

2014 FACILITY NEEDS ASSESSMENT

Elmsford Union Free School District
98 South Goodwin Avenue
Elmsford, NY 10523

SUPERINTENDENT OF SCHOOLS
Dr. Joseph L. Ricca

ASSISTANT SUPERINTENDENT FOR FINANCE AND OPERATIONS
Gladys Pagan-Baxter

FOREMAN OF BUILDINGS AND GROUNDS
Glen DiNunzio

PREPARED BY:



kaeyer, garment & davidson architects, pc
285 main street mount kisco, new york 10549
p: 914.666.5900 f: 914.666.0051 kgdarchitects.com

Elmsford Union Free School District
2014 Facilities Needs Assessment

Index of Facility Needs Assessment

2014 Facility Needs Assessment	
Introduction	Included
Building Listing and Review	Included
Priority Work Summary and Explanation	Included
Building Conditions Detail Summary	Included
Enrollment Projections and Capacity Analysis	Included
Districtwide Work Items	Included
 By Reference: Annual Inspections, 2010 Fire Safety Report and BCS Reports	 District Office

Elmsford Union Free School District
Executive Summary

Introduction:

Extract from SED Web Site, Comments by Carl Thurnau, P.E., 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."

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

This Five Year Plan was prepared at the direction of the Board of Education under the guidance of the District Staff and with the assistance of the Building Staff (and as noted on the report cover). Report preparation and inspections were performed by Kaeyer, Garment & Davidson Architects, PC, and consultants Damiano Barile Engineers (MEP) and Watsky Associates (Roof).

Elmsford Union Free School District
Executive Summary

Building Listing and Review:

The Elmsford Union Free School District consists of four main school buildings, the Alexander Hamilton Jr/Sr High School, The Grady Elementary School, The Dixson Building and Annex

Alexander Hamilton Junior/ Senior High School

There are a number of major building systems in the Alexander Hamilton Junior/ Senior High School that are at or beyond their expected useful life. The emergency lighting system is aged and inadequate and should be addressed in the near term. The building envelope, roof, walls, windows and doors, needs substantial maintenance and/ or replacement to maintain weather tight integrity for the durability and operational efficiency of the building. Sections of the roof need to be replaced in entirety and other sections require preventive maintenance. Replacement of the windows should be considered to provide an energy efficient, operable and durable window system that will enhance teaching spaces. The heating, cooling and ventilation systems of the building should undergo a major maintenance regime or be replaced entirely. The electrical distribution system is outdated and stretched and should be updated or replaced. Coordination of window replacement, HVAC system replacement, and electrical distribution will provide an opportunity to integrate these system to create a more efficient and manageable building that will yield appreciable operational cost savings.

Alice E. Grady Elementary School

The Alice E. Grady Elementary School is in generally good condition. There are several health and safety related issues that should be addressed in the very near future. These include failed sidewalks that have broken or settled to create offsets that are tripping hazards, provision of additional emergency lighting, and replacement of polycarbonate classroom/ corridor sidelights with code compliant glass lights. There are age related issues that should be addressed in the five year capital plan. These include significant building systems. The HVAC distribution and controls, and the electric distribution systems are aged and updating them will provide operating efficiencies and advantages. The data distribution system should be updated and housed in dedicated, properly conditioned, secure spaces.

Elmsford Union Free School District
Executive Summary

Building Listing and Review (continued):

Carl L. Dixson Primary School

The Dixon Building and the Dixon Annex together comprise the Carl L. Dixson Primary School and will be addressed together in this summary. Both buildings have great character and great age. They show the wear of time and lack facilities that meet current codes and standards. In addition to needing roofs, HVAC, electrical, fire alarm and emergency lighting systems upgrades or replacements, there are basic configuration and access issues to be addressed. The buildings are in no way compliant with the Americans with Disabilities Act. The toilet facilities are inadequate and ill-configured for the building population and purpose. And there are inadequate non-core instructional areas. In addition to the items identified in the Work Items section of this report, additions and alterations should be considered as the most viable means of meeting the myriad needs of the buildings to continue in use as a Primary Education School.

