

# Morris Central School District

Cost Summary by Facility

2023-118

3/18/2024

## 2023 Building Condition Survey

5 Year Plan



BCA ARCHITECTS & ENGINEERS

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
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Construction</b>	<b>\$ 2,244,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,244,500</b>
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	\$ -	\$ -	\$ -	\$ -	\$ 653,840
<b>GRAND TOTAL</b>	<b>\$ 3,559,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,559,794</b>

Projects by Priority 1	Priority 1	Priority 1	Priority 1	Priority 1	Priority 1
Main School Building	\$ 1,317,500	\$ -	\$ -	\$ -	\$ -
Custodial Maintenance Building	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Bus Garage	\$ 927,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Priority 1 Totals</b>	<b>\$ 2,244,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

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

Priority Totals	\$ 2,244,500	\$ -	\$ -	\$ -	\$ -
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- Total Construction                      The total value of contracts entered into with various Contractors to perform the work.
- Legal/Technical/Administrative              Incidental or soft costs associated with the project including the cost of studies, reports, and testing; design services and construction management; surveys; special consultants, materials testing, hazardous materials monitoring; legal, fiscal, and insurance costs as well as other Capital Project related expenses the District may
- Contingencies                      Monies available to cover the cost of changes to the program. Contingency rates are adjusted downwards as the project progresses and many of the variables or unknowns are factored out.
- Contingency at Design                      15%
- Contingency at Bid & Construction                      10%
- Inflation Escalator                      A cost adjustment factor assigned to the project estimates to account for future increases in the cost of

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Main School Building

BCS No.	Item	Description of Existing Item	Recommendation	Quantity	Unit	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project/Cap Outlay
39	Water			1	sf	\$ -	\$ -	1	1	
40	Site Sanitary			1	sf	\$ -	\$ -	1	1	
41	Site Gas			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	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	Open Drainage Stormwater Management System			1	sf	\$ -	\$ -	1	1	
46	Catch Basins, Drop Inlets, Manholes			1	sf	\$ -	\$ -	1	1	
47	Culverts			1	sf	\$ -	\$ -	1	1	
48	Outfalls			1	sf	\$ -	\$ -	1	1	
49	Infiltration Basins/Chambers			1	sf	\$ -	\$ -	1	1	
50	Retention Basins			1	sf	\$ -	\$ -	1	1	
51	Wetponds			1	sf	\$ -	\$ -	1	1	
52	Manufactured Stormwater Units			1	sf	\$ -	\$ -	1	1	
55	Pavement (Roadways and Parking Lots)	Main parking lot is past its useful life and should be replaced.	Mill to sub-base and replace paving at parking lot	1	ls	\$ -	\$ -	1	1	\$ 602,475.00
56	Sidewalks	1. 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	\$ 44,996.00
		2. Multiple Sections of concrete sidewalk are heaved or cracking.	Replace segments of concrete sidewalk with new.	1	ls	\$ -	\$ -	1	1	\$ 10,000.00
		3. Asphalt walkways near playground and back of school are deteriorated.	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 playground 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	\$ -	\$ -	1	1	
60	Related Structures (Press Boxes, Dugouts, etc)	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

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Main School Building

	BCS No.	Item	Description of Existing Item	Recommendation	Quantity	Unit	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project/Cap Outlay
Building Envelope	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	
	68	Parapets			1	sf	\$ -	\$ -	1	1	
	69	Exterior Doors	Multiple 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	\$ 75,000	\$ 75,000	1	1	\$ 42,000.00
	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	\$ -	\$ -	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	ls	\$ -	\$ -	1	1	\$ 1,900,000.00	
Building Interiors	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
	77	Resilent Tiles or Sheet Flooring	VCT in 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
	78	Hard Flooring (concrete, CT...)			1	sf	\$ -	\$ -	1	1	
	79	Wood Flooring			1	sf	\$ -	\$ -	1	1	
	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		

