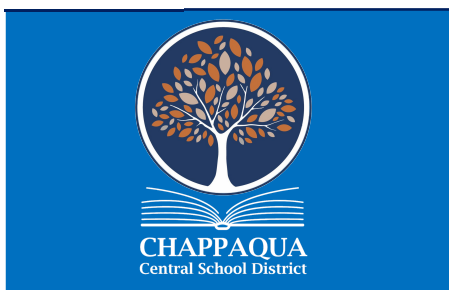


Five Year Capital Plan

Years 2022-2026

DRAFT Issued: August 10, 2022



CHAPPAQUA CENTRAL SCHOOL DISTRICT

66 ROARING BROOK ROAD
CHAPPAQUA, NY 10514

District Administration:

Superintendent of Schools

Dr. Christine Ackerman

Asst. Supt. for Business

Andrew Lennon

Director of Facilities, Operations, and Maintenance

Joseph Gramando

Consultants:

Architect

KG+D Architects, PC

285 Main Street
Mount Kisco, NY 10549

Consulting Engineers

OLA Consulting Engineers, PC

50 Broadway
Hawthorne, NY 10532

Roofing Consultant

Tremco Roofing

3735 Green Road
Beachwood, OH 44122

Executive Summary

Introduction:

Extract from SED Web Site, Comments by, Carl Thurnau, P.E., Frmr Coordinator, Facilities Planning:

"The format for the Five-Year Plan, released in September 2003, required several documents, including an Executive Summary. The format states: This section shall include a list of all of the District or Board's facilities and a brief narrative on the general condition and goals for each facility. This Section shall also include lists of the people who prepared the plan and of the resources used.... The Five-Year Plan is intended to be a tool utilized by the district to actively manage its capital needs...The Executive Summary should therefore be a concise description of the current state of the district's facilities and the prioritized work necessary to maintain each facility in good working order."

This Executive Summary has been prepared in order to meet the guidance from SED, including the utilization of the Five Year Plan to actively manage costs and projects. The Five Year Plan file includes tables describing the building needs of each school, consolidated in District Summaries. The work tables for each school are included as part of the Five Year Plan to meet the requirement to demonstrate the "prioritized work necessary to maintain each facility in good working order."

The requirement in the above reference for the Five Year Plan specifically includes the use of Building Condition Reports, Building Report Cards, Annual Visual Inspections. It also makes reference to Annual Fire Inspections, Annual Visual Structural Inspections, AHERA Reports (with updates).

The requirement for the Five Year Plan does not require all projects, or work items, to be completed (note exceptions below), but does require all such projects or work items to be within the Five Year Plan if and when submitted to SED for approval.

Part 155 does require the Board of Education to have any system failure identified, typically priority 1 and 2, to either be corrected, or have a plan in place addressing how such issue will be addressed (work should show funded within 5 Year Plan). Failure to do so may result in revocation of the building's certificate of occupancy.



The 2022 Five Year Plan was prepared at the direction of the Board of Education, under the guidance of the District Administration, and with the assistance of the Building Staff. Report preparation and inspections were performed by:

Architect:

KG+D Architects, PC
285 Main Street
Mt. Kisco, New York 10549

Consulting Engineers:

OLA Consulting Engineers
50 Broadway
Hawthorne, NY 10532

Tremco Roofing
3735 Green Road
Beachwood, OH 44122

District Facilities:

The District Schools currently consist of seven main buildings. All six school facilities are in generally good and satisfactory condition: Douglas Grafflin Elementary School, Westorchard Elementary School, Roaring Brook Elementary School, Seven Bridges Middle School, Robert Bell Middle School, and Horace Greeley High School. There is also a District Administration Building and a Polebarn used to house the operations of the district Facilities department which are also both in satisfactory condition.

Individual System Condition Ratings and Definitions:

E	Excellent	System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
S	Satisfactory	System functioning reliably; routine maintenance and repair is needed.
U	Unsatisfactory	<u>System</u> is functioning unreliably or <u>has exceeded its useful life</u> . Repair or replacement of some or all components is needed.
NF	Non-Functioning	System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.
CF	Critical Failure	Same as "NF" with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement or some or all components is needed.

