

Elizabethtown Area School District

Every student graduates ready to live, learn, and thrive in a global community

Capital Improvements Planning Process

Buildings / Grounds Committee Meeting

December 9, 2014



Providing a Client Oriented Approach to Architecture

Crabtree, Rohrbaugh & Associates, Architects





Capital Improvements Planning (CIP) Process for



Bainbridge ES

Mill Road ES

Rheems ES





Capital Improvements Planning

✓ Objectives:

- Systematic Evaluation of all Projects at Same Time
- Preserve and Enhance Value of Assets w/ Upgrades
- Maximize Useful Life of Systems /Assets
- Schedule Renovations at the Appropriate Time
- Develop a Financial Plan

✓ Goals:

- Establish Guiding Principles
- Establish a Process for Decision Making
- Identify Projects with Priority
- Maintain Facilities and Ed Program in accordance with "Your Vision"







- ✓ Equity Among All Buildings Site
 Security
 Building Infrastructure
 Educational Program
- ✓ Determine Level of Security
- ✓ Determine Priorities
- ✓ Establish Inviting Educational Environment





Process for Decision Making :

✓ Identify Categories of Concern

- Site
- Building Security
- Building Infrastructure
- Educational Program

Elizabethtown Area School District			620
Capital Improvements Planning - ES Administrativ	ve Issues / Concerns for Respective Buildings		(43)
BEV 10/1/2014			
Bainbridge ES			
1 Site Concerns	2 Building Security	3 Building Infrastructure	4 Educational Program
Underground propane tanks at main entrance	Magnetic locks on doors. Wear & tear on dr frames	Window Replacement	Adequate capacity currently
Service delivery conflict / dumpster location problematic	No key card access system	Need ADA compliant toilets	Gym / Multipurpose Room - single space creates
Building additions may impact site circulation	Paging system not connected to phone system	Crawl space area – flooring upgrades needed	scheduling / storage issues
Max bldg capacity would not accommodate adequate	Existing site conditions allow for easy vehicular penetration	Interior Finishes/Equipment -	Hands on technology Learning Labs (in lieu of
bus queuing	into building interior	Chalkboards need replacement w/ marker boards	Computer Labs)
No clear on-site separation of bus / vehicular traffic	Main entry does not meet current design standards	Flooring in poor condition	
Environmental concern - standing water in open swale		Interior painting needed	
on adjacent property behind play areas, creating		Monitors to display student work	
mosquito problems	Consider outdoor Lighting wrt security supervision	Mechanical Replacement; Cooling needed	
Site erosion evident at play areas due to drainage issues	Exterior site cameras produce poor images	New domestic water heating system required	
No shade at play areas / play areas deteriorated	Consider site lighting controls for cost savings	Sewer main should be replaced	
Lighting on site and at building exterior is poor -	Low instance of vandalism	Replace plumbing fixtures throughout; currently inefficient	
creates security concerns for students / faculty	Need to develop mission statement wrt security	Data technology / capacity upgrades needed	
Main sewer line hampered with clogging issues	Video A-phone system difficult to supervise	Outdated T-12 Lighting system; Replace lighting	
Staff resources required to supervise site due to traffic	Need to develop uniform entry procedures	Power distribution requires replacement / upgrades	
Inadequate outdoor storage capacity		Paging, Intercom, Phone systems require upgrades	
MIII ROad ES			·
1 Site Concerns	2 Building Security	3 Building Infrastructure	4 Educational Program
Inadeguate parking	Existing site conditions allow for easy vehicular penetration	Window Replacement	Full capacity - cannot accommodate Full Day K
No clear on-site separation of bus / vehicular traffic	into building interior	11,000 SF Partial Bldg Roof Replacement required	Gym / Multipurpose Room - single space creates
Conflicts at back of bldg w/ parent/student drop-off,	Main entry does not meet current design standards	Need ADA compliant toilets	scheduling / storage issues
service delivery and students getting to play areas		Exterior Finish – EIFS upgrades	Kindergarten space is not functional – exist reg clrm
Poor drainage at play & detention areas - left of bldg		Interior Finishes/Equipment -	Art / Music share single space
Macadam driveway surfaces deteriorating	Consider outdoor Lighting wrt security supervision	Chalkboards need replacement w/ marker boards	Need four (4) separate SGI spaces
No shade or grassy areas at play areas other than	Exterior site cameras produce poor images	Flooring in poor condition	Need Itinerant office
upper level areas which becomes supervision issue	Consider site lighting controls for cost savings	Interior painting needed	Library (furnishings, equipment) outdated
Lighting on site and at building exterior is poor -	Low instance of vandalism	Mechanical Replacement; Cooling needed	Labs vs. flexible learning spaces
creates security concerns for students / faculty	Need to develop mission statement wrt security	New domestic water heating system required	Classroom upgrades needed per District ed spec
Inadequate outdoor storage capacity	Video A-phone system difficult to supervise	Replace plumbing fixtures throughout; currently inefficient	
Staff resources required to supervise site due to traffic	Need to develop uniform entry procedures	Data technology / capacity upgrades needed	
	·,,,,,	Outdated T-12 Lighting system; Replace lighting	
		Paging, Intercom, Phone systems require upgrades	
		Power distribution requires replacement / upgrades	
Rheems ES			
1 Site Concerns	2 Building Security	3 Building Infrastructure	4 Educational Program
No clear on-site separation of bus / vehicular traffic	Existing site conditions allow for easy vehicular penetration	Window Replacement	Adequate capacity currently
Conflicts w/ bus drop, service and dumpsters	into building interior	Need ADA compliant toilets	Gym / Multipurpose Room - single space creates
Students crossing bus drop area	Entry vestibule poor; inability to restrict access	Interior Finishes - Classroom Casework	scheduling / storage issues
Student walkers from rear of bldg w/o sidewalks	Main entry does not meet current design standards		1-3? K space(s) available if Full Day Kindergarten
Safety concerns with site access	Consider outdoor Lighting wrt security supervision	Mechanical Replacement; Cooling needed	,, j
Lighting on site and at building exterior is poor -	Exterior site cameras produce poor images	Replace plumbing fixtures throughout; currently inefficient	
creates security concerns for students / faculty	Consider site lighting controls for cost savings	Lighting upgrades - Building wide control	
Staff resources required to supervise site due to traffic	Low instance of vandalism	Paging, Intercom, Phone systems require upgrades	
Drainage / runoff issues (ice, rain) at main entrance	Need to develop mission statement wrt security	Power distribution requires replacement / upgrades	
No shade at play areas	Video A-phone system difficult to supervise		
Inadequate outdoor storage capacity	Need to develop uniform entry procedures		





✓ Information Gathering

- Input from Administrative Team
- Survey / Bldg Condition Assessment
- Engineering Analysis

• Educational Program



Bainbridge ES	
1 Site Concerns	2 Building Security
Underground propane tanks at main entrance	Magnetic locks on doors. Wear & tear on dr frames
Service delivery conflict / dumpster location problematic	No key card access system
Building additions may impact site circulation	Paging system not connected to phone system
Max bldg capacity would not accommodate adequate	Existing site conditions allow for easy vehicular penetration
bus queuing	into building interior
No clear on-site separation of bus / vehicular traffic	Main entry does not meet current design standards
Environmental concern - standing water in open swale	
on adjacent property behind play areas, creating	
mosquito problems	Consider outdoor Lighting wrt security supervision
Site erosion evident at play areas due to drainage issues	Exterior site cameras produce poor images
No shade at play areas / play areas deteriorated	Consider site lighting controls for cost savings
Lighting on site and at building exterior is poor -	Low instance of vandalism
creates security concerns for students / faculty	Need to develop mission statement with security
Main sewer line hampered with clogging issues	Video A-phone system difficult to supervise
Staff resources required to supervise site due to traffic	Need to develop uniform entry procedures
Inadequate outdoor storage capacity	

✓ Identify Categories of Concern

Each Category –
 Define Current Issues
 for each Building



3 Building Infrastructure	4 Educational Program
Window Replacement	Adequate capacity currently
Need ADA compliant toilets	Gym / Multipurpose Room - single space creates
Crawl space area - flooring upgrades needed	scheduling / storage issues
Interior Finishes/Equipment -	Hands on technology Learning Labs (in lieu of
Chalkboards need replacement w/ marker boards	Computer Labs)
Flooring in poor condition	
Interior painting needed	
Monitors to display student work	
Mechanical Replacement; Cooling needed	
New domestic water heating system required	
Sewer main should be replaced	
Replace plumbing fixtures throughout; currently inefficient	
Data technology / capacity upgrades needed	
Outdated T-12 Lighting system; Replace lighting	
Power distribution requires replacement / upgrades	
Paging, Intercom, Phone systems require upgrades	

