

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Project Cost Summary

<u>Building</u>	2011	2012	2013	2014	2015	Totals
0001 Washingtonville Jr High School	\$38,759	\$325,990	\$1,882,653	\$1,417,341	\$1,025,559	\$4,690,302
0002 Taft Elementary School	\$133,894	\$2,078,849	\$317,078	\$2,694,216	\$2,104,951	\$7,328,987
0004 Little Britain Elementary School	\$177,867	\$920,073	\$644,828	\$652,373	\$5,990,738	\$8,385,879
0007 Washingtonville High School	\$104,296	\$539,409	\$1,343,010	\$1,363,437	\$107,173	\$3,457,325
0008 Round Hill Elementary School	\$21,141	\$1,298,685	\$653,974	\$366,226	\$4,397,371	\$6,737,397
1016 Administration Building	\$10,571	\$219,868	\$170,735	\$110,977	\$0	\$512,150
5013 Bus Garage	\$10,571	\$103,191	\$91,465	\$190,247	\$0	\$395,474
Total Project Costs	\$497,098	\$5,486,064	\$5,103,744	\$6,794,817	\$13,625,791	\$31,507,514
Fire Safety (included)	\$195,000		Modular Replacement (Included)	\$9,842,766		

Prioritized Project Costs

<u>Priority</u>	2011	2012	2013	2014	2015	Totals
1 Life Safety/Building Damage	\$274,835	\$296,675	\$0	\$0	\$2,488,051	\$3,059,561
2 Code/Health & Safety Related	\$0	\$810,139	\$903,979	\$943,308	\$107,173	\$2,764,598
3 Performance & Age Related	\$195,908	\$3,200,760	\$3,775,215	\$4,042,639	\$8,741,955	\$19,956,478
4 Desireable Upgrade	\$26,356	\$1,178,491	\$424,550	\$1,808,869	\$2,288,611	\$5,726,877
Total Project Costs	\$497,098	\$5,486,064	\$5,103,744	\$6,794,817	\$13,625,791	\$31,507,514

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Project Detail Summary

Washingtonville Middle School

Project	Year	Description	Project Costs
1	2011	Fire alarm upgrades	\$38,759
2	2012	Building Envelope Restoration, Exterior Doors, Basement Drainage	\$325,990
3	2012	Interior - Doors, Stairs, Floor Patching, Drinking fountains	\$858,246
4	2013	Electrical Work	\$350,616
5	2013	Plumbing Work	\$208,845
6	2013	Mechanical Work	\$464,947
7	2014	Interior - Cafeterias, Science Casework & Rear Classroom Renovation	\$1,417,341
8	2015	Sitework	\$1,025,559
Total			\$4,690,302

Taft Elementary School

Project	Year	Description	Project Costs
1	2011	Fire Alarm Upgrades & PA/Clock System	\$327,377
2	2012	Exterior Door Replacement	\$228,662
3	2012	Window Replacement	\$1,656,703
4	2013	Electric Service Upgrade	\$99,087
5	2014	Plumbing Work	\$217,991
6	2014	Ceiling and Lighting Replacement	\$959,559
7	2014	Classroom Flooring & Casework Replacement	\$1,734,657
8	2015	Renovate Modular Spaces to Overall Good Condition	\$2,104,951
Total			\$7,328,987

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Project Detail Summary

Little Britain Elementary School

Project	Year	Description	Project Costs
1	2011	Fire Alarm Upgrades	\$24,665
2	2012	Exterior Door Replacements & Masonry Repair	\$153,203
3	2012	Interior Stair Restoration and Door Replacements	\$920,073
4	2013	Mechanical, Electrical, and Plumbing Upgrades	\$644,828
5	2014	Upper Wing: Ceilings, Lighting, Classroom Flooring, Casework & Shades	\$652,373
6	2015	Lower Wing: Ceilings, Lighting, Classroom Flooring, Casework & Shades	\$671,724
7	2015	Renovate Modular Spaces to Overall Good Condition	\$5,319,013
Total			\$8,385,879

Washingtonville High School

Project	Year	Description	Project Costs
1	2011	Fire Alarm Upgrades	\$35,235
2	2012	Building Envelope Repairs	\$69,061
3	2012	Interior glazing and door replacements	\$539,409
4	2013	Mechanical, Electrical, and Plumbing Upgrades	\$1,343,010
5	2014	Interior Renovations - Toilets, Pool Locker Rooms, Special Ed, Stage	\$1,470,610
Total			\$3,457,325

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Project Detail Summary

Round Hill Elementary School

Project	Year	Description	Project Costs
1	2011	Fire Alarm Upgrades	\$21,141
2	2012	Building Envelope and Sitework	\$137,784
3	2013	HVAC and Plumbing Upgrades	\$653,974
4	2015	ADA Renovations: Open Classroom Area & Stage Access	\$2,018,204
5	2014	Electrical/Interior Upgrades - PA/Clock Systems, Ceilings & Lighting	\$326,591
6	2015	Repave parking lots and driveways	\$1,160,901
7	2015	Renovate Modular Spaces to Overall Good Condition	\$2,418,801
Total			\$6,737,397

Administration Building

Project	Year	Description	Project Costs
1	2011	Fire Alarm Upgrades	\$10,571
2	2012	Roof Replacement	\$219,868
3	2013	HVAC Upgrades & Backflow Preventer	\$170,735
4	2014	Patio and Walkway Repairs	\$110,977
Total			\$512,150

