William Floyd SD – Proposed SPED Ed K-8 – Little Red Schoolhouse

November 1, 2016

PROGRAM

Est enrollment from 110 to 112

Classroom – 8-1-1 – at 800 sqft min – total of 14(14)

Time out Rm – 500 sqft – total of one (1)

OTPT – 500 sqft – total of one(1)

Multipurpose room for Cafeteria/Kitchen/ Gym – can be divided into two spaces – total SF 5,400

Adm Support

Main Office – 500 sqft

Principal Office – 500 sqft

Asst Prin. – 250 sqft

Nurse – 500 sqft

Psy Office – 250 sqft

Social Worker – 250 sqft

Staff Rm – 500 sqft

Storage – 1,000 sqft

PROPOSED PLAN

Existing original building would be renovated / upgrades to accommodate two classrooms and time out

The two (half barrel) structures and ci=connecting corridors would be demolished.

A new addition to the facility to accommodate the balance of the program, including new boiler room, toilet facilities/corridors would be constructed.

A new parking area (30 spaces) with a bus drop off area.

New Playground structure and fencing of area.

New Furniture for 14 classrooms and approximately 140 computers/laptops

Existing & new facility will have AC and wired for wireless device use.

The Addition will be approximately 32,000 sqft total.

The Budget is based on construction starting Spring 2018 – with completion by Fall 2019

The Total Estimated Project Cost $15,235,000

The Max Cost Allowance based on July 2016 NYSED information is estimated at $6,807,878

Based on the current district aid ratio of 87.5% the State Share would be $5,956,895

The Local Share would be $9,278,105.

William Floyd UFSD

Little Red School House

Facility Evaluation Update

January 14, 2010

William Floyd UFSD

Evaluation of Little Red School House

Introduction:

A evaluation of the facility was provided in July 2007. In August 2008 a update was provided related to costs only. This update is based on a visual inspection.

Based on the visual inspection of July 2007, the facility has continued to deteriorate. The Hot Air Furnace for the addition was replaced, however the duct work and controls remained.

Several items based on their deterioration have changed in relationship to priority.

The Total Project Cost includes the following : Cost of materials and labor (prevailing wage), insurance bonds, overhead and profit. A contingency cost of approximately 10% and Incidential (soft costs) related to public bidding.
The report is divided into the following categories:

1 Site System
2 Roof System
3 Exterior Building Components
4 Interior Building Components
5 Electrical Systems Components
6 Plumbing Systems Components
7 HVAC Systems Components

The report is further divided into the following.

Priority Rating: There are three :

1 **Original Building** : Work that has been determined should be done to maintain and prevent further deterioration within next Two(2) years

2 **Addition Buildings** : Work that has been determined should be done to maintain and prevent further deterioration within next Two(2) years

3 **Entire Facility** : Work that has been determined should be done in order for the District to occupy as educational facility.
Please Note : if the district decided to occupy there would be a "change in use" as per SED and code requirements that do not apply to current use would be required.

