

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry, New York



**EXECUTIVE SUMMARY & FIVE-
YEAR CAPITAL FACILITY PLAN**



10 Brown Road, Ithaca NY 14850

October 31, 2022 - DRAFT

Tt Project No. 143-234903-22001

Rev. October 31, 2022

Revisions to the Five-Year Capital Facilities Plan for the Dobbs Ferry Union Free School District have been made based on improvements that have been completed or are in construction and discovered conditions since the completion of the 2021 Building Condition Survey.

EXECUTIVE SUMMARY

As part of the overall rescue program, which is based on the New York State Education Department Commissioner's Regulation, Part 155 (8 NYCRR 155), information has been gathered and compiled to complete the requested Five-Year Capital Facility Plan for the Dobbs Ferry Union Free School District.

In July of 2018, the Dobbs Ferry Union Free School District retained Tetra Tech Architects & Engineers to complete an evaluation of district assets to assist the District with development of a capital project. This included surveying both District facilities. Tetra Tech brings to the district a fresh perspective, with many years of experience relative to alterations, reconstruction and infrastructure projects associated with K-12 schools within New York State.

The District has been and continues to be proactive and creative in meeting facility needs. It will utilize the Five-Year Capital Facilities Plan for several purposes; as a tool to help manage its capital assets by collecting, coordinating, analyzing, and prioritizing facility infrastructure and building program needs on a district-wide basis. The District will utilize the typical capital project system, through its annual maintenance budgets and grants when possible. The Plan, through this Executive Summary, will be reviewed by the State Education Department to ensure that health and safety needs are being addressed by the District.

Facilities in the District are generally in good condition and reflect a significant commitment to a dedicated and proficiently managed maintenance and capital improvement program. Facilities needs that require attention are primarily infrastructure related. Most of what needs to be replaced or upgraded is in response to wear and age.

District Facilities

- Dobbs Ferry Middle High School (Grades 6 – 12)
- Springhurst Elementary School (Grades K – 5)

District Priorities:

The Administration and Board of Education Facilities Committee have been very active in defining priorities and reconciling programmatic needs with facility needs. They have met with the District's architects and engineers, legal and financial advisors, as well as other consultants to assemble the data and information necessary to develop a practical, effective, executable, and fiscally sound plan that will provide the best solutions to move the District forward. Gathering as much data as possible and utilizing outside as well as internal resources has been a consistent aspect of this process. The Board of Education and Community have been very supportive in these planning efforts.

In addition to the above overall District priority, the following Health and Safety related issues have been identified as high priority within each facility:

Dobbs Ferry Middle High School:

The Dobbs Ferry Middle High School was built in 1934 with additions in 1973, 2000, and 2003. The building has a total of 243,431 square feet. It sits on approximately 13.3 acres in the Town of Greenburgh, Village of Dobbs Ferry, Westchester County.

- Provide fencing around natural gas service meter
- Drainage improvements around building
- Roadway and parking lot asphalt pavement replacement
- Sidewalk replacement and new sidewalk installation
- Fence replacement and new ornamental fence with gates near MS entrance
- Reconstruction of portion of stone wall at west side of site
- Investigate crack along the floor at the south area of the 1974 addition
- Perform structural crack repairs and repoint masonry on south façade between second floor office windows in original building, and on west façade of 1970's addition along the driveway
- Perform brick patching in miscellaneous locations around building
- Repair minor cracks in precast concrete at main HS entrance
- Replace exterior doors, frames, and hardware in 1970's addition
- Apply safety film to 1930's historical door wire glazing in 12 doors
- Replace MS lockers
- Interior doors
 - Replace approximately 60 1930's doors in kind
 - Replace hardware in 60 doors for lockdown emergencies
- Replace approximately 10 sets of double doors at stair enclosures
- Replace handrails to meet minimum height requirements
- Add smoke curtains in elevator lobbies
- Provide electrically operated solenoid safety valves for the gas lines serving science classrooms 214 and 301
- Provide kiln exhaust system
- Replace ALC control system with automated control logic system

- Replace isolation valves and add additional isolation valves on the domestic water distribution systems
- Replace “P” traps at existing sinks in Art Room 117
- Replace gaskets on the sewer ejector basing cover and pump access covers
- Replace existing boiler tank
- Replace electric water heater in the 1934 boiler room
- Add accessible hand washing sink in the Nurses Room
- Replace boiler room eyewash station
- Replace generator and transformers
- Upgrade all classroom lighting to LED
- Install occupancy sensors
- Install daylight harvesting controls
- Replace standby power systems
- Install strobes in all student occupied spaces
- Replace fire alarm detection system
- Provide additional wayfinding signs to the main entrance
- Install cross-corridor doors in Classroom M110 to provide exit into separate smoke zone
- Upgrade toilet rooms to comply with ADA standards
- Add an accessible water cooler on 3rd floor
- Investigate and provide temporary fix for leaking ceiling over 2002 gymnasium entry from courtyard
- Test building for Radon
- Repurpose original locker rooms and renovate additional rooms

Springhurst Elementary School:

The Springhurst Elementary School was originally constructed in 1960 with additions in 2001. The building has a total of 102,842 square feet. It is located on approximately 20.8 acres in the Town of Greenburgh, Village of Dobbs Ferry, Westchester County.