 ✓ Identify Categories of Concern

Each Category – Define Current Issues for each Building

Eliz	abethtown Area S	ichool District										
Ba	ainbridge Eleme	entary School										25
Ca	oitai improvement	Plan Recomme	ndations - Selective Assessment			37,000 S	F			12/9/20	4	
AR	CHITECTURAL											
					Unit	Immedia	ite	Short Te	rm	Long Term		TOTAL
	CAPITAL IMPROVEM	IENT	CURRENT ISSUE	PROPOSED PROJECT DESCRIPTION		2015-16 20	16-17 2	2017-18 201	8-19	2019-20 +	<u> </u> c	onst Estimate
SIT	E CONCERNS											
1	Separation of on-site traffic	bus / vehicular	Current condition - no clear defined separation	Site improvements in order to separate bus loop and parent <i>l</i> student drop-off	LS			\$ 350,	000			
2	Public sewer lateral re	eplacement	Continuous clogging w exist sewer latera	Replace existing sewer lateral east of bldg to sewer manhole	LS	\$ 30	,000					
3	Play area improvemer	nts	Deterioration due to erosion/drainage	Complete refurbishment of play areas; re-grading of eroded areas	LS			\$ 35,		\$ 35,000		
_				sub-total Site Concerns		\$ 30	,000	\$ 385,	000	\$ 35,000	\$	450,000
BU	LDING SECURITY			.								
1	Administration / Nurse	e/Lobby <u>Reno</u>	Entrance vestibule inadequate	Administration renovation and interior space planning improvements to accommodate secured vestibule. <u>IOTAL</u> <u>ARCH / MPE PROBABLE CONST COSTS - \$289.000</u>	LS	\$ 289	,000					
	Secured entrance ve	stibule	Current condition inadequate, does not meet current design standards	Renovations to entrance vestibule to provide locked secured building entrance <u>Costs included in Architecture Item #B1 above</u>	LS							
	Vestibule door / frame	ereplacement	Current condition inadequate, does not meet current design standards	Replacement required should District implement new building-wide security <u>Costs included in Architecture Item #B1 above</u>	SF							
2	Interior Upgrades - Do	oors	School security	New door hardware (intruder/lock function) installation upgrades to meet building security plan	LS				000			
				sub-total Building Security		\$ 289	,000	\$ 70,	000	\$	\$	359,000
BU	ILDING INFRASTRU											
1	Window replacement		Fair condition / age / thermally inefficient		SF			\$ 90,	000		11	
2	Exterior door replacer	ment w/ Vestibules	Fair - poor condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security	LS					\$ 25,000		
3	Restrooms - ADA con	npliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance (fixtures, partitions)	LS	\$ 35	,000					
4	Interior - Crawlspace	/ Basement Floor	Poor condition / aesthetics; musty odors	Installation of new concrete floor in below-grade storage areas to address moisture concerns	SF	\$ 160	,000					
	Interior - Flooring		Poor condition / aesthetics	Installation of new flooring, carpeting as required throughout building	SF	\$ 25				\$ 25,000		
6	Interior - Equipment		Poor condition / age	Replacement of classroom chalkboards with markerboard	LS				000			
7	Interior - Kitchen Equi	ipment	Poor condition / age	Replacement of select kitchen equipment. Allowance only.	LS	\$ 40	,000	\$ 40,	000	\$ 40,000		
8	Interior - Casework, W	/alls	Poor condition / age	Replacement of existing wood storage units only; repair damaged wall plaster, new paint	LS	A 50		\$ 50,	000	\$ 50,000		
9	Exposed Structure		Safety and Code requirements	Fire protect existing wood framing	LS	\$ 50	,000					
10	New Acoustical Tile C	Ceilings	New mechanical system requires new ceiling installation	Replacement of the existing mechanical system will require the demolition of existing ceilings throughout the building and installation of new ceilings after new mech system is installed	SF	\$ 75	,000					
11	Roof Maintenance			Annual preventative maintenance to extend life cycle	LS	\$ 9	,800	\$ 10,	400	\$ 5,440		
12	Exterior Walls - Infill, R Repair	le-pointing, EIFS	Poor condition / age / deterioration	Replace exterior insulation finish system, <u>masonry infill required w/</u> <u>window replacement</u> , brick re-pointing	LS					\$ 67,000		
	UCATIONAL PROG			sub-total Building Infrastructure		\$ 394	,800	\$ 292,	400	\$ 212,440	\$	899,640
EU	UCATIONAL PROG	RAMMING		New separate gymnasium to accommodate PE functions /								
1	New Gymnasium		Scheduling / PE instruction / Special Eve	COSTS - \$1.075.000	SF			\$ 1,075,	000			
2	Classroom Support		Classrooms displaced w/ new Gymnasiur	New additions to support / maintain building capacity. TOTAL ARCH / MPE PROBABLE CONST COSTS - \$396.500	SF			\$ 396,	500			
				sub-total Educational Programming		\$	-	\$ 1,471,	500	\$	\$	1,471,500
			Bainbridge ES	- Totals Architectural Probable Construction Costs Only		\$ 713	,800	\$ 2,218,9	900	\$ 247,440	\$	3,180,140



✓ Analyze the Current Issues
 ✓ Develop <u>Selective Assessment</u> Format

Bainbridge ES

Architectural

- Basic Four (4) Categories
- Listing of Current Issues
- Probable <u>Construction Costs</u> for Current Issues
- Identify Level of Priority Immediate (0 – 2 yrs), Short Term (3 – 4 yrs), Long Term (5+ yrs)
- Define Total Probable <u>Construction</u>
 <u>(Bid) Cost of Work</u> (these costs Do Not include Project 'Soft' Costs)

BA	INBRIDGE ES - MECHANICAL, PLUM	BING & ELECTRICAL SYSTEMS						
				Unit		Short Term	Long Term	TOTAL
	CAPITAL IMPROVEMENT	ISSUE	PROJECT DESCRIPTION		2015-16 2016-17	2017-18 2018-19	2019-20 +	Const Estimate
	E CONCERNS							
EL	ECTRICAL							
1	Site Lighting	Poor condition; creates safety / security concern	Upgrade site lighting as required per municipal ordinance	LS	\$ 15,000			
2	Exterior Building Lighting	Poor condition; creates safety / security concern	Upgrade lighting at building perimeter and entrances	LS	\$ 25,000			
			sub-total Site Concerns		\$ 40,000	\$ -	\$ -	\$ 40,000
	ILDING SECURITY							
EL	ECTRICAL							
1	Building-Wide Security System	No current building-wide security system exists other than audio/camera access system at main entry	New building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. <u>COSTS = \$80.000 - INCLUDED IN</u> <u>ARCHITECTURE ITEM #B1 ABOVE.</u>	LS				
			sub-total Building Security		\$-	\$ -	\$-	\$ -
	ILDING INFRASTRUCTURE							
M	CHANICAL							
1	In kind replacement of the existing HVAC system - hot water heat and limited split system cooling	Existing equipment is beyond typical service life expectancy and in need of replacement and upgrade	New energy efficient hot water heating system including high efficiency propane boilers, pumps, and DDC controls. The ventilation and cooling equipment will be similar to the systems currently installed in the school. Classrooms will utilize new heating only unit ventilators. Piping would be reused where possible. Split system air conditioners would be replaced. New propane tanks not included.	LS	\$ 925,000			
	DPTIONAL MECHANICAL. SYSTEM – New high efficiency HVAC system <u>with</u> building wide heating and cooling	Existing equipment is beyond typical service life expectancy and in need of replacement and upgrade	New high efficiency HVAC system throughout. Cost is based on vertical Airedale style self contained ducted unit vents with hot water coils, high efficiency propane boilers, duplex pumps, piping, and a new DDC controls. New propane tanks are not included. <u>TOTAL PROBABLE CONST COSTS THIS</u> <u>SYSTEM - \$1.295.000</u>					
	LINE ITEM OPTION - Boiler Plant Upgrades ONLY	Existing boilers and pumps are beyond their service life and in need of replacement	New high efficiency propane boilers and pumps with VFD's. Reconnect to the existing hot water heating services leaving the boiler room. <u>TOTAL PROB CONST COSTS BOILER</u> PLANT UPGRADES – \$175.000					
	LINE ITEM OPTION - New automatic temperature controls ONLY	Existing Pneumatic system is outdated in does not have modernized energy management monitoring capabilities	Replace the controls for the <u>Existing Systems</u> with a new web based electronic energy management system. TOTAL PROBABLE CONST COSTS NEW ATC – \$185.000					
2	Replace propane tanks	Existing propane tanks have deteriorated and are in need of replacement	Replace the existing propane tanks with new tanks in accordance with all codes and regulations.		\$ 55,000			
3	Kiln vent	The kiln vent system is in poor condition	Upgrade the ductwork for the kiln vent.		\$ 2,500			
	Basement dehumidification	The existing humidify control system for the basement is not adequate.	Install commercial dehumidification for the basement area.		\$ 25,000			
5	Relief air system	Several areas do not have a relief air system for the unit ventilator system.	Install a relief air system where is does not currently exist.		\$ 20,000			
PL	UMBING							
1	Domestic water heating plant	One unit is newer, but the other two are nearing the end of serviceable life. Units are standard efficiency. Pumps are in poor condition.	Install a new high efficiency domestic water heating plant with multiple units for redundancy. Centralize the systems into the mechanical room.	LS	\$ 35,000			
2	Sanitary sewer upgrades	Several areas of the building have had significant drainage issues that need to be addressed.	Replace and upgrade portions of the sanitary sewer system to allow for proper drainage.	LS	\$ 30,000			
3	Basement sump pump	The sump pump in the basement is a simplex system with no backup.	Install a duplex pump system in the basement	LS	\$ 8,000			
4	Plumbing fixtures and piping throughout building	The systems are aging and in need of an upgrade	Replace with more efficient fixtures to aide in the reduction of water usage and lower maintenance requirements / ADA compliance	LS	\$ 250,000			



✓ Analyze the Current Issues

✓ Develop <u>Selective Assessment</u> Format

Bainbridge ES

Mechanical, Plumbing, Electrical

- Basic Four (4) Categories
- Listing of Current Issues
- Develop Probable <u>Construction Costs</u> for each listed criteria
- Identify Level of Priority

Immediate (0 – 2 yrs), Short Term (3 – 4 yrs),

Long Term (5+ yrs)

BA	INBRIDGE ES - MECHANICAL, PLUM	BING & ELECTRICAL SYSTEMS								
				Unit	Immediate	Sho	ort Term	Long Term		TOTAL
	CAPITAL IMPROVEMENT	ISSUE	PROJECT DESCRIPTION		2015-16 2016-17	2017-1	18 2018-19	2019-20 +	Con	st Estimate
Bl	JILDING INFRASTRUCTURE									
Ρl	UMBING								Τ	
5	LINE ITEM - Fire Protection System	The building does not have a sprinkler system at this point	Install a fire sprinkler system <u>if required</u> by code. TOTAL PROBABLE CONST COSTS SPRINKLER SYSTEM - \$200.000	LS						
EL	ECTRICAL									
1	Energy efficiency – Lighting upgrades	Most of the existing lighting has been upgraded to energy efficient T8 linear fluorescent lamps. There are areas where T12 lamps still exist. There is no automatic lighting control	Replace existing T12 luminaires with T8 type. Review existing lighting system to confirm compliance with current energy codes. Building-wide lighting control system recommended; replace the existing switching with occupancy sensors in all rooms and introduce automatic lighting control to large areas. Replace gymnasium metal-halide lighting with high-bay fluorescent with level control	LS	\$ 75,000					
2	Data technology	Cat 5 & 5e are utilized for data and telephone transmission. Wireless access ports have been added to cover most areas	Update data cabling as required to conform to current technology. Provide CAT6 cables, termination devices and patch panels	LS		\$	35,000			
3	Power Distribution	Existing electric service sufficiently sized for ourrent building size and use. Load changes and circuiting may require upgrades and changes to power distribution panels.	Add new panels as required to accommodate increased loads and any building additions	LS		\$	-			
4	Intercom & paging systems	Voice over Internet (VOIP) telephone and paging system was added but the system is not tied into the existing paging system. Review and upgrade the existing intercom and paging system as required.	Voice over Internet (VOIP) telephone and paging system was added but the system is not tied into the existing paging system. Existing system is capable of extension and additional speakers and devices could be added to this system if a major renovation should occur. New cabling required.	LS		\$	50,000			
5	Fire Alarm	Fire alarm system is simplex 4002 installed in 1992. Some manual pull stations are not ADA compliant	Replace the fire alarm system to comply with current codes and requirements.	LS		\$	85,000			
6	Emergency Generator	Existing 7.5 kW, propane fired, powers emergency lighting, exits, fire alarm, PA system	Replace with a larger unit to power additional loads and provide separate transfer switches for life safety and stand-by loads. Add refrigeration in kitchen to system	LS		\$	30,000			
									<u> </u>	
			sub-total Building Infrastructure		\$ 1,465,500	\$	200,000	\$ -	\$	1,665,50
_	OUCATIONAL PROGRAMMING	4					_			
M	ECHANICAL, PLUMBING, ELECTRIC	1							 	
1	Gymnasium	Scheduling / PE instruction / Special Events	MPE systems to support new Gymnasium addition. TOTAL MPE PROBABLE CONST COSTS INCLUDED IN ARCHITECTURE COSTS ITEM #D1 ABOVE	LS						
2	Classroom Support	Classrooms displaced w new Gymnasium	MPE systems to support new Classroom addition. TOTAL MPE PROBABLE CONST COSTS INCLUDED IN ARCHITECTURE COSTS ITEM #D1 ABOVE	LS						
									\perp	
			sub-total Educational Programming		\$-	\$	-	\$ -	\$	
_										





Bainbridge ES

Mechanical, Plumbing, Electrical (cont.)

