



LEARNING • ACHIEVEMENT • GROWTH • DIRECTION



POCANTICO HILLS CSD

2020 Capital Improvement Projects + Building Conditions Survey

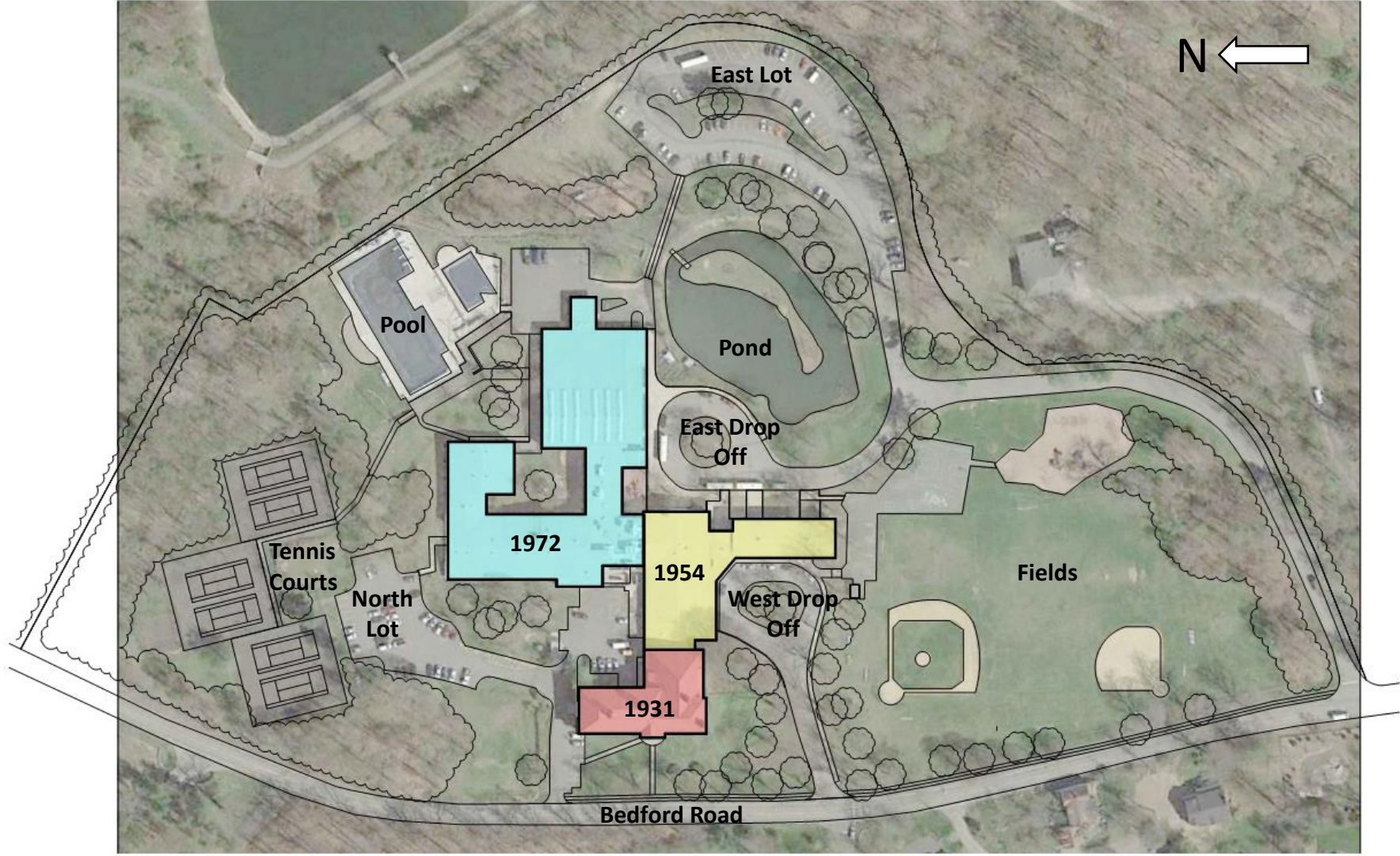
October 22, 2020

Agenda

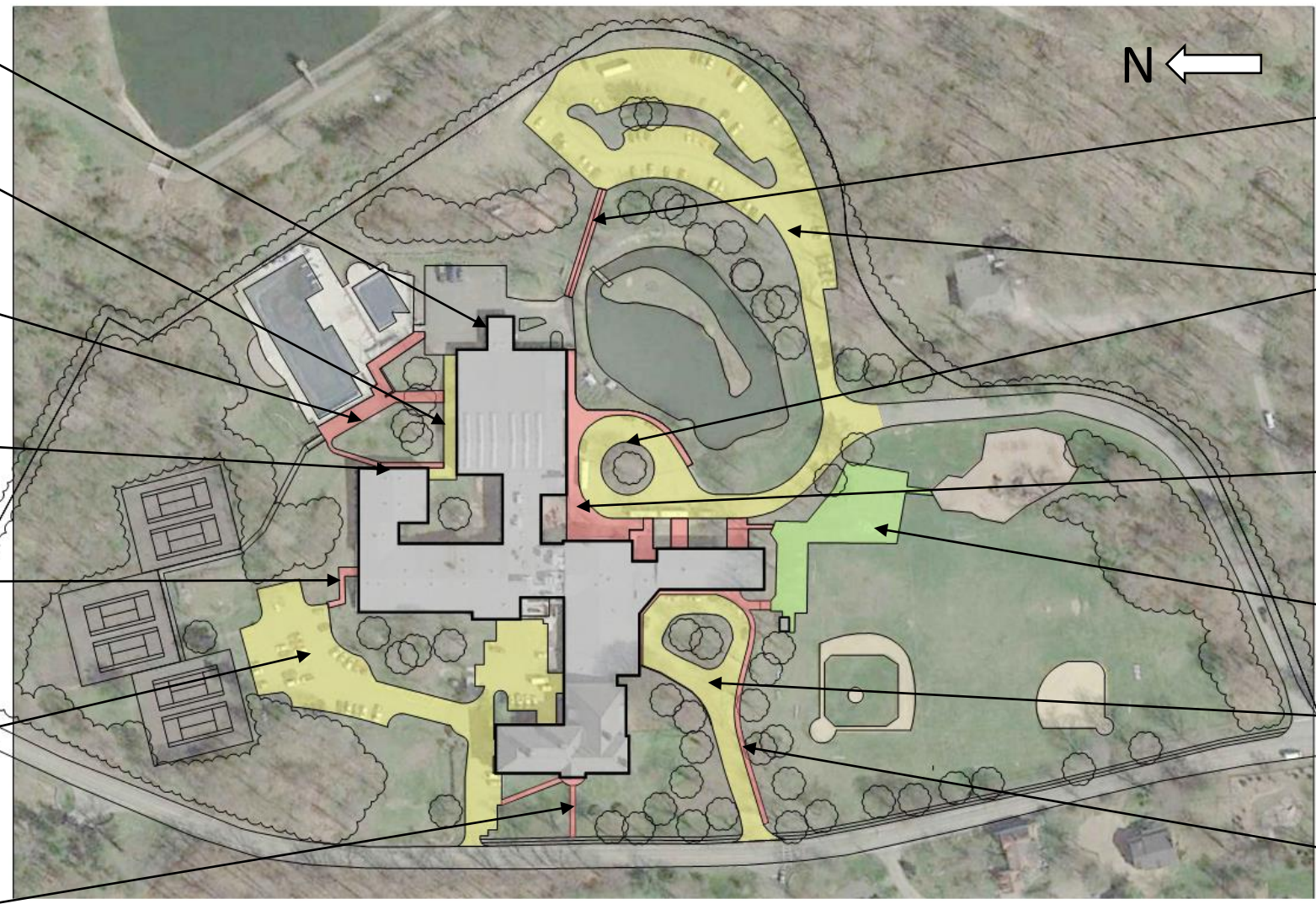
- BCS Items
 - Priorities 1-5
 - Site
 - Envelope,
 - Interiors
 - Mechanical/Plumbing/Electric
 - Accessibility
 - Expense Summary
 - In Conclusion



Overall Site Plan



Priority 1 - Sitework



BCS #56.
Provide ADA ramp to pool first aid room.

BCS #55.
Replace asphalt and curbing at drive north of gymnasium.

BCS #56.
Provide ADA accessible ramp from lower area to pool & building

BCS #56.
Replace railing at north entry stair.

BCS #56.
Replace damaged concrete flags at north stair area.

BCS #55.
Replace asphalt and curbing at North bus/ parking lot. Alternate for granite curbing.

BCS #56.
Replace flagstones and provide new accessible ramp.

BCS #56.
Provide new ADA compliant guardrail at east site stair.

BCS #55.
Replace asphalt and curbing at East bus/ parking lot and east drop off. Alternate for granite curbing for all areas.

BCS #56.
Replace sidewalks at east drop off loop. New flagstone walkways. Provide accessible ramp to building & play area.