- Expand driveway width around south side of site
- Reconstruct faculty parking lot near northwest corner of building
- Replace concrete sidewalk and concrete curb at west site of building
- Replace upper playground equipment and surface southwest of gymnasium
- Reconstruct existing stacked stone wall near southwest corner of building
- Repair rubble stone retaining wall between parking lot and drive on south side of building
- Repair columns supporting canopy at south side of building
- Replace exterior door hardware
- Replace handrails to meet minimum height requirements and to meet handrail extension requirements
- Replace accessible ramps to meet ADA requirements
- Add room number information to exterior windows
- Install guards from roof ladder onto roof
- Replace ceilings
- Install air conditioning in server/data room
- Repair or install refrigerant tubing insulation at numerous locations on roof
- Install a reduced pressure zone (RPZ) backflow prevention device on the makeup water connection to the boilers in the 1958 boiler room
- Replace isolation valves on domestic water distribution systems serving the original 1958 portion of the building and the 1970 addition
- Replace “P” traps in existing art room sinks
- Replace hot water heaters in 1958 and 2002 boiler rooms
- Replace dated classroom sinks
- Modify existing sink in health room to comply with ADA accessibility requirements
- Provide boiler room eyewash station
- Upgrade all classroom lighting to LED
- Install occupancy sensors
- Install daylight harvesting controls
- Provide emergency lighting to all required spaces
- Replace entire fire alarm system
- Replace secondary clocks and all wiring
- Upgrade toilet rooms to comply with ADA standards
- Add lift to stage in auditorium
- Modify exhaust openings to reduce noise
- Test building for Radon
- Replace bus loop canopy

The District's History

The Dobbs Ferry Union Free School District is in the Village of Dobbs Ferry, Town of Greenburgh, Westchester County, New York. The District has two (2) facilities that currently serve approximately 1,450+ students, kindergarten through 12th grade. There are approximately 270 faculty, staff, and administrators serving the District's students.

The District is approximately 20 miles north of Mid-Town Manhattan. Residents of the District enjoy the advantages of a beautiful environment combined with a location proximate to New York City, on the eastern side of the Hudson River. The District has its own diverse and unique culture where students thrive academically and socially, and actively participate in community service. It is a small-town atmosphere and the Schools and Village collaborate on many fronts.

The Dobbs Ferry rail station on the Metro-North Railroad offers an easy commute by train to Grand Central Terminal in New York City. Historic landmarks in the area include Estherwood and Carriage House, Hyatt-Livingston House, South Presbyterian Church, and the United States Post Office. Colleges within the immediate area include Mercy College with many other high education institutions located within close proximity to the Village.

Outdoor recreation areas include the Old Croton Aqueduct Trail, Dobbs Ferry Waterfront Park, along with other community parks and recreation areas. The District encourages active transportation via walking and bicycling to school. The District has been a leader in pursuing efforts associated with the federal government's Safe Routes to School Program.

Vision Statement:

Independent Thinkers Prepared to Change the World.

Mission:

The Dobbs Ferry School District strives to develop independent, curious, and open-minded learners who think critically, work collaboratively, act ethically and are knowledgeable about the world around them.

In support of our mission, we are committed to:

- Providing a high-quality and challenging curriculum with the depth, breadth and relevance appropriate to each learner.
- Respecting the unique abilities and learning styles of each student.
- Utilizing the most effective and innovative instructional approaches and technological advances.
- Encouraging students to meet their challenges – whether academic, athletic, or artistic – with openness, enthusiasm, and a willingness to take risks.
- Recruiting, retaining, and developing high quality teachers and staff.
- Celebrating and learning from the diversity of our students and the greater Dobbs Ferry community.

Persons providing information for the preparation of this Plan:

- Dr. Lisa Brady, Ed.D. – Superintendent of Schools - Dobbs Ferry Union Free School District
- Mr. Ron Clamser – Asst Superintendent for Finance, Facilities and Operations – Dobbs Ferry Union Free School District
- Mr. Dave Robertin – Director of Facilities, Dobbs Ferry Union Free School District
- Mr. Garrett Hamlin, A.I.A – Principal Architect - Tetra Tech Architects and Engineers
- Mr. Thomas Farlow, P.E. – Project Manager - Tetra Tech Architects and Engineers

Resources utilized:

While the majority of the work identified in this Five-Year Capital Facilities Plan was previously identified in the 2015 Building Condition Surveys, the following resources were utilized to update this plan, are as follows:

- Annual Visual Inspection Report
- 2005 / 2010 / 2015 NYSED Building Condition Surveys
- 2020 Annual Visual Inspection
- Asbestos Management Plan
- Annual Fire Inspections
- Health and Safety Reports
- Review of Prior Capitol Project Documents

FIVE YEAR CAPITAL FACILITY PLAN

District Name: DOBBS FERRY UNION FREE SCHOOL DISTRICT

REVISED September 6, 2022

Priority 1 (Part of 2020 Facility Evaluation)		Costs
66-04-03-03-0-000	Dobbs Ferry Middle/High School	\$5,818,300
66-04-03-03-0-000	Springhurst Elementary School	\$3,712,600
	Estimated District Wide Year 1 Subtotal	\$9,530,900

Priority 2 (Part of 2020 Facility Evaluation)		Costs
66-04-03-03-0-000	Dobbs Ferry Middle/High School	\$10,079,400
66-04-03-03-0-000	Springhurst Elementary School	\$5,061,600
	Estimated District Wide Year 2 Subtotal	\$15,141,000

Priority 3 (Part of 2020 Facility Evaluation)		Costs
66-04-03-03-0-000	Dobbs Ferry Middle/High School	\$158,000
66-04-03-03-0-000	Springhurst Elementary School	\$54,100
	Estimated District Wide Year 3 Subtotal	\$212,100

<u>District Total</u>	\$24,884,000
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Note: 2020 Facility Evaluation Priority No. 1 = 0 to 2 Years
 2020 Facility Evaluation Priority No. 2 = 3 to 5 Years
 2020 Facility Evaluation Priority No. 3 = 6 to 10 Years

2020 BUILDING INVENTORY FORM

District Name: DOBBS FERRY UNION FREE SCHOOL DISTRICT

Building Name: Dobbs Ferry Middle/High School

BED Codes Number: 66-04-03-03-0-000

Building Address: 505 Broadway

Use: School Grades 6-12 **Current enrollment:** 750

Total square footage: 232,171

Ownership: ☒ Owned ☐ Operated ☐ Leased

Building Condition Survey Rating: ☐ Excellent ☐ Good ☒ Satisfactory ☐ Unsatisfactory

Building Age: 86

	Construction Year	Square Footage
Original Building:	<u>1934</u>	<u>120,000</u>
Addition #1:	<u>1974</u>	<u>50,171</u>
Addition #2:	<u>2002</u>	<u>62,000</u>
Addition #3:	<u></u>	<u></u>
Addition #4:	<u></u>	<u></u>
Addition #5:	<u></u>	<u></u>
Addition #6:	<u></u>	<u></u>
Addition #7:	<u></u>	<u></u>
Addition #8:	<u></u>	<u></u>
Addition #9:	<u></u>	<u></u>
Addition #10:	<u></u>	<u></u>

