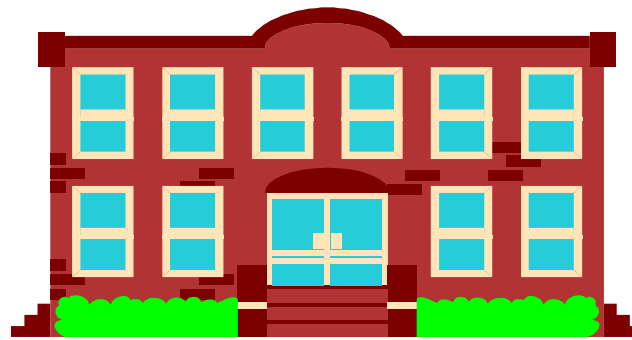


North Salem Central School District

PRE-VOTE

PRE-VOTE

PROPOSED CAPITAL PROJECT



PREVOTE - Estimated Impact of Proposed Capital Project

Draft: March 17, 2021

Prepared By: BERNARD P. DONEGAN, INC. (585) 924-2145
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Fairport, New York 14450

North Salem Central School District

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**North Salem Central School District
ASSUMPTIONS**

CAUTION: The schedules shown in this report are based on current laws and regulations and the assumptions listed below. Any changes to these assumptions could significantly alter the local impact. This financial plan is used for illustrative purposes only and is based upon many variables: timing of events, interest rates, and District cash flow needs. Your particular financial plan may vary significantly based upon actual future events.

<p>(1) Enhanced Building Aid Ratio: <i>Each year the Current Building Aid Ratio is calculated based on statistics that are 3 years old as provided by the NYS Office of Real Property Services. (Please refer to Appendix A for a History of State Building Aid Ratios.) Based on the current NYS Education Law, the Building Aid Ratio will not drop below the Selected Aid Ratio. Some School Districts may be eligible for more than the Selected Aid Ratio. For School Districts that are eligible for more, the formula will change from year to year. The Building Aid formula is based on the date of the voter referendum.</i></p>	17.0%	2021-22 Est.
<p>(2) Estimated Bond Percentage: <i>Bond Percentage is an estimate based on Building Aid Units and presumes that 5% of expenses within the maximum cost allowance will not be considered "eligible" costs by SED. \$10,000 of aid eligible construction work must be completed to open aid ceilings at each SED project number.</i></p>	95.0%	Various Buildings
<p>(3) Vote Date:</p>	May 18, 2021	
<p>(4) SED Approval:</p>	April 2022	
<p>(5) Certificate of Substantial Completion Date:</p>	June 2024	
<p>(6) Final Cost Report Submittal:</p>	June 2024	
<p>(7) First Borrowing:</p>	June 2022	
<p>(8) First Interest:</p>	June 2023	
<p>(9) First Principal:</p>	June 2023	
<p>(10) Borrowing Rates:</p>		
Bond Anticipation Notes	4.00%	
Serial Bonds	5.00%	
<p>(11) Period of Probable Usefulness in Bond Resolution:</p>	30 Years	
<p>(12) Capital Reserve:</p>	\$0	
<p>(13) Assumed Amortization of State Building Aid:</p>		
(a) Assumed Interest Rate	4.00%	
(b) PPU for State Aid Purposes	15 Years for Reconstruction	
(c) Commence the later of 18 Months after SED Approval (Oct. 2023) or CSC/Final Cost Report Date (June 2024)	1/2 Year 2023-24	

North Salem Central School District

ASSUMPTIONS

CAUTION: The schedules shown in this report are based on current laws and regulations and the assumptions listed below. Any changes to these assumptions could significantly alter the local impact. This financial plan is used for illustrative purposes only and is based upon many variables: timing of events, interest rates, and District cash flow needs. Your particular financial plan may vary significantly based upon actual future events.

CAUTION: State aid reimbursement is based on total dollars spent (construction and incidental costs) for each SED project number. SED project numbers that include both additions and alterations/reconstruction will have a term of repayment that will be based on the allocation of dollars spent between additions and alterations/reconstruction. If more dollars are spent (and subsequently reported to SED) on additions, the term of State aid reimbursement will be 20 years. If more dollars are spent (and subsequently reported to SED) on alterations/reconstruction, the term of State aid reimbursement will be 15 years.

Preliminary estimates provided by the Architect are being used to determine the term of State aid reimbursement and term of the bond issue(s) in this report. The allocation of project costs between additions and alterations/reconstruction are subject to change UNTIL the Final Cost Report (FCR) is filed with and reviewed by SED. If the term of State aid reimbursement changes, there may be a subsequent change in the annual local share of debt service. Please note that the term of projected/actual State aid reimbursement can change from the term used in this report with the filing of FP-Fs, SA-139s, Revised SA-139s, and/or FCRs.

(14) Revenue and Expense Breakdown:			
	REVENUES		EXPENSES
Bonding Amount	<u>\$ 6,997,132</u>	Construction & Incidental Costs	<u>\$ 6,997,132</u>
		SUBTOTAL ¹	\$ 6,997,132
TOTAL AUTHORIZATION:	<u>\$ 6,997,132</u>	TOTAL AUTHORIZATION	<u>\$ 6,997,132</u>

Notes: ¹ FP-Fs submitted to the State in regards to this project should not exceed this total.

