

# SAYREVILLE BOARD OF EDUCATION

150 LINCOLN STREET

SOUTH AMBOY, NEW JERSEY, 08879

## JESSE SELOVER SCHOOL FACILITY ASSESSMENT



**DI**GroupArchitecture

# Introduction

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In May of 2014, The **Sayreville Board of Education** engaged **DIGroup Architecture** to develop a feasibility study associated with repurposing the Jesse Selover School. Currently the school is used as administrative space for the Sayreville Board of Education and as an Adult Day School education space. This facility assessment is based on converting the facility to a K-3<sup>rd</sup> Grade Elementary School with a potential student population ranging from 200-250 students. The following report examines required improvements based on NJDOE guidelines, applicable code standards and best practices. This report will also highlight recommended improvements which would create parity between Selover and the District's other existing elementary schools, while improving the academic learning environment.

*This facility assessment examines the condition of the following primary building components:*

**Building Envelope-** Including the exterior walls, windows, lintels, sills, doors, roofing and drainage system.

**Building Interior –** Flooring, walls, doors and hardware, exit enclosures, lighting, ceilings and toilet facilities.

**Programmatic Elements-** Including renovations to existing spaces to accommodate classrooms.

**Building System-** Mechanical, Electrical and Plumbing Infrastructure.

**Barrier-Free access-** Review of circulation and general building conditions required to be compliant with current codes and standards. *ICC/ANSI A117.1-2003 Accessible and Usable Building and Facilities*

A preliminary construction cost estimate has been generated and organized by priority of need so that the Board can make informed decisions regarding proposed improvements and how to best proceed based on the availability of funding. Upgrades which address life-safety issues have become "Level 1" or high priority items, whereas items of work which are more "cosmetic" in nature are listed as "Level 3", lower priority improvements.

It should be noted that much of this assessment and the recommended improvements within are based upon current building code requirements. Because the Selover School is an existing building the applicable code (Uniform Construction Code Subchapter 6 – Rehabilitation Subcode) allows us to follow a set of standards which deviates from those required for a New Building.

For example, a new building which consists of multiple stories must be outfitted with a code compliant elevator, whereas the Rehabilitation Subcode does not make this a requirement for an existing structure where no formal Change in Use has occurred. The code acknowledges that trying to bring an existing building up to current code standards, more often than not, is cost-prohibitive.

The code has been crafted with an eye toward making unsafe structures, which may endanger human life or the public welfare, safe for its proposed use.

Another governing code which we must follow is the ICC/ANSI A117.1 which is a standard which requires that sites, facilities, buildings and building elements be accessible and usable by people with various physical disabilities. The intent is to allow a person with a physical disability to independently get to, enter, and use a site, facility, building, or building element. Terms within this report such as "ADA Compliant", "Barrier-free" and "Accessible" all relate to the requirements and guidelines prescribed in this code.

It is important for the reader of this report to understand that the aforementioned *Rehabilitation Subcode* dictates the degree of compliance (with the ICC/ANSI A117.1) an existing building must achieve based on the type of improvements/upgrades being made.

Recommendations in this report have been prioritized based on these code requirements and, as previously noted, on best practices for school facilities along with the requirements set forth by the New Jersey Department of Education.

In addition to a schematic floor plan showing preliminary arrangements of classrooms, offices and support spaces, the following report includes a description of each improvement along with the rationale behind the improvements and its listed priority level.

# General Facility Data



School Name: Jesse Selover School

School Address: 150 Lincoln Street, South Amboy, New Jersey 08879

Current Use: Administration Building & Adult Day School

Proposed Use: K-3 Elementary School for 200 – 250 students

Original Building: 1954

Classroom Addition: 1959

Gross Building Area: 31,888 Square Feet

First Floor Gross Area: 25,388 Square Feet

Lower Level Gross Area: 6,500 Square Feet

Construction Type (based on IBC 2009 NJ Edition): IIB & IIIB Construction

Number of Stories: Two Story

Site Area: 7.90 Acres

Estimated Building Replacement Cost\*: \$12,750,000 - \$14,250,000

\*Represents K-3 based on current NJDOE standards resulting in a facility approximately 50,000 sf in area. Construction cost range of \$245 - \$275/SF plus approximately \$500,000 for demolition of existing facility.

# Executive Summary

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The Jesse Selover School's building envelope (roof, exterior walls, windows, exterior doors) is in poor condition. Cracked brick and missing mortar have created large voids in the exterior wall system enabling the infiltration of moisture at multiple locations. The existing windows have little, if any thermal value and are at the end of their useful life. The lintels above the windows and doors, which exist to support the masonry units above the openings, are deteriorating due to age and exposure to the elements. As they rust, they change size which tends to displace the brick which they support – letting water penetrate the envelope. The roof system has survived well beyond its useful life as evidenced by multiple leaks and deteriorating layers. Around the building exterior sidewalks and concrete entrance areas have many cracks and spalled sections and the patched asphalt paving continues to develop potholes which require perpetual repair.

The interior condition of the school is also showing signs of its advanced age. Plumbing, HVAC and electrical upgrades are required to support the proposed student population. Bathroom facilities, sinks and drinking fountains, and the dining/multi-purpose room and stage are all outdated and not compliant with today's barrier free standards and building codes.

Given the current condition of the building it is our recommendation, based on applicable code(s), DOE Standards and best practices, that significant improvements and upgrades occur prior to the occupancy by a full student population.

The following order of magnitude estimates endeavor to prioritize the recommended improvements based on the benefit of each improvement as it relates to life-safety and the welfare of the building occupants. We are suggesting that **Level One** improvements occur prior to the arrival of a new student population. **Level Two** improvements can be accomplished after students are moved in, over the course of the next five years ending in 2020. **Level Three** improvements are considered long-term upgrades and are meant to create a level of parity between this facility and the District's other elementary schools while also satisfying various building code requirements and standards which we follow when designing new school buildings.

# Building Component Analysis: Sitework

## LEVEL ONE CONCERNS



### Parking and Barrier Free Entrances

The parking areas are patched and showing signs of aging and deterioration. The pitch of the existing pavement may require revised drainage calculations and sub-surface structures. If a portion of the asphalt pavement is to be utilized for playground or recess activities, a separation of parking/driveway from the play area is recommended and should be designated and demarcated with traffic controlling gates and fences, bollards, curb stops and speed humps. At least 4 spaces should be marked Barrier Free and be located near Barrier Free entrances of the school.

### Exterior Stairs & Handrails

The present condition of existing stairs and handrails is compromised due to exposure to the elements and age. That noted, they pose unsafe and hazardous conditions. Several existing stairs have risers that vary in height, beyond accepted tolerances. New stairs with non-slip nosings, consistent riser height and new handrails and guardrails are recommended for safety and code compliance.

Most of the current handrails also lack the code required 12" extensions at the top and bottom of the stairs along with the required edge barrier and guardrails at each open side of the stair. Handrails are required by current code to be on both sides of a stair or ramp.

The steel railings have rusted over time and as noted above, are no longer code-compliant. It is recommended that all handrails be replaced with compliant handrails and guardrails. The new railings should be set into new reinforced concrete and stair assemblies.



# Building Component Analysis: Building Shell

## LEVEL ONE CONCERNS



### Exterior Walls

Existing masonry walls are in a poor condition. The cracking which has occurred is indicative of settling foundations and freeze/thaw damage due to water infiltration. Some of these cracks have been filled with caulk, but many remain untreated. These cracks are allowing for water to penetrate the building and increase the damage via thermal expansion and contraction. Signs of cracking/settlement are most evident at the rear of the building and should be addressed promptly.