 Develop Total Probable <u>Construction</u> (Bid) Cost of Work – (these costs Do Not include Project 'Soft' Costs)

Eliz	abethtown Area	School District											
Mi	II Road Elemer	ntary School											25
Ca	ital Improvemen	t Plan Recomme	endations - Selective Assessment			35,00	0 SF				12/9/2014		
AR	CHITECTURAL												
					Unit	Imme	diate	Sho	t Term	Lon	g Term	1	TOTAL
	CAPITAL IMPROVE	MENT	CURRENT ISSUE	PROPOSED PROJECT DESCRIPTION		2015-16	2016-17	2017-1	8 2018-19		9-20 +	Cons	t Estimate
SIT	E CONCERNS												
1	Separation of on-site b	ous / vehicular traffic	Current condition - no clear defined separation	CONCEPT 1 Site improvements in order to separate bus loop and parent/student drop-off	SF			\$	360,000				
1A	ALTERNATE PLA	N - Site improvemen	Current condition - no clear defined separation	CONCEPT 2 - Alternate Plan for site separation TOTAL CONST COSTS SITE CONCEPT 2 - \$490.000									
2	Play area improvemer	nts	Deterioration due to wear	Complete refurbishment of play areas; re-grading of eroded areas	LS			\$	35,000	\$	35,000		
-				sub-total Site Concerns		\$	•	\$	395,000	\$	35,000	\$	430,000
BU	LDING SECURITY											-	
1	Administration Additio	םמ	Entrance vestibule inadequate	CONCEPT 1 - Admin addition and interior space planning improvements to accommodate secured vestibule		\$	432,500						
	ALTERNATE PLA Renovation	N - Administration	Entrance vestibule inadequate	CONCEPT 2 Admin renovation and interior space planning improvements to accommodate secured vestibule. Requires new Classroom addition. TOTAL CONST COSTS CONCEPT 2 included in D.2 below									
	Secured entrance vest	ibule	Current condition inadequate, does not meet current design standards	Renovations to entrance vestibule to provide locked secured building entrance. <u>Costs included in Architecture Item #B1 above</u> .									
	Vestibule door / frame	replacement	Current condition inadequate, does not meet current design standards	Replacement required should District implement new building-wide security. <u>Costs included in Architecture Item #B1 above</u>									
3	Interior Upgrades - Doo	ors	School security	New door hardware (intruder/lock function) installation upgrades to meet building security plan	LS			\$	65,000				107 500
BII	LDING INFRASTR	UCTURE		sub-total Building Security		\$	432,500	*	65,000	\$	-	*	497,500
	Window replacement		Fair condition / age / thermally inefficient	New double pane, thermally efficient window system	SF			\$	90,000			T	
	Exterior door replacem	nent wł Vestibules	Fair - poor condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security	SF			-	-	\$	45,000		
3	Restrooms - ADA cor	npliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance	LS			\$	40,000				
4	Interior - Flooring		Poor condition / aesthetics	Installation of new vinyl flooring, carpeting as required. Does not include terrazzo repair.	SF					\$	40,000		
5	Interior - Equipment		Poor condition / age	Replacement of classroom chalkboards	LS			\$	10,000				
6	Interior - Kitchen Equip	ment	Poor condition / age	Replacement of select kitchen equipment. Allowance only.	LS					\$	50,000		
7	Interior - Library		Poor condition / aesthetics	Library furnishings upgrade	LS					\$	50,000		
8	Interior - Casework		Poor condition / age	Limited replacement of existing classroom storage units	LS			\$	50,000	\$	50,000		
9	New Acoustical Tile Co	eilings	New mechanical system requires new ceiling installation	Beplacement of the existing mechanical system will require the demolition. of existing ceilings throughout the building and installation of new ceilings after new mech system is installed	SF	\$	75,000						
10	Partial Roof Replacerr	nent - 11,200SF	Partial roof unsalvageable, exceeded useful I	Complete replacement of remaining roof area	LS	\$	292,000	\$	4,727	\$	4,869		
11	Exterior Walls - EIFS R	lepair	Poor condition I age I deterioration	Replace exterior insulation finish system at newer building additions only	SF			\$	44,000				
12	Asbestos abatement		Asbestos floor tile in a few classrooms	Removal of asbestos containing building material	LS			\$	10,000				
				sub-total Building Infrastructure		\$	367,000	\$	248,727	\$	239,869	\$	855,596
ED	JCATIONAL PROG	MAMMING		CONCEPT 1 New seconds Companying to second address DC								1	
1	New Gymnasium		Scheduling / PE instruction / Special Events	CONCEPT 1 - New separate Gymnasium to accommodate PE functions / Food Service. TOTAL ARCH / MPE PROBABLE CONST COSTS - \$1.086.000	SF			\$	1,086,000				
2	ALTERNATE PLA Renovations / Classro			CONCEPT 2 - Administration Renovation, Kindergarten additions only: allows for separation Art & Music ; Gym not included. <u>TOTAL ARCH / MPE PROB CONST COSTS</u> CONCEPT 2 - \$935.500	SF								
Ц				sub-total Educational Programming		\$	-	-	1,086,000	\$	-	\$	1,086,000
			Mill Road ES	- Totals Architectural Probable Construction Costs Only		\$ 79	99,500	\$ 1,	794,727	\$	274,869	\$ 2	,869,096





Mill Road ES

Architectural

- Two (2) Concept Options w/ Mill Road
- Develop Total Probable <u>Construction</u> (Bid) Cost of Work – (these costs Do Not include Project 'Soft' Costs)

М	LL ROAD ES - MECHANICAL, PLUM	BING & ELECTRICAL SYSTEMS				•					
				Unit		ediate	Short Terr			TOTAL	4
	CAPITAL IMPROVEMENT	ISSUE	PROJECT DESCRIPTION		2015-1	6 2016-17	2017-18 2018	-19 2019-20 +	110	onst Estimat	5
	FE CONCERNS					-		_			4
EL	ECTRICAL	-									-
1	Site Lighting	There are limited site lighting poles with flood light fixtures	Upgrade site lighting as required per municipal ordinance		\$	15,000					
2	Exterior Building Lighting	Poor condition; creates safety / security concern	Upgrade lighting at building perimeter and entrances		\$	25,000					
					\$	40,000	*	- \$ -		\$ 40,00	
DU	ILDING SECURITY		sub-total Site Concerns		\$	40,000	•	• • •	:	\$ 40,000	4
	ECTRICAL					-					4
1	Building-Wide Security System	No current building-wide security system exists other than audiołoamera access system at main entry	New building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. <u>COSTS =</u> <u>\$76,000 - INCLUDED IN ARCHITECTURE ITEM \$81</u> <u>ABOYE.</u>								
											1
\vdash			sub-total Building Security		\$		\$	• \$ •		\$	
BU	ILDING INFRASTRUCTURE	1									
	ECHANICAL										1
1	In kind replacement of the existing HVAC system - hot water heat and limited split system cooling	Existing equipment is beyond typical service life expectancy and in need of replacement and upgrade	New energy efficient hot water heating system including high efficiency gas boilers, pumps, and DDC controls. The ventilation and cooling equipment will be similar to the systems currently installed in the school. Classrooms will utilize new heating only unit ventilators. Steam piping would be totally removed and replaced with new hot water systems. Existing hot water piping would be reused where possible. Split system air conditioners would be replaced.		\$	990,000					
	OPTIONAL MECHANICAL. SYSTEM - New high efficiency HVAC system <u>with</u> building wide heating and cooling	Existing equipment is beyond typical service life expectancy and in need of replacement and upgrade	New high efficiency HVAC system throughout. Cost is based on vertical Airedale style self contained ducted unit vents with hot water coils, high efficiency gas boilers, duplex pumps, piping, and a new DDC controls. TOTAL PROBABLE CONST COSTS THIS SYSTEM - \$1.225.000								
	LINE ITEM OPTION - Boiler Plant Upgrades and hot water conversion ONLY	Existing 1988 boiler and pumps are beyond their service life and in need of replacement. Currently there is on a single boiler so failure would result in a no heat condition.	New high efficiency gas boilers and pumps with VFD's. Reconnect to the existing hot water heating services leaving the boiler room. Install multiple boilers for backup and redundancy. Areas of the building that are steam would be converted to hot water. TOTAL PROB CONST COST BOILER PLANT UPGRADES - \$495.000								
	LINE ITEM OPTION - New automatic temperature controls ONLY	Existing Pneumatic system is outdated in does not have modernized energy management monitoring capabilities	Replace the controls for the <u>Existing Systems</u> with a new web based electronic energy management system TOTAL PROBABLE CONST COST NEW ATC - \$175.000								
2	Kiln vent	Kiln vent material should be upgraded	Replace kiln vent with hard ductwork		\$	1,000					1
PL	UMBING										
1	Domestic water heating plant	Units are in good condition but are not high efficiency	Install a new high efficiency domestic water heating plant with multiple units for redundancy.				\$ 35,0	00			
2	Plumbing fixtures and piping throughout building	The systems are aging and in need of an upgrade. Some fixtures are not code compliant.	Replace with more efficient fixtures to aide in the reduction of water usage and lower maintenance requirements / ADA compliance				\$ 240,0	00			
3	Backflow prevention	The domestic water service is not protected with a backflow prevention device	Install a new backflow prevention device per code		\$	8,500					
4	LINE ITEM - Fire Protection System	The building does not have a sprinkler system at this point	Install a fire sprinkler system <u>if required</u> by code. TOTAL PROBABLE CONST COSTS SPRINKLER SYSTEM - \$200.000								



