



CROTON-HARMON UFSD
2015 BUILDING CONDITION SURVEY
CARRIE E. TOMPKINS ELEMENTARY SCHOOL
SED # 66-02-02-03-0-003



Important Information: Please read the following information to better understand the information contained in the Comprehensive Facilities Report.

General Notes:

1. The report consists of (2) two main documents; (1) the "Summary" Report which gives a listing of each work item identified with a brief description and (2) the "Detail" Report that gives a more comprehensive description of each work item identified. These (2) two documents are complimentary and form the overall Comprehensive Facilities Report.

Categories

Level 1- These items have been identified to fit into one of the following categories:

1. Non-code compliant and recommended for upgrade.
2. Beyond serviceable/useful life.

Level 2- These items have been identified to fit into one of the following categories:

1. Non-code compliant but not requiring upgrades at this time.
2. Beyond serviceable/useful life, however, still functioning and likely to last at least 4 more years.

Level 3- These items have been identified to fit into one of the following categories:

1. Items identified that can be considered for upgrades/renovations but are not required by building codes or ADA compliance requirements.
2. Items that are nearing the end their useful life but not posing any current concerns.

Level 4- These items have been identified to fit into one of the following categories:

1. Items identified that would enhance the building or site but are not mandatory to accommodate academic instruction.
2. Items identified that are currently functioning but should be considered for future upgrades.

Level 5-These items have been identified as possible work to be completed as part of the yearly Operations and Maintenance budget.

Pricing notes

*** Pricing for this report has been calculated as follows:**

1. A unit price based upon architect's available cost data multiplied by the appropriate quantity for the system such as each (EA), Square Feet (SF) or Linear Feet (LF).
2. A lump sum (LS) based upon the scope of work and architect's best judgment based on past similar projects.
3. Each identified project is estimated as if it was to be completed as a unique project. At this time, cost estimates do not reflect potential savings if multiple projects were completed within an overall project scope.
4. Cost estimates presented herein are for planning purposes at this time. If/ when a group of projects is identified for consideration, costing will be re-examined for potential savings.
5. Estimates do not take into consideration the source of funding.
6. Estimates do not include costs for design fees, costs for creating funding sources (i.e.. bonding, bond votes, etc.), escalation, legal fees, public notifications, etc.
7. The project totals include a design contingency of 20% to allows for the fact that projects often contain more elements when they are fully designed than could have been anticipated earlier in the design process.
8. Estimates do not include a project contingency at this time. A project contingency is for unknowns during construction. The project contingency allows for unknown factors that could increase construction and related costs beyond the estimate. If/ when a group of projects is identified for consideration, costing will be re-examined to determine if additional monies should be included to cover these unknown factors.







