



MONTCLAIR PUBLIC SCHOOLS BOARD OF EDUCATION

Master Plan

Updated: 9/29/2021

#	School	Year 1		Year 2	Year 3-9
		2022 - OPEN BOND	2022 - NEW BOND	2023	2024-2030
		Building / Site Masonry Phase 03	HVAC Phase 2	HIGH PRIORITY PROJECTS	
0	TOTAL	\$ 1,793,650.00	\$ 15,519,940.00	\$ 37,000,000.00	\$ 95,159,879.50
1	Administration Building				
	SHINGLE ROOF REPLACEMENT				\$ 206,100.00
	VAT ABATEMENT & FLOOR REPLACEMENT				\$ 404,800.00
	RESTROOM RENOVATIONS				\$ 372,200.00
	FIRE ALARM REPLACEMENT				\$ 144,800.00
	WINDOW BALANCE REPAIRS				\$ 79,700.00
	WINDOW STONE SILLS REPAIRS	\$ 43,300.00			
	WOOD CORNICE TRIM REPAIR				\$ 33,300.00
	SPIRAL EGRESS STAIR STEEL REPAINTING				\$ 38,300.00
	Subtotal	\$ 43,300.00	\$ -	\$ -	\$ 1,279,200.00
2	Bradford Elementary School				
	BOILER REPLACEMENT				\$ 1,091,100.00
	DOOR LOCKDOWN HARDWARE				\$ 91,700.00
	CLASSROOM RENOVATION - PHASE 1				\$ 820,100.00
	CLASSROOM RENOVATION - PHASE 2				\$ 1,060,900.00
	CIRCLE DRIVEWAY AND SIDEWALK REPLACEMENT	\$ 229,200.00			
	PARKING AREAS REPLACEMENT				\$ 504,700.00
	EMERGENCY BACKUP GENERATOR				\$ 428,900.00
	DRINKING FOUNTAINS				\$ 65,300.00
	PLAYGROUND REPLACEMENT				\$ 146,000.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	PATIO AND YARD SITE IMPROVEMENTS	\$ 74,900.00			
	HVAC UPGRADES PHASE 2		\$ 1,368,480.00		
	HVAC UPGRADES PHASE 3			\$ 700,000.00	
	Subtotal	\$ 304,100.00	\$ 1,368,480.00	\$ -	\$ 4,517,200.00
3	Charles H. Bullock Elementary School				
	PARKING AREA PAVEMENT RESURFACING				\$ 547,300.00
	WOOD PANELS REPAIRS				\$ 109,800.00
	CRACK REPAIRS	Additional Due Diligence Required to Generate Accurate Estimate			
	PUMPHOUSE STRUCTURAL REPAIRS	Additional Due Diligence Required to Generate Accurate Estimate			
	Subtotal	\$ -	\$ -	\$ -	\$ 657,100.00



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4	Edgemont Elementary School				
	DOOR LOCKDOWN HARDWARE				\$ 60,500.00
	BASKETBALL COURT RESURFACING				\$ 25,360.00
	PLAYGROUND EQUIPMENT REPLACEMENT				\$ 138,500.00
	BARRIER FREE PATH REPLACEMENT	\$ 63,500.00			
	BOILER SECTION REPLACEMENT				\$ 549,300.00
	FRONT CIRCLE DRIVEWAY WIDENING	\$ 394,300.00			
	MEDIA CENTER RENOVATION				\$ 338,600.00
	CLASSROOM RENOVATION - PHASE 1				\$ 982,700.00
	CLASSROOM RENOVATION - PHASE 2				\$ 1,042,900.00
	BACKUP GENERATOR				\$ 428,900.00
	ELECTRICAL SERVICE UPGRADES				\$ 188,100.00
	ADDITIONAL BRICK REPOINTING	\$ 19,600.00			
	CONCRETE PIPE TUNNELS REPAIRS	\$ 37,600.00			
	EXTERIOR STEEL STAIR REPLACEMENT				\$ 127,900.00
	DRINKING FOUNTAINS				\$ 46,100.00
	HVAC UPGRADES PHASE 2		\$ 2,050,230.00		
	Subtotal	\$ 515,000.00	\$ 2,050,230.00	\$ -	\$ 3,928,860.00
5	Glenfield Middle School				
	ACID NEUTRALIZATION TANK REFURBISHMENT				\$ 29,200.00
	WINDOW SCREENS				\$ 31,750.00
	CORRIDOR VAT ABATEMENT & FLOOR REPLACEMENT				\$ 332,500.00
	ART ROOM RENOVATION				\$ 1,452,200.00
	WEIGHT ROOM RENOVATION				\$ 263,350.00
	CLASSROOM RENOVATION PHASE 1				\$ 383,650.00
	CLASSROOM RENOVATION PHASE 2				\$ 985,650.00
	CLASSROOM RENOVATION PHASE 3				\$ 1,369,475.00
	SCIENCE LAB RENOVATIONS				\$ 1,225,900.00
	CUPOLA REPLACEMENT				\$ 97,500.00
	EMERGENCY BACKUP GENERATOR				\$ 428,900.00
	STAGE LIGHTING PHASE 2				\$ 158,000.00
	DRINKING FOUNTAINS				\$ 84,500.00
	GYM WOOD FLOOR REFINISHING				\$ 97,800.00
	CAFETERIA DRIVEWAY REPAVEMENT				\$ 36,105.00
	PORTICO & BAY WINDOW REPAIR & RESTORATION	\$ 79,700.00			
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	NEW AUDITORIUM CHAIR LIFT				\$ 91,700.00



