



BUILDING CONDITION SURVEY + FIVE YEAR PLAN

CHAPPAQUA CENTRAL SCHOOL DISTRICT
CHAPPAQUA, NEW YORK

AUGUST 2022

CHAPPAQUA CSD

Building Condition Survey

(BCS) is required by NY State Education Department (SED) every 5 years.

5-Year Capital Plan Report

Must include work items to bring a building back into 'Satisfactory Condition'.

Health & Life Safety

Categories are prioritized as required work to be completed within the 5-year period.

Successful Capital Improvement Projects

Pair program related projects with infrastructure improvements.

Industry Standard Maintenance

States that 2-5% of the replacement value should be spent annually to maintain facilities

CHAPPAQUA CSD

Comprised of 6 buildings

- 1 High School
- 2 Middle School
- 3 Elementary Schools

Total Building Area = 810,000 GSF

Average age of school building = 61 years

Replacement Value of 6 CCSD Buildings \approx
\$490,000,000

(Gross SF x \$450 plus % Project Costs)

PRIORITIZATION

Category A

Priority 1: Life Safety

(Infrastructure related projects that must be addressed immediately)

Priority 2: Health & Safety or Property Damage

(Infrastructure related projects that must be completed within 5 years)

Category B

Priority 3A: Special Projects

(Identified Special Projects worthy of BOE consideration as part of bond)

Category C

Priority 3: Age Related or Required Per New Code

(Infrastructure related projects and work that should be completed within 5-10 years)

Priority 4: Desirable Upgrades

(Program related and other projects to consider)

5-YEAR PLAN – DELIVERABLE “LIVING” EXCEL FILE

HORACE GREELEY HIGH SCHOOL					Direct Costs				Project Budget			Priority		Project	CATEGORY
Work Item #	Location	Description	Condition	BCS Category	Quantity	Unit	Unit Cost	Direct Hard Cost	Project Costs	Escalation	Total Budget	Priority	Build Year		
	BUILDING WIDE														
HGHS - 1	Building Wide	Paint all classrooms		75	1	LS	\$ 200,000	\$ 200,000	\$ 71,040	\$ 87,639	\$ 358,679	3	2029	11	GEN CON
HGHS - 2	Building Wide	Replace wire glass throughout		75	1	LS	\$ 200,000	\$ 200,000	\$ 71,040	\$ 87,639	\$ 358,679	4	2029	12	GEN CON
	LOWER LEVEL														
HGHS - 3	LL - K - Corridors	Replace existing HM doors with FRP doors (both en		69	4	EA	\$ 4,000	\$ 16,000	\$ 5,683	\$ 7,011	\$ 28,694	3	2029	11	GEN CON
HGHS - 4	LL - K - Corridors	Replace 1x1 ceiling at west stair.		80	330	SF	\$ 20	\$ 6,600	\$ 660	\$ 2,892	\$ 10,152	3	2029	11	GEN CON
HGHS - 5	LL - K - Corridors	Replace ACT		80	2850	SF	\$ 13	\$ 37,050	\$ 13,160	\$ 16,235	\$ 66,445	3	2029	11	GEN CON
HGHS - 6	LL - K - Corridors	Replace corridor door + assembly		82	2	EA	\$ 5,000	\$ 10,000	\$ 3,552	\$ 4,382	\$ 17,934	3	2029	11	GEN CON
HGHS - 7	LL - K - Classrooms	Replace VCT		77	6940	SF	\$ 10	\$ 69,400	\$ 24,651	\$ 30,411	\$ 124,461	3	2029	11	GEN CON
HGHS - 8	LL - K - Classrooms (K 105, K106)	Replace casework, existing casework is worn beyond its useful life.		75	200	LF	\$ 1,275	\$ 255,000	\$ 90,576	\$ 111,739	\$ 457,315	3	2029	11	GEN CON
HGHS - 9	LL - K - Toilet Rooms	Renovate toilet rooms		75	270	SF	\$ 300	\$ 81,000	\$ 28,771	\$ 35,494	\$ 145,265	3	2029	11	GEN CON
HGHS - 10	LL - L - Toilet Rooms	Renovate toilet rooms		75	164	SF	\$ 300	\$ 49,200	\$ 17,476	\$ 21,559	\$ 88,235	3	2029	11	GEN CON
HGHS - 11	LL - L - Classrooms	Replace VCT in Classrooms (L115, L116)		77	1990	SF	\$ 10	\$ 19,900	\$ 7,068	\$ 8,720	\$ 35,688	3	2029	11	GEN CON