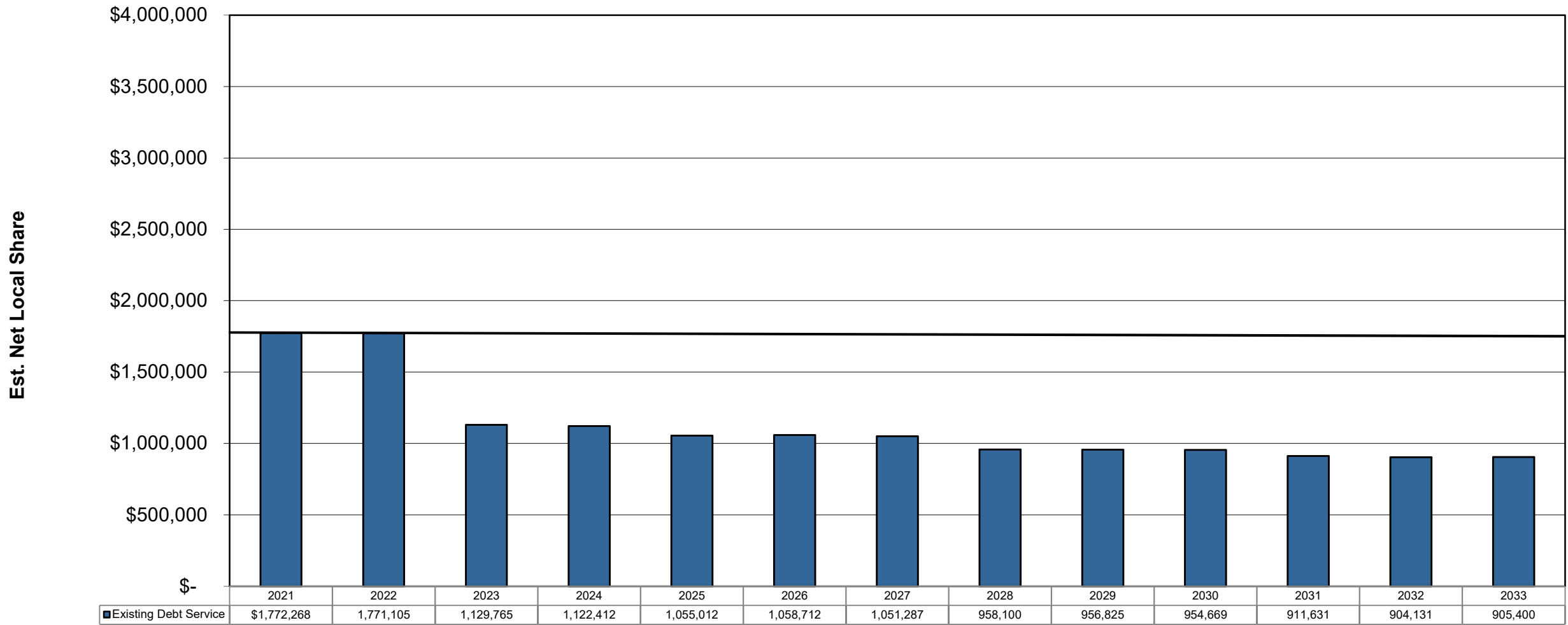
North Salem Central School District

Summary of Existing Building Debt Service

	A	B	C	D	E	
					(A+B+C+D)	
Summary of Existing and \$12,721,216 Capital Project Debt Service						\$ Change
<u>Fiscal Year Ending</u> <u>June 30:</u>	<u>Total Existing Debt</u> <u>Service</u>	<u>\$2,700,000</u> <u>Serial Bond</u> NIC = 2.73%	<u>\$6,500,000</u> <u>Serial Bond</u> NIC = 3.02%	<u>\$2,686,216</u> <u>Serial Bond</u> Est. I = 4.00%	<u>Estimated Debt</u> <u>Service</u>	<u>(E)</u>
2021	\$ 382,087	\$ 477,950	\$ 588,481	\$ 323,750	\$ 1,772,268	
2022	380,271	493,813	570,731	326,290	1,771,105	\$ (1,164)
2023	214,394	103,575	503,131	308,665	1,129,765	(641,340)
2024	214,131	106,700	497,181	304,400	1,122,412	(7,353)
2025	158,431	104,300	486,081	306,200	1,055,012	(67,400)
2026	164,231	101,900	484,981	307,600	1,058,712	3,700
2027	149,606	104,500	493,581	303,600	1,051,287	(7,425)
2028	55,169	101,950	491,581	309,400	958,100	(93,187)
2029	58,544	104,400	489,281	304,600	956,825	(1,275)
2030	51,688	106,700	486,681	309,600	954,669	(2,156)
2031	-	103,850	498,781	309,000	911,631	(43,038)
2032	-	106,000	495,131	303,000	904,131	(7,500)
2033	-	103,000	495,600	306,800	905,400	1,269
Totals	\$ 1,828,552	\$ 2,118,638	\$ 6,581,225	\$ 4,022,905	\$ 14,551,319	

Note: 1. Existing Debt Service per District's Bonds to Maturity Schedule received 12/1/2017

North Salem Central School District Existing Building Debt Service



Fiscal Year Ending June 30

Assumptions:

Vote: May 2021
SED Approval: April 2022
First Borrowing: June 2022
First Interest: June 2023
First Principal: June 2023
Final Cost Report/CSC: June 2024
2021-22 Est. Bldg. Aid Ratio: 17.0%
Estimated Bond %: 95.0% (Reconstruction Only)
Construction & Incidentals: \$6,997,132
Capitalized Interest: \$0

North Salem Central School District

PROJECTED NET LOCAL SHARE OF DEBT SERVICE

Proposed \$6,997,132 Capital Project

Proposed 17 -Year Maturity Schedule

NOTE:

This Financial plan is used for illustrative purposes only and is based upon many variables: timing of events, interest rates and District cash flow needs. Your particular financial plan may vary significantly based upon actual future events.

