

Option 4 - Renovate Existing High School
HHS DR #4661

Date of Estimate

1/9/2025

Cost Estimates

Renovate Existing High School as-is		\$	56,387,000
Less New Electrical Service & Emergency Generator	Right Electric	\$	(738,210)
Less New Mezzanine	Fred L. Burns	\$	(232,500)
Less New Boilers	East West Mfr.	\$	(831,000)
Total		\$	54,585,290

Notes:

1. Existing building to be fully renovated as-is. No new additions or sitework.
2. Middle School (6-8) - No work.
3. South Buffalo Elementary (K-5) - No work.
4. Buffalo Elementary (K-5) - No work.
5. District Administration Office - No work.

Cost Estimates by Contract

General Construction	\$	24,647,000
HVAC Construction	\$	16,263,000
Plumbing Construction	\$	3,465,000
Electrical Construction	\$	10,644,000
Data/Cabling Technology	\$	1,229,000
Asbestos Removal	\$	139,000
	\$	56,387,000

The \$16 M HVAC cost estimate under the larger building renovation scope includes the following:

- Roof Top Units with roof mounted pre-insulated exterior grade ductwork (ThermaDuct)
- Decorative metal screen panels on the roof to hide the roof mounted ductwork.
- Additional structural steel to support the Roof Top Units.
- Smaller sized ductwork in the rooms along with air diffusers and air return grilles.
- Miscellaneous drywall and steel stud bulkheads to enclose the smaller ductwork in the rooms.
- The old classroom UVs and Fresh Air Intake louvers would need to be removed under this design option. The wall plaster, concrete block, and exterior brick at the UV Fresh Air Intakes would need to be patched.
- Demo of the hot water supply and hot water return lines that were associated with the existing UVs.
- As part of the larger building renovation work, this estimate also included replacing the exhaust fans in the restrooms, storage, rooms, and janitor custodial rooms, replacement of the exhaust hood in the kitchen, and replacement of the dust collector in the Wood Shop.

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Scope of Work

Freeport Area School District - Feasibility Study

HHS DR # 4661

Division 1 - General Requirements

- Bonds, Permits, Fees, and Insurances
- Field/Site Set-Up and Construction Trailers
- Project Management, Coordination, Supervision, and Field Engineering
- Safety and Protection
- Construction Aids, Equipment and Tools
- Temporary Facilities and Construction
- Temporary Protection, Controls, Fences and Barricades
- Temporary Heat and Ventilation
- Project Identification Sign
- Quality Control Inspections and Testing
- Progress and Final Cleaning
- Construction Waste Management and Disposal
- Contractor's Office Overhead allocated to construction
- Contractor's Profit

Division 2 - Existing Conditions

- Demo & removal as required to replace existing materials, equip. & systems with new.
- Salvage wood and metal industrial arts equipment.
- Remove existing asbestos containing materials.

Division 3 - Concrete

- Replace exterior deteriorated docks and steps.
- Repair cracks in existing interior concrete floors.
- Cut and patch existing concrete floors as required to install new under-slab piping and conduits.
- Cut and patch existing concrete block walls to install new piping, conduits and switches.
- Install water repellent sealers on new sidewalks, docks and stairs.

Division 4 - Masonry

- Replace broken, chipped and cracked exterior face brick.
- Repoint deteriorated brick mortar joints.
- Remove and replace deteriorated brick control and expansion joints.
- Replace deteriorated head joint sealant at exposed parapet wall stone copings.
- Replace deteriorated head joint sealant at limestone window sills.
- Remove mold and efflorescence from existing face brick.
- Clean existing limestone window sills and parapet wall stone copings.
- Install water repellent sealers on limestone window sills and stone copings.
- Repair and/or patch existing exterior aggregate panels above windows.
- Repair and/or replace broken and/or cracked interior concrete block.

Repair and/or replace broken and/or cracked interior glazed facing tile.
Repair and/or replace broken and/or cracked marble window stools.
Remove existing plastic laminate window stools and replace with marble stools.