Overall Building Rating Definitions:

E	Excellent	All systems in building classified as "health and safety" or "structural" have been rated "excellent," no systems have been rated below "satisfactory," a preventive maintenance plan in place.
S	Satisfactory	All systems in building categorized as "health and safety" or "structural" rated "satisfactory" or better. No system rates "non-functioning" or "critical failure."
U	Unsatisfactory	<u>Applies if any system categorized as "health and safety" or "structural" is rated "unsatisfactory."</u> No health and safety or structural system rated "non-functioning" or "critical failure."
F	Failing	Any system categorized as "health and safety" or "structural rated" "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded.

Priority Explanation:

The following priority rating system has been employed to assist in determining the relative importance of individual needs listed in the Five Year Plan.

Priority 1 - Life Safety

Required work or remediation to safeguard welfare of building occupants.

- Examples:
- 1) *Repair or replacement of failing structural members*
 - 2) *Repair or replacement of inadequate fire alarm system*

Priority 2 - Health and Property Related

Required work or remediation for the building to meet acceptable minimum standards for construction, maintenance, and operation as to provide a healthy interior and exterior environment for the occupants. Work identified as Priority 2 is differentiated from Priority 1 in that the deficiency noted does not pose an obvious life safety risk.

- Examples:
- 1) *Repair of minor roof leaks (major roof leaks pose a potential Life Safety threat and would be considered a Priority 1)*
 - 2) *Non-functioning heating, ventilating, & air conditioning equipment. (This could be grounds for rating the Building a Critical Failure, but may not necessarily pose a Life Safety threat and warrant a Priority 1 rating)*

Priority 3A - Special Projects*

Upgrades or additions to facilities or systems identified for BOE consideration as part of bond.

- Examples:
- 1) *Covered Pavilion for protected outdoor educational opportunities*
 - 2) *Building Wide Security Upgrades (Single Point of Entry)*

Priority 3 - Age-Related Improvements, Preventative Maintenance, & Code-Required improvements.

Improvements related to replacement or upgrade of aging building components, Code-required work, or preventative maintenance to avoid identified work becoming a Priority 2.

- Examples:
- 1) *Scheduled annual replacement of worn-out flooring.*
 - 2) *Renovation of a toilet room to become wheelchair accessible.*

Priority 4 - Desirable Upgrades

Upgrades to improve operational efficiency, energy use, building performance, building finish, occupant use, and such. Priority 4 improvements may not be necessitated by work identified as Priority 1, 2, or 3, but could be implemented as part of the solution for necessary work.

- Examples:
- 1) *Upgrade traditional air handling equipment to an energy recovery system with automated controls to improve efficiency and occupant comfort. This work may identified now and executed at a later date when the existing equipment is rated as Priority 3 or higher (scheduled for replacement).*
 - 2) *Upgrade power supply and distribution to meet current program needs related to computer labs.*

*Category 'Priority 3A' is a special designation created for the purposes of the Five Year Plan.

DOUGLAS GRAFFLIN ELEMENTARY SCHOOL

Address: 650 King Street
Chappaqua, New York
Year Constructed: 1962
Major Additions: 1964, 1974
Grade Levels: K-4
Gross Square Feet: 96,620
2015 Rating: Satisfactory
2022 Rating: Satisfactory

Building Summary

The Grafflin Elementary School was built in 1962 and expanded by building additions in 1964 & 1974. The Kindergarten Annex was originally built as an office for District Administration and later converted to classroom space. Both buildings are in generally good condition and are listed as Satisfactory on the Building Condition Survey.

The following items of significant cost are of particular concern and should be addressed within five years of this plan to help preserve the longevity and functionality of the building:

Roof Replacement - Priority 1	Replace roof section over Lower Main immediately (Asphalt)
Roof Replacement - Priority 2	Replace Middle, Upper Center, Far Left, Stairwell and Maintenance Garage sections of roof
Select Classroom Upgrades	Replace ceiling system in LL (1st Grade); Replace flooring (LL - 1st Grade, LL - 4th Grade + Art); Replace
Exterior Upgrades	Repave asphalt playgrounds. Mill and top course; Replace concrete retaining wall at greenhouse; Replace Kindergarten exterior doors
Toilet Room Upgrades	Renovate all bathrooms, both levels
Corridor Flooring Upgrades	Replace all corridor VCT
Communications Upgrades	Upgrades to Network, licenses, wiring/ fiber
Special Project: Covered Pavilion	Construction of New Outdoor Pavilion

WESTORCHARD ELEMENTARY SCHOOL

Address: 25 Granite Road
Chappaqua, New York

Year Constructed: 1971

Major Additions: 1977, 1996

Grade Levels: K-4

Gross Square Feet: 92,354

2015 Rating: Satisfactory

2022 Rating: Satisfactory

Building Summary

The Westorchard Elementary School was built in 1971 and expanded by building additions in 1977 & 1996. The interior of the building is in generally good condition. Years ago the exterior brickwork was showing deterioration from age and required significant repair to prevent damage to the structure and interior of the building.