A	B	C	D	E	F C + E	G	H F - G	I	J H - I
Maturity Date	Capital Reserve	Annual Principal Payment	Remaining Principal Amount Outstanding	Annual Interest Payment	Annual Debt Service	Less State Building Aid	Gross Local Share	Less Debt Service Offsets	Net Local Share
6/15				5.00% Bonds 4.00% Notes		4.0000%			
			\$ 6,997,132						
2023	\$ -	\$ 367,132	6,630,000	\$ 279,885	\$ 647,017	\$ -	\$ 647,017	\$ -	\$ 647,017
2024	-	360,000	6,270,000	331,500	691,500	52,494	639,006	-	639,006
2025	-	405,000	5,865,000	313,500	718,500	104,989	613,511	-	613,511
2026	-	420,000	5,445,000	293,250	713,250	104,989	608,261	-	608,261
2027	-	450,000	4,995,000	272,250	722,250	104,989	617,261	-	617,261
2028	-	325,000	4,670,000	249,750	574,750	104,989	469,761	-	469,761
2029	-	345,000	4,325,000	233,500	578,500	104,989	473,511	-	473,511
2030	-	365,000	3,960,000	216,250	581,250	104,989	476,261	-	476,261
2031	-	395,000	3,565,000	198,000	593,000	104,989	488,011	-	488,011
2032	-	420,000	3,145,000	178,250	598,250	104,989	493,261	-	493,261
2033	-	440,000	2,705,000	157,250	597,250	104,989	492,261	-	492,261
2034	-	405,000	2,300,000	135,250	540,250	104,989	435,261	-	435,261
2035	-	425,000	1,875,000	115,000	540,000	104,989	435,011	-	435,011
2036	-	445,000	1,430,000	93,750	538,750	104,989	433,761	-	433,761
2037	-	470,000	960,000	71,500	541,500	104,989	436,511	-	436,511
2038	-	495,000	465,000	48,000	543,000	104,989	438,011	-	438,011
2039	-	465,000	-	23,250	488,250	52,494	435,756	-	435,756
Totals	\$ -	\$ 6,997,132		\$ 3,210,135	\$ 10,207,267	\$ 1,574,834	\$ 8,632,433	\$ -	\$ 8,632,433
Averages		\$411,596		\$188,831	\$600,427	\$92,637	\$507,790		\$507,790
		Interest/Principal		45.88%					

North Salem Central School District

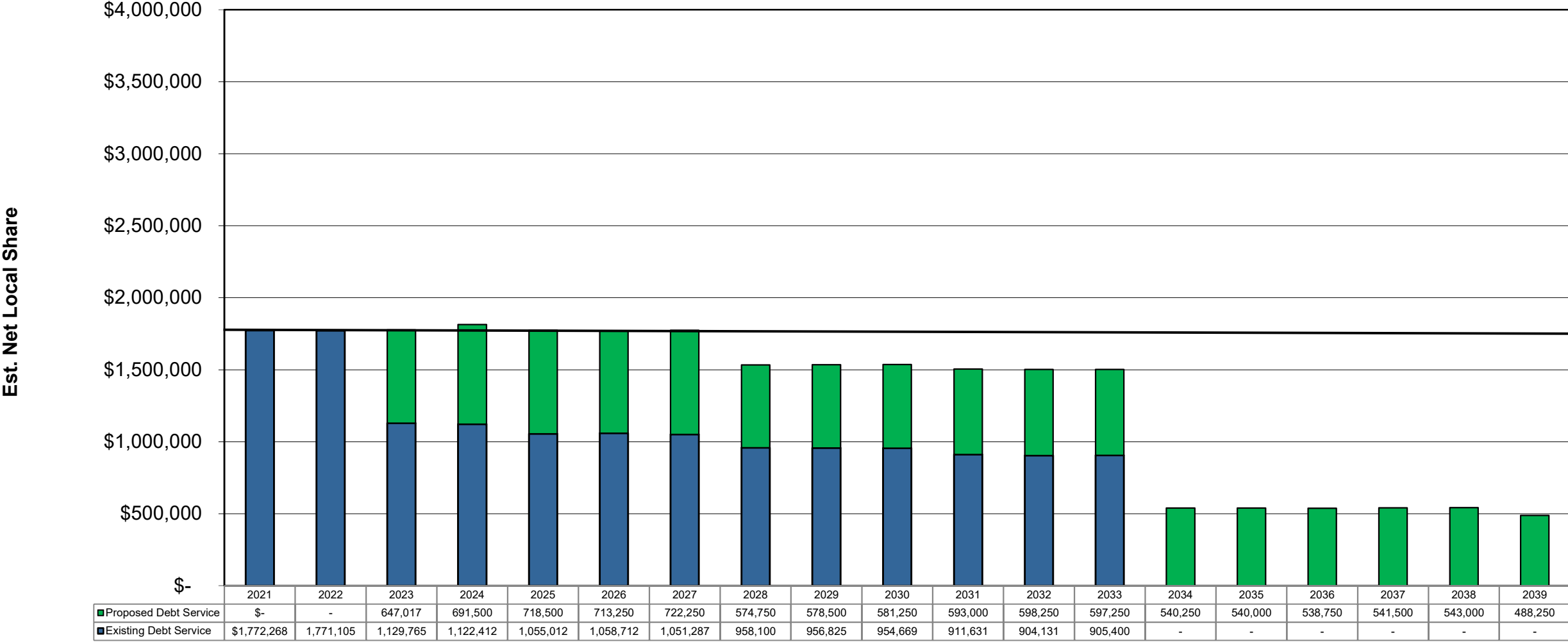
Summary of Existing & Proposed Capital Project Debt Service

