



# PLEASANT VALLEY SCHOOL DISTRICT



## Capital Improvement Projects Forecast

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### **Additional High School Renovation Items Justification**

The following is an evaluation of items not considered in the original scope of work due to necessity and fiscal obligation. The contingency fund allows for these identified additional needs

Auditorium Theatrical Lighting & Sound – Existing theatrical lighting and sound systems are outdated and no longer maintainable as parts are discontinued. Replacing the deteriorating sound system with an upgraded system to ensure proper audio quality and continued use of the space and lighting system for ease of performance and usability.

Removal/Demo of Green House – Upgrading the area would far exceed the cost of demolition, the primary educational usage of the greenhouse has now moved into the classroom and STEM areas. The existing glazing and roof flashings are a continued issue for leaks and air infiltration.

Casework – 5 second floor classrooms – The contrast between the renovated classrooms and heavily worn, scratched or dated cabinetry creates an unfinished, disjointed appearance. Upgrading the casework ensures the district gets the full psychological and aesthetic value out of the renovation budget already spent.

Replace flooring in 6 science rooms & Guidance Office hallway – Just as the aging casework, worn flooring sharply contrasts with the new flooring installed. Upgrading the hallway/classroom flooring creates a seamless, modernized transition. Leaving these areas untouched creates a jarring, dated boundary before students even enter the classrooms and hallway.

Unforeseen Contractor items – these items were unforeseen since these items were found during summer work, most of which were underground and not discovered until construction in those areas began

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### **Additional High School Renovation Items Justification – Continued**

Electrical Gear Replacement – Remaining JCM electrical gear is no longer serviceable and will support activities in this area.

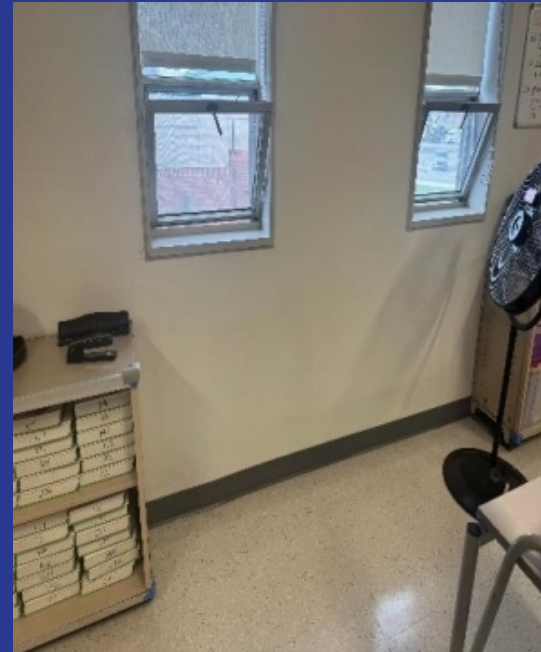
Chestnut Hill Well – Recommendation is to abandon the current well that is located below the building. The well is only 100 feet deep and it is not feasible to drill the well deeper because it is located inside the building. DEP prefers to not have more than 1 well on the same site. Chestnut Hill is considered to be on the same site as the High School.

Solution: Provide connecting piping from the High School water service to Chestnut Hill. Then abandon the existing Chestnut Hill Well.

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## Capital Improvement Projects Forecast

### *Additional High School Renovation Items Justification – Continued*



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### *Additional High School Renovation Items Justification – Continued*



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### *Additional High School Renovation Items Justification – Continued*



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## Capital Improvement Projects Forecast