Bus Garage

Project	Year	Description	Project Costs
1	2011	Fire Alarm Upgrades	\$10,571
2	2012	Upgrade exhaust air system	\$103,191
3	2013	Toilet Room Renovations & MEP Upgrades	\$91,465
4	2014	Interior Finish Renovations	\$190,247
Total			\$395,474

Project Costs
Districtwide Total \$31,507,514

Washingtonville Central School District
Building Condition Survey Details

Building Name	Middle School	Taft ES	Little Britain ES	Washingtonville HS	Round Hill ES	Admin Bldg	Bus Garage	Districtwide
SED Number	0001	0002	0004	0007	0008	1016	5013	<u>Total Costs</u>
Estimated Construction Costs	\$4,690,302	\$7,328,987	\$8,385,879	\$3,457,325	\$6,737,397	\$512,150	\$395,474	\$31,507,514
Overall Rating	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	UNSATISFACTORY	

	Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		<u>Total Costs</u>
	S	\$	S	\$	S	\$	S	\$	S	\$	S	\$	
36 Site Water (H)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
37 Site Sanitary (H)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
38 Site Gas (H)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
39 Site Fuel Oil (H)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
40 Site Electrical (H)	S	\$ -	S	\$ 110,000	S	\$ 60,000	S	\$ -	S	\$ -	S	\$ -	\$ 170,000
41 Closed Drainage	S	\$ 120,000	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ 120,000
42 Open Drainage	S	\$ 80,000	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ 80,000
43 Catch Basins/Inlets	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
44 Culverts	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -
45 Outfalls	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -
46 Infiltration Basins	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -
47 Retention Basins	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -
48 Wetponds	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -
49 Mfg. Storm Units	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -

	Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		<u>Total Costs</u>
	S	\$	S	\$	S	\$	S	\$	S	\$	S	\$	
52 Pavement	S	\$ 360,000	S	\$ -	S	\$ -	S	\$ -	S	\$ 780,000	S	\$ 30,000	\$ 1,170,000
53 Sidewalks	S	\$ 12,000	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ 40,000	\$ 52,000
54 Playgrounds	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
55 Athletic Fields	S	\$ 50,000	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ 50,000

	Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		<u>Total Costs</u>
	S	\$	S	\$	S	\$	S	\$	S	\$	S	\$	
56 Foundation (S)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -

	Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		<u>Total Costs</u>
	S	\$	S	\$	S	\$	S	\$	S	\$	S	\$	
57 Structural Floor (S)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
58 Ext Walls/Cols (S)	S	\$ 178,400	S	\$ -	S	\$ 27,500	S	\$ -	S	\$ -	S	\$ -	\$ 205,900
59 Chimneys (S)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ 60,000	S	\$ -	\$ 60,000
60 Parapets (S)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
61 Exterior Doors	S	\$ 24,000	S	\$ 132,000	S	\$ 76,000	S	\$ 24,000	S	\$ 34,000	S	\$ -	\$ 290,000
62 Ext. Steps/Ramps (S)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
63 Fire Escapes (S)	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -	\$ -
64 Windows	S	\$ -	U	\$ 1,154,250	S	\$ 26,400	S	\$ -	S	\$ -	S	\$ -	\$ 1,180,650
65 Roof/Skylights (S)	S	\$ 20,000	S	\$ 11,000	S	\$ 5,200	S	\$ 25,000	S	\$ -	S	\$ 150,000	\$ 211,200

	Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		Condition/Cost		<u>Total Costs</u>
	S	\$	S	\$	S	\$	S	\$	S	\$	S	\$	
66 Bearing/Fire Walls (S)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
67 Other Interior Walls	S	\$ 934,000	S	\$ 1,276,650	S	\$ 3,849,375	S	\$ 748,000	S	\$ 1,467,000	S	\$ -	\$ 8,395,025
68 Carpet	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
69 Resilient Tile	S	\$ -	S	\$ 1,094,150	S	\$ 357,300	S	\$ -	S	\$ -	S	\$ -	\$ 1,451,450
70 Hard Flooring	S	\$ -	S	\$ -	S	\$ -	S	\$ 10,000	S	\$ -	S	\$ -	\$ 10,000
71 Wood	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
72 Ceilings (H)	S	\$ -	S	\$ 289,170	S	\$ 172,270	S	\$ -	S	\$ 60,000	S	\$ -	\$ 521,440
73 Lockers	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
74 Interior Doors	S	\$ 410,000	S	\$ -	S	\$ 80,000	S	\$ 120,000	S	\$ -	S	\$ -	\$ 610,000
75 Interior Stairs (S)	S	\$ 3,000	S	\$ -	S	\$ 22,700	S	\$ -	S	\$ -	S	\$ -	\$ 25,700
76 Elevators/Lifts (H)	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	S	\$ -	\$ -
77 Int Electric Distribution (H)	S	\$ 210,000	S	\$ 50,000	S	\$ 25,000	S	\$ 90,000	S	\$ -	S	\$ 28,000	\$ 403,000
78 Lighting Fixtures	S	\$ 20,000	S	\$ 320,080	S	\$ 168,020	S	\$ -	S	\$ 10,000	S	\$ 2,000	\$ 520,100
79 Communications Systems (H)	S	\$ -	S	\$ 132,000	S	\$ -	S	\$ -	S	\$ 136,000	S	\$ -	\$ 268,000
80 Swimming Pool	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ 350,000	N/A	\$ -	N/A	\$ -	\$ 350,000