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Main School Building

BCS No.	Item	Description of Existing Item	Recommendation	Quantity	Unit	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project/Cap Outlay	
HVAC Systems	87	Heat Generating Systems	Boiler serving this building is actually located in the Custodial/Maintenance Building.	1	sf	\$ -	\$ -	1	1	\$ 305,000.00	
	88	Ventilation Systems	The unit ventilators in the 1995 area of the building are recommended to be replaced.	1	ls	\$ -	\$ -	1	1		
	89	Mechanical Cooling/ AC		1	sf	\$ -	\$ -	1	1		
	90	Piped Heating & Cooling Systems		1	sf	\$ -	\$ -	1	1		
	91	Ducted Heating & Cooling Systems		1	sf	\$ -	\$ -	1	1		
	92	HVAC Control Systems		1	sf	\$ -	\$ -	1	1		
Plumbing Systems	93	Water Supply Systems		1	sf	\$ -	\$ -	1	1	\$ 7,200.00	
	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 located in the Custodial Maintenance Building.	1	sf	\$ -	\$ -	1	1		
	97	Plumbing Fixtures	1. Existing hose bibs around the exterior of the building are past their useful life and should be replaced.	Replace and add Hose Bibs around the exterior perimeter of the building. This will provide softener water for the Domestic hot water systems and for the Kitchen in the Main Building.	6	ea	\$ -	\$ -	1		1
			2. Flushometers should be updated to save energy.	Replace flush valves in toilet rooms.	50	ea	\$ 1,600	\$ 80,000	1		1
98	Water Outlets/Taps		1	sf	\$ -	\$ -	1	1			
FS	99	Fire Suppression Systems		1	sf	\$ -	\$ -	1	1		
	100	Kitchen Hoods		1	sf	\$ -	\$ -	1	1		
Electrical Systems	101	Electrical Power Distribution		1	sf	\$ -	\$ -	1	1	1931 corridor lighting replaced. Classroom lighting has not been replaced.	
	102	Lighting Fixtures	Replace existing fluorescent fixtures with LED for energy efficiency and add dimming.	1	ls	\$ 562,000	\$ 562,000	1	1		
	103	Emergency Exit Lighting		1	sf	\$ -	\$ -	1	1		
	104	Emergency or Standby Power Systems		1	sf	\$ -	\$ -	1	1		
	105	Fire Alarm Systems		1	sf	\$ -	\$ -	1	1		
	106	Carbon Monoxide Alarm Systems		1	sf	\$ -	\$ -	1	1		
STF	107	Communications Systems		1	sf	\$ -	\$ -	1	1		
	109	Fuel Dispensing System		1	sf	\$ -	\$ -	1	1		
	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 No.	Item	Description of Existing Item	Recommendation	Quantity	Unit	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project/Cap Outlay	
Accessibility	112	Exterior Accessible Route to Building			1	sf	\$ -	\$ -	1	1		
	114	Exterior Accessible Route to Recreation Facilities			1	sf	\$ -	\$ -	1	1		
	115	Interior Accessible Route			1	sf	\$ -	\$ -	1	1		
	123	Mold			1	sf	\$ -	\$ -	1	1		
					<b>Total Construction</b>			<b>\$ 1,317,500</b>				<b>\$ 4,169,671.00</b>
District Requests / AE Recommendations					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
					1	sf	\$ -	\$ -	1	1		
							<b>Total Program</b>	<b>\$ -</b>				
							<b>Grand Total</b>	<b>\$ 1,317,500</b>				

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Custodial Maintenance

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project
Site & Utilities	39	Water			1 sf	\$ -	\$ -	1	1	
	40	Site Sanitary			1 sf	\$ -	\$ -	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 Management System			1 sf	\$ -	\$ -	1	1	
	45	Open Drainage Stormwater Management System			1 sf	\$ -	\$ -	1	1	
	46	Catch Basins, Drop Inlets, Manholes			1 sf	\$ -	\$ -	1	1	
	47	Culverts			1 sf	\$ -	\$ -	1	1	
	48	Outfalls			1 sf	\$ -	\$ -	1	1	
	49	Infiltration Basins/Chambers			1 sf	\$ -	\$ -	1	1	
	50	Retention Basins			1 sf	\$ -	\$ -	1	1	
	51	Wetponds			1 sf	\$ -	\$ -	1	1	
	52	Manufactured Stormwater Units			1 sf	\$ -	\$ -	1	1	
	55	Pavement (Roadways and Parking Lots)			1 sf	\$ -	\$ -	1	1	
	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 Boxes, Dugouts, etc)			1 sf	\$ -	\$ -	1	1		
Building Envelope	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	
	68	Parapets			1 sf	\$ -	\$ -	1	1	
	69	Exterior Doors			1 sf	\$ -	\$ -	1	1	
	70	Exterior Steps, Stairs, Ramps			1 sf	\$ -	\$ -	1	1	
	71	Fire Escapes			1 sf	\$ -	\$ -	1	1	
	72	Windows			1 sf	\$ -	\$ -	1	1	
	73	Roof and Skylights			1 sf	\$ -	\$ -	1	1	

