2023 Building Condition Survey

5 Year Plan



Projects by Year	2024	2025	2026	2027	2028	Totals
Main School Building	\$ 1,317,500	\$ -	\$ -	\$ -	\$ -	\$ 1,317,500
Custodial Maintenance Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Bus Garage	\$ 927,000	\$ -	\$ -	\$ -	\$ -	\$ 927,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Construction	\$ 2,244,500	\$ -	\$ -	\$ 1	\$ 1	\$ 2,244,500
Design Contingency @ 10%	\$ 224,450	\$ -	\$ -	\$ -	\$ -	\$ 224,450
Inflation Escalator (7% per annum)	\$ 172,827	\$ -	\$ -	\$ -	\$ -	\$ 172,827
Construction Contingency @ 10%	\$ 264,178	\$ -	\$ -	\$ -	\$ -	\$ 264,178
Legal/Technical/Administrative @ 22.5%	\$ 653,840	\$ -	\$ -	\$ 1	\$ 1	\$ 653,840
GRAND TOTAL	\$ 3,559,794	\$ -	\$ ı	\$ 1	\$ 1	\$ 3,559,794

Projects by Priority 1	Priority 1	F	riority 1	Priority 1	Priority 1	Priority 1
Main School Building	\$ 1,317,500	\$	-	\$ -	\$ -	\$ -
Custodial Maintenance Building	\$ -	\$	-	\$ -	\$ -	\$ -
Existing Bus Garage	\$ 927,000	\$	-	\$ -	\$ -	\$ -
	\$ -	\$	-	\$ -	\$ -	\$ -
Priority 1 Totals	\$ 2,244,500	\$	-	\$ -	\$ -	\$ -

Projects by Priority 2	Priority 2	Priority 2	Priority 2	Priority 2	Priority 2
Main School Building	\$ -	\$ -	\$ -	\$ -	\$ -
Custodial Maintenance Building	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Bus Garage	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 2 Totals	\$ -	\$ -	\$ -	\$ -	\$ -

Projects by Priority 3	Priority 3	Priority 3	Priority 3	Priority 3	Priority 3
Main School Building	\$ -	\$ -	\$ -	\$ -	\$ -
Custodial Maintenance Building	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Bus Garage	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 3 Totals	\$ -	\$ -	\$ -	\$ -	\$ -

	Priority Totals \$	2,244,500	\$ -	\$	- \$	-	\$	-
Total Construction	The	total value of c	ontracts entered i	nto with vario	ous Contrac	tors to perfor	m the work.	
Legal/Technical/Administrativ	ser	vices and constr	osts associated wit uction manageme iscal, and insuranc	nt; surveys; s	pecial cons	ultants, mater	ials testing, hazar	dous materials
Contingencies			cover the cost of and many of the v Contingency at D	ariables or ur			•	ed downwards as the
			Contingency at Bi	d & Construc	tion	10%		
Inflation Escalator	A c	ost adjustment f	actor assigned to	the project e	stimates to	account for fu	iture increases in	the cost of

Identified Deficiencies

2023 Building Condition Survey

BCA ARCHITECTS & ENGINEERS

Main School Building

BC	s I										Part of 2024 Main Capital
No		Description of Existing Item	Recommendation	Quantity	Unit		Cost	Estimate	Year	Priority	Project/Cap Outlay
39	Water				1 sf		-	\$ -	1	1	
40	Site Sanitary				1 sf	\$	-	\$ -	1	1	
41					1 sf	\$		\$ -	1	1	
42	Site Fuel Oil	Fuel Oil tank is for the boilers (which are located in the Cust. Maintenance bldg) and is a 10,000, gallon below ground tank, installed in 1995.	Because of its age, the District should considering replacing the tank in a future capital project.	1	1 sf	\$	500,000	\$ 500,000	1	1	
43	Site Electrical	Existing parking lot lighting is over 20 years old, and should be replaced with LED fixtures for energy savings and ease of future maintenance.	Replace/ reconfigure parking lot lighting with new LED fixtures. Assumes replacing and adding lights and poles (LED), total of 8 singles, 10 doubles, cost includes demo, trenching, wiring, conduit, etc.		1 ls	\$	-	\$ -	1	1	\$ 108,000.00
44	Closed Drainage Stormwater Management System				1 sf	\$	-	\$ -	1	1	
45					1 sf	Ś		\$ -	1	1	
43	Management System				T 31	٧		- -	1	1	
46	· · · · · · · · · · · · · · · · · · ·				1 sf	Ś	_	\$ -	1	1	
70	Manholes				1 31	۲		Y	1	_	
47					1 sf	Ś	_	\$ -	1	1	
48					1 sf	Ś		\$ -	1	1	
-					1 sf	\$	_	\$ -	1	1	
50					1 sf	\$		\$ -	1	1	
5 51					1 sf	Ś		\$ -	1	1	
Site & Utilities 25 25 25 25 25 25 25 25 25 25 25 25 25	<u>'</u>				1 sf	\$	-	\$ -	1	1	
55	` '	Main parking lot is past its useful life and should be	Mill to sub-base and replace paving at parking lot	:	1 ls	\$	=	\$ -	1	1	\$ 602,475.00
	Parking Lots)	replaced.			4 1			A	1		\$ 44.996.00
56	Sidewalks	Sidewalk and concrete area around flagpole are deteriorating and should be updated.	Flag pole - replace sidewalk and concrete area leading to and around flagpole		1 ls	\$	-	\$ -	1	1	,
		2. Multiple Sections of concrete sidewalk are heaved or cracking.	Replace segments of concrete sidewalk with new.	:	1 ls	\$	-	\$ -	1	1	\$ 10,000.00
		Asphalt walkways near playground and back of school are deteroriated.	Replace asphalt walkways with new asphalt pavement.		1 ls	\$	28,000	\$ 28,000	1	1	
57	Playgrounds and Playground Equipment	Main playground curb has sections in need of repair. Playground surfacing / chips in need of replacement.	Repair sections of rubber curbing. Replace playrground surfacing with new.	:	1 ls	\$	72,500	\$ 72,500	1	1	
58	Athletic Fields/Play Fields	Existing softball field needs to be relocated because the district is building a new bus garage on its site.	Replace existing softball field with new field just south of current location, with outfield overlapping the existing soccer field. Provide all dirt infield for SB field.		1 ls	\$		\$ -	1	1	\$ 450,000.00
59	Exterior Bleachers/Stadiums				1 sf	Ś	_	\$ -	1	1	
60	,	Existing building exterior sign should be replaced.	Replace existing sign with new electronic sign out in front of the school, includes electric wiring trenching		1 ls	\$	-	\$ -	1	1	\$ 100,000.00