**Washingtonville Central School District
Building Condition Survey Details**

Building Name	Middle School	Taft ES	Little Britain ES	Washingtonville HS	Round Hill ES	Admin Bldg	Bus Garage	Districtwide
SED Number	0001	0002	0004	0007	0008	1016	5013	Total Costs
Estimated Construction Costs	\$4,690,302	\$7,328,987	\$8,385,879	\$3,457,325	\$6,737,397	\$512,150	\$395,474	\$31,507,514
Overall Rating	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	SATISFACTORY	UNSATISFACTORY	
Plumbing								
	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Total Costs
81 Water Distribution (H)	S \$ 35,000	S \$ -	S \$ 10,500	S \$ 98,000	S \$ -	S \$ -	S \$ -	\$ 143,500
82 Plumbing Drainage(H)	S \$ 42,000	S \$ 15,000	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ 57,000
83 Hot Water Heaters(H)	S \$ 15,000	S \$ 18,000	S \$ 18,000	S \$ 48,000	S \$ -	S \$ -	S \$ 2,000	\$ 101,000
84 Plumbing Fixtures	S \$ 125,000	S \$ -	S \$ 120,000	S \$ -	S \$ 68,000	S \$ 8,000	U \$ 30,000	\$ 351,000
HVAC Systems								
	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Total Costs
85 HVAC Systems Type	N/A \$ -	N/A \$ -	N/A \$ -	N/A \$ -	N/A \$ -	N/A \$ -	N/A \$ -	\$ -
86 Heat Generating Systems (H)	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ -
87 Heating Fuel/Energy Systems (H)	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ -
88 Cooling/Air Cond Gen Systems	S \$ -	S \$ -	S \$ 32,000	S \$ 60,000	S \$ 35,000	S \$ 23,000	S \$ -	\$ 150,000
89 Air Handling & Vent Equip (H)	S \$ 210,000	S \$ -	S \$ 58,000	S \$ 585,000	S \$ 326,000	S \$ 79,000	U \$ 70,400	\$ 1,328,400
90 Piped Heat/Cool Distrib Sys(H)	S \$ -	S \$ -	S \$ 96,000	S \$ -	S \$ -	S \$ -	S \$ -	\$ 96,000
91 Ducted Heat/Cool Distrib Sys(H)	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ -
92 HVAC Control Systems(H)	S \$ 125,000	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ 125,000
Fire Safety Systems								
	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Total Costs
93 Fire Alarm Systems (H)	S \$ 20,000	S \$ 80,000	S \$ 12,500	S \$ 25,000	S \$ 15,000	S \$ 2,000	S \$ -	\$ 154,500
94 Smoke Detection Systems (H)	S \$ 7,500	S \$ 15,000	S \$ 5,000	S \$ -	S \$ -	S \$ -	S \$ -	\$ 27,500
95 Fire Suppression Systems(H)	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ -
96 Emergency/Exit Lighting (H)	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ 5,500	S \$ 7,500	\$ 13,000
97 Emergency/Standby Power (H)	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	S \$ -	\$ -
Accessibility								
	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Condition/Cost	Total Costs
98 Exterior Route (H)	YES \$ -	YES \$ -	YES \$ -	YES \$ -	NO \$ 12,000	YES \$ -	YES \$ -	\$ 12,000
99 Interior Route, Access to Facilities (H)	YES \$ -	YES \$ -	YES \$ -	YES \$ 65,000	NO \$ 1,225,000	YES \$ -	YES \$ -	\$ 1,290,000
Total Direct Costs	\$ 3,000,900	\$ 4,697,300	\$ 5,221,765	\$ 2,248,000	\$ 4,228,000	\$ 339,500	\$ 257,900	\$ 19,993,365
Escalation (Preliminary)	\$ 460,067	\$ 710,748	\$ 966,162	\$ 303,155	\$ 743,515	\$ 38,415	\$ 33,920	\$ 3,255,981
Other Project Costs	\$ 1,229,335	\$ 1,920,939	\$ 2,197,952	\$ 906,170	\$ 1,765,882	\$ 134,235	\$ 103,654	\$ 8,258,168
Total	\$ 4,690,302	\$ 7,328,987	\$ 8,385,879	\$ 3,457,325	\$ 6,737,397	\$ 512,150	\$ 395,474	\$ 31,507,514