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	GUTTER REPAIRS				\$ 31,600.00
	STAIR 6 REPAIRS				\$ 25,600.00
	TERRAZZO FLOOR CRACKS	Additional Due Diligence Required to Generate an Accurate Cost Estimate			
	HVAC UPGRADES PHASE 2		\$ 232,500.00		
	HVAC UPGRADES PHASE 3			\$ 6,000,000.00	
	SUBTOTAL	\$ 79,700.00	\$ 232,500.00	\$ 6,000,000.00	\$ 7,433,880.00
6	Hillside Elementary School				
	PARTIAL ROOF REPLACEMENT PHASE 01				\$ 1,364,400.00
	PARTIAL ROOF REPLACEMENT PHASE 02				\$ 1,018,900.00
	BASEMENT PIPE TUNNEL VENTILATION	\$ 67,800.00			
	ROOF MASONRY REPAIRS	\$ 248,300.00			
	WOOD SHOP CONVERSION				\$ 639,600.00
	CLASSROOM RENOVATION - PHASE 1				\$ 1,196,450.00
	CLASSROOM RENOVATION - PHASE 2				\$ 925,550.00
	CLASSROOM RENOVATION - PHASE 3				\$ 985,650.00
	CORRIDOR CEILING REPLACEMENT PHASE 01				\$ 451,700.00
	CORRIDOR CEILING REPLACEMENT PHASE 02				\$ 440,900.00
	CORRIDOR CEILING REPLACEMENT PHASE 03				\$ 435,550.00
	HOME ECONOMICS CONVERSION TO STEAM LAB				\$ 576,350.00
	DOOR LOCKDOWN HARDWARE				\$ 149,600.00
	CAFETERIA WINDOW REPLACEMENT				\$ 368,700.00
	STAIR FIRE DOOR REPLACEMENT				\$ 519,200.00
	PARKING LOT REPLACEMENT				\$ 556,800.00
	BACKUP GENERATOR				\$ 428,900.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	AUDITORIUM SEATING				\$ 368,700.00
	DRINKING FOUNTAINS				\$ 123,100.00
	STAGE LIGHTING				\$ 308,500.00
	CRACK BRICK AND POINTING	\$ 19,600.00			
	HVAC UPGRADES PHASE 3			\$ 4,000,000.00	
	SUBTOTAL	\$ 335,700.00	\$ -	\$ 4,000,000.00	\$ 11,167,050.00
7	Montclair High School				
	AUDITORIUM SEATING REPLACEMENT				\$ 1,789,300.00
	AUTO SHOP NEW OVERHEAD DOOR				\$ 188,100.00