BCS #56.
Replace play surface area

BCS #55.
Replace asphalt and curbing at southwest drop off loop

BCS #56.
Replace sidewalks at southwest drop off loop.

Priority 1 – Sitework



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BCS #55 \$1,579,400

BCS #56 \$477,200

Total \$2,056,600



Southwest Drop off Loop



North Stair Entry



East Bus/Parking Lot



Main Entry stoop



Pool Ramp

Priority 1 – Building Envelope



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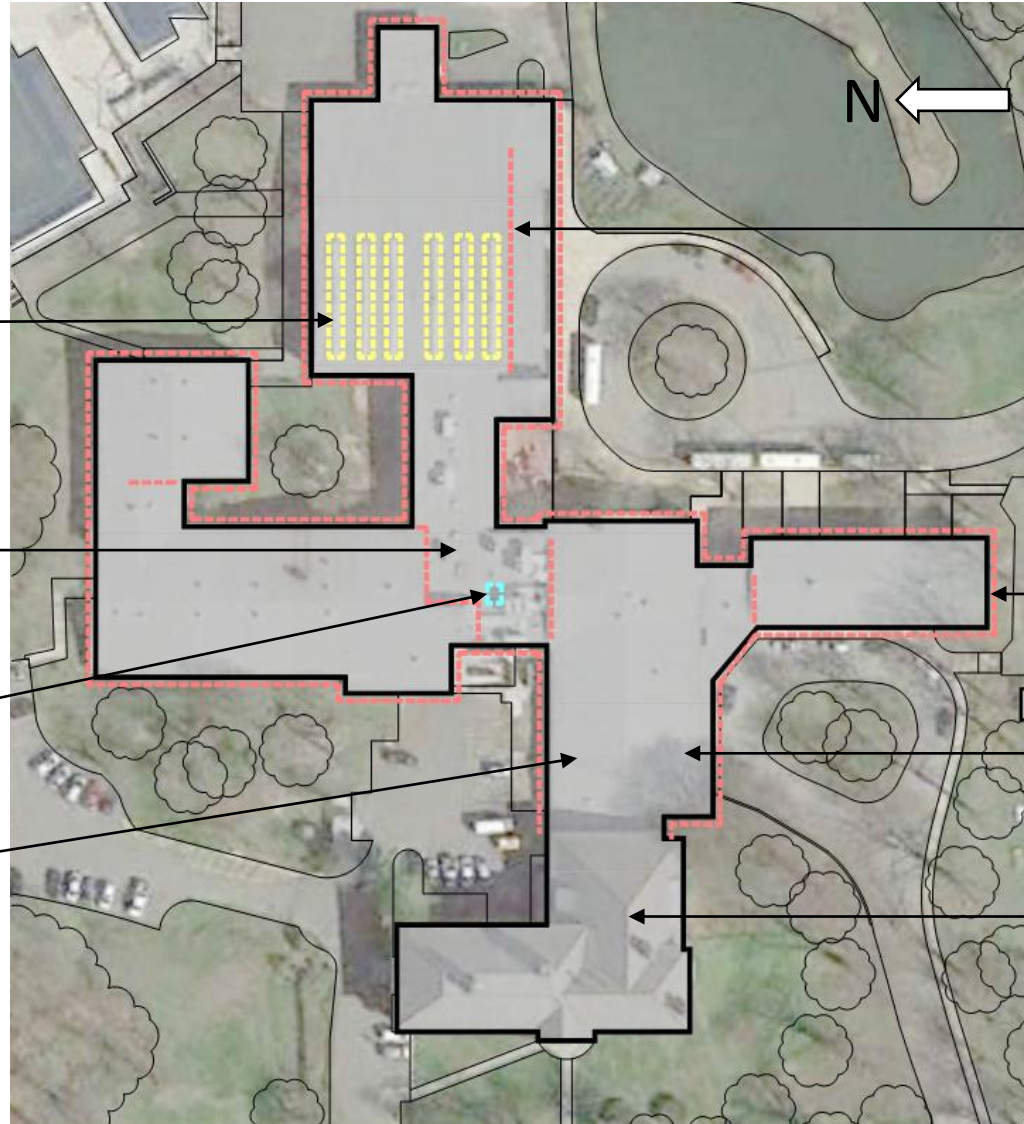
ROOF BUILDING CONDITION SURVEY ITEMS TO BE COORDINATED WITH ONGOING EPC PROJECT AND ROOF DISCUSSIONS.

BCS #73.
Reflash 6 large roof skylights at gym.

BCS #73.
Provide new roof curbs at (2) condensers.

BCS #73.
Replace roof hatch.