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Unit	Unit Cost	Direct Cost	Escalation	Soft Cost	Total Cost	Priority	Project	Build Year
0001	WMS	HVAC	93	Add visual alarm devices	1	ls	\$20,000.00	\$20,000.00	\$800	\$7,388	\$28,188	1	1	2011
0001	WMS	HVAC	94	Add smoke and heat detection	1	ls	\$7,500.00	\$7,500.00	\$300	\$2,771	\$10,571	1	1	2011
0001	WMS	Rear Classrooms	67	Back Classroom Renovations - Partitions, Exiting, HVAC, Finishes	5700	sf	\$100.00	\$570,000.00	\$96,819	\$236,854	\$903,674	2	7	2014
0001	WMS	Second Floor	74	Replace original doors, hardware, and frame repair/replacement	50	ea	\$3,000.00	\$150,000.00	\$18,730	\$59,933	\$228,662	2	3	2013
0001	WMS	First Floor	74	Replace original doors, hardware, and frame repairs	130	ea	\$2,000.00	\$260,000.00	\$32,465	\$103,883	\$396,348	2	3	2013
0001	WMS	Auditorium	75	Add Railings at Flanking Stairs	30	lf	\$100.00	\$3,000.00	\$375	\$1,199	\$4,573	2	3	2013
0001	WMS	Plumbing	84	Renovate toilet rooms to relocate existing drinking fountains/drainage	1	ls	\$80,000.00	\$80,000.00	\$9,989	\$31,964	\$121,953	2	3	2013
0001	WMS	Plumbing	84	Basement Flooding - sump pump and drainage	1	ls	\$45,000.00	\$45,000.00	\$5,619	\$17,980	\$68,599	2	5	2013
0001	WMS	HVAC	89	Add ventilation air for 201 and 202	1	ls	\$30,000.00	\$30,000.00	\$3,746	\$11,987	\$45,732	2	3	2013
0001	WMS	Sitework	41	Repair storm drainage system at rear parking area	1	ls	\$120,000.00	\$120,000.00	\$25,998	\$51,859	\$197,857	3	8	2015
0001	WMS	Sitework	52	Repave parking areas	36000	sf	\$10.00	\$360,000.00	\$77,995	\$155,576	\$593,571	3	8	2015
0001	WMS	Sitework	53	Repave front entry sidewalks	1200	sf	\$10.00	\$12,000.00	\$2,600	\$5,186	\$19,786	3	8	2015
0001	WMS	Sitework	55	Replace Stairs at Tennis Court	1	ls	\$50,000.00	\$50,000.00	\$10,833	\$21,608	\$82,440	3	8	2015
0001	WMS	Bldg Envelope	58	Exterior Sills- Replace Sealant	48	ea	\$500.00	\$24,000.00	\$1,958	\$9,220	\$35,179	3	2	2012
0001	WMS	Bldg Envelope	58	Lintel Replacement	250	lf	\$400.00	\$100,000.00	\$8,160	\$38,418	\$146,578	3	2	2012
0001	WMS	Bldg Envelope	58	Exterior Soffit Replacements	1000	sf	\$40.00	\$40,000.00	\$3,264	\$15,367	\$58,631	3	2	2012
0001	WMS	Bldg Envelope	58	Unit Ventilator Grill Replacements	24	ea	\$600.00	\$14,400.00	\$1,175	\$5,532	\$21,107	3	2	2012
0001	WMS	Bldg Envelope	61	Exterior Door Replacements & Sill Repairs	8	leafs	\$3,000.00	\$24,000.00	\$1,958	\$9,220	\$35,179	3	2	2012
0001	WMS	Bldg Envelope	65	Roof Repair - EPDM leak repairs	10	ea	\$2,000.00	\$20,000.00	\$1,632	\$7,684	\$29,316	3	2	2012
0001	WMS	Interior Spaces	67	Corridor Floor Patching and Repair	500	sf	\$80.00	\$40,000.00	\$4,995	\$15,982	\$60,977	3	3	2013
0001	WMS	Interior Spaces	67	Science Casework Replacement	400	lf	\$600.00	\$240,000.00	\$40,766	\$99,728	\$380,494	3	7	2014
0001	WMS	Interior Spaces	67	Cafeteria A Flooring	2800	sf	\$15.00	\$42,000.00	\$7,134	\$17,452	\$66,586	3	7	2014
0001	WMS	Electrical	77	Upgrade circuit breaker panels	1	ls	\$40,000.00	\$40,000.00	\$4,995	\$15,982	\$60,977	3	4	2013
0001	WMS	Plumbing	81	Water Distribution - Replace Galvanized Piping	1	ls	\$35,000.00	\$35,000.00	\$4,370	\$13,984	\$53,355	3	5	2013
0001	WMS	Plumbing	82	Drainage System - Replace original sanitary and roof drain piping	1	ls	\$42,000.00	\$42,000.00	\$5,244	\$16,781	\$64,025	3	5	2013
0001	WMS	Plumbing	83	Replace 1994 hot water heaters	1	ls	\$15,000.00	\$15,000.00	\$1,873	\$5,993	\$22,866	3	5	2013
0001	WMS	HVAC	89	Replace original air handlers/ 2 unit ventilators with AC	1	ls	\$180,000.00	\$180,000.00	\$22,476	\$71,919	\$274,395	3	6	2013
0001	WMS	HVAC	92	Replace pneumatic controls	1	ls	\$125,000.00	\$125,000.00	\$15,608	\$49,944	\$190,552	3	6	2013