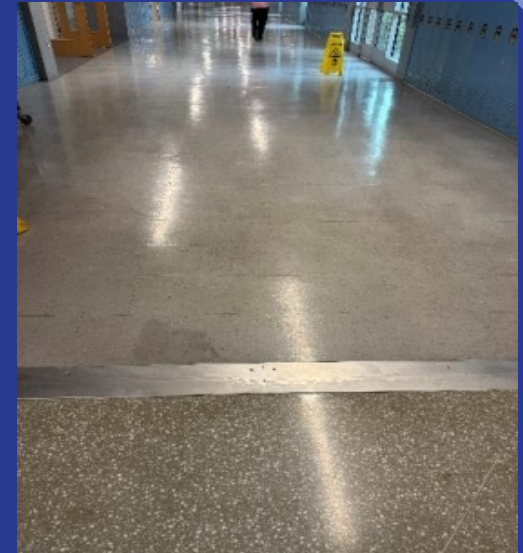
### *Additional High School Renovation Items Justification – Continued*



# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### ***Additional High School Renovation Items Justification – Continued***



# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Additional High School Renovation Items Justification – Continued*



# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### Financing for Additional High School Renovation Items

#### High School Additional Items Cost

|                                                  |                           |                                                             |                              |
|--------------------------------------------------|---------------------------|-------------------------------------------------------------|------------------------------|
| Auditorium Lighting & Sound                      | \$1,300,000               | Design & Estimating Contingency (Have not used any of this) | \$ 750,000.00                |
| Greenhouse Demolition/Renovation                 | \$ 500,000                | Construction Contingency                                    | \$4,000,000.00               |
| Replace Hallway Flooring outside Guidance Office | \$ 100,000                | Lobar CO #1                                                 | (\$ 142,928.03)              |
| Replace 6 Science Room Flooring                  | \$ 60,000                 | Wind Gap CO #1                                              | (\$ 71,203.00)               |
| Replace Casework – 5 second floor classrooms     | \$ 100,000                | Myco PC CO #1                                               | (\$ 130,350.81)              |
| Science Room Blinds                              | \$ 10,000                 | Lobar CO #2                                                 | (\$ 120,179.99)              |
| Chestnut Hill Well                               | \$ 100,000                | Additional Furniture Funds                                  | (\$ 600,000.00)              |
| Unforeseen Work Costs                            | \$ 313,996                |                                                             |                              |
| <u>Existing Switchgear Replacement</u>           | <u>\$ 200,000</u>         | <u>Proposed Additional Costs</u>                            | <u>(\$2,683,996.00)</u>      |
| <b><u>Total Cost</u></b>                         | <b><u>\$2,683,996</u></b> | <b><u>Remaining Contingency</u></b>                         | <b><u>\$1,001,342.17</u></b> |

Note: The Consolidated Bond Fund Accounts had an available balance of \$3,905,734.72 @ 8/31/2026, when you deduct the \$2,683,996.00, we will have an available balance of \$1,221,738.72. Due to investment strategies, we have more cash then was budgeted for in this project.

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### JCM Renovation Justification

The following is an evaluation of items not considered in the original scope of work due to necessity and fiscal obligation.

JCM will always be of value to the District

Long Term Planning of the Capital Improvement Needs of the District has led to the decision that JCM will need some renovations to utilize the space in a long term manner to save on other capital improvement expenses. This planning functions as a strategic, cost-avoidance justification. Investing in the modernization of the JCM facility now will optimize the building's usage, ultimately preventing the District from having to fund more expensive capital projects in the future.

Items needed to be completed for improvements to JCM for the forecasted usage: HVAC System, Lighting Upgrade, Replace flooring, Install Ceiling Grid Work & Tiles, Paint, Replace Windows, Low Voltage and upgrade toilet rooms for ADA Compliance

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Financing for JCM Renovation Items*

| JCM Renovation Cost – Capital Reserve Fund    |                               |
|-----------------------------------------------|-------------------------------|
| Capital Reserve Funds Available 8/31/26       | \$23,490,762.55               |
| JCM Hard Costs                                | (\$ 3,880,000.00)             |
| JCM Soft Costs                                | (\$ 359,000.00)               |
| <u><i>Remaining Capital Reserve Funds</i></u> | <u><i>\$19,251,762.55</i></u> |

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### **Middle School Renovations**

#### Middle School Justification

- After extensive deliberation, the Capital Improvement Committee recommends proceeding with the Middle School Renovations to finish the current campus.
- Moving forward with this project immediately is highly advantageous because the necessary funds are already secured.
- Additionally, leveraging the contractors currently on-site will allow us to negotiate more competitive bid prices and seamlessly complete the campus.
- It is the most practical step to finalize the campus improvements.