Division 5 - Metals

Repair and/or replace any deteriorated roof decking due to roof leaks.
Replace deteriorated exterior metal handrails and guardrails.
Upgrade existing interior stair handrails & guardrails to meet current code.
Provide metal studs for new partitions to meet ADA compliant entrances & toilet rooms.
Provide metal studs for new security vestibules.
Provide steel angle edge at loading docks.
Repair and/or replace any deteriorated door and window lintels.
Provide additional site bollards.

Division 6 - Wood, Plastics, and Composites

Provide wood blocking in stud spaces behind wall hung equipment & casework.
Provide preservative treated wood blocking at roof edging.
Provide preservative treated wood curbs for roof top equipment to allow for thicker roof insulation.
Provide preservative treated wood lumber behind roof aluminum facias.
Provide framing lumber and plywood as required for temporary barricades
Provide anchor bolt assemblies at roof edge blocking.
Provide wood fasteners as required.
Provide wood adhesives as required.
Provide exterior gypsum sheathing behind Exterior Finish Insulation System.
Provide interior gypsum board on exterior wall studs above windows.
Remove and replace existing closet shelves and hanging rods.
Remove and replace existing locker room benches.
Provide veneer plywood panels and fillers for new wood casework.
Provide miscellaneous wood trim and millwork for new casework.
Provide miscellaneous wood trim and millwork for new acoustical wall panels.
Provide miscellaneous wood trim and millwork for new gym impact cushions.
Provide plastic laminate worksurface for new base cabinet casework.

Division 7 - Thermal & Moisture Protection

Provide rigid insulation for Exterior Finish Insulation System.
Provide sound attenuation batt insulation at new partitions.
Provide batt insulation in exterior wall studs above windows.
Remove and replace existing roof deck insulation to meet current energy code.
Repair and/or replace existing Exterior Finish Insulation System.
Provide air barrier membrane on exterior wall studs above windows.
Provide vapor barrier under new concrete floor slabs associated with concrete floor cutting and patching.
Remove and replace existing roof covering and provide new Elastomeric Membrane Roofing System.
Provide coverboard under new Elastomeric Membrane Roofing System.
Provide roof walkway pads and grease protection pads.

Provide new sheet metal flashing and trim as required for new roof membrane system.
Provide new roof pipe portals and flashing.
Provide new aluminum facias and copings.
Provide new through-wall supports at roof parapet walls.
Provide new roof expansion joint support and covers.
Provide new roof hatch with guardrail system.
Provide firestopping above ceilings to meet code requirements.
Remove and replace existing joint sealants and caulking.
Remove and replace existing expansion joint covers.
Remove and replace existing roof drains.

Division 8 - Openings

Remove and replace existing hollow metal doors and insulated metal doors.
Provide new metal door frames to accommodate any new partitions.
Remove and replace existing deteriorated exterior door frames.
Cut and patch existing interior metal door frames to accommodate new hardware.
Remove and replace existing aluminum storefronts and entrance doors and frames.
Remove and replace existing wood doors.
Remove and replace existing FRP doors and aluminum frames.
Remove and replace existing curtainwall at stairways.
Remove and replace existing aluminum windows and trims.
Remove and provide all new door hardware (hinges, locks, latches, cylinders, exit devices, removable mullions, door closers, push/pull plates, power supplies, transfers, position switches, gaskets, thresholds, protection plates, wall bumpers/stops, door/frame electrified harness, silencers, overhead stops, flush bolts, etc.

Provide new glazing for doors, frames, windows, and curtain walls (insulated and non-insulated glass, safety glass, fire protective and fire-rated glass, obscure glass, tinted glass, one-way glass, spandrel panels, insulated metal panels, etc.)

Remove and replace existing louvers and vents.