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	WINDOW AREAWAYS REPAIR	Additional Due Diligence is Required to Generate an Accurate Cost Estimate			
	FENCE REPLACEMENT				\$ 13,500.00
	BANDROOM VAT ABATEMENT & FLOOR REPLACEMENT				\$ 106,200.00
	CORRIDOR CEILING REPLACEMENT - GROUND FLOOR				\$ 294,100.00
	CORRIDOR CEILING REPLACEMENT - FIRST FLOOR				\$ 334,900.00
	ROBOTIC & CISCO LAB RENOVATION				\$ 729,900.00
	TV STUDIO RENOVATION				\$ 272,400.00
	CLASSROOM RENOVATION - PHASE 1				\$ 820,100.00
	CLASSROOM RENOVATION - PHASE 2				\$ 695,275.00
	CLASSROOM RENOVATION - PHASE 3				\$ 1,011,225.00
	CLASSROOM RENOVATION - PHASE 4				\$ 1,027,850.00
	CLASSROOM RENOVATION - PHASE 5				\$ 1,000,800.00
	DOOR LOCKDOWN HARDWARE				\$ 229,000.00
	BOILER REPLACEMENT				\$ 2,415,400.00
	FOOD SCIENCE RENOVATIONS				\$ 1,163,300.00
	AUDITORIUM AIR CONDITIONING				\$ 2,090,675.00
	FOOTBALL FIELD TURF CARPET REPLACEMENT				\$ 1,949,280.00
	DRINKING FOUNTAINS				\$ 74,900.00
	MOUNTIES BULLDOG STATUE & SITEWORK	Additional Due Diligence is Required to Generate an Accurate Cost Estimate			
	ELECTRICAL SERVICE UPGRADES				\$ 248,300.00
	MASONRY REPAIRS	Additional Due Diligence is Required to Generate an Accurate Cost Estimate			
	HVAC UPGRADES PHASE 2		\$ 2,795,400.00		
	SUBTOTAL	\$ -	\$ 2,795,400.00	\$ -	\$ 16,454,505.00
8	Aubrey Lewis Complex				
	WOODMAN FIELD GRANDSTAND REPLACEMENT WITH SOIL ABATEMENT				Additional Due Diligence is Required to Generate an Accurate Cost Estimate
	BUILDINGS IMPROVEMENTS	\$ 127,900.00			
	HVAC UPGRADES PHASE 3			\$ 13,000,000.00	
	SUBTOTAL	\$ 127,900.00	\$ -	\$ 13,000,000.00	\$ -



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9	George Inness Annex				
	BALUSTRADE REPAIR	\$ 142,950.00			
	CAFETERIA PAVER WALKWAY	\$ 120,350.00			
	DOOR LOCKDOWN HARDWARE				\$ 108,620.00
	ART ROOM RENOVATIONS				\$ 576,350.00
	SCIENCE LAB UPGRADES				\$ 1,693,000.00
	COMPUTER LAB RENOVATION				\$ 183,300.00
	CLASSROOM RENOVATION - PHASE 1				\$ 826,200.00
	CLASSROOM RENOVATION - PHASE 2				\$ 612,450.00
	BOILER REPLACEMENT				\$ 1,091,100.00
	PARKING AREA REPAIRS				\$ 445,700.00
	EMERGENCY BACKUP GENERATOR				\$ 428,900.00
	DRINKING FOUNTAINS				\$ 94,200.00
	STAGE LOFT PLASTER REPAIRS	Additional Due Diligence is Required to Generate an Accurate Cost Estimate			
	STEEL PANS & STAIR TREADS REPAIRS				\$ 308,800.00
	HVAC UPGRADES PHASE 2		\$ 4,010,500.00		
	SUBTOTAL	\$ 263,300.00	\$ 4,010,500.00	\$ -	\$ 6,368,620.00
10	Buzz Aldrin Middle School				
	ASPHALT IMPROVEMENTS & SEATING				\$ 348,850.00
	LOADING DOCK PARKING LOT IMPROVEMENTS				\$ 120,700.00
	VAT ABATEMENT & FLOOR REPLACEMENT AT 1909 ORIGINAL BUILDING				\$ 282,660.00
	ART ROOM KILN REPLACEMENT				\$ 55,700.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	CORRIDOR CEILING REPLACEMENT - GROUND FLOOR				\$ 108,600.00
	CORRIDOR CEILING REPLACEMENT- FIRST FLOOR				\$ 130,300.00
	CORRIDOR CEILING REPLACEMENT - SECOND FLOOR				\$ 123,100.00
	BOILER REPLACEMENT				\$ 1,091,100.00
	DOOR LOCKDOWN HARDWARE				\$ 123,100.00
	MUSIC ROOMS RENOVATION				\$ 525,200.00