0001	WMS	Sitework	42	Regrade at perimeter of building to pitch away	1	ls	\$80,000.00	\$80,000.00	\$17,332	\$34,572	\$131,905	4	8	2015
0001	WMS	Interior Spaces	67	Cafeteria B Ceiling	2800	sf	\$15.00	\$42,000.00	\$7,134	\$17,452	\$66,586	4	7	2014
0001	WMS	Electrical	77	Improved power/distribution at library	1	ls	\$20,000.00	\$20,000.00	\$2,497	\$7,991	\$30,488	4	4	2013
0001	WMS	Electrical	77	Improved power/distribution at classrooms	1	ls	\$150,000.00	\$150,000.00	\$18,730	\$59,933	\$228,662	4	4	2013
0001	WMS	Electrical	78	Upgrade lighting fixtures, add motion sensor switches	1	ls	\$20,000.00	\$20,000.00	\$2,497	\$7,991	\$30,488	4	4	2013
0002	TES	Electrical	79	Upgrade phone/pa/clock system	1	ls	\$132,000.00	\$132,000.00	\$10,771	\$50,712	\$193,484	1	1	2012
0002	TES	Fire Alarm	93	Upgrade to addressable system; add visual alarms	1	ls	\$80,000.00	\$80,000.00	\$3,200	\$29,553	\$112,753	1	1	2011
0002	TES	Fire Alarm	94	Upgrade to addressable smoke detection system	1	ls	\$15,000.00	\$15,000.00	\$600	\$5,541	\$21,141	1	1	2011
0002	TES	Plumbing	82	Repair/replace cracked sanitary piping	1	ls	\$15,000.00	\$15,000.00	\$1,873	\$5,993	\$22,866	2	5	2013
0002	TES	Interior Spaces	67	Renovate modular spaces to overall good condition	5674	sf	\$225.00	\$1,276,650.00	\$276,590	\$551,711	\$2,104,951	3	8	2015
0002	TES	Site Electric	40	Upgrade service transformer and wiring	1	ls	\$110,000.00	\$110,000.00	\$13,735	\$43,951	\$167,686	3	5	2013
0002	TES	Bldg Envelope	61	Replace exterior doors	44	leafs	\$3,000.00	\$132,000.00	\$10,771	\$50,712	\$193,484	3	2	2012
0002	TES	Bldg Envelope	64	Replace all windows except cafeteria and music room	10275	sf	\$110.00	\$1,130,250.00	\$92,228	\$434,224	\$1,656,703	3	3	2012
0002	TES	Interior Spaces	69	Replace classroom flooring	28610	sf	\$15.00	\$429,150.00	\$72,895	\$178,326	\$680,371	3	7	2014
0002	TES	Interior Spaces	69	Replace sink casework in classrooms	300	lf	\$500.00	\$150,000.00	\$25,479	\$62,330	\$237,809	3	7	2014
0002	TES	Interior Spaces	69	Replace perimeter bookcases in classrooms	1000	lf	\$200.00	\$200,000.00	\$33,972	\$83,107	\$317,078	3	7	2014
0002	TES	Interior Spaces	69	Replace tall storage casework in classrooms	450	lf	\$700.00	\$315,000.00	\$53,505	\$130,893	\$499,399	3	7	2014
0002	TES	Interior Spaces	72	Replace Corridor Ceilings - 2x2 lay-in	12700	sf	\$7.00	\$88,900.00	\$15,100	\$36,941	\$140,941	3	6	2014
0002	TES	Interior Spaces	72	Replace Classroom Ceilings - 2x2 lay-in	28610	sf	\$7.00	\$200,270.00	\$34,018	\$83,219	\$317,507	3	6	2014
0002	TES	Electrical	77	Upgrade main service distribution and kitchen panels	1	ls	\$50,000.00	\$50,000.00	\$6,243	\$19,978	\$76,221	3	4	2013
0002	TES	Plumbing	83	Replace 1997 hot water heaters	1	ls	\$18,000.00	\$18,000.00	\$2,248	\$7,192	\$27,439	3	5	2013
0002	TES	Interior Spaces	64	Upgrade window shades for daylight control - two shades per window	600	lf	\$40.00	\$24,000.00	\$1,958	\$9,220	\$35,179	4	2	2012
0002	TES	Interior Spaces	65	Add skylights back to hallway	22	ea	\$500.00	\$11,000.00	\$1,868	\$4,571	\$17,439	4	6	2014
0002	TES	Electrical	78	Upgrade lighting fixtures, add motion sensor switches	1	ls	\$15,000.00	\$15,000.00	\$1,873	\$5,993	\$22,866	4	4	2013
0002	TES	Interior Spaces	78	Replace Classroom Lighting - pendant mounted indirect	28610	sf	\$8.00	\$228,880.00	\$38,877	\$95,107	\$362,865	4	6	2014
0002	TES	Interior Spaces	78	Replace Corridor Lighting - florescent	12700	sf	\$6.00	\$76,200.00	\$12,943	\$31,664	\$120,807	4	6	2014
0004	LBES	Fire Alarm	93	Add visual alarm devices	1	ls	\$12,500.00	\$12,500.00	\$500	\$4,618	\$17,618	1	1	2011