Elmsford Union Free School District

2014 Building Conditions Survey Details

Building Name	Hamilton	Grady	Dixson	Dixson Annex	Districtwide
SED Number	0001	0002	0004	0005	<u>Total Costs</u>
Estimated Construction Costs	\$10,807,494	\$3,036,904	\$4,016,724	\$561,047	\$18,422,168
Overall Rating	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	

Site Utilities

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
36 Site Water (H)	\$ -	\$ -	\$ -	\$ -	\$ -
37 Site Sanitary (H)	\$ -	\$ -	\$ -	\$ -	\$ -
38 Site Gas (H)	\$ -	\$ 250,000	\$ 10,500	\$ -	\$ 260,500
39 Site Fuel Oil (H)	\$ -	\$ -	\$ -	\$ -	\$ -
40 Site Electrical (H)	\$ 580,000	\$ -	\$ 375,000	\$ -	\$ 955,000
41 Closed Drainage	\$ -	\$ -	\$ -	\$ -	\$ -
42 Open Drainage	\$ -	\$ -	\$ -	\$ -	\$ -
43 Catch Basins/Inlets	\$ -	\$ -	\$ -	\$ -	\$ -
44 Culverts	\$ -	\$ -	\$ -	\$ -	\$ -
45 Outfalls	\$ -	\$ -	\$ -	\$ -	\$ -
46 Infiltration Basins	\$ -	\$ -	\$ -	\$ -	\$ -
47 Retention Basins	\$ -	\$ -	\$ -	\$ -	\$ -
48 Wetponds	\$ -	\$ -	\$ -	\$ -	\$ -
49 Mfg. Storm Units	\$ -	\$ -	\$ -	\$ -	\$ -

Other Site Features

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
52 Pavement	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
53 Sidewalks	\$ 30,000	\$ 52,880	\$ -	\$ -	\$ 82,880
54 Playgrounds	\$ -	\$ -	\$ -	\$ -	\$ -
55 Athletic Fields	\$ -	\$ -	\$ -	\$ -	\$ -

Substructure

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
56 Foundation (S)	\$ -	\$ -	\$ -	\$ -	\$ -

Building Envelope

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
57 Structural Floor (S)	\$ -	\$ -	\$ -	\$ -	\$ -
58 Ext Walls/Cols (S)	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
59 Chimneys (S)	\$ -	\$ -	\$ -	\$ -	\$ -
60 Parapets (S)	\$ -	\$ -	\$ -	\$ -	\$ -

Elmsford Union Free School District

2014 Building Conditions Survey Details

	Building Name	Hamilton	Grady	Dixson	Dixson Annex	Districtwide
	SED Number	0001	0002	0004	0005	<u>Total Costs</u>
	Estimated Construction Costs	\$10,807,494	\$3,036,904	\$4,016,724	\$561,047	\$18,422,168
	Overall Rating	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	
61 Exterior Doors		\$ 42,000	\$ 10,800	\$ 28,000	\$ 12,600	\$ 93,400
62 Ext. Steps/Ramps (S)		\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
63 Fire Escapes (S)		\$ -	\$ -	\$ -	\$ -	\$ -
64 Windows		\$ 450,000	\$ -	\$ -	\$ -	\$ 450,000
65 Roof/Skylights (S)		\$ 925,500	\$ 110,000	\$ 355,500	\$ -	\$ 1,391,000
Interior Spaces						
		Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
66 Bearing/Fire Walls (S)		\$ -	\$ -	\$ -	\$ -	\$ -
67 Other Interior Walls		\$ 341,425	\$ 39,760	\$ 187,454	\$ 112,511	\$ 681,149
68 Carpet		\$ -	\$ -	\$ -	\$ -	\$ -
69 Resilient Tile		\$ 84,000	\$ 28,032	\$ 49,548	\$ 48,612	\$ 210,192
70 Hard Flooring		\$ -	\$ 1,440	\$ -	\$ -	\$ 1,440
71 Wood		\$ 85,848	\$ 69,840	\$ -	\$ -	\$ 155,688

Elmsford Union Free School District

2014 Building Conditions Survey Details

Building Name	Hamilton	Grady	Dixson	Dixson Annex	Districtwide
SED Number	0001	0002	0004	0005	<u>Total Costs</u>
Estimated Construction Costs	\$10,807,494	\$3,036,904	\$4,016,724	\$561,047	\$18,422,168
Overall Rating	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	

Interior Spaces (cont.)

