

Facility Estimated Expenses Form

District or Board Name: Greenburgh Central School District

Facility Name: Administration Building

SED Number: 66-04-07-06-1-021

				<u>New Construction</u>	<u>Addition</u>	<u>Alterations</u>	<u>Major System</u>	<u>Major Repair</u>	<u>Energy</u>	<u>Bond</u>	<u>Capital</u>	
Year 1	Priority	BCS #	Item Description									
1	1	39	Provide an RPZ type backflow prevention device on the main water service.				X				X	\$50,000
1	1	42	Repair the Omntec overflow alarm which was flashing at the time our walkthrough.				X				X	\$10,000
1	1	43	Trim trees adjacent to the overhead electrical service.				X				X	\$5,000
1	1	61	Remove remainder of stone retaining wall at southwest corner of building and replace with new poured concrete retaining wall - (10 ft high x 150 ft long); Remove and reconstruct terrace retaining walls at north west corner outside archway arcade (3 ft high x 40 lf); remove and reconstruct masonry retaining walls each side of stairs to playground area – (2 ft high x 25 ft long); Repair stone cap and balustrades at parapet of east retaining wall by main entry (35 lf).					X		X		\$374,500
1	1	65	Remove and replace steel beams that support walkway above boiler room; investigate structural issues with sagging and sloping floors at west elevation on 1st and 2nd floors; remove subfloor and reinforce floor framing at attic file cabinet storage room; remove subfloor and reinforce floor framing at attic storage room with access to roof; restore cantilever support for floor and gable roof over balcony above garage.				X			X		\$150,000
1	1	70	Replace stone stairs and masonry side walls at east elevation terrace – (2 stairs, 4 risers each); rebuild masonry and stone stairs at south elevation of ECP-1 (6 risers with masonry side walls); repair stone steps and retaining wall at south elevation outside ECP 2 and 3 (2 stairs – 3 risers); Repair stone caps at both sidewalls of landscape steps at east elevation (80 lf).					X		X		\$109,000
1	1	74	Provide 1 hr fire rated walls at all corridors that serve as an egress passage to exit doors or stairs (150 lf); construct egress corridor on first floor to door exiting onto east terrace to reconcile dead end corridor; modify ECP 2 and 3 rooms to provide second means of egress corridor between the 2 classrooms to the exterior.			X				X		\$58,580
1	1	79	Replace rotted wood floor at storage room on second floor at roof access door.					X			X	\$5,000

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Year 1	Priority	BCS #	Item Description									
1	1	80	Remove original plaster ceilings above suspended ceilings at ECP-2 & 3; remove plaster ceilings that are starting to show signs of failure at SPS offices on first floor; replace plaster ceiling in garage below balcony; replace boiler room ceiling – provide 2 hr fire rated ceiling.			X				X		\$347,000
1	1	83	Remove non-compliant stairs at end of corridor to ECP classrooms and construct code compliant stair and fire rated enclosure; Construct new enclosed stair northwest end of Special Ed and office wing connecting all levels to reconcile dead end corridors on first and second floor levels; Provide 42" high safety railing around skylit atrium at second floor; Provide 42" high safety railing at first floor balcony at entry lobby; Provide code compliant handrail at entry lobby stairs and stairs up to second and third floors; Replace deteriorated wood stairs that lead up to tower roof.			X				X		\$292,750
1	1	73	Remove existing slate roof on all pitched roof areas and replace with new asphalt shingle roof and new underlayment. Repair damaged wood sheathing and provide new gutters and leaders to grade. (10,900 sf); remove existing skylights and replace with new skylight units (2 skylights); remove large atrium skylight and replace with new large Atrium skylight unit similar to Kalwall structure (260 sf); remove existing multi-ply built-up roofing system over flat roof areas. Provide new tapered insulation as required by code and new 2 ply modified SBS roof system. Provide new fascia and roof drains. (5,000 sf roof area); remove existing cast stone cap at top of parapet walls and replace with wood blocking and provide and install new aluminum coping over parapet walls (300 lf)				X			X		\$1,080,500
1	1	87	Tune up both oil fired burners & repair as required.				X				X	\$5,000
1	1	88.1	Replace the removed exhaust fan in the bathroom adjacent to the Facility Director's office.				X				X	\$7,500
1	1	88.2	Provide mechanical fresh air and relief for all Pre-K student occupied areas, including the OT/PT area. Includes A/C to replace window A/C units and split A/C units.				X				X	\$400,000
1	1	88.3	Provide mechanical exhaust for the Pre-K bathroom areas (2).				X				X	\$75,000