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Unit	Unit Cost	Direct Cost	Escalation	Soft Cost	Total Cost	Priority	Project	Build Year
0004	LBES	Fire Alarm	94	Add smoke and heat detection	1	ls	\$5,000.00	\$5,000.00	\$200	\$1,847	\$7,047	1	1	2011
0004	LBES	Interior Spaces	67	Renovate front modular spaces to overall good condition	5030	sf	\$300.00	\$1,509,000.00	\$326,929	\$652,122	\$2,488,051	1	7	2015
0004	LBES	Interior Spaces	75	Upgrade Interior Stairs - Replace tread and riser covers & railings	1	ls	\$22,700.00	\$22,700.00	\$1,852	\$8,721	\$33,273	2	3	2012
0004	LBES	Interior Spaces	67	Renovate rear modular spaces to overall good condition	7631	sf	\$225.00	\$1,716,975.00	\$371,988	\$742,000	\$2,830,962	3	7	2015
0004	LBES	Site Electric	40	Install new underground service	1	ls	\$60,000.00	\$60,000.00	\$7,492	\$23,973	\$91,465	3	4	2013
0004	LBES	Bldg Envelope	58	Miscellaneous exterior brick repair - repointing	500	sf	\$20.00	\$10,000.00	\$400	\$3,694	\$14,094	3	2	2011
0004	LBES	Bldg Envelope	58	Miscellaneous exterior brick repair - replacement	100	sf	\$40.00	\$4,000.00	\$160	\$1,478	\$5,638	3	2	2011
0004	LBES	Bldg Envelope	61	Replace Exterior Doors & Hardware	22	leafs	\$3,000.00	\$66,000.00	\$2,640	\$24,381	\$93,021	3	2	2011
0004	LBES	Bldg Envelope	61	Replace front entry doors and curtain wall	2	pairs	\$5,000.00	\$10,000.00	\$400	\$3,694	\$14,094	3	2	2011
0004	LBES	Upper Wing	67	Gut / renovate one pair student toilet rooms in upper wing	410	sf	\$240.00	\$98,400.00	\$16,714	\$40,889	\$156,003	3	5	2014
0004	LBES	Upper Wing	69	Replace classroom flooring - VAT Abatement & New Linoleum	7510	sf	\$20.00	\$150,200.00	\$25,513	\$62,413	\$238,126	3	5	2014
0004	LBES	Lower Wing	69	Replace classroom flooring - VAT Abatement & New Linoleum	10355	sf	\$20.00	\$207,100.00	\$44,869	\$89,499	\$341,468	3	6	2015
0004	LBES	Upper Wing	72	Replace Corridor Ceilings - 2x2 lay-in	3920	sf	\$7.00	\$27,440.00	\$4,661	\$11,402	\$43,503	3	5	2014
0004	LBES	Upper Wing	72	Replace Classroom Ceilings - 2x2 lay-in	7510	sf	\$7.00	\$52,570.00	\$8,929	\$21,845	\$83,344	3	5	2014
0004	LBES	Lower Wing	72	Replace Corridor Ceilings - 2x2 lay-in	2825	sf	\$7.00	\$19,775.00	\$4,284	\$8,546	\$32,605	3	6	2015
0004	LBES	Lower Wing	72	Replace Classroom Ceilings - 2x2 lay-in	10355	sf	\$7.00	\$72,485.00	\$15,704	\$31,325	\$119,514	3	6	2015
0004	LBES	Interior Spaces	74	Replace corridor doors	40	leafs	\$2,000.00	\$80,000.00	\$6,528	\$30,735	\$117,263	3	3	2012
0004	LBES	Upper Wing	67	Replace classroom casework and sinks	350	lf	\$700.00	\$245,000.00	\$19,992	\$94,125	\$359,117	3	3	2012
0004	LBES	Lower Wing	67	Replace classroom casework and sinks	400	lf	\$700.00	\$280,000.00	\$22,848	\$107,572	\$410,420	3	3	2012
0004	LBES	Electrical	77	Upgrade main service distribution panels	1	ls	\$25,000.00	\$25,000.00	\$3,122	\$9,989	\$38,110	3	4	2013
0004	LBES	Plumbing	81	Install domestic water backflow preventer, jan faucet, vacuum breakers	1	ls	\$10,500.00	\$10,500.00	\$1,311	\$4,195	\$16,006	3	4	2013
0004	LBES	Plumbing	83	Replace Water Heater, Pump, and Controls	1	ls	\$18,000.00	\$18,000.00	\$2,248	\$7,192	\$27,439	3	4	2013
0004	LBES	Plumbing	84	Renovate original multi-user toilet rooms	500	sf	\$240.00	\$120,000.00	\$14,984	\$47,946	\$182,930	3	4	2013
0004	LBES	HVAC	88	Replace 6 classroom HVAC units	1	ls	\$32,000.00	\$32,000.00	\$3,996	\$12,786	\$48,781	3	4	2013
0004	LBES	HVAC	89	Replace Exhaust Fans	1	ls	\$58,000.00	\$58,000.00	\$7,242	\$23,174	\$88,416	3	4	2013
0004	LBES	HVAC	90	Reattach/replace finned tube radiators	1200	lf	\$80.00	\$96,000.00	\$11,987	\$38,357	\$146,344	3	4	2013
0004	LBES	Bldg Envelope	58	Repaint block below windows - exterior	540	sf	\$25.00	\$13,500.00	\$540	\$4,987	\$19,027	4	2	2011
