

# Capital Construction Project

## POCANTICO HILLS Central School District

### **General**

- Address sagging cubbies in 1953 wing
- Add fire separation from storage areas to the attic space

### **Windows and Doors**

- Restoration of leaded glass
- Add electronic release and cameras to main entrance
- Replace aging doors in 1953 wing
- Repair worn seals

### **Exterior Envelope**

- Repair slate roof
- Gutter and downspout replacement
- Roofing material replacement on 1953 and 1971 buildings

### **Accessibility**

- Install elevator in 1953 wing to gain access to 1st and 2nd floors
- Add a stair lift to 1971 corridor
- Provide accessibility for nurse's office and nurse's toilet room
- Generate long term plan for full adaptation of the facility

### **Program**

- Library space utilization, technology, windows, and climate control
- Reconfigure Shop area and Home Economics to increase utilization
- Auditorium enhancements
- Gymnasium, bleachers, lockers and skylights
- Enhance Counseling area

### **Mechanical**

- Replace heating systems
- Replace and update ventilation per new code
- Add air conditioning to center core spaces, including library, cafeteria and auditorium
- Provide Direct Digital Control system

### **Electrical/Communications**

- Replace outdated service panels and distribution boards
- Replace emergency generator
- Update emergency lighting system per code
- Replace public address system

### **Fire Protection**

- Install a dry-type sprinkler system in attic space
- Provide Lightning protection on upper roof section

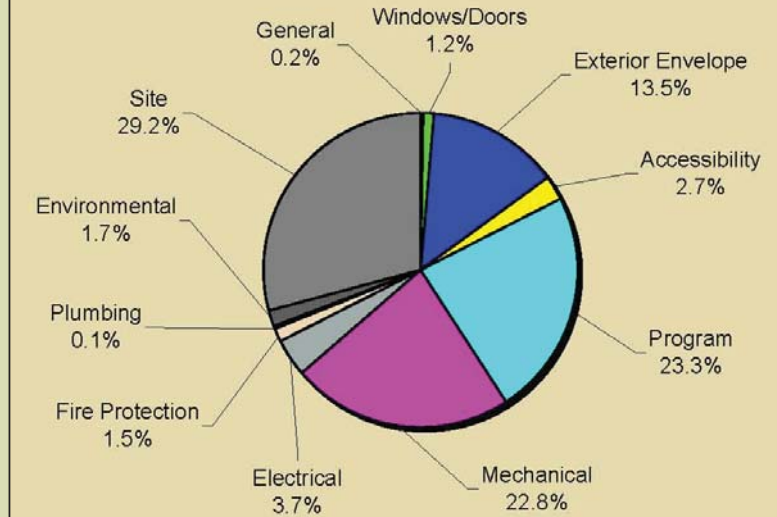
### **Plumbing and Environmental**

- Pipe insulation on water lines
- Asbestos abatement on HVAC systems

### **Sitework**

- Pool and pump room replacement

### **Capital Expense Allocation**



## Project Scope



**Capital Project Highlights:**

- Total Project budget = \$18,000,000
- Pocantico Hills CSD building aid ratio is 10%
- Schedule
  - Vote - January 23, 2008
  - Design - February 2008 to August 2008
  - State Education Department Review - September 2008 to January 2009
  - Bidding - February 2009
  - Construction - March 2009 to November 2010
- The Board will discuss the scope of work with the architect, engineers and financial consultant at the December 3, 2007 Board of Education Meeting.

**POCANTICO HILLS  
Central School District**

**CAPITAL  
IMPROVEMENT  
PROJECT**



**Why Now?**

The Five-Year Capital Plan and Building Condition Survey that was completed in 2005, revealed certain infrastructure work that needed to be addressed.

In September 2005, the Board of Education (BOE) created the Facilities Review Committee to provide recommendations to the BOE on a Facilities Improvement Project. The Committee recommended a capital project funded by a bond.

In July 2007 a Capital Construction Committee was created to review architect's documents and recommendations of the Facilities Review Committee. The committee recommended an \$18,000,000 project funded by a bond.

**AVERAGE COST TO TAXPAYER  
16 Year Maturity Schedule for \$18,000,000 Capital Project**

<u>Full Value</u>	Senior/STAR Income Restrictions*		With STAR Primary Residence		No STAR Non-Primary Residence	
	Annual	Monthly	Annual	Monthly	Annual	Monthly
	250,000	16	1.29	90	7.47	173
500,000	188	15.70	263	21.96	346	28.83
750,000	361	30.10	435	36.28	518	43.17
1,000,000	534	44.50	608	50.68	691	57.58

**Note: \* Check with your local assessor concerning these restrictions.**

Additional information is available on the District's website: [www.pocanticohills.org](http://www.pocanticohills.org).

