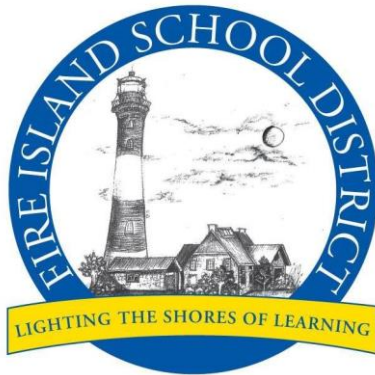




CAMPBELL CASSETTA ARCHITECTS PC

FIRE ISLAND UNION FREE SCHOOL DISTRICT



WOODHULL SCHOOL



5 YEAR CAPITAL PLAN

January 5, 2024

**FIRE ISLAND
Union Free School District
5 Year Capital Plan**

January 5, 2024



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FIRE ISLAND Union Free School District 5 Year Capital Plan

January 5, 2024



Introduction

The Fire Island Union Free School District has undertaken a periodic review of their buildings and facilities. This plan summarizes the current state of the Woodhull School and Maintenance Garage facilities and prioritizes the work necessary to maintain both facilities in good order and working condition.

The District has charged the architectural firm of Campbell Cassetta Architects PC with the preparation of the study of proposed work to be considered for capital improvements.

Projects pertaining to each facility are broken down into various disciplines, and summarized as follows:

1. CODE CONFORMANCE, HEALTH AND SAFETY
Work to correct a condition that poses a potential threat to the health/safety, threatens permanent damage, may produce failure of a system, interferes with the educational programs or work that will save a significant amount of energy, allow for handicapped accessibility or comply with current code requirements.
2. CAPITAL ASSETS PRESERVATION
Renovations that should be undertaken in order to maintain the integrity of the building envelope or building system but may not be critical nor do they pose a significant threat to the building, staff or students.
3. BUILDING/ PROGRAMMATIC ENHANCEMENTS
Renovations to enhance and/or upgrade the facilities and/or the current or contemplated program. Postponement does not significantly affect current programs but may affect programs scheduled for implementation if delayed.

Note that inclusion of a particular project under any of the three categories does not necessarily imply its priority or its importance for completion. Refer to the Facility Estimated Expenses Form for prioritization of particular projects.

Also note that some of the listed projects may recommend phasing of the work. This recommendation may be based upon need, expense, or disruption to the educational process, depending on the type of project involved. If phasing is considered, note that the budgeted amount will increase due to inflation and the loss of economy of scale.

Each of the proposed projects will be filed with the State Education Department as required by the Commissioner of Education as Capital Projects. Work which is considered to be "repairs", "maintenance" or which have a short life cycle do not qualify for State Aid and have not been included in this study.

All budgets are construction cost estimates based on work to be performed by outside contractors, paying prevailing wage rates, and providing State Education required Performance and Labor/Material Payment Bonds. Budgets include a 10% factor for District incidental expenses and Professional fees and a 10% contingency for planning revisions.

All projects are estimated based upon the **Bidding and Construction Phase** of the **First Year** projects taking place in the beginning of the 2024 calendar year.

In an attempt to adjust for inflationary costs, contingencies for projects to occur during years 2 through 5 should have an inflationary rate of 5% escalation per year added to the overall project estimate.

FIRE ISLAND Union Free School District 5 Year Capital Plan



January 5, 2024

Executive Summary

The Fire Island Union Free School District's Five-Year Capital Plan was developed in conjunction with the District's comprehensive long-range plan, which considers educational philosophy, present and projected pupil enrollments and space use in district facilities. This report was prepared through the collaborative efforts of district personnel and the professional services provided by Campbell Cassetta Architects PC.

This Executive Summary is a concise description of the district's facilities and is intended as a tool to manage capital needs and an aid in preserving capital assets. It identifies the current condition of each of the District's facilities and summarizes their condition. Prioritization, detail and cost estimates of the identified work are listed in subsequent sections of this document. It is intended that the District will maintain and update the plan on an annual basis to reflect work completed, work in progress and future work, based on changing conditions and needs.

In compliance with the New York State Education Department Commissioners Regulations Parts 155.1 and 155.3, the School District has commissioned the preparation of this Five-Year Plan. It is consistent with the Regional Five-Year Special Education Space Requirements Plan required by Commissioner's Regulation 200.2(g).

The Five-Year Plan Team:

Various individuals including district personnel and outside consultants contributed to the preparation of the Five-Year Plan.

District Personnel:

- Travis Davey., Superintendent of Schools
- Jacqueline Lizza, Assistant Superintendent for Business and Operations
- Bruce Kurka, Head of Maintenance

Consultants:

Campbell Cassetta Architects PC

- Ralph Cassetta, AIA, President
- Robert W. Browne, AIA, Design Associate
- Joseph Catropa, AIA, Senior Associate

Emtec Consulting Engineers (Mechanical, Electrical, Plumbing)

- Andrew R. Solano, PE, Partner
- Andrew Saggese, PE, Partner

TDM Consulting Engineers, PC (Structural)

- Thomas Mirabile, PE
- John Ree, Project Engineer

Resources:

Several of the items identified in the Five-Year Capital Facilities Plan were previously identified in prior surveys. They and the following additional resources were utilized in preparing this document:

- Five-Year Capital Plan

FIRE ISLAND

Union Free School District

5 Year Capital Plan



January 5, 2024

-
- Building Condition Survey Reports
 - Annual Visual Inspection Reports
 - AHERA Plan
 - Utility Usage
 - NYSED Regulations and Guidance Documents

District Facilities:

The Fire Island Union Free School District is located on Fire Island, in the Town of Islip, just west of Ocean Beach. The District operates two buildings which serve 35 (approximate) elementary school students. The district's facilities are dated but well maintained. Due to the long history and close proximity to the ocean and the Great South Bay, the infrastructure requires various levels of attention. A list and description of the district's facilities are as follows:

- **Woodhull School:**

Located on Surf Road, the Woodhull School was originally constructed in 1954. Woodhull is a 14,035 square foot single story masonry elementary school building serving grades Pre-K, K, 1, 2, 3, 4, 5 & 6. The combined gross area of all general-purpose classrooms is 5,318 square feet. Additionally, the building contains a two-station Gymnasium (which also serves as the Auditorium), a Library, computer lab, and a Multi-Purpose Room. The facility does not contain a formal Cafeteria or Kitchen. Woodhull also houses the district administration offices.

- **Maintenance Garage:**

The Maintenance Garage is situated on the same site as Woodhull School and is utilized to perform minor maintenance tasks and bus service and repairs.

Philosophy and Goals:

The District is philosophically committed to providing suitable and adequate facilities to accommodate the educational programs of the district and support an environment conducive to teaching and learning. Further committed to the on-going maintenance and improvement of its facilities to assure a clean and safe environment that provides for the health and safety of occupants, the district's mission is to "provide facilities for students and staff that foster the achievement of educational objectives and meet the highest standards for cleanliness, comfort and safety, while maintaining expenditures at cost-effective, fiscally prudent levels".

This is evidenced in their strategic and ongoing annual preventive maintenance plan which has allowed the district to keep its buildings up to date, to correct deficiencies and to address ADA (American with Disabilities Act) compliance issues. The district has been consistent in its efforts to define needed projects, propose steps for correction, develop timelines and allocate resources to fund the required work.

To continue with its goal, it is necessary for the district to carefully plan its projects, re-prioritizing them as required and allocating the funding sources necessary to achieve this goal in the most fiscally responsible manner. The planning goals contained within the five-year plan focus on the most essential planning needs for the district.

These areas include:

- Infrastructure
- American with Disabilities Act (ADA)
- Building Security and Safety
- NYSED Facilities Planning Standards
- State energy and Building Code Standards
- Renovation Work
- Site Work

FIRE ISLAND Union Free School District 5 Year Capital Plan



January 5, 2024

To achieve and maintain this long-term objective, the District's intent is to:

- Continue to annually collect, coordinate, analyze, prioritize and re-prioritize facility infrastructure and building program needs on a building by building and district-wide basis.
- Focus on resolving health and safety issues as the top priority to ensure that all school facilities are properly maintained and provide suitable educational settings.
- Continue to utilize a systematic approach to establishing the capital needs and prioritization of those needs in the form of a Five-Year Capital Facilities Plan.
- Preserve its capital assets by utilizing this Plan as a tool to determine the most fiscally responsible means for achieving the District's goals.

The District's decision-making process for prioritizing and amending its capital needs annually will be guided by its desire to be responsive to the following criteria:

- The elimination of all unsatisfactory health and safety items as its top propriety.
- Replacement of deteriorated and outdated infrastructure.
- Addressing programmatic requirements and changes.
- Maximize the potential for energy savings.
- Ensure the safety of students by implementing state of the art security and safety measures and systems.

TOTAL FIVE YEAR ESTIMATED PROJECTED COSTS

- **Woodhull School Building & Maintenance Garage**
Fire Alarm system upgrades
Provide surge protection at existing main electrical panels.
Exterior door replacement and hardware security upgrades
New Lighting Control system
Interior door replacement and hardware upgrades
Phone / PA system upgrades
- **Woodhull School Building**
BMS system expansion – perimeter radiation controls
Boiler plant upgrades – boilers & pumps replacement
Library unit ventilators replacement
Replace & relocate RPZ currently located in crawl space.
Window replacement
Classroom lighting & ceiling replacement
Classroom casework replacements
Repair masonry wall cracks
Misc. Roofing Repairs
Steel lintel Repair and / or replacement at Gymnasium addition
- **Woodhull Maintenance Garage**
Replace electric unit heaters

YEAR		WOODHULL ES	MAINT. GARAGE	TOTALS
1	2024-2025	\$ 787,500.	\$ 77,500.	\$ 865,000.
2	2025-2026	\$ 720,000.	\$ 90,000.	\$ 810,000.
3	2026-2027	\$ 960,000.	\$ 75,000.	\$ 1,035,000.
4	2027-2028	\$ 405,000.	\$ 0.	\$ 405,000.
5	2028-2029	\$ 115,000.	\$ 0.	\$ 115,000.
TOTALS		\$ 2,987,500.	\$ 242,500.	\$ 3,230,000.