Grafflin Elementary: Category A - Infrastructure Work

Building Info:

Year Constructed: 1962
Grade Levels: Gross K - 4
Square Feet: 100,920

Infrastructure Recommendations:

Roof Replacements (Replace all Roofs)

Communications Upgrade

Exterior Upgrades

- Selective Exterior Door Replacement;

- Replace Greenhouse Retaining Wall;

- Repave Play-areas

Interior Upgrades

- Selective Replacement of Classroom Casework, Flooring, + Acoustic Ceiling Tiles;

- Toilet Room Upgrades; Replace All Corridor Flooring;

- Provide Unit Ventilators to Classrooms Currently Without Unit Ventilators



Westorchard Elementary: Category A - Infrastructure Work

Building Info:

Year Constructed:	1971
Grade Levels:	K - 4
Gross Square	94,100
Feet:	0

Infrastructure Recommendations:

Interior Upgrades

- Toilet Room Upgrades;

- Selective Replacement of Classroom Casework;

- Selective Replacement of Classroom Acoustic Ceiling Tiles

Partial Roof Replacements (Replace Remaining Sections of Roof Currently Not Being Replaced)

Building Mechanical System Upgrades (Provide Freeze Pumps to Roof Top Units)

Sitework (Pave Rear Parking Lot and Roadway)

Communications Upgrade



Roaring Brook Elementary: Category A - Infrastructure Work

Building Info:

Year Constructed: 1951
Grade Levels: Gross K - 4
Square Feet: 73,800

Infrastructure Recommendations:

Roof Replacements (Replace all Roofs)

Interior Upgrades

Accessibility / Egress Upgrades;

Toilet Room Upgrades;

Paint All Classrooms;

Replace Acoustic Ceiling Tiles at Lower-Level Classrooms

Building Mechanical System Upgrades (Provide Mechanical Ventilation in Classrooms without Unit Ventilators)

Sitework (Replace Playground Surfaces; Provide Fence at Rear of Property; Repairs to Stone Terrace)

Communications Upgrade



Robert Bell Middle School: Category A - Infrastructure Work

Building Info:

Year Constructed:	1925
Grade Levels:	5 - 8
Gross Square Feet:	156,150

Infrastructure Recommendations:

Interior Upgrades Accessibility/Egress
Upgrades;

Replace 1st Fl Classroom Ceilings and Casework;

Replace Casework in Selective 3rd Fl classrooms

Building Mechanical System Upgrades (Replace Condensate Pump in Kitchen Area)

Communications Upgrade



Seven Bridges Middle School: Category A - Infrastructure Work

Building Info:

Year Constructed: 2003
Grade Levels: 5 - 8
Gross Square Feet: 159,170

Infrastructure Recommendations:

Partial Roof Replacements (Gym Roof Repairs)
Interior Upgrades (Replacement of Carpet Building Wide)
Communications Upgrade



Horace Greeley High School: Category A - Infrastructure Work

Building Info:

Year Constructed: 1957
Grade Levels: 9 - 12
Gross Square Feet: 226,855

Infrastructure Recommendations:

Partial Roof Replacements (K Building Roof + Canopies)

Building Envelope Repairs (Rebuild Bridge to J Building)

Sitework (Repave Student Parking Lot)