The following items of significant cost are of particular concern and should be addressed within five years of this plan to help preserve the longevity and functionality of the building:

Roof Replacement - Priority	Replace Main roof immediately - several other sectional repairs currently underway
HVAC Select Upgrades	Provide freeze pumps inside the building to mitigate freezing of H&V roof top units from 2012
Toilet Room Upgrades	Renovate all toilet rooms
Select Classroom Upgrades	Replace ceiling system (A + B + C + D + E wings); Replace classroom casework (A + B + D + E wings)
Sitework - Rear Parking Lot	Pave rear parking lot and roadway. Mill and top course.
Communications Upgrades	Upgrades to Network, licenses, wiring/ fiber
Special Project: Covered Pavilion	Construction of New Outdoor Pavilion

ROARING BROOK ELEMENTARY SCHOOL

Address: 529 Quaker Road
Chappaqua, New York
Year Constructed: 1951
Major Additions: 1956, 1967, 2002
Grade Levels: K-4
Gross Square Feet: 102,457
2015 Rating: Satisfactory
2022 Rating: Satisfactory

Building Summary

The Roaring Brook Elementary School was built in 1951 and expanded by building additions in 1956, 1996 & 2002. The building is in generally good condition and it is listed as satisfactory on the Building Condition Survey.

The following items of significant cost are of particular concern and should be addressed within five years of this plan to help preserve the longevity and functionality of the building:

Roof Replacement - Priority 1	Replace all asphalt roofs, except over New Addition
Roof Replacement - Priority 2	Replace asphalt roofs over New Addition
HVAC Select Upgrades	Mechanical ventilation in classrooms without Unit Ventilators
Toilet Room Upgrades	Renovate all Toilet Rooms
Accessibility/Egress Upgrades	Provide second means of egress and ramp at LL
Select Classroom Upgrades	Paint all classrooms + door frames, Replace ACT @ LL
Site - Exterior Upgrades	Replace playground surfaces, Provide fence at rear of property, Repairs to stone terrace
Communications Upgrades	Upgrades to Network, licenses, wiring/ fiber
Special Project: Covered Pavilion	Construction of New Outdoor Pavilion

SEVEN BRIDGES MIDDLE SCHOOL

Address: 222 Seven Bridges Road
Chappaqua, New York

Year Constructed: 2003

Major Additions: N/A

Grade Levels: 5-8

Gross Square Feet: 159,170

2015 Rating: Satisfactory

2022 Rating: Satisfactory

Building Summary

The Seven Bridges Middle School was completed in September, 2003. It is in very good condition but needs minor repair of finishes damaged due to settling in order to preserve its "like new" appearance.

The following items of significant cost are of particular concern and should be addressed within five years of this plan to help preserve the longevity and functionality of the building:

Gym Roof Repair - Priority	Gym roof reports of leaking
Flooring Upgrades - Replace Building wide carpet	Replace all carpet in the building, past useful life
Communications Upgrades	Upgrades to Network, licenses, wiring/ fiber

ROBERT BELL MIDDLE SCHOOL

Address: 50 Senter Street
Chappaqua, New York
Year Constructed: 1925
Major Additions: 1938, 1966, 1974, 1997
Grade Levels: 5-8
Gross Square Feet: 156,150
2015 Rating: Satisfactory
2022 Rating: Satisfactory

Building Summary

The Bell Middle School was built in 1925 and expanded by building additions in 1938, 1966, 1974 & 1997. It is in generally good condition and has been rated as Satisfactory on the Building Condition Survey. Roofing, windows, finishes and the cupola should be monitored closely over the next five years.