Facility Estimated Expenses Form

Date

District or Board Name: FIRE ISLAND UNION FREE SCHOOL DISTRICT

Facility Name: WOODHULL SCHOOL

SED Number: 58-05-14-02-0-001

				New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
Year 1	Priority	BCS #	Item Description									Cost
	1	##	EXTERIOR DOOR REPLACEMENT								X	\$175,000
	1	##	SERVICE EQUIPMENT REPAIRS								X	\$7,500
	1	##	ELECTRICAL SURGE PROTECTION								X	\$15,000
	1	##	LINTEL REPAIRS / REPLACEMENT								X	\$45,000
	2	##	ROOFING REPAIRS								X	\$75,000
	2	##	WINDOW REPLACEMENT - PHASE 1								X	\$200,000
	2	##	WINDOW REPLACEMENT - PHASE 2								X	\$235,000
	2	##	MASONRY REPAIRS								X	\$35,000
Priority Total												\$787,500
Year 2	Priority	BCS #	Item Description									Cost
	1	##	FIRE ALARM UPGRADES								X	\$85,000
	1	##	EXTERIOR LIGHTING & SECURITY								X	\$75,000
	2	##	CLASSROOM CEILINGS & LIGHTING								X	\$150,000
	2	##	LIGHTING CONTROL SYSTEM								X	\$60,000
	1	##	INTERIOR DOOR REPLACEMENT								X	\$150,000
	3	##	PHONE / PA SYSTEM UPGRADE								X	\$70,000
	3	##	RPZ REPLACEMENT & RELOCATE								X	\$130,000
Priority Total												\$720,000
Year 3	Priority	BCS #	Item Description									Cost
	2	##	BOILER PLANT REPLACEMENT								X	\$750,000
	3	##	UPGRADE BMS SYSTEM								X	\$210,000
Priority Total												\$960,000
Year 4	Priority	BCS #	Item Description									Cost
	3	##	LIBRARY UNIT VENTILATORS								X	\$225,000
	3	##	GYM UNIT HEATERS								X	\$180,000
Priority Total												\$405,000
Year 5	Priority	BCS #	Item Description									Cost
	3	##	CLASSROOM CASEWORK								X	\$115,000
Priority Total												\$115,000
Facility Total												\$2,987,500

Facility Estimated Expenses Form

Date

District or Board Name: FIRE ISLAND UNION FREE SCHOOL DISTRICT

Facility Name: Woodhull School Maintenance Garage

SED Number: 58-05-14-02-x-xxx

				New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
Year 1	Priority	BCS #	Item Description									Cost
	1	##	EXTERIOR DOOR REPLACEMENT								X	\$60,000
	1	##	EYE WASH STATION								X	\$5,000
	1	##	ELECTRICAL SURGE PROTECTION								X	\$10,000
	1	##	SERVICE EQUIPMENT REPAIRS								X	\$2,500
Priority Total												\$77,500
Year 2	Priority	BCS #	Item Description									Cost
	1	##	FIRE ALARM UPGRADES								X	\$15,000
	1	##	EXTERIOR LIGHTING & SECURITY								X	\$25,000
	2	##	NEW LED LIGHTING FIXTURES								X	\$35,000
	2	##	LIGHTING CONTROL SYSTEM								X	\$15,000
Priority Total												\$90,000
Year 3	Priority	BCS #	Item Description									Cost
	2	##	UNIT HEATERS REPLACEMENT								X	\$75,000
Priority Total												\$75,000
Year 4	Priority	BCS #	Item Description									Cost
Priority Total												\$0
Year 5	Priority	BCS #	Item Description									Cost
Priority Total												\$0
Facility Total												\$242,500

District Estimated Expenses Summary Form

Date

FIRE ISLAND UNION FREE SCHOOL DISTRICT 5 YEAR CAPITAL PLAN SUMMARY

Year 1		Costs
SED #58-05-14-02-0-001	WOODHULL SCHOOL	\$787,500
SED #58-05-14-02-X-XXX	WOODHULL SCHOOL MAINTENANCE GARAGE	\$77,500
Year Total		\$865,000
Year 2		Costs
SED #58-05-14-02-0-001	WOODHULL SCHOOL	\$720,000
SED #58-05-14-02-X-XXX	WOODHULL SCHOOL MAINTENANCE GARAGE	\$90,000
Year Total		\$810,000
Year 3		Costs
SED #58-05-14-02-0-001	WOODHULL SCHOOL	\$960,000
SED #58-05-14-02-X-XXX	WOODHULL SCHOOL MAINTENANCE GARAGE	\$75,000
Year Total		\$1,035,000
Year 4		Costs
SED #58-05-14-02-0-001	WOODHULL SCHOOL	\$405,000
SED #58-05-14-02-X-XXX	WOODHULL SCHOOL MAINTENANCE GARAGE	\$0
Year Total		\$405,000
Year 5		Costs
SED #58-05-14-02-0-001	WOODHULL SCHOOL	\$115,000
SED #58-05-14-02-X-XXX	WOODHULL SCHOOL MAINTENANCE GARAGE	\$0
Year Total		\$115,000
<u>District Total</u>		\$3,230,000

Woodhull School

BUILDING INVENTORY FORM

Building Name Woodhull School

Bed Codes Number 58-05-14-02-0-001

Address Surf Road, Fire Island, NY 11770

Use Educational Facility, Grades Pre-K, K, 1,2,3,4,5 & 6 **Current enrollment** 35

Total square footage 14,035 sq. ft.