BCS #73.
Remedy persistent roof leak at room 226



BCS #73.
Provide bird screen over gym wall louver.

BCS #73.
Replace wood fascia around 1954 and 1972 building additions.

BCS #73.
Scrape peeling paint and provide new painted soffit at west drop off loop.

BCS #72.
Replace 1931 building with historical appropriate Windows. Repair original leaded glass decorative windows.

Priority 1 – Building Envelope



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BCS #72 \$275,000

BCS #73 \$239,500

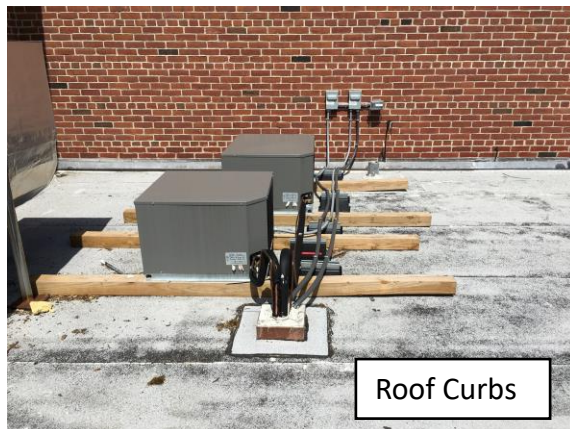
Total \$514,500



West Windows



South Windows



Roof Curbs

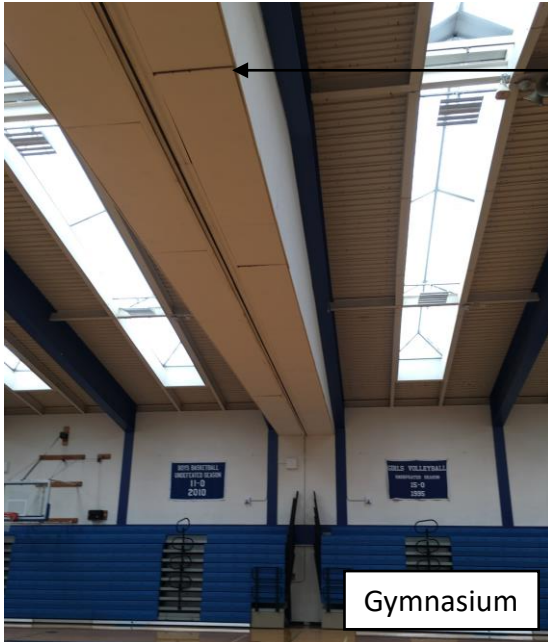


Gym Skylights/ Fascias



East Windows

Priority 1 – Interiors



Gymnasium

BCS #74.1
Remove gymnasium partition between classrooms. Replace with top mounted curtain divider and provide additional curtains for gym quadrants.

BCS #74.2
Remove non-compliant walls at upper boiler room. Provide code compliant fire rated walls suited for space.

BCS #83
Replaced rusted steel stair supports in crawl space.. Scrape prime and paint exposed steel to prevent rust.

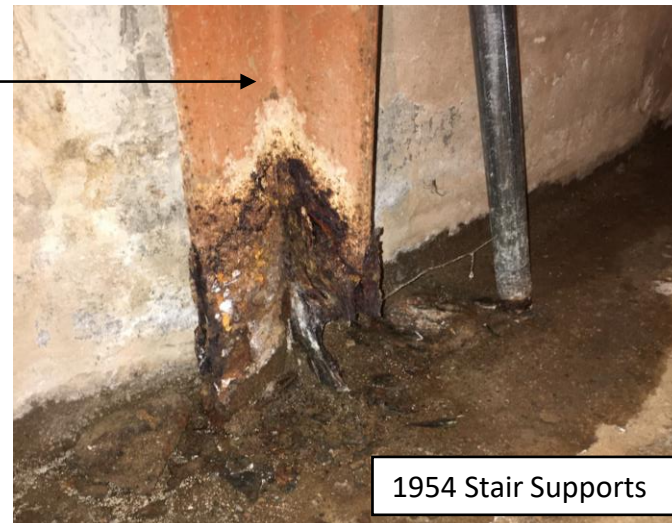
BCS #74.1
Remove folding partition at classroom 243. provide new permanent wall with proper sound transmission class rating.



Room 243



1931 Boiler Room



1954 Stair Supports

BCS #83
Replace non-complaint stair low guardrails.



1954 Stair

Priority 1 – Interiors



BCS #74.1	\$105,000
BCS #74.2	\$15,000
BCS #74.3	\$65,000
BCS #82	\$255,000
BCS #84	\$120,000
<u>BCS #84</u>	<u>\$ 500,000</u>
Total	\$1,060,000



BCS #82
Replace and or
refinish interior doors
throughout building.