Fiscal Year Ending June 30:	A	B	C	D	E (A+B+C+D)	F	G	H (F+G)	I	J (H-I)	K (E+J)	\$ Change (K)
	Total Existing Debt Service	\$2,700,000 Serial Bond NIC = 2.73%	\$6,500,000 Serial Bond NIC = 3.02%	\$2,686,216 Serial Bond Est. I = 4.00%	Estimated Debt Service	Principal	Interest	Gross Debt Service	Debt Service Offsets	Estimated Net Debt Service	Combined Estimated Debt Service	
2021	\$ 382,087	\$ 477,950	\$ 588,481	\$ 323,750	\$ 1,772,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,772,268	\$ (3,183)
2022	380,271	493,813	570,731	326,290	1,771,105	-	-	-	-	-	1,771,105	(1,164)
2023	214,394	103,575	503,131	308,665	1,129,765	367,132 ²	279,885 ²	647,017	-	647,017	1,776,782	5,678
2024	214,131	106,700	497,181	304,400	1,122,412	360,000	331,500	691,500	-	691,500	1,813,912	37,130
2025	158,431	104,300	486,081	306,200	1,055,012	405,000	313,500	718,500	-	718,500	1,773,512	(40,400)
2026	164,231	101,900	484,981	307,600	1,058,712	420,000	293,250	713,250	-	713,250	1,771,962	(1,550)
2027	149,606	104,500	493,581	303,600	1,051,287	450,000	272,250	722,250	-	722,250	1,773,537	1,575
2028	55,169	101,950	491,581	309,400	958,100	325,000	249,750	574,750	-	574,750	1,532,850	(240,687)
2029	58,544	104,400	489,281	304,600	956,825	345,000	233,500	578,500	-	578,500	1,535,325	2,475
2030	51,688	106,700	486,681	309,600	954,669	365,000	216,250	581,250	-	581,250	1,535,919	594
2031	-	103,850	498,781	309,000	911,631	395,000	198,000	593,000	-	593,000	1,504,631	(31,288)
2032	-	106,000	495,131	303,000	904,131	420,000	178,250	598,250	-	598,250	1,502,381	(2,250)
2033	-	103,000	495,600	306,800	905,400	440,000	157,250	597,250	-	597,250	1,502,650	269
2034	-	-	-	-	-	405,000	135,250	540,250	-	540,250	540,250	(962,400)
2035	-	-	-	-	-	425,000	115,000	540,000	-	540,000	540,000	(250)
2036	-	-	-	-	-	445,000	93,750	538,750	-	538,750	538,750	(1,250)
2037	-	-	-	-	-	470,000	71,500	541,500	-	541,500	541,500	2,750
2038	-	-	-	-	-	495,000	48,000	543,000	-	543,000	543,000	1,500
2039	-	-	-	-	-	465,000	23,250	488,250	-	488,250	488,250	(54,750)
Totals	\$ 1,828,552	\$ 2,118,638	\$ 6,581,225	\$ 4,022,905	\$ 14,551,319	\$ 6,997,132	\$ 3,210,135	\$ 10,207,267	\$ -	\$ 10,207,267	\$ 24,758,586	

- Note:
- Existing Debt Service per District's Bonds to Maturity Schedule received 12/1/2017
 - Estimated BAN Principal and Interest

Assumptions:
 Vote: May 2021
 SED Approval: April 2022
 First Borrowing: June 2022
 First Interest: June 2023
 First Principal: June 2023
 Final Cost Report/CSC: June 2024
 2021-22 Est. Bldg. Aid Ratio: 17.0%
 Estimated Bond %: 95.0% (Reconstruction Only)
 Construction & Incidentals: \$6,997,132
 Capitalized Interest: \$0

North Salem Central School District Existing and Proposed Building Debt Service



Fiscal Year Ending June 30

North Salem Central School District

HISTORICAL CHANGE IN ASSESSED VALUATION

Fiscal Year Ended <u>June 30:</u>		<u>North Salem</u>	<u>Somers</u>	<u>Carmel</u>	<u>Southeast</u>
2016	Assessed Valuation:	\$ 142,080,839	\$ 21,083,265	\$ 38,288,426	\$ 289,050,227
	% Increase	-0.86%	-1.00%	-0.21%	-0.77%
2017	Assessed Valuation:	140,853,505	20,873,260	38,208,589	286,825,027
	% Increase	0.70%	0.16%	N/A	3.50%
2018	Assessed Valuation:	141,833,468	20,905,626	72,999,403	296,865,059
	% Increase	N/A	0.36%	-6.43%	2.23%
2019	Assessed Valuation:	1,318,863,251	20,980,771	68,305,862	303,488,698
	% Increase	1.64%	-0.02%	1.45%	2.54%
2020	Assessed Valuation:	1,340,513,420	20,975,831	69,299,644	311,185,201
	% Increase	0.70%	-0.17%	1.41%	6.24%
2021	Assessed Valuation:	1,349,865,969	20,940,428	70,278,898	330,599,950
	Average Value Change	\$ 7,688,837	\$ (28,567)	\$ (700,086)	\$ 8,309,945
	% Change	0.54%	-0.13%	-0.94%	2.75%