### Entrance System/Canopy

The side entrance stairwell door's existing canopy shows signs of extreme weathering. The existing roof will need to be replaced. The existing lighting appears to have been replaced, but should be upgraded to meet current emergency lighting standards. The columns will need to be thoroughly cleaned and all rust removed and the columns repainted.



### Roof

The existing roof field is blistering and splitting, a severe condition which leads to roof failure and water infiltration. The top ply of roofing is worn so deeply that the reinforcing fabric within the ply has been exposed at the base of each parapet wall. The existing metal soffits are missing or damaged and are allowing additional water to infiltrate the school above the windows. The existing roof-mounted ventilation equipment should be removed and reinstalled on curbs of an appropriate height off of the roof surface.

# Building Component Analysis: Building Shell

## LEVEL ONE CONCERNS



### Windows

Replacing the existing single pane project-in windows with a dual glazed project-out window with insect screens will save energy costs over time by reducing consumption. The interior head, jamb and sills show signs of water infiltration, which if not mitigated can result in mold and/or damage to other building components. The glazing compound is scaling away from the glass and will ultimately fail, causing the glass to fall out of the window frames. There are several sections of exterior and interior sills which have cracked and fallen out, exposing the window and wall structure to the weather. The flashing at the exterior head and sills were not properly lapped, allowing for water to penetrate into the wall system.



### Exterior Doors

Doors are showing signs of weathering and should be replaced. The four Kindergarten classroom exterior doors should be replaced as part of the window upgrade in order to provide a more comfortable thermal environment for students.

### Lintels

The lintels have swelled and displaced brick units, creating openings in the exterior walls for moisture infiltration. It is highly recommended that the compromised lintels as well as the existing windows be replaced.

# Building Component Analysis: Building Shell

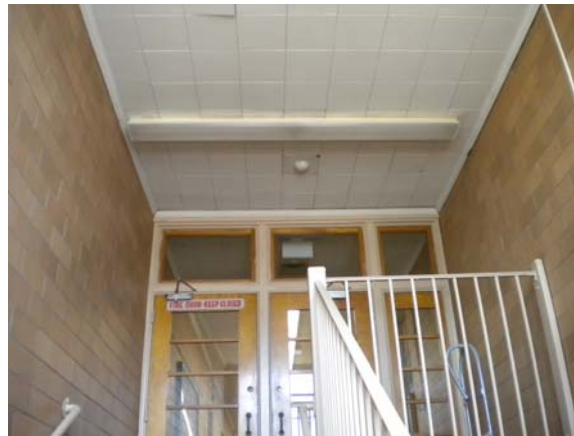
**LEVEL ONE** CONCERNS





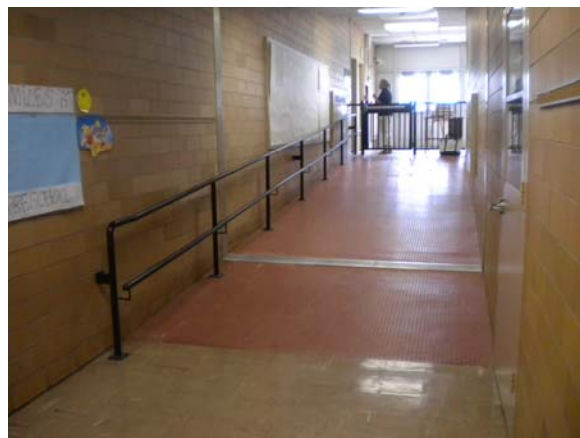
# Building Component Analysis: Building Structure

## LEVEL ONE CONCERNS



### Super Structure, Columns and Beams

The existing structure is comprised of a concrete and CMU foundation wall with a crawl space below most of the first floor and the built lower level. The lower level has a concrete one way slab with beam structure, with the exception of the gym, which has a sloped structure consisting of metal deck which open web metal joists at 16" on center. At the stage portion of the gym, the joists are bearing on the exterior wall of the building and were set and leveled using brick. Over time some of the mortar has degraded and fallen out of the brick leveling portion of the wall. These courses of brick should be carefully inspected with a man-lift and possibly re-mortared. The accessible crawl space below the stage should undergo air monitoring to confirm whether or not the presence of mold exists.



### Interior Stairs, Ramps and Handrails

The existing ramps and stair within the school do not comply with current codes, however, since the existing use classification is not changing, the code does not require either the stair or the ramp to meet current code standards. It is recommended that when possible the handrails be modified to have the 12" extensions at the top and bottom rail of each stair run.

The existing stairway is a vertical connection that under today's code requires a one-hour rated fire barrier. This would include new doors and enclosure walls to be fire rated for occupants.

# Building Component Analysis: Interior and Finishes

## LEVEL ONE CONCERNS



### Flooring

A majority of the school's flooring is vinyl asbestos tile which appears to be in fair condition with several exceptions. The lower level VAT in the gym, maintenance room and storage areas is in poor condition and breaking apart. Any areas where the VAT is broken should be remediated before the building is fully occupied.

### Ceilings

The majority of spaces contain 12" x 12" glued-on spline ceiling in fair to poor condition. Classroom lighting is also fair to poor with pendant light fixtures. Some classrooms have been updated with new light fixtures and ceiling tile. A new ceiling with a high level of noise reduction control and durability is recommended to be installed.

### Casework/Storage/Cubbies

Most classrooms currently have a sink, some closet storage and open shelving. Most, if not all classrooms will require the addition of student cubbies and coat storage. The classrooms in the original 1954 building will require added shelving under the windows. The existing condition of some of the sinks and storage closets and cabinets is fair to good, however none are barrier free and none have properly functioning bubblers.



# Building Component Analysis: Programmatic Elements

## LEVEL ONE CONCERNS

### Classrooms

Based on our assessment we are recommending the renovation of classrooms #2,3,4 and 8.

The existing carpet and VAT flooring is to be removed and VCT flooring with rubber base installed.