**POCANTICO HILLS CENTRAL SCHOOL DISTRICT  
CAPITAL IMPROVEMENT PROJECT  
NEIGHBORHOOD MEETINGS - NOVEMBER 2007**

**ACCESSIBILITY FOR NURSES OFFICE**



**EMEGENCY GENERATOR**



**ELECTRICAL PANELS**



**AGING BOILERS (REPLACE HEATING SYSTEM)**



**LIBRARY**



**PIPE INSULATION**



**LIGHTNING PROTECTION ON ROOF**



**ROOF LEAK**



**INSTALL A DRY-TYPE SPRINKLER SYSTEM IN THE ATTIC SPACE**



# Pocantico Hills Central

## Pocantico Hills Central School District - Preliminary Report

66-08-02-04-0-001-000



October 9, 2007

Description	Area
<b>ALTERATIONS</b>	
<b>General Building Items</b>	<b>\$24,747</b>
In the 1953 wing, correct window support above cubbies.	1953 Building
Add fire separation from storage areas to attic space.	Attic
<b>Windows</b>	<b>\$178,797</b>
Restoration of glass panels in the corridor doors.	1931 Building
Restoration of stain glass window panels on buildings exterior.	1931 Building
Refinish entrance doors in the 1931 building. Add electronic lock release device and camera on main entry door for enhanced security.	1931 Building
Replace 14 doors on the 1953 building.	1953 Building
Replace the pool pump room doors.	Pool
Replace seals on shop room exterior doors.	Shop Area
<b>Exterior Envelope</b>	<b>\$1,941,403</b>
The slate roof repair allowance.	1931 Building
Gutters and downspout repair/replacements on 1931 building.	1931 Building
Replace Roofing material over the 1953 and 1971 buildings. Appx. 77,000 SF.	General
<b>Accessibility</b>	<b>\$388,528</b>
Install an elevator in the 1953 wing, affecting room 216 or 217, and lowering into the lower lobby space. This will provide accessibility to the first and second floors of the 1953 addition.	1953 Building
Add a stair lift to the 1971 building outside of the kitchen area. Integrate with shop area renovations.	1971 Building
<b>Program</b>	<b>\$3,352,601</b>
Remodel of the library area, support spaces and storage rooms. Integrate of technology, services, and meeting spaces.	Library
Integrated computer lab.	Library
Integrate a separate server room.	Library
Update window system.	Library
Remodel of the shop, dark room, and art storage areas to accommodate an integrated design and implementation studio.	Shop Area
Remodel Home Economics space to provide updated equipment and lab components, as well as gaining better utilization of the adjacent functions.	Home Economics
Replace the skylight units to reduce heat gain into the space.	Gymnasium
Replace the bleachers along the west wall with new electric operated units.	Gymnasium
Refinish the gymnasium floor.	Gymnasium
Replace lockers in Boys and Girls locker rooms.	Locker Rooms
Boys and Girls locker rooms; general repaint of entire room.	Locker Rooms
Add projection screen and associated computer equipment for large group instruction functions.	Auditorium
Add new stage lighting and control board.	Auditorium
Renovate front area of Nurses room for new accessible bathroom facilities and enhance ADA compliance.	Nurses Office
Add fill in space at guidance area	Guidance
Renovate space at guidance area	Guidance

# Pocantico Hills Central

## Pocantico Hills Central School District - Preliminary Report

66-08-02-04-0-001-000



October 9, 2007

Description	Area
<b>Mechanical Items</b>	<b>\$3,287,640</b>
Replace current steam boilers with new hot water units and pumping system. Unit ventilators would need to be done in conjunction with this option.	1931 Steam Boiler Room
Replace current steam boilers with new hot water units and pumping system. Unit ventilators would need to be done in conjunction with this option.	1971 Hot Water Boiler Plant
Replace the H&V units serving the Music room, Media Center, Stage and Auditorium.	General
Replace unit ventilators in the 1931 building.	1931 Building
Replace unit ventilators in the 1971 building.	1971 Building
Replace outside air intake louvers in the 1931 building. OAI louvers should be installed in the 1971 addition. Relief air should be installed in both buildings.	General
Provide a new air handling system in the 1953 addition.	1953 Building
Replace the air conditioning units in the administrative offices.	Administrative offices
Provide air conditioning with remote condensing units or heat pumps. Approximately: Media Center - 15 tons, Cafeteria - 15 tons, Auditorium - 12 tons, and the Music rooms - 7 1/2 tons.	Media Center, Cafeteria, Auditorium, Music
Provide air conditioning to the offices located on the second floor of the 1953 wing with a 7 1/2 ton split system air conditioning unit.	Offices
Provide a dedicated ductless split system A/C unit to serve the file server in the Media Center. This unit would be approximately 2 tons.	Server Room
Provide a DDC control system through out the building for energy management. The system could be designed to schedule HVAC equipment running hours and perform night set back control.	General
<b>Electrical/Communications</b>	<b>\$539,485</b>
Replace outdated panel and distribution boards in the 1931 building; approximate number of panel boards that would need to be replaced are 7 - 200A, 208Y/120V, 3 phase, 4 wire, 422 pole panel boards.	General
Replace the emergency generator in boiler room #1. Estimated size of a replacement generator is 30KW.	Emergency Power
Install new emergency light units to bring the system up to code. Approximately 120 units would be needed to for a complete building replacement project. A minimum of approximately 70 units would be needed to cover areas not currently covered.	General
Replace the current building Public Address systems installed in 1971.	General
<b>Fire Protection</b>	<b>\$210,350</b>
Install a dry-type sprinkler system in the attic area.	Attic
Lightning Protection at Roof	Attic
<b>Interior Plumbing Distribution Piping</b>	<b>\$12,374</b>
Replace missing pipe insulation. (Allowance)	General
<b>Environmental Items</b>	<b>\$247,470</b>
There is notation as to pipe insulation and pipe fittings containing asbestos material. Additional survey will need to be done to quantify the material better prior to any heating system replacements. (Allowance value)	General

# Pocantico Hills Central

## Pocantico Hills Central School District - Preliminary Report

66-08-02-04-0-001-000



October 9, 2007

Description	Area
-------------	------

### SITework

Site Items		\$4,208,605
Replace Pool Structure with updated one in same location, per Consultant	Pool	
Repair/reset stones and re-grout retaining wall structures. Assume approximately 1000 SF.	Pool	

<b>CONSTRUCTION TOTAL</b>	<b>\$14,391,999</b>
<b>INCIDENTAL COSTS</b>	<b>\$3,598,000</b>
<b>PROJECT TOTAL</b>	<b>\$17,989,999</b>