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
72 Ceilings (H)	\$ -	\$ 17,055	\$ -	\$ -	\$ 17,055
73 Lockers	\$ -	\$ -	\$ -	\$ -	\$ -
74 Interior Doors	\$ 70,000	\$ 3,585	\$ 70,500	\$ 30,600	\$ 174,685
75 Interior Stairs (S)	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000
76 Elevators/Lifts (H)	\$ -	\$ -	\$ -	\$ -	\$ -
77 Int Electric Distribution (H)	\$ 327,000	\$ 165,000	\$ 160,000	\$ -	\$ 652,000
78 Lighting Fixtures	\$ 440,000	\$ 185,000	\$ 30,000	\$ -	\$ 655,000
79 Communications Systems (H)	\$ 290,000	\$ 150,000	\$ 45,000	\$ -	\$ 485,000
80 Swimming Pool	\$ -	\$ -	\$ -	\$ -	\$ -

Plumbing

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
81 Water Distribution (H)	\$ -	\$ -	\$ -	\$ -	\$ -
82 Plumbing Drainage(H)	\$ -	\$ -	\$ -	\$ -	\$ -
83 Hot Water Heaters(H)	\$ -	\$ -	\$ -	\$ -	\$ -
84 Plumbing Fixtures	\$ 7,200	\$ 5,000	\$ 35,000	\$ 30,000	\$ 77,200

HVAC Systems

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
85 HVAC Systems Type	\$ -	\$ -	\$ -	\$ -	\$ -
86 Heat Generating Systems (H)	\$ -	\$ -	\$ -	\$ -	\$ -
87 Heating Fuel/Energy Systems (H)	\$ 430,000	\$ 20,000	\$ 20,000	\$ -	\$ 470,000
88 Cooling/Air Cond Gen Systems	\$ -	\$ 256,000	\$ -	\$ -	\$ 256,000
89 Air Handling & Vent Equip (H)	\$ 1,708,000	\$ 350,000	\$ 166,000	\$ 72,000	\$ 2,296,000
90 Piped Heat/Cool Distrib Sys(H)	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
91 Ducted Heat/Cool Distrib Sys(H)	\$ -	\$ -	\$ -	\$ -	\$ -
92 HVAC Control Systems(H)	\$ 300,000	\$ 150,000	\$ 100,000	\$ -	\$ 550,000

Fire Safety Systems

	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
93 Fire Alarm Systems (H)	\$ 234,000	\$ -	\$ 45,000	\$ -	\$ 279,000
94 Smoke Detection Systems (H)	\$ -	\$ -	\$ -	\$ -	\$ -

Elmsford Union Free School District

2014 Building Conditions Survey Details

Building Name	Hamilton	Grady	Dixson	Dixson Annex	Districtwide
SED Number	0001	0002	0004	0005	<u>Total Costs</u>
Estimated Construction Costs	\$10,807,494	\$3,036,904	\$4,016,724	\$561,047	\$18,422,168
Overall Rating	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	
95 Fire Suppression Systems(H)	\$ -	\$ -	\$ -	\$ -	\$ -
96 Emergency/Exit Lighting (H)	\$ 90,000	\$ 40,000	\$ 50,000	\$ -	\$ 180,000
97 Emergency/Standby Power (H)	\$ -	\$ -	\$ -	\$ -	\$ -
Accessibility	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	<u>Total Costs</u>
98 Exterior Route (H)	\$ -	\$ -	\$ -	\$ -	\$ -
99 Interior Route, Access to Facilities (H)	\$ -	\$ -	\$ -	\$ -	\$ -
100 Accessibility	\$ -	\$ -	\$ 907,125	\$ 57,750	\$ 964,875
Total Direct Costs	\$ 6,729,973	\$ 1,904,392	\$ 2,634,627	\$ 364,073	\$ 11,633,064
Escalation (Preliminary)	\$ 1,179,860	\$ 336,534	\$ 313,547	\$ 15,923	\$ 1,845,865
Other Project Costs	\$ 2,897,661	\$ 795,977	\$ 1,068,550	\$ 181,051	\$ 4,943,239
Total	\$ 10,807,494	\$ 3,036,904	\$ 4,016,724	\$ 561,047	\$ 18,422,168

Elmsford Union Free School District Enrollment Projections and Capacity Analysis

Enrollment Projections & Capacity Analysis

As part of this Facilities Assessment for Elmsford a thorough review of enrollment projections and the capacity of each building to accommodate the core instructional programs was completed.