Mill Road ES

Mechanical, Plumbing, Electrical

MI	LL ROAD ES - MECHANICAL, PLUM	BING & ELECTRICAL SYSTEMS									
				Unit	Imm	ediate	Shor	Term	Long Term	Т	OTAL
	CAPITAL IMPROVEMENT	ISSUE	PROJECT DESCRIPTION		2015-1	6 2016-17	2017-18	2018-19	2019-20 +	Cons	t Estimat
BU	ILDING INFRASTRUCTURE										
EL	ECTRICAL										
1	Energy efficiency - Lighting upgrades	Most of the existing classroom lighting has been upgraded to energy efficient T8 linear fluorescent lamps. The corridors and storage spaces use T12 lamps. There is no automatic lighting control	Replace existing T12 luminaires with T8 type. Review existing lighting system to confirm compliance with current energy codes. Building-wide lighting control system recommended; replace the existing switching with occupancy sensors in all rooms and introduce automatic lighting control to large areas. Replace gymnasium metal-halide lighting with high-bay fluorescent with level control		\$	71,000					
2	Data technology	Cat 5 & 5e are utilized for data and telephone transmission. Wireless access ports have been added to cover most areas	Update data cabling as required to conform to current technology. Provide CAT6 cables, termination devices and patch panels				\$	33,000			
3	Power Distribution	Existing electric service sufficiently sized for ourrent building size and use. There are older General Electric panels that should be replaced Load changes and circuiting may require upgrades and changes to power distribution panels.	Replace existing General Electric Panels. Add new panels as required to accommodate increased loads and any building additions				\$	55,000			
4	Intercom & paging systems	Voice over Internet (VOIP) telephone and paging system was added but the system is not tied into the existing paging system. Review and upgrade the existing intercom and paging system as required.	Voice over Internet (VOIP) telephone and paging system was added but the system is not tied into the existing paging system. Existing system is capable of extension and additional speakers and devices could be added to this system if a major renovation should occur. New cabling required.				\$	48,000			
5	Fire Alarm	Fire alarm system is simplex 4002 installed in 1992. Some manual pull stations are not ADA compliant there are no indicating appliances (hour/strobe) in the Kitchen	Replace the fire alarm system to comply with current codes and requirements. <u>Fire alarm system may need to be upgraded with</u> <u>Administration addition option.</u>		\$	81,000					
6	Emergency Generator	Existing 7.5 kW, propane fired, powers emergency lighting, exits, fire alarm, PA system	Replace with a larger unit to power additional loads and provide separate transfer switches for life safety and stand-by loads. Add refrigeration in kitchen to system				\$	30,000			
_			sub-total Building Infrastructure		\$	1,151,500	\$	441,000	\$-	\$	1,592,50
	UCATIONAL PROGRAMMING										
MI	ECHANICAL, PLUMBING, ELECTRIC										
1	Gymnasium	Scheduling / PE instruction / Special Events	MPE systems to support new Gymnasium addition. TOTAL MPE PROBABLE CONST COSTS INCLUDED IN ARCHITECTURE COSTS ITEM #D1 ABOYE								
2	Classroom Support	Classrooms displaced w new Gymnasium	MPE systems to support new Classroom addition. TOTAL MPE PROBABLE CONST COSTS INCLUDED IN ARCHITECTURE COSTS ITEM #D2 ABOYE								
			sub-total Educational Programming		\$	-	\$		\$.	\$	
					¥				1		





Mill Road ES

Mechanical, Plumbing, Electrical (cont.)

 Develop Total Probable <u>Construction</u> (Bid) <u>Cost of Work</u> – (these costs Do Not include Project 'Soft' Costs)

Building Security Addition (Denovation) Addition (Denovation) <th< th=""><th>Eliz</th><th>abethtown Area School District</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></th<>	Eliz	abethtown Area School District											
ARCHITECTURAL Unit Immediate Short Term Long Term T07/4, 2015-Million (1/10011) (1/10011	R	neems Elementary School											25
CARTAL IMPROVEMENT CURRENT ISSUE PROPISED PROJECT DISCIPITION Design and controls but / velocular intercondition - no clear delined dispretion Ster improvementar in order to separate but loop and parentituderin in degree in a dispretion Ster improvementaria in order to separate but loop and parentituderin in degree in a dispretion Ster improvementaria in order to separate but loop and parentituderin in degree in a dispretion Ster improvementaria in order to separate but loop and parentituderin in degree in a dispretion Ster improvementaria Sterimprovementarimprovementaria Sterimprovementaria<			endations - Selective Assessment			56,	000 sf				11/12/2014		24
Letter UNATION ALL MERCINATION CONSCIPTION 2003-100 2003-20-10 2003-	AR	CHITECTURAL	1										
SITE CONCERNS Externation of on-the bus / vehicular segmation. Externation of on-the bus / vehicular segmation. Externation of on-the bus / vehicular segmation. Externation of the vehicular segmation. Important of play wear. to-grading of encoded wears 10 \$ 35,000 \$ 35,000 \$ 45,000 \$ 55,000 <t< td=""><td></td><td></td><td></td><td></td><td>Unit</td><td>Imm</td><td>ediate</td><td>Sh</td><td>ort Term</td><td>Lo</td><td>ng Term</td><td>T</td><td>TOTAL</td></t<>					Unit	Imm	ediate	Sh	ort Term	Lo	ng Term	T	TOTAL
1 Search don-site but / vehicular Carenet condition - no clear defined deprint Simpowements in order to separate but loop and parentistuder deprint \$\$370,000 \$\$35,0		CAPITAL IMPROVEMENT	CURRENT ISSUE	PROPOSED PROJECT DESCRIPTION		2015-1	6 2016-17	2017	-18 2018-19	20	19-20 +	Co	st Estimat
India separation dop-off i	SIT	E CONCERNS											
Note of the section of the sectin of the section of the section of the section of the se	1							\$	370,000				
BUILDING SECURITY Administration addition./ Encrements Entrance vestibule inadequate Administration addition./ secure destribute S 570,000 Image: Control of the control o	2	Play area improvements	Deterioration due to wear	Complete refurbishment of play areas; re-grading of eroded areas	LS			\$	35,000	\$	35,000		
BUILDING SECURITY Administration addition./Encounted in a secure of encount of the secure of the se													
BUILDING SECURITY Administration addition./Encounted Environmentation addition./Encounted Secure of verificity Secure o													
1 Administration Addition./ Encountion Entrance vestibule in adequate Administration Addition./ Lencountion in adequate, does not intervice the provide locked secured building entrance. Loss included in Adchatecture Rem #B1 above. \$ 570,000 \$ 570,000 \$ 570,000 2 Secured entrance vestibule Current condition in adequate, does not interview and interview pape planning methods in adequate. does not interview and addition./ Lencounted book descured building entrance. Loss included in Adchatecture Rem #B1 above. \$ 570,000				sub-total Site Concerns		\$	-	\$	405,000	\$	35,000	\$	440,000
1 Administration Addition / Benovation Entrance vestibule indequate Improvements to accommodate socured vestibule. ST.D.OUST	BU	ILDING SECURITY		· · · · · · · · · · ·								-	
Second with all be vessible meet current design standards building entrance. Costs included in Achitecture Item #B1 above. view v	1	Administration <u>Addition / Renovation</u>	Entrance vestibule inadequate	improvements to accommodate secured vestibule. TOTAL ARCH / MPE PROBABLE CONST COSTS –		\$	570,000						
Vesitione door frame inplacement meet ourrent design standards security. Casts included in Architecture tem EEI labole. of Image to the inplacement		Secured entrance vestibule											
Interformation Control Section Demonstrate of the statistical section will be statisthe second will be statistical second will be statistical		Vestibule door / frame replacement		Replacement required should District implement new building-wide security. <u>Costs included in Architecture Item #B1 above.</u>	SF								
BUILDING INFRASTRUCTURE Fair condition / age / older bldg sections thermally inefficient New double pane, thermally efficient window system SF \$ 145,000 2 Exterior door replacement Fair condition / age / older bldg sections New double pane, thermally efficient window system SF \$ 145,000 3 Restrooms - ADA compliance Code requirement Upgrade restrooms for handloapped accessibility compliance (fitxures, paritions) Ls \$ 57,000 4 Interior - Flooring Fair condition / aesthetics Installation of new flooring, carpeting as required throughout building SF \$ 50,000 5 New Acoustical Tile Ceilings New mechanical system requires new ceiling installation Replacement of the existing mechanical system has been installed SF \$ 120,000 6 Roof Maintenance Annual preventative maintenance to extend life cycle Ls \$ 5,124 \$ 5,278 \$ 5,437 7 Asbestos Abatement Allowance for abatement of asbestos containing building infrastructure \$ 125,124 \$ 142,437 \$ 437, 3 437,	2	Interior Upgrades - Doors	School security		LS			\$					
1 Window replacement Fair condition / age / older bidg section New double pane, thermally efficient window system \$F \$ 145,000 \$ 145,000 \$ 5				sub-total Building Security		\$	570,000	\$	80,000	\$	-	\$	650,00
Window replacement thermally inefficient Iter of locie placement Set Set </td <td>BU</td> <td>ILDING INFRASTRUCTURE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td>	BU	ILDING INFRASTRUCTURE										-	
Extender door replacement w/ vestbulles	1	Window replacement			SF			\$	145,000				
 Instructions ADA Configurations Code requirement	2	Exterior door replacement w/ Vestibules	Fair condition	the building and ties into building security	SF					\$	57,000		
Interfor Probling Fair Conduction asserted to sub-location of using mechanical system will require the devisiting	3	Restrooms - ADA compliance	Code requirement	(fixtures, partitions)	LS					\$	30,000		
s New Acoustical Tile Ceilings New mechanical system requires new origing installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new mechanical system has been installation of new ceilings after the new tende the new ceilings after the new tende the n	4	Interior – Flooring	Fair condition / aesthetics	building	SF					\$	50,000		
information in the provention of example of the finite of the example of the exa	5	New Acoustical Tile Ceilings		demolition of existing ceilings throughout the building and installation of new ceilings after the new mechanical system has	SF	\$	120,000						
Notestimited Notestimited Notestimited in detection deduction of deduction of deduction in the one deduction in the	6	Roof Maintenance		Annual preventative maintenance to extend life cycle	LS	\$	5,124	\$	5,278	\$	5,437		
EUVCATIONAL PROGRAMMING 1 New Gymnasium Scheduling / PE instruction / Special Eve New separate gymnasium to accommodate PE functions / Cafeteria. SF Image: Single Si	7	Asbestos Abatement		Allowance for abatement of asbestos containing building material	LS			\$	20,000				
EUCATIONAL PROGRAMMING 1 New Gymnasium Scheduling / PE instruction / Special Eve New separate gymnasium to accommodate PE functions / Cafeteria. Sr J J J J Scheduling / PE instruction / Special Eve New Separate gymnasium to accommodate PE functions / Cafeteria. Sr J													
1 New Gymnasium Scheduling / PE instruction / Special Ev New separate gymnasium to accommodate PE functions / Cafeteria. Sr June 1,150,000 Sr 1,150,000 Sr 1,150,000 Sr Sr 1,150,000 Sr <td>_</td> <td></td> <td></td> <td>sub-total Building Infrastructure</td> <td></td> <td>\$</td> <td>125,124</td> <td>\$</td> <td>170,278</td> <td>\$</td> <td>142,437</td> <td>\$</td> <td>437,83</td>	_			sub-total Building Infrastructure		\$	125,124	\$	170,278	\$	142,437	\$	437,83
			Scheduling / PE instruction / Special Eve	Cafeteria. TOTAL ARCH / MPE PROBABLE CONST COSTS -	SF			\$	1,150,000				
				sub-total Educational Programming		\$	-	\$	1,150,000	\$	-	\$	1,150,00
Rheems ES - Totals Architectural Probable Construction Costs Univ 3 035,124 3 1,005,210 3 111,431 3 2,011,4			Rheems ES	- Totals Architectural Probable Construction Costs Only		\$ (695,124	\$	1,805,278	\$	177,437	\$	2,677,839