0004	LBES	Upper Wing	64	Upgrade window shades for daylight control - two shades per window	270	lf	\$40.00	\$10,800.00	\$1,834	\$4,488	\$17,122	4	5	2014
0004	LBES	Lower Wing	64	Upgrade window shades for daylight control - two shades per window	390	lf	\$40.00	\$15,600.00	\$3,380	\$6,742	\$25,721	4	6	2015
0004	LBES	Bldg Envelope	65	Add skylights back to hallways	8	ea	\$650.00	\$5,200.00	\$208	\$1,921	\$7,329	4	2	2011
0004	LBES	Electrical	78	Add motion sensor switches	1	ls	\$3,500.00	\$3,500.00	\$437	\$1,398	\$5,335	4	4	2013
0004	LBES	Upper Wing	78	Replace Corridor Lighting - florescent	40	ea	\$300.00	\$12,000.00	\$2,038	\$4,986	\$19,025	4	5	2014
0004	LBES	Upper Wing	78	Replace Classroom Lighting - pendant mounted indirect	7510	sf	\$8.00	\$60,080.00	\$10,205	\$24,965	\$95,250	4	5	2014
0004	LBES	Lower Wing	78	Replace Corridor Lighting - florescent	32	ea	\$300.00	\$9,600.00	\$2,080	\$4,149	\$15,829	4	6	2015
0004	LBES	Lower Wing	78	Replace Classroom Lighting - pendant mounted indirect	10355	sf	\$8.00	\$82,840.00	\$17,948	\$35,800	\$136,587	4	6	2015
0007	WHS	Fire Alarm	93	Add visual alarm devices	1	ls	\$25,000.00	\$25,000.00	\$1,000	\$9,235	\$35,235	1	1	2011
0007	WHS	Interior Spaces	67	Replace interior glazed walls with fire rated safety glazing	1200	sf	\$140.00	\$168,000.00	\$13,709	\$64,543	\$246,252	2	3	2012
0007	WHS	Interior Spaces	67	Replace interior clerestory glazing with fire rated glazing	800	sf	\$100.00	\$80,000.00	\$6,528	\$30,735	\$117,263	2	3	2012
0007	WHS	Interior Spaces	74	Interior Door Replacements - Fire Rated with ADA hardware	60	leafs	\$2,000.00	\$120,000.00	\$9,792	\$46,102	\$175,894	2	3	2012
0007	WHS	Stage	99	Construct Accessible Entrance to Stage	1	ls	\$65,000.00	\$65,000.00	\$14,082	\$28,090	\$107,173	2	5	2015
0007	WHS	Bldg Envelope	61	Exterior Door and Storefront Replacement	4	leafs	\$6,000.00	\$24,000.00	\$960	\$8,866	\$33,826	3	2	2011
0007	WHS	Bldg Envelope	65	Replace flashing at roof adjacent to gymnasium	250	lf	\$100.00	\$25,000.00	\$1,000	\$9,235	\$35,235	3	2	2011
0007	WHS	Electrical	77	Upgrade circuit breaker panels	1	ls	\$90,000.00	\$90,000.00	\$11,238	\$35,960	\$137,197	3	4	2013
0007	WHS	Plumbing	81	Replace branch piping at renovated bathrooms	1	ls	\$30,000.00	\$30,000.00	\$3,746	\$11,987	\$45,732	3	4	2013
0007	WHS	Plumbing	81	Replace galvanized water mains	1	ls	\$68,000.00	\$68,000.00	\$8,491	\$27,170	\$103,660	3	4	2013
0007	WHS	Plumbing	83	Replace indirect water heater, heat exchanger, controls, mixing valve	1	ls	\$48,000.00	\$48,000.00	\$5,993	\$19,178	\$73,172	3	4	2013
0007	WHS	HVAC	88	Replace chiller and air condenser	1	ls	\$60,000.00	\$60,000.00	\$7,492	\$23,973	\$91,465	3	4	2013
0007	WHS	HVAC	89	Replace air handlers and exhaust fans	1	ls	\$400,000.00	\$400,000.00	\$49,946	\$159,821	\$609,766	3	4	2013
0007	WHS	HVAC	89	Pool Pak upgrade/replacement	1	ls	\$75,000.00	\$75,000.00	\$9,365	\$29,966	\$114,331	3	4	2013
0007	WHS	HVAC	89	Reroute return ductwork above ground	1	ls	\$110,000.00	\$110,000.00	\$13,735	\$43,951	\$167,686	3	4	2013
0007	WHS	Interior Spaces	80	Pool Locker Room Renovations	3500	sf	\$100.00	\$350,000.00	\$59,450	\$145,437	\$554,887	3	5	2014
0007	WHS	Interior Spaces	67	Toilet Room Renovations - 6 multi-user toilets	4800	sf	\$100.00	\$480,000.00	\$81,532	\$199,456	\$760,988	4	5	2014
0007	WHS	Interior Spaces	67	Band Room Acoustics Study	1	ls	\$20,000.00	\$20,000.00	\$3,397	\$8,311	\$31,708	4	5	2014
0007	WHS	Interior Spaces	70	Corridor Floor Patching and Repair	50	sf	\$200.00	\$10,000.00	\$1,699	\$4,155	\$15,854	4	5	2014
0008	RHES	Fire Alarm	93	Add visual alarm devices	1	ls	\$15,000.00	\$15,000.00	\$600	\$5,541	\$21,141	1	1	2011