North Salem Central School District

PROJECTED CHANGE IN FUTURE ASSESSED VALUE AND FULL VALUE

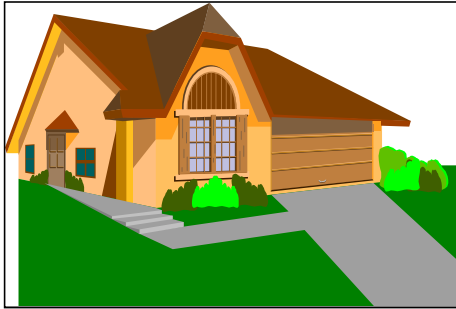
	Projected Full Value	Assessed Value			
		North Salem	Somers	Carmel	Southeast
NYS Equal. Rate		100.00%	11.97%	103.10%	103.68%
Average Annual A.V. Change		0.54%	-0.13%	-0.94%	2.75%
Fiscal Year Ending June 30:					
2023	\$ 1,942,504,966	\$ 1,364,483,884	\$ 20,886,018	\$ 68,963,865	\$ 349,032,963
2024	1,958,275,300	1,371,852,097	20,858,866	68,315,604	358,631,370
2025	1,974,346,216	1,379,260,098	20,831,750	67,673,438	368,493,733
2026	1,990,724,873	1,386,708,102	20,804,669	67,037,307	378,627,310
2027	2,007,418,624	1,394,196,326	20,777,623	66,407,157	389,039,561
2028	2,024,435,026	1,401,724,986	20,750,612	65,782,929	399,738,149
2029	2,041,781,835	1,409,294,301	20,723,636	65,164,570	410,730,948
2030	2,059,467,021	1,416,904,490	20,696,695	64,552,023	422,026,049
2031	2,077,498,770	1,424,555,775	20,669,789	63,945,234	433,631,766
2032	2,095,885,490	1,432,248,376	20,642,919	63,344,149	445,556,639
2033	2,114,635,816	1,439,982,517	20,616,083	62,748,714	457,809,447
2034	2,133,758,619	1,447,758,423	20,589,282	62,158,876	470,399,207
2035	2,153,263,011	1,455,576,318	20,562,516	61,574,582	483,335,185
2036	2,173,158,350	1,463,436,430	20,535,785	60,995,781	496,626,902
2037	2,193,454,250	1,471,338,987	20,509,088	60,422,421	510,284,142
2038	2,214,160,584	1,479,284,218	20,482,426	59,854,450	524,316,956
2039	2,235,287,496	1,487,272,352	20,455,799	59,291,818	538,735,673

North Salem Central School District
PROJECTED FUTURE ANNUAL TAX RATE PER \$1,000
 Proposed \$6,997,132 Capital Project
 Proposed 17 -Year Maturity Schedule

Fiscal Year Ending June 30:	Full Value	Assessed Value			
		North Salem	Somers	Carmel	Southeast
2023	\$ 0.33	\$ 0.33	\$ 2.76	\$ 0.32	\$ 0.32
2024	0.33	0.33	2.76	0.32	0.32
2025	0.31	0.31	2.59	0.30	0.30
2026	0.31	0.31	2.59	0.30	0.30
2027	0.31	0.31	2.59	0.30	0.30
2028	0.23	0.23	1.92	0.22	0.22
2029	0.23	0.23	1.92	0.22	0.22
2030	0.23	0.23	1.92	0.22	0.22
2031	0.23	0.23	1.92	0.22	0.22
2032	0.24	0.24	2.01	0.23	0.23
2033	0.23	0.23	1.92	0.22	0.22
2034	0.20	0.20	1.67	0.19	0.19
2035	0.20	0.20	1.67	0.19	0.19
2036	0.20	0.20	1.67	0.19	0.19
2037	0.20	0.20	1.67	0.19	0.19
2038	0.20	0.20	1.67	0.19	0.19
2039	0.19	0.19	1.59	0.18	0.18
Totals	\$ 4.17	\$ 4.17	\$ 34.84	\$ 4.00	\$ 4.00
Averages	\$ 0.25	\$ 0.25	\$ 2.05	\$ 0.24	\$ 0.24
Current Year Tax Rate	\$ 20.79	\$ 20.79	\$ 173.68	\$ 20.16	\$ 20.05
Current Year Tax Rate	1.20%				

North Salem Central School District

AVERAGE COST TO TAXPAYER
17 Year Maturity Schedule for \$6,997,132 Capital Project