Process 3



Rheems ES

Architectural

 Develop Total Probable <u>Construction</u> (Bid) <u>Cost of Work</u> – (these costs Do Not include Project 'Soft' Costs)

CAPITAL IMPROVEMENT ISSUE PROJECT DESCRIPTION 2015-16 [2016-17] 20 SITE CONCERNS SITE CONCERNS SITE CONCERNS SITE CONCERNS SITE CONCERNS ELECTRICAL In Site Lighting Existing Pole lighting is adequate. May consider changing to LED Upgrade site lighting as required per municipal ordinance \$ 25,000 2 Exterior Building Lighting Consider LEDs for better light control and less glare Upgrade lighting at building perimeter and entrances \$ 40,000 2 Exterior Building Lighting Consider LEDs for better light control and less glare Upgrade lighting at building perimeter and entrances \$ 40,000 3 BuilLDING SECURITY ELECTRICAL Upgrade lighting wide security system including cameras, key card access system at main entry CODSTS = 314.000 - INCLUDED 1 BuilLOING INFRASTRUCTURE No current building-wide security system including cameras, key card access system at main entry Sub-total Building Security System \$ 1,400,000 1 Inkind replacement of the existing HUAC system - hot water heat and intered aplit system cooling Image apuipment is nearing the end of replacement and upgrade New energy efficient hot water heating ny und in ered of replacement and upgrade Image apuipment will be siniliar to the system including high efficiencoy gas boliers, pum		
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1 Site Lighting Existing Pole lighting is adequate. May consider changing to LED Upgrade site lighting as required per municipal ordinance \$ 25,000 2 Exterior Building Lighting Wall packs at entries May want to consider LED for better light control and less glare Upgrade lighting at building perimeter and entrances \$ 40,000 2 Exterior Building Lighting Wall packs at entries May want to consider LED for better light control Upgrade lighting at building perimeter and entrances \$ 40,000 3 Wall packs at entries May want to consider LED for better light control Upgrade lighting at building perimeter and entrances \$ 40,000 4 Wall packs at entries May want to consider LED for better light control Upgrade lighting at building perimeter and entrances \$ 40,000 8 BuilLDING SECURITY ELECTRICAL No current building-wide security system including cameras, key card access system exists other than audio/camera access system at main entry No current building wide security system including cameras, key card access system at main entry	- \$	- \$ 65,000
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Building Security Device the security system No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. 1 Building-Wide Security System No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. 1 Building-Wide Security System No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. 1 Building-Wide Security System No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. 1 Building-Wide Security System No current building-wide security system at main entry 1 New External System exists other than audio/camera access system at main entry Image: system system including security 2 Sub-total Building Security * - 3 BUILDING INFRASTRUCTURE Sub-total Building Security * 4 In kind replacement of the existing HVAC system - hot water heat and limited split system cooling Existing equipment is nearing the end of the service life expectancy and in need of replacement and upgrade New energy efficient hot water heating only unit ventilators. Existing hot water piping would be reused where possible. Split system air conditioners would be replaced. \$	- \$	- \$ 65,000
ELECTRICAL No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. 1 Building-Wide Security System No current building-wide security system including cameras, key card access, etc. throughout the entire interior and exterior of the building. Image: COSTS = \$114.000 - INCLUDED incl		
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BUILDING INFRASTRUCTURE MECHANICAL In kind replacement of the existing HVAC system - hot water heat and limited split system cooling Existing equipment is nearing the end of the service life expectancy and in need of replacement and upgrade New energy efficient hot water heating system including high end cooling equipment will be similar to the systems currently installed in the school. Classrooms will utilize new heating only unit ventilators. Existing hot water piping would be reused where possible. Split system air conditioners would be replaced. \$ 1,400,000 OPTIONAL MECHANICAL. Existing equipment is nearing the end of vertical Airedale style self contained ducted unit vents with hot New high efficiency HVAC system throughout. Cost is based on vertical Airedale style self contained ducted unit vents with hot		
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1 In kind replacement of the existing HVAC system - hot water heat and limited split system cooling Existing equipment is nearing the end of the service life expectancy and in need of replacement and upgrade New energy efficient hot water heating system including high efficiency gas boilers, pumps, and DDC controls, The ventilation and cooling equipment will be similar to the systems currently installed in the school. Classrooms will utilize new heating only unit ventilators. Existing hot water piping would be reused where possible. Split system air conditioners would be replaced. \$ 1,400,000 OPTIONAL MECHANICAL. Existing equipment is nearing the end of vertical Airedale style self contained ducted unit vents with hot New high efficiency HVAC system throughout. Cost is based on vertical Airedale style self contained ducted unit vents with hot		
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OPTIONAL MECHANICAL.		
SYSTEM - CMSting equipment is nearing the end of the service life expectancy and in need of replacement and upgrade water coils, high efficiency gas boilers, duplex pumps, piping, and a new DDC controls. New high efficiency and cooling of replacement and upgrade TOTAL PROBABLE CONST COST THIS SYSTEM - \$1,90,000 \$1,90,000		
LINE ITEM OPTION – Boiler Plant Upgrades ONLY Existing boilers and pumps are nearing the end of their service life and in need of replacement. New high efficiency gas boilers and pumps with VED's. Reconnect to the existing hot water heating services leaving the boiler room. Install multiple boilers for backup and redundancy. TOTAL PROB CONST C		
LINE ITEM OPTION - Existing Pneumatic system is outdated in does not have modernized energy ONLY Replace the controls for the Existing Systems with a new web based electronic energy management system. IDTAL PROBABLE CONST COSTS NEW ATC - \$275.000 Image: Const Cost Son		
PLUMBING		
1 Domestic water heating plant Units are in good condition but are not the high efficiency type. Install a new high efficiency domestic water heating plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraint of the high efficiency type is not plant with multiple units for redundancy. Image: Constraintof type is not plant with multiple units for redundancy.	35,000	
2 Plumbing fixtures and piping throughout building The systems are aging and in need of an upgrade. Some fixtures are not code compliant. Replace with more efficient fixtures to aide in the reduction of water usage and lower maintenance requirements / ADA compliance Image: Compliance	\$ 360	,000
3 LINE ITEM - Fire Protection System The building does not have a sprinkler system if required by code. Install a fire sprinkler system if required by code. TOTAL PROBABLE CONST COSTS SPRINKLER System at this point System at this point System - \$280.000		



Rheems ES

Mechanical, Plumbing, Electrical

		1	1									
RH	EEMS ES - MECHANICAL, PLUMBIN	G & ELECTRICAL SYSTEMS										
				Unit	Imm	ediate	Sho	ort Term	Long	[erm		TOTAL
	CAPITAL IMPROVEMENT	ISSUE	PROJECT DESCRIPTION		2015-1	6 2016-17	2017-	18 2018-19	2019-	20 +	Cos	st Estimate
EL	ECTRICAL											
1	Energy efficiency – Lighting upgrades	where T12 lamps still exist. There is no	Replace existing T12 luminaires with T8 type. Review existing lighting system to confirm compliance with current energy codes. Building-wide lighting control system recommended; replace the existing switching with occupancy sensors in all rooms and introduce automatic lighting control to large areas. Replace gymnasium metal-halide lighting with high-bay fluorescent with level control		\$	112,500						
2	Data technology	Cat 5 & 5e are utilized for data and telephone transmission. Wireless access ports have been added to cover most areas	Update data cabling as required to conform to current technology. Provide CAT6 cables, termination devices and patch panels				\$	53,000				
3	Power Distribution	Existing electric service sufficiently sized for current building size and use. Load changes and circuiting may require upgrades and changes to power distribution panels.	Add new panels as required to accommodate increased loads and any building additions				\$	-				
4	Intercom & paging systems	Voice over Internet (VOIP) telephone and paging system was added but the system is not tied into the existing paging system. Review and upgrade the existing intercom and paging system as required.	Voice over Internet (VOIP) telephone and paging system was added but the system is not tied into the existing paging system. Existing system is capable of extension and additional speakers and devices could be added to this system if a major renovation should occur. New cabling required.				\$	75,000				
5	Fire Alarm	Fire alarm system is simplex 4002 installed in 1992. Some manual pull stations are not ADA compliant	Replace the fire alarm system to comply with current codes and requirements. <u>Fire alarm system may need to be upgraded with</u> Administration addition option.		\$	127,500						
6	Emergency Generator	Existing 7.5 kW, propane fired, powers emergency lighting, exits, fire alarm, PA system	Replace with a larger unit to power additional loads and provide separate transfer switches for life safety and stand-by loads. Add refrigeration in kitchen to system				\$	30,000				
			sub-total Building Infrastructure	,	\$ 1	,640,000	\$	193,000	\$ 36	0,000	\$	2,193,000
EĽ	UCATIONAL PROGRAMMING											
М	ECHANICAL, PLUMBING, ELECTRIC											
1	Gymnasium	Scheduling / PE instruction / Special Eve	MPE systems to support new Gymnasium addition. TOTAL MPE PROBABLE CONST COSTS INCLUDED IN ARCHITECTURE COSTS ITEM #D1 ABOVE									
			sub-total Educational Programming	1	\$	-	\$	-	\$	-	\$	
		Rh	eems ES - Totals MPE Probable Construction Costs Only		\$ 1.	705,000	\$	193,000	\$ 36	0,000	\$	2,258,000





Rheems ES

Mechanical, Plumbing, Electrical (cont.)