The following items of significant cost are of particular concern and should be addressed within five years of this plan to help preserve the longevity and functionality of the building:

Accessibility/Egress Upgrades	Provide additional means of egress (3 spaces, 1st Fl; 1 space on 2nd Fl); Replace select ext egress doors
HVAC Select Upgrades	Replace Condensate pump in Kitchen area
Select Classroom Upgrades	Replace 1st Fl Classroom ceilings and casework; Replace casework in select 3rd Fl classrooms
Communications Upgrades	Upgrades to Network, licenses, wiring/ fiber
Special Project: Cafeteria Project	New Construction and New Stair - 4 New Classrooms replacing those displaced

HORACE GREELEY HIGH SCHOOL

Address: 70 Roaring Brook Road
Chappaqua, New York
Year Constructed: 1957
Major Additions: 1966, 1971, 1979, 2003
Grade Levels: 9-12
Gross Square Feet: 226,855
2015 Rating: Satisfactory
2022 Rating: Satisfactory

Building Summary

Horace Greeley High School was built in 1957 and expanded by building additions in 1966, 1971, 1979 & 2003. The school is a series of connected buildings all in generally good condition.

The following items of significant cost are of particular concern and should be addressed within five years of this plan to help preserve the longevity and functionality of the building:

MEP Upgrade - Boiler distribution board	Replace boiler room distribution board which is rusted beyond repair and damaged feeder which comes underground from the cafeteria building
Roof Replacement - Priority (K Bldg + Canopies Only)	Replace Roofs at K Building and Canopies Immediately (Asphalt)
Canopy Removal - Main Courtyard	Removal of canopy, relocation of utilites
Rebuild Bridge to J Building	Rebuild bridge to J building and improve courtyard area. Safety issue
Studies	(1) Landscape architecture study of courtyards to better utilize for teaching and student use; (2) Study toilet room count and location for both gender neutral and staff use; (3) Dencentralize Main Office staff so that Main Office can include a conference room; (4) Security / One point of Entry project as well as rehabilitation of connecting covered walkways
Toilet Room Upgrades	Vanity, floor finishes, fixtures and ceilings beyond useful life - Renovate toilet room
Flooring Project + Select Ceiling Upgrades	Replace ceiling system in C3, C4, C6 and replace flooring in C corridor (btwn B201, B230, C218A, C218), D Classrooms, DEL Student Commons and DEL Corridor.
MEP Upgrade - Fire Alarm Replacement	Replace school wide fire alarm system with voice evac system
Site - Repave Student Parking Lot	Repave student parking lot (Mill and top course)
Communications Upgrades	Upgrades to Network, licenses, wiring/ fiber
Special Project: Security Upgrades -	Upgrade to building wide security - new entrance and connector.

SUMMARY OF TOTAL COST OF ALL IDENTIFIED WORK, BY PRIORITY

Building	Priority 1	Priority 2	SPECIAL PROJECTS 3A	Priority 3	Priority 4	2022 Total (Priority 1-4)
Douglas Grafflin Elementary School	\$ 810,789	\$ 3,994,689	\$ 322,831	\$ 3,248,566	\$ 4,905,394	\$ 13,282,269
Westorhard Elementary School	\$ 1,326,619	\$ 2,817,620	\$ 322,831	\$ 2,490,356	\$ 2,669,080	\$ 9,626,506
Roaring Brook Elementary School	\$ 2,426,713	\$ 2,887,653	\$ 322,831	\$ 2,201,285	\$ 4,891,545	\$ 12,730,026
Seven Bridges Middle School	\$ 179,019	\$ 1,165,790	\$ -	\$ 1,550,940	\$ 4,320,284	\$ 7,216,033
Robert Bell Middle School	\$ -	\$ 1,261,654	\$ 7,686,450	\$ 6,224,129	\$ 5,119,066	\$ 20,291,298
Horace Greeley High School	\$ 3,925,905	\$ 3,746,257	\$ 7,686,450	\$ 13,411,433	\$ 2,594,484	\$ 31,364,528
Total	\$ 8,669,044	\$ 15,873,662	\$ 16,341,393	\$ 29,126,708	\$ 24,499,854	\$ 94,510,661

2022 Building Condition Survey work items are categorized by priority and totaled.

Works identified as Priority 4 include next generation upgrades that are intended to provide Chappaqua Central School District with facilities and systems that will better position students and educators for continued and future success.

