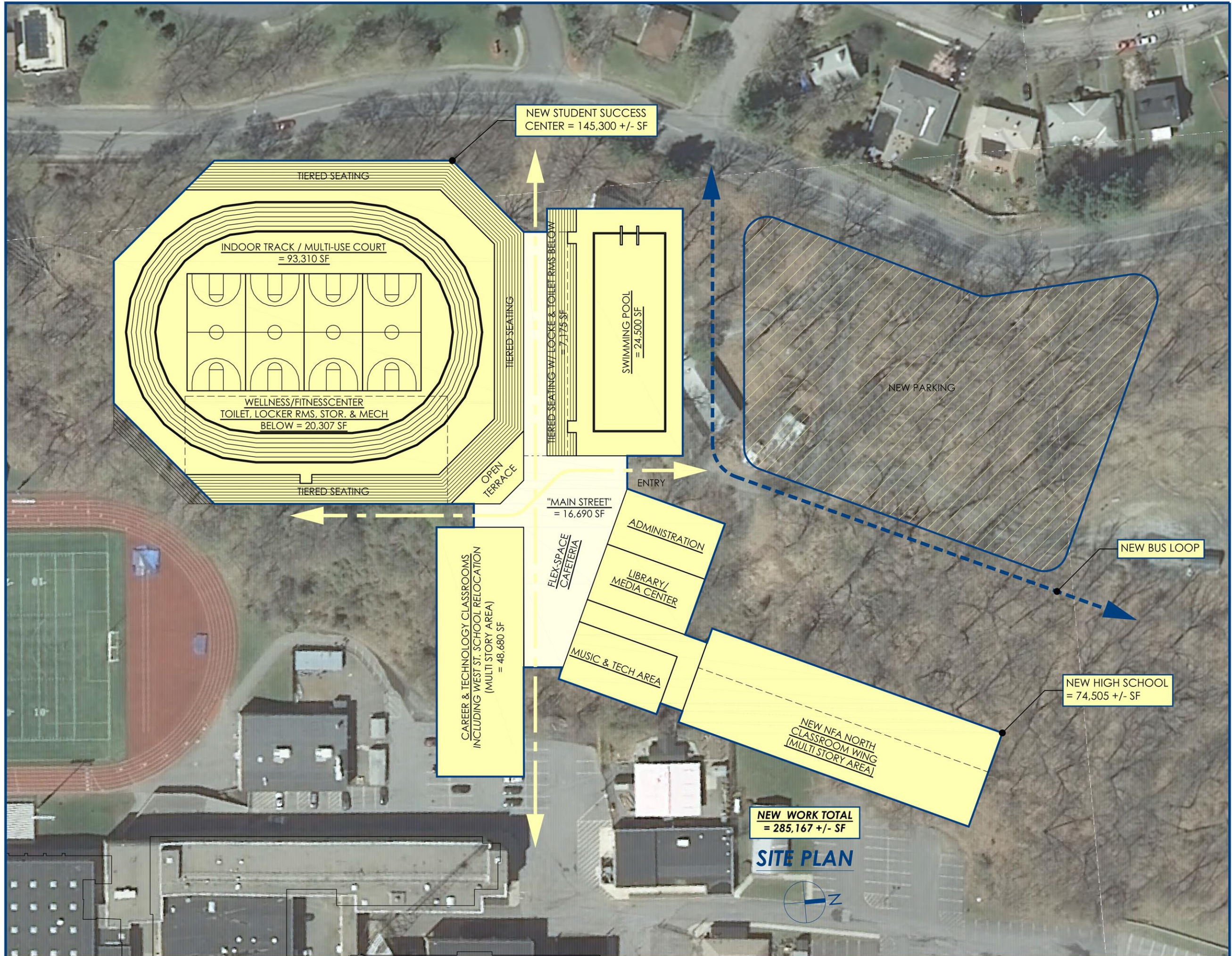
EXISTING CLASSROOM COUNT = 78
PROPOSED CLASSROOM COUNT = 78
NET GAIN = 0

ESTIMATED COST:
 \$3,546,000

NFA MAIN

NFA MAIN WORKSHOP DISCUSSION





NEW STUDENT SUCCESS CENTER = 145,300 +/- SF

INDOOR TRACK / MULTI-USE COURT = 93,310 SF

WELLNESS/FITNESS CENTER
TOILET, LOCKER RMS, STOR. & MECH BELOW = 20,307 SF

SWIMMING POOL = 24,500 SF

"MAIN STREET" = 16,690 SF

CAREER & TECHNOLOGY CLASSROOMS INCLUDING WEST ST. SCHOOL RELOCATION (MULTI STORY AREA) = 48,680 SF

FLEX SPACE CAFETERIA

ADMINISTRATION

LIBRARY/MEDIA CENTER

