

Dobbs Ferry Union Free School District
2018 Preliminary Capital Project Scope



Revised: 4/23/19

Location / Contract	Scope Item	Budget	Priority Level	Priority 1 Budgets	Notes
Dobbs Ferry Middle/High School - SED Building # 0-001					
General					
2	Additional cameras and security film at openings w/large areas of glazing.	\$139,922	2a	\$0	Lump Sum allowance based on 10 interior and 5 exterior cameras and 1,000 sq ft of film.
3	Auditorium Upgrades: <i>(Equipment cost estimates per Theatre Projects Consultants Report)</i>				Stage (19'-8" d x 60'-8" w x 38'-3" to deck/33'-4" to steel), 50'-8" proscenium opening. General finish work to coordinate with Stage Rigging and Audio/sound systems improvements (grilles, cut & patch, etc.) to be developed.
4	-Rigging System Replacement		1		Motorized system with statically suspended battens designed for High School program.
5	-Add cyclorama		1		For lighted backdrop.
6	-Performance Lighting - Fixtures & Controls		1		Includes replacement of fixtures with LED, dimming and control/s, added side Front of House and running lights.
7	-Performance Sound, Video and Communications		1		
8	Control Room (square footage renovation cost).		1		Reconstruct existing booth (combine 3 spaces into one, enlarge window/opening).
9	ADA improvements		1		Improve ADA access to stage. Consider other potential improvements too.
10	GC, Electrical and Structural for Auditorium improvements		1		Infrastructure work (structural, general construction, etc) to support Auditorium Upgrades listed above.
11	Auditorium Upgrades Subtotal:	\$1,680,349	1	\$1,680,349	
15	Roofing replacement at areas of existing modified bitumen.	\$2,282,142	1	\$2,282,142	Existing built up roof (BUR) at end of useful life, experiencing leaks/water intrusion thru asphaltic seam failure...currently under Warranty (and being serviced) thru 2024. Moisture scan recommended as part of design. Replace remaining vintage areas with fully adhered, single-ply membrane w/poly isocyanate insulation R-30ci, rated for 100 mph wind speed and 20 year warranty.
22	HVAC				

23	HS Additional Air Conditioning - Required Head End Equipment in conjunction with the line items below to accomplish AC in remaining spaces:	\$988,441	1	\$988,441	The current roof is heavily populated with condensing units and aging roof mounted air handlers with Dx cooling many of which are nearing the end of their design life and are obstructing required roofing work in the same area. An integrated solution involves replacing this aging equipment with cooling provided by a central air cooled chiller plant. This would provide for reduced maintenance and improved efficiency. If the initial request for additional cooling at the older / original portion of the building must predate the replacement of the middle school equipment, a modular approach to the chiller with thermal storage should be considered. This is often both a lowest first cost and life cycle cost approach, as the thermal storage is less costly than refrigeration machinery and allows for chiller operation during cooler off-peak hours. The cost listed is for a roof mounted chiller sized for the Auditorium and remainder of the original portion of the HS, with near chiller piping and pumps sized for the future expansion. <i>Does NOT include thermal storage, but does include controls and piping coordinated with future expansion to include thermal storage capacity expansion for the Middle School system replacement recommendations below.</i>
24	HS Auditorium AC	\$353,014	1	\$353,014	Provide (2) AHU for the Auditorium, one for Stage and one for House, each with AC and individual variable volume controls. AHU locations TBD, possibilities include Attic and Gym roof. Re-use existing duct and grilles to the extent possible; provide additional duct and diffusers as required keeping with the historical character of the space. Assumes provision of chiller plant priced separately. Includes piping to mains, insulation of duct as required avoiding uncontrolled condensation, miscellaneous electrical, structural, and finish work. Achieve low sound levels appropriate for a HS performance space.
25	AC @ HS Clrm Wings (all levels)	\$808,724	1	\$808,724	Provide connection to chiller plant described separately. Include cooling coils in main ducts of respective new (existing) energy recovery AHUs in attics, all runout piping from chiller, controls including energy recovery humidity control with either heat pipe or run-around-loop coils and associated piping. Does NOT include individual zone control, additional air distribution, or window work associated with window AC removal, assuming this was covered in recent project or in window work estimate of this project..
26	Old Gym AC	\$128,369	1	\$128,369	Extend piping to newer AHU and provide cooling coil and controls.
27	HS 3rd floor corridor airflow and cooling	\$57,766	1	\$57,766	Provide for third floor West corridor economizer and mechanical cooling.
28	Middle School and HS Science Wing HVAC	\$3,299,081	1	\$3,299,081	Middle School HVAC (1973 +) is nearing the end of it's useful life. Refrigerant is obsolete, air is unbalanced, rooftop duct is leaking and rusted, units are corroded inefficient gas fired units and near failure on a leaking roof. Penthouse unit is original. Consider upgrading Middle School HVAC to modern system as a priority including semi custom units inside of mechanical penthouses as possible, cooling piping and connection to chiller plant mentioned separately with additional capacity installed via modular units or preferably thermal storage. Reuse duct as possible but reconfigure and reinsulate as required. Eliminate VAV boxes in favor of reheat coils with variable volume at unit. Eliminate gas furnace and extend heating plant hot water piping from boiler room. Properly test, balance, and commission system.