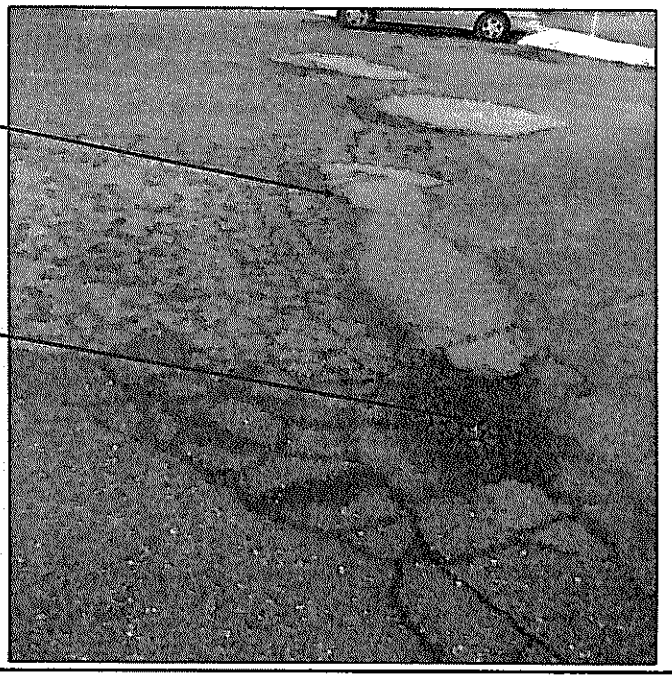
TETRA TECH

Little Red School House

Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
1.0 Site Systems									
1.1		1	$5,000	2011	$5,300	**Exterior Paved Areas:** The existing asphalt paved parking area is has deteriorated. There are several areas in which the top asphalt coat is gone and the base material has deteriorated. (Potholes). **Recommend** Repair Potholes	$5,300		
1.2		3	$70,000	2011	$74,200	**Exterior Paved Areas:** related to above. The entire parking lot continues to deteriorate. **Recommend** Replace entire parking area			$74,200
1.3		1	$15,000	2011	$15,900	**Concrete Steps: Org Bldg,** There are several locations in which the exterior steps have deteriorated/ cracked or is settling. Replace	$15,900		
1.4		2	$17,500	2011	$18,550	**Concrete Steps: Addition** There are several locations in which the exterior steps have deteriorated/ cracked or is settling. Replace		$18,550	
1.5		1	$7,500	2011	$7,950	**Exterior Handrails: Org Bldg** There are several locations in which exterior doors exit to a two step concrete area. A handrail on one side is required as per NYSED requirements	$7,950		
Subtotal this page			$115,000		$121,900		$29,150	$18,550	$74,200

Damaged Asphalt Paving

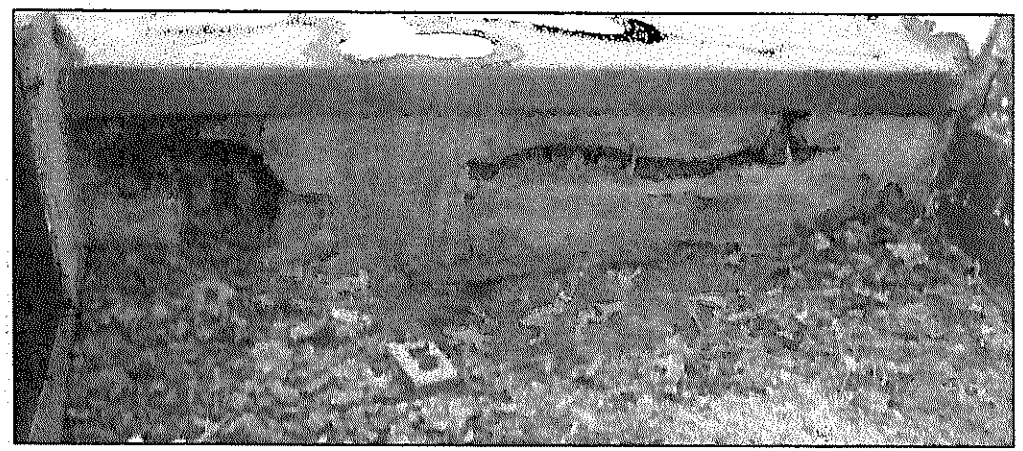
Base material exposed



Typical Steps without handrails

Little Red School House

Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
1.0 Site Systems									
1.6		2	$7,500	2011	$7,950	**Exterior Handrails: Addition** There are several locations in which exterior doors exit to a two step concrete area. A handrail on one side is required as per NYSED requirements		$7,950	
1.7		1	$20,000	2011	$21,200	**Concrete Walks:** There are several locations in which the concrete has pushed up or sunk.	$21,200		
1.8		1	$300	2011	$318	**Fence:** Provide fenced enclosure around the addition building gas main for safety	$318		
1.9		2	$60,000	2011	$63,600	**Exterior Enclosure Heating Plant Addition:** The heating plant for the addition is housed in a separate concrete structure which is partial below grade. The structure is in very poor condition.		$63,600	
Subtotal Site			$202,800		$214,968		$50,668	$90,100	$74,200