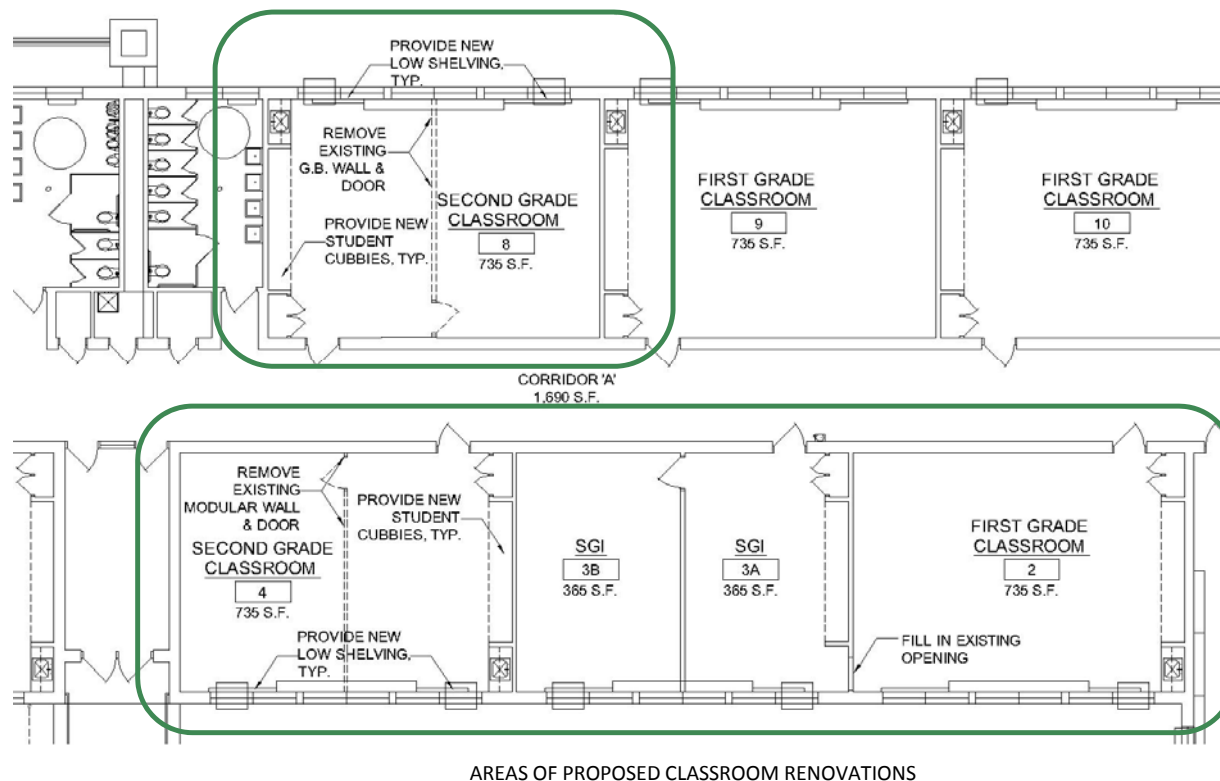
Room #4 has a modular wall partition and door assembly to be removed and Room #8 has a gypsum and stud wall to be removed. The existing opening between room #2 and #3 should be filled in.

New students cubbies and under window shelving should be added, which is a typical recommendation for each classroom.

New acoustical tile ceiling and energy efficient lighting with occupancy sensors are recommended upgrades along with new unit ventilators.

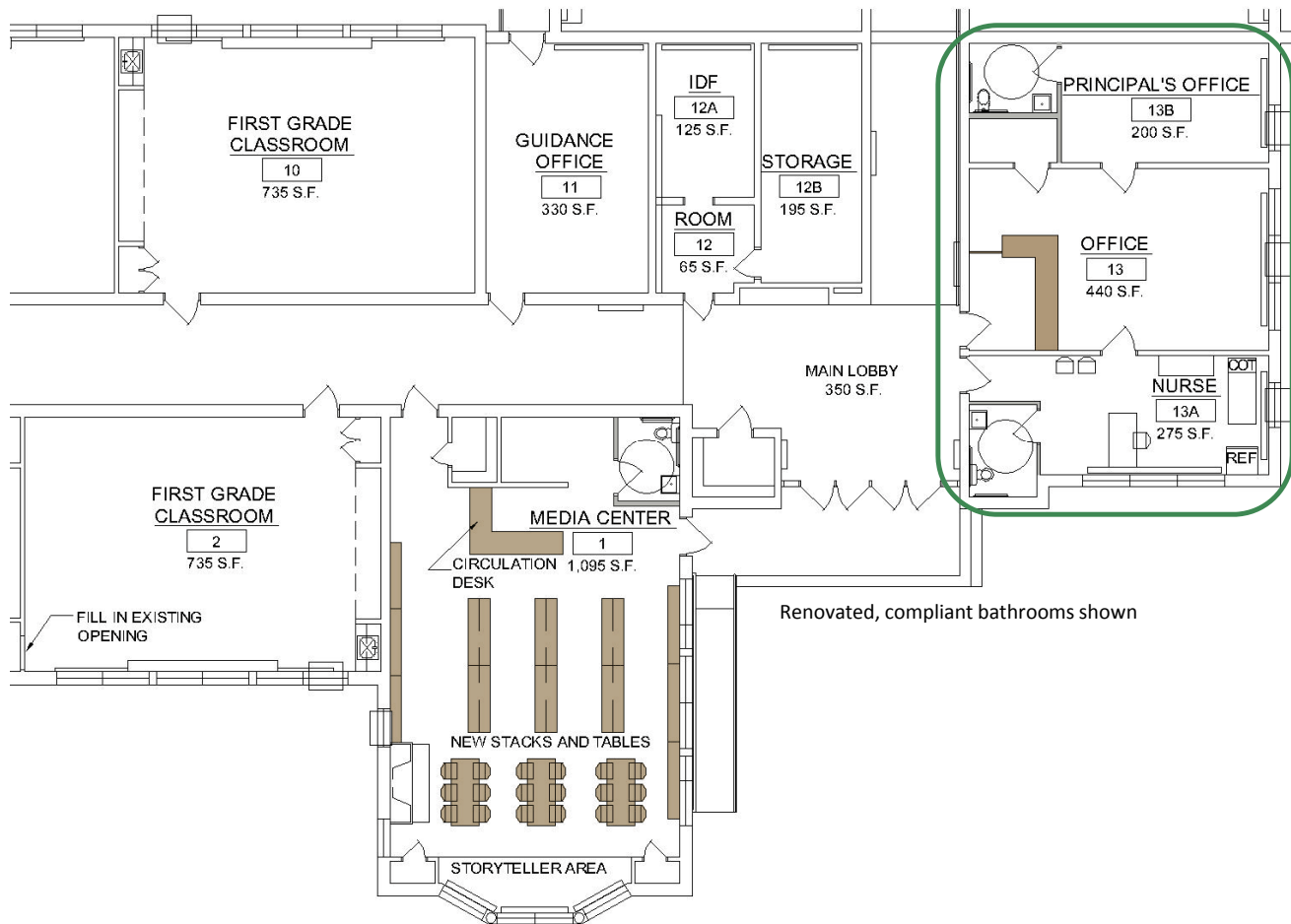
Classroom #2 has existing ceiling fans that will need to be caged or removed.

During this renovation the existing wood frame door and glass transom should be removed and a fire rated door and transom installed with security hardware.



# Building Component Analysis: Programmatic Elements

## LEVEL ONE CONCERNS



### Main Office

The existing carpet and underlying VAT in the Main Office is recommended for removal. New carpet and a new main counter should be installed along with staff mailboxes, copy area, new PA system and camera security system. The central Fire Alarm Panel should be located in the main office as well.

### Nurse's Office

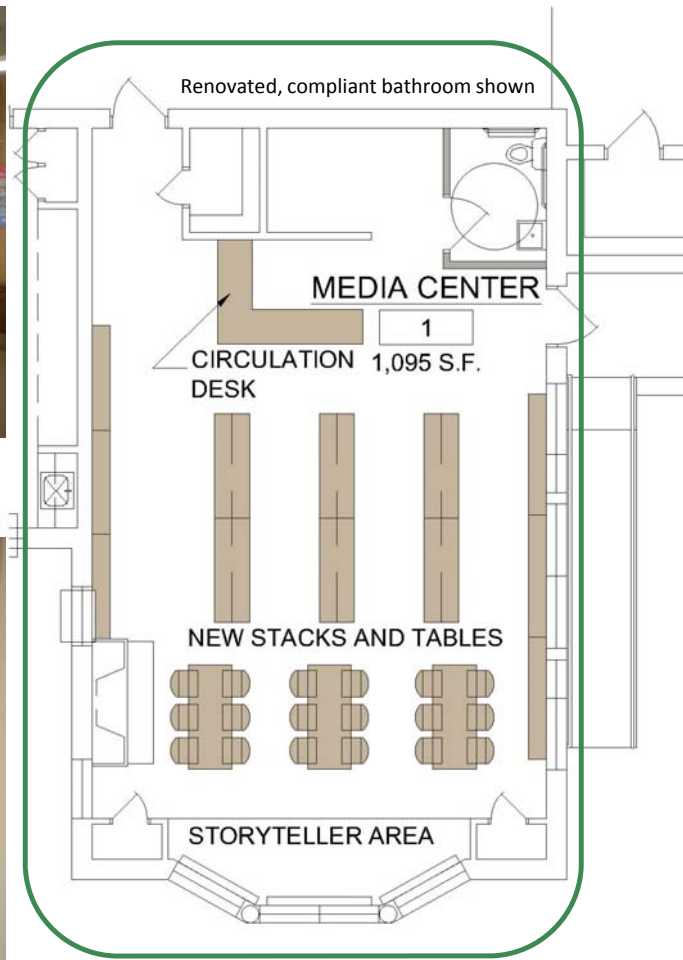
The existing carpet and VAT is to be removed/remediated and new VCT flooring installed with rubber wall base.