Identified Deficiencies

2023 Building Condition Survey



BCA ARCHITECTS & ENGINEERS

Main School Building

	BCS										Part of 2024 Main Capital
	No.	ltem	Description of Existing Item	Recommendation	Quantity Unit	Cost		Estimate	Year	Priority	Project/Cap Outlay
	61	Foundations	·		1 sf	\$	- \$	=	1	1	,,,,
	62	Piers			1 sf	\$	- \$	-	1	1	
	63	Columns			1 sf	\$	- \$	-	1	1	
	64	Footings			1 sf	\$	- \$	-	1	1	
	65	Structural Floors			1 sf	\$	- \$	-	1	1	
	66	Exterior Walls/Columns			1 sf	\$	- \$	-	1	1	
	67	Chimneys			1 sf	\$	- \$	-	1	1	
a)	68	Parapets			1 sf	\$	- \$	-	1	1	
Building Envelope	69	Exterior Doors	Multilple exterior doors in the 1931 wing and 2002 wing are in need of repair and/or replacement.	Main doors in the 1931 wing are being replaced, several others were getting new hardware in the 2024 project. BCS pricing assumes continued hardware and door replacement in future capital projects.	1 ls	\$ 75,0	00 \$	75,000	1	1	\$ 42,000.00
Bı	70	Exterior Steps, Stairs, Ramps	1931 Main entry stairs are in need of repair due to spalling, chipping, etc.	1931 wing front entry stairs, steps are being repaired in a capital outlay project bidding Feb. 2024.	1 ls	\$	- \$	-	1	1	\$ 30,000.00
	71	Fire Escapes			1 sf	\$	- \$	-	1	1	
	72	Windows			1 sf	Ś	- \$	-	1	1	
	73	Roof and Skylights	Roof membranes over the 1931 wing and the 2002 wing are past their useful life and should be replaced.	Failing sections of roofing are scheduled to be replaced as part of a capital project bidding in Feb. 2024.		\$	- \$	-	1	1	\$ 1,900,000.00
	74	Interior Bearing/Fire Walls			1 sf	\$	- \$	-	1	1	
	75	Other Interior Walls	Some sections of corridor walls due not extend to the deck and do not provide the code required 1 hour separation from the corridor.	Some walls in various areas do not extend to the deck, and will be addressed in project bidding in Feb. 2024.	1 ls	\$	- \$	-	1	1	\$ 75,000.00
	76	Carpet	Carpeting in the 1931 wing and main office is past its useful life.	Carpeting in 1931 wing classrooms and main office being replaced in capital project bidding Feb. 2024.	1 ls	\$	- \$	-	1	1	\$ 200,000.00
iors	77	Resilent Tiles or Sheet Flooring	VCT is the 1931 wing is past its useful life.	VCT in 1931 wing classrooms is being replaced in capital project bidding Feb. 2024.	1 ls	\$	- \$	-	1	1	\$ 215,000.00
ter	78	Hard Flooring (concrete, CT)			1 sf	\$	- \$	-	1	1	
드	79	Wood Flooring			1 sf	\$	- \$	-	1	1	
Building Interiors	80	Ceilings	There are areas of ceilings in the 1931 wing that are stain, or past their useful life and should be replaced.	Ceilings in 1931 wing corridor/classrooms are being replaced in capital project bidding Feb. 2024.	1 ls	\$	- \$	-	1	1	\$ 60,000.00
	81	Lockers			1 sf	\$	- \$	-	1	1	
	82	Interior Doors	Doors at locker rooms are past their useful life and should be replaced.	Door around locker rooms being replaced as part of capital project bidding in Feb. 2024.	1 ls	\$	- \$	-	1	1	\$ 20,000.00
	83	Interior Stairs			1 sf	\$	- \$	=	1	1	
	84	Elevators, Lifts, Escalators			1 sf	\$	- \$	-	1	1	
	85	Swimming Pools & Systems			1 sf	\$	- \$	=	1	1	
	86	Interior Bleachers			1 sf	\$	- \$	-	1	1	