The District provided enrollment projections that were used in this report. The State Education Department recommends that the District plan facilities for grade levels as follows:

- K-6 – 5 year projections
- 7-12 – 10 year projections

It makes sense to actually plan for the highest projected population within these intervals assuming that the data does not show any dramatic spike or “bubble” in the projections.

Capacity calculations were completed for each of the District’s three buildings. The method used for this calculation sets a capacity for each core instructional area based on a minimum and maximum class size. Adjustments are made for the size of the room, the efficiency in filling the section (room fill ratio), and at the secondary level further adjustments for room use rates. This method combines aspects of New York State Education Department standards with the calculation method used for determining capacity utilized in the New York City School system.

The minimum and maximum capacity of each building and the target enrollments are shown in the chart below and graphically on the bar chart (attached).

	2014 Enrollment	Planning Target Enrollment	Min. Class Size Capacity	Max. Class Size Capacity
Dixson & Annex	170	182	147	187
Grady ES	433	433	382	459
Hamilton Jr/Sr HS	495	550	521	613

Elmsford UFSD Enrollment & Capacity



Elmsford Union Free School District Enrollment Projections and Capacity Analysis

The capacity calculation does not take into account the shortage of non-core instructional areas that exist in the Dixson building. These include special subject rooms including Art and Music, common areas such as physical education and cafeteria and especially support services such as adequate nurse's office, small group instruction areas and space for instructional specialists.

Design Options

With the target capacities and program of spaces that is needed now established, the next step will be to explore design options. The intent of this phase of the planning process is to identify a full range of options to both find a reasonable solution and to demonstrate that all viable alternatives have been faithfully explored. Below is a summary description of each of the five design options that will be explored during the next phase of the process. A table is provided for each indicating enrollment, grade levels and what action is to be undertaken at each building.

Option A

Option A maintains the distribution of grade levels and students as it currently exists in the District buildings. Building repairs and systems upgrades will be undertaken to maintain and improve the operability and sustainability of the school buildings.

Option A			
	Enrollment	Grade Levels	Description
Dixson	170	PK-1	Renovate
Annex		PK-1	Renovate
Grady	433	2-6	Repairs
MS/HS	495	7-12	Repairs
Dist. Office		MS/HS	Remain As-is

Elmsford Union Free School District
Enrollment Projections and Capacity Analysis

Option B

Option B moves the PK-1 grade levels to the Grady elementary School. An addition to Grady would be built to accommodate the new students and programs. The main Dixon Building would be renovated and converted to be the District Office Building. The Annex would be demolished or leased. And the District Offices at Hamilton will be renovated and converted to additional classrooms. Building repairs and systems upgrades will be undertaken to maintain and improve the operability and sustainability of the school buildings.

Option B			
	Enrollment	Grade Levels	Description
Dixon		Dist. Office	Renovate for D.O.
Annex		Demolish	Or lease to others
Grady	615	PK-6	Addition to Grady
MS/HS	550	7-12	Convert D.O. to class.

Option C

Option C moves the PK-1 grade levels to the Grady Elementary School and the sixth grade to Hamilton Junior/ Senior High School. An addition to Grady, lesser in scope than that for Option B, would be built to accommodate the new students and programs. The main Dixon Building would be renovated and converted to be the District Office Building. The Annex would be demolished or leased. And the District Offices at Hamilton will be renovated and converted to additional classrooms to accommodate the addition of the grade six level. Building repairs and systems upgrades will be undertaken to maintain and improve the operability and sustainability of the school buildings.

Elmsford Union Free School District
Enrollment Projections and Capacity Analysis

Option C			
	Enrollment	Grade Levels	Description
Dixson		Dist. Office	Renovate for D.O.
Annex		Demolish	Or lease to others
Grady	507	PK-5	Addition to Grady
MS/HS	644	6-12	Convert D.O. to class.

Option D

Option D maintains the distribution of grade levels and students as it currently exists in the District buildings. Building repairs and systems upgrades will be undertaken to maintain and improve the operability and sustainability of the school buildings. The two buildings at the Dixson Primary School will be connected by an addition that will include an elevator. Toilet facilities will be reconfigured to provide appropriate facilities for the students and staff and addition non-core education spaces will be provided to support the school program.