MUSIC & TECH AREA

NEW WORK TOTAL = 285,167 +/- SF

SITE PLAN



NEW HIGH SCHOOL = 74,505 +/- SF



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION (No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

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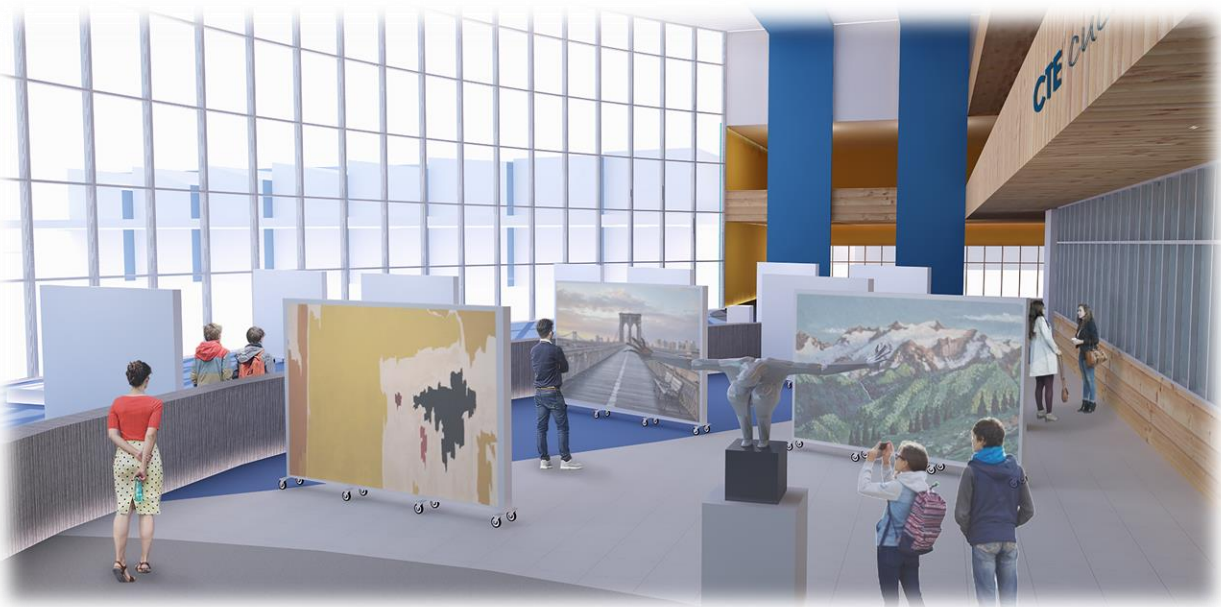
DRAFT

NEW BUILDINGS AT NFA MAIN

Scale: N.T.S.

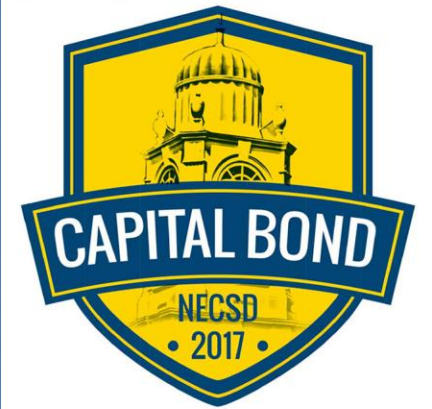
NEW NECSD STUDENT SUCCESS CENTER

- INDOOR TRACK & MULTI-USE COURTS W/ SPECTATOR SEATING
- SWIMMING POOL & FITNESS CENTER
- 17 CTE CLASSROOMS & 10 CLASSROOMS FOR WEST ST. SCHOOL