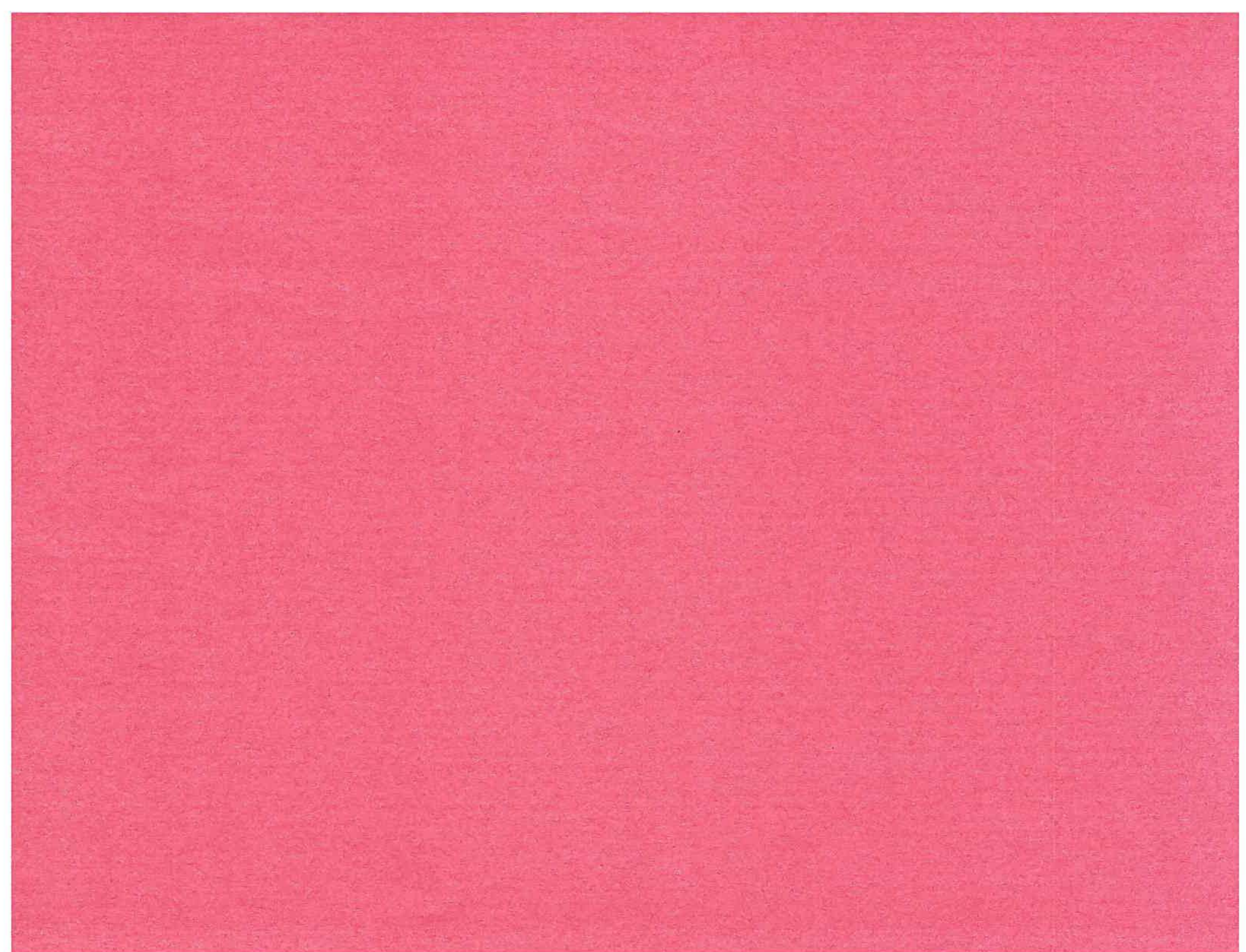


<u>Full Value</u>
\$500,000
750,000
1,000,000

<u>SENIOR/STAR</u> \$70,700 Equalized Value Exemption <u>Income Restrictions*</u>	
Annual	Monthly
\$ 107	\$ 8.92
170	14.17
232	19.33

<u>WITH STAR</u> \$30,000 Equalized Value Exemption <u>Primary Residence</u>	
Annual	Monthly
\$ 118	\$ 9.83
180	15.00
243	20.25

<u>NO STAR</u> <u>Non-Primary Residence</u>	
Annual	Monthly
\$ 125	\$ 10.42
188	15.67
250	20.83



ANALYSIS OF ESTIMATED PROJECT COST AND MAXIMUM COST ALLOWANCE BY BUILDING

			A	B	C
			Pequenaknock Elementary 0003-0??	MS/HS 6-12 0006-0??	Bus Garage 5002-0??
			Alteration/ Reconstruction	Alteration/ Reconstruction	Alteration/ Reconstruction
	SED Approval	Reset Date			
CONSTRUCTION:					
Maximum Cost Allowance ¹			\$ 16,281,708	\$ 33,498,071	\$ 166,724
Less: \$12,721,216 Capital Project - #0003-016 (FCR)	6/3/2016	6/3/2021	(452,947)	-	-
Less: \$12,721,216 Capital Project - #0006-023 (FCR)	10/5/2016	10/5/2021	-	(599,210)	-
Less: \$12,721,216 Capital Project - #0006-024 (FCR)	5/31/2017	5/31/2022	-	(5,439,509)	-
Less: \$12,721,216 Capital Project - #5002-005 (FCR)	8/2/2017	8/2/2022	-	-	(166,724)
Less: \$12,721,216 Capital Project - #0003-017 (FCR)	6/19/2018	6/19/2023	(2,334,811)	-	-
Less: Cash Project #0006-025 (Est. FP-F)	4/12/2019	4/12/2024	-	(747,259)	-
Less: \$12,721,216 Capital Project - #0003-019 (FP-F)	1/23/2020	1/23/2025	(550,000)	-	-
Less: \$12,721,216 Capital Project - #0006-026 (Est. FP-F)	_/_/_	_/_/_	-	-	-
Maximum Cost Allowance Available			\$ 12,943,949	\$ 26,712,094	\$ -
INCIDENTALS:					
Maximum Cost Allowance ¹			\$ 3,340,461	\$ 8,275,444	\$ -
Less: \$12,721,216 Capital Project - #0003-016 (FCR)	6/3/2016	6/3/2021	(158,865)	-	-
Less: \$12,721,216 Capital Project - #0006-023 (FCR)	10/5/2016	10/5/2021	-	(44,480)	-
Less: \$12,721,216 Capital Project - #0006-024 (FCR)	5/31/2017	5/31/2022	-	(612,056)	-
Less: \$12,721,216 Capital Project - #5002-005 (FCR)	8/2/2017	8/2/2022	-	-	-
Less: \$12,721,216 Capital Project - #0003-017 (FCR)	6/19/2018	6/19/2023	(199,910)	-	-
Less: Cash Project #0006-025 (Est. FP-F)	4/12/2019	4/12/2024	-	(152,471)	-
Less: \$12,721,216 Capital Project - #0003-019 (FP-F)	1/23/2020	1/23/2025	(76,960)	-	-
Less: \$12,721,216 Capital Project - #0006-026 (Est. FP-F)	_/_/_	_/_/_	-	-	-
Maximum Cost Allowance Available			\$ 2,904,726	\$ 7,466,437	\$ -