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1	1	88.4	Provide HVAC in the STEAM Director's office.				X				X	\$40,000
1	1	88.5	Provide mechanical fresh air for all spaces throughout the building. Assume 30 additional spaces total.				X			X		\$1,500,000
1	1	97.1	Repair loose cold water faucet & badly leaking toilet in Pre-K bathroom.				X				X	\$1,000
1	1	97.2	Restore hot water to Pre-K bathroom sinks (2), including mixing valves as necessary.				X				X	\$15,000
1	1	97.3	Restore hot water to the basement bathroom sink.				X				X	\$2,500
1	1	97.4	Provide vacuum breaker on basement slop sink to prevent back siphonage.				X				X	\$2,500
1	1	97.5	Provide an emergency eyewash station in the building for emergency use.				X				X	\$4,000
1	1	101.1	Provide blank space covers in the 3rd floor storage room electrical panel as per code.				X				X	\$500
1	1	101.2	Repair the rooftop lightning protection system to restore to proper operation.				X				X	\$20,000
1	1	101.3	Replace 5 missing exterior electrical box covers to restrict access.				X				X	\$750
1	1	102.1	Provide lenses or sleeves over exposed T-12 fluorescent light bulbs in the Pre-K area.				X				X	\$2,500
1	1	103.1	Verify proper operation of all emergency lighting & repair/replace as necessary (allowance).				X				X	\$2,500
1	1	103.2	Provide lighted exit signs to all access points to fire escapes.				X				X	\$4,000
1	1	103.3	Add an exit sign to the front main entrance.				X				X	\$1,000
1	1	105.1	Provide smoke detection, ADA height pull stations, speaker/strobe units, etc. in all Pre-K areas to comply with current code.				X				X	\$30,000
1	1	105.2	Replace the older type Silent Knight fire alarm system with a new ADA compliant system including smoke detection, ADA height pull stations, speakers/strobes, etc. as required by current code.				X			X		\$175,000
1	1	106	Replace the battery operated CO detectors with new hardwired detectors tied into the fire alarm system. Assume 10 locations.				X			X		\$20,000
Priority 1 Total												\$4,791,080

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Year 2	Priority	BCS #	Item Description									
2	2	66	Remove damaged brick veneer from south west and north west corner of the building, by retaining wall failure, and replace with new brick veneer and masonry ties – full height (800 sf); remove & replace damaged decorative stone at gothic arch arcade on north elevation by failed retaining wall (300 sf); repair cracked and damaged decorative stone at various locations (250 lf); remove all cedar clapboard siding on south elevation at flat roof areas above ECP rooms and replace with hardi-plank clapboard siding (400 sf); remove all cedar shingle siding at interior court around atrium skylight and replace with hardi-plank simulated cedar siding (550 sf); remove damaged heavy timber wood trim and replace or repair at several locations along north elevation at covered porch and cantilever overhangs; repoint mortar joints at ashlar stone at entry tower (500 sf); repoint mortar joints at brick veneer south, west and east elevations (2,500 sf); remove/repair cementitious aggregate infill panels at heavy timber framing (100 sf).					X		X		\$988,750
2	2	68	Repair damaged masonry at parapet walls. Reconstruct parapet at corners where brick is failing - install new relief joints. Repoint mortar joints (8 corners).					X			X	\$120,000
2	2	72	Remove original wood frame single pane glass window unit and replace with new aluminum clad insulated glass Weather Shield window units (2,800 sf); remove original wood frame single pane gothic arch window units and replace with new aluminum clad insulated glass Weather Shield custom window units (275 sf).				X			X		\$810,500
2	2	84	Remove non-functioning elevator & close floor & wall openings.			X				X		\$150,000
2	2	87	Replace playground equipment with age appropriate equipment that is handicapped accessible. Provide fall protection safety surface.					X		X		\$350,000
2	2	87.1	Repair or replace the leaking Weil McLain boiler oil filter system.				X				X	\$1,000
2	2	87.2	Reinsulate the missing sections of boiler breeching for safety & comfort.				X				X	\$10,000
2	2	90.1	Replace the disconnected HW circulator pump in the boiler room.				X				X	\$2,500
2	2	90.2	Repair the leaking valve in the boiler room.				X				X	\$4,000