Division 9 - Finishes

Patch, repair and/or replace existing plaster wall and ceiling surfaces.
Patch, repair and/or replace existing gypsum wall board surfaces.
Provide new gypsum wall board at new partitions.
Provide tile backer board to receive new ceramic wall tile.
Remove and replace the existing ceramic wall tiles.
Remove and replace existing ceramic mosaic floor tile.
Remove and replace existing lay-in acoustic ceiling tiles and grid.
Remove and replace existing stage wood flooring and associated steps and handrails.
Remove and replace existing gym wood flooring.
Remove and replace rubber sport surface flooring in the Aux. Gym.
Remove and replace existing VCT and VAT flooring and rubber base.
Remove and replace existing rubber floor tiles, stair treads, and stair risers.
Remove and replace existing sheet vinyl floor coverings.

Remove and replace existing resilient marble terrazzo floor tiles.

Remove and replace existing carpeting.

Provide self-leveling cementitious underlayment under all new flooring surfaces.

Remove and replace existing concrete floor coatings.

Patch, repair, restore and clean existing terrazzo floors.

Remove and replace existing vinyl coated fabric wall coverings.

Provide vinyl wall graphics for high school branding.

Remove, replace or provide acoustic wall panels at gymnasiums, auditorium, and cafeteria.

Prep, paint or stain all existing painted or stained surfaces (i.e., interior exposed concrete floors, walls, select wood surfaces, select metal surfaces, plaster and drywall surfaces, concrete block surfaces, stage and gym wood floors, exposed roof decks and associated roof joists and trusses, exposed steel columns, lintels, handrails, guardrails, metal doors and frames, access panels, cabinet heaters, convectors, ceiling unit ventilators, fin tube radiation, louver, grilles, exposed metal ductwork, exposed sprinkler, plumbing, and HVAC piping, electrical panels and conduits, exposed gas piping, etc.

Division 10 - Specialties

Remove and replace existing fire extinguisher cabinets to meet current code requirements.

Remove and replace existing corner guards, wall guards, and wall bumpers.

Remove and replace existing dock bumpers.

Remove and replace existing corridor security gates.

Remove and replace visual display surfaces (i.e., dry marker boards, caulk boards, tack boards, etc.)

Remove and replace existing display cases.

Remove and replace existing room and directional interior signs to meet ADA requirements.

Remove and replace existing toilet compartments and urinal screens.

Remove and replace existing cubicle curtains and tracks.

Remove and replace existing operable wall partitions in the classrooms, auditorium, and gym.

Remove and replace existing student corridor lockers.

Remove and replace existing athletic lockers in the locker rooms.

Remove and replace existing locker room benches.

Division 11 - Equipment

Remove and replace existing food service equipment (i.e., Serving Counters, Portable Tray & Silverware Stands, Milk Cooler, Hot Food Cabinets, Soiled Dish Table, Dishwasher, Canopies, Clean Dish Table, Prep Tables, Work Tables, Mixers, Convection Ovens, Steamer, Kettle, Range, Receiving Table, Oven, Pot & Pan Racks, Scullery Sinks, Walk-In Cooler & Freezer, Shelving, Hand Sinks, Cashier Stands, Dish Carts, etc.

Remove and replace existing projection screens

Remove and replace existing stage curtains, rigging, equipment, platforms, and risers.

Remove and replace existing gymnasium equipment (i.e., basketball backstops and accessories, volleyball equipment, master controllers and impact cushions,

Division 12 - Furnishings

Remove and replace existing window blinds and shades.