Addition structure that houses the Hot Air Furnace is structurally unstable

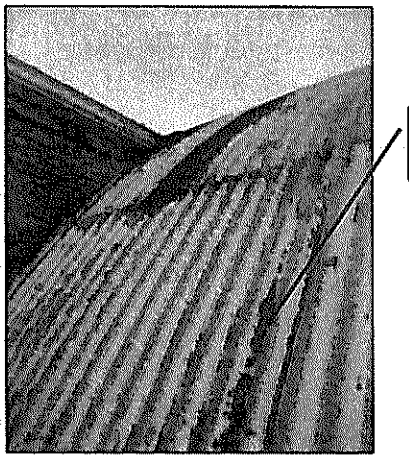
TETRA TECH ARCHITECTS & ENGINEERS

Little Red School House

Item	Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
2.0 Roof System								
2.1	2	$135,000	2011	$143,100	**Roof:** the original facility has an asphalt shingled system which is in good condition. There are several low slope (flat) areas which are a built-up system. There are not reported leaks; however the system mat is showing signs of deterioration. The Addition has a metal barrel vault, there are areas where the fasteners are rusting and the paint/coating is beginning to flak. Recommendation: All flat areas install new asphalt flood coat, on the barrel roof, remove the system and apply new standing seam system.		$143,100	
Subtotal		$135,000		$143,100		$0	$143,100	$0

Numerous loose fasteners which indicates roof system is not properly attached to structure which can result in blow off

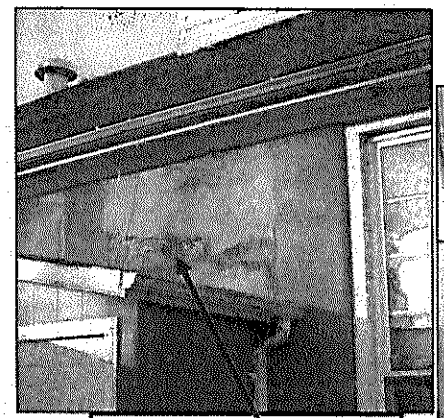
Gap between the sheets



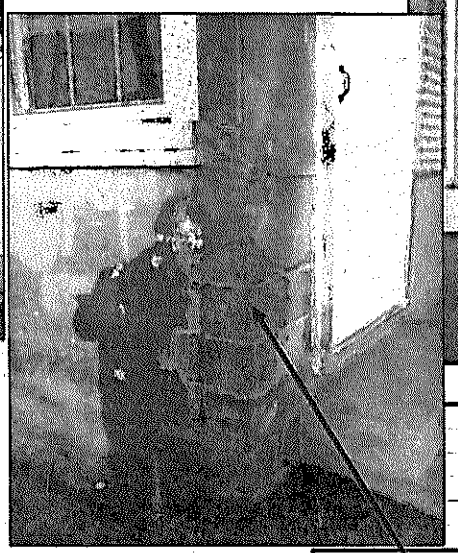
Rusted and Pitted areas

Little Red School House

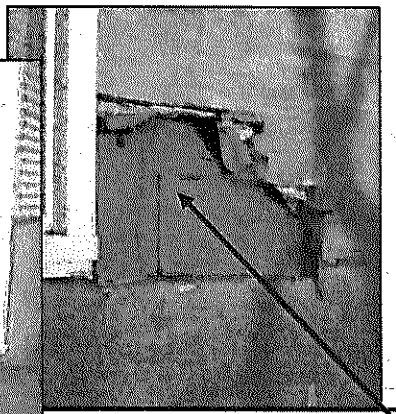
Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
3.0 Exterior Components									
3.1		2	$190,000	2011	$201,400	**Exterior Stucco Finish:** The existing facility (Original & Addition) has an exterior stucco finish applied over the exterior wall. There are some areas that are damaged on the Original building; however the majority of the deterioration is on the Addition. In several locations the stucco finish is completely gone; others the finish has began to buckle. In areas where the finish is gone, the exterior wall has deterioration. **Recommendation:** Remove and install a new stucco finish on the Addition		$201,400	
3.2		1	$75,000	2011	$79,500	**Exterior Stucco Finish:** see above. **Recommendation:** Repair various areas of the stucco on the **Original facility**. Repaint entire exterior	$79,500		
3.3		2	$15,000	2011	$15,900	**Exterior Masonry Wall: Addition** In various locations the e masonry back-up wall has large cracks. This is primarily due to exposure to the elements (exterior stucco is missing). In addition, there might be a problem with the foundation, resulting in settlement. (cost for repair only, not additional testing or repair due to settlement)		$15,900	
Subtotal this page			$280,000		$296,800		$79,500	$217,300	$0

