Project Recommendation

The District has commissioned LeftField to perform a comprehensive building assessment of the Old Rochester Junior and Senior High School to identify existing building deficiencies, prioritize their repairs and provide associated construction costs to address the identified issues. The last major renovation to the building occurred between 2001-2003. Essentially, all the major building systems are now twenty years old. It is our opinion that much of this infrastructure is in need of repair or replacement. The below list includes equipment or systems that are either lacking, likely to fail, or not presently functioning and require repair or replacement to bring to a fully functioning, safe, and code compliant state.

To address these items, we feel that the most cost-effective solution is to perform the work as one project. A single-phase approach minimizes disturbances to the student population, addresses the major issues sooner rather than later, and reduces both upfront project costs and longer-term operational costs. Additionally, with only one contractor involved, there is no issue with project continuity and systems compatibility between separate contractors and time frames.

Note: The costs provided are estimates and not based on actual bids. The estimates are based on projected direct trade costs with percentages applied for estimated contractor mark-ups, soft costs and escalation.

	Subcategory	Reason for Work	Direct Trade Cost
1	Full reconditioning and commissioning of all HVAC equipment and full classroom unit ventilator replacement (Approx. 99 Units)	Reconditioning scope would include an analysis and adjustments of the Building Automation System (BAS) including damper and valve actuators, thermostats, temp sensors, control cabinets, etc. A properly functioning BAS reduces energy costs by capturing full operational status of the HVAC (Heating, Ventilation, and Air Conditioning) system and ensuring all equipment is properly functioning while operating according to a schedule that aligns with and supports the building's day-to-day functions. The classroom Unit Ventilators are aging, and in some cases, non-operational. A full replacement of the equipment will ensure optimal HVAC system operation and IAQ (Internal Air Quality). Reconditioning scope would also include inspection, testing, balancing, adjustments and repairs to all HVAC system equipment to ensure proper function and extension of useful life.	$2,985,000

		Commissioning is a systematic process of ensuring that a building performs in accordance with its design intent. The process entails observation, testing, and evaluation of data to identify issues and develop solutions to reach optimal system operation.	
2	Replace existing exterior entry doors and improve building perimeter safety	The intent is to mitigate outdoor air infiltration and improve safety/security. The existing facility has many exterior doors that present a potential security risk. The following is a general architectural and procedural recommendation related to the building perimeter: Doors scheduled as entry doors (e.g., main office entry, gymnasium, auditorium) should be controlled by a proximity card reader, electric lock, request to exit switch, door to be monitored by the school's video surveillance system. Only during parent and bus drop off should certain doors remain unsecure. At these times, staff would be positioned at doors for supervision. Outside of these times, under no circumstances should doors be unsecure or propped open. Either of these events should trigger an alarm on the access control system for staff review. All exterior doors not used for normal entry, but for emergency egress only, should be equipped with hardware on the interior side only unless specifically requested by local authorities. All doors should include doors closers. Alarms should be generated for unauthorized access. Doors with access into the school should be marked in numerical order based on the clock position method, starting with the main entry as number one. For public use after school hours, it is recommended that access be limited to only designated public zones, (e.g., auditoriums and gymnasiums) while non-public, classroom areas are securely locked. Note: When replacing the main entry door storefront systems, The District should consider incorporating forced-entry resistant laminated glass composite in place of regular glass.	$350,000
3	Master PA System for both JHS and HS	The Junior and Senior High schools, although physically connected, do not share a common PA system. In the event of an emergency (e.g., a building intrusion), two separate announcements are required despite the emergency having an impact on both schools. The remedy would be a full replacement to have one (1) common system that	$1,361,500

		could be programmed so that each administration office can reach their respective building areas for normal, daily announcements, but have a facility-wide communication option available for certain circumstances.	
4	Two (2) PVI domestic hot water heaters and hot water circulation system upgrade	The existing units are now 20+ years old and are reaching the end of their life expectancy. New technology (e.g., instantaneous, or on-demand heaters) have proven to be advantageous. Replacement of aging piping and recirculation pumps to ensure appropriate hot water temperatures are delivered to hand wash and dish wash sinks.	$80,000
5	Dual temperature pumps (8) and condenser water pumps (3	Replacement of aging, and in some cases, non-operational equipment to ensure optimal HVAC system operation and IAQ (Internal Air Quality)	$170,250
6	VFD's for Building dual temp pumps and condenser water pumps	Variable Frequency Drives (VFDs) are used to control the motor speed of pumps in the HVAC system, adjusting flow in accordance with demand. This equipment is aging, and in some cases, non-functioning and replacement is recommended.	$60,000
7	Upgrade existing pavement and curbing areas	There is some evidence of cracking, spalling and settlement at exterior concrete steps and walkways due to typical wear and tear and freeze/thaw cyclic expansion. The asphalt parking areas are beginning to deteriorate. Some areas are exhibiting signs of gross failure (i.e., "alligator" cracks) and this will continue to progress as the asphalt ages.	$195,000
8	High School Gymnasium Upgrades	Age, wear, and tear are preventing proper safety and function. In addition to typical cyclic maintenance such as washing and painting the gym walls, the following upgrades should be considered: • Replace safety wall padding • Replace existing divider with new motorized curtain • Replace existing bleachers with new motorized bleacher system	$200,000

9	Install new men's and women's Restrooms at athletic field area	There are currently no *outdoor* ADA compliant restroom facilities onsite. The nearest restrooms inside the building are over 500ft from the spectator bleachers. The travel distance for spectators exceeds the requirements set in the code.	$1,350,000
10	Install new LED lighting at athletic fields	There is opportunity for energy and cost savings as well as expansion of periods of field use by installing new LED lighting at both existing lighting poles and at new locations (baseball and softball fields).	$950,000
		Direct Cost Total:	**$7,701,750**

MARKUPS

DIRECT TRADE COST	$7,701,750	
SUB-TOTAL	$7,701,750	
ESCALATION TO START DATE, 18 months (July 2025)	$462,105	6.00%
DESIGN AND PRICING CONTINGENCY	$1,632,771	20.00%
SUB-TOTAL	$9,796,626	
GENERAL CONDITIONS	$783,730	8.00%
GENERAL REQUIREMENTS	$391,865	4.00%
BONDS	$211,607	2.00%
INSURANCE/BUILDERS RISK	$184,533	1.65%
PERMIT (State)	waived	
OH/P	$568,418	5.00%
TOTAL OF ALL CONSTRUCTION	$11,936,779	
OWNER PROJECT SOFT COSTS	$2,626,091	22%

TOTAL PROJECT COST		**$14,562,871**
TOTAL PROJECT BUDGET		**$15,000,000**
	Variance	**$437,129**

	Alternates Including Markups	**Project Cost**
1	Full Exhaust Fan Replacement (91 Units): Replacement of aging, and in some cases, non-operational equipment to ensure optimal HVAC system operation and IAQ (Internal Air Quality)	$528,896
2	Install new irrigation systems at existing baseball: There is opportunity for energy and cost savings as well as expansion of periods of field use by installing new LED lighting at both existing lighting poles and at new locations (baseball and softball fields).	$1,937,349
3	Walk in Cooler and Freezer Replacement: These units are aging, and will require maintenance (e.g., door heater repairs, gasket replacements, pipe reinsulating) Full replacement may not be required, but a replacement cost is provided for reference	$96,092