A refrigerator and locked cabinets will need to be installed for medications.

Locations for a cot, private exam area, drinking water, and toilet facilities sized and arranged so physically disabled persons requiring assistance will be able to receive aid.

# Building Component Analysis: Programmatic Elements

## LEVEL ONE CONCERNS



### Media Center

Existing carpet with VAT underneath are to be removed/remediated.

A new circulation desk is to be installed along with new stacks for books, magazines and movies. Consideration should be given to digital content and computer access for students within the Media Center.

New carpet flooring is recommended in the space for better sound control however VCT is also an alternative.

The existing 12" x 12" spline ceiling should be repaired and eventually replaced with new acoustical tile ceiling panels and new energy efficient lighting with a minimum of 50 footcandles at the level of the work surface/desk.

The existing wood paneled walls can be painted over or removed.

The existing toilet room should be renovated and enlarged to meet current ADA standards.

# Building Component Analysis: Programmatic Elements

## LEVEL ONE CONCERNS



### Multi-Purpose Room

The existing multi-purpose room consists of glazed block walls, a compromised VAT floor and no finished ceiling with any acoustical value (existing spline ceiling removed).

The stage does not include a wheelchair lift or other means of ADA-compliant access, nor does it contain stage rigging such as curtains, etc.

While the space may serve adequately as a Cafeteria based on the adjacent warming kitchen, its size is not conducive for use as a gymnasium. If used temporarily as a true multi-purpose room including curriculum for physical education, the space will need to be outfitted with wall-padding, a new floor system, lighting and an appropriate ceiling. Other concerns for utilizing this space as a gym are the existing windows, glazed block walls and deteriorating VAT flooring. This space will serve as the school's only lunch room as well as gym, which may lead to some scheduling conflicts (unless students eat lunch in their classrooms).



# Building Component Analysis: Equipment & Specialties

## LEVEL ONE CONCERNS



### Kitchen

The existing kitchen facilities appear to be in fair condition. The quarry tile flooring and glazed block walls are in good condition. There are two roll up windows, one larger opening for students to receive food from the serving line and a smaller window located adjacent to the dishwasher where students would drop off their trays and garbage for processing and cleaning.

If the kitchen is to serve as a cooking kitchen, the stove, dishwasher, freezer, cooler, three part sink, hand wash sink, warming racks may need to be replaced and all plumbing and gas connections evaluated. The existing stove is gas and does have a hood and a fire suppression system, both will need to be brought up to current code for safety. It was noted that the existing sanitary plumbing lines run below the kitchen ceiling, which is currently not allowed by code. The existing grease trap may need to be replaced based on current requirements.

### ADA Compliant Signage

None of the existing building signs, including door frame mounted room numbers, office signage or toilet signs comply with current required codes. A full signage replacement will be required prior to student's arrival.



# Building Component Analysis: Plumbing

## LEVEL ONE CONCERNS



### Domestic Water System

Our recommendation is to replace the existing piping with copper tubing. Also, any galvanized steel branch line piping should be replaced wherever it joins with a newly installed copper riser. (A special dielectric material can be installed between the two dissimilar metals to negate the reaction if they must be connected).

### Sanitary Lines

The existing sanitary plumbing lines are also in questionable condition. Dirty water, leaks and a foul smell emphasize the aging conditions of the existing system. Sanitary lines routed below the kitchen ceiling create a concern for health, welfare and safety of students, teachers and staff. Our recommendation is to install new sanitary lines in the existing crawl space. The crawl space should also be monitored for leaks and odors in order to confirm that the sanitary system is performing properly.

### Drinking Fountains

The existing drinking fountains do not function, and will need to be replaced. While the number of fixtures is adequate, the units are outdated and at the end of their useful life.





# Building Component Analysis: Heating & Ventilation

## LEVEL ONE CONCERNS



### Heating and Ventilation Upgrades

The boiler in the 1959 wing has been replaced recently along with the classroom unit ventilators in that wing. The existing steam boiler in the original 1954 building should be replaced with two new, condensing type boilers for hot water. This work should occur prior to building occupancy along with the replacement of the existing unit ventilators in the classrooms and office spaces in that original portion of the building. A compatible ATC system should also be installed to control the new equipment.

A new air-handling unit should also be provided to replace the existing unit under the stage in the MPR. The existing ductwork will be re-used, however should be cleaned prior to restarting the system.

### Existing Ventilation System

The classrooms have existing gravity relief and exhaust louvers located in the ceiling at the student cubby area. Some of the louvers connect to rooftop exhaust fans which we suspect are not properly energized. The production of carbon dioxide increases if the ventilation system is not working properly or there are more people in the space than anticipated. Inadequate ventilation may lead to environmental health issues such as asthma, respiratory problems, eye, nose and throat irritation.



# Building Component Analysis: Heating & Ventilation

## LEVEL ONE CONCERNS



# Building Component Analysis: Electrical

## LEVEL ONE CONCERNS



### Electrical Service

The electrical service has two existing, original main panels one at 400 amp and one at 600 amp each with a corresponding service meter. There are several potential upgrade options for the electrical service. One option is to upgrade one of the existing services to 1000 amps, replace existing main panels/CT cabinets, and feed the entire building from one location. This would require replacing the existing panels and feeders and existing branch circuiting would be replaced on a project specific basis. Another option would be to coordinate with the utility to secure approval for an increase in electrical service based on the building's demand.

### Master Clock and P.A. System

Existing master clock and P.A. system will need to be completely upgraded. Currently, most classrooms do not have any clock or communication system available. The original P.A. system appears to be in the Main Office on the side wall. The new P.A. system should be a low-voltage system capable of multiple, simultaneous conversations on separate channels throughout the facility through call in switches and loudspeaker assemblies. A programmable master clock system is usually integrated with the P.A. system and telephone systems so that any telephone in the facility can, with the proper authorization code, make announcements over the P.A. system. The system should be expandable to meet future addition needs and be programmable from a master computer terminal located in the Main Office.



# Building Component Analysis: Sitework

## LEVEL TWO CONCERNS



### **Sidewalks and Barrier Free Entrances**

Detectable warning at the curb cut should be added and a marked path across the drive should be designated with painted striping. The concrete sidewalks are in fair condition, but should be replaced over the next five years.

### **Parking Lot Paving**

The pitch of the existing pavement may require revised drainage calculations and sub-surface structures.