**DOOR BUILDING
CONDITION SURVEY
ITEMS TO BE
COORDINATED WITH
ONGOING DOOR
HARDENING PROJECT**

BCS #74.3
Provide security window/
room
at main entry for security
upgrade at main entry.

BCS #84
Provide elevator to access each
level of the 1931 building.



Priority 1 – Mechanical/Plumbing/Electrical



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Year 1	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
1	1	85	Replace bad motor on 1 of the pool filter pumps. Completed by Distinct (10.6.20)				X				X	\$0
1	1	88.1	Turn on and repair as necessary all original building attic H&V units and exhaust/relief system installed in 2010 to restore to proper operation.				X				X	\$50,000
1	1	88.2	Provide mechanical fresh air into room 249 (former locker room).				X				X	\$75,000
1	1	88.3	Repair or replace the unit ventilators in rooms 233 & 234 to provide for adequate heat levels. Completed by Distinct (10.6.20)				X				X	\$0
1	1	88.4	Restore the relief air path from the cafeteria to the kitchen to provide proper makeup air to the kitchen hood.				X				X	\$100,000
1	1	88.5	Repair or replace non-functional rooftop exhaust fans to restore to proper operation.				X				X	\$150,000
1	1	88.6	Provide a 2 speed exhaust system for the lower level garage to eliminate gas & oil fumes.				X				X	\$40,000
1	1	88.7	Repair the 2010 H&V unit & ceiling hung unit ventilator in the lower level mechanical room which have never run.				X				X	\$50,000
1	1	88.8	Install the 2nd floor ladies room exhaust fan sitting in the lower level mechanical room from the 2010 project.				X				X	\$30,000
1	1	91.1	Re-open all original building relief & exhaust air dampers, and extend down to new ceiling areas.				X				X	\$50,000

Year 1	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
1	1	91.2	Connect the HVAC ductwork in the FACS room to the unit that was installed in 2010 to provide HVAC & fresh air.				X				X	\$50,000
1	1	91.3	Provide a ventilation system in the FACS room over the stoves to reduce heat buildup in the space.				X				X	\$75,000
1	1	91.4	Rebalance the Maker Space A/C which gets too cold due to the FACS not being connected to the 2010				X				X	\$20,000
1	1	94.1	Provide air gap drains on the 3 compartment sink.				X				X	\$10,000
1	1	94.2	Service the acid waste pit to restore to proper operation.				X				X	\$5,000
1	1	94.3	Clean out all rooftop plumbing vents & provide vent caps.				X				X	\$30,000
1	1	96.1	Provide a propane gas detection system in the boiler room.				X				X	\$30,000
1	1	96.2	Provide a booster pump on the recirculation line to provide proper flow to all areas of the building.				X				X	\$25,000
1	1	97.1	Provide a vacuum breaker on 2 slop sinks to prevent back siphonage.				X				X	\$5,000

Priority 1 – Mechanical/Plumbing/Electrical



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Year 1	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
1	1	97.2	Provide a tempered water eyewash station in the nurses office.				X				X	\$4,000
1	1	98	Replace older type faucets with lead free faucets (assume 40 locations).				X				X	\$50,000
1	1	99	Remove the abandoned fire hose cabinets no longer utilized by the fire department.				X				X	\$50,000
1	1	101.1	Provide GFI receptacles adjacent to all slop sinks in the original portion of the building.				X				X	\$5,000
1	1	101.2	Replace the rotted out conduits adjacent to the kitchen slop sink area.				X				X	\$10,000
1	1	101.3	Provide an electrical circuit to the greenhouse to replace the extension cord.				X				X	\$10,000
1	1	103.1	Install additional exit & emergency lighting in the attic area.				X				X	\$20,000
1	1	103.2	Check & repair/replace all flashing emergency light units.				X				X	\$20,000
1	1	103.3	Replace older type emergency lights & provide additional for proper coverage.				X				X	\$50,000
1	1	105	Upgrade the EST fire alarm system to a fully ADA compliant system including speaker/strobe units, full fan shutdown, properly spaced smoke detection, etc.				X			X		\$375,000
1	1	106	Provide hardwired CO detection tied into the fire alarm system.				X				X	\$20,000