Heating System Energy Source:

☐ Electric ☐ Geothermal ☒ Natural Gas ☒ Oil ☐ Propane

2020 Energy Consumption: To Be Confirmed

Probable Useful Life of Building: -6 **Estimated Replacement Value:** \$75,455,575

Building Facility Report Card Attached: ☐ Yes ☒ No

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-0-000

REVISED September 6, 2022

Priority 1	F.E / BCS Item	Recommendation	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Cost
	Is gas meter/regulator enclosed / fenced in?	Provide a fenced enclosure around the existing gas service meter/regulator at building, as required by the New York State Education Department Manual of Planning Standards.							\$11,000
	Closed Drainage Pipe Stormwater Management System	Install underdrain at east side of building when pavement is replaced to remove moisture from pavement sub surface.							\$11,000
	Open Drainage Pipe Stormwater Management System (Ditch)	Install new concrete gutter at NW side of site to replace existing asphalt gutter at end of useful life.							\$22,000
	Catch Basins/Drop Inlets/Manholes	Reset nine (9) catch basin grates and install concrete collars around grates. Concrete collar around inlet grates stabilizes pavement around catch basins within pavement.							\$34,700
	Pavement (Roadways and Parking Lots)	Replace asphalt pavement at north, west, and east sides of building.							\$352,000
	Sidewalks (include curbing)	New concrete and asphalt sidewalks at HS main entrance. Concrete and asphalt near end of useful life. Reset existing brick sidewalk along east side of building. Replace asphalt sidewalk with concrete and curb near Broadway. New sidewalk at south side of building. New sidewalk near MS entrance, at location of possible ornamental fence. Replace asphalt sidewalk near MS entrance with concrete sidewalk. Replace lawn area with new concrete sidewalk for bike rack at MS entrance.							\$293,200
	Fencing / Gates: Is site continuously fenced (with required exit gates)?	New ornamental fence with gates near MS entrance to reduce access to roof area at ground level. Replace approximately 100 feet of galvanized chain link fence at southeast corner of synthetic turf field. Height of existing fence TBD.							\$44,000
	Cracking / spalling?	Reconstruction of portion of stone wall at west side of site.							\$55,000
	Structural Floors (S):	At south area of 1974 addition there is a crack along the floor which aligns with a girder below. A beam connecting to that girder is missing a bolt. Cause of crack is unclear and further investigation is recommended. Estimated cost included here is for further investigation only.							\$5,500
	Evidence of cracks / gaps in exterior cladding?	Vertical cracks on south façade between second floor office windows in original building. Perform structural crack repair before repointing. On west façade of gym addition masonry is damaged from vehicle impact. Replace damaged masonry and repoint. On west facade of 70s addition along driveway the textured CMU veneer has cracks in mortar joints in several locations. Perform structural crack repair before repointing.							\$64,900
	Is brick replacement needed?	Misc. brick patching locations needed around building, mostly where equipment has been removed and a void remains.							\$2,800
	Is precast concrete work needed?	Minor precast cracks at main entrance to HS.							\$1,100

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-03-0-000

REVISED September 6, 2022

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Exterior Doors	Recommend replacing exterior doors in 1970s addition with aluminum frames and aluminum doors. Cost covers six (6) double doors and six (6) single doors. At a minimum replace following doors and hardware: Door 5 (single door), Door 9 (single door), Door 14 (double doors), Door 16 (single door), Door 17 (double doors), Door 18 (double doors), Door 19 (single door with storefront at art room).							\$132,000
	Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing unless protected by grilles or railings. Wire glass is not safety glazing. (EEB)	Recommend applying safety film to 1930's historical door wire glazing in 12 doors. Existing wire glass is not safety glazing as required by code and film accomplishes safety requirements.							\$2,600
	Corridor Lockers	Some Middle School lockers are outdated. Confirm quantity for replacement.							\$82,500
	Interior Doors:	Majority of 1930's doors are not rated, contain wire glass and do not meet ADA clearances. Reconfiguring for ADA clearances is unrealistic given deep wall recesses but doors should be replaced in kind minimally. Approx. 60 doors. Presume approx. 60 additional doors should have hardware swapped out for lockdown emergencies.							\$287,100
	Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. (EEB)	Approx. 10 sets of double doors into stairs on floors 2 and 3 are not rated. Recommend replacement with rated doors and safety glazing.							\$44,000
	Are guardrails and handrails at correct height?	1 - 1930s original building have handrails at 32" - code requires 34" min. Recommend replacing handrails at correct height. Approx. 360 LF. 2 - 4 exterior stairs in 1970s era building have handrails at incorrect height and non compliant guard rails - Approx. 120 LF guardrail/handrail combo and 120 LF handrails at wall. 3 - 3 interior stairs 1970s era building have handrails at incorrect height and non compliant guard rails. Approx. 120 LF guardrail/handrail combo and 120 LF handrails at wall. 4 - gym stairs have handrails at 32" - code requires 34" min, recommend replacing handrails at correct height. Approx. 60 LF.							\$120,500
	Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?	Recommend adding smoke curtains in lieu of code required elevator lobbies. Includes 3 floor levels.							\$16,500
	Do the science labs have emergency gas shut-off capability?	Provide electrically operated solenoid safety valves for the gas lines serving Science Classrooms 214 and 301. Solenoid valves would be activated by a "kill" button with a key operated reset switch which would greatly enhance reaction time in the event of an emergency. The use of solenoid valves also facilitates gas line shutdown when the rooms are unoccupied which enhances the probability that they will be used in this manner.							\$11,000