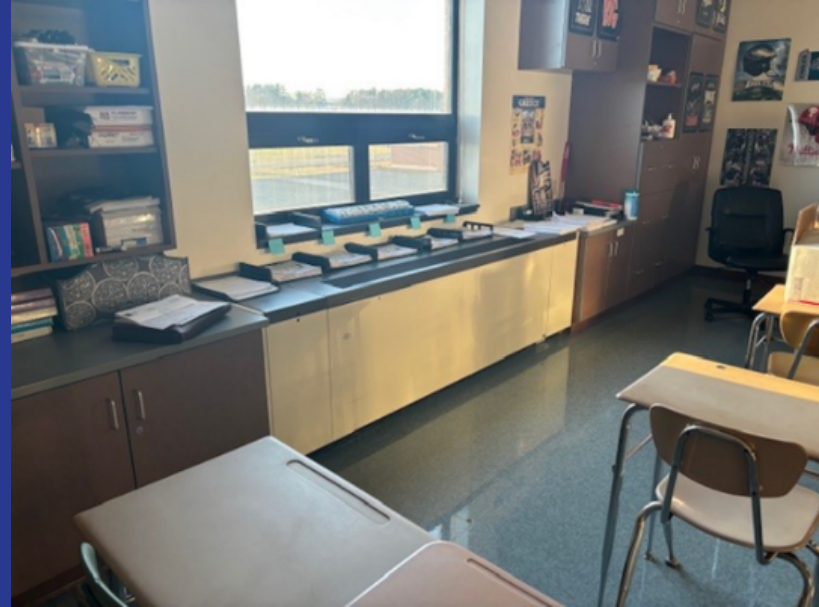
# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Middle School Renovations*

- Background:

- 31 instruction spaces in the 1987 and 1992 sections of the building are fed by heating only unit ventilators
- Provide four pipe RTUs with VAVs for the 31 classrooms, library, steam area, etc.
- Upgrade all associated work including low voltage wiring, lights, ceilings, & casework.
- Construction to take place over the summers of 2027 and 2028



# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### Middle School Renovations