### **Playground Equipment**

A playground area should be designated with a proper safety surface, fencing and age-appropriate playground equipment.

### **Exterior Lighting**

Upgrades to existing pole mounted and building mounted lighting.



# Building Component Analysis: Interior and Finishes

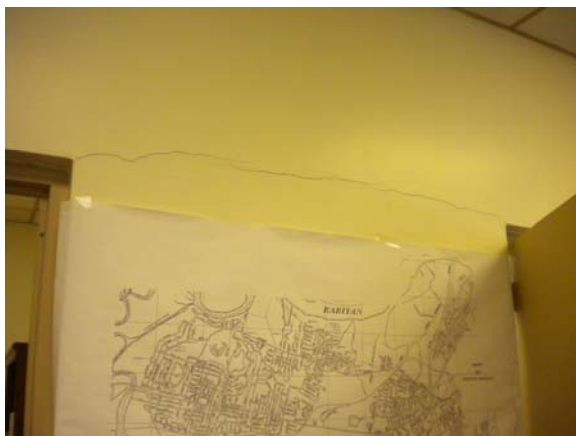
## LEVEL TWO CONCERNS



### Interior Doors

The classroom doors in the 1959 wing are wood with steel frames and in many locations do not open or close properly. All existing classroom doors require door closers and to close fully to provide proper security during a lockdown. The classroom door levers and locks are currently being replaced (summer 2014) with cylindrical hardware under a 7-year warranty. At that time, hardware could be upgraded to fully mortised locksets.

The 1954 original school building classroom doors are wood framed with full glass transoms above. In Classrooms #14, 15, 22, 23 existing exterior door panic hardware is mounted too low at 28" above the finished floor. This needs to be moved to 34" minimum to 48" maximum above the finished floor.

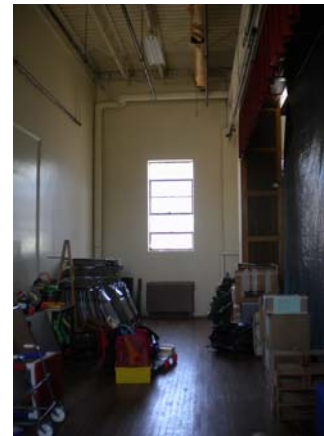


### Interior Walls

It appears that most interior walls are in fair condition. Corridors are glazed block with several damaged areas and classrooms are painted plaster and/or Gypsum board or CMU also in satisfactory condition. Current codes do require corridor walls to have a one hour rating and the wall be contiguous to the underside of the deck above. Any penetrations through a rated wall will require the application of fire stopping material to maintain this fire rating from floor to ceiling. There are several areas of cracked glazed block, ceramic tile and plaster walls that should be repaired. Currently the classroom vinyl wall base is being replaced by the owner.

# Building Component Analysis: Programmatic Elements

## LEVEL TWO CONCERNS



### Stage

The stage is in fair condition, however the doors and stairs to the stage are not Barrier Free.

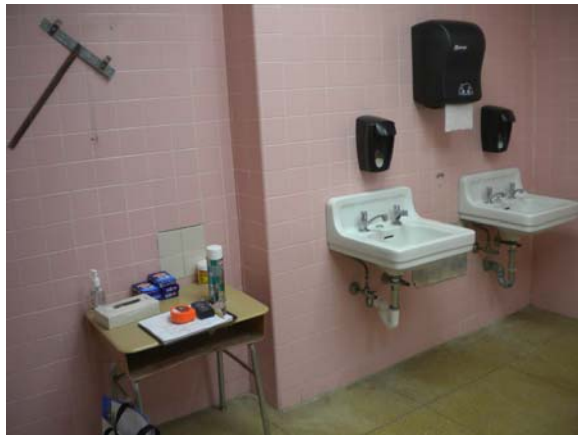
Some stage rigging appears to be in place along with some stage lighting.

The front curtain valance is in place, however the flame-spread rating is probably inadequate, and no other stage curtains are presently installed.



# Building Component Analysis: Equipment & Specialties

## LEVEL TWO CONCERNS



### Toilet Rooms

Although some renovation work has taken place, many components are not fully compliant. For example; the lack of door clearances at the two toilet rooms adjacent to the Teachers Lounge, the mounting height for some soap and paper towels dispensers throughout the building, and the toilet compartment sizes do not comply with the Barrier Free standards. The existing bathrooms could be re-configured to be more compliant, fixtures replaced to be low flow and at the proper mounting heights and accessories, like soap dispensers, paper towel dispensers and mirrors appropriately installed for ADA compliance.

### Single Occupancy Toilet Rooms

Each proposed Kindergarten classroom is equipped with a single occupancy toilet and lavatory which does not comply with the overall size required for barrier free access. Two of the existing toilets will need to be replaced to comply with the lower height required in Kindergarten classroom facilities. These classroom toilets do have an exhaust fan installed through the existing window and a large radiator under the window which are recommended to be replaced with updated, energy efficient models.



There are four single occupancy toilets located off the Main Office, the proposed Nurse's Office, the proposed Media Center and on the lower level in a storage area. None of these rooms are barrier free due to dimensional issues with doorways, fixtures and accessories.

# Building Component Analysis: Electrical

## LEVEL TWO CONCERNS



### Interior Lighting

Lighting is a major energy consumer within any building, accounting for approximately 26% of electrical costs in schools. The integration of occupancy sensors within the existing classrooms can help to minimize electrical costs. Light fixtures which produce both direct and indirect light would be the most desirable.

### MDF/Technology Upgrades

Classrooms are currently set up for wireless connectivity. Additional data drops may be required in some classrooms for smart boards, TVs, projectors, telephone and other devices. The current MDF (main distribution frame) appears to be slightly undersized.