Total

\$1,409,000

Priority 1 – Accessibility

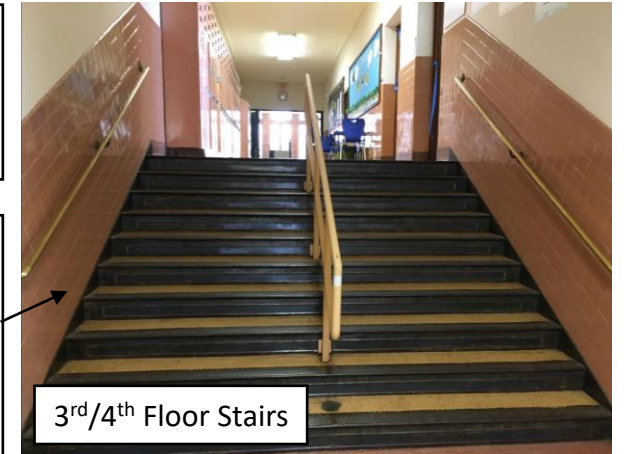


BCS #115.1	\$340,000
BCS #115.2	\$50,000
BCS #115.3	\$240,000
BCS #115.4	\$115,000
<u>BCS #116</u>	<u>\$160,000</u>
Total	\$905,000



BCS #115.1
Renovate 3rd and 4th floor restrooms with code compliant layouts

BCS #115.2
Replace handrails with new code compliant handrails.
BCS #116
Provide chair lifts at 3rd and 4th floors.



BCS #115.3
Replace casework, bubblers, & Sinks at (8) classrooms in 1954 addition with code compliant base cabinets



BCS #115.4
Replace library millwork. Furniture. Rework layout.



Priority 2 – Sitework/Envelope



BCS #42	\$165,000
BCS #57	\$336,000
BCS #69	\$90,000
<u>BCS #70</u>	<u>\$85,000</u>
Total	\$676,000



BCS #57.
Remove and replace
playground surfacing.

BCS #42.
Replace 500-gallon
gasoline tank with a
1000-gallon tank.
Investigate relocation
options.

BCS #69.
Replace various
exterior doors with
new FRP doors.

BCS #70.
Replaced damaged
stair treads, provide
new handrails where
required. Repair misc.
stair cracks.

**DOOR BUILDING
CONDITION SURVEY
ITEMS TO BE
COORDINATED WITH
ONGOING DOOR
HARDENING PROJECT**

Priority 2 Interiors



BCS #80 \$432,800



BCS #80
Replace concealed spline ceilings over original plaster ceilings at 4th floor classrooms, rooms 302, 303 and adjoining rooms at 304, 305, 306, orchestra room, (8) classrooms at 1954 wing, 2 classrooms across from auditorium. Paint 1954 corridor wing corridor soffit.

Priority 2 - Mechanical/Plumbing/Electrical



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Year 2	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
2	2	87.1	Provide a thermostatically controlled exhaust system in the boiler room to prevent the two rooms above from overheating.				X				X	\$40,000
2	2	87.2	Check controls on the UV's in the 2 rooms above the boiler room.				X				X	\$35,000
2	2	87.3	Tune up the Unilux boilers to reduce smell of combustion fumes. Completed by Distriect (10.6.20)				X				X	\$0
2	2	88	Provide a thermostat controlled exhaust fan in the kitchen to reduce over heating.				X				X	\$30,000
2	2	90.1	Replace the rusted gate valve & piping in the lower level mechanical room.				X				X	\$15,000
2	2	90.2	Provide a booster pump to increase heating HW flow to the end of the 1950's wing.				X				X	\$30,000
2	2	90.3	Replace the badly leaking HW circulator pump in the boiler room. Completed by Distriect (10.6.20)				X				X	\$0
2	2	90.4	Replace the remaining older heating HW circulator pumps in the boiler room.				X				X	\$75,000
2	2	91	Reseal all orchestra room duct insulation to prevent further condensation onto the ceiling tiles.				X				X	\$25,000
2	2	91.2	Repair small gaps in the rooftop ductwork insulation to prevent further water infiltration.				X				X	\$25,000

Year 2	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
2	2	92	Controls are being upgraded under the Energy Performance Contract. Repair & recalibrate the controls in rooms 209, 206 & 205 to eliminate extreme overheating in those rooms.				X				X	\$20,000
2	2	94	Replace the badly rusted sump pump in the old boiler room.				X				X	\$30,000
2	2	97	Add a slop sink to the old dishwasher room.				X				X	\$10,000
2	2	101.1	Provide additional electrical circuits in the 1950's wing classrooms.				X				X	\$50,000
2	2	101.2	Provide phase protection & surge suppression on the main electrical service.				X				X	\$40,000
2	2	101.3	Replace the old emergency panel tied to the				X				X	\$25,000
2	2	102.1	Provide additional lighting in the attic for proper illumination.				X				X	\$50,000
2	2	102.2	Provide additional lighting in the lower level garage area.				X				X	\$50,000

