



**CROTON-HARMON UFSD
2015 BUILDING CONDITION SURVEY
DISTRICT OFFICE
SED # 66-02-02-03-1-010**



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. 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.
7. 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											
No items noted											
SUBSTRUCTURES											
No items noted											
EXTERIOR BUILDING ENVELOPE											
EB 9	Exterior Stucco: Repair Bird Damage	20	SF	\$125	\$2,500	1.5					\$2,500
Sub-total Site Systems					\$2,500		\$0	\$0	\$0	\$0	\$2,500
BUILDING INTERIORS - CODE, HEALTH & SAFETY, ACCESSIBILITY											
No items noted											
BUILDING INTERIORS - BUILDING IMPROVEMENTS / REPAIRS											
BIR 13	Lobby: Renovate	300	SF	\$125	\$37,500	1.4				\$37,500	
Sub-total Site Systems					\$37,500		\$0	\$0	\$0	\$37,500	\$0
PLUMBING											
No items noted											
ELECTRIC											
No items noted											
MECHANICAL / HVAC											
M 14	Rooftop units: Replace	3	EA	\$ 30,000.00	\$90,000	1.4				\$90,000	
Sub-total Mechanical / HVAC					\$90,000		\$0	\$0	\$0	\$90,000	\$0
Subtotal							\$0	\$0	\$0	\$127,500	\$2,500
Design Contingency (20%)							\$0	\$0	\$0	\$25,500	\$0
TOTAL							\$0	\$0	\$0	\$153,000	\$2,500
GRAND TOTAL		\$155,500									

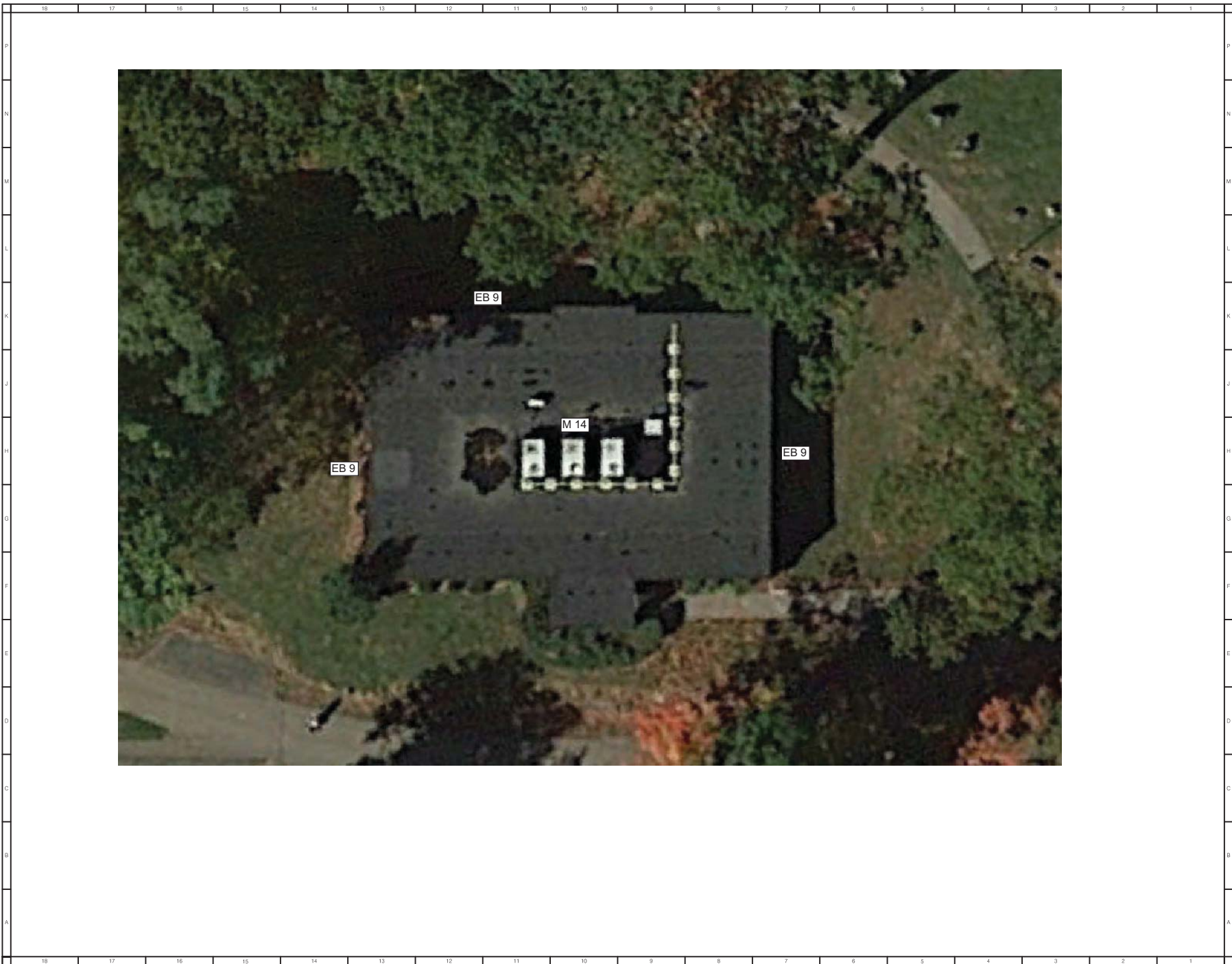
IDENTIFICATION NUMBER	DESCRIPTION SUMMARY (For further explanation of work see "Detail" report)	TOTAL QUANTITY	UNIT	\$/ UNIT	ITEM COST*	PRIORITY	Level 1	Level 2	Level 3	Level 4	Level 5
	Escalation 0%						\$0				
	Escalation 5%							\$0			
	Escalation 10%								\$0		
	Escalation 15%									\$22,950	
	Escalation 20%										\$500
	Subtotal						\$0	\$0	\$0	\$175,950	\$500
	Soft Costs (30%)						\$0	\$0	\$0	\$52,785	\$150
	TOTAL						\$0	\$0	\$0	\$228,735	\$650
	GRAND TOTAL									\$229,385	



Survey

 <p>EB 9 Exterior Stucco: Repair sections of wildlife damaged stucco to maintain water tightness of the building exterior.</p>	 <p>BIR 13 Lobby Renovation: The built-in front desk in the lobby is no longer used. Renovation would include removal of desk and reorganization of seating to allow for part of the lobby to be used for needed additional file storage.</p>	 <p>M 14 Rooftop Units: Rooftop units are original to the building and near the end of their useful life. The units require frequent maintenance and parts replacement to remain operational. Replacement is recommended.</p>





**Croton-Harmon UFSD
2015 Five Year Plan
District Office**

KSQ Project #1514002A0



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REVISIONS
ISSUED
DATE
SCALE
SHEET NAME SITE PLAN

SHEET NUMBER DO- A100