Ownership: Owned Operated Leased
(SELECT ONE)

Building Condition Survey Rating: Excellent Good Satisfactory Unsatisfactory
(SELECT ONE)

Building Age:

	Construction Year	Square Footage
Original Building	<u>1954</u>	<u>6,750</u>
Addition #1	<u>1975</u>	<u>4,488</u>
Addition #2	<u>1975</u>	<u>2,141</u>
Addition #3	<u>1991</u>	<u>656</u>
Addition #4	<u> </u>	<u> </u>
Addition #5	<u> </u>	<u> </u>
Addition #6	<u> </u>	<u> </u>

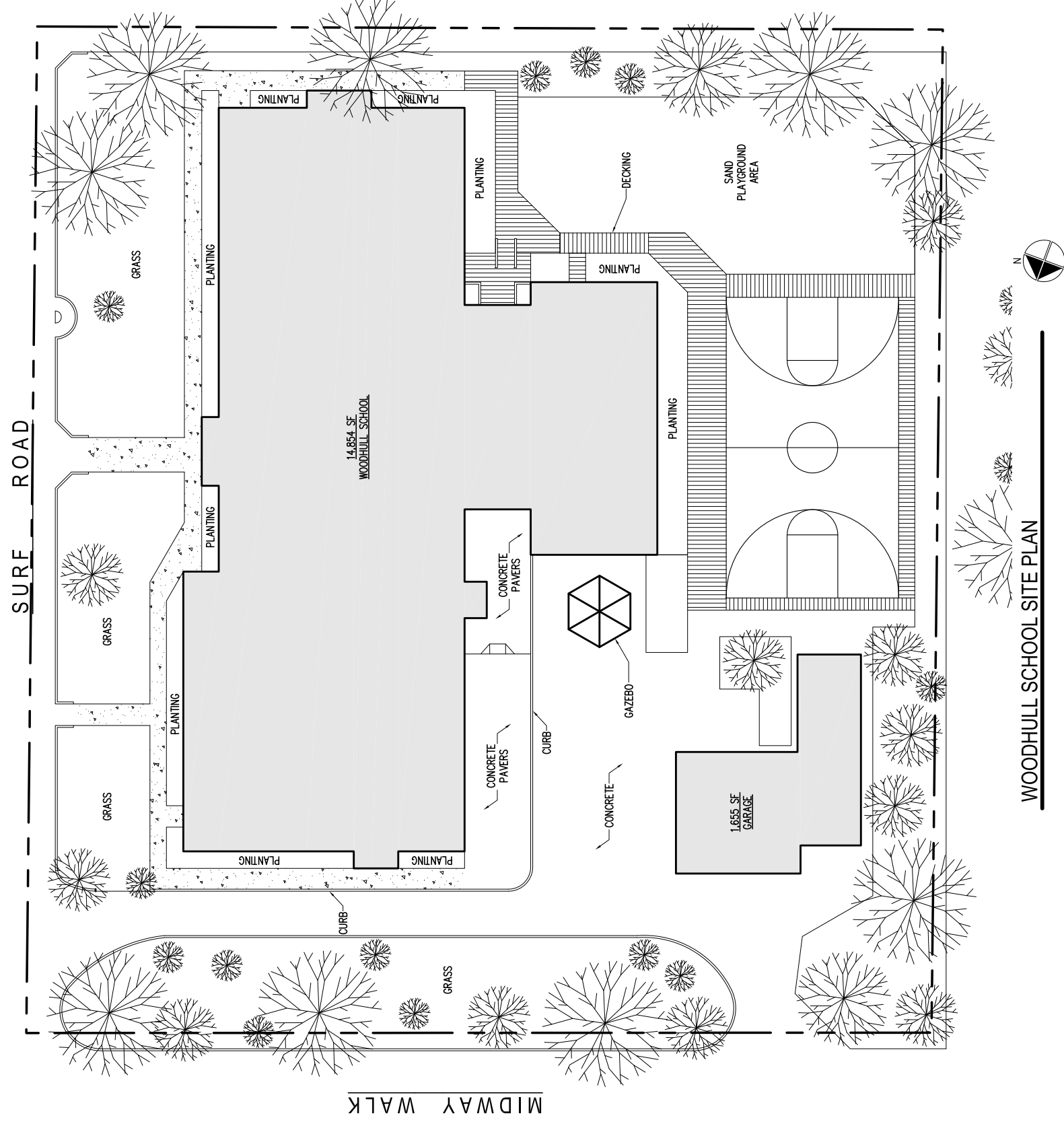
Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane
(SELECT ONE)

Energy Consumption: Electric – kWh / Gas –

Probable Useful Life of Building: 30 years **Estimated Replacement Value** \$11,100,000

Building Facility Report Card Attached: Y N
(SELECT ONE)