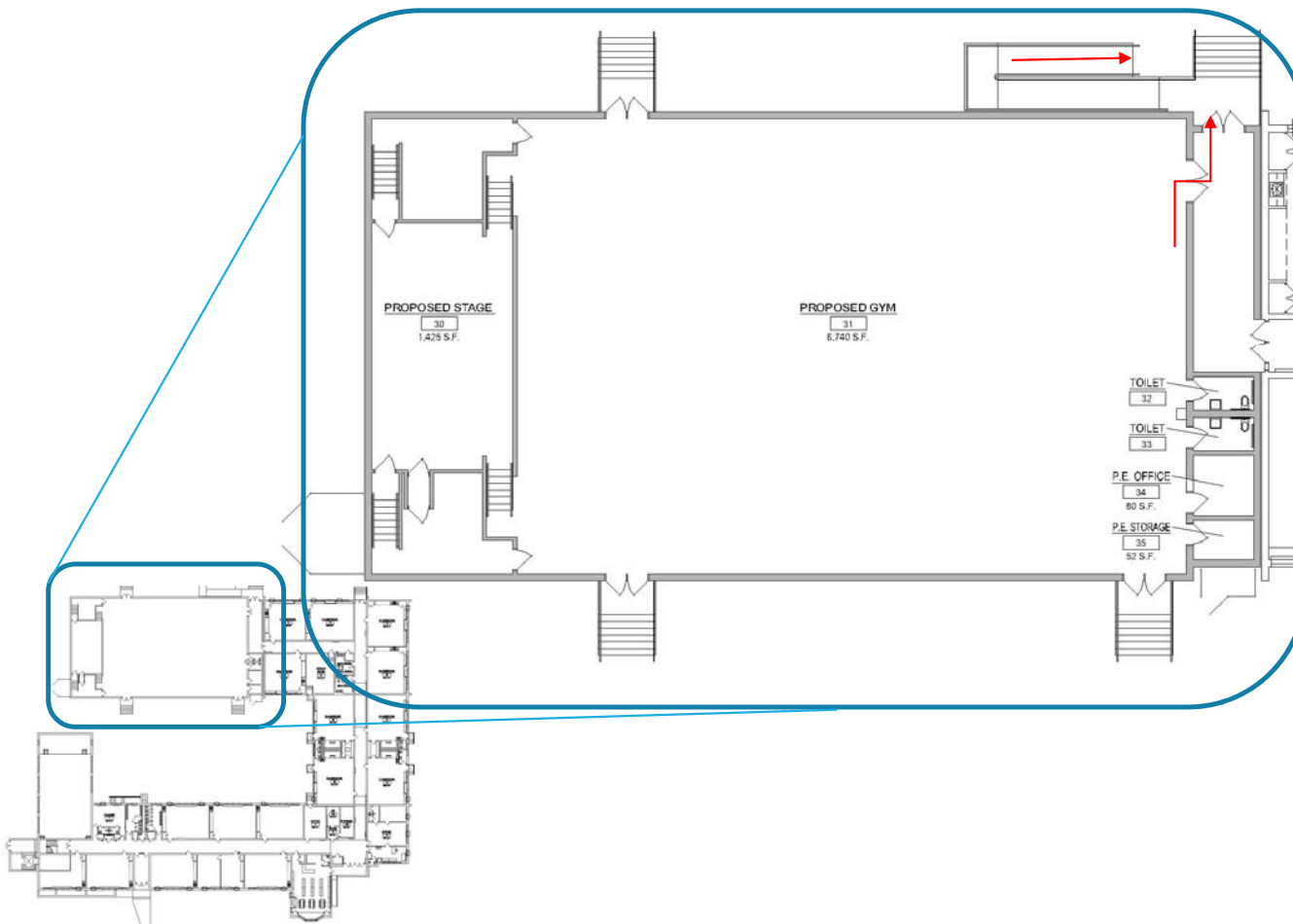
# Building Component Analysis: Programmatic Elements

## LEVEL THREE CONCERNS

### Gym Addition

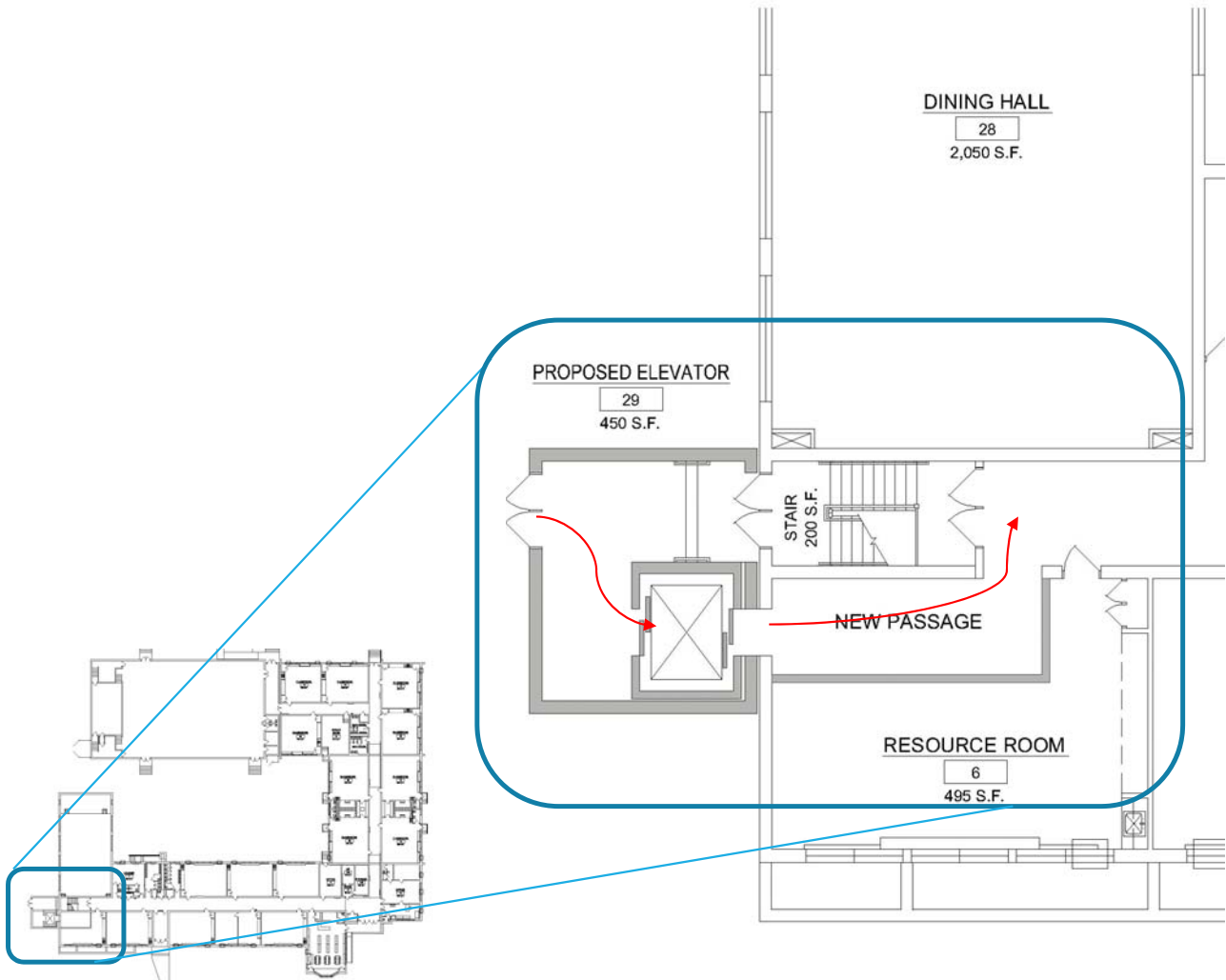
In order to achieve some level of parity with the other district elementary schools it would be possible to construct a gymnasium addition off of the 1959 classroom wing which includes typically ancillary spaces and a more reasonably sized stage area for assemblies. This would also allow the existing multi-purpose room to serve exclusively as a lunch room if necessary.

The addition would also result in a more secured playground area bound by the various wings of the school building. The addition as shown would be approximately 9,300 s.f. with an estimated construction cost of \$2.3 - \$2.8 million.



# Building Component Analysis: Programmatic Elements

## LEVEL THREE CONCERNS



### Elevator Addition

Based on the previously noted Rehabilitation Subcode and the current building Use Classification, the addition of an elevator is not required in order to move students into the facility. As such, this improvement has not been listed as an Immediate Need, however, it is highly recommended as a future improvement. An Elevator would provide an accessible connection from the lower level to the upper level and the elevator lobby would serve as a primary entrance/drop-off area for parents as the proximity to Lincoln Street and Woodland could work effectively.

The overall addition being proposed would add approximately 450 s.f. to the building with an estimated construction cost of \$260,000 to \$400,000.