Main Courtyard Canopy Removal

Communications Upgrade

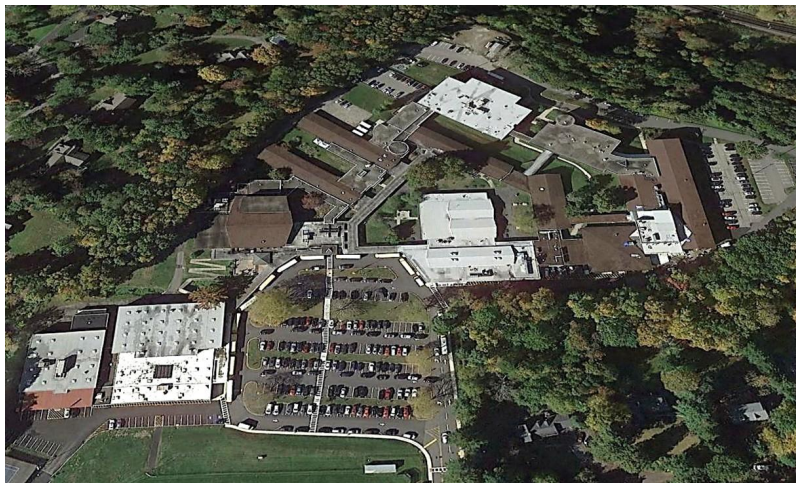
Interior Upgrades

Selective Classroom + Corridors Flooring and Ceiling Replacement;

Toilet Room Upgrades

Building Mechanical System Upgrades (Boiler Distribution Board)

Rebuild F to J Building Bridge



CHAPPAQUA CENTRAL SCHOOL DISTRICT: BCS & 5 YEAR PLAN PROPOSED PROJECTS

Project Table Example: Roaring Brook Elementary

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	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

SCHEDULE

Category A

Priority 1: Life Safety
(Infrastructure related projects that must be addressed immediately)

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Category B

Priority 3A: Special Projects
(Identified Special Projects worthy of BOE consideration as part of bond)

DEFER

Category C

Priority 3: Age Related or Required Per New Code
(Infrastructure related projects and work that should be completed within 5-10 years)

Priority 4: Desirable Upgrades
(Program related and other projects to consider)

Project Table Example: Robert Bell Middle School

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 Fl; 1 space on 2nd Fl); 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 Fl Classroom ceilings and casework; Replace casework in select 3rd Fl 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
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DEFER

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Priority 4: Desirable Upgrades

(Program related and other projects to consider)

CHAPPAQUA CSD – Category A ≈ \$24.5 M

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
Westorcharde 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	\$ 4,671,817	\$ 2,977,612	\$ 7,686,450	\$ 15,335,879
Total	\$ 9,414,957	\$ 15,105,017	\$ 16,341,393	\$ 40,861,367

* All costs shown in presentation are 'Total Costs' which include Estimated Cost of Construction, Project Costs, and escalation.

Escalation defined for 2022 and 2023 as 8.25% and 5%, respectively.

Escalation for 2024-2029 is 4% annually.

Building	TO DEFER		
	Priority 3	Priority 4	2022 Total (Priority 3 + 4)
Douglas Grafflin Elementary School	\$ 3,248,566	\$ 4,905,394	\$ 8,153,960
Westorcharde Elementary School	\$ 2,490,356	\$ 2,669,080	\$ 5,159,436
Roaring Brook Elementary School	\$ 2,201,285	\$ 4,891,545	\$ 7,092,830
Seven Bridges Middle School	\$ 1,550,940	\$ 4,320,284	\$ 5,871,225
Robert Bell Middle School	\$ 6,224,129	\$ 5,119,066	\$ 11,343,194
Horace Greeley High School	\$ 13,411,433	\$ 2,594,484	\$ 16,005,917
Total	\$ 29,126,708	\$ 24,499,854	\$ 53,626,562

BOTH
2022 Total (Priority 1-4)
\$ 13,282,269
\$ 9,626,506
\$ 12,730,026
\$ 7,216,033
\$ 20,291,298
\$ 31,341,796
\$ 94,487,929

* Due to current inflation of construction material, we recommend carrying an additional 10% contingency.