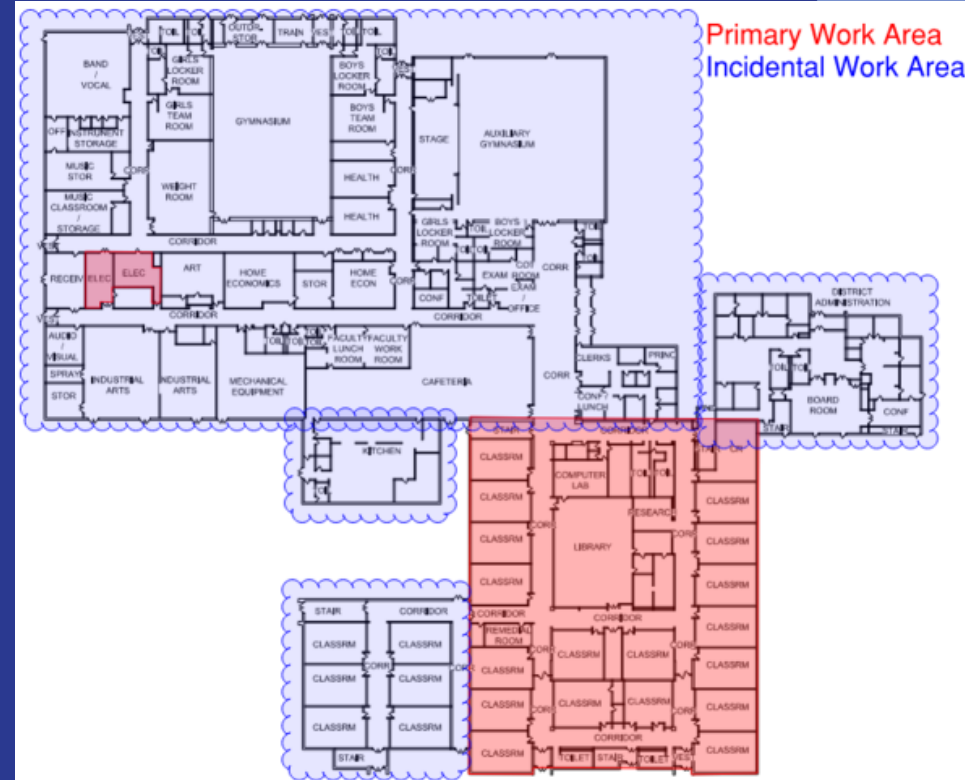
- Work Included

- RTUs to address heating and cooling
- Upgrades to lights, low voltage, etc.
- Ceilings, casework, paint, markerboards
- Paging System & clocks
- Mechanical system flushing & glycol filling
- Equipment replacement

- Does Not Address

- All CIP Work
  - Fire Suppression
  - Terminal Equipment
  - Site work
  - HVAC equipment
- Remaining parts of building are untouched.

- Estimated Budget: \$13-15M



# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Middle School Renovations*

- Overview

- Scope required to expand to accommodate existing conditions:
  - Structural restrictions for rooftop equipment causing modification to building wide hydronic system
  - Replacement of existing terminal equipment and select AHUs from hydronic system change
- Does not address:
  - All capital projects identified in the CIP
  - Fire suppression
  - Other unit ventilators throughout the building that are at end of life (ASHRAE approx. 15 years)
  - Administration building needs
  - Site work
- Complicated phasing for work to only occur in the summer

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### **Middle School Renovations**