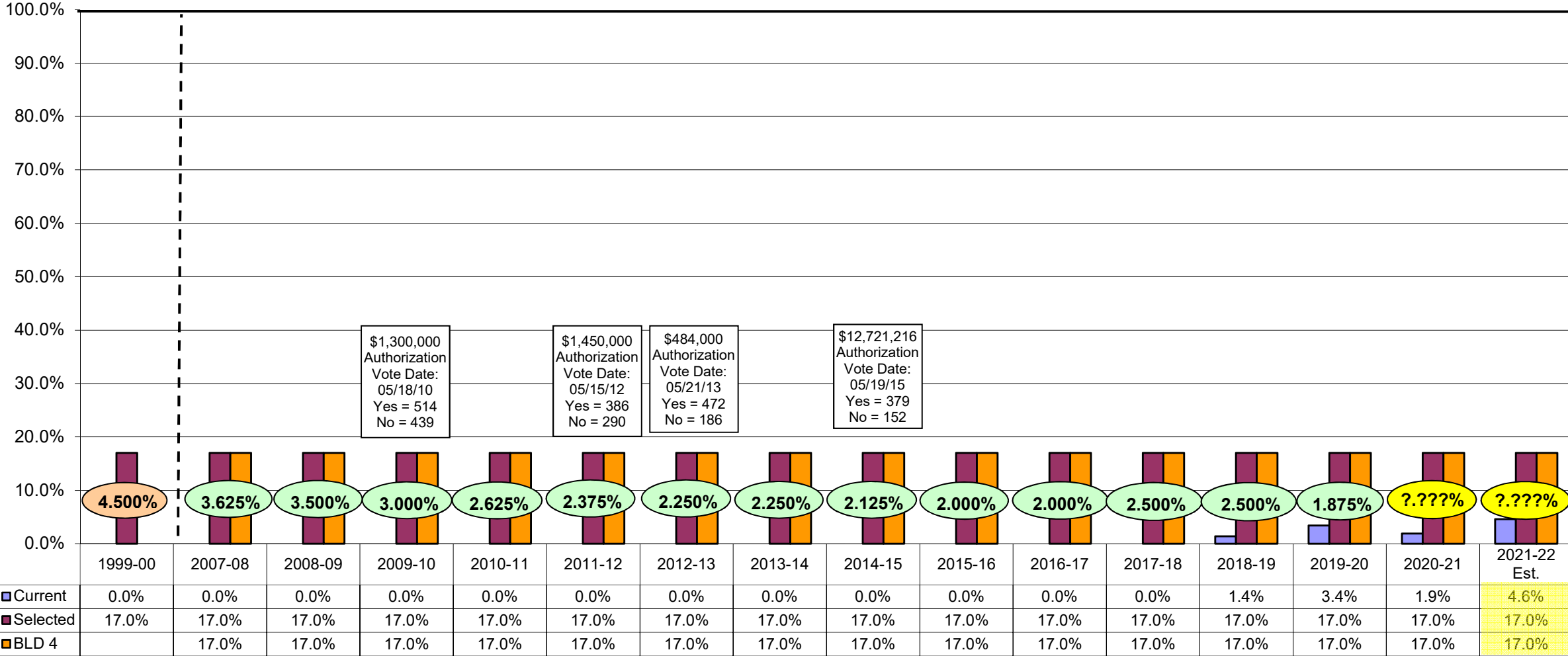
KEY: 1

RED
GREEN

Source: SA-4 Notification of Building Project based on FP-F, Application for Examination and Approval of Final Plans and Specifications.
Exceeds aid ceiling. All dollars expended in excess of aid ceiling are 100% local share.
Positive margin to work with.

Maximum Cost Allowance based on:
(a) 2020-21 Regional Cost Factor of 1.5360 and
(b) Monthly Cost Index for September 2020.
(c) Building Aid Units from SA-4 dated 3/13/2018 and 10/11/2018.

North Salem Central School District History of State Building Aid Ratios¹

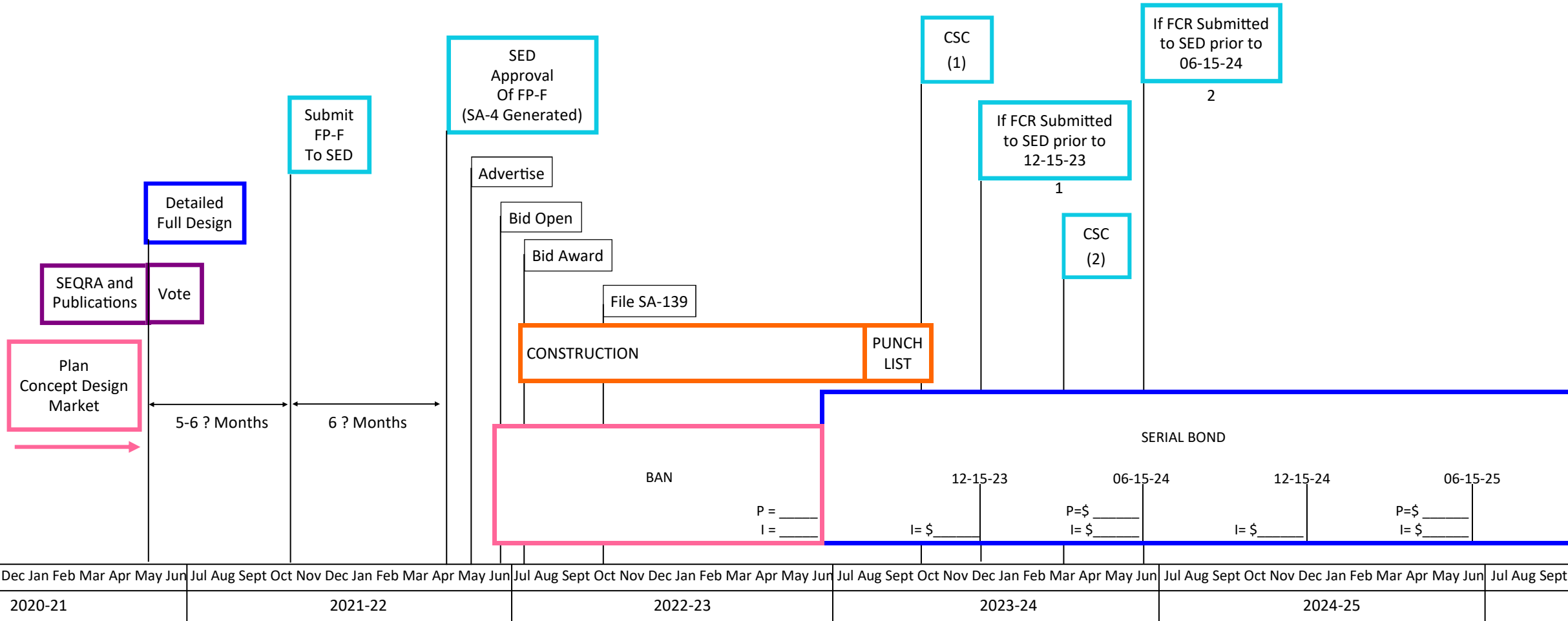


¹ The State Building Aid Ratio may change yearly. The voter authorization only "locks" the District into an aid calculation formula, not the aid ratio.