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-0-000

REVISED September 6, 2022

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Kiln exhaust system:	No direct means of exhaust are provided for the electric kiln in Art Rm. 117. Confirm with kiln manufacturer kiln exhaust requirements. Cost reflects kiln hood and associated fan and accessories.							\$11,000
	Type of control system:	Area C including gymnasium, locker rooms, weight rooms, etc. are controlled using Automated Logic Controls (ALC). Remove ALC control system and extend Automated Control Logic system from main building.							
	Isolation Valves: Are they adequate?	Replace outdated isolation valves and add additional isolation valves on the domestic water distribution systems serving the original 1934 portion of the building and the 1959 addition to improve system serviceability and reliability and to provide lead free components in the domestic water system. Pricing assumes 20 hot water and 20 cold water valves to be replaced and includes 20 abatement tents set up at each set of valves.							\$82,500
	Art Room Sinks: Are there plaster traps and if yes what is their condition?	In Art Room 117, replace the "P" trap at the existing sinks with a plaster trap to prevent potentially clogging materials from entering the waste water drainage system.							\$3,300
	Sewage Ejector System:	It is noted there are odor concerns with the existing sewage ejector adjacent to the High School Gym. Recommend replacing the gaskets on the ejector basin cover and pump access covers.							\$8,300
	Hot Water Heaters (H):	Domestic water heating system in the 2002 Boiler Room is satisfactory. The 600 gallon domestic hot water storage tank with internal heat exchanger (circa 1960) in the 1934 Boiler Room is nearing the end of its anticipated useful life. Recommend replacing existing tank with a cement lined tank and external plate and frame heat exchanger.							\$33,000
	Summer Water Heater:	No issues reported. NYS Education Department requires storage type water heaters to be ASME certified and stamped. Recommend replacing electric water heater in the 1934 boiler room with an ASME certified, high efficiency, gas-fired water heater.							\$13,200
	Health Room Hand Washing Station: Does it have hands free faucet?	The only hand washing station in the Nurses' Suite is the lavatory in the Toilet Room. Recommend adding an accessible hand washing sink with associated casework and countertop out in the Nurses' Room.							\$11,000
	Boiler Room Eyewash:	Recommend replacing the portable emergency eyewash station with a wall-mounted eyewash complete with thermostatic mixing valve, piping and eyewash unit in the Boiler Room to provide a level of safety in the event of an accident in the space.							\$8,300
	Electrical Power Distribution System (H):	Generator not functioning. In addition, replace the following transformers: one 112.5kVA, two 75kVA, and one 50kVA.							\$44,000
	Lighting Fixtures	It is recommended that all classrooms be upgraded to LED. Fluorescent luminaires are at end of useful life and are not energy efficient.							\$302,500
	Occupancy sensors?	Install occupancy sensors.							\$13,300
	Are daylight harvesting controls installed?	Install daylight harvesting controls.							\$236,000
	Emergency / Exit Lighting Systems (H):	Many emergency units vintage to building. Do not replace devices one for one, but recommend a mini inverter per area for ease of maintenance, sustainability and testing.							\$66,000
	Emergency / Standby Power Systems (H):	Confirm all components required for generator replacement when scoping replacement project.							\$275,000

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-03-0-000

REVISED September 6, 2022

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Strobes: Are strobes located in all student occupied spaces?	Strobes are required to be in all student occupied spaces by NYS building code. 66 classrooms.							\$181,500
	Smoke Detection Systems (H)	Replace fire alarm detection nearing end of useful life, when changes are made to the overall fire alarm system.							\$46,900
	Exterior Signage: Is a clear path to main entry identified?	Additional way finding signs to the main entrance recommended to make it clear the location of the main entrance doors and intercom.							\$11,000
	Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. (EEB)	Classroom M110 does not exit into separate smoke zones add cross corridor doors as required by code.							\$22,000
	Toilet Rooms: Are they ADA compliant?	The only toilet rooms identified as ADA compliant are adjacent to the 2002 gymnasium addition. Recommend upgrading toilet rooms to ADA as follows: 1 - gang toilet rooms in original portion of building on all three levels (2 on each level for a total of 6 gang toilet rooms) 2 - 1 toilet adjacent to LGI and 2 toilets adjacent to cafe. 3 - 2 toilets adjacent to library and 2 toilets adjacent to band. 4 - Add lavatory insulation kits to 8 lavatories currently installed in accessible toilet rooms. 8 lavs. Total cost identified is for all to be completely renovated. Scaling back renovation scope will save on overall cost.							\$734,600
	Water Coolers: Are they ADA compliant?	There are accessible water coolers on the first and second floor levels. Recommend adding an accessible water cooler with bottle filler on the third floor level and in the vicinity of Classroom 212 on the Second Floor level.							\$11,000
	Is there evidence of water intrusion?	Canopy ceiling over 2002 gymnasium entry from courtyard has water leaking from ceiling. Most likely associated with HVAC units on roof above. Water intrusion source needs to be identified and ceiling removed for visual inspection of potential damage and then replace new joint gaskets installed. Cost associated with study to verify water source and temporarily fix construction until final remedy is determined.							\$16,500
	Does the school have a passive radon mitigation system installed (was built with radon resistant features)? (H)	Recommend bringing in a Radon Gas Mitigation contractor and test the building for radon.							\$22,000
	Renovations: List any renovations being considered under Comments	Consider repurposing original locker rooms. Currently one is used for storage and the other has been temporarily taken over by IT functions. No cost is associated with this until further discussions and direction determined by district. District is also considering renovating rooms M200A, M200B and the adjacent room into a special education room with ADA toilet room. Approx. 800SF.							\$132,000
									\$3,878,300