Provide emergency eyewash and showers at science labs and tech educational rooms.
Preplace fume hoods in science labs.
Remove and replace existing Educational Casework.
Remove and replace existing Science Casework.
Remove and replace existing Technology Education Casework.
Remove and replace existing Family Consumer Science Casework.
Remove and replace existing Art Room Casework.
Remove and replace existing Music & Band Room Casework.
Remove and replace existing Library Casework.
Remove and replace existing Auditorium Seating.
Remove and replace existing Gym Telescoping Bleachers

Division 22 - Plumbing

Replace deteriorated domestic water valves.
Provide new piping hangers and supports as required.
Provide plumbing identification tags on equipment and piping.
Provide piping insulation as required.
Replace deteriorated interior domestic hot and cold water distribution piping.
Replace deteriorated interior natural gas distribution piping.
Replace deteriorated water service piping and equipment.
Replace deteriorated natural gas service piping.
Replace deteriorated interior sanitary and vent drainage piping.
Extend existing roof vent piping to accommodate thicker roof insulation.
Replace deteriorated sanitary drainage piping.
Replace deteriorated storm drainage piping.
Replace acid drainage system including acid neutralizing tank.
Replace deteriorated plumbing pumps
Replace sump pumps and pump basins.
Replace domestic hot water heating equipment.
Replace existing plumbing fixtures and trims (i.e., electric water coolers, hose bibs, lavatories, mop basins, drop-in stainless steel sinks, urinals, water closets, wall hydrants, etc.

Division 23 - HVAC

Replace deteriorated HVAC piping as required.
Replace deteriorated HVAC valves.
Provide HVAC pipe hangers and supports as required.
Provide HVAC identification tags on equipment and piping.
Provide HVAC testing and balancing with Commissioning Agent.
Provide new piping insulation.
Provide new HVAC Automatic Temperature Control System.
Provide new sequence of operation for the HVAC controls.
Provide new variable frequency drives.
Provide new HVAC pumps and accessories.
Provide new closed loop water treatment system.

Provide glycol piping treatment.
Provide new interior ductwork and accessories as required.
Provide new exterior ductwork and accessories as required.
Provide new fabric air dispersion system in the gym.
Provide new supply and exhaust fans.
Provide new roof mounted equipment and accessories.
Provide new variable and constant volume boxes.
Provide new air outlets and inlets.
Provide new benchtop extractor arms in tech ed labs.
Provide new kitchen hoods.
Provide new water chillers.
Provide new modular air handling units.
Provide new roof mounted air handling units.
Provide new dehumidification equipment.
Provide new UV-C lights
Provide new indoor wall-mounted ductless AC units.
Provide new in-ceiling AC / Heat Pump units.
Provide other terminal heating-cooling units.
Provide mechanical system coordination with Commissioning Agent.
Provide structural steel framing for roof-mounted HVAC equipment.

Division 26 - Electrical

Provide electrical wiring and connections to new HVAC, plumbing & food service equipment.
Provide electrical testing as required.
Provide new low voltage electrical power conductors and cables.
Provide new grounding and bonding for electrical systems.
Provide new hangers and supports for electrical systems.
Provide new raceways and boxes for electrical systems.
Provide identification tags for electrical systems.
Provide short circuit, component protection, flash hazard and selective coordination study.
Provide new distributed digital lighting control system.
Provide new tunable white controls for special ed rooms.
Provide new dry-type distribution transformers (1500 KVA and below).
Provide new low-voltage switchboards.
Provide new panelboards.
Provide new multi-outlet assemblies.
Provide new wiring devices.
Provide new surge protection devices.
Provide new solid state lighting.
Provide new theatrical lighting.
Provide new local sound and AV systems.

Division 27 - Communications

Provide new communication system racks.

Provide new communication system patch panels.
Provide new communication system cable management and ladder racks.
Provide new communication system grounding and bonding.
Provide new communication system copper backbone cabling.
Provide new communication system copper cable terminations.
Provide new communication system optical fiber backbone cabling.
Provide new communication system optical fiber splicing and terminations.
Provide new communication system optical fiber cabling testing, identification and administration.
Provide new communication system copper horizontal cabling.
Provide new communication system copper horizontal cabling testing.
Provide new communication system faceplates and connectors.
Provide new communication system

Division 28 - Electronic Safety and Security

Provide new fire alarm system.
Provide new intercom and clock system.
Provide new security camera system.
Provide new card access system.

Division 33 - Utilities

Replace existing clay tile storm water piping.