IDENTIFICATION NUMBER	DESCRIPTION SUMMARY (For further explanation of work, see "Detail" report)	TOTAL QUANTITY	UNIT	\$ / UNIT	ITEM COST*	PRIORITY	Level 1	Level 2	Level 3	Level 4	Level 5
SITE SYSTEMS											
SS 2	Site Parking										
	Main Asphalt Parking Lot: Replace	1	LS	\$150,000	\$150,000	1.3			\$150,000		
	Gravel Parking Lot: Upgrade	1	LS	\$300,000	\$300,000	1.4				\$300,000	
SS 4	Site drainage-divert away from crawl space classroom 16	1	LS	\$3,000	\$3,000	1.5					\$3,000
SS 6	Storage Containers- Door Hardware and ventilation: Upgrade	2	EA	\$2,500	\$5,000	1.5					\$5,000
SS 8	Replace sidewalk	1000	SF	\$20	\$20,000	1.1	\$20,000				
SS 12	Replace site stair and railings	1	LS	\$45,000	\$45,000	1.3			\$45,000		
SS 12	Replace site stair and railings at main parking lot	1	LS	\$20,000	\$20,000	1.1	\$20,000				
SS 13	Paved Play area: Upgrade	1	LS	\$120,000	\$120,000	1.3			\$120,000		
SS 15	Location of Dumpsters: Relocate	1	LS	\$60,000	\$60,000	1.1	\$60,000				
SS 16	Storage Building: Construct	1	LS	\$1,000,000	\$1,000,000	1.1	\$1,000,000				
SS 18	Playground Equipment: Replace and Expand	1	LS	\$75,000	\$75,000	1.3			\$75,000		
SS 19	Resurface and Reconfigure Track	1	LS	\$250,000	\$250,000	1.4				\$250,000	
Sub-total Site Systems					\$2,048,000		\$1,100,000	\$0	\$390,000	\$550,000	\$8,000
SUBSTRUCTURES											
None noted											
EXTERIOR BUILDING ENVELOPE											
EB 2	Replace Rusted Steel Lintel	4	EA	\$2,000	\$8,000	1.2		\$8,000			
EB 3	Exterior Brick Veneer: Repoint	3000	SF	\$43	\$129,000	1.3			\$129,000		
EB 3	Exterior Brick Veneer Replace and rebuild	50	SF	\$100	\$5,000	1.1	\$5,000				
EB 4	Windows										
	1st Grade and Office Window Walls: replace	2600	SF	\$110	\$286,000	1.2		\$286,000			
	3rd & 4th Grade Window Walls: Replace	8000	SF	\$160	\$1,280,000	1.1	\$1,280,000				
EB 7	Exterior Doors										
	Gymnasium: Replace	4	EA	\$9,000	\$36,000	1.2		\$36,000			
	Computer Room: Replace	1	EA	\$12,000	\$12,000	1.3			\$12,000		
	Custodian's Office: Replace	1	EA	\$12,000	\$12,000	1.3			\$12,000		
	Storage: Replace	2	EA	\$9,000	\$18,000	1.3			\$18,000		
	Exit Doors from Modular Wing: Replace	2	EA	\$9,000	\$18,000	1.3			\$18,000		
EB 8	Scrape and paint windows	2	EA	\$500	\$1,000	1.5					\$1,000
Sub-total Exterior Building Envelope					\$1,805,000		\$1,285,000	\$330,000	\$189,000	\$0	\$1,000
BUILDING INTERIORS - CODE, HEALTH & SAFETY, ACCESSIBILITY											
BIC 1	Wire Glass (Code): Replace	250	SF	\$300	\$75,000	1.2		\$75,000			
BIC 2	Interior Doors: Replace	60	EA	\$2,200	\$132,000	1.1	\$132,000				
BIC 5	Kindergarten Wing Rescue windows-Remove Screens	1	LS	\$1,000	\$1,000	1.5					\$1,000
Sub-total Building Interiors - Code, Health & Safety, Accessibility					\$208,000		\$132,000	\$75,000	\$0	\$0	\$1,000
BUILDING INTERIORS - BUILDING IMPROVEMENTS / REPAIRS											
BIR 2	Concealed Spline Ceiling: Replace	4000	SF	\$10	\$40,000	1.3			\$40,000		
BIR 3	Carpet: Replace	1500	SF	\$15	\$22,500	1.5					\$22,500
BIR 9	Casework: (1st Grade Wing) Replace	6	EA	\$27,000	\$162,000	1.3			\$162,000		
BIR 10	Vinyl Asbestos Tile (abatement): Replace	4000	SF	\$25	\$100,000	1.2		\$100,000			
BIR 11	Vinyl Composite Tile: Replace	7,000	SF	\$6	\$42,000	1.4				\$42,000	
BIR 14	Flat Screen Monitors: Upgrade from Smart boards	40	EA	\$6,000	\$240,000	1.4				\$240,000	
Sub-total Building Interiors - Building Improvements / Repairs					\$606,500		\$0	\$100,000	\$202,000	\$282,000	\$22,500