Woodhull School



BUILDING FOOTPRINT = 14,854

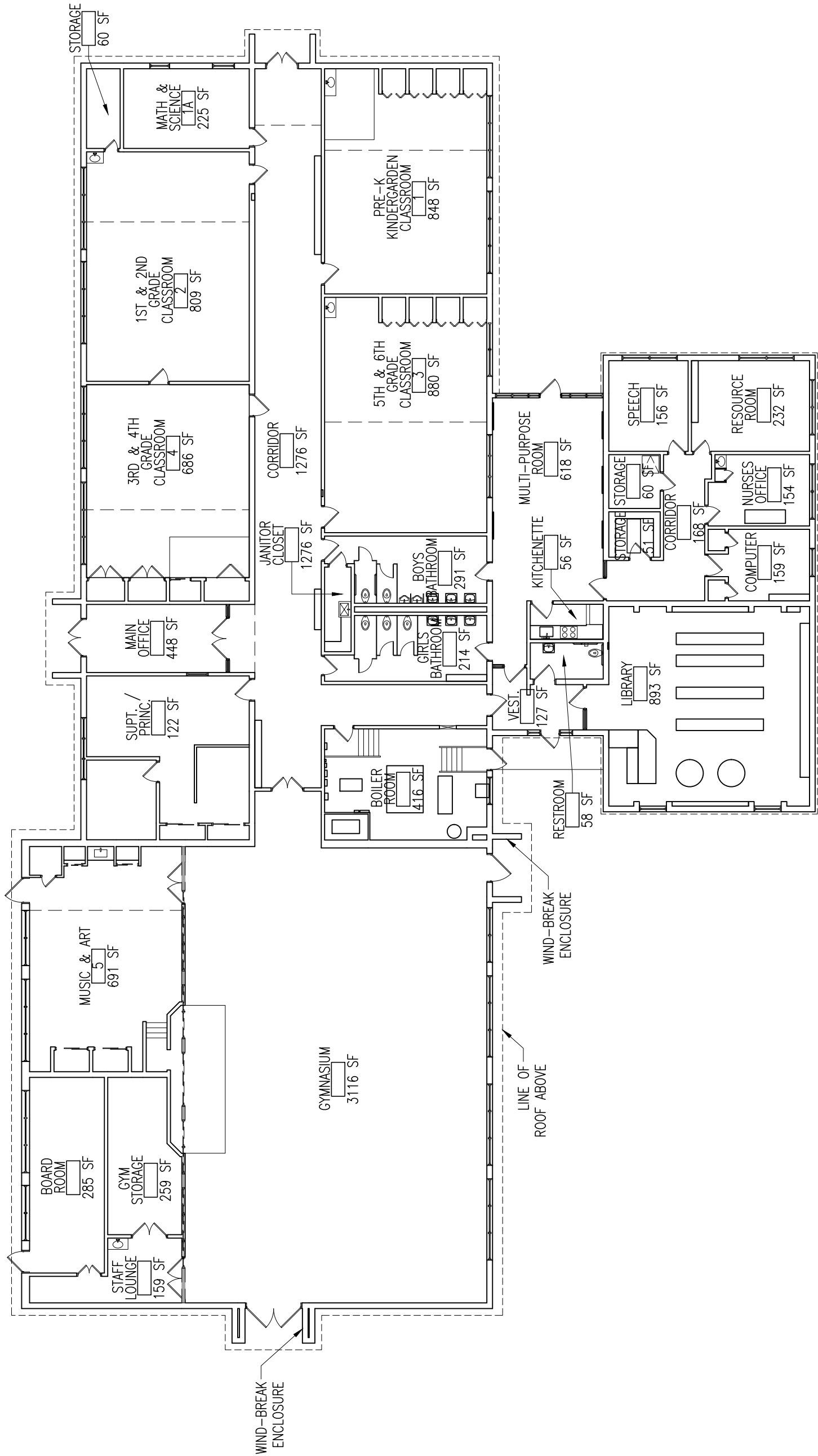
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FIRE ISLAND SCHOOL DISTRICT