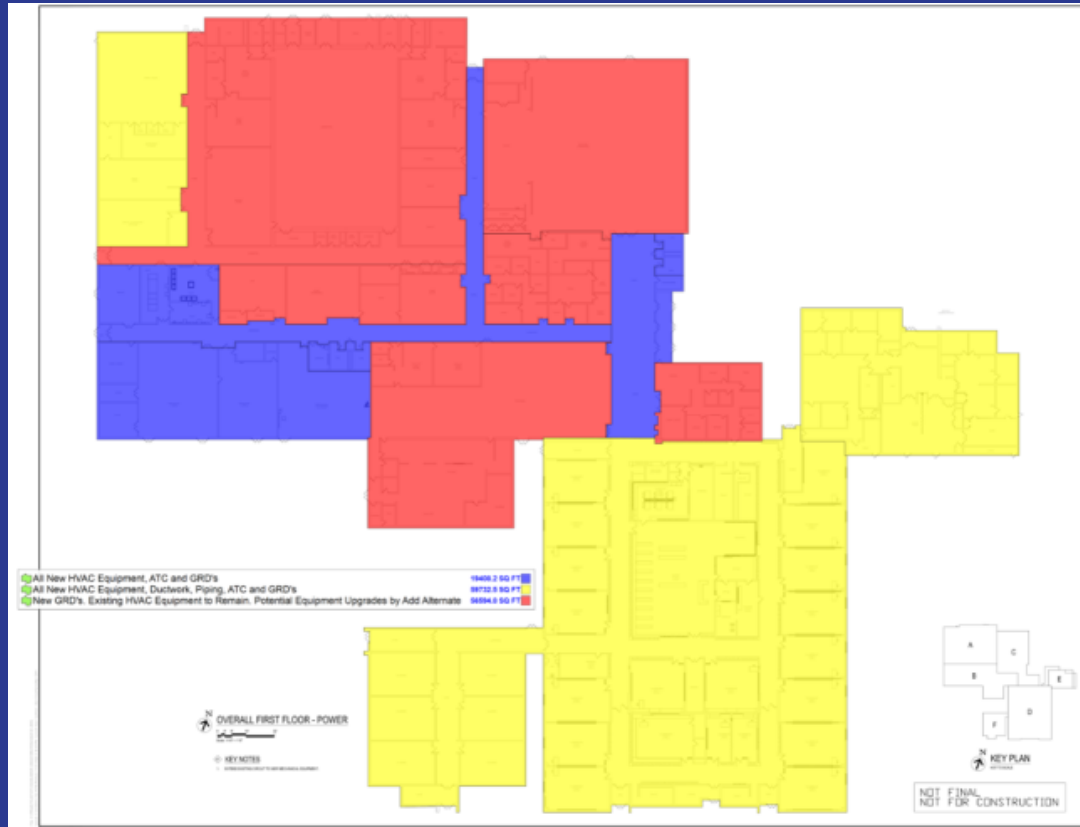
- Consideration

- Expanded scope:
  - to address all Capital projects across Middle School, District Administration and Site work *while utilizing key existing components and alternates.*
- Current combined CIP: \$43M
- Potential Construction budget: \$30-35M
- Complete upgrade of HVAC, Electrical, and Fire Suppression systems.
- Primary work above ceiling
- Expanded site work
- Continuously construction with Student movement
- Extended timeline
  - Design: 2026-2027
  - Construction: Summer 2028 to 2030

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Middle School Renovations*



# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### Middle School Renovations

- Updated Budget
  - Use of key alternates
    - Bleachers
    - Gym floor & ceilings
    - 2006 HVAC equipment
    - Additional Site Work
  - Assumes continuous phased construction starting in summer of 2028
  - 2 Grants applied for: HVAC renovations and roof restoration



Pleasant Valley School District  
 Pleasant Valley Middle School Renovations  
 Expanded Scope DRAFT Budget  
 August 27, 2026  
 CHA Project No. 104248

| Item Description                                           | Budget               | Comments                                       |
|------------------------------------------------------------|----------------------|------------------------------------------------|
| Interior Renovations                                       |                      |                                                |
| General                                                    | \$ 5,600,000         |                                                |
| Mechanical                                                 | \$ 9,100,000         |                                                |
| Electrical                                                 | \$ 6,900,000         |                                                |
| Plumbing                                                   | \$ 3,100,000         |                                                |
| Roofing Upgrades                                           | \$ 2,525,000         |                                                |
| Site Work                                                  | \$ 800,000           |                                                |
| Design/Estimating Escalation contingency                   | \$ 2,800,000         |                                                |
| <b>Budget Hard Cost Estimate</b>                           | <b>\$ 30,825,000</b> |                                                |
| <b>Soft Costs</b>                                          |                      |                                                |
| Design fee allowance (architectural, MEP, & Structural) 7% | \$ 2,155,000         | No cost for civil engineer or land development |
| Construction Management Services Allowance 3%              | \$ 1,000,000         | Allowance                                      |
| 3rd party construction testing                             | \$ 75,000            |                                                |
| 3rd party TAB and Commissioning                            | \$ 150,000           |                                                |
| Builder's Risk Insurance                                   | \$ 200,000           |                                                |
| Permits, Approvals, & Inspections (1%)                     | \$ 924,000           |                                                |
| Legal Costs & Reimbursables                                | \$ 25,000            |                                                |
| Utilities/Water/Sewer/Electric                             | \$ 25,000            |                                                |
| FFE (classrooms, cameras, WAPS, etc)                       | \$ -                 | No costs for technology or furniture           |
| Construction Contingency                                   | \$ 1,500,000         |                                                |
| Financing                                                  |                      | No Cost Included for Financing                 |
| <b>Project Soft Cost Budget</b>                            | <b>\$ 6,054,000</b>  |                                                |
| <b>Project Total:</b>                                      | <b>\$ 36,879,000</b> |                                                |

