

Facility Estimated Expenses Form

District or Board Name: Pocantico Hills Central School District

Facility Name: Pocantico Hills School

SED Number:

(10.06.20) Revisions discussed with District

Listed items are based upon the following site visits **(4.7.20), (7.23.20), & (8.25.20)**

Year 1	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital		
1	1	55	SW drop off loop: replace w/ heavy duty paving, repl. curbs with Granite Curbing . East bus/lot: replace w/ heavy duty paving, repl. curbs. North lot/bus lot: replace w/ heavy duty paving, repl. curbs. East drop off loop: replace w/ heavy duty paving, repl. curbs. North gym driveway: replace w/ heavy duty paving, repl. curbs. Alternate for Granite Curbing. Additional 10 parking spaces to be provided under separate project. (10.06.20)									X	\$1,579,400
1	1	56	Remove and replace sidewalks at SW drop off loop. Remove and replace damaged sidewalks at east drop off. Remove and provide new west flagstone walkways, provide accessible ramp. Provide ADA compliant concrete ramp/railings to pool. Remove and replace damaged concrete flags at north lot by stairs. Remove and replace damaged asphalt sidewalks. Provide new railing at north entry stair. Provide new ADA compliant guardrail at east ramp. Provide new ADA compliant concrete ramp and guardrail at south ramp to play area. Provide new ADA walkways to fields. Provide new ADA ramp to first aid room near pool. Repair patio wall near pool. Remove and replace play surface area at south field. (10.06.20)									X	\$477,200
1	1	72	Replace windows with historically appropriate insulated windows at original Building. Review repair options for large decorative/standalone windows. (10.06.20)									X	\$275,000
1	1	73	Replace perimeter wood fascia with new metal or insect resistant composite material at 1954 and 1972 additions. Reflash 6 large skylights at gym. Provide new roof curbs at (2) condensers, provide bird screen over gym wall louver. Replace roof hatch. Remedy roof leak above storage room 226. Scrape and paint soffits at east and west drop off loon canopies									X	\$239,500
1	1	74.1	Remove folding partition between classrooms opposite auditorium, replace with new wall. Remove gymnasium folding partition and replace with new top down ceiling suspended curtains offering gymnasium quadrant spaces. (10.6.20)									X	\$105,000

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1	1	74.2	Remove interior storage room walls at upper boiler room. replace with code compliant walls to underside of deck. Fire stop walls at first floor mechanical room in 1972 addition.								X	\$15,000
1	1	74.3	Add security window/provide security upgrades to existing main entry. (10.6.20)									\$65,000
1	1	82	Replace wood doors and frames at original building. Replace stair doors and corridor doors in original building. Remove non-complaint door hold opens at doors in 1954 and 1972 wings, replace with new magnetic door hold opens. Replace gymnasium interior door leaf's. Replace 1954 south stair fire doors. Repair and Refinish doors in 1931 building where possible to retain historic look. Remove and install leaded glass into non-rated doors when possible. Coordinate with current door hardening project. (10.6.20)								X	\$255,000
1	1	83	Replaced rusted water damaged stair column supports below stair. Outside library in 1954 addition. Scrape prime and paint all exposed steel below stair. Replace non-compliant handrails.								X	\$120,000
1	1	84	Provide elevator to access 1931 original building upper floors									\$500,000
1	1	85	Replace bad motor on 1 of the pool filter pumps. Completed by Distirct (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 Distirct (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

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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

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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

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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
1	1	115.1	Renovate fourth floor and third floor toilet rooms for ADA compliance Renovate toilet room at room 405								X	\$340,000
1	1	115.2	Replace stair railings at 3rd and 4th floor corridor stairs for ADA compliance. Replace railings at corridor stair to 1954 addition for ADA compliance. Replace railings at 1972 addition corridor stair for ADA compliance.								X	\$50,000
1	1	115.3	Replace cabinetry at (8) classrooms in 1954 wing with ADA compliant base cabinets. Sinks and bubblers. Replace cabinets in room 401 & 405 with new ADA compliant base cabinets								X	\$240,000
1	1	115.4	Replace library millwork, furniture. Rework layout of existing space.								X	\$115,000
1	1	116	Provide new chair lifts from lower 3rd and 4th floors to upper 3rd and 4th floors for accessibility to upper levels within 1931 building.								X	\$160,000
Priority 1 Total											\$5,945,100	