2023 Building Condition Survey

ВСА
ARCHITECTS ENGINEERS

BCA ARCHITECTS & ENGINEERS

Main School Building

LINGIN	B CC		T				1			1		
	BCS No.	ltem	Description of Existing Item	Recommendation	Quantity	Unit	١.,	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project/Cap Outlay
	87	Heat Generating Systems	Boiler serving this building is actually located in the	Recommendation		1 sf	\$	CUSI	\$ -	1 1	1	Project/Cap Outlay
	07	Treat Generating Systems	Custodial/Maintenance Building.			T 21	٦	-	· -	1	1	
	88	Ventilation Systems	The unit ventilators in the 1995 area of the building are	This work will be done as part of a project currently		1 ls	\$	_	\$ -	1	1	\$ 305,000.00
			recommended to be replaced.	bidding in Feb. 2024. Replace and provide additional			T		•	_	_	7 535,555.55
E S			'	heat to serve the Kitchen Office space.								
/ste				·								
HVAC Systems	89	Mechanical Cooling/ AC				1 sf	Ś	_	\$ -	1	1	
Ž	90	Piped Heating & Cooling Systems			-	1 sf	\$	-	\$ -	1	1	
I		, ,					'		'			
	91	Ducted Heating & Cooling				1 sf	\$	-	\$ -	1	1	
		Systems										
	92	HVAC Control Systems				1 sf	\$	-	\$ -	1	1	
	93	Water Supply Systems			-	1 sf	\$	-	\$ -	1	1	
	94	Sanitary Systems				1 sf	\$	=	\$ -	1	1	
	95	Storm Water Drainage Systems				1 sf	\$	-	\$ -	1	1	
	96	Hot Water Heaters	Hot water heaters that serve this building are actually			1 sf	Ś		\$ -	1	1	
E I	96	not water neaters	located in the Custodial Maintenance Building.			T 21	Þ	-	Ş -	1	1	
Plumbing Systems			located in the Custodial Maintenance Building.									
Se	97	Plumbing Fixtures	Existing hose bibs around the exterior of the building	Replace and add Hose Bibs around the exterior		6 ea	Ś	_	\$ -	1	1	\$ 7,200.00
<u>ģ</u>		0	are past their useful life and should be replaced.	perimeter of the building. This will provide soften			'					,
힐				water for the Domestic hot water systems and for the								
-				Kitchen in the Main Building.								
			2. Flushometers should be updated to save energy.	Replace flush valves in toilet rooms.	5	0 ea	\$	1,600	\$ 80,000	1	1	
	98	Water Outlets/Taps				1 sf	\$	-	\$ -	1	1	
FS	99	Fire Suppression Systems				1 sf		-	\$ -	1	1	
ш	100	Kitchen Hoods				1 sf	\$	-	\$ -	1	1	
	101	Electrical Power Distribution				1 sf	\$	-	\$ -	1	1	
	102	Lighting Fixtures	Replace existing flourescent fixtures with LED for	Replace all existing fluorescent lighting with new LED		1 ls	\$	562,000	\$ 562,000	1	1	1931 corridor lighting
			energy efficiency and add dimming.	lighting and replace all lighting controls with new								replaced. Classroom
SE				dimming controls								lighting has not been replaced.
yste												геріасец.
als	103	Emergency Exit Lighting				1 sf		-	\$ -	1	1	
Electrical Systems	104	Emergency or Standby Power				1 sf	\$	-	\$ -	1	1	
Elec	105	Systems Fire Alarm Systems				1 sf	Ś		\$ -	1	1	
	106	Carbon Monoxide Alarm				1 sf	\$	_	\$ -	1	1	
	100	Systems				_ 51	Ţ		Ÿ	1		
	107	Communications Systems				1 sf	\$	-	\$ -	1	1	
	109	Fuel Dispensing System				1 sf	\$	-	\$ -	1	1	
STF	110	Vehicle Lifts				1 sf	\$	-	\$ -	1	1	
	111	Bus Wash Systems				1 sf	\$	-	\$ -	1	1	

2023 Building Condition Survey

Identified Deficiencies

BCA ARCHITECTS & ENGINEERS

Main School Building

	BCS										Part of 2024 Main Capital
	No.	ltem	Description of Existing Item	Recommendation	Quantity	Unit	Cost	Estimate	Year	Priority	Project/Cap Outlay
	112	Exterior Accessible Route to			1	. sf	\$ -	\$ -	1	1	
_ <u>≆</u>		Building									
igi	114	Exterior Accessible Route to			1	. sf	\$ -	\$ -	1	1	
Accessibility		Recreation Facilities									
Acc	115	Interior Accessible Route			1	. sf	\$ -	\$ -	1	1	
	123	Mold			1	. sf	\$ -	\$ -	1	1	
						Tota	l Construction	\$ 1,317,500			\$ 4,169,671.00
ions					1	sf	\$ -	\$ -	1	1	
dati					1	sf	\$ -	\$ -	1	1	
듵					1	sf	\$ -	\$ -	1	1	
E					1	sf	\$ -	\$ -	1	1	
Recommendation					1	sf	\$ -	\$ -	1	1	
AE R					1	sf	\$ -	\$ -	1	1	
_					1	sf	\$ -	\$ -	1	1	
Requests,					1	sf	\$ -	\$ -	1	1	
nba					1	sf	\$ -	\$ -	1	1	
t Re					1	sf	\$ -	\$ -	1	1	
District					1	sf	\$ -	\$ -	1	1	
Dis					1	sf	\$ -	\$ -	1	1	