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Custodial Maintenance

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



2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Custodial Maintenance

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project
STF	109	Fuel Dispensing System			1 sf	\$ -	\$ -	1	1	
	110	Vehicle Lifts			1 sf	\$ -	\$ -	1	1	
	111	Bus Wash Systems			1 sf	\$ -	\$ -	1	1	
Accessibility	112	Exterior Accessible Route to Building			1 sf	\$ -	\$ -	1	1	
	114	Exterior Accessible Route to Recreation Facilities			1 sf	\$ -	\$ -	1	1	
	115	Interior Accessible Route			1 sf	\$ -	\$ -	1	1	
	123	Mold			1 sf	\$ -	\$ -	1	1	
					<b>Total Construction</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ 80,000.00</b>
District Requests / AE Recommendation					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	

Total Program \$ -  
Grand Total \$ -



BCA ARCHITECTS &  
ENGINEERS

Existing Bus Garage

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project
Site & Utilities	39	Water	Water service is over 70 years old.	Could be replaced.	1 ls	\$ 50,000	\$ 50,000	1	1	
		Site Sanitary	Septic system is recommended to be replaced as well as removing the oil / water separator underground tank.	Replace the sanitary system if the district requires bathrooms at this space, otherwise remove. If you 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.	1 ls	\$ 150,000	\$ 150,000	1	1	
	40									
	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 Management System			1 sf	\$ -	\$ -	1	1	
	45	Open Drainage Stormwater Management System			1 sf	\$ -	\$ -	1	1	
	46	Catch Basins, Drop Inlets, Manholes			1 sf	\$ -	\$ -	1	1	
	47	Culverts			1 sf	\$ -	\$ -	1	1	
	48	Outfalls			1 sf	\$ -	\$ -	1	1	
	49	Infiltration Basins/Chambers			1 sf	\$ -	\$ -	1	1	
	50	Retention Basins			1 sf	\$ -	\$ -	1	1	
	51	Wetponds			1 sf	\$ -	\$ -	1	1	
	52	Manufactured Stormwater Units			1 sf	\$ -	\$ -	1	1	
	55	Pavement (Roadways and Parking Lots)			1 sf	\$ -	\$ -	1	1	
	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 Boxes, Dugouts, etc)			1 sf	\$ -	\$ -	1	1		

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BCA ARCHITECTS & ENGINEERS

Existing Bus Garage

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project
Building Envelope	61	Foundations	12" foundation walls extend 4" past wall face - over the years water and snow have caused deterioration of the foundation wall face. It is especially bad around the exit stairs on the West side (back) of the building.	Walls should be parged and repaired as outlined in the June 2023 structural report.	1 ls	\$ 120,000	\$ 120,000	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	Existing chimney is in poor condition.	Repair.	1 ls	\$ 35,000	\$ 35,000	1	1	
	68	Parapets			1 sf	\$ -	\$ -	1	1	
	69	Exterior Doors			1 sf	\$ -	\$ -	1	1	
	70	Exterior Steps, Stairs, Ramps	Exterior stairs are in poor condition and should be replaced.	Replace.	1 ls	\$ 40,000	\$ 40,000	1	1	
	71	Fire Escapes			1 sf	\$ -	\$ -	1	1	
	72	Windows	Existing steel windows are in very poor condition and should be replaced.	Replace.	1 ls	\$ 55,000	\$ 55,000	1	1	
	73	Roof and Skylights	The roof over the storage bay is in need of replacement. There is also water damage to the steel joists.	Replace roofing and repair steel joists per recommendations in the structural study performed in 2023.	1 ls	\$ 192,000	\$ 192,000	1	1	
Building Interiors	74	Interior Bearing/Fire Walls			1 sf	\$ -	\$ -	1	1	
	75	Other Interior Walls			1 sf	\$ -	\$ -	1	1	
	76	Carpet			1 sf	\$ -	\$ -	1	1	
	77	Resilient Tiles or Sheet Flooring			1 sf	\$ -	\$ -	1	1	
	78	Hard Flooring (concrete, CT...)			1 sf	\$ -	\$ -	1	1	
	79	Wood Flooring			1 sf	\$ -	\$ -	1	1	
	80	Ceilings			1 sf	\$ -	\$ -	1	1	
	81	Lockers			1 sf	\$ -	\$ -	1	1	
	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	