SUMMARY OF TOTAL COST OF ALL IDENTIFIED WORK, BY PRIORITY

Building	TO SCHEDULE			
	Priority 1	Priority 2	SPECIAL PROJECTS 3A	2022 Total (1 + 2 + 3A)
Douglas Grafflin Elementary School	\$ 810,789	\$ 3,994,689	\$ 322,831	\$ 5,128,308
Westorchard Elementary School	\$ 1,326,619	\$ 2,817,620	\$ 322,831	\$ 4,467,070
Roaring Brook Elementary School	\$ 2,426,713	\$ 2,887,653	\$ 322,831	\$ 5,637,196
Seven Bridges Middle School	\$ 179,019	\$ 1,165,790	\$ -	\$ 1,344,809
Robert Bell Middle School	\$ -	\$ 1,261,654	\$ 7,686,450	\$ 8,948,104
Horace Greeley High School	\$ 3,925,905	\$ 3,746,257	\$ 7,686,450	\$ 15,358,612
Total	\$ 8,669,044	\$ 15,873,662	\$ 16,341,393	\$ 40,884,099

Building	TO DEFER			BOTH 2022 Total (Priority 1-4)
	Priority 3	Priority 4	2022 Total (Priority 3 + 4)	
Douglas Grafflin Elementary School	\$ 3,248,566	\$ 4,905,394	\$ 8,153,960	\$ 13,282,269
Westorchard Elementary School	\$ 2,490,356	\$ 2,669,080	\$ 5,159,436	\$ 9,626,506
Roaring Brook Elementary School	\$ 2,201,285	\$ 4,891,545	\$ 7,092,830	\$ 12,730,026
Seven Bridges Middle School	\$ 1,550,940	\$ 4,320,284	\$ 5,871,225	\$ 7,216,033
Robert Bell Middle School	\$ 6,224,129	\$ 5,119,066	\$ 11,343,194	\$ 20,291,298
Horace Greeley High School	\$ 13,411,433	\$ 2,594,484	\$ 16,005,917	\$ 31,364,528
Total	\$ 29,126,708	\$ 24,499,854	\$ 53,626,562	\$ 94,510,661

SUMMARY OF ALL IDENTIFIED WORK, BY GENERAL WORK TYPE

All Priorities (1-4) by Work Type	Site	Building Envelope	Roof	MEP	Special Projects	General Construction (Priority 1 - 3)	General Construction (Priority 4)	2022 Total (Priority 1-4)
Douglas Grafflin Elementary School	\$ 1,181,562	\$ 26,901	\$ 2,355,771	\$ 3,803,505	\$ 322,831	\$ 3,161,187	\$ 2,430,512	\$ 13,282,269
Westorchard Elementary School	\$ 981,280	\$ 210,500	\$ 1,882,962	\$ 2,104,957	\$ 322,831	\$ 2,199,155	\$ 1,924,822	\$ 9,626,506
Roaring Brook Elementary School	\$ 427,367	\$ 97,891	\$ 2,787,169	\$ 4,014,435	\$ 1,250,912	\$ 3,073,337	\$ 1,078,915	\$ 12,730,026
Seven Bridges Middle School	\$ 146,144	\$ -	\$ 179,019	\$ 2,273,680	\$ 2,690,090	\$ 512,114	\$ 1,414,987	\$ 7,216,033
Robert Bell Middle School	\$ 511,117	\$ 150,600	\$ 1,377,590	\$ 3,572,593	\$ 8,296,204	\$ 3,449,198	\$ 2,933,995	\$ 20,291,298
Horace Greeley High School	\$ 4,732,673	\$ 808,845	\$ 5,470,601	\$ 6,172,584	\$ 7,686,450	\$ 5,865,687	\$ 627,688	\$ 31,364,528
Total	\$ 7,980,142	\$ 1,294,737	\$ 14,053,113	\$ 21,941,754	\$ 20,569,317	\$ 18,260,678	\$ 10,410,919	\$ 94,510,661