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-03-0-000

REVISED September 6, 2022

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	Cost
Priority 2									
	Protective Bollards	Install additional guide rail at rear of building from the dumpster storage area, south. Approximately 200 LF. Replace existing guide rail at northwest corner of the site. Approximately 250 LF.							\$168,800
	Ball Stopper Netting:	Ball stopper netting on both ends of the synthetic turf field could be 50+ feet to allow for football field goal kickers to practice during times when there are cars in the parking lot. Priced noted is for both ends of the field.							\$100,000
	Condition of backstop and fencing	Consider installing a new backstop at the existing softball field. Other improvements may be suggested to allow for other field uses during PE Classes.							\$75,000
	Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?	Install way finding and sign noting the visitor entrance to inform visitors location of entrance.							\$12,500
	Site Furniture	Considering adding 2 benches at building main entrance.							\$6,300
	Retaining Walls:	Multiple retaining walls located around the property. Replace 2.5' tall block retaining wall and fence at west side of building (500 sq ft area). Replace wall at time of synthetic turf replacement.							\$125,000
	Evidence of decay / corrosion?	At west side along driveway approx. 50ft of exposed foundation wall is spalling due to deicing salts. Remove loose material, apply bonding agent, patch concrete.							\$6,300
	Evidence of rot / decay / corrosion in Support System?	At south end of original building efflorescence is visible on interior face of the exterior wall. Repoint and seal exterior before patching interior plaster and paint. (approx. 40 sq ft).							\$12,500
	Evidence of moisture penetration exterior cladding?	At south façade of original building the bay window above the boiler room area has various cracks. Perform structural repair before repointing (approx. 200 sq ft). See item BCS No. 66b2 for additional work.							\$6,300
	Evidence of other problems in exterior cladding? If so, specify:	Along west façade of 70s addition in area of library the parging on the brick courses at base of wall is gone and masonry is crumbling due to moisture and salt attack. Replace damaged masonry, re-parge, and seal (approx. 100sq ft).							\$5,000
	Is masonry cleaning needed?	Some staining occurring at classroom bump outs and at southern exterior stairway walls on second floor. Approx. 500SF.							\$9,400
	Evidence of water penetration / efflorescence at masonry/concrete?	At south façade of original building and one story addition in the same area the parapets have efflorescence. Clean brick surface of efflorescence and apply masonry sealer (Approx. 1000 sqft). If problem returns then stone may require capping or replacement.							\$18,800
	Overhead Doors:	Recommend replacing 4 overhead doors leading to maintenance and storage rooms from exterior due to deterioration and for thermal improvements.							\$50,000

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-03-0-000

REVISED September 6, 2022

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Windows:	Cost identified is for replacement of all windows except 2002 and newer additions. Existing windows still have useful life but should be considered for replacement within next 5 - 10 years. Newer windows will have thermally improved frames and tighter seals.							\$2,188,800
	Is there evidence of cracking / spalling around lintel?	At south façade of original building the bay window above the maintenance area (approx. six locations and 40 sq ft). Remove loose masonry, clean and paint lintel, replace masonry, repoint adjacent cracks.							\$18,800
	Evidence of structural cracks / spalling / gaps?	Masonry walls in stairwells at south side of 1970s vintage. Perform structural crack repair before repointing.							\$14,000
	Ceilings	Recommend replacing ceiling in majority of 1930's classrooms and 1970's classrooms due to sagging and signs of aging. Some 1970's classrooms appear ok. Approx. 50,000 sf of ceiling replacement recommended. Cost covers ceiling system (grid and ceiling panels) replacement only. Confirm locations of spline ceiling to account for potential abatement cost associated with spline ceiling removal. Consider lighting upgrades to LED at same time.							\$687,500
	PE Lockers	Some lockers in 2002 basement area are damaged/dented. Cost covers replacement of approx. 10 lockers.							\$6,300
	Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc. (H)	Steam boilers in 1932 building are beyond their useful life. Replace remaining steam and condensate distribution piping with higher efficiency hot water boilers, pumps and piping.							\$1,562,500
	Fin tube radiation systems:	Steam-fed radiation is original and beyond useful life. Replace steam-fed radiation units in 1932 building.							\$625,000
	Shall be operable and in good condition. (EEB)	There is some surface corrosion visible on the 4" galvanized water pipe and gate valves at the service entry. Replace water service including galvanized steel pipe and fittings, out dated gate valves, backflow preventers and pressure reducing valve.							\$75,000
	Visual Display Surfaces: chalk, tack, and markerboards	Consider resurfacing timeworn/dated chalk boards, approximately 500 if with marker surface.							\$18,800
	Science Lab Equipment:	Consider replacement of worn/ dated older science rooms 301, 285.							\$225,000
	Window Treatments:	Consider replacement of worn/dated existing horizontal blinds with room darkening shades in room 303.							\$1,800
	Casework:	Also Wood. Consider updating, existing layout for a more efficient and utilized flow of space for the Nurse, business office suite and both art rooms including casework/storage.							\$400,000
	Musical Instrument Storage:	Consider complete update of existing choral, band keyboarding and practice rooms to reflect current, updated trends and storage needs.							\$300,000
									\$6,719,400

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Dobbs Ferry Middle/High School

SED Number: 66-04-03-03-0-000

REVISED September 6, 2022

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	Cost
Priority 3									
	Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:	Consider installing new dugouts at the existing softball field. Other improvements may be suggested to allow for other field uses during PE Classes.							\$90,000
	Water penetration / efflorescence?	Segmental retaining wall at football field has efflorescence on face. Clean surface of salt deposits (approx. 50 sq ft). If problem recurs, capping or sealing wall may be needed. Seal concrete retaining wall located within north courtyard.							\$10,500
	Evidence of efflorescence in exterior cladding?	Below coping stone along east façade of gym addition. Clean brick surface of efflorescence and apply masonry sealer (Approx. 200ft). If problem returns then stone may require capping or replacement.							\$4,500
									\$105,000
Priority One Construction Costs									\$3,878,300
Design & Construction Contingency (20%)									\$776,000
SUBTOTAL YEAR ONE CONSTRUCTION -									\$4,654,300
Priority One Incidental Expenses (25%)-									\$1,164,000
Priority One Project Budget									\$5,818,300
Priority Two Construction Costs									\$6,719,400
Design & Construction Contingency (20%)									\$1,344,000
SUBTOTAL YEAR TWO CONSTRUCTION -									\$8,063,400
Priority Two Incidental Expenses (25%)-									\$2,016,000
Priority Two Project Budget									\$10,079,400
Priority Three Construction Costs									\$105,000
Design & Construction Contingency (20%)									\$21,000
SUBTOTAL YEAR THREE CONSTRUCTION -									\$126,000
Priority Three Incidental Expenses (25%)-									\$32,000
Priority Three Project Budget									\$158,000
Estimated Subtotal; Construction Costs									\$12,843,700
Estimated Subtotal; Incidental Expenses									\$3,212,000
Estimated Project Total									\$16,055,700