Option D			
	Enrollment	Grade Levels	Description
Dixson	182	PK-1	w/addition
Annex		PK-1	w/ addition
Grady	433	2-6	Repairs
MS/HS	550	7-12	Repairs
Dist. Office		MS/HS	Remain As-is

Elmsford Union Free School District
Enrollment Projections and Capacity Analysis

Option E

Option E maintains the distribution of grade levels and students as it currently exists in the District buildings. Building repairs and systems upgrades will be undertaken to maintain and improve the operability and sustainability of the Grady and Hamilton school buildings. The two buildings at the Dixon Primary School would be demolished. A new state-of-the-art Primary Education School will be constructed on the Dixon site.

Option E			
	Enrollment	Grade Levels	Description
Dixon		Demolish	convert to play area
Annex		Demolish	convert to play area
Grady	433	2-6	Repairs
MS/HS	550	7-12	Repairs
New Bldg.	182	PK-1	Dixon site
Dist. Office		MS/HS	Remain As-is

Elmsford Union Free School District
Project Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Total Cost	Cond	Priority	Build Year
0001	HAMIL	Basement	87	Replace Existing Duplex Fuel Oil Pumps with New Automatic Duplex Pumps.	1	\$32,976	U	3	2020
0001	HAMIL	Basement	87	Replace existing Fuel Oil Tank Monitoring System.	1	\$16,488	NF	2	2020
0001	HAMIL	Basement	87	Replace One Cast Iron Boiler.	1	\$659,523	S	3	2020
0001	HAMIL	All Floors	90	Chemical treatment and flushing of existing Heating Distribution Piping.	1	\$32,976	U	3	2020
0001	HAMIL	Basement	90	Replace all Traps.	1	\$49,464	U	3	2020
0001	HAMIL	Basement	89	New Combustion Air Intake Louver, Fan, Ductwork, Automatic Damper and Controls	1	\$13,190	U	3	2020
0001	HAMIL	Basement		New Automatic Boiler Water Chemical Treatment System.	1	\$24,732	U	4	2020
0001	HAMIL	All Floors	89	Remove existing unit ventilators and provide New High Efficiency energy recovery units with duct mounted steam coils, distribution ductwork and air outlets for the Classrooms, Cafeteria and Gym	1	\$2,802,974	U	3	2020
0001	HAMIL	Second Floor	89	Provide New Auditorium Outside Air Fan.	1	\$32,976	U	3	2020
0001	HAMIL	Roof	89	Provide New Roof Mounted Make-up Air Unit with Steam Coil for the Kitchen.	1	\$49,464	U	3	2020
0001	HAMIL	All Floors	92	Replace Pneumatic Controls with New DDC Automated Control System.	1	\$494,642	S	4	2020
0001	HAMIL	All Floors	84	Provide New Metered Faucets as required (Assume 14)	1	\$11,871	U	3	2020