DOUGLAS GRAFFLIN ELEMENTARY SCHOOL					
Bldg.	Project	Description	Year	Priority	Project Costs
TO SCHEDULE					
ES - DG	1	Roof Replacement - Priority 1 Replace roof section over Lower Main immediately (Asphalt)	2023	1	\$761,857
ES - DG	1A	Roof Replacement - Priority 2 Replace Middle, Upper Center, Far Left, Stairwell and Maintenance Garage sections of roof	2024	2	\$1,593,914
ES - DG	2	Select Classroom Upgrades Replace ceiling system in LL (1st Grade); Replace flooring (LL - 1st Grade, LL - 4th Grade + Art); Replace Casework in LL - 1st Grade, UL - 2nd Grade, UL - 3rd+4th Grade, LL - 4th Grade); Paint all classrooms	2024	2	\$732,192
ES - DG	3	Exterior Upgrades Repave asphalt playgrounds. Mill and top course; Replace concrete retaining wall at greenhouse; Replace Kindergarten exterior doors	2024	2	\$419,437
ES - DG	4	Toilet Room Upgrades Renovate all bathrooms, both levels	2024	2	\$512,840
ES - DG	5	Corridor Flooring Upgrades Replace all corridor VCT	2024	2	\$169,102
ES - DG	6	Communications Upgrades Upgrades to Network, licenses, wiring/ fiber	2024	2	\$616,135
ES - DG	7	Special Project: Covered Pavilion Construction of New Outdoor Pavilion	2024	3A	\$322,831
TO SCHEDULE: PRIORITIES 1 + 2 + 3A					\$5,128,308
TO DEFER					
ES - DG	8	Deferred Infrastructure Items Replace unit ventilators in classrooms; Repave lower parking area and front loop; Repave courtyard zone; Relace exhaust fans; Replace flooring in corridors and classrooms - abate as necessary; Replace ceiling system in corridors and classrooms	2029	3	\$3,248,566
ES - DG	9	Desirable Upgrades Replace single pane windows, South + West Classroom Wings, both upper and lower levels; Replace Kalwall in gym; Replace fluorescent lighting fixtures with LED and provide automatic controls throughout the whole school.	2029	4	\$4,905,394
TO DEFER: PRIORITIES 3 + 4					\$8,153,960
DOUGLAS GRAFFLIN ELEMENTARY SCHOOL: ALL ITEMS					\$13,282,269

WESTORCHARD ELEMENTARY SCHOOL					
Bldg.	Project	Description	Year	Priority	Project Costs
TO SCHEDULE					
ES - WO	1	Roof Replacement - Priority Replace Main roof immediately - several other sectional repairs currently underway	2023	1	\$1,293,072
ES - WO	2	HVAC Select Upgrades Provide freeze pumps inside the building to mitigate freezing of H&V roof top units from 2012	2024	2	\$33,546
ES - WO	3	Toilet Room Upgrades Renovate all toilet rooms	2024	2	\$307,458
ES - WO	4	Select Classroom Upgrades Replace ceiling system (A + B + C + D + E wings); Replace classroom casework (A + B + D + E wings)	2024	2	\$1,281,860
ES - WO	5	Sitework - Rear Parking Lot Pave rear parking lot and roadway. Mill and top course.	2024	2	\$809,383
ES - WO	6	Communications Upgrades Upgrades to Network, licenses, wiring/ fiber	2024	2	\$418,919
ES - WO	7	Special Project: Covered Pavilion Construction of New Outdoor Pavilion	2024	3A	\$322,831
TO SCHEDULE: PRIORITIES 1 + 2 + 3A					\$4,467,070
TO DEFER					
ES - WO	8	Deferred Infrastructure Items Replace H&V units and exhaust fans at Penthouse and Roof; Replace unit ventilators in B + C classrooms; Building envelope repairs (incl. lintel maintenance, new expansion joints); Paint all classrooms; Replacement of flooring in A + B + D + E wings	2029	3	\$1,900,466
ES - WO	9	Desirable Upgrades Provide automatic controls in areas that are lacking; Replace classroom windows; Replace existing steel windows (along front @ Main Office and Music rooms); Provide fire alarm notification in classroom as required by latest building code and integrate carbon monoxide detectors into fire alarm system; Upgrade all egress door emergency lighting; Replace remaining sections of roofing	2029	4	\$3,258,970
TO DEFER: PRIORITIES 3 + 4					\$5,159,436
WESTORCHARD ELEMENTARY SCHOOL: ALL ITEMS					\$9,626,506