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### **Middle School Renovations**

- Next Steps
  - Confirm final scope of work
  - Onboard Architect and revise design scope
  - Finalize Schedule

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### **Financing for Middle School Renovation Items**

| <b>Middle School Renovation Cost – Capital Reserve Fund</b>              |                               |
|--------------------------------------------------------------------------|-------------------------------|
| Capital Reserve Funds Available 8/31/26                                  | \$23,490,762.55               |
| JCM Renovation Costs                                                     | (\$ 4,239,000.00)             |
| <b><u>Remaining Capital Reserve Funds</u></b>                            | <b><u>\$19,251,762.55</u></b> |
| Middle School Renovation Hard Costs (2 grants awaiting approval)         | (\$30,825,000.00)             |
| Middle School Renovation Soft Costs                                      | (\$ 6,054,000.00)             |
| PVI Furniture                                                            | (\$ 1,200,000.00)             |
| Maintenance/Athletic/Vehicle Pole Barn                                   | (\$ 1,500,000.00)             |
| Modular Replacement at Bus Compound – 2                                  | (\$ 600,000.00)               |
| PVE Chiller Project (1 grant awaiting approval)                          | (\$ 1,625,000.00)             |
| 6/30/2025 General Fund Balance for CIP                                   | \$13,821,296.00               |
| 2025-2026 Excess to CIP General Fund Balance                             | \$ 3,500,000.00               |
| Transfer Funds from Assigned Fund Balance to Committed Fund Balance      | \$ 8,000,000.00               |
| <b><u>Remaining Capital Reserve Fund Balance for Future Projects</u></b> | <b><u>\$ 2,769,058.55</u></b> |

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Future Renovation Items*

| Future Renovation Items – Capital Reserve Fund                    |                        |
|-------------------------------------------------------------------|------------------------|
| <u>Remaining Capital Reserve Fund Balance for Future Projects</u> | <u>\$ 2,769,058.55</u> |
| 2026-2027 Excess                                                  | \$ 3,500,000.00        |
| 2027-2028 Excess                                                  | \$ 3,500,000.00        |
| 2028-2029 Excess                                                  | \$ 3,500,000.00        |
| 2029-2030 Excess                                                  | \$ 3,500,000.00        |
| <u>Projected Capital Reserve Fund Balance @ 6/30/2030</u>         | <u>\$16,769,058.55</u> |
| <u>Future Projects</u>                                            |                        |
| PVE Renovation Project – Plan in 2029-2030, start 2030-2031       | \$30,657,471.00        |
| PVI Renovation Project – Plan in 2031-2032, start 2032-2033       | \$37,485,142.50        |
| <u>Total Funds Needed</u>                                         | <u>\$68,142,613.50</u> |
|                                                                   |                        |
| <u>Additional Funds Needed</u>                                    | <u>\$51,373,554.95</u> |
|                                                                   |                        |

# PLEASANT VALLEY SCHOOL DISTRICT

## Capital Improvement Projects Forecast

### *Time Line Projection*

| November - 2026 – Board Approval | Additional HS Renovation Items & Unforeseen Contractor Items<br>Middle School Project in order to begin Architectural & Engineering Design<br>JCM work can be added as change orders to the HS Renovation Project |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March/April – 2027               | Design Update on the Middle School Project                                                                                                                                                                        |
| June/July – 2027                 | Board approval to go out to bid for Middle School Project                                                                                                                                                         |
| August/September – 2027          | Bid opening for Middle School Project<br>Start JCM work                                                                                                                                                           |
| October – 2027                   | Board Awards Middle School Project Bids                                                                                                                                                                           |
| June – 2028                      | Start Middle School Project<br>Complete JCM work                                                                                                                                                                  |
| Summer – 2030                    | Middle School Project Complete                                                                                                                                                                                    |