# Building Component Analysis: Electrical

## LEVEL THREE CONCERNS

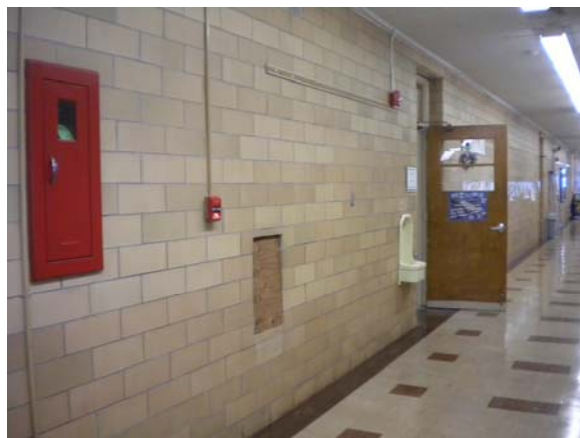


### Security System

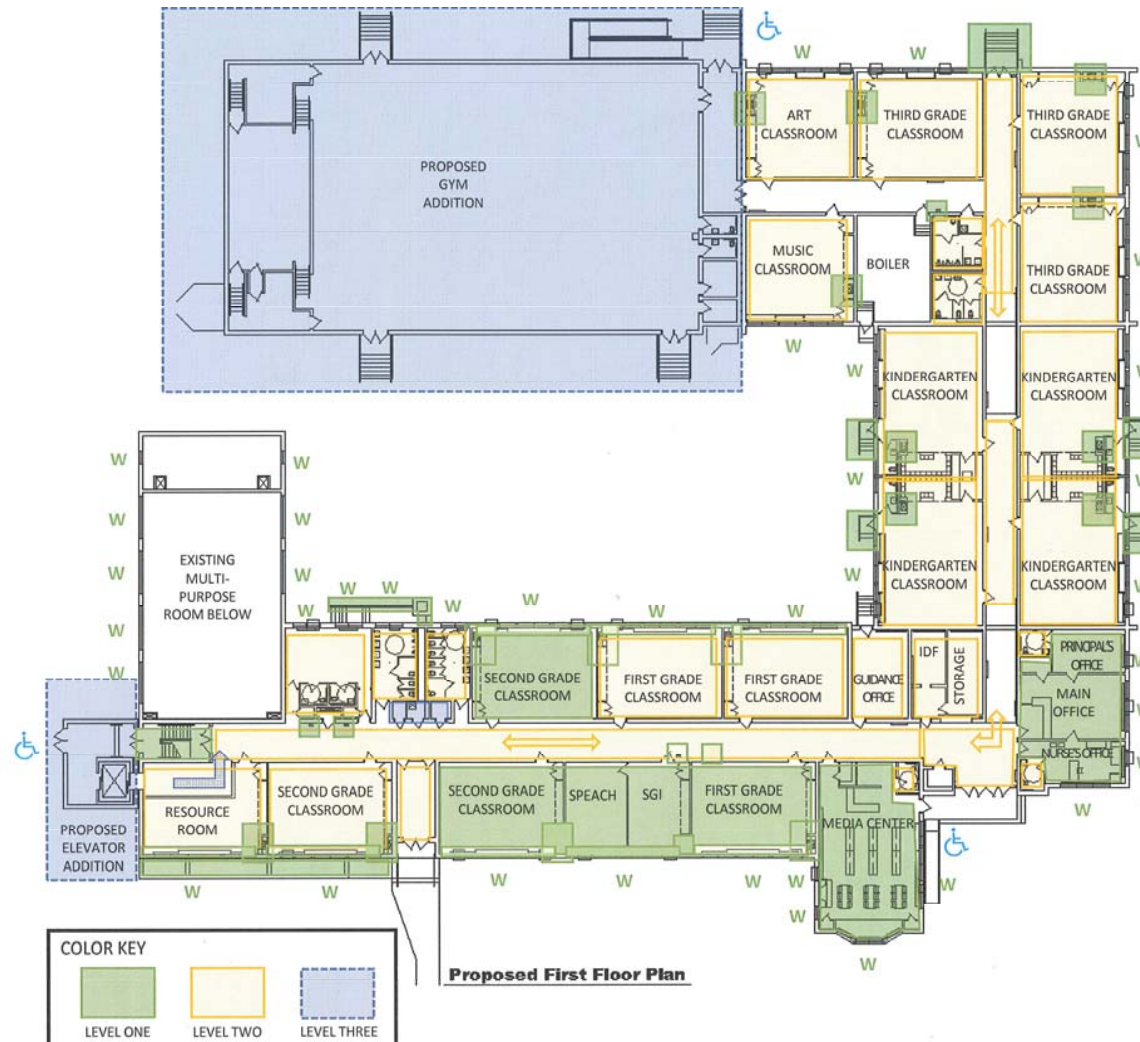
Existing motion detectors appear to be located in a ceiling corner in all rooms. The main panel appears to be in the lower level boiler room.

### Fire Alarm

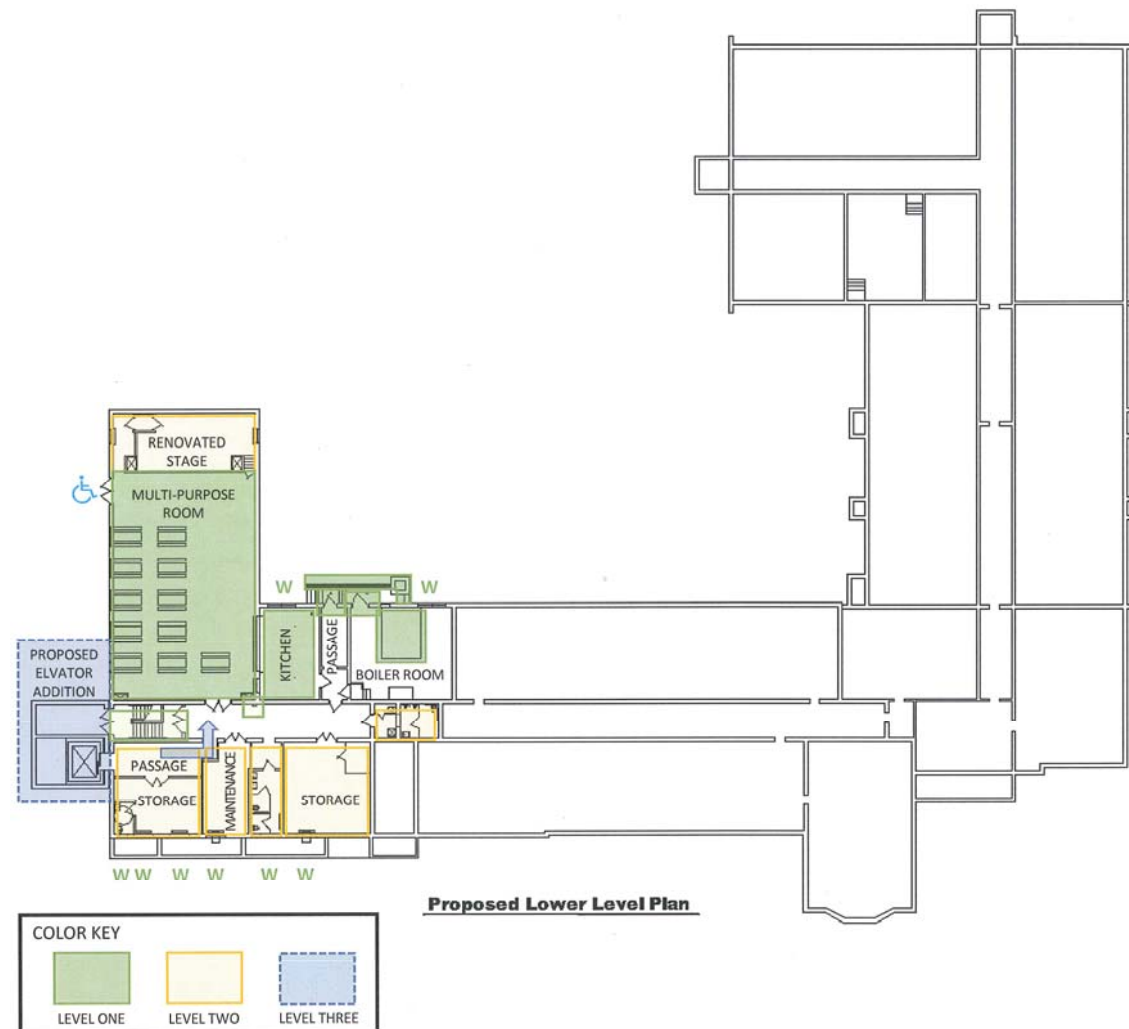
QuickStart brand Fire Alarm panel located in lower level boiler room. It appears to have been updated or installed in 2008. The extent to which the current panel can be expanded has not been confirmed. It does appear to be an addressable system. The panel would better serve the facility if it were located in the Main Office.