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	SCIENCE ROOMS RENOVATION				\$ 1,524,400.00
	ART ROOM RENOVATION				\$ 379,500.00
	CLASSROOM RENOVATION - PHASE 1				\$ 860,825.00
	CLASSROOM RENOVATION - PHASE 2				\$ 1,000,800.00
	CLASSROOM RENOVATION - PHASE 3				\$ 1,636,775.00
	CLASSROOM RENOVATION - PHASE 4				\$ 1,091,100.00
	CLASSROOM RENOVATION - PHASE 5				\$ 1,392,100.00
	ATHLETIC FIELD RECONDITIONING & IRRIGATION SYSTEM				\$ 304,492.00
	DRINKING FOUNTAINS				\$ 103,800.00
	STEAM LAB RENOVATION				\$ 639,600.00
	ROOF STRUCTURE REINFORCEMENT				\$ 38,500.00
	CHIMNEY HEIGHT REDUCTION	\$ 43,700.00			
	GREENHOUSE				Additonal Due Diligence is Required to Generate an Accurate Cost Estimate
	GYM WOOD CEILING				Additonal Due Diligence is Required to Generate an Accurate Cost Estimate
	SCHOOL STAIRS				\$ 59,250.00
	ORCHESTRA PIT				Additonal Due Diligence is Required to Generate an Accurate Cost Estimate
	REMOVAL OF LOOSE CEILING TILE				Additonal Due Diligence is Required to Generate an Accurate Cost Estimate
	HVAC UPGRADES PHASE 2		\$ 634,220.00		
	HVAC UPGRADES PHASE 3			\$ 8,000,000.00	
	SUBTOTAL	\$ 43,700.00	\$ 634,220.00	\$ 8,000,000.00	\$ 12,248,952.00
11	Nishuane Elementary School				
	BOILER ROOM REPAINTING				\$ 87,770.00
	CORRIDOR PA SYSTEM SPEAKERS UPGRADE				\$ 103,800.00
	OFFICE RESTROOM REPAIR				\$ 43,700.00
	PLAY AREA PAVER REPLACEMENT				\$ 141,400.00
	VAT REPLACEMENT & ABATEMENT				\$ 44,195.00
	BOILER REPLACEMENT				\$ 1,091,100.00
	DOOR LOCKDOWN HARDWARE				\$ 152,000.00
	SECOND FLOOR LOCKERS				\$ 73,000.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00



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	AUDITORIUM IMPROVEMENTS				\$ 1,211,500.00
	MUSIC ROOM RENOVATION				\$ 344,600.00
	CLASSROOM RENOVATION - PHASE 1				\$ 1,118,150.00
	CLASSROOM RENOVATION - PHASE 2				\$ 1,452,200.00
	CLASSROOM RENOVATION - PHASE 3				\$ 835,250.00
	CLASSROOM RENOVATION - PHASE 4 & STAFF ROOM				\$ 1,602,800.00
	DRINKING FOUNTAINS				\$ 94,200.00
	PLAYGROUND EQUIPMENT REPLACEMENT				\$ 318,800.00
	EMERGENCY BACKUP GENERATOR				\$ 428,900.00
	MUSIC AND DANCE STUDIO RESTROOM RENOVATIONS				\$ 368,700.00
	PAVER REGRADING	\$ 49,700.00			
	HVAC UPGRADES PHASE 2		\$ 1,534,700.00		
	HVAC UPGRADES PHASE 3			\$ 3,000,000.00	
	SUBTOTAL	\$ 49,700.00	\$ 1,534,700.00	\$ 3,000,000.00	\$ 9,820,565.00
12 Northeast Elementary School					
	MAIN OFFICE FLOOR REPLACEMENT				\$ 43,700.00
	NEW SGI ROOM				\$ 86,900.00
	DOOR LOCKDOWN HARDWARE				\$ 84,500.00
	PARKING AREA RESURFACING				\$ 529,650.00
	RUBBER ROOF REPLACEMENT				\$ 172,180.00
	BOILER ROOM LEAD WALL PAINT ABATEMENT				\$ 41,200.00
	PLAY AREA SURFACE REPLACEMENT				\$ 150,450.00
	BOILER REPLACEMENT				\$ 1,091,100.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	SLATE ROOF REPLACEMENT				\$ 378,080.00
	CLASSROOM RENOVATION - PHASE 1				\$ 1,076,050.00
	CLASSROOM RENOVATION - PHASE 2				\$ 790,100.00
	DRINKING FOUNTAINS				\$ 65,300.00
	TOILET ROOM RENOVATIONS				\$ 368,700.00
	EMERGENCY BACKUP GENERATOR				\$ 428,900.00
	PAVER REGRADING AND REINSTALLATION	\$ 31,250.00			
	SITE REGRADING				\$ 225,700.00
	HVAC UPGRADES PHASE 2		\$ 2,767,360.00		
	SUBTOTAL	\$ 31,250.00	\$ 2,767,360.00	\$ -	\$ 5,841,010.00
13 Renaissance At Rand Middle School					
	ROOM 120 RENOVATION				\$ 263,350.00