Year 2	Priority	BCS #	Item Description									Cost
2	2	42	Replace 500 gallon gasoline tank with a 1,000 gallon tank to provide for proper run time. Investigate relocation of tank. Provide bollards. (10.06.20)				X				X	\$165,000
2	2	57	Remove and replace playground surface								X	\$336,000
2	2	69	Replace exterior doors pairs at girl's locker rooms, lobby doors & south stair (1954 addition), doors at exterior ramp (1972 addition), lower level stair door at 1954 wing. Install with new FRP doors. Coordinate with ongoing door hardening project (10.6.20)								X	\$90,000
2	2	70	Replace damaged treads at north stair (1972 addition). Provide new ADA guardrail/railing Replace handrail, add railings at west stair/ramp, repair cracks (1972 addition). Replace Railings at north stair (1954 addition) with code complaint railing, repair cracks								X	\$85,000

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2	2	80	Replace concealed spline ceilings over original plaster ceiling at 407, 409, 410, 412 with new adhered tile. Replace concealed spline ceilings at rooms 302, 303 and adjoining room, 304, 305, 306, corridor outside orchestra room/stair, first/second floor classrooms in 1954 addition, 2 classrooms opposite auditorium, classroom 249, kindergarten circle room, paint 1954 1st and 2nd floor ceiling soffits along west window wall.							X	\$432,800
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 Unitlux boilers to reduce smell of combustion fumes. Completed by Distinct (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 Distinct (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
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

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2	2	102.3	Provide 10 additional building 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
Priority 2 Total											\$2,063,800	
Year 3	Priority	BCS #	Item Description									Cost
3	3	66	Repoint exterior stone retaining wall and replace stone caps. Provide new masonry control joints at gym north wall.								X	\$75,000
3	3	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.								X	\$137,000
3	3	60.2	Provide new 40'x40' prefabricated maintenance building for grounds storage.	X								\$650,000
3	3	81	Replace 50LF of lockers at 4th floor.								X	\$25,000
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

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Year 3	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	Cost
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
Priority 3 Total											\$1,412,000	
Year 4	Priority	BCS #	Item Description									Cost
4	4	51	Dredge existing wetpond and provide new filtration system. (10.6.20)								X	\$85,000

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4	4	76	Replace Carpet throughout Library. Provide new carpet at kindergarten circle room								X	\$25,800
4	4	77	Replace flooring in resource room, music instruction room, music storage room (1931 building).								X	\$30,000
4	4	78	Remove and replace tile floor in room 401. Paint upper and lower boiler room floors with epoxy.								X	\$28,600
4	4	78	Refinish wood floor in Room 401, 407, 409, 410, 412								X	\$17,400
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

Priority 4 Total

\$1,901,800

Year 5	Priority	BCS #	Item Description									Cost
5	5	58	Provide new underdrainage at fields, reskin softball and baseball field, provide new backstops. Provide new expanded grass soccer field intergral walking track/path around fields. Modify tree line at south end of field to expand proposed fields. (10.6.20)	X								\$2,534,000
5	5	59	Provide new bleachers at athletic fields	X								\$75,000
5	5	60.3	Provide shading structure over small pool. (10.6.20)	X								\$65,000
5	5	60.4	Provide shading structure over upper pool plaza area. (10.6.20)	X								\$25,000
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

Priority 5 Total

\$2,804,000

Note: Listed items to be coordinated and revised with ongoing security, door hardening,EPC, and roof projects/studies. (10.6.20)

Facility Total

\$14,126,700