ROARING BROOK ELEMENTARY SCHOOL					
Bldg.	Project	Description	Year	Priority	Project Costs
TO SCHEDULE					
ES - RB	1	Roof Replacement - Priority 1 Replace all asphalt roofs, except over New Addition	2023	1	\$1,934,411
ES - RB	1A	Roof Replacement - Priority 2 Replace asphalt roofs over New Addition	2024	2	\$852,759
ES - RB	2	HVAC Select Upgrades Mechanical ventilation in classrooms without Unit Ventilators	2023	1	\$492,302
ES - RB	3	Toilet Room Upgrades Renovate all Toilet Rooms	2024	2	\$687,169
ES - RB	4	Accessibility/Egress Upgrades Provide second means of egress and ramp at LL	2024	2	\$59,452
ES - RB	5	Select Classroom Upgrades Paint all classrooms + door frames, Replace ACT @ LL	2024	2	\$263,799
ES - RB	6	Site - Exterior Upgrades Replace playground surfaces, Provide fence at rear of property, Repairs to stone terrace	2024	2	\$476,560
ES - RB	7	Communications Upgrades Upgrades to Network, licenses, wiring/ fiber	2024	2	\$547,914
ES - RB	8	Special Project: Covered Pavilion Construction of New Outdoor Pavilion	2024	3A	\$322,831
TO SCHEDULE: PRIORITIES 1 + 2 + 3A					\$5,637,196
TO DEFER					
ES - RB	9	Deferred Infrastructure Items Classrooms: replace casework, ceiling, flooring and unit ventilators beyond useful life; Corridors: replace flooring and ceiling beyond UL; Door replacement; Replace wire glass throughout; Provide Chair Lift at Art Wing; Exterior: brick cleaning, stone resetting, paint soffits	2029	3	\$2,201,285
ES - RB	10	Desirable Upgrades Replace older PA system; Egress door emergency lighting; Provide Fire Alarm notifications in classrooms and integrate with CO detectors; Replace fluorescent lights with LED; Refresh Kindergarten classrooms; Renovation of Main Entrance Lobby; Renovate Main Office	2029	4	\$4,891,545
TO DEFER: PRIORITIES 3 + 4					\$7,092,830
ROARING BROOK ELEMENTARY SCHOOL: ALL ITEMS					\$12,730,026



Chappaqua Central School District
2022 Five Year Capital Plan
DRAFT

08/10/2022

SEVEN BRIDGES MIDDLE SCHOOL					
Bldg.	Project	Description	Year	Priority	Project Costs
TO SCHEDULE					
MS - SB	1	Gym Roof Repair - Priority Gym roof reports of leaking	2023	1	\$179,019
MS - SB	2	Flooring Upgrades - Replace Building wide carpet Replace all carpet in the building, past useful life	2024	2	\$273,023
MS - SB	3	Communications Upgrades Upgrades to Network, licenses, wiring/ fiber	2024	2	\$892,767
TO SCHEDULE: PRIORITIES 1 + 2 + 3A					\$1,344,809
TO DEFER					
MS - SB	4	Deferred Infrastructure Items Replace school wide fire alarm system with voice evac system and integrated carbon monoxide; Select asphalt paving at front drive; Seal concrete walk joints; Repair all damaged classroom doors; Replace cracked flooring with SVT	2029	3	\$1,550,940
MS - SB	5	Desirable Upgrades Painting of all classrooms and door frames; Paint all lockers; Replace older, nonfunctioning PA speakers; Building wide egress door emergency lighting; Replace wireglass throughout; Replace Turf Field	2029	4	\$4,320,284
TO DEFER: PRIORITIES 3 + 4					\$5,871,225
SEVEN BRIDGES MIDDLE SCHOOL: ALL ITEMS					\$7,216,033