NEW NECSD STUDENT SUCCESS CENTER

- STATE OF THE ART LIBRARY / MEDIA CENTER
- 30 HIGH SCHOOL CLASSROOMS



NEW WORK LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- PROGRAM CONVERSION
(No New Construction)
- DEMOLITION

CLASSROOM RENOVATION KEY:

- 1 NEW FURNITURE
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- 3 NEW FURNITURE, PAINT, FLOORING, & CEILING
(WITH ACOUSTICAL TREATMENT)

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DRAFT

NEW SSC CLASSROOM COUNT = 27

(INCLUDING 10 CLASSROOMS FOR WEST ST. SCHOOL RELOCATION)

NEW HIGH SCHOOL CLASSROOM COUNT = 30

TOTAL CLASSROOMS = 57

ESTIMATED COST

\$106,193,465

NEW BUILDINGS AT NFA MAIN

Scale: N.T.S.

STUDENT SUCCESS CENTER & NEW HIGH SCHOOL WORKSHOP DISCUSSION



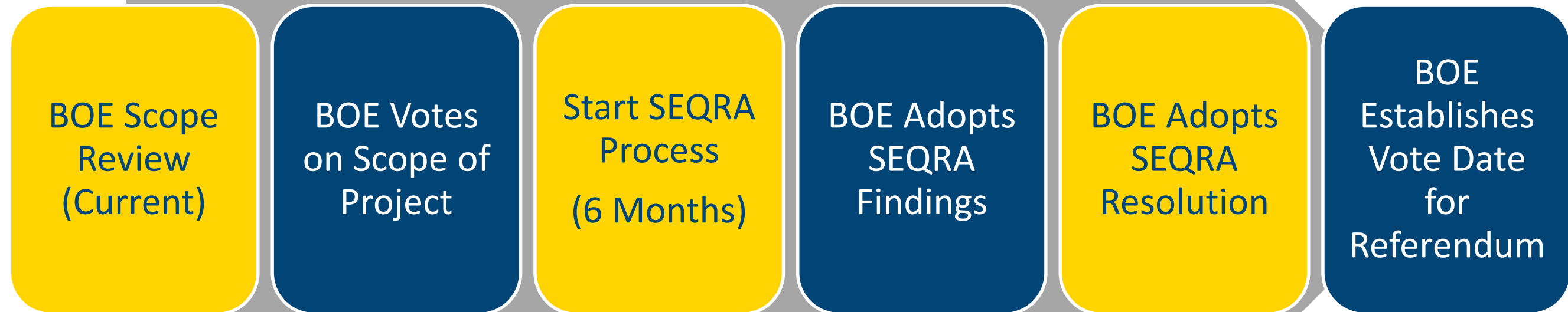
PRELIMINARY SEQRA & CONSTRUCTION SCHEDULE

SEQRA SCHEDULE

DRAFT

Critical Timeframes:

- Lead Agency Determination (30 Day Circulation)
- Impact Statement Public Review Period (30 Days)



CONSTRUCTION SCHEDULE DRAFT

2018

2019

2020

2021

2022

2023

2024

2025

Design & SED Approvals for All Schools

Student Success Center & High School

New Windsor

Vails Gate

Heritage

Community Center

Fostertown

Gardnertown

North

Main

DEBT SERVICE

- Goal: Minimize tax impact of new project by utilizing reserves, bond anticipation notes and timing of borrowing
- Utilize \$10 million of capital reserve to decrease bonds issued
- Timing of borrowing is key
- Length of borrowing to coincide with receipt of state aid:
 - 15 years for renovations
 - 20 years for additions
 - 30 years for new construction
- Favorable interest rate environment:
 - Current BAN rate – 1.50%
 - Current bond rates – 2.25% 20 years and 2.87% 30 years

BUILDING AID

- Goal: Minimize tax impact of new project by maximizing state building aid
- Building aid is received from NYS
- Building aid based on a number of factors:
 - District's full valuation of property compared to State average
 - District's aid ratio is 88.4%
 - Aid is based on cost allowance and % of project used for education
(Classrooms get full aid, "Field House" gets little or no aid)
- % aid-able estimated at 57.1%
- Meet with State education Department to increase aid-ability

TAX IMPACT



\$22.75 per month Average Increase

(Similar to the Cost of a Movie Ticket)

On the Average Home Assessed at \$250,000

(Based on current assessed value in 2017-2018)

Questions & Answers