IDENTIFICATION NUMBER	DESCRIPTION SUMMARY (For further explanation of work, see "Detail" report)	TOTAL QUANTITY	UNIT	\$/UNIT	ITEM COST*	PRIOR TY	Level 1	Level 2	Level 3	Level 4	Level 5
PLUMBING											
P1	Galvanized Potable Piping: Replace	1	LS	\$30,000	\$30,000	1.4				\$30,000	
P2	Crawl Space Storm Drains (1954 Bldg): Replace	1	LS	\$30,000	\$30,000	1.4				\$30,000	
Sub-total Plumbing							\$60,000	\$0	\$0	\$0	\$60,000
ELECTRIC											
E1	Upgrade remaining original branch panel boards	6	EA	\$6,500	\$39,000	1.4				\$39,000	
E2	Add Occupancy Sensors in classrooms and offices	30	EA	\$1,040	\$31,200	1.3			\$31,200		
E3	Cafetorium Stage Lighting and Dimming System	1	LS	\$104,000	\$104,000	1.3			\$104,000		
E4	Add Additional Security Cameras for Coverage	20	EA	\$2,000	\$40,000	1.4				\$40,000	
E5	Add wall mounted security lighting	10	EA	\$1,600	\$16,000	1.4				\$16,000	
E6	Add wireless points in all classrooms/common areas	50	EA	\$2,000	\$100,000	1.3			\$100,000		
Sub-total Electric							\$330,200	\$0	\$0	\$235,200	\$95,000
MECHANICAL / HVAC											
M1	Nurse's Office: Upgrade to Required Outdoor Air and Powered Exhaust	1	LS	\$60,000	\$60,000	1.1	\$60,000				
M2	Librarian's Office: Provide Dedicated HVAC Unit	1	EA	\$15,000	\$15,000	1.2		\$15,000			
M3	Computer Room: Provide Dedicated HVAC Unit	1	EA	\$75,000	\$75,000	1.2		\$75,000			
M4	Reference Room: Provide Dedicated HVAC Unit	1	EA	\$75,000	\$75,000	1.2		\$75,000			
M5	Story Room: Provide Dedicated HVAC Unit	1	EA	\$75,000	\$75,000	1.2		\$75,000			
M6	Gymnasium Offices: Provide Outdoor Air, Powered Exhaust and Air Conditioning	1	EA	\$20,000	\$20,000	1.1	\$20,000				
M7	Head Custodian Office: Provide Outdoor Air, Powered Exhaust and Air Conditioning	1	EA	\$20,000	\$20,000	1.1	\$20,000				
M8	Gymnasium Air Handlers/Exhaust: Replace	2	EA	\$200,000	\$400,000	1.2		\$400,000			
M9	1961 Addition: Unit Ventilators: Replace with Central ERU Systems and VRF Cooling	2	LS	\$460,000	\$925,000	1.3			\$925,000		
M10	1961 Addition: Lactation Room: Provide Outdoor Air, Powered Exhaust and Air Conditioning	1	EA	\$20,000	\$20,000	1.1	\$20,000				
M11	Room 213: Provide Outdoor Air, Powered Exhaust and Air Conditioning	1	EA	\$20,000	\$20,000	1.1	\$20,000				
M12	1961 Addition: HVAC Controls: Upgrade to DDC	20000	SF	\$4	\$80,000	1.2		\$80,000			
M13	2003 Addition: Provide Ducted Powered Exhaust	1	LS	\$90,000	\$90,000	1.2		\$90,000			
M14	1954 Building: Provide Ducted Powered Exhaust	1	LS	\$150,000	\$150,000	1.2		\$150,000			
M15	Corridors: Provide Powered Ventilation Throughout	1	LS	\$300,000	\$3,000,000	1.1	\$3,000,000				
M16	CO2 Monitoring: Provide CO2 Sensors	80	EA	\$500	\$40,000	1.4				\$40,000	
M17	1954 Building: Crawlspace: Provide Powered Ventilation	1	LS	\$60,000	\$60,000	1.2		\$60,000			
Sub-total Mechanical / HVAC							\$5,125,000	\$3,140,000	\$1,020,000	\$925,000	\$40,000

IDENTIFICATION NUMBER	DESCRIPTION SUMMARY (For further explanation of work, see "Detail" report)	TOTAL QUANTITY	UNIT	\$/ UNIT	ITEM COST*	PRIORITY	Level 1	Level 2	Level 3	Level 4	Level 5
	Subtotal						\$5,657,000	\$1,525,000	\$1,941,200	\$1,027,000	\$32,500
	Design Contingency (20%)						\$1,131,400	\$305,000	\$388,240	\$205,400	\$6,500
	TOTAL						\$6,788,400	\$1,830,000	\$2,329,440	\$1,232,400	\$39,000
GRAND TOTAL											\$12,219,240
	Escalation 0%						\$0				
	Escalation 5%							\$91,500			
	Escalation 10%								\$232,944		
	Escalation 15%									\$184,860	
	Escalation 20%										\$0
	Subtotal						\$6,788,400	\$1,921,500	\$2,562,384	\$1,417,260	\$39,000
	Soft Costs (30%)						\$2,036,520	\$576,450	\$768,715	\$425,178	\$11,700
	TOTAL						\$8,824,920	\$2,497,950	\$3,331,099	\$1,842,438	\$50,700
GRAND TOTAL											\$16,547,107