ROBERT BELL MIDDLE SCHOOL					
Bldg.	Project	Description	Year	Priority	Project Costs
TO SCHEDULE					
MS - RB	1	Accessibility/Egress Upgrades Provide additional means of egress (3 spaces, 1st FI; 1 space on 2nd FI); Replace select ext egress doors	2024	2	\$153,729
MS - RB	2	HVAC Select Upgrades Replace Condensate pump in Kitchen area	2024	2	\$76,865
MS - RB	3	Select Classroom Upgrades Replace 1st FI Classroom ceilings and casework; Replace casework in select 3rd FI classrooms	2024	2	\$386,827
MS - RB	4	Communications Upgrades Upgrades to Network, licenses, wiring/ fiber	2024	2	\$644,234
MS - RB	5	Special Project: Cafeteria Project New Construction and New Stair - 4 New Classrooms replacing those displaced	2024	3A	\$7,686,450
TO SCHEDULE: PRIORITIES 1 + 2 + 3A					\$8,948,104
TO DEFER					
MS - RB	6	Deferred Infrastructure Items Window Replacement; Replacement of ceiling, flooring systems beyond useful life; Abatement of VAT flooring; Exterior repointing; Roof replacements; Replace asphalt roads and sidewalks; Replace unit ventilators beyond useful life; Replace aged exhaust fans and provide dedicated make-up air system	2029	3	\$6,224,129
MS - RB	7	Desirable Upgrades Replace glazing in corridors; Replace bldg fire alarm system; Replace remaining fluorescent lights w/ LED; Egress door emergency lighting; Replace wire glass throughout building; Hallway and Stairwell wall project	2029	4	\$5,119,066
TO DEFER: PRIORITIES 3 + 4					\$11,343,194
ROBERT BELL MIDDLE SCHOOL: ALL ITEMS					\$20,291,298

HORACE GREELEY HIGH SCHOOL					
Bldg.	Project	Description	Year	Priority	Project Costs
TO SCHEDULE					
HS - HG	1	MEP Upgrade - Boiler distribution board Replace boiler room distribution board which is rusted beyond repair and damaged feeder which comes underground from the cafeteria building	2023	1	\$447,548
HS - HG	2	Roof Replacement - Priority (K Bldg + Canopies Only) Replace Roofs at K Building and Canopies Immediately (Asphalt)	2023	1	\$1,800,054
HS - HG	3	Canopy Removal - Main Courtyard Removal of canopy, relocation of utilities	2023	1	\$559,434
HS - HG	4	Rebuild Bridge to J Building Rebuild bridge to J building and improve courtyard area. Safety issue	2023	1	\$1,118,869
HS - HG	5	Studies (1) Landscape architecture study of courtyards to better utilize for teaching and student use (2) Study toilet room count and location for both gender neutral and staff use (3) Decentralize Main Office staff so that Main Office can include a conference room (4) Security / One point of Entry project as well as rehabilitation of connecting covered walkways	2024	2	\$58,940
HS - HG	6	Toilet Room Upgrades Vanity, floor finishes, fixtures and ceilings beyond useful life - Renovate toilet room	2024	2	\$99,155
HS - HG	7	Flooring Project + Select Ceiling Upgrades Replace ceiling system in C3, C4, C6 and replace flooring in C corridor (btwn B201, B230, C218A, C218), D Classrooms, DEL Student Commons and DEL Corridor.	2024	2	\$345,251
HS - HG	8	MEP Upgrade - Fire Alarm Replacement Replace school wide fire alarm system with voice evac system	2024	2	\$768,645
HS - HG	9	Site - Repave Student Parking Lot Repave student parking lot (Mill and top course)	2024	2	\$659,344
HS - HG	10	Communications Upgrades Upgrades to Network, licenses, wiring/ fiber	2024	2	\$1,814,923
HS - HG	11	Special Project: Security Upgrades - Building wide Upgrade to building wide security - new entrance and connector.	2024	3A	\$7,686,450
TO SCHEDULE: PRIORITIES 1 + 2 + 3A					\$15,358,612

TO DEFER

HS - HG	12	Deferred Infrastructure Items Paint all classrooms; Replace select classroom ceiling systems and flooring; Renovate LL + C + D + DEL Toilet Rooms; Building Envelope upgrades (incl. repointing and joint sealing); Replace windows (E + F + K Classrooms); Replace all other remaining sections of roof; Site work upgrades (incl. walkway repair, curb replacement, pave all walkways); Replace exhaust fans and ductwork in B + C + D + E wings; Replace steam condensate pumps (B); Replace heat exchanger (A + B + C + E + L); Replace H&V units (K, Aud. Mez., Gym Mez., Cafeteria)	2029	3	\$13,411,433
HS - HG	13	Desirable Upgrades Replace Stage Lighting; Replace Stage Rigging Equipment; Replace remaining Fluorescent lighting with LED and provide automatic controls; Renovate Art Hallway; Replace all wire glass throughout; Upgrades to central courtyard including paving, FF+E, landscape	2029	4	\$2,594,484
TO DEFER: PRIORITIES 3 + 4					\$16,005,917
HORACE GREELEY HIGH SCHOOL: ALL ITEMS					\$31,364,528