 Develop Total Probable <u>Construction</u> (Bid) <u>Cost of Work</u> – (these costs Do Not include Project 'Soft' Costs)

Elizal	bethtown Area School District												1
Bai	nbridge Elementary School											25	
	. .	ndations - Selective Assessment			37,00	00 SF				12/9/2014			t.
ARCH	ITECTURAL					i i					-		Ť.
				Unit	Imme	diate	Sh	ort Term	Lor	g Term	T	TOTAL	1
C.	APITAL IMPROVEMENT	CURRENT ISSUE	PROPOSED PROJECT DESCRIPTION		2015-16	2016-17	2017	-18 2018-19	20	19-20 +	Cos	st Estimate	1
SITE	CONCERNS												1
	eparation of on-site bus / vehicular affic	Current condition - no clear defined separation	Site improvements in order to separate bus loop and parent / student drop-off	LS			\$	350,000					
2 P	ublic sewer lateral replacement	Continuous clogging w exist sewer latera	Replace existing sewer lateral east of bldg to sewer manhole	LS	\$	30,000							Г
3 PI	lay area improvements	Deterioration due to erosion/drainage	Complete refurbishment of play areas; re-grading of eroded areas	LS			\$	35,000	\$	35,000			
			sub-total Site Concerns		\$	30,000	\$	385,000	\$	35,000	\$	450,000	
BUILI	DING SECURITY										_		4
1 A,	dministration / Nurse / Lobby <u>Reno</u>	Entrance vestibule inadequate	Administration renovation and interior space planning improvements to accommodate secured vestibule. <u>TOTAL</u> ARCH / MPE PROBABLE CONST COSTS - \$289.000	LS	\$ 2	289,000							
S	ecured entrance vestibule	Current condition inadequate, does not meet current design standards	Renovations to entrance vestibule to provide locked secured building entrance <u>Costs included in Architecture Item #B1 above</u>	LS									
V	estibule door / frame replacement	Current condition inadequate, does not meet current design standards	Replacement required should District implement new building-wide security <u>Costs included in Architecture Item #B1 above</u>	SF]
2 In	terior Upgrades - Doors	School security	New door hardware (intruder/lock function) installation upgrades to meet building security plan	LS			\$	70,000					
			sub-total Building Security		\$ 2	289,000	\$	70,000	\$	-	\$	359,000	4
BUILI	DING INFRASTRUCTURE	r									_		4.
1 W	'indow replacement	Fair condition / age / thermally inefficient	New double pane, thermally efficient window system	SF			\$	90,000					1
2 E)	xterior door replacement w? Vestibules	Fair - poor condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security	LS					\$	25,000			
зR	estrooms - ADA compliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance (fixtures, partitions)	LS	\$	35,000							
4 In	terior - Crawlspace / Basement Floor	Poor condition / aesthetics; musty odors	Installation of new concrete floor in below-grade storage areas to address moisture concerns	SF	\$	160,000							
	terior – Flooring	Poor condition / aesthetics	Installation of new flooring, carpeting as required throughout building	SF	\$	25,000	\$	25,000	\$	25,000			
6 In	terior – Equipment	Poor condition / age	Replacement of classroom chalkboards with markerboard	LS			\$	10,000					1
nات	terior – Kitchen Equipment	Poor condition / age	Replacement of select kitchen equipment. Allowance only.	LS	\$	40,000	\$	40,000	\$	40,000			
	terior - Casework, Walls	Poor condition / age	Replacement of existing wood storage units only; repair damaged wall plaster, new paint	LS			\$	50,000	\$	50,000			
3 E	xposed Structure	Safety and Code requirements	Fire protect existing wood framing	LS	\$	50,000							1
10 N	ew Acoustical Tile Ceilings	New mechanical system requires new ceiling installation	Beplacement of the existing mechanical system will require the demolition of existing ceilings throughout the building and installation of new ceilings after new mech system is installed	SF	\$	75,000							
11 B	oof Maintenance		Annual preventative maintenance to extend life cycle	LS	\$	9,800	\$	10,400	\$	5,440			
	kterior Walls - Infill, Re-pointing, EIFS epair	Poor condition / age / deterioration	Replace exterior insulation finish system, <u>masonry infill required w/</u> window replacement, brick re-pointing	LS			\$	67,000	\$	67,000]
			sub-total Building Infrastructure		\$ (394,800	\$	292,400	\$	212,440	\$	899,640	4
EDU	CATIONAL PROGRAMMING										-		4.
1 N	ew Gymnasium	Scheduling / PE instruction / Special Eve	New separate gymnasium to accommodate PE functions / Cafeteria. IOTAL ARCH / MPE PROBABLE CONST COSTS - \$1.075.000	SF			\$	1,075,000					
2 CI	lassroom Support	Classrooms displaced w/ new Gymnasiur	New additions to support / maintain building capacity. TOTAL ARCH / MPE PROBABLE CONST COSTS - \$396.500	SF			\$	396,500					
			sub-total Educational Programming		\$	-	\$	1,471,500	\$	-	\$	1,471,500	
		Bainbridge ES	- Totals Architectural Probable Construction Costs Only		\$ 7	713.800	\$	2.218.900	\$	247,440	\$	3,180,140	1





- ✓ Bainbridge ES –
- Site Concept Development





Site Concerns Category

Bainbridge ES –

Existing Site Conditions





Site Concerns Category
Bainbridge ES –

Proposed Site Improvements

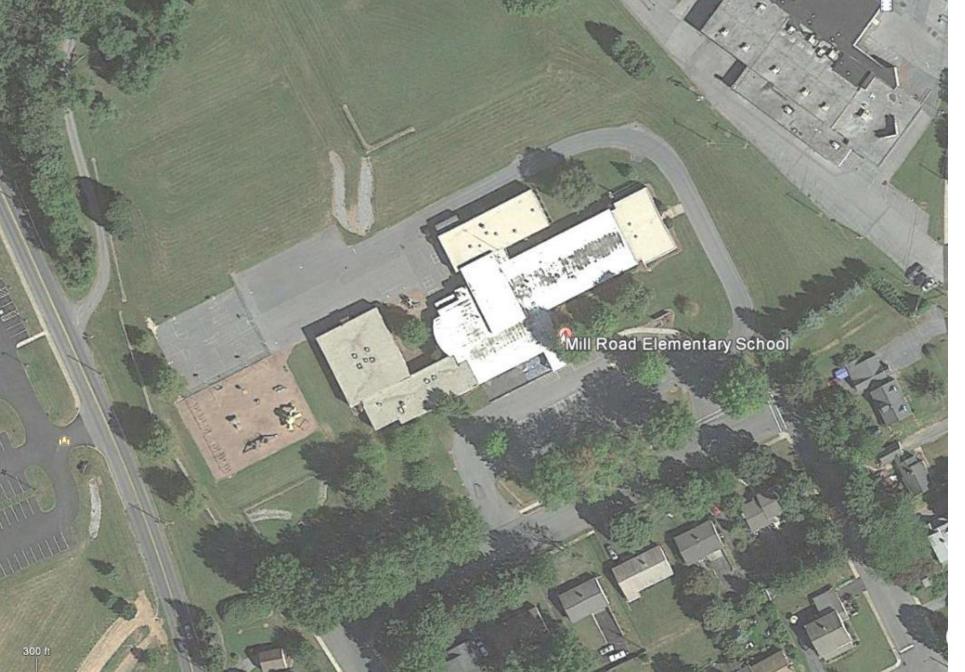
- Separation of Parent Drop-off and Bus Loop
- Isolated Entrance to Service Drive
- With any site improvements, at least a dozen ordinance provisions may be required

	abethtown Area School District										T
Capital Improvement Plan Recommendations - Selective Assessment 35,000 SF 12/											
	•				00,0	000 01		_	121012014		
AR	CHITECTURAL			Unit		ediate				-	
		CURRENT ISSUE			ort Term 18 2018-19	Long Term 2019-20 +	+	TOTAL			
017	CAPITAL IMPROVEMENT	CORRENT ISSUE	PROPOSED PROJECT DESCRIPTION		2015-1	0 2010-11	2011-	10 2010-13	2013-20 +	Lo	nst Estimate
										T	
1	Separation of on-site bus I vehicular traffic	Current condition - no clear defined separation	CONCEPT 1 - Site improvements in order to separate bus loop and parent/student drop-off	SF			\$	360,000			
1A	ALTERNATE PLAN - Site improvemen	Current condition - no clear defined separation	CONCEPT 2 - Alternate Plan for site separation TOTAL CONST COSTS SITE CONCEPT 2 - \$490.000								
2	Play area improvements	Deterioration due to wear	Complete refurbishment of play areas; re-grading of eroded areas	LS			\$	35,000			
			sub-total Site Concerns		\$	-	\$	395,000	\$ 35,000	\$	430,000
BU	ILDING SECURITY						_			-	
1	Administration Addition	Entrance vestibule inadequate	CONCEPT 1 - <u>Admin addition</u> and interior space planning improvements to accommodate secured vestibule		\$	432,500					
2	ALTERNATE PLAN - Administration Renovation	Entrance vestibule inadequate	CONCEPT 2 Admin renovation and interior space planning improvements to accommodate secured vestibule. Requires new Classroom addition. TOTAL CONST COSTS CONCEPT 2 - included in D.2 below								
	Secured entrance vestibule	Current condition inadequate, does not meet current design standards	Renovations to entrance vestibule to provide locked secured building entrance. <u>Costs included in Architecture Item #B1 above</u> .							Γ	
	Vestibule door / frame replacement	Current condition inadequate, does not meet current design standards	Replacement required should District implement new building-wide security. <u>Costs included in Architecture Item #B1 above</u>								
3	Interior Upgrades - Doors	School security	New door hardware (intruder/lock function) installation upgrades to meet building security plan	LS			\$	65,000			
			sub-total Building Security		\$	432,500	\$	65,000	\$-	\$	497,500
BU	ILDING INFRASTRUCTURE									-	
1	Window replacement	Fair condition / age / thermally inefficient	New double pane, thermally efficient window system	SF			\$	90,000		+	
_	Exterior door replacement w/ Vestibules	Fair - poor condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security	SF					\$ 45,000	\downarrow	
3	Restrooms - ADA compliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance	LS			\$	40,000			
4	Interior - Flooring	Poor condition / aesthetics	Installation of new vinyl flooring, carpeting as required. Does not include terrazzo repair.	SF					\$ 40,000		
5	Interior - Equipment	Poor condition / age	Replacement of classroom chalkboards	LS			\$	10,000			
6	Interior - Kitchen Equipment	Poor condition / age	Replacement of select kitchen equipment. Allowance only.	LS					\$ 50,000		
7	Interior - Library	Poor condition / aesthetics	Library furnishings upgrade	LS					\$ 50,000		
8	Interior - Casework	Poor condition / age	Limited replacement of existing classroom storage units	LS			\$	50,000	\$ 50,000		
э	New Acoustical Tile Ceilings	New mechanical system requires new ceiling installation	Beplacement of the existing mechanical system will require the demolition. of existing ceilings throughout the building and installation of new ceilings after new mech system is installed	SF	\$	75,000					
_	Partial Roof Replacement - 11,200SF	Partial roof unsalvageable, exceeded useful l	Complete replacement of remaining roof area	LS	\$	292,000	\$	4,727	\$ 4,869		
_	Exterior Walls - EIFS Repair	Poor condition I age I deterioration	Replace exterior insulation finish system at newer building additions only	SF			\$	44,000			
12	Asbestos abatement	Asbestos floor tile in a few classrooms	Removal of asbestos containing building material	LS			\$	10,000			
			sub-total Building Infrastructure		\$	367,000	\$	248,727	\$ 239,869	\$	855,596
ED	UCATIONAL PROGRAMMING						_			-	
1	New Gymnasium	Scheduling / PE instruction / Special Events	CONCEPT 1 - New separate Gymnasium to accommodate PE functions / Food Service. TOTAL ARCH / MPE PROBABLE CONST COSTS - \$1.086.000	SF			\$	1,086,000			
2	ALTERNATE PLAN - Admin Renovations / Classroom Additions		<u>CONCEPT 2</u> - Administration Renovation, Kindergarten additions only: allows for separation Art & Musie ; Gym not included. <u>TOTAL ARCH / MPE PROB CONST COSTS</u> <u>CONCEPT 2 - \$935,500</u>	SF							
			sub-total Educational Programming		\$	-	\$	1,086,000	\$-	\$	1,086,000
		Mill Road ES	- Totals Architectural Probable Construction Costs Only		\$	799,500	\$ 1	,794,727	\$ 274,869	\$	2.869.096