0001	HAMIL	All Floors	40	Replace existing Main Electrical Service, main distribution, panelboards and feeders.	1	\$956,309	U	3	2020
0001	HAMIL	All Floors	77	1958 and 1963 portion of building provide insulation resistance testing on feeders.	1	\$24,732	U	3	2020
0001	HAMIL	All Floors	78	Provide additional building mounted site lights and pole mounted site lighting in parking lot.	1	\$725,476	U	4	2020
0001	HAMIL	All Floors	96	Provide additional wall packs as required and replace some exit lights. Add exterior	1	\$148,393	U	1	2020
0001	HAMIL	All Floors	77	Provide additional panelboards and receptacles dedicated for PC use in classrooms.	1	\$514,428	U	4	2020
0001	HAMIL	All Floors	79	Provide additional P.A. speakers located throughout corridors.	1	\$65,952	U	4	2020
0001	HAMIL	All Floors	93	Replace entire Fire Alarm System.	1	\$385,821	U	2	2020
0001	HAMIL	Roof	65	Replace Areas E, H, I, J, K, L, M, N, O and P	34020	\$1,296,516	S	3	2018
0001	HAMIL	Roof	65	Refurbish and paint cupola	1	\$53,355	S	3	2018
0001	HAMIL	Roof	65	Repair and repoint chimney on Area B	1	\$30,488	S	3	2018
0001	HAMIL	Roof	65	Install new cap flashings on Areas F and G	1	\$15,244	S	3	2018
0001	HAMIL	Roof	65	Install overflow scuppers on Areas B, F, and G	1	\$15,244	S	3	2018
0001	HAMIL	Bldg Data	79	Data infrastructure & closets	1	\$352,352	S	3	2016
0001	HAMIL	Site	52	Repave parking	1	\$112,753	U	3	2016
0001	HAMIL	Site	53	Replace concrete sidewalks	1	\$42,282	S	2	2016
0001	HAMIL	All Floors	74	Interior door replacements	10	\$35,235	S	2	2016
0001	HAMIL	All Floors	74	Interior door hardware replacements	30	\$63,423	S	2	2016
0001	HAMIL	All Floors	75	Replace interior stair treads and railings	1	\$63,423	S	3	2016
0001	HAMIL	All Floors	69	VAT flooring abatement and replacement	2400	\$118,390	S	3	2016
0001	HAMIL	Gym	71	Gymnasium wood floor refinishing	7154	\$120,995	S	3	2016
0001	HAMIL	Library	67	Library Renovation	1951	\$481,207	S	4	2016
0001	HAMIL	Exterior	58	Exterior masonry repairs	1	\$84,564	S	3	2016
0001	HAMIL	Exterior	61	Exterior door replacements	12	\$59,195	U	3	2016
0001	HAMIL	Exterior	62	Exterior stair and railing replacements	1	\$84,564	U	3	2016
0001	HAMIL	Exterior	64	Window replacements	1	\$634,234	U	4	2016
0001	HAMIL	Basement	36	Fire Service Backflow Preventer	1	\$101,640	S	1	2016
0002	GRADY	Basement	87	Replace existing pumps with new Automatic Duplex Fuel Oil Pumps with Control Panel.	1	\$32,976	U	3	2020
0002	GRADY	Roof	88	Replacement of (5) Roof Mounted HVAC Units.	1	\$395,714	U	3	2020