2	2	102.3	Provide 10 additional bulding mounted LED exterior security light fixtures.				X				X	\$30,000
2	2	108.1	Upgrade the older Rauland PA/intercom system, and tie into the phone switch to provide adequate sound levels in all areas. Tie into security. 10.6.20				X				X	\$325,000
2	2	108.2	Replace the older type motion detection security system.				X				X	\$50,000

Total

\$955,000

Priority 3 - Sitework



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BCS #66	\$75,000
BCS #60.1	\$137,000
<u>BCS #60.2</u>	<u>\$650,000</u>
Total	\$862,000



BCS #60.2
Provide new 40' x 40'
prefabricated
maintenance building
for grounds storage

BCS #60.1
Provide new fence in
courtyard for
kindergarten play area
separation. Provide
new athletic storage
building adjacent to
fields. Remove
existing damaged
storage building.

BCS #66
Repoint exterior stone
retaining wall and
replace stone caps.
Provide new masonry
control joints at gym
north wall.

Priority 3 – Interiors



BCS #81 \$25,000



BCS #81
Replace 50lf of lockers at 4th floor

Priority 3 – Mechanical/Plumbing/Electrical



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Year 3	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	Cost
3	3	88	Rebalance or provide supplemental heat in the guidance area to eliminate the electric space heater.				X				X	\$40,000
3	3	88	Replace the original gate type isolation valves to restore to proper operation.				X				X	\$175,000
3	3	94	Replace one sewer ejector pump in the 1971				X				X	\$30,000
3	3	96	Replace older type flushometers in the 1954 wing.				X				X	\$15,000
3	3	98	Replace the 6 drinking fountain with a bottle filling stations. Add additional bottle filling station at 1954 wing. (10.06.20)				X				X	\$58,000
3	3	102	Replace damaged building mounted decorative light fixture by the pool.				X				X	\$2,000
3	3	108.1	Replace the problematic Primex clock system with a fully integrated wireless clock system.				X			X		\$85,000
3	3	108.2	Add a permanent PA system to the gymnasium.				X				X	\$60,000
3	3	108.3	Add a permanent PA system to the cafeteria.				X				X	\$60,000