✓ Mill Road ES –

• Site Concept Development





Site Concerns Mill Road ES –

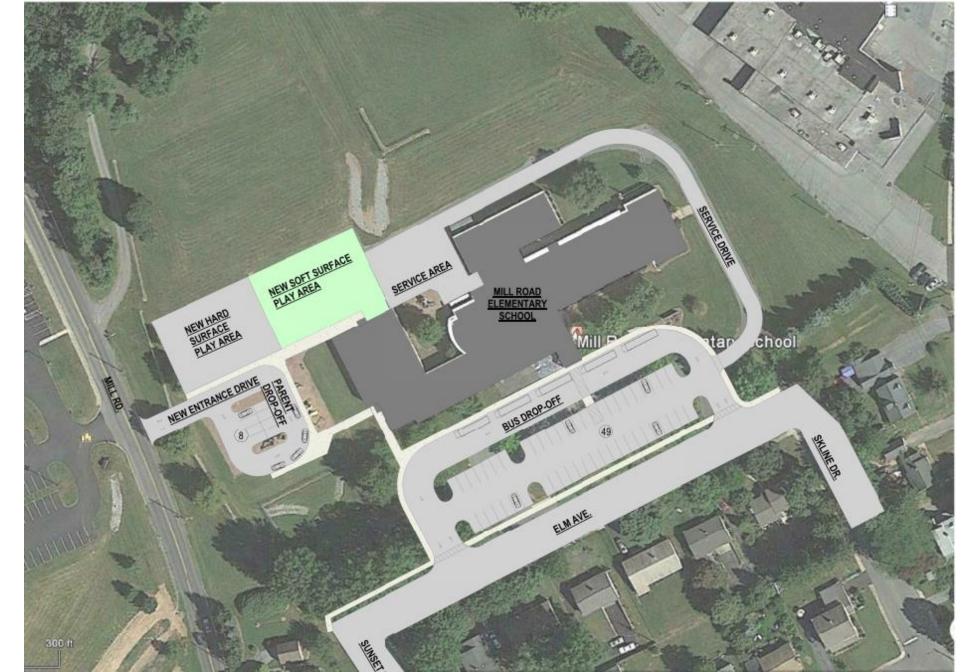
Existing Site Conditions





Site Concerns Mill Road ES –

<u>Proposed Site Improvements</u>
Site Concept 1
Separation of Parent Drop-off and Bus Loop





Site Concerns Mill Road ES –

Proposed Site Improvements Site Concept 2

• Separation of Parent Drop-off and Bus Loop

Eliz	abethtown Area School District											
R	neems Elementary School											25
		endations - Selective Assessment			56,0)00 sf				11/12/2014		
AR	CHITECTURAL											
_				Unit	Imme	diate	Sho	ort Term	Long	Term		TOTAL
	CAPITAL IMPROVEMENT	CURRENT ISSUE	PROPOSED PROJECT DESCRIPTION					18 2018-19		-20 +	Con	st Estimate
SIT	E CONCERNS											
1	Separation of on-site bus / vehicular traffic	Current condition - no clear defined separation	Site improvements in order to separate bus loop and parent/student drop-off				\$	370,000				
2	Play area improvements	Deterioration due to wear	Complete refurbishment of play areas; re-grading of eroded areas	LS			\$	35,000	\$	35,000		
			sub-total Site Concerns		\$	-	\$	405,000	\$	35,000	\$	440,000
BU	ILDING SECURITY											
1	Administration Addition / Renovation	Entrance vestibule inadequate	Administration addition / renovation and interior space planning improvements to accommodate secured vestibule. TOTAL ARCH / MPE PROBABLE CONST COSTS – \$570.000		\$ 5	570,000						
	Secured entrance vestibule	Current condition inadequate, does not meet current design standards	Renovations to entrance vestibule to provide locked secured building entrance. <u>Costs included in Architecture Item #B1 above.</u>									
	Vestibule door / frame replacement	Current condition inadequate, does not meet current design standards	Replacement required should District implement new building-wide security. <u>Costs included in Architecture Item #B1above.</u>	SF								
2	Interior Upgrades - Doors	School security	New door hardware (intruder/lock function) installation upgrades to meet building security plan	LS			\$	80,000				
			sub-total Building Security		\$ 5	570,000	\$	80,000	\$	-	\$	650,000
BU	ILDING INFRASTRUCTURE										-	
1	Window replacement	Fair condition / age / older bldg sections thermally inefficient	New double pane, thermally efficient window system	SF			\$	145,000				
2	Exterior door replacement w/ Vestibules	Fair condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security	SF					\$	57,000		
3	Restrooms - ADA compliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance (fixtures, partitions)	LS					\$	30,000		
4	Interior – Flooring	Fair condition / aesthetics	Installation of new flooring, carpeting as required throughout building	SF					\$	50,000		
5	New Acoustical Tile Ceilings	New mechanical system requires new ceiling installation	Replacement of the existing mechanical system will require the demolition of existing ceilings throughout the building and installation of new ceilings after the new mechanical system has been installed	SF	\$ 1	120,000						
6	Roof Maintenance		Annual preventative maintenance to extend life cycle	LS	\$	5,124	\$	5,278	\$	5,437		
7	Asbestos Abatement		Allowance for abatement of asbestos containing building material	LS			\$	20,000				
			sub-total Building Infrastructure		\$	125,124	\$	170,278	\$	42,437	\$	437,839
ED	UCATIONAL PROGRAMMING											
1	New Gymnasium	Scheduling / PE instruction / Special Eve	New separate gymnasium to accommodate PE functions / Cafeteria. TOTAL ARCH / MPE PROBABLE CONST COSTS – \$1.150.000	SF			\$	1,150,000				
											+	
			sub-total Educational Programming		\$	-	\$	1,150,000	\$	-	\$	1,150,000
		Rheems FS			\$ 6	95,124		.805.278	\$ 1	77.437	\$	2.677.839
	Rheems ES - Totals Architectural Probable Construction Costs Only \$ 695,124 \$ 1,805,278 \$ 177,437 \$ 2,677,839											

Current Issues



- ✓ Rheems ES –
- Site Concept Development







Site Concerns

Rheems ES –

Existing Site Conditions





Site Concerns **Rheems ES** –

Proposed Site Improvements

• Separation of Parent Drop-off and Bus Loop

				0 - 2	2 Years
				Imm	ediate
				2015-16	2016-17
1	Bainbridge E	S 3	37,000 SF		
3	Architectural			\$	713,800
4	MPE System	ns		\$	1,505,500
5			const costs sub-total	\$	2,219,300
6	Project Soft	Costs	20%	\$	443,860
7	Total Project	ct Costs -	Bainbridge	\$	2,663,160
8			-	·	
9	Mill Road ES	3	35,000 SF		
10 11	Architectural			\$	799,500
12	MPE System	ns		\$	1,191,500
13			const costs sub-total	\$	1,991,000
14	Project Soft	Costs	20%	\$	398,200
15	Total Project	ct Costs -	Mill Road	\$	2,389,200
16					
17	Rheems ES	5	56,000 SF		
18 19	Architectural			\$	695,124
20	MPE System			\$	1,705,000
21			const costs sub-total	\$	2,400,124
22	Project Soft	Costs	20%	\$	480,025
23	Total Project		Rheems	\$	2,880,149
24					-
25	Probable TOTA	L Combin	ed Bid - All Bldgs	\$	7,932,509

Possible Immediate Priorities

Bainbridge ES -

Administration renovation / secured locked vestibule Basement/crawlspace upgrades Sewer lateral and propane tank replacement Site / exterior building lighting upgrades New mechanical system – Based on 'In-Kind Replacement' system Student Toilets – ADA compliance / fixture upgrades Domestic water heating plant upgrades Energy Efficiency - Interior lighting upgrades

• Mill Road ES –

Administration addition / secured locked vestibule Partial roof replacement Site / exterior building lighting upgrades New mechanical system – Based on 'In-Kind Replacement' system Energy Efficiency - Interior lighting upgrades Possible Fire Alarm upgrades due to new addition

• Rheems ES –

Administration Addition / secured locked vestibule Site / exterior building lighting upgrades New mechanical system – Based on 'In-Kind Replacement' system

Energy Efficiency - Interior lighting upgrades

Possible Fire Alarm upgrades due to new addition



Costs Summary

Costs Summary



				0-2	Voore		3 - 4 Years				
				Imme				ort Term			
				2015-16	2016-17		2017-1	8 2018-19			
1	Bainbridge I	ES	37,000 SF								
3	Architectural			\$	713,800		\$	2,218,900			
4	MPE Systems				1,505,500		\$	200,000			
5		Construct	ion Costs sub-total		,219,300		\$	2,418,900			
6	Project Soft Cos	sts / Escalation	20%	\$	443,860	22%	\$	532,158			
7	Probable Total			\$ 2	,663,160		\$	2,951,058			
8			_ _	• -	,,		•	_,,			
9	Mill Road ES	6	35,000 SF								
10 11	Architectural			\$	799,500		\$	1,794,727			
12	MPE Systems				1,191,500		\$	441,000			
13	WI E Oysterns	Construct	ion Costs sub-total	+	,991,000		\$	2,235,727			
14	Project Soft Cos			s.	398,200	22%	\$	491,860			
15	Probable Total				,389,200	2270	\$	2,727,587			
16		Troject Cost	s - Mill Road	φ Ζ	,309,200		Ψ	2,121,301			
17	Rheems ES		56,000 SF								
18			00,000 01	<u>^</u>	005 404		<u>^</u>	1 005 070			
19	Architectural			\$	695,124		\$	1,805,278			
20	MPE Systems			-	1,705,000		\$	193,000			
21			ion Costs sub-total	_ · ·	,400,124		\$	1,998,278			
22	Project Soft Cos	sts / Escalation	20%	\$	480,025	22%	\$	439,621			
23	Probable Total	Project Costs	s - Rheems	\$2	,880,149		\$	2,437,899			
24											
25	Probable TOT	AL Combined	Bid - All Bldgs	\$7,	932,509		\$	8,116,544			