Total Program \$

Grand Total \$ 1,317,500

2023-118 3/18/2024

2023 Building Condition Survey BCA ARCHITECTS & ENGINEERS BCA ARCHITECTS & CUSTOdial Maintenance

	BCS									Part of 2024 Main
	No.	ltem	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Capital Project
	39	Water			1 sf	\$ -	\$ -	1	1	
	40	Site Sanitary				\$ -	\$ -	1	1	
	41	Site Gas			1 sf	\$ -	\$ -	1	1]
	42	Site Fuel Oil			1 sf	\$ -	\$ -	1	1]
	43	Site Electrical			1 sf	\$ -	\$ -	1	1]
	44	Closed Drainage Stormwater			1 sf	\$ -	\$ -	1	1	
		Management System								
	45	Open Drainage Stormwater			1 sf	\$ -	\$ -	1	1	
	1.0	Management System			1 (<u></u>		- 1	1	
,	46	Catch Basins, Drop Inlets, Manholes			1 sf	\$ -	-	1	1	
ŧ	47	Culverts			1 sf	\$ -	\$ -	1	1]
I	48	Outfalls			1 sf	\$ -	\$ -	1	1	
Site & Utilities	49	Infiltration Basins/Chambers			1 sf	\$ -	\$ -	1	1	
S	50	Retention Basins			1 sf	\$ -	\$ -	1	1	
	51	Wetponds			1 sf	\$ -	\$ -	1	1	
	52	Manufactured Stormwater			1 sf	\$ -	\$ -	1	1	
		Units								
	55	Pavement (Roadways and			1 sf	\$ -	\$ -	1	1	
		Parking Lots)								
	56	Sidewalks			1 sf	\$ -	\$ -	1	1	
	57	Playgrounds & Equipment			1 sf	\$ -	\$ -	1	1	
	58	Athletic Fields/Play Fields			1 sf	\$ -	\$ -	1	1	
	59	Exterior Bleachers/Stadiums			1 sf	\$ -	\$ -	1	1	
	60	Related Structures (Press				\$ -	\$ -	1	1	
		Boxes, Dugouts, etc)								
	61	Foundations			1 sf	\$ -	\$ -	1	1	
	62	Piers				\$ -	\$ -	1	1	1
	63	Columns			1 sf		\$ -	1	1	1
	64	Footings			1 sf		\$ -	1	1	1
96	65	Structural Floors					; ; -	1	1	1
ole	66	Exterior Walls/Columns			1 sf		, \$ -	1	1	1
Š	67	Chimneys					\$ -	1	1	1
J SE	68	Parapets					* \$ -	1	1	1
ij	69	Exterior Doors					* \$ -	1	1	
Building Envelope		Exterior Steps, Stairs, Ramps					\$ -	1	1	
	71	Fire Escapes			1 sf	\$ -	\$ -	1	1	
	72	Windows					\$ - \$ -	1	1	-
	73						\$ - \$ -	1	1	-
	/3	Roof and Skylights			1 ST	Ş -	- -	1	1	J

Cost Summary by Facility

2023-118 3/18/2024

2023 Building Condition Survey BCA ARCHITECTS & Custodial Maintenance Custodial Maintenance

	BCS										Part of 2024 Main
	No.	ltem	Description	Recommendation	Quantity	Cost		Estimate	Year	Priority	Capital Project
	74	Interior Bearing/Fire Walls			1 sf	\$ -	\$	-	1	1	
	75	Other Interior Walls			1 sf	\$ -	\$	-	1	1	
	76	Carpet			1 sf	\$ -	\$	-	1	1	
	77	Resilent Tiles or Sheet Flooring			1 sf	\$ -	\$	-	1	1	
Building Interiors	78	Hard Flooring (concrete, CT)			1 sf	\$ -	\$	=	1	1	
	79	Wood Flooring			1 sf	\$ -	\$	-	1	1	
ij	80	Ceilings			1 sf	\$ -	\$	-	1	1	
Ē	81	Lockers			1 sf	\$ -	\$	-	1	1	
ш	82	Interior Doors			1 sf	\$ -	\$	-	1	1	
	83	Interior Stairs			1 sf	\$ -	\$	-	1	1	
	84	Elevators, Lifts, Escalators			1 sf	\$ -	\$	-	1	1	
	85	Swimming Pools & Systems			1 sf	\$ -	\$	-	1	1	
	86	Interior Bleachers			1 sf	\$ -	\$	-	1	1	
	87	Heat Generating Systems			1 sf	\$ -	\$	-	1	1	
		Ventilation Systems			1 sf	\$ -	\$	-	1	1	
Ë	89	Mechanical Cooling/ AC			1 sf	\$ -	\$	-	1	1	
yste	90	Piped Heating & Cooling			1 sf	\$ -	\$	-	1	1	
CS		Systems									
HVAC Systems	91	Ducted Heating & Cooling			1 sf	\$ -	\$	-	1	1	
		Systems									
	92	HVAC Control Systems			1 sf	\$ -	\$	-	1	1	
	93	Water Supply Systems	Add water softening system onto the water service	This will provide soften water for the Domestic hot	1 ls	\$ -	\$	=	1	1	\$ 80,000.00
S			being fed from the main building.	water systems and for the Kitchen in the Main							
E E				Building.							
o'st	94	Sanitary Systems			1 sf	\$ -	\$	-	1	1	
Plumbing Systems	95	Storm Water Drainage Systems			1 sf	\$ -	\$	-	1	1	
<u> </u>	96	Hot Water Heaters			1 sf	\$ -	\$	-	1	1	
Δ.	97	Plumbing Fixtures			1 sf	\$ -	\$	-	1	1	
	98	Water Outlets/Taps			1 sf	\$ -	\$	-	1	1	
٠,	99	Fire Suppression Systems			1 sf	\$ -	\$	-	1	1	
æ	100	Kitchen Hoods			1 sf	\$ -	\$	-	1	1	
	101	Electrical Power Distribution			1 sf	\$ -	\$	-	1	1	
v	102	Lighting Fixtures			1 sf	\$ -	\$	-	1	1	
Ë		Emergency Exit Lighting			1 sf	\$ -	\$	-	1	1	
Electrical Systems		Emergency or Standby Power			1 sf	\$ -	\$	=	1	1	
<u> </u>	105	Systems Fire Alarm Systems			1 sf	\$ -	\$		1	1	
당		Carbon Monoxide Alarm			1 Sf	\$ -	\$	<u> </u>	1	1	
쁄		Systems				- پ	þ	-	1	1	
	107	Communications Systems			1 sf	\$ -	\$	-	1	1	