Elmsford Union Free School District
Project Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Total Cost	Cond	Priority	Build Year
0002	GRADY	Roof	88	Replacement of (2) Ductless Split AC Units.	1	\$18,137	U	3	2020
0002	GRADY	All Floors	88	Clean All Filters and Coils.	1	\$8,244	U	3	2020
0002	GRADY	Roof	89	Replace (3) Roof Mounted Corridor Exhaust Fans.	1	\$14,839	U	3	2020
0002	GRADY	Roof	89	Replace (1) Roof Mounted Kitchen Exhaust Fan.	1	\$13,190	U	3	2020
0002	GRADY	Roof	89	Provide a New Roof Mounted Make-up air system, ductwork, duct mounted steam coil.	1	\$140,149	U	3	2020
0002	GRADY	Ground/First Floor	89	Replace (24) Classroom Unit Ventilators in the Original Building.	1	\$395,714	U	3	2020
0002	GRADY	All Floors	92	Replace pneumatic controls with New DDC Automatic temperature Controls.	1	\$247,321	U	3	2020
0002	GRADY	Ground Floor	89	Provide Required Ventilation for Gas Meter Room.	1	\$13,190	U	3	2020
0002	GRADY	Site	38	Upgrade Gas Service to serve Boilers	1	\$412,202	U	4	2020
0002	GRADY	All Floors	84	Replace all non-metered faucets with Metered type (Assume 10 Faucets)	1	\$8,244	U	3	2020
0002	GRADY	All Floors	77	Replace existing Frank Adams Panelboards.	1	\$107,173	U	3	2020
0002	GRADY	All Floors	77	1963 portion of building provide insulation resistance testing on feeders.	1	\$24,732	U	3	2020
0002	GRADY	All Floors	78	Provide additional building mounted site lights and pole mounted site lighting in parking lot.	1	\$305,029	U	4	2020
0002	GRADY	All Floors	96	Provide additional wall packs as required. Add exterior emergency lights over each exterior	1	\$65,952	U	1	2020
0002	GRADY	All Floors	77	Provide additional panelboards and receptacles dedicated for PC use in classrooms.	1	\$140,149	U	4	2020
0002	GRADY	Roof	65	Paint and install new snow guards on metal roofs	1	\$114,331	S	3	2018
0002	GRADY	Roof	65	Repair the built-up roofs	1	\$38,110	S	3	2018
0002	GRADY	Roof	65	Install two new roof ladders	1	\$15,244	S	3	2018
0002	GRADY	Clsrms/ orig Bldg	69	Abate replace damaged VAT in patches < 10 SF	130	\$13,742	U	2	2016
0002	GRADY	Kit 210	69	Abate & replace entire VAT floor	831	\$25,767	U	2	2016
0002	GRADY	Clsrms/ orig Bldg	74	Replace knobbed latchsets w/ classroom function lever sets	21	\$3,700	S	2	2016
0002	GRADY	Clsrms/ orig Bldg	72	Misc Acoustic ceiling tile replacement	400	\$1,691	S	3	2016
0002	GRADY	Corr 240	72	Replace ACT ceiling frame & tiles	610	\$6,018	S	3	2016
0002	GRADY	Clsrms 115 & 111	72	Replace ACT ceiling frame & tiles	1655	\$16,328	S	3	2016
0002	GRADY	Clsrms 211 & 222	74	Replace polycarbonate sidelights w/ tempered safety glass	12	\$507	S	1	2016
0002	GRADY	211	67	Replace sink base cabinet	4	\$2,481	S	3	2016
0002	GRADY	Tlt Rms 113 & 121	67	Rebuild plumbing wall & remount fixtures - displaced horiz cracking	1	\$42,282	S	1	2016
0002	GRADY	Gym	67	rebuild acoustic CMU wall @ non-displaced vert cracking	64	\$11,275	S	2	2016
0002	GRADY	Gym	71	refinish maple gym flooring	5820	\$98,433	S	3	2016
0002	GRADY	Gym	74	re-align Gym interior door pair for proper closer operation	1	\$846	S	2	2016
0002	GRADY	Tlt Rms 129 & 237	70	Patch C.T. floor @ former urinal locations	2	\$2,030	S	3	2016
0002	GRADY	EXT Corr 110	53	reconstruct patio & retaining wall	1	\$70,470	S	1	2016
0002	GRADY	Sidewalks	53	Replace cracked & displaced sidewalks @ various locations	240	\$4,059	S	1	2016
0002	GRADY	Cafeteria 200	61	Replace exit door and side panel assembly	90	\$15,222	S	2	2016
0002	GRADY	Bldg Data	79	Data infrastructure & closets	1	\$211,411	S	2	2016
0004	DIXSON	Basement	87	Replace existing Simplex Pump with New Duplex Fuel Oil Pumps with Control Panel.	1	\$32,976	U	2	2020
0004	DIXSON	Basement	89	Provide New Combustion Air Intake Louver, Fan, Ductwork ,Automatic damper and Controls.	1	\$24,732	U	3	2020
0004	DIXSON	Roof	89	(South Building) Provide Two New Toilet Exhaust Fans.	1	\$16,488	U	3	2020
0004	DIXSON	First & Second Flrs	89	(South Building) Replace (8) Unit Ventilators in kind.	1	\$158,286	U	3	2020
0004	DIXSON	Roof	89	Replace (1) Toilet Exhaust Fans.	1	\$8,244	U	3	2020
0004	DIXSON	All Floors	92	Replace pneumatic controls with New DDC Automatic Temperature Controls.	1	\$164,881	U	3	2020
0004	DIXSON	Basement	89	Provide Power Ventilation for the Classroom and the old Cafeteria Area.	1	\$65,952	U	3	2020