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Quantity	Unit	Unit Cost	Direct Cost	Escalation	Soft Cost	Total Cost	Priority	Project	Build Year
0008	RHES	Sitework	98	Handicapped accessible parking spaces	1	ls	\$12,000.00	\$12,000.00	\$979	\$4,610	\$17,589	2	6	2012
0008	RHES	Interior Spaces	99	ADA Compliance - access to stage	1	ls	\$25,000.00	\$25,000.00	\$4,246	\$10,388	\$39,635	2	4	2014
0008	RHES	Interior Spaces	67	Renovate modular spaces to overall good condition	6520	sf	\$225.00	\$1,467,000.00	\$317,830	\$633,972	\$2,418,801	3	7	2015
0008	RHES	Bldg Envelope	59	Repoint chimney above roof line; replace damaged brick and cap	1	ls	\$60,000.00	\$60,000.00	\$4,896	\$23,051	\$87,947	3	2	2012
0008	RHES	Bldg Envelope	61	Replace overhead garage doors at maintenance garage	1	ls	\$34,000.00	\$34,000.00	\$2,774	\$13,062	\$49,837	3	2	2012
0008	RHES	Electrical	79	Upgrade phone/pa/clock system	1	ls	\$136,000.00	\$136,000.00	\$23,101	\$56,513	\$215,613	3	5	2014
0008	RHES	HVAC	88	Replace Administration Rooftop Unit	1	ls	\$35,000.00	\$35,000.00	\$4,370	\$13,984	\$53,355	3	3	2013
0008	RHES	HVAC	89	Replace air handlers/6 unit ventilators	1	ls	\$326,000.00	\$326,000.00	\$40,706	\$130,254	\$496,960	3	3	2013
0008	RHES	Sitework	52	Repave front parking area with 2" top coat	43000	sf	\$5.00	\$215,000.00	\$17,544	\$82,600	\$315,144	4	6	2012
0008	RHES	Sitework	52	Repave side parking area with 2" top coat	38000	sf	\$5.00	\$190,000.00	\$15,504	\$72,995	\$278,499	4	6	2012
0008	RHES	Sitework	52	Repave driveways and other parking areas with 2" top coat	75000	sf	\$5.00	\$375,000.00	\$30,600	\$144,069	\$549,669	4	6	2012
0008	RHES	Interior Spaces	72	Add dropped ceilings and improved lighting - SGI Resource Rooms	3000	sf	\$20.00	\$60,000.00	\$10,192	\$24,932	\$95,124	4	5	2014
0008	RHES	Electrical	78	Add motion sensor switches	1	ls	\$10,000.00	\$10,000.00	\$1,699	\$4,155	\$15,854	4	5	2014
0008	RHES	Plumbing	84	Replace plumbing fixtures - classrooms and toilet rooms	1	ls	\$68,000.00	\$68,000.00	\$8,491	\$27,170	\$103,660	4	3	2013
0008	RHES	Interior Spaces	99	Renovate open classroom area - raise floor, construct partitions, ramps	1	ls	\$1,200,000.00	\$1,200,000.00	\$259,983	\$518,586	\$1,978,570	4	4	2015
1016	ADM	Fire Alarm	93	Add visual alarm devices	1	ls	\$2,000.00	\$2,000.00	\$80	\$739	\$2,819	1	1	2011
1016	ADM	Fire Alarm	96	Add emergency lighting	1	ls	\$5,500.00	\$5,500.00	\$220	\$2,032	\$7,752	1	1	2011
1016	ADM	Bldg Envelope	65	Roof Abatement & Replacement	6000	sf	\$25.00	\$150,000.00	\$12,240	\$57,628	\$219,868	2	2	2012
1016	ADM	Plumbing	84	Install backflow preventer on domestic water and vacuum breakers	1	ls	\$8,000.00	\$8,000.00	\$999	\$3,196	\$12,195	2	3	2013
1016	ADM	Sitework	52	Patio Restoration	1	ls	\$30,000.00	\$30,000.00	\$5,096	\$12,466	\$47,562	3	4	2014
1016	ADM	Sitework	53	Walkway repaving	1	ls	\$15,000.00	\$15,000.00	\$2,548	\$6,233	\$23,781	3	4	2014
1016	ADM	Sitework	53	Entry ramp, porch, and railing restoration	1	ls	\$25,000.00	\$25,000.00	\$4,246	\$10,388	\$39,635	3	4	2014
1016	ADM	HVAC	88	Replace compressor/condensing units	1	ls	\$23,000.00	\$23,000.00	\$2,872	\$9,190	\$35,062	3	3	2013
1016	ADM	HVAC	89	Replace air handling units (Dx) coil, hydronic heat and comp/conv.	1	ls	\$79,000.00	\$79,000.00	\$9,864	\$31,565	\$120,429	3	3	2013
1016	ADM	Electrical	78	Add motion sensor switches	1	ls	\$2,000.00	\$2,000.00	\$250	\$799	\$3,049	4	3	2013
5013	BUS	HVAC	89	Upgrade exhaust/makeup air system for garage and storage areas	1	ls	\$70,400.00	\$70,400.00	\$5,745	\$27,047	\$103,191	1	2	2012
5013	BUS	Fire Alarm	96	Upgrade exit lighting and emergency lighting	1	ls	\$7,500.00	\$7,500.00	\$300	\$2,771	\$10,571	1	1	2011
5013	BUS	Plumbing	83	Install 18" high pad for water heater	1	ls	\$2,000.00	\$2,000.00	\$250	\$799	\$3,049	2	3	2013
5013	BUS	Electrical	77	Upgrade circuit breaker panels & wiring	1	ls	\$28,000.00	\$28,000.00	\$3,496	\$11,187	\$42,684	3	3	2013
5013	BUS	Plumbing	84	Renovate bathrooms for ADA compliance	1	ls	\$30,000.00	\$30,000.00	\$3,746	\$11,987	\$45,732	3	3	2013
5013	BUS	Interior Spaces	67	Interior Renovations - Floor finishes and interior lighting	1	ls	\$120,000.00	\$120,000.00	\$20,383	\$49,864	\$190,247	4	4	2014

Washingtonville Central School District
Building Condition Survey - Five Year Plan

Project Cost Assumptions

Escalation

Build Year	Per Year*	Cumulative Factor
2011	4%	0.040
2012	4%	0.082
2013	4%	0.125
2014	4%	0.170
2015	4%	0.217

Project Costs

Item	%	Cumulative Factor
General Conditions	10%	0.100
Contingency	10%	0.210
A/E Fee, Legal Fee, Insurance, etc	12%	0.355