Cost Summary by Facility

2023-118 3/18/2024

2023 Buildi	ing Condition Survey	ld	dentified Deficiencies
BCA ARCHITECTS ENGINEERS	BCA ARCHITECTS & ENGINEERS	Custodial Maintenance	

LINGINE											
	BCS No.	ltem	Description	Recommendation	Oversite		Cost	Estimate	Year	Dulanitus	Part of 2024 Main
			Description	Recommendation	Quantity			Estimate	rear	Priority	Capital Project
		Fuel Dispensing System					\$ -	\$ -	1	1	
STF	110	Vehicle Lifts			1	sf	\$ -	\$ =	1	1	
	111	Bus Wash Systems			1	sf	\$ -	\$ =	1	1	
	112	Exterior Accessible Route to			1	sf	\$ -	\$ -	1	1	
£		Building									
豆	114	Exterior Accessible Route to			1	sf	\$ -	\$ -	1	1	
ess		Recreation Facilities									
Accessibility	115	Interior Accessible Route			1	sf	\$ -	\$ =	1	1	
	123	Mold			1	sf	\$ -	\$ -	1	1	
						Total	Construction	\$ -			\$ 80,000.00
ü					1		\$ -	\$ -	1	1	
aţi					1	sf	\$ -	\$ -	1	1	
Ē					1	sf	\$ -	\$ -	1	1	
E					1	sf	\$ -	\$ -	1	1	
Recommendation					1	sf	\$ -	\$ -	1	1	
AE R					1	sf	\$ -	\$ -	1	1	
_					1	sf	\$ -	\$ =	1	1	
ests					1	sf	\$ -	\$ -	1	1	
ğ					1	sf	\$ -	\$ =	1	1	
† &					1	sf	\$ -	\$ -	1	1	
District Requests					1	sf	\$ -	\$ -	1	1	
Dis					1	sf	\$ -	\$ -	1	1	

Total Program \$
Grand Total \$

Identified Deficiencies

2023 Building Condition Survey

BCA ARCHITECTS & ENGINEERS

Existing Bus Garage

BCS Part of 2024 Main No. Item Description Recommendation Quantity Cost Estimate Year Priority Capital Project 39 Water Water service is over 70 years old. Could be replaced. 50,000 \$ 50,000 Septic system is recommended to be replaced as well Replace the sanitary system if the district requires 1 ls \$ 150,000 \$ 150,000 Site Sanitary as removing the oil / water separator underground bathrooms at this space, otherwise remove. If you tank. maintain vehicles here, then the oil/water separator could remain, otherwise remove. Costs shown are for replacement of sanitary and removal of oil/water underground tank. 40 41 Site Gas 1 sf \$ 42 Site Fuel Oil 1 sf - \$ 43 Site Electrical 1 sf Closed Drainage Stormwater 44 1 sf Management System Open Drainage Stormwater 1 sf Site & Utilities Management System 46 Catch Basins, Drop Inlets, Manholes 47 Culverts 1 sf 48 Outfalls 1 sf - \$ nfiltration Basins/Chambers 50 Retention Basins 1 sf - S 51 1 sf - \$ Wetponds 52 Manufactured Stormwater 1 sf Units Pavement (Roadways and 55 1 sf - \$ Parking Lots) 56 Sidewalks 1 sf Playgrounds & Equipment 57 1 sf 58 Athletic Fields/Play Fields 1 sf - \$ Exterior Bleachers/Stadiums 59 1 sf - \$ Related Structures (Press 1 sf Boxes, Dugouts, etc)