2020 BUILDING INVENTORY FORM

District Name: DOBBS FERRY UNION FREE SCHOOL DISTRICT

Building Name: Springhurst Elementary School

BED Codes Number: 66-04-03-03-0-000

Building Address: 175 Walgrove Avenue

Use: School Grades K-5 **Current enrollment:** 690

Total square footage: 97,083

Ownership: ☒ Owned ☐ Operated ☐ Leased

Building Condition Survey Rating: ☐ Excellent ☐ Good ☒ Satisfactory ☐ Unsatisfactory

Building Age: 62

	Construction Year	Square Footage
Original Building:	<u>1958</u>	<u>36,068</u>
Addition #1:	<u>1970</u>	<u>21,527</u>
Addition #2:	<u>2002</u>	<u>39,488</u>
Addition #3:	<u></u>	<u></u>
Addition #4:	<u></u>	<u></u>
Addition #5:	<u></u>	<u></u>
Addition #6:	<u></u>	<u></u>
Addition #7:	<u></u>	<u></u>
Addition #8:	<u></u>	<u></u>
Addition #9:	<u></u>	<u></u>
Addition #10:	<u></u>	<u></u>

Heating System Energy Source:

☐ Electric ☐ Geothermal ☒ Natural Gas ☒ Oil ☐ Propane

2020 Energy Consumption: To Be Confirmed

Probable Useful Life of Building: 18 **Estimated Replacement Value:** \$31,551,975

Building Facility Report Card Attached: ☐ Yes ☒ No

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

Priority 1	F.E / BCS Item	Recommendation	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Cost
	Pavement (Roadways and Parking Lots)	Expand width of driveway around the south side of the site, used during afternoon pick-up. Driveway width is narrow and will improve safety (1,000 sq. yd.). Reconstruct faculty parking lot near NW corner of building. Pavement near end of useful life. (1,300 sq yd).							\$275,000
	Sidewalks (include curbing)	Replace concrete sidewalk and concrete curb at west side of building, at canopy. Sidewalk near end of useful life. Sidewalk should be replaced at same time that canopy is replaced.							\$63,800
	Is playground continuously fenced / gated, especially at younger student play areas?	Replace upper playground equipment and surface at southwest of gymnasium. Approximately 4,000 sqft of surfacing. Existing playground equipment is no longer available. Verify equipment costs during project planning process.							\$203,500
	Retaining Walls:	Reconstruct collapsing existing gravity stacked stone wall near SW corner of the building. South side of stone wall is failing. (200 sq ft). Reconstruct block retaining wall at NW corner of building, along the west side of the faculty parking lot. Wall at end of useful life. Wall should be replaced when pavement and fencing is replaced. (750 sq ft).							\$261,300
	Unsupported areas?	Rubble stone retaining wall between parking lot and drive on south side of building is partially collapsed. Rebuild or eliminate wall and regrade hillside. Approx. 50ft wall. (Cost included here is for elimination and regrading option.)							\$22,000
	Evidence of decay / corrosion?	Columns supporting canopy at south side of building are significantly deteriorated at base. Shore structure, remove slab, cut out corrosion and replace column bases down to top of foundation before patching slab on grade. (Approx. 12 columns). Also, at west wall of 2002 addition the exterior columns are corroded where they enter grade. Remove soil around column, scrape and paint with appropriate coating (approx. 6 columns). Cost to repair steel, if needed, is not included here. Coordination sidewalk replacement under canopy at time of column reconstruction.							\$55,000
	Exterior door hardware	Door hardware to be replaced in conjunction with BCS item 69. Cost included in BCS Item 69.							\$0
	Are guardrails and handrails at correct height?	1 - Main entrance exterior guardrails at stairs and ramp are at 34" and need to be 42" min per code. Replace 120 LF							\$46,200

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Are all rescue windows appropriately marked? (EEB)	All rescue window have rescue window stickers. Recommend adding room number information to exterior windows.							\$600
	Ladders: Are all roofs accessible? Cages if required by OSHA?	Majority of roof areas accessible by access from Library and adjacent roofs. 2001 gym addition and 1970 classroom addition need roof ladders for access. Recommend adding guards from roof ladder onto roof to protect users from fall hazard at roof edge.							\$9,900
	Ceilings	Majority of 2x4 ceiling panels are sagging and should be replaced with 2x2 acoustical panel ceilings to minimize sagging along with new grid. Many original vintage classrooms have concealed spline ceiling and should be replaced with 2x2 acoustical panel ceilings to minimize sagging. Additional abatement cost may apply for spline ceiling replacement. Consider lighting upgrades to LED at same time. Cost covers ceiling demo, new ceiling grid and new ceiling panels only. Cafeteria ceiling should be repainted as it is currently very dark and unwelcoming.							\$968,000
	Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?	Replace ceiling at same time as rest of building with easily cleanable non perforated ceiling to help maintain sanitary room conditions. Consider lighting upgrades to LED at same time.							\$13,200
	Are guardrails and handrails at correct height?	2001 classroom addition guardrails are approx. 3/4" too low. Recommend adding additional painted steel to top of guardrail to make code compliant.							\$11,000
	Do handrails have proper lengths beyond stairs at top and bottom?	1 - Stairs adjacent to non-compliant ramps do not have appropriate handrail extensions. Recommend replacing handrails, 6LF x 2 stairs. 2 - Recommend replacing non-compliant ramps with ramps not exceeding 1:12 pitch, 36LF x 2 ramps.							\$56,400
	Are server / data rooms cooled adequately?	Hub room nearest Classroom M12 has no AC. Air conditioning is recommended to reduce heat build-up and extend the life of computer equipment							\$13,200
	Retro Commissioning Items	(BCS 90) Sections of exterior refrigerant tubing insulation is missing, not originally installed or improperly installed. Repair, install refrigerant tubing insulation at numerous locations on roof.							\$5,500
	Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is it's condition?	Boiler water make-up in 2002 Boiler Room fitted with a reduced pressure zone (RPZ) backflow prevention device. Provide a reduced pressure zone (RPZ) backflow prevention device on the makeup water connection to the boilers in the 1958 Boiler Room to guard against contamination of the potable (building) water system.							\$2,800
	Isolation Valves: Are they adequate?	Replace outdated isolation valves and add additional isolation valves on the domestic water distribution systems serving the original 1958 portion of the building and the 1970 addition to improve system serviceability and reliability and to provide lead free components in the domestic water system. Pricing assumes 15 hot water and 15 cold water valves to be replaced and includes 15 abatement tents set up at each set of valves.							\$66,000