Total \$525,000

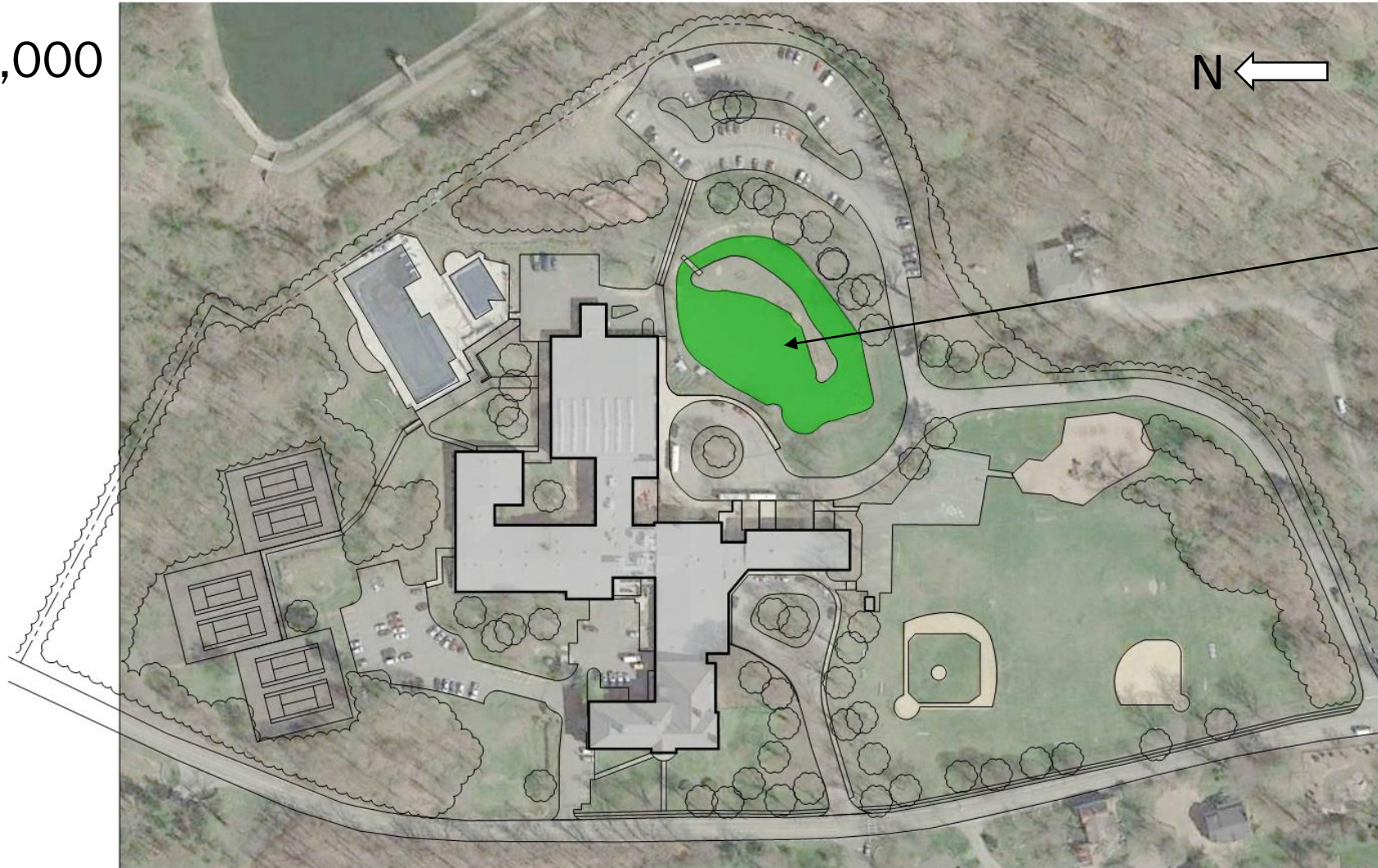
Priority 4 - Sitework



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BCS #51 \$85,000



BCS #51
Dredge existing wet
pond and provide new
filtration system.

Priority 4 – Interiors

BCS #76	\$25,800
BCS #77	\$30,000
BCS #78.1	\$28,600
<u>BCS #78.2</u>	<u>\$17,400</u>
Total	\$101,800



BCS #76
Replace carpet throughout library. Provide carpet at kindergarten circle room



BCS #78.1
Remove and replace tile floor in room 401.



BCS #77
Replace flooring in resource room, music instruction room, music storage room (1931 building)



BCS #78.2
Refinish wood floor in room 401, 407, 409, 410, & 412

Priority 4 - Mechanical/Plumbing/Electrical



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Year	Priority	BCS #	Item Description	<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>	
4	4	89	Provide A/C in the 1950's wing (8 classrooms) & the gymnasium, as these are the remaining non-air conditioned spaces.				X			X		\$1,120,000
4	4	100	Relocate existing serving line and kitchen equipment to allow for appropriate circulation between hallway and cafeteria.							X		\$95,000
4	4	101	Replace the older type electrical service switchgear & main panels.				X			X		\$300,000
4	4	108	Replace the Shore Tel digital phone system with an IP based phone system, and integrate it with the PA/intercom system.				X			X		\$200,000

Total \$1,715,000

Priority 5 - Sitework



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BCS #58	\$2,534,000
BCS #59	\$75,000
BCS #60.3	\$65,000
BCS #60.4	\$25,000
Total	\$2,699,000



BCS #58
Provide new underdrainage at fields, reskin softball and baseball field, provide new backstops. Provide new expanded grass soccer field. Provide integral path around fields. Modify tree line at south end of field to expand fields.

BCS #59
Provide new bleacher.

Priority 5 - Mechanical/Plumbing/Electrical



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<u>Year</u>	<u>5</u>	<u>Priority</u>	<u>BCS #</u>	<u>Item Description</u>	<u>New</u>	<u>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>	
5	5	102		Replace the 3 entry drive decorative pole light					X				X	\$75,000
5	5	104		Remove the 10-year-old Cummings generator in the old boiler room, which has reportedly never worked. A new full building generator is being installed apparently as part of a Capital Project (\$30k). Cost shown is for removal of existing generator only.					X			X		\$30,000

Total

\$105,000

Expense Summary



	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
Site	\$2,056,600	\$676,000	\$862,000	\$85,000	\$2,699,000
Envelope	\$514,500	\$0	\$0	\$0	\$0
Interiors	\$1,060,000	\$432,800	\$25,000	\$101,800	\$0
MEP	\$1,409,000	\$955,000	\$525,000	\$1,715,000	\$105,000
Accessibility	\$905,000	\$0	\$0	\$0	\$0
Total	\$5,945,100	\$2,063,800	\$1,412,000	\$1,901,800	\$2,804,000
Facilities Total = \$14,126,700					



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Thank You