Possible Short Term Priorities

Bainbridge ES -

Separation on-site bus & vehicular traffic
Window replacement
Interior finish upgrades
New Gymnasium / classroom support addition
Intercom/paging & Data technology upgrades

• Mill Road ES –

Separation on-site bus & vehicular traffic Student Toilets – ADA compliance / fixture upgrades Window replacement Interior finish upgrades New Gymnasium addition Power Distribution upgrades Intercom/paging & Data technology upgrades

Rheems ES –

Separation on-site bus & vehicular traffic Window replacement New Gymnasium addition Intercom/paging & Data technology upgrades

Costs Summary



			0 - 2 \	/ears		3 -	4 Years			5 Years +	
			Imme	diate		Sho	ort Term		Long Term		
			2015-16	2016-17		2017-1	8 2018-19			2019-20 +	
1	Bainbridge ES 37,000 SF						•				
3	Architectural		\$	713,800		\$	2,218,900		\$	247,440	
4	MPE Systems		\$	1,505,500		\$	200,000		\$	· -	
5	Construction Costs sub-to	tal	\$2,	,219,300		\$	2,418,900		\$	247,440	
6	Project Soft Costs / Escalation 20	%	\$	443,860	22%	\$	532,158	24%	\$	59,386	
7	Probable Total Project Costs - Bainbridge		\$ 2	,663,160		\$	2,951,058		\$	306,826	
8			•	,		*	_,,		*	,	
9	Mill Road ES 35,000 SF										
10 11	Architectural		\$	799,500		\$	1,794,727		\$	274,869	
12	MPE Systems			1,191,500		\$	441,000		\$		
13	Construction Costs sub-to		•	,991,000		\$	2,235,727		\$	274,869	
14		-	\$	398,200	22%	\$	491,860	24%	\$	65,969	
15	Probable Total Project Costs - Mill Road			389,200	2270	\$	2,727,587	21/0	\$	340,838	
16		`	• -:	,000,200		•	2,121,001		•	0.0,000	
17	Rheems ES 56,000 SF										
18 19	Architectural	-	\$	695,124		\$	1,805,278		\$	177,437	
20	MPE Systems			1,705,000		\$	193,000		š	360,000	
21	Construction Costs sub-to		-	400,124		\$	1,998,278		\$	537,437	
22			•	480,025	22%	\$	439,621	24%	\$	128,985	
23	Probable Total Project Costs - Rheems		-	,880,149	2270	\$	2,437,899	21/0	\$	666,422	
23 24			Ψ Ζ	,000,143		Ψ	2,407,035		Ψ	000,422	
25	Probable TOTAL Combined Bid - All Bldg	5	\$7,9	932,509		\$	8,116,544		\$	1,314,085	

Possible Long Term Priorities

• Bainbridge ES -

Interior finish upgrades Roof maintenance Continue play area upgrades

• Mill Road ES –

Interior finish upgrades Roof maintenance Continue play area upgrades

• Rheems ES –

Interior finish upgrades Student Toilet – ADA compliance/fixture upgrades Roof maintenance Continue play area upgrades

Costs Summary 'A



✓ Selective Assessment Summary

Probable Total Project Costs All Buildings

• Based on 1st Pass Selective Assessments Noted on Master Lists

• Individual Building Total Costs

- All Buildings Combined Total Costs
- Final Costs Dependent on Final Scope
- Must Maintain Certain Level of Const Costs to Qualify for Reimbursement – 20% of Replacement Bldg Costs

1 B	Bainbridge I			Imme		3 - 4 Years							
1 B	ainbridge I			IIIIIIe		Sh	ort Term		L	ong Term		TOTAL	
1 B	lainhridae I			2015-16	2016-17		2017-	18 2018-19			2019-20 +		Probable Total
	annonuger	ES	37,000 SF										
3 AI	rchitectural			\$	713,800		\$	2,218,900		\$	247,440	\$	3,180,140
4 M	IPE Systems			\$	1,505,500		\$	200,000		\$	-	\$	1,705,500
5		Construct	ion Costs sub-total	\$ 2	2,219,300		\$	2,418,900		\$	247,440	\$	4,885,640
6 Pi	roject Soft Cos	ts / Escalation	20%	\$	443,860	22%	\$	532,158	24%	\$	59,386	\$	1,035,404
7 PI	robable Total	Project Costs	s - Bainbridge	\$ 2	2,663,160		\$	2,951,058		\$	306,826	\$	5,921,044
8													
9 M	Aill Road ES	\$	35,000 SF										
	rchitectural			\$	799,500		\$	1,794,727		\$	274,869	\$	2,869,096
12 M	IPE Systems			\$	1,191,500		\$	441,000		\$	-	\$	1,632,500
13		Construct	ion Costs sub-total	\$ 1	1,991,000		\$	2,235,727		\$	274,869	\$	4,501,596
14 Pi	roject Soft Cos	ts / Escalation	20%	\$	398,200	22%	\$	491,860	24%	\$	65,969	\$	956,029
	robable Total	Project Costs	s - Mill Road	\$ 2	2,389,200		\$	2,727,587		\$	340,838	\$	5,457,625
16 17 R	boome ES		56,000 SF										
17 K	Rheems ES		50,000 SF									_	
	rchitectural			\$	695,124		\$	1,805,278		\$	177,437	\$	2,677,839
20 M	IPE Systems			\$	1,705,000		\$	193,000		\$	360,000	\$	
21		Construct	ion Costs sub-total	\$ 2	2,400,124		\$	1,998,278		\$	537,437	\$	4,935,839
22 Pi	roject Soft Cos	ts / Escalation	20%	\$	480,025	22%	\$	439,621	24%	\$	128,985	\$	1,048,631
	robable Total	Project Costs	s - Rheems	\$ 2	2,880,149		\$	2,437,899		\$	666,422	\$	5,984,470
24				•			•						
25 P I	robable TOT/	AL Combined	Bid - All Bldgs	\$7	,932,509		\$	8,116,544		\$	1,314,085	\$	17,363,138



			0 - 2	Years		3 -	4 Years			5 Years +	
			Imme	diate		Sho	rt Term		I	Long Term	TOTAL
			2015-16	2016-17		2017-18	3 2018-19			2019-20 +	Probable Total
1	Bainbridge ES	37,000 SF									
3	Architectural		\$	713,800		\$	2,218,900		\$	247,440	\$ 3,180,140
4	MPE Systems		\$	940,500		\$	200,000		\$	-	\$ 1,140,500
5	Constru	ction Costs sub-total	\$ 1	,654,300		\$	2,418,900		\$	247,440	\$ 4,320,640
6	Project Soft Costs / Escalati	on 20%	\$	330,860	22%	\$	532,158	24%	\$	59,386	\$ 922,404
7	Probable Total Project Co	sts - Bainbridge	\$ 1	,985,160		\$	2,951,058		\$	306,826	\$ 5,243,044
8		_		<u> </u>			· · ·			,	
9	Mill Road ES	35,000 SF									
10	Architectural		\$	799,500		\$	1,794,727		\$	274,869	\$ 2,869,096
12	MPE Systems		\$	871,500		\$	441,000		\$	-	\$ 1,312,500
13	Constru	ction Costs sub-total	\$ 1	,671,000		\$	2,235,727		\$	274,869	\$ 4,181,596
14	Project Soft Costs / Escalati	on 20%	\$	334,200	22%	\$	491,860	24%	\$	65,969	\$ 892,029
15	Probable Total Project Co	sts - Mill Road	\$ 2	2,005,200		\$	2,727,587		\$	340,838	\$ 5,073,625
16											
17	Rheems ES	56,000 SF									
18 19	Architectural		\$	695,124		\$	1,805,278		\$	177,437	\$ 2,677,839
20	MPE Systems		\$	805,000		\$	193,000		\$	360,000	\$ 1,358,000
21	Constru	ction Costs sub-total	\$ 1	,500,124		\$	1,998,278		\$	537,437	\$ 4,035,839
22	Project Soft Costs / Escalati	on 20%	\$	300,025	22%	\$	439,621	24%	\$	128,985	\$ 868,631
23	Probable Total Project Co	sts - Rheems	\$ 1	,800,149		\$	2,437,899		\$	666,422	\$ 4,904,470
24											
25	Probable TOTAL Combine	ed Bid - All Bldgs	\$5,	790,509		\$	8,116,544		\$	1,314,085	\$ 15,221,138
		1		1			1			1	

✓ <u>Alternative Option</u> for Costs

Immediate Priority –

- Boiler Plant Renovations <u>ONLY</u> Connecting New Boilers to the Existing System
- Automatic Temperature Controls Upgrades to the Existing System
- All other listings from previous slides are the same

Short Term & Long Term Priorities -

• Columns Remain the Same

Final Costs Dependent on Final Scope

Timeline



Elizabethtow	vn Area Sch	ool District																 Based on Combined Bid Process
Conital Impr	overant Die	n Decommondo	tiono		Legend													Dased on <u>combined bid</u> Process
		an Recommenda	uons				sion Ma	_	irection									
Selective As			alina				ning / De	_										 Establish Timeline for each
racinues ma	ister Plannin	ng / Possible Tim	leiine			Cons	struction										Project through	
			State															Project through -
20 Year Cycle	Year Constructed	Last Major Renovation	Reimbursement Availability	2014	2015	2016	2017	2018	2019	2020	2021 20	22 2023	2024 202	5	2029 20	30 2031	2032	Decision / Design / Construction
Bainbridge ES	1934	1963, 1991	Current		Immed	diate												a lucul and ant lucus a diata. Dui a viti a a
							Short T	erm										 Implement Immediate Priorities
									Long Te	erm								
Mill Road ES	1955	1988	Current		Immed	liate												 Establish Timetable for Periodic
							Short T	erm										Review
									Long Te	erm								Keview
Rheems ES	1955	1963, <mark>1</mark> 994	Current		Immed	liate												
							Short T											
									Long Te	erm								
MS/HS	1955	1963, 1973, 1999	2017				Analysi	s / Sc <mark>o</mark>	pe TB[D								
East High ES	1963	1987, 2012	2030															
Bear Creek IS	2011		2029															

Next Steps?



- Define Financial / Budget Parameters
- Establish Process for Decision Making -Board Input on Prioritization OR Establish Committee to Identify Projects w/ Priority
- Establish Schedule or Sequence of Events
- Revise / Refine Immediate, Short & Long Term Goals
- Define Option / Scope of Work
- Board Reviews, Approves Option / Scope of Work
- CRA Proceeds with Board Direction





Elizabethtown Area School District

Every student graduates ready to live, learn, and thrive in a global community

Capital Improvements Planning Process Questions?



Providing a Client Oriented Approach to Architecture

Crabtree, Rohrbaugh & Associates, Architects