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Art Room Sinks: Are there plaster traps and if yes what is their condition?	Replace the "P" traps at the existing Art Room sinks with a solids interceptor to prevent potentially clogging materials from entering the waste water drainage system.							\$5,000
	Hot Water Heaters (H):	No issues reported. NYS Education Department requires storage type water heaters to be ASME certified and stamped. Recommend replacing oil-fired water heater in the 1958 and 2002 boiler rooms with ASME certified, oil-fired, tank type water heaters.							\$33,000
	Plumbing Fixtures (including toilets, urinals, lavatories, etc.)	Replace dated classroom sinks to improve operation, appearance and serviceability. Replacement sinks would include a separate bubbler to provide required separation distance between sink and bubbler and provide handicap accessibility. Proposed classrooms are M-37, M-38, M-39, M-40, M-41, M-42, M-43, M-44, M-45, M-46, M-47, M-48, M-50, S-66, S-68, S-69, S-71, S-72 and S-73. Cost includes removal of the old, a new 4 foot ADA sink base cabinet and countertop with the accessible sink and bubbler unit.							\$104,500
	Health Room Hand Washing Station: Does it have hands free faucet?	Consider modifying existing sink for handicap accessibility.							\$3,300
	Boiler Room Eyewash:	Provide a wall-mounted eyewash complete with thermostatic mixing valve, piping and eyewash unit in each Boiler Room to provide a level of safety in the event of an accident in the space.							\$11,000
	Lighting Fixtures	All classrooms currently have fluorescent fixtures. Recommend installing new LED luminaires in all classrooms to conserve energy and to improve quality of classroom. Existing wiring will be re-used if not vintage. The light switches and fixture whips will be replaced. Coordinate lighting improvements with ceiling replacement.							\$330,000
	Occupancy sensors?	Install occupancy sensors to automatically control lighting in classrooms per ASHRAE 90.1 code compliancy.							\$90,200
	Are daylight harvesting controls installed?	Install daylight sensors to automatically control lighting in classrooms. Per ASHRAE 90.1 code compliancy.							\$160,900

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Emergency / Exit Lighting Systems (H):	Provide emergency lighting to all required spaces by either integral battery packs or mini inverters per area. NFPA 101 and NFPA 70 code compliancy.							\$74,300
	Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)	Replaced fire alarm head end in 2022 as part of capital project. Replace the entire fire alarm system which is approaching the end of useful life. Provide addressable system with voice notification to comply with latest NYS Fire Code.							\$137,500
	Is the clock system adequate?	Replaced master clock in 2016. Replace secondary clocks and all wiring.							\$41,800
	Toilet Rooms: Are they ADA compliant?	1 - Gang toilet rooms adjacent to the elevator on first floor do not have ADA compliant entry door approaches. Recommend adding auto operators or reconfiguring doors for appropriate approaches. Also recommend replacing ceilings and toilet partitions. Auto operators/door reconfiguring. New toilet partitions/urinal screens. 2 - Gang toilet rooms in vicinity to Art Room need complete ADA upgrades (reconfigure/finishes/ceilings/fixtures) 200SF x 2. 3 - Gang toilet rooms on second floor need complete ADA upgrades (reconfigure/finishes/ceilings/fixtures) 125SF x 2. 4 - Renovate Nurse toilet for ADA - presume approx. 50SF. 5 - Renovate classroom toilets for ADA (enlarge into storage closets). 15 classrooms. 6 - Add lavatory insulation kits to 8 lavatories currently installed in accessible toilet rooms.							\$466,200
	Auditorium Stage: Is the stage accessible?	Recommend adding lift to stage in auditorium.							\$44,000
	Acoustics: Is there noise in the classrooms from HVAC units, traffic, etc. that may impact education? (H)	Excessive air noise is being produced at the exhaust air outlets of the rooftop units adjacent to the Library. Exhaust opening appears to be undersized. Recommend exhaust opening modifications to enlarge the openings or install acoustically lined hoods to redirect air.							\$22,000
	Does the school have a passive radon mitigation system installed (was built with radon resistant features)? (H)	Recommend bringing in a Radon Gas Mitigation contractor and test the building for radon.							\$16,500
	Renovations: List any renovations being considered under Comments	District considering replacement of Bus Loop Canopy construction due to structural deterioration and an aged roof system. Includes complete canopy and roof replacement. Approx. 120 feet long and 10' wide.							\$99,000
									\$3,712,600