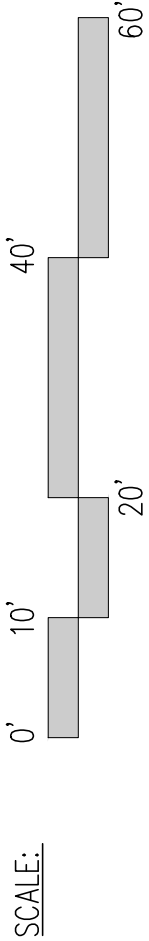
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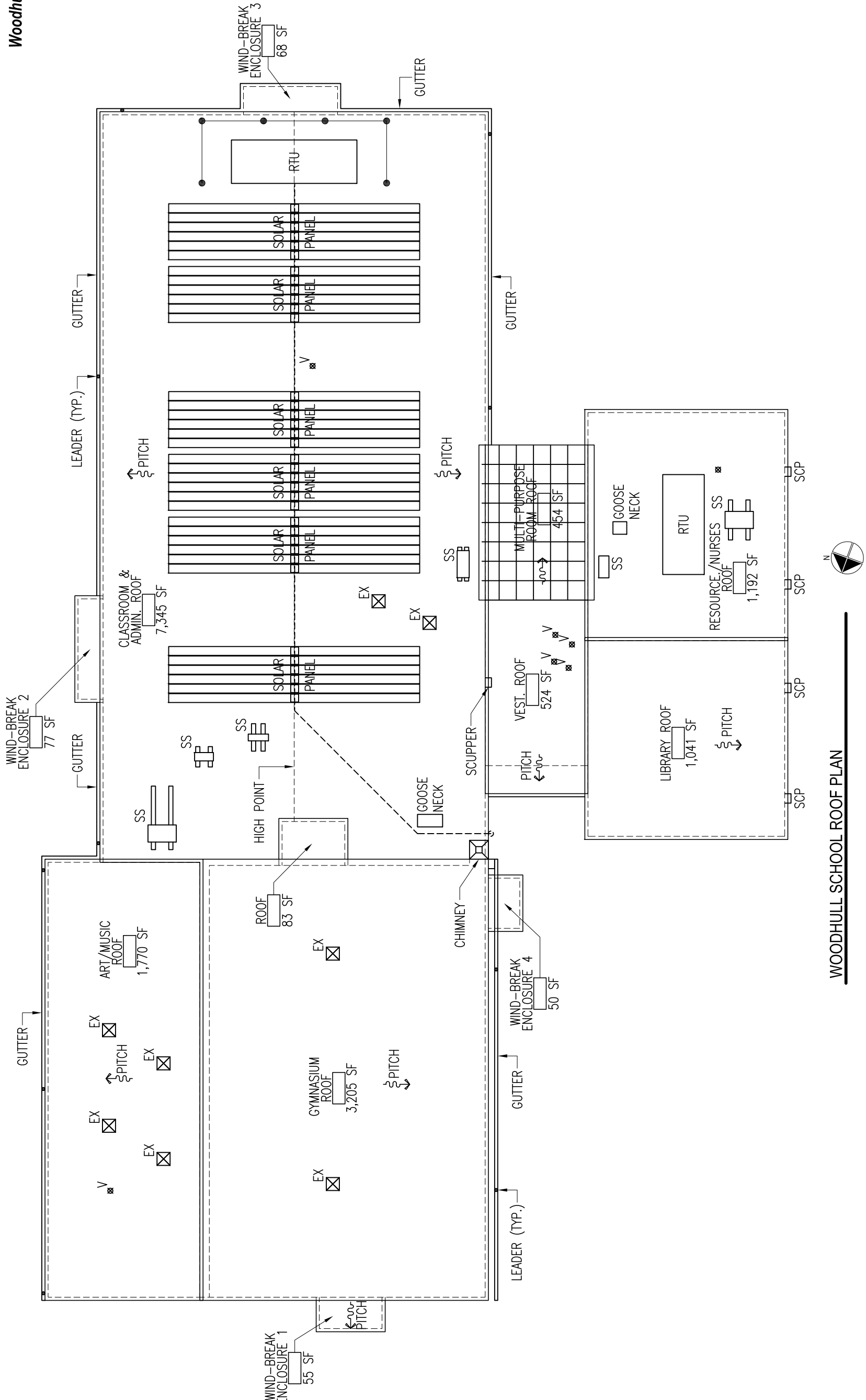