SPECIAL PROJECTS: CATEGORY 'B' WORK

Douglas Grafflin Elementary School
Covered Pavilion

Westorcharde Elementary School
Covered Pavilion

Roaring Brook Elementary School
Covered Pavilion

Robert Bell Middle School
Cafeteria Addition / Alterations Project

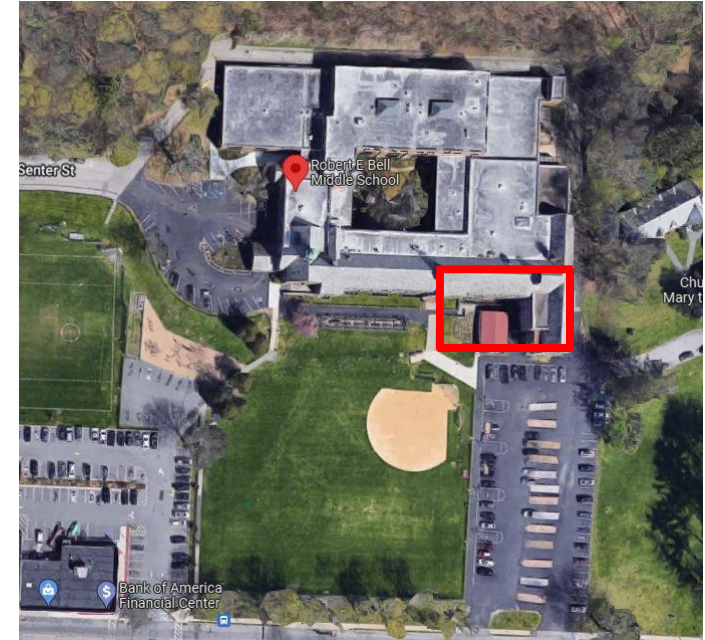
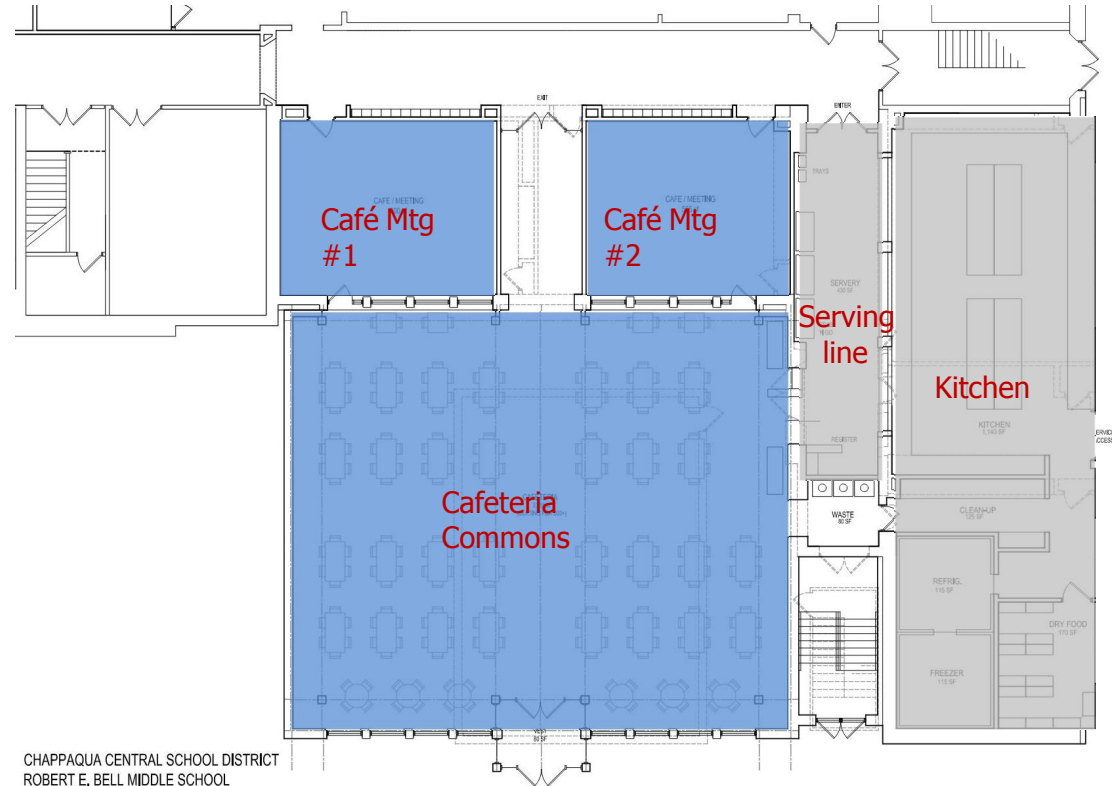
Horace Greeley High School
Building Wide Security Upgrades (Single Point of Entry)