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	EYEWASH & FIRE BLANKETS AT SCIENCE ROOMS				Additional Due Diligence is Required to Generate an Accurate Cost Estimate
	WIRELESS CLOCK SYSTEM				\$ 73,000.00
	ATHLETIC FIELD RECONDITIONING				\$ 370,200.00
	DOOR LOCKDOWN HARDWARE				\$ 74,900.00
	ROOF REPLACEMENT				\$ 595,275.00
	BOILER REPLACEMENT				\$ 549,300.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	EMERGENCY BACKUP GENERATOR				\$ 428,900.00
	DRINKING FOUNTAINS				\$ 65,300.00
	GYMNASIUM ADDITION				\$ 4,737,150.00
	SUBTOTAL	\$ -	\$ -	\$ -	\$ 7,465,875.00
14	Watchung Elementary School				
	ANNEX SPEECH ROOM RENOVATION				\$ 82,750.00
	SECURITY VESTIBULE UPGRADES				\$ 127,900.00
	DOOR LOCKDOWN HARDWARE				\$ 72,500.00
	STAGE CURTAINS & RIGGING REPLACEMENT				\$ 248,300.00
	AUDITORIUM SEATING REPLACEMENT				\$ 185,100.00
	BOILER REPLACEMENT				\$ 1,091,100.00
	ELECTRICAL SERVICE UPGRADES				\$ 308,500.00
	BACKUP GENERATOR				\$ 428,900.00
	ART ROOM RENOVATION				\$ 874,400.00
	CLASSROOM RENOVATION - PHASE 1				\$ 1,060,900.00
	CLASSROOM RENOVATION - PHASE 2				\$ 1,241,600.00
	CLASSROOM RENOVATION - PHASE 3				\$ 945,912.50
	DRINKING FOUNTAINS				\$ 65,300.00
	HVAC UPGRADES PHASE 2		\$ 126,550.00		
	HVAC UPGRADES PHASE 3			\$ 3,000,000.00	
	SUBTOTAL	\$ -	\$ 126,550.00	\$ 3,000,000.00	\$ 6,733,162.50
15	Central Heating Plant				
	DISTRIBUTION PIPING REPAIR				Additional Due Diligence is Required to Generate an Accurate Cost Estimate
	EMERGENCY BACKUP GENERATOR				\$ 283,900.00



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	SUBTOTAL	\$ -	\$ -	\$ -	\$ 283,900.00
16	Pre-k				
	WOOD CORNICE TRIM REPAIR				\$ 44,800.00
	SHINGLE ROOF & CUPOLA REPLACEMENT				\$ 308,500.00
	GROUND FLOOR TOILET FLOOR REPAIRS				\$ 59,300.00
	DOOR LOCKDOWN HARDWARE				\$ 62,900.00
	PARKING REPLACEMENT				\$ 195,600.00
	STORM DRAINAGE PIPING REPAIR				\$ 63,200.00
	WINDOW BALANCE REPAIRS				\$ 37,600.00
	EXTERIOR STUCCO FINISH	Additonal Due Diligence is Required to Generate an Accurate Cost Estimate			
	EXTERIOR STEEL STAIR REPLACEMENT				\$ 188,100.00
	SUBTOTAL	\$ -	\$ -	\$ -	\$ 960,000.00
	TOTAL	\$ 1,793,650.00	\$ 15,519,940.00	\$ 37,000,000.00	\$ 95,159,879.50

Note: Scope of work identified above is preliminary. Some building areas may contain unique or isolated rooms/spaces that have different ventilation needs than the majority of spaces in the same wing. These will need to be addressed on a case-by-case basis.