WOODHULL SCHOOL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



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WOODHULL SCHOOL ROOF PLAN

WOODHULL SCHOOL

Constructed 1954

Additions 1975, 1991

CATEGORY 1: CODE CONFORMANCE, HEALTH, SAFETY & SECURITY

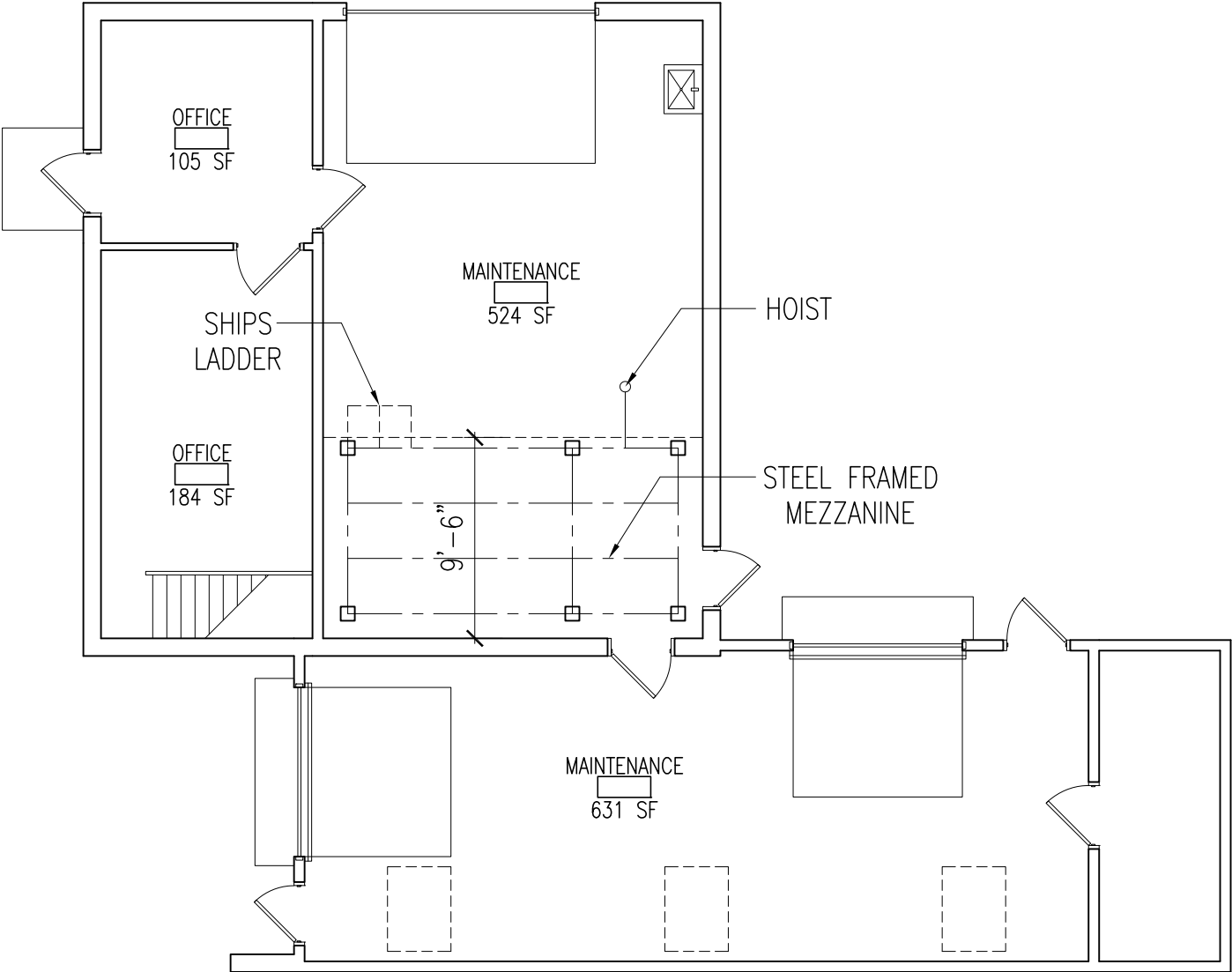
BCS#	TRADE	DESCRIPTION OF WORK	YEAR	PRIORITY	COST ESTIMATE
	GC	<u>SECURITY - REPLACEMENT OF EXTERIOR DOORS, FRAMES AND HARDWARE</u> Replace (6) doors and (3) pairs of doors with upgraded security system hard wired Key-less entry electronic hardware with immediate emergency lock down capabilities.	2024-25	HIGH	\$ 175,000
	GC	<u>SECURITY - REPLACEMENT OF INTERIOR DOORS AND HARDWARE</u> Replace (12) doors and (2) pairs of doors upgraded security system with hard wired electronic hardware with immediate emergency lock down capabilities. Modify existing frames as required to adapt to application.	2025-26	HIGH	\$ 150,000
	EL	<u>FIRE ALARM SYSTEM UPGRADES</u> Provide new circuitry to existing system to eliminate old sub-system components. Provide additional smoke / CO detection and notification devices to upgrade system to meet current code requirements.	2025-26	HIGH	\$ 85,000
	EL	<u>EXTERIOR LIGHTING & SECURITY UPGRADES</u> Replace exterior building mounted security light fixtures with new LED fixtures and photocells. Add video cameras for increased building entrance security.	2025-26	HIGH	\$ 75,000
	EL	<u>MAIN ELECTRICAL PANEL - SURGE PROTECTION</u> Provide surge protection at existing main electrical panels	2024-25	HIGH	\$ 15,000
	GC	<u>REPLACE STEEL LINTEL</u> Remove and replace deteriorating steel lintel above north gymnasium doors with galvanized steel lintel. Remaining steel lintels above windows and exterior doors shall be cleaned and painted to prevent further deterioration. The steel lintel between the MPR and mechanical room at bearing points shall be packed solid with grout.	2024-25	HIGH	\$ 45,000
	EL	<u>ELECTRICAL SERVICE EQUIPMENT</u> Clean and provide weatherproof coating to oxidized exterior raceway	2024-25	HIGH	\$ 7,500
CATEGORY 1 TOTAL:					\$ 552,500

CATEGORY 2: CAPITAL ASSETS PRESERVATION

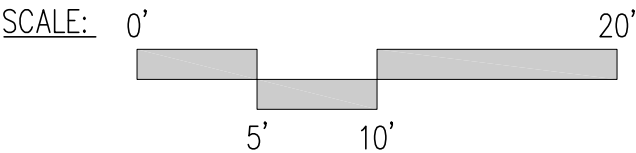
BCS#	TRADE	DESCRIPTION OF WORK	YEAR	PRIORITY	COST ESTIMATE
	GC	<u>WINDOW REPLACEMENT - ORIGINAL BUILDING</u> Replace existing (11) sections of operable windows and panels with new aluminum and glass thermally protected window system with improved insulation capabilities totalling approximately 600 sq.ft. of glazing.	2024-25	HIGH	\$ 200,000
	GC	<u>WINDOW REPLACEMENT - 1975 ADDITIONS</u> Replace existing (15) sections of operable windows and panels with new aluminum and glass thermally protected window system with improved insulation capabilities totalling approximately 700 sq.ft. of glazing.	2024-25	HIGH	\$ 235,000
	HVAC, PL	<u>BOILER PLANT UPGRADES</u> Replace existing boiler plant with (3) new oil fired energy efficient condensing type boilers. Replace existing pumps, breeching and expansion tank. Provide new controls to be tied into existing BMS system.	2026-27	MID	\$ 750,000
	GC, EL	<u>CLASSROOM CEILING & LIGHTING REPLACEMENT</u> Replace existing ceilings and fluorescent lamp fixtures in classrooms with new acoustic suspended ceilings and energy efficient LED lighting fixtures. Demolition and replacement of approximately 3,500 sq. ft. of suspended acoustical ceilings. Remove and reinstall existing ceiling mounted mechanical and FA devices.	2025-26	HIGH	\$ 150,000
	EL	<u>NEW LIGHTING CONTROL SYSTEM</u> Provide complete NYSECCC compliant lighting control system including time clock / occupancy / photocell sensors.	2025-26	HIGH	\$ 60,000
	GC	<u>REPAIR MASONRY WALL CRACKS</u> Repair several minor cracks in exterior masonry and CMU walls of Gymnasium addition. Coordinate work repair with lintel repair and replacement work.	2024-25	MID	\$ 35,000
	GC	<u>REPAIR OF ROOFING SEAMS & FLASHING</u> Repair flashing and seams at several locations. Provide new counterflashing and reglet at Gymnasium, East Elevation. Provide access ladder from main roof to Gymnasium roof.	2025-26	MID	\$ 75,000
CATEGORY 2 TOTAL:					\$ 1,505,000