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Existing Bus Garage

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project
HVAC Systems	87	Heat Generating Systems			1 sf	\$ -	\$ -	1	1	
	88	Ventilation Systems			1 sf	\$ -	\$ -	1	1	
	89	Mechanical Cooling/ AC			1 sf	\$ -	\$ -	1	1	
	90	Piped Heating & Cooling Systems			1 sf	\$ -	\$ -	1	1	
	91	Ducted Heating & Cooling Systems			1 sf	\$ -	\$ -	1	1	
	92	HVAC Control Systems			1 sf	\$ -	\$ -	1	1	
Plumbing Systems	93	Water Supply Systems	Water distribution piping is in poor condition and should be replaced.	Replace water distribution piping.	1 ls	\$ 60,000	\$ 60,000	1	1	
	94	Sanitary Systems	Existing sanitary system is in poor condition and past its useful life, consider replacing.	Replace existing sanitary systems.	1 ls	\$ 100,000	\$ 100,000	1	1	
	95	Storm Water Drainage Systems			1 sf	\$ -	\$ -	1	1	
	96	Hot Water Heaters			1 sf	\$ -	\$ -	1	1	
	97	Plumbing Fixtures	Existing plumbing fixtures are in poor condition - consider replacing.	Replace existing fixtures.	1 ls	\$ 40,000	\$ 40,000	1	1	
	98	Water Outlets/Taps	Existing plumbing fixtures are in poor condition - consider replacing.	Replace existing fixtures.	1 ls	\$ 10,000	\$ 10,000	1	1	
FS	99	Fire Suppression Systems			1 sf	\$ -	\$ -	1	1	
	100	Kitchen Hoods			1 sf	\$ -	\$ -	1	1	
Electrical Systems	101	Electrical Power Distribution			1 sf	\$ -	\$ -	1	1	
	102	Lighting Fixtures	Lighting barely meets minimum standards, consider adding additional lighting, preferably LED.	Provide additional lighting fixtures to exceed minimum standards.	1 ls	\$ 20,000	\$ 20,000	1	1	
	103	Emergency Exit Lighting	Emergency lighting and exit signage is insufficient and should be upgraded.	Provide interior/exterior emergency lighting and exit signage where none exist.	1 ls	\$ 15,000	\$ 15,000	1	1	
	104	Emergency or Standby Power Systems			1 sf	\$ -	\$ -	1	1	
	105	Fire Alarm Systems	Need to tie fire alarm into the main system.	Provide an addressable system and connect to main building system.	1 ls	\$ 40,000	\$ 40,000	1	1	
	106	Carbon Monoxide Alarm Systems			1 sf	\$ -	\$ -	1	1	
	107	Communications Systems			1 sf	\$ -	\$ -	1	1	
STF	109	Fuel Dispensing System			1 sf	\$ -	\$ -	1	1	
	110	Vehicle Lifts			1 sf	\$ -	\$ -	1	1	
	111	Bus Wash Systems			1 sf	\$ -	\$ -	1	1	
Accessibility	112	Exterior Accessible Route to Building			1 sf	\$ -	\$ -	1	1	
	114	Exterior Accessible Route to Recreation Facilities			1 sf	\$ -	\$ -	1	1	
	115	Interior Accessible Route			1 sf	\$ -	\$ -	1	1	
	123	Mold			1 sf	\$ -	\$ -	1	1	
						<b>Total Construction</b>	<b>\$ 927,000</b>			



BCA ARCHITECTS & ENGINEERS

Existing Bus Garage

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority	Part of 2024 Main Capital Project
District Requests / AE Recommendations					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
					1 sf	\$ -	\$ -	1	1	
						<b>Total Program</b>	<b>\$ -</b>			
						<b>Grand Total</b>	<b>\$ 927,000</b>			

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Building 4

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority
Site & Utilities	39	Water			1 sf	\$ -	\$ -	1	1
	40	Site Sanitary			1 sf	\$ -	\$ -	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 Management System			1 sf	\$ -	\$ -	1	1
	45	Open Drainage Stormwater Management System			1 sf	\$ -	\$ -	1	1
	46	Catch Basins, Drop Inlets, Manholes			1 sf	\$ -	\$ -	1	1
	47	Culverts			1 sf	\$ -	\$ -	1	1
	48	Outfalls			1 sf	\$ -	\$ -	1	1
	49	Infiltration Basins/Chambers			1 sf	\$ -	\$ -	1	1
	50	Retention Basins			1 sf	\$ -	\$ -	1	1
	51	Wetponds			1 sf	\$ -	\$ -	1	1
	52	Manufactured Stormwater Units			1 sf	\$ -	\$ -	1	1
	55	Pavement (Roadways and Parking Lots)			1 sf	\$ -	\$ -	1	1
	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 Boxes, Dugouts, etc)			1 sf	\$ -	\$ -	1	1	
Building Envelope	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
	68	Parapets			1 sf	\$ -	\$ -	1	1
	69	Exterior Doors			1 sf	\$ -	\$ -	1	1
	70	Exterior Steps, Stairs, Ramps			1 sf	\$ -	\$ -	1	1
	71	Fire Escapes			1 sf	\$ -	\$ -	1	1