	A		B		C		D		E	
2020-21 Fiscal Year	BLD 4 = (Projects with Voter Approval on or after July 1, 2005) Greater of a) 1999-00 Selected - 10% = 7.0% or b) Current Year Calculated = 1.9% or c) Low Wealth Aid Ratio = N/A	+	High Needs 5% of Building Aid Ratio From "A" N/A	+	Plus 10% 10.0%	+	Merger Aid N/A	=	BLD 4 Aid Ratio 17.0%	Maximum Aid Ratio = 95% Maximum High Needs Aid Ratio = 98%
			7.0%						17.0%	
									A+B+C+D = 17.0%	

SED Interest Rate for Retro Projects Borrowings prior to December 1, 2001
 SED STATEWIDE AVERAGE INTEREST RATE ASSIGNED BASED ON SED APPROVAL DATE
 Rates not yet available

NORTH SALEM CENTRAL SCHOOL DISTRICT
CAPITAL PROJECT PLANNING TIMELINE (GENERALIZED)



SEQRA = State Environmental Quality Review Act
 FP-F = Final Plans and Specifications
 CSC = Certification of Substantial Completion
 FCR = Final Cost Reports

cjd/kec
 02-15-21
 May Vote

If SA-139 filing misses Governor's cutoff, this aid deferred to July 1
 (See Shaded Area Below) (No E.A.S.R. Available?)





**North Salem Central School District
Proposed Athletic Field Improvement
3/15/2021**

Budget Summary	Trade Cost Including Contingencies
	3/15/2021
General and Temporary Conditions	\$232,490
New Turf Field (including bleachers and equipment)	\$4,898,265
Tompkins Field Repairs & Improvements	\$338,463
External Bathroom Addition	\$375,809
Pequenakonck Field Renovations	\$85,000
Total Construction Costs	\$5,930,027
Soft Costs	\$1,067,105
Proposed Athletic Field Improvement	\$6,997,132

Notes:

Trench Rock Allowance of 150cy

Water line to field figured as drainable at building seasonally (24" depth)

Concessions Tables excluded - Furnished and installed by owner

Figuring Dant Clayton's proposal for pressbox; upgraded MEP system not figured; sink and sanitary excluded.

Erosion control blanket not figured

North Salem Central School District	Trade Costs
Proposed Athletic Field Improvement	3/15/2021
General and Temporary Conditions	
General Conditions	\$114,202
Mobilization	\$28,875
Soil Erosion & Sedimentation Control Measures	\$8,970
Rock Allowances	\$50,118
Subtotal:	\$202,165
Contingency (10%):	\$20,217
Escalation (5%):	\$10,108
Total Construction Cost:	\$232,490
Added Turf Field	
Site Clearing & Demo	\$219,558
Cuts & Fills	\$664,349
Rock Removal	\$561,133
Topsoil Strip, Screen & Respread	\$173,050
Artificial Turf (Including Sub-Field, Gravel & Drainage)	\$832,432
Upgraded Infill & Shock Pad	\$227,620
Storm Sewer to Parking Lot	\$36,930
Storm Sewer to Bio Retention	\$57,156
Bio Retention Soils & Plantings	\$38,169
Asphalt Sidewalks & Paths	\$70,509
Soccer Goals	\$9,629
Soccer Corner Flags	\$655
Lacrosse Goals	\$2,503
Lacrosse Safety Netting	\$72,257
Permanent Fencing	\$115,419
New Electronic Scoreboard	\$104,925
Install Light Poles with LED Field Lighting (rerouted feed to reduce trench rock)	\$587,546
Power Supply to Field Lighting	\$146,885
Pedestrian Walk Path Lights	\$41,713
Bleacher and Concrete Pad	\$110,494
Press Box and Concrete Pad	\$105,402
Screening System at Bleachers	\$17,082
Concrete Pad for Future Concessions	\$30,227
Water Line to Field	\$33,718
Subtotal:	\$4,259,361
Contingency (10%):	\$425,936
Escalation (5%):	\$212,968
Total Construction Cost:	\$4,898,265

Tompkins Field Repairs & Improvements	
Track Surface Repair	\$100,000
Minor Grading & Site Clearing at swale	\$12,015
Sand Slit Drainage System	\$159,880
Infiltration Trench	\$14,292
Topsoil, Seed & Mulch Trenches	\$8,129
	Subtotal: \$294,316
	Contingency (10%): \$29,432
	Escalation (5%): \$14,716
	Total Construction Cost: \$338,463
External Bathroom Addition	
Sitework	\$10,457
Concrete Foundations, Footings & Slabs	\$24,345
Masonry	\$88,094
Metals	\$15,952
Thermal & Moisture Protection	\$35,198
Doors & Windows	\$34,297
Finishes	\$24,992
Specialties	\$5,205
Plumbing	\$46,364
HVAC	\$12,554
Electric	\$29,332
	Subtotal: \$326,790
	Contingency (10%): \$32,679
	Escalation (5%): \$16,340
	Total Construction Cost: \$375,809