CATEGORY 3: BUILDING/PROGRAMMATIC ENHANCEMENTS

BCS#	TRADE	DESCRIPTION OF WORK	YEAR	PRIORITY	COST ESTIMATE
	GC, PL	<u>CLASSROOM CASEWORK REPLACEMENTS</u> Remove and replace existing wood storage cabinetry, closets and vanities.	2028-29	LOW	\$ 115,000
	HVAC	<u>LIBRARY UNIT VENTILATORS REPLACEMENT</u> Replace (2) existing unit ventilators with new heating and cooling units..	2027-28	MID	\$ 225,000
	HVAC	<u>UPGRADE EXISTING BMS</u> Expand existing BMS (Building Management System) to control perimeter radiation distribution system. Replace control valves and thermostats throughout the building.	2026-27	MID	\$ 210,000
	HVAC	<u>GYMNASIUM UNIT HEATER REPLACEMENT</u> Replace (4) existing ceiling mounted hot water unit heaters in kind. Replace existing fan coil in kind, located in boiler room and serving the gymnasium.	2027-28	MID	\$ 180,000
	EL	<u>PHONE / PA SYSTEM UPGRADES</u> Upgrade Communication systems district wide	2025-26	MID	\$ 70,000
	PL	<u>RPZ REPLACEMENT & RELOCATION</u> Remove existing RPZ from crawl space and relocated new RPZ on higher ground.	2025-26	MID	\$ 130,000
CATEGORY 3 TOTAL:					\$ 930,000



MAINTENANCE GARAGE FIRST FLOOR PLAN



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**WOODHULL SCHOOL
MAINTENANCE GARAGE**

CATEGORY 1: CODE CONFORMANCE, HEALTH, SAFETY & SECURITY

BCS#	TRADE	DESCRIPTION OF WORK	YEAR	PRIORITY	COST ESTIMATE
	GC	<u>SECURITY - REPLACEMENT OF EXTERIOR DOORS, FRAMES AND HARDWARE</u> Replace (4) doors with hard wired Key-less entry electronic hardware with immediate emergency lock down capabilities.	2024-25	MID	\$ 60,000
	EL	<u>FIRE ALARM SYSTEM UPGRADES</u> Provide new circuitry to existing system to eliminate old sub-system components. Provide additional smoke / CO detection and notification devices to upgrade system to meet current code requirements.	2025-26	MID	\$ 15,000
	EL	<u>EXTERIOR LIGHTING & SECURITY UPGRADES</u> Replace exterior building mounted security light fixtures with new LED fixtures and photocells. Add video cameras for increased building entrance security.	2025-26	MID	\$ 25,000
	EL	<u>MAIN ELECTRICAL PANEL - SURGE PROTECTION</u> Provide surge protection at existing main electrical panels	2024-25	HIGH	\$ 10,000
	EL	<u>ELECTRICAL SERVICE EQUIPMENT</u> Provide sleeve cover over existing service ground conductors for added protection.	2024-25	HIGH	\$ 2,500
	GC, PL	<u>EYE WASH STATION</u> Remove clutter and clear area for immediate access. Test unit for proper operation	2024-25	HIGH	\$ 5,000
CATEGORY 1 TOTAL:					\$ 117,500

**WOODHULL SCHOOL
MAINTENANCE GARAGE**

CATEGORY 2: CAPITAL ASSETS PRESERVATION

BCS#	TRADE	DESCRIPTION OF WORK	YEAR	PRIORITY	COST ESTIMATE
	EL	<u>NEW LIGHTING CONTROL SYSTEM</u> Provide complete NYSECCC compliant lighting control system including time clock / occupancy / photocell sensors.	2025-26	MID	\$ 15,000
	GC, EL	<u>NEW LED LIGHTING FIXTURES</u> Replace existing fixtures with energy efficient LED lighting fixtures. Provide new ACT ceilings and recessed fixtures at the (2) offices.	2025-26	MID	\$ 35,000
	HVAC	<u>UNIT HEATER REPLACEMENT</u> Replace existing ceiling mounted electric unit heaters in garage	2026-27	MID	\$ 75,000
CATEGORY 2 TOTAL:					\$ 125,000