2023 Building Condition Survey

BCA ARCHITECTS & ENGINEERS

INGINEER	BCS										
	No.	Item	Description	Recommendation	Quantity	Cost	Eat	imate	Year	Priority	Part of 2024 Ma
		Foundations	12" foundation walls extend 4" past wall face - over the		1 ls				rear	Priority	Capital Projec
	61	Foundations	years water and snow have caused deterioration of the		1 15	\$ 120,000	\$	120,000	1	1	
				· ·							
			foundation wall face. It is especially bad around the exit								
			stairs on the West side (back) of the building.								
_	62	Piers			1 sf	\$ -	Ś	_	1	1	
		Columns			1 sf	\$ -	\$		1	1	
		Footings			1 sf	\$ -	Ś	-	1	1	
Ψ _		Structural Floors			1 sf	\$ -	Ś		1	1	
<u> </u>		Exterior Walls/Columns			1 sf	\$ -	\$		1	1	
Ē		Chimneys	Existing chimney is in poor condition.	Repair.	1 ls	\$ 35,000	\$	35,000	1	1	
ing —		Parapets	Existing commerce in poor conditions	Trepair.	1 sf	\$ -	Ś	-	1	1	
_		Exterior Doors			1 sf	\$ -	Ś	_	1	1	
ē ⊢			Exterior stairs are in poor condition and should be	Replace.	1 ls	\$ 40,000	Ś	40,000	1	1	
			replaced.	'		,		,			
	71	Fire Escapes			1 sf	\$ -	\$	-	1	1	
		Windows	Existing steel windows are in very poor condition and	Replace.	1 ls	\$ 55,000	\$	55,000	1	1	
			should be replaced.								
	73	Roof and Skylights	The roof over the storage bay is in need of	Replace roofing and repair steel joists per	1 ls	\$ 192,000	\$	192,000	1	1	
			replacement. There is also water damage to the steel	recommendations in the structurual study performed							
			joists.	in 2023.							
	74	Interior Bearing/Fire Walls			1 sf	\$ -	\$	-	1	1	
	75	Other Interior Walls			1 sf	\$ -	\$	-	1	1	
	76	Carpet			1 sf	\$ -	\$	-	1	1	
	77	Resilent Tiles or Sheet Flooring			1 sf	\$ -	\$	-	1	1	
ν L											
Building Interiors	78	Hard Flooring (concrete, CT)			1 sf	\$ -	\$	-	1	1	
ᄩ											
<u></u>		Wood Flooring			1 sf	\$ -	\$	-	1	1	
ਾਂ ⊒		Ceilings			1 sf	\$ -	\$	-	1	1	
Ba.		Lockers			1 sf	\$ -	\$	-	1	1	
	82	Interior Doors			1 sf	\$ -	\$	-	1	1	
	83	Interior Stairs			1 sf	\$ -	\$	-	1	1	
		Elevators, Lifts, Escalators			1 sf	\$ -	\$	-	1	1	
		Swimming Pools & Systems			1 sf	\$ -	\$	-	1	1	
	86	Interior Bleachers			1 sf	\$ -	\$	-	1	1	

2023-118 3/18/2024

2023 Build	ling Condition Survey	Identified Deficienc	cies
ВСА	BCA ARCHITECTS &	Eviating Due Corege	
ARCHITECTS ENGINEERS	ENGINEERS	Existing Bus Garage	

	BCS									i	Part of 2024 N
	No.	ltem	Description	Recommendation	Quantity	Со	st	Estimate	Year	Priority	Capital Proj
		Heat Generating Systems	233311741311			Ś	-		1	1	capitarrio
		Ventilation Systems			1 sf	\$		\$ -	1	1	
<u> </u>	89	Mechanical Cooling/ AC			1 sf	Ś		\$ -	1	1	
1		Piped Heating & Cooling			1 sf	Ś		\$ -	1	1	
<u>ر</u> َ ا		Systems				7		•		_	
nvac systems	91	Ducted Heating & Cooling			1 sf	Ś	_	\$ -	1	1	
_		Systems						•			
F	92	HVAC Control Systems			1 sf	\$	-	\$ -	1	1	
		Water Supply Systems	Water distribution piping is in poor condition and	Replace water distribution piping.	1 ls		60,000		1	1	
			should be replaced.			,	-,	/		_	
_	94		Existing sanitary system is in poor condition and past its	Replace existing sanitary systems	1 ls	\$ 10	00,000	\$ 100,000	1	1	
	٠.	Sameary Systems	useful life, consider replacing.	meplace existing sameary systems.	1 15	1	,0,000	φ 100,000		-	
2)	95	Storm Water Drainage Systems			1 sf	Ś	_	\$ -	1	1	
5	55	Storm Water Brainage Systems			1 31	,		Y	_	_	
[96	Hot Water Heaters			1 sf	Ś	_	\$ -	1	1	
	97	Plumbing Fixtures	Existing plumbing fixtures are in poor condition -	Replace existing fixtures.	1 ls		0,000		1	1	
	٥,	- Inching i Made Co	consider replacing.		1 13	,	_,550	- 10,000		1	
F	98	Water Outlets/Taps	Existing plumbing fixtures are in poor condition -	Replace existing fixtures.	1 ls	\$ 1	.0,000	\$ 10,000	1	1	
	50		consider replacing.	Replace existing fixed es.	1 13	, ,	.0,000	7 10,000	_	_	
_	99	Fire Suppression Systems	consider replacing.		1 sf	\$	-	\$ -	1	1	
: ├	100	Kitchen Hoods			1 sf	ć		\$ -	1	1	
+	101	Electrical Power Distribution			1 sf	\$		\$ -	1	1	
H	101		Lighting barely meets minimum standards, consider	Provide additional lighting fixtures to exceed minimum	1 Is		20,000	·	1	1	
	102	Lighting Fixtures	adding additional lighting, preferably LED.	standards.	1 15	Ş 2	.0,000	\$ 20,000	1	1	
			adding additional lighting, preferably LED.	Standards.							
≗ ⊢	100	5						4 45.000			
	103		Emergency lighting and exit signage is insufficient and	Provide interior/exterior emergency lighting and exit	1 ls	\$ 1	.5,000	\$ 15,000	1	1	
5			should be upgraded.	signage where none exist.							
;	104	Emergency or Standby Power			1 sf	\$	-	\$ -	1	1	
L		Systems									
2	105	Fire Alarm Systems	Need to tie fire alarm into the main system.	Provide an addressable system and connect to main	1 ls	\$ 4	10,000	\$ 40,000	1	1	
				building system.							
	106	Carbon Monoxide Alarm			1 sf	\$	-	\$ -	1	1	
		Systems									
	107	Communications Systems			1 sf	\$		\$ -	1	1	
		Fuel Dispensing System			1 sf	\$	-	•	1	1	
; [Vehicle Lifts			1 sf	\$		\$ -	1	1	
	111	Bus Wash Systems			1 sf	\$		\$ -	1	1	
	112	Exterior Accessible Route to			1 sf	\$	-	\$ -	1	1	
		Building									
5	114	Exterior Accessible Route to			1 sf	\$	-	\$ -	1	1	
Accessioning		Recreation Facilities									
2	115	Interior Accessible Route			1 sf	\$	-	\$ -	1	1	
	123	Mold			1 sf	\$	-	\$ -	1	1	
					Tota	l Constru	ıction	\$ 927,000			