29		Integration of Direct Digital Controls (DDC) systems for improved mechanical system control, to be completed as part of other HVAC recommendations.	\$821,561	1	\$821,561	ACL system being implemented at Springhurst is Districtwide preferred solution. Above specific corrective mechanical work includes extension of ACL system with modern distributed DDC controls. Price listed here includes complete custom graphics front end integrated with (and upgrading) Springhurst system, and extension to remaining MS/HS spaces not touched by specific HVAC recommendations.
32	ELEC					
35		Generator replacement (potentially ahead of project).	\$404,362	2a	\$0	Evaluate timing and other funding opportunity.
37	PLUMB					
45		Evaluate options to add dishwasher (plates, glasses, etc.) to existing Kitchen in replacement of current disposals use.	\$49,422	2a	\$0	Sustainability enhancement...cost assumes exg. utility connections and minimal rework to layout.
46	SITE					
50		-Replace portion of existing retaining wall along the west side of the rear driveway.	\$130,936	1	\$130,936	Assume 200 LF of Retaining Wall at 6 ft Tall. Limited access. Noted during walk around that the wall needs repair / reconstruction.
52		Provide secondary pedestrian egress from rear of the building is needed.	\$154,043	1	\$154,043	Allow for emergency evacuation in the event the front of the building is not available. Coordinate added "structures" to the Old Croton Aqueduct trail. Price assumes grading and hardened path.
53		Install hardened surface at bottom of stairs at old croton aqueduct path at existing path.	\$46,213	1	\$46,213	Note: The dirt path at the bottom of the stairs is eroding. Existing sloped path is approximately 125 -ft long
54		Gutter / Stormwater Improvements, Southwest corner of building.	\$50,064	1	\$50,064	Install stormwater improvements at the southwest corner of the building to address erosion and stormwater mitigation.
55		Appropriate separation of HS Courtyard / fencing options, with emergency egress gates.	\$70,860	2a	\$0	Concern of off hours access to Cafeteria and Science Labs
59	Springhurst Elementary School - SED Building # 0-004					
61	GENERAL					
62		Security - Secured vestibule entry in conjunction with greeter station.	\$100,000	1	\$100,000	
63		Additional cameras and security film	\$96,277	2a	\$0	Lump Sum allowance based on 6 interior and 3 exterior cameras and 1,000 sq ft of film.
65		-Replace tall casework, sink & base cabinet storage units	\$198,779	2a	\$0	Budget for 50% tall & 50% base cabinets with ADA sinks (open below)...
74		Bus Loop Canopy Reconstruction	\$83,440	2a	\$0	Structural / roofing.
83	HVAC					
89	ELEC					
93	PLUMB					
94		Evaluate options to add dishwasher (plates, glasses, etc.) to existing Kitchen in replacement of current disposals use.	\$49,422	2a	\$0	Sustainability enhancement...cost assumes exg. utility connections and minimal rework to layout.
101	SITE					
106	VARSITY SOFTBALL FIELD UPGRADES (SE)					
107		-Current infield drains very poorly. New clay infield and drainage system.	\$47,625	1	\$47,625	Confirm if the existing / current infield conforms the regulations relative to dimensions and grades. Install additional subsurface drainage system at edge of clay / grass interface.
108		-Modify/adjust outfield/drainage system for effectiveness and safety.	\$80,231	1	\$80,231	Potential grading, remove exg irrigation covers.
109		-Replace inoperable irrigation system.	\$38,446	1	\$38,446	Remove existing irrigation system and replay with a new irrigation system with piping, sprinkler heads and controls. Assume that water supply to field is acceptable.

110	-Improve emergency/maintenance vehicle access from right field.	\$49,294	1	\$49,294	Study options...grading info needed.
111	- Replace Backstop	\$63,414	1	\$63,414	Replace backstop with new chain link backstop.
112	- Replace sideline and outline fencing.	\$58,536	1	\$58,536	Replacing sideline and outline fencing, incorporate additional access gates. Provide sideline fence along first base side of field. Left, center and right field fence distances are reported to conform to USA Softball (200ft).
113	-Replace dugouts with chainlink dugouts, concrete floor and prefabricated roof.	\$65,725	1	\$65,725	Pricing assumes dugouts based on Sportfield Specialties "Gameshade Dugouts"...
114	- Provide concrete pads for bleacher seating.	\$15,789	1	\$15,789	Bleachers to be furnished by Owner.
116	- Replace existing retaining wall	\$56,072	1	\$56,072	Replace existing retaining wall along the south side (first base side) of the field to provide room required for 25-ft runout area between the first base line and the fence. Additional room will be required outside of the first base fence to allow for dugout footprint and access around dugout. Assume Segmental Retaining wall 80-ft long by 4-ft tall with chain link fence along top of wall. Existing wall in poor condition.
118	Sidewalk along entry road	165000	1	\$165,000	
121	- WEST SIDE OF FIELD: Fencing replacement.	\$63,620	2a	\$0	WEST SIDE OF FIELD: Replace existing 4-ft tall chain link fence with a 14-ft tall chain link fence. 14-ft fence to match the fence height on the south side of the field. Additional fence to provide spectator protection from overthrown lacrosse balls.
124	Educational Enhancements				
125	21st Century Learning space - Library enhancements at Springhurst School.	\$400,000	1	\$400,000	
128	Construction Budget			\$11,940,835	
129	Contingencies (10% design phase & 10% construction)			\$2,388,167	<i>design & construction 20%</i>
130	Abatement Allowance			\$200,000	<i>Asbestos & other hazardous materials</i>
131	HVAC Commissioning				
132	Cost Escalation Estimate (10%)			\$1,452,900	
133	Construction Budget Sub-total			\$15,981,902	
134	Incidental Budget (25%)			\$3,995,476	<i>Incidentals would include all other project associated "soft" costs (AE design, CM-Clerk, Pre & Post construction Testing, Bonding, Financing, General, ie: printing, postage, etc.)...</i>
135	Project Budget Sub-total			\$19,977,378	
136	Capitalized Interest & DASNY Fees				<i>To be determined per fiscal advisor</i>
137	Capital Project Total			\$19,977,378	