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	Cost
Priority 2									
	Ball Stopper Netting:	New 50 ft tall ball stopper netting on east and west ends of synthetic turf field to reduce number of athletic balls leaving play field.							\$100,000
	Tennis Courts: Court condition, including pavement, surface, nets, posts and drainage:	Seal coat and restripe four (4) tennis courts. Consider including pickleball striping to the tennis courts. Seal coated surface near end of useful life. Cost includes line striping for pickle ball and tennis.							\$50,000
	Evidence of decay / corrosion?	Along east wall of the 1958 vintage the foundation wall is spalling and rebar is exposed. The wall has been painted over but the rebar and spalled surface should be cleaned of paint and loose material before applying bonding agent and patching with appropriate patching mortar. (approx. 250 sq ft)							\$12,500
	Is masonry cleaning needed?	Brick repointing and cleaning recommended at 1970 stair exterior walls and misc. locations around gymnasium walls (approx. 300 SF). Gym east exterior wall adjacent to fenced mechanical equipment has grout staining. Walls around garbage and recycling area are staining below precast top - recommend reconfiguring this area as it is not sized to handle required containers. Cost to reconfigure not included.							\$5,600
	Is precast concrete work needed?	Precast tops of walls at exterior garbage and recycling area are deteriorating and joints need repointing and caulking. Approx. 50LF.							\$4,100
	Exterior Doors	Majority of exterior doors (aluminum and hollow metal) are in good condition. Some require replacement of weatherstripping and gasketing and northern exterior doors on lower level of 2001 classroom addition should be replaced. Some courtyard storefronts should be replaced as well. Breakdown: 1 - 3 sets of double doors (2001 addition) - replace with aluminum entrance. 2 - 2 single doors (2001 addition) - replace with aluminum entrance. 3 - 1 storefront at main lobby to courtyard. 4 - 1 storefront at large courtyard across from Art. 5 - 1 storefront at small courtyard from lobby. 6 - replace weatherstripping/gasketing at 6 exterior doors.							\$113,600
	Exterior Steps, Stairs and Ramps (S):	Consider installation of a set of exterior steel or concrete stairs at the SW corner of the building, from the parking lot to the upper playground. Wear pattern on lawn suggests that a number of people walk up and down the steep slope adjacent to the building.							\$250,000
	Roof and Skylights (S):	Approx. 40,000 SF of spray polyurethane roofing (SPF) should be either recoated or replaced with EPDM. Anticipate at least 25% will need abatement. 2 - Replace SPF with EPDM, 40,000SF. Lightning protection replacement. Confirm additional costs that may apply based on code required structural improvements associated with roofing projects. Replacement recommended as roofing is nearing end of useful life and EPDM roof system is standard system currently being installed at MS/HS.							\$1,750,000
	Operable Partitions	Replace existing movable partition in gymnasium.							\$187,500

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	
	Resilient Tiles or Sheet Flooring:	Resilient Tile - VAT; Resilient Tile - VCT; Resilient Tile - LVT. Consider abatement and replacement of old VAT, VCT with new LVT.							\$1,653,900
	Interior Doors:	Majority of doors are in hollow metal frames with sidelights consisting of non-rated wire glass and doors do not contain lockdown hardware in case of emergencies. 3 possible options available for all 42 openings are: 1 - Replace doors, hardware, frames and glazing in their entirety. 2 - Replace doors, hardware and glazing within frames to remain. 3 - Replace doors and hardware and add protection film to existing to remain wire glass. In addition to classroom doors - multiple doors into offices and commons spaces could be replaced - presume approx. 50 additional doors to replace in existing to remain frames. Budget includes option 1 and replacing the 50 additional door in existing frames.							\$322,500
	Boiler Room Sump Pump:	Replace sump pump system in the 1958 Boiler Room which is nearing the end of its useful life. Replacement system to include submersible pumps with guide rail removal system.							\$18,800
	Electrical Power Distribution System (H):	Provide convenience outlets at south side of multi use synthetic turf field, approximately at 50 yard line for scorer's table and portable sound system. Confirm price to route electric service to desired location.							\$93,800
	Signage:	Consider full building signage updates to unify and meet to all current codes.							\$20,000
	Is there wayfinding signage for visitors?	Consider new directional signs for more clarity of direction for this multi level building.							\$3,000
	Casework:	Consider replacement of existing time worn casework to wood with solid surface tops.							\$450,000
	Musical Instrument Storage:	Consider adding instrument storage units for better utilization of space and equipment.							\$26,300
									\$5,061,600

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

			New Construction	Addition	Alterations	Major System	Major Repair	Energy	Cost
Priority 3									
	Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?	Provide additional way finding signage along west side of building for location of the student pick-up route. Number and location of signs to be reviewed with Owner.							\$15,000
	Site Furniture	Replace damaged flag pole at east entrance.							\$11,300
	Water penetration / efflorescence?	Concrete retaining walls have efflorescence coinciding with fence post locations. Water penetration into the post anchorage is a likely cause. Could be from condensation in the tall, black fence posts which may vary greatly in temperature throughout the day. Clean efflorescence from wall. If problem persists then additional measures may be required such as filling the base of the posts and drilling vent holes and/or sealing the post anchorage. (Cost included here is for cleaning only.)							\$7,500
	Evidence of inadequate flashing in exterior cladding?	Flashing below windows in 2002 addition does not have sufficient drip edge. This results in water draining to the face of brick and causes staining and deterioration. Recommend extending flashing with new drip edge. (Approx. 500ft)							\$15,000
	Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing unless protected by grilles or railings. Wire glass is not safety glazing. (EEB)	Majority of exterior hollow metal doors have wire glass. Glass should be replaced in existing to remain doors and new exterior doors will have new glass. Cost identified is for glass replacement in existing to remain doors. 7 total exterior door to have narrow lites replaced.							\$5,300
									\$54,100

BUILDING INVENTORY FORM, Continued

DOBBS FERRY UNION FREE SCHOOL DISTRICT
 Springhurst Elementary School

SED Number: 66-04-03-03-0-000

REVISED January 10, 2021

	New Construction	Addition	Alterations	Major System	Major Repair	Energy
Year One Construction Costs						
Design & Construction Contingency (20%)						\$3,712,600
SUBTOTAL YEAR ONE CONSTRUCTION -						\$743,000
Year One Incidental Expenses (25%)-						\$4,455,600
Year One Project Budget						\$1,114,000
						\$5,569,600
Year Two Construction Costs						\$5,061,600
Design & Construction Contingency (20%)						\$1,013,000
SUBTOTAL YEAR TWO CONSTRUCTION -						\$6,074,600
Year Two Incidental Expenses (25%)-						\$1,519,000
Year Two Project Budget						\$7,593,600
Year Three Construction Costs						\$54,100
Design & Construction Contingency (20%)						\$11,000
SUBTOTAL YEAR THREE CONSTRUCTION -						\$65,100
Year Three Incidental Expenses (25%)-						\$17,000
Year Three Project Budget						\$82,100
Estimated Subtotal; Construction Costs						\$10,595,300
Estimated Subtotal; Incidental Expenses						\$2,650,000
Estimated Project Total						\$13,245,300