Morris Central School District Cost Summary by Facility 2023-118 3/18/2024

2023	Buildin	g Condition Survey						Identified	Deficiencies	l
BC ARCHITE ENGINE	CTS ERS	BCA ARCHITECTS & ENGINEERS		Existing Bus Garage						
	BCS									Part of 2024 Main
	No.	ltem	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Capital Project
ations					1 sf	\$ -	\$ -	1	1	
dati					1 sf	\$ -	\$ -	1	1	
틸					1 sf	\$ -	\$ -	1	1	
Ē					1 sf	\$ -	\$ -	1	1	
Sec.					1 sf	\$ -	\$ -	1	1	
AE B					1 sf	\$ -	\$ -	1	1	
_					1 sf	\$ -	\$ -	1	1	l
ests					1 sf	\$ -	\$ -	1	1	
뮵					1 sf	\$ -	\$ -	1	1	l
rict Re					1 sf	\$ -	\$ -	1	1	
ğ					1 sf	\$ -	\$ -	1	1	
Distr					1 sf	\$ -	\$ -	1	1	j

Total Program \$

Grand Total \$

927,000

Foundations

Structural Floors

Exterior Walls/Columns

Exterior Steps, Stairs, Ramps

Piers

Columns Footings

Chimneys

Parapets Exterior Doors

Fire Escapes

61 62

63

68

Building Envelope

1

1

1

1

1

1

-

-

-

BC/ ARCHITEC ENGINEE	CTS ERS	g Condition Survey BCA ARCHITECTS & ENGINEERS		Building 4					eficiencies
	BCS No.	ltem	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority
	39	Water			1 sf	\$ - \$	-	1	1
	40	Site Sanitary			1 sf	\$ - \$	-	1	1
	41	Site Gas				\$ - \$	-	1	1
	42	Site Fuel Oil			1 sf	\$ - \$	-	1	1
	43	Site Electrical				\$ - \$	-	1	1
	44	Closed Drainage Stormwater Management System			1 sf	\$ - \$	-	1	1
		Open Drainage Stormwater Management System			1 sf	\$ - \$	-	1	1
S	46	Catch Basins, Drop Inlets, Manholes			1 sf	\$ - \$	1	1	1
ţį	47	Culverts			1 sf	\$ - \$	-	1	1
& Utilities	48	Outfalls			1 sf	\$ - \$	-	1	1
Site & I	49	Infiltration Basins/Chambers			1 sf	\$ - \$,	1	1
\ \sigma	50	Retention Basins			1 sf	\$ - \$	-	1	1
	51	Wetponds			1 sf	\$ - \$		1	1
	52	Manufactured Stormwater Units			1 sf	\$ - \$	1	1	1
	55	Pavement (Roadways and Parking Lots)			1 sf	\$ - \$		1	1
	56	Sidewalks				\$ - \$	-	1	1
		Playgrounds & Equipment				\$ - \$	-	1	1
	58	Athletic Fields/Play Fields				\$ - \$		1	1
	59	Exterior Bleachers/Stadiums				\$ - \$	-	1	1
	60	Related Structures (Press Boxes, Dugouts, etc)			1 sf	\$ - \$	-	1	1