CHAPPAQUA CSD – Category B – Covered Pavilions



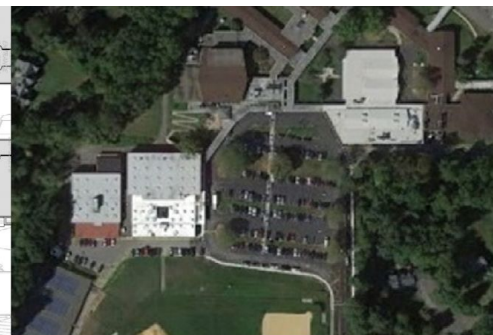
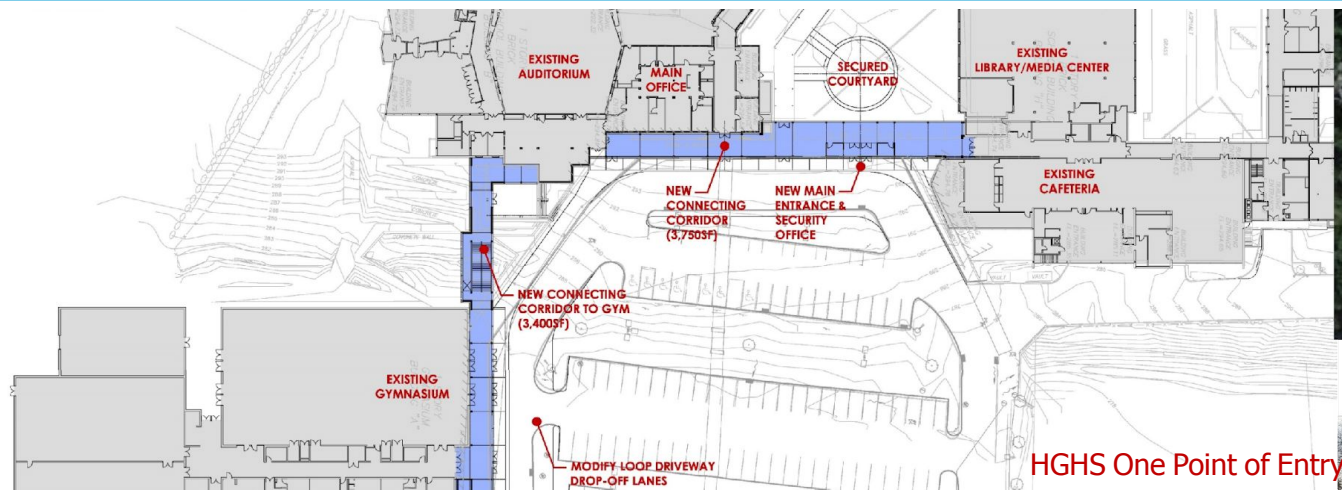
Covered Pavilion for protected
outdoor educational opportunities

CHAPPAQUA CSD – Category B – Bell Cafeteria Commons



Conceptual relocation of Cafeteria for size, circulation, access to exterior, service, and community use.

CHAPPAQUA CSD – Category B – HGHS One Point of Entry



CHAPPAQUA CSD – Category A ≈ \$16.4 M

SUMMARY OF TOTAL COST OF ALL IDENTIFIED WORK, BY PRIORITY

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CHAPPAQUA CSD – Potential Proposition Structure

Proposition	Cost
All Schools: Priority 1 and 2	\$ 24,519,974
All Elementary Schools: Covered Pavilions	\$ 968,493
Robert Bell Cafeteria Addition / Alteration	\$ 7,686,450
Horace Greeley Front Entrance	\$ 7,686,450