Elmsford Union Free School District
Project Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Total Cost	Cond	Priority	Build Year
0004	DIXSON	Basement	38	(South Building) Remove capped off gas branch piping back into the gas Meter Room	1	\$4,122	U	2	2020
0004	DIXSON	Basement	38	(South Building) Install secondary containment pipe around gas pipe running through the	1	\$13,190	U	2	2020
0004	DIXSON	All Floors	40	Replace existing Main Electrical Service, main distribution, panelboards and feeders.	1	\$618,303	U	3	2020
0004	DIXSON	Roof Level	78	Remove existing exterior H.I.D lights and provide new dark sky compliant lights.	1	\$49,464	U	4	2020
0004	DIXSON	All Floors	96	Replace all interior emergency wall pack lights and add additional wall packs as required.	1	\$82,440	U	1	2020
0004	DIXSON	All Floors	77	Provide additional panelboards and receptacles dedicated for PC use in classrooms.	1	\$263,809	U	4	2020
0004	DIXSON	All Floors	79	Remove existing P.A. and Clock System and provide new P.A. system and wireless clock.	1	\$74,196	U	3	2020
0004	DIXSON	All Floors	93	Replace entire Fire Alarm System.	1	\$74,196	U	2	2020
0004	DIXSON	Roof	65	Replace all roofing	12220	\$465,709	S	3	2018
0004	DIXSON	Roof	65	Masonry repair allowance	1	\$53,355	S	3	2018
0004	DIXSON	Roof	65	Attic Insulation	1	\$22,866	S	3	2018
0004	DIXSON	First & Second Flrs	67	Renovate student toilet rooms - finishes	583	\$197,204	S	2	2016
0004	DIXSON	First & Second Flrs	84	Renovate student toilet rooms - fixtures	10	\$35,235	S	2	2016
0004	DIXSON	First & Second Flrs	67	Provide Staff Unisex Toilet room - finishes	45	\$22,832	S	2	2016
0004	DIXSON	First & Second Flrs	84	Provide Staff Unisex Toilet room - fixtures	4	\$14,094	S	2	2016
0004	DIXSON	Bsmt clsrms	69	Replace existing flooring	1296	\$10,706	S	3	2016
0004	DIXSON	1st Fl clsrms	69	Replace existing flooring	633	\$37,885	S	3	2016
0004	DIXSON	2nd Fl clsrms	69	Replace existing flooring	2240	\$6,850	S	3	2016
0004	DIXSON	Bsmt clsrms	67	Paint classroom walls & trim	3240	\$6,850	S	3	2016
0004	DIXSON	1st Fl clsrms	67	Paint classroom walls & trim	1585	\$3,351	S	3	2016
0004	DIXSON	2nd Fl clsrms	67	Paint classroom walls & trim	5600	\$11,839	S	3	2016
0004	DIXSON	Corridors	69	Replace existing flooring	2200	\$37,208	S	3	2016
0004	DIXSON	Corridors	67	Paint walls & trim	10464	\$22,122	S	3	2016
0004	DIXSON	all floors	74	Replace classroom doors	13	\$38,477	S	3	2016
0004	DIXSON	all floors	74	Replace secondary interior doors	24	\$60,886	S	3	2016
0004	DIXSON	all floors	61	Replace exterior doors	7	\$39,463	S	3	2016
0004	DIXSON	new corridors	100	Heavy renovation for bridge access corridors	375	\$145,345		2	2016
0004	DIXSON	connector bridge	100	Construction of new connector bridge for single elevator to serve both bldgs	2040	\$1,006,317		2	2016
0004	DIXSON	elevator	100	New 3 stop elevator	3	\$126,847		2	2016
0005	ANNEX	First & Second Flrs	89	(North Building) Replace (6) Unit Ventilators in kind.	1	\$101,477	U	1	2016
0005	ANNEX	First & Second Flrs	67	Renovate student toilet rooms - finishes	338	\$114,331	S	2	2016
0005	ANNEX	First & Second Flrs	84	Renovate student toilet rooms - fixtures	8	\$28,188	S	2	2016
0005	ANNEX	First & Second Flrs	67	Provide Staff Unisex Toilet room - finishes	45	\$22,832	S	2	2016
0005	ANNEX	First & Second Flrs	84	Provide Staff Unisex Toilet room - fixtures	4	\$14,094	S	3	2016
0005	ANNEX	1st Fl clsrms	69	Replace existing flooring	2030	\$34,333	S	3	2016
0005	ANNEX	2nd Fl clsrms	69	Replace existing flooring	2021	\$34,181	S	3	2016
0005	ANNEX	1st Fl clsrms	67	Paint classroom walls & trim	5075	\$10,729	S	3	2016
0005	ANNEX	2nd Fl clsrms	67	Paint classroom walls & trim	5052	\$10,680	S	3	2016
0005	ANNEX	Corridors	69	Replace existing flooring	508	\$17,759	S	3	2016
0005	ANNEX	Corridors	67	Paint walls & trim	2416	\$25,369	S	3	2016
0005	ANNEX	all floors	74	Replace classroom doors	6	\$17,759	S	3	2016
0005	ANNEX	all floors	74	Replace secondary interior doors	10	\$25,369	S	3	2016

Elmsford Union Free School District
Project Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Total Cost	Cond	Priority	Build Year
0005	ANNEX	all floors	61	Replace exterior doors	4	\$22,551	S	3	2016
0005	ANNEX	new corridors	100	Heavy renovation for bridge access corridors	210	\$81,393		2	2016