# Schematic Floor Plan: First Floor Plan



# Schematic Floor Plan: Lower Level Plan



<b>LEVEL 1: Immediate Needs (Prior to move-in)</b>		<b>September 2015</b>
<b>Improvement Component</b>	<b>Schedule<sup>1</sup></b>	<b>Estimated Cost<sup>2,3,4</sup></b>
<u>Sitework</u>	3/1-8/15/2015	<b>\$170,000</b>
Includes deep asphalt repair, safety fencing, new concrete stairs with handrails & guardrails. <i>Refer to pages 13-17 'Sitework' for details and additional cost breakdown.</i>		
<u>Building Shell</u>	2/1-7/15/2015	<b>\$1,933,000</b>
Includes roof, window and lintel replacement. Masonry repair and air sampling tests. <i>Refer to pages 18-28 'Building Shell' for details and additional cost breakdown.</i>		
<u>Building Structure</u>	1/1-7/15/2015	<b>\$27,500</b>
Includes partial bearing wall repair in Multi-Purpose Room Stage area and new fire-rated interior stair enclosure. <i>Refer to pages 29-31 'Building Structure' for details and additional cost breakdown.</i>		
<u>Interiors &amp; Finishes</u>	2/1-7/15/2015	<b>\$192,500</b>
Includes repair of existing VAT floor and spline ceilings and classroom built-ins required by DOE. <i>Refer to pages 32-38 'Interiors &amp; Finishes' for details and additional cost breakdown.</i>		
<u>Programmatic Elements</u>	2/1-7/15/2015	<b>\$455,000</b>
Includes renovation of existing office space to classrooms and resource rooms, Media Center, Main Office and Nurse's Office renovations and Multi-Purpose Room upgrades. <i>Refer to pages 39-47 'Programmatic Elements' for details and additional cost breakdown.</i>		
<u>Equipment &amp; Specialties</u>	2/1-7/15/2015	<b>\$132,500</b>
Includes Kitchen upgrades, drinking fountain replacement, ADA compliant interior building signs, and visual display boards for select rooms. <i>Refer to pages 48-53 'Equipment &amp; Specialties' for details and additional cost breakdown.</i>		
<u>Plumbing: Repairs and Replacement</u>	2/1-7/15/2015	<b>\$146,000</b>
Includes piping, domestic and sanitary water service replacement of non-working fixtures. <i>Refer to pages 54-59 'Plumbing' for details and additional cost breakdown.</i>		
<u>Heating &amp; Ventilation</u>	2/1-7/15/2015	<b>\$640,000</b>
Includes Unit Ventilator replacement, new boiler, new ATC and air handler. <i>Refer to pages 60-62 'Heating &amp; Ventilation' for details and additional cost breakdown.</i>		
<u>Electrical: Repairs and Replacement</u>	2/1-7/15/2015	<b>\$257,000</b>
Includes upgrades to electrical service, distribution, panels, feeders, circuits, outlets and new PA/emergency notification and Master Clock System. <i>Refer to pages 63-67 'Electrical' for details and additional cost breakdown.</i>		
<b>LEVEL 1: Immediate Needs (Prior to move-in)</b>		<b>Sub Total \$ 3,953,500</b>

**LEVEL 2: Short Term Needs (1 to 5 years)**

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<b>Improvement Component</b>	<b>Schedule<sup>1</sup></b>	<b>Estimated Cost<sup>2,3,4</sup></b>
<u>Sitework</u> Includes repaving existing parking lots, new sidewalks, curbs, ramps with hand & guard rails, and new playground equipment. <i>Refer to pages 13-17 'Sitework' for details and additional cost breakdown.</i>	2018	<b>\$728,000</b>
<u>Interiors &amp; Finishes</u> Includes replacement of existing VAT floor and spline ceilings, door replacement. <i>Refer to pages 32-38 'Interiors &amp; Finishes' for details and additional cost breakdown.</i>	2017-2018	<b>\$385,000</b>
<u>Programmatic Elements</u> Includes renovation of Multi-Purpose Room Stage <i>Refer to pages 39-47 'Programmatic Elements' for details and additional cost breakdown.</i>	2018	<b>\$260,000</b>
<u>Equipment &amp; Specialties</u> Includes All Toilet Room upgrades and one exterior school sign <i>Refer to pages 48-53 'Equipment &amp; Specialties' for details and additional cost breakdown.</i>	2016	<b>\$411,000</b>
<u>Electrical</u> Includes lighting replacement, coordinate with ceiling replacement. <i>Refer to pages 63-67 'Electrical' for details and additional cost breakdown.</i>	2017-2018	<b>\$215,000</b>
<b>LEVEL 2: Short Term Needs (1 to 5 years)</b>		<b>Sub Total \$ 1,999,000</b>

**LEVEL 3: Long Term Needs (6 to 10 years)**

<b>Improvement Component</b>	<b>Schedule<sup>1</sup></b>	<b>Estimated Cost<sup>2,3,4</sup></b>
<u>Interiors &amp; Finishes</u>	2021	<b>\$10,000</b>
Includes replacement of all remaining non-compliant doors and door hardware. <i>Refer to pages 32-38 'Interiors &amp; Finishes' for details and additional cost breakdown.</i>		
<u>Programmatic Elements</u>	2022-2024	<b>\$2,560,000-\$3,200,000</b>
Elevator Addition \$260,000- \$400,000 Gym Addition \$2,300,000-\$2,800,000 <i>Refer to pages 39-47 'Programmatic Elements' for details and additional cost breakdown.</i>		
<u>Equipment &amp; Specialties</u>	2022	<b>\$45,000</b>
New Fire Alarm System, including Addressable Fire Alarm Panel, devices, pull stations and Fire Extinguisher Cabinets. <i>Refer to pages 48-53 'Equipment &amp; Specialties' for details and additional cost breakdown.</i>		
<b>LEVEL 3: Long Term Needs (6 to 10 years)</b>		<b>Sub Total \$3,255,000</b>

1. Schedule includes design, bidding and construction
2. Costs do not include any escalation (estimate 3-5% per year)
3. Cost estimates do NOT include any FFE costs
4. Assumes all work done at prevailing wage rates

Costs indicated are considered Hard Costs or Construction Costs and include material, labor, contractor overhead and profit. Soft Costs such as professional fees, permitting, bond and insurance costs and legal fees are not included. On average, soft costs represent as much as an additional 15-20% of construction costs.