Architectural Survey

 <p>SS 2 Asphalt Paving Repave main parking lot and pave gravel parking lot to improve site parking.</p>	 <p>SS 4 Site Drainage Leader and splash block directs water into abandoned crawlspace vent. Crawlspace vent will need to be excavated and properly closed and sealed. Leader should be extended to direct water away from building.</p>	 <p>SS 6 Site Storage The State Education Department requires storage containers to be provided with ventilation and door hardware that can be opened from the inside without a key.</p>
 <p>SS 8 Concrete Sidewalks Replace cracked and broken concrete sidewalks.</p>	 <p>SS 12 Concrete Site Stairs Concrete site stairs are at the end of their useful life and should be replaced.</p>	 <p>SS 12 Concrete Site Stairs Concrete site stairs are in poor condition and missing handrails. Stairs are a safety hazard and should be replaced.</p>



SS 13 Concrete Play Area
Repave paved play area
basketball courts



SS 15 Relocate Dumpsters
Dumpsters adjacent the
building create a potential
health and fire hazard. Work
would include relocating the
dumpster area to away from
the building on a concrete
pad enclosed by chain link
fencing for protection from
vandalism



**SS 16 Maintenance
Equipment Storage
Building**
Power maintenance
equipment is stored outside
and under the Kindergarten
wing, which is a health and
safety hazard. A Storage
building is needed to house
all of the District's
equipment in one location.



**SS 18 Playground
Equipment:**
Replace aging existing
playground equipment and
expand equipment to reduce
current overcrowding.









**SS 19 Resurface and
Reconfigure Track:**
Track will soon need to be
resurfaced as part of
maintenance cycle.
Reconfigure track during
resurfacing to allow sprints
to be run on bleacher side
instead of far side of track.



**EB 2 Replace Rusted
Lintels**
Lintels at the Gymnasium
louvers, custodial office and
room 5 are starting to expand
due to rusting. Lintels
should be replaced before
they expand further and
crack the brick veneer.



 <p>EB 3 Brick Veneer Repointing Brick joints are beginning to show signs of deterioration, open mortar joints and rusting brick ties. Work would include masonry repointing / repair to select areas around the building showing signs of the worst deterioration.</p>	 <p>EB 3 Rebuild Brick Veneer Brick Veneer at the bottom of the wing walls at the 3rd/4th grade wing are undermined and require removal and replacement of brick veneer to repair.</p>	 <p>EB 4 Window Wall Office and First grade window wall are sitting on deteriorating wood blocking and allow moisture to enter the building. Window wall should be removed and replaced with a new properly designed window wall system.</p>
 <p>EB 4 Window Wall The window wall at the third and fourth grade wing is a single glazed system with poor thermal and air infiltration performance. System should be replaced with a double glazed curtain wall system to increase the buildings thermal performance.</p>	 <p>EB 7 Exterior Doors Exterior doors at the gym, computer room, custodian's office, storage room, and exit doors from the modular wing are beyond their useful life and no longer functioning properly. Work would include the replacement of the doors with new doors and hardware to ensure ADA compliance.</p>	 <p>EB 8 Scrape and paint Windows: Existing paint on windows is deteriorated and peeling. Windows should be scraped and repainted to extend their useful life.</p>





BIC 1 Wire Glass
Wire glass is no longer allowed by the State Education Department. Although replacement is not mandatory, it is recommended that large areas of glass be replaced with approved safety glazing as time and budget permit.



BIC 2 Interior Wood Doors
Interior wood doors are at the end of their useful life. Fatigue at the hinges and latch hardware is causing the doors to stick or not latch properly. Replacement is recommended.



BIC 5 Rescue Windows
Rescue windows at the Kindergarten wing have screens that are secured in place with screws and do not allow for egress. Screens must be removed.



BIC 5 Rescue Windows
Window treatments at rescue windows should be labeled with rescue window labels.