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2	2	90.3	Provide additional HW heat in the Superintendent's secretaries area to supplement the undersized electric baseboard radiation.				X				X	\$40,000
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Year 2	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	Cost
2	2	93.1	Reinsulate the bare piping in the boiler room for safety & energy savings.				X				X	\$7,500
2	2	9.2	Replace the leaking valve by the PRV in the boiler room & replace the non-functional gauge.				X				X	\$1,000
2	2	97	Repair or replace the 2nd floor attic toilet, which is non-functional.				X				X	\$5,000
2	2	101	Replace the older type Federal Pacific circuit breaker panels.				X			X		\$60,000
2	2	102.2	Provide 7 additional exterior building mounted light fixtures for proper coverage.				X				X	\$28,000
2	2	112	Provide ADA compliant ramp at east elevation by outdoor plaza outside Board room (50 lf); Provide ADA compliant ramp at south elevation entry door to ECP room 1 (75 lf); Provide ADA compliant ramp and walks from lower level ECP 2 & 3 up to ECP 1 level and provide accessible route to new ramp at east elevation outdoor plaza; Provide landing and transition ramp to grade at exit doors to exterior - 3 locations.			X				X		\$285,250
2	2	116	Renovate 1 existing toilet on first floor to provide ADA compliant toilet facility for staff and public use; Renovate existing toilets to provide M & F ADA compliant toilet facility on ground floor level near ECP 1 & 2 rooms; Widen entry doors at first floor offices to provide 36" wide door and frame (6 doors); Install new LULA elevator in entry lobby to provide interior handicapped access to the first floor administration office area.			X				X		\$394,160

Priority 2 Total

\$3,257,660

Year 3	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	Cost
3	3	39	Upgrade the main water service or repair as required in order to obtain proper water pressure.				X				X	\$75,000
3	3	41	Provide a natural gas service to the building to allow for dual fuel firing of the boilers. Replace both burners with new gas/oil burners.				X			X		\$300,000
3	3	44	Provide additional drywells for stormwater runoff from roof - connect to roof drains.				X				X	\$110,000
3	3	55	Repair asphalt pavement and provide additional drainage and embankment stabilization at parking lot and facilities storage area.					X		X		\$250,000

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3	3	69	Remove existing wood and hollow metal exterior doors and replace with new insulated FRP doors and hardware (6 doors).					X		X		\$52,140
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SED Number: <u>66-04-07-06-1-021</u>												
Year 3	Priority	BCS #	Item Description									
3	3	82	Provide fire rated doors and hardware at all fire rated corridor walls (41 doors); Remove pocket doors and replace with fire rated pair doors at corridors (2 doors); Provide and install 90 min. fire rated door and frame at boiler room entry; Remove door hardware and replace with ADA compliant lever sets at all office and classroom doors (60 doors).					X		X		\$258,000
3	3	87	Replace both boilers with new energy efficient boilers.				X			X		\$600,000
3	3	88	Provide heat & ventilation in the attic records storage rooms (2).				X				X	\$80,000
3	3	90.1	Replace the deteriorated auto air vent on the attic HW heating piping.				X				X	\$500
3	3	90.2	Perform reconstruction/replacement of heating system piping in continuation of the District's on-going program (allowance).				X			X		\$100,000
3	3	92	Provide a full DDC control system in the building to allow for individual room control and eliminate over/under heating conditions. Also allows for HW reset & night setback capabilities.				X			X		\$250,000
3	3	93	Perform reconstruction/replacement of plumbing system piping in continuation of the District's ongoing program (allowance).				X			X		\$50,000
3	3	94	Perform reconstruction/replacement of the sanitary waste piping system in continuation of the District's ongoing program (allowance).				X			X		\$25,000
3	3	97	Replace one non-functional exterior hose faucet.				X				X	\$5,000
3	3	102	Retrofit or replace the existing T-8 & T-12 fluorescent lighting to LED to improve system maintenance & energy efficiency.				X		X			\$250,000
Priority 3 Total												\$2,405,640
Year 4	Priority	BCS #	Item Description									Cost
4	4											
Priority 4 Total												\$0
Year 5	Priority	BCS #	Item Description									Cost
5	5	96.1	Replace the 9 year old GE electric water heater which is nearing the end of life.				X				X	\$20,000
5	5	96.2	Remove the abandoned water tank in the boiler room to provide additional maintenance & storage space.				X			X		\$5,000

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Priority 5 Total	\$25,000
<u>Facility Total</u>	\$10,479,380

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