1 sf \$

\$

\$

1 sf \$

1 sf

2023 E	Building	g Condition Survey							Identified D	eficiencies
BC. ARCHITE ENGINE	ERS	BCA ARCHITECTS & ENGINEERS		Building 4						
	BCS No.	ltem	Description	Recommendation	Quantity		Cost	Estimate	Year	Priority
		Windows			1 sf				1	_
	73	Roof and Skylights			1 sf	\$	-	\$ -	1	1
	74	Interior Bearing/Fire Walls			1 sf	\$	-	\$ -	1	1
	75	Other Interior Walls			1 sf	\$	-		1	1
	76	Carpet			1 sf	\$	-	\$ -	1	1
v	77	Resilent Tiles or Sheet Flooring			1 sf	\$	-	\$ -	1	1
Building Interiors	78	Hard Flooring (concrete, CT)			1 sf	\$,	\$ -	1	1
드	79	Wood Flooring			1 sf	\$	-	\$ -	1	1
i iii	80	Ceilings			1 sf	\$	-	\$ -	1	1
ij	81	Lockers			1 sf	\$	-	\$ -	1	1
ш.	82	Interior Doors			1 sf	\$	-	\$ -	1	1
	83	Interior Stairs			1 sf	\$	-	\$ -	1	1
	84	Elevators, Lifts, Escalators			1 sf	\$	-	\$ -	1	1
	85	Swimming Pools & Systems			1 sf	\$	-	\$ -	1	1
	86	Interior Bleachers			1 sf	\$	-	\$ -	1	1
	87	Heat Generating Systems			1 sf	\$	-	\$ -	1	1
S	88	Ventilation Systems			1 sf	\$	-	\$ -	1	1
e E	89	Mechanical Cooling/ AC			1 sf	\$		\$ -	1	1
HVAC Systems	90	Piped Heating & Cooling Systems			1 sf	\$	1	\$ -	1	1
HVA	91	Ducted Heating & Cooling Systems			1 sf	\$	-	\$ -	1	1
	92	HVAC Control Systems			1 sf	\$	-	\$ -	1	1
S	93	Water Supply Systems			1 sf	\$	-	\$ -	1	1
em	94	Sanitary Systems			1 sf	\$	-	\$ -	1	1
Plumbing Systems	95	Storm Water Drainage Systems			1 sf	\$	-	\$ -	1	1
hiq	96	Hot Water Heaters			1 sf	\$	-	\$ -	1	1
트	97	Plumbing Fixtures			1 sf	\$	-	\$ -	1	1
<u>=</u>	98	Water Outlets/Taps			1 sf	\$	-	\$ -	1	1
ν.	99	Fire Suppression Systems			1 sf	\$	-	\$ -	1	1
&	100	Kitchen Hoods			1 sf	\$	-	\$ -	1	1
	101	Electrical Power Distribution			1 sf	\$	-	\$ -	1	1
S	102	Lighting Fixtures			1 sf	\$	-	\$ -	1	1
Ë	103	Emergency Exit Lighting			1 sf	\$	-	\$ -	1	1
trical Systems	104	Emergency or Standby Power Systems			1 sf	\$	-	\$ -	1	1
iż	105	Fire Alarm Systems			1 sf	\$	-	\$ -	1	1
 =	103	rii e Alariii Systems			1 21	ڔ	-		1	

Cost Summary by Facility

2023-118 3/18/2024

		g Condition Survey						dentified [Deficiencies
BC ARCHITI ENGINE	ECTS	BCA ARCHITECTS & ENGINEERS		Building 4					
	BCS								
	No.	ltem	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority
Elec	106	Carbon Monoxide Alarm			1 sf	\$ -	\$ -	1	. 1
ш		Systems							
	107	Communications Systems			1 sf	\$ -	\$ -	1	. 1
	109	Fuel Dispensing System			1 sf	\$ -	\$ -	1	. 1
STF	110	Vehicle Lifts			1 sf	\$ -	\$ -	1	. 1
	111	Bus Wash Systems			1 sf	\$ -	\$ -	1	. 1
-	112	Exterior Accessible Route to			1 sf	\$ -	\$ -	1	. 1
bility		Building							

2023	Buildin	g Condition Survey						Identified Deficiencies
BC ARCHI ENGIN	EERS	BCA ARCHITECTS & ENGINEERS		Building 4				
	BCS							
	No.	ltem	Description	Recommendation	Quantity	Cost	Estimate	Year Priority
Accessil	114	Exterior Accessible Route to Recreation Facilities			1 sf	\$ -	\$ -	1 1
¥	115				1 -£	ċ	Ċ	1 1
	115	Interior Accessible Route			1 sf	\$ -	\$ -	1 1
	123	Mold			1 sf	\$ -	\$ -	1 1
						l Construction	\$ -	
					1 sf	\$ -	\$ -	1 1
					1 sf	\$ -	\$ -	1 1
					1 sf	\$ -	\$ -	1 1
l A s					1 sf	\$ -	\$ -	1 1
District Requests / AE Recommendations					1 sf	\$ -	\$ -	1 1
ant pu					1 sf	\$ -	\$ -	1 1
l Re					1 sf	\$ -	\$ -	1 1
탏탏					1 sf	\$ -	\$ -	1 1
Dist Re					1 sf	\$ -	\$ -	1 1
					1 sf	\$ -	\$ -	1 1
					1 sf	\$ -	\$ -	1 1
					1 cf	Ċ	Ċ	1 1

Total Program \$
Grand Total \$

Project Phasing

		20	016			2017				20)18			20)19			20	20		2021			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Phase 1 - Priority 1																								
Public Information																								
Referendum																								
Design																								
Approval																								
Planning																								
Construction																								
Close Out																								
Phase 2 - All Other																								
Public Information																								
Referendum																								
Design																								
Approval																								
Planning																								
Construction																								
Close Out																								