BIR 2 Concealed Spline Ceilings
Concealed spline ceilings were installed when the building was first built and restrict access above ceiling for maintenance. Work would include the replacement of these ceiling areas



BIR 3 Carpet:
Replace
Worn and stained carpet at the end of its useful life should be removed and replaced



BIR 9 Replace Casework
Built in casework at the first grade wing is coming to the end of its useful life. Work would include the replacement of casework.



BIR 10 Vinyl Asbestos Tile
Vinyl asbestos tile installed during the original construction of the building has served its useful life and requires replacement. Work would include removal of existing floor tile and rubber base and installation of new vinyl composite tile and rubber base.









BIR 11 Vinyl Composite Tile:
Seams at the common areas vinyl composite tile in the 2004 addition are expanding and widening. Vinyl composite tile should be removed and replaced with new vinyl composite tile and wall base.



BIR 14 Flat Screen Monitors:
Upgrade smart boards to flat screen monitors at all classrooms.



Plumbing/ Electrical/Mechanical Survey

 <p>P1 Galvanized Water Piping Replace existing galvanized steel water piping in crawl space (1954 Building).</p>	 <p>P2 Storm Piping Replace existing cast iron storm piping in crawl space (1954 Building).</p>	 <p>E1 Original Panels to be upgraded Upgrade all remaining original branch panel boards due to its end of life.</p>
 <p>E2 Add occupancy sensors Add occupancy sensors in remaining classrooms and offices.</p>	 <p>E3 Cafetorium Stage Lighting and Dimming System Replace existing stage lighting and dimming system with new due to its end of life.</p>	 <p>E4 Additional Camera Coverage Add additional security cameras for coverage.</p>





E5 Add Security Lighting
Add/Supplement wall mounted security lighting behind gymnasium.



E6 Add wireless points in classrooms and common areas:
Provide new WAP (wireless access point) in classrooms and common areas.



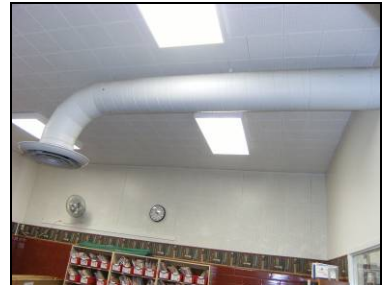
M1 Nurse's Office
Provide outdoor air and powered exhaust.



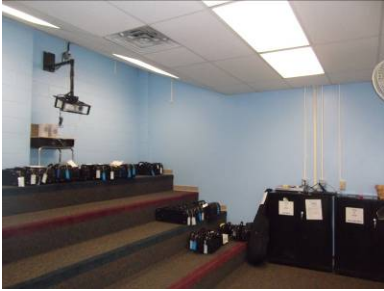
M2 Librarian's Office
Provide dedicated HVAC unit.



M3 Computer Room
Provide dedicated HVAC unit.



M4 Reference Room
Provide dedicated HVAC unit.



M5 Story Room
Provide dedicated HVAC unit.



M6 Gymnasium Offices
Provide outdoor air, powered exhaust and air conditioning.



M7 Head Custodian Office
Provide outdoor air, powered exhaust and air conditioning.



M8 Gymnasium air handlers
Replace existing units.



M9 Typical Unit Ventilator (1961 Addition)
Replace unit ventilators with central energy recovery unit systems and VRF air conditioning.



M10 Lactation Room
Provide dedicated HVAC unit.



M11 Room 213
Provide dedicated HVAC unit



M12 HVAC Controls (1961 Addition)
Upgrade existing pneumatic controls to DDC and connect to existing BMS.



M13 Classroom Air Relief System (2003 Addition)
Provide ducted powered exhaust to replace the existing rooftop plenum vent system.



M14 Ducted Powered Exhaust (1954 Building):
Provide ducted powered exhaust ventilation system.



M15 Corridors:
Provide ducted powered exhaust in Corridors throughout.



M16 CO2 Monitoring:
Provide CO2 wall



M17 Crawlspace:
Provide powered exhaust
ventilation



SITE PLAN
SCALE: AS SHOWN

Croton-Harmon UFSD 2015 Five Year Plan Carrie E. Tompkins Elementary School

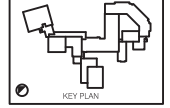


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REVISIONS

ISSUED:
DATE:
SCALE:
SHEET NAME: SITE PLAN

SHEET NUMBER: CET- A100