

Pocantico Hills Central School District - 5 Year Plan

Analysis and Prioritization

66-08-02-04-0-001

Update 1/24/18

Inspection Comments

| BCS | Description of Work | FY18/19 | FY19/20 | FY 20/21 | FY 21/22 | FY 22/23 | Inspection Comments |
|-----|--|-------------|---------|----------|----------|----------|---|
| | Site Utilities | | | | | | |
| 37 | Site Water (H) | \$7,500 | | | | | Replace rusted gate valve and piping |
| 38 | Site Sanitary (H) | \$15,000 | | | | | Rebuild lift station, check valves, and piping |
| 39 | Site Gas (H) | | | | | | |
| 40 | Site Fuel Oil (H) | | | | | | |
| 41 | Site Electrical (H) | \$5,000 | | | | | Install bollards around transformer pad/diesel tank |
| 42 | Site Storm Water | | | | | | |
| 42 | Closed Drainage System | | | | | | |
| 43 | Open Drainage System | | | | | | |
| 44 | Catch Basins/Manholes | | | | | | |
| 45 | Culverts | | | | | | |
| 46 | Outfalls | | | | | | |
| 47 | Infiltration Basins | | | | | | |
| 48 | Retention pond | | | | | | |
| 49 | Wet pond | | | | | | |
| 50 | Manufactured proprietary units | | | | | | |
| | Other Site Features | | | | | | |
| 53 | Roadways and Parking Lots | \$629,650 | | | | | all paved areas not identified on bond site plan |
| 54 | Sidewalks | \$240,000 | | | | | reset flagstones at stone sidewalks and site stairs, repair concrete sidewalks, |
| 55 | Playgrounds | | | | | | |
| 56 | Athletic Fields / Fencing | | | | | | |
| 56 | Tennis Courts | | | | | | |
| 57 | Bleachers/Stadium | | | | | | |
| 58 | Press Boxes, dugouts, etc. | | | | | | |
| 59 | Substructure | | | | | | |
| 59 | Foundation (S) | | | | | | |
| 60 | Building Envelope | | | | | | |
| 60 | Structural Floors (S) | | | | | | |
| 61 | Exterior Walls/Columns (S) | \$45,000 | | | | | Repointing at stone retaining walls, including reselling stone caps, minor crack repair at building exterior. By FY 19/20, selective demolition, waterproofing and reconstruction to address cause of cracking |
| 62 | Chimneys (S) | \$10,000 | | | | | north chimney at 1930 building requires repair |
| 63 | Parapets (S) | | | | | | |
| 64 | Exterior Doors | | | | | | |
| 65 | Exterior Stairs, Steps, Ramps (S) | \$18,000 | | | | | stone steps outside room 105 - reset stone treads, replace handrails; concrete steps outside receiving/trash - replace nosings, repair stairs, replace handrails; concrete steps outside auditorium - repair stairs, replace handrails. |
| 66 | Fire Escapes (S) | | | | | | |
| 67 | Windows | | | | | | |
| 68 | Roofs and Skylights (S) | | | | | | |
| 69 | Interior Spaces | | | | | | |
| 69 | Interior Bearing Walls (S) | | | | | | |
| 70 | Other Interior Walls | | | | | | |
| 71 | Carpet | 275000 | | | | | Carpet is currently in satisfactory condition. Cost is to demo and replace with VCT, if desired |
| 72 | Resilient Tiles or Sheet | | | | | | |
| 73 | Hard Flooring | | | | | | |
| 74 | Wood Floors | | | | | | |
| 75 | Ceilings (H) | \$95,000 | | | | | Replace original concealed spline ceilings |
| 76 | Lockers | | | | | | |
| 77 | Interior Doors and Hardware | \$290,000 | | | | | Provide new hardware at select existing doors to meet current code. Provide closers at all doors into corridors. Replacement of interior doors not necessary, but included in FY 19/20 |
| 78 | Interior Stairs (S) | \$45,000 | | | | | Replace handrails at interior stairs |
| 79 | Elevators & Lifts (H) | | | | | | |
| | Electrical systems | | | | | | |
| 80 | Electrical Service/Distribution (H) | \$100,000 | | | | | Switchgear |
| 81 | Lighting Fixtures | \$150,000 | | | | | High efficiency LED's have been installed throughout the entire building. Add additional classrooms where concealed spline ceilings are replaced |
| 82 | Communications Systems (H) | | | | | | |
| | Technology Infrastructure | | | | | | |
| 83 | Swimming Pool System | | | | | | |
| | Plumbing Systems | | | | | | |
| 84 | Water Distribution System (H) | | | | | | |
| 85 | Plumbing Drainage System (H) | | | | | | |
| 86 | Water Heaters (H) | | | | | | |
| 87 | Plumbing Fixtures | | | | | | |
| | HVAC Systems | | | | | | |
| 89 | Heat Generation System (H) | | | | | | |
| 90 | Heating Fuel system (H) | \$2,000 | | | | | There was water leakage on hot water return pump. It will be fixed as part of in house maintenance schedule. |
| 91 | Air Conditioning System | \$100,000 | | | | | Add cooling and exhaust hoods to classroom 214 (home ec) |
| 92 | Air Handling and Ventilation (H) | | | | | | |
| 93 | Piped Heating System (H) | | | | | | |
| 94 | Ductwork, Dampers, etc. (H) | | | | | | |
| 95 | HVAC Control System (H) | | | | | | |
| | Fire Safety Systems | | | | | | |
| 96 | Fire Alarm System (H) | | | | | | |
| 97 | Smoke Detection (H) | | | | | | |
| 98 | Sprinklers, Standpipes, Hoods (H) | \$25,000 | | | | | Add emergency lighting to corridors, attic area, and toilet rooms |
| 99 | Exterior Emergency Lighting (H) | \$150,000 | | | | | Two generators installed in building. One was added in 2010. Generators lack proper schedules; Cost is ballpark. To be refined via feasibility study and letter report to determine which loads to be carried on each generator. |
| 99 | Interior Emergency Lighting (H) | | | | | | |
| 100 | Emergency Power | | | | | | |
| | Accessibility | | | | | | |
| 101 | ADA Upgrades (H) | | | | | | Original 1931 building is not accessible. Small toilet rooms at classrooms in 1933 building are not accessible. |
| | Work Subtotal | \$2,202,150 | \$0 | \$0 | \$0 | \$0 | |
| | 25.5% Professional Fees / Contingency/Abatement: | \$561,548 | \$0 | \$0 | \$0 | \$0 | |
| | 4% Inflation: | \$110,548 | \$0 | \$0 | \$0 | \$0 | |
| | Construction Total | \$2,763,698 | \$0 | \$0 | \$0 | \$0 | |