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Building 4

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority
	72	Windows			1 sf	\$ -	\$ -	1	1
	73	Roof and Skylights			1 sf	\$ -	\$ -	1	1
Building Interiors	74	Interior Bearing/Fire Walls			1 sf	\$ -	\$ -	1	1
	75	Other Interior Walls			1 sf	\$ -	\$ -	1	1
	76	Carpet			1 sf	\$ -	\$ -	1	1
	77	Resilient Tiles or Sheet Flooring			1 sf	\$ -	\$ -	1	1
	78	Hard Flooring (concrete, CT...)			1 sf	\$ -	\$ -	1	1
	79	Wood Flooring			1 sf	\$ -	\$ -	1	1
	80	Ceilings			1 sf	\$ -	\$ -	1	1
	81	Lockers			1 sf	\$ -	\$ -	1	1
	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
HVAC Systems	87	Heat Generating Systems			1 sf	\$ -	\$ -	1	1
	88	Ventilation Systems			1 sf	\$ -	\$ -	1	1
	89	Mechanical Cooling/ AC			1 sf	\$ -	\$ -	1	1
	90	Piped Heating & Cooling Systems			1 sf	\$ -	\$ -	1	1
	91	Ducted Heating & Cooling Systems			1 sf	\$ -	\$ -	1	1
	92	HVAC Control Systems			1 sf	\$ -	\$ -	1	1
Plumbing Systems	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			1 sf	\$ -	\$ -	1	1
	97	Plumbing Fixtures			1 sf	\$ -	\$ -	1	1
	98	Water Outlets/Taps			1 sf	\$ -	\$ -	1	1
FS	99	Fire Suppression Systems			1 sf	\$ -	\$ -	1	1
	100	Kitchen Hoods			1 sf	\$ -	\$ -	1	1
Electrical Systems	101	Electrical Power Distribution			1 sf	\$ -	\$ -	1	1
	102	Lighting Fixtures			1 sf	\$ -	\$ -	1	1
	103	Emergency Exit Lighting			1 sf	\$ -	\$ -	1	1
	104	Emergency or Standby Power Systems			1 sf	\$ -	\$ -	1	1
	105	Fire Alarm Systems			1 sf	\$ -	\$ -	1	1

2023 Building Condition Survey

Identified Deficiencies



BCA ARCHITECTS & ENGINEERS

Building 4

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority
Elec	106	Carbon Monoxide Alarm Systems			1 sf	\$ -	\$ -	1	1
	107	Communications Systems			1 sf	\$ -	\$ -	1	1
STF	109	Fuel Dispensing System			1 sf	\$ -	\$ -	1	1
	110	Vehicle Lifts			1 sf	\$ -	\$ -	1	1
	111	Bus Wash Systems			1 sf	\$ -	\$ -	1	1
ility	112	Exterior Accessible Route to Building			1 sf	\$ -	\$ -	1	1



2023 Building Condition Survey

Identified Deficiencies



Building 4

	BCS No.	Item	Description	Recommendation	Quantity	Cost	Estimate	Year	Priority
Accessi	114	Exterior Accessible Route to Recreation Facilities			1 sf	\$ -	\$ -	1	1
	115	Interior Accessible Route			1 sf	\$ -	\$ -	1	1
	123	Mold			1 sf	\$ -	\$ -	1	1
					<b>Total Construction</b>		<b>\$ -</b>		
District Requests / AE Recommendations					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1
					1 sf	\$ -	\$ -	1	1

Total Program \$ -

Grand Total \$ -

# Morris Central School District

## Project Phasing

	2016				2017				2018				2019				2020				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
<b>Phase 1 - Priority 1</b>																								
Public Information	Yellow																							
Referendum		Orange																						
Design		Grey	Grey																					
Approval				Yellow	Yellow	Yellow																		
Planning					Blue	Blue																		
Construction							Green	Green	Green	Green	Green													
Close Out												Orange												
<b>Phase 2 - All Other</b>																								
Public Information								Yellow																
Referendum									Orange															
Design									Grey	Grey	Grey													
Approval												Yellow	Yellow	Yellow										
Planning													Blue				Blue				Blue			
Construction															Green			Green				Green		
Close Out																Orange			Orange				Orange	