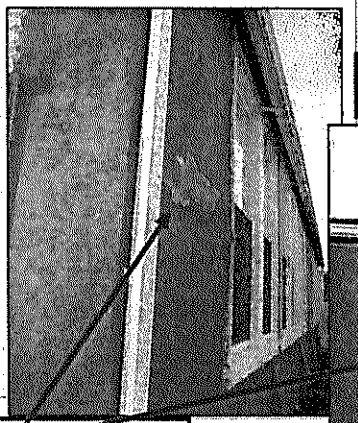


Original Building with damaged stucco



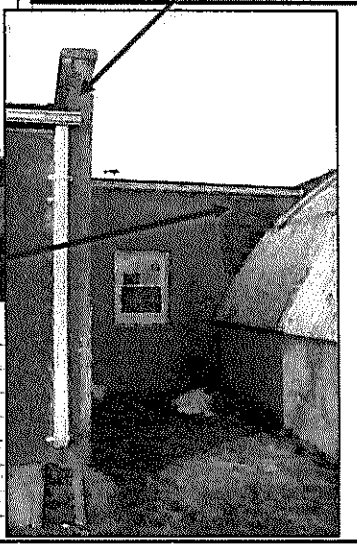
Addition with damaged Masonry walls





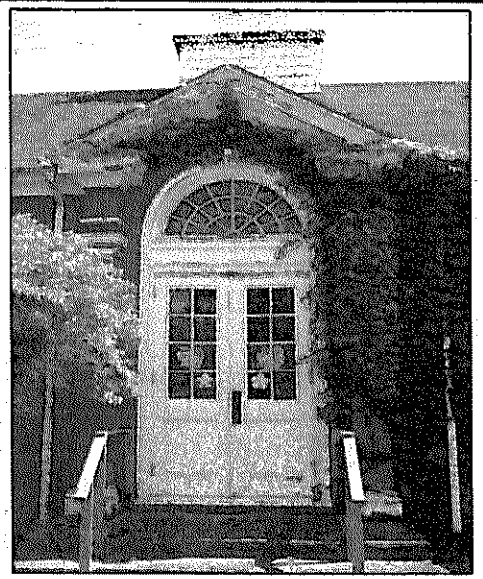
Addition with damaged stucco

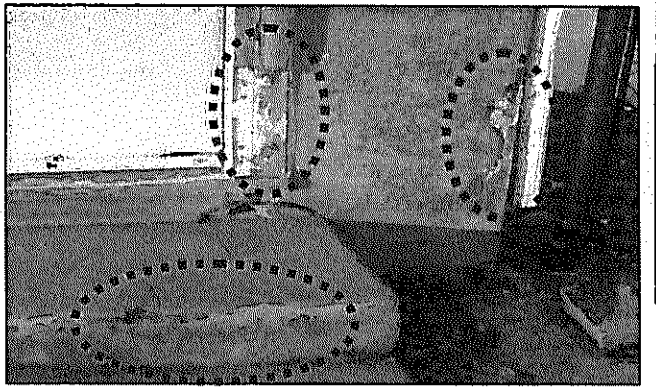
Damaged Stucco on Parapets



Little Red School House

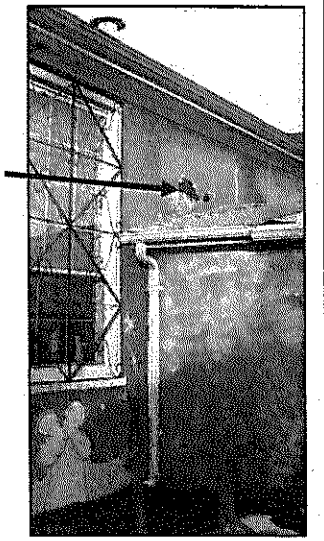
Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
3.0 Exterior Components continued									
3.4		1	$0	2011	$0	**Exterior Vines:** There are several locations in which vines have covered the exterior wall and are in the gutters, If not removed the vines will cause additional failure to the wall and gutters. Recommendation; Removal	$0		
3.5		3	$15,000	2011	$15,900	**Exterior Doors:** There are several different types of exterior doors. Wood with wood frame, Hollow Metal with metal frame, Hollow Metal with wood frame. The wood frames are deteriorated. **Recommendation** replace several exterior doors and frames with HM need to be sanded down, painted and new weather-stripping installed			$15,900
3.6		3	$25,000	2011	$26,500	**Exterior Doors:** There are several WD exterior doors, which need restoration. **Recommendation** : Stripe/paint/ refinish			$26,500
3.7		2	$20,000	2011	$21,200	**Chimneys:** There are two (2) masonry chimneys that require repointing of the brick joints.		$21,200	
Subtotal this page			$340,000		$360,400		$0	$21,200	$42,400





Addition : Damaged Stucco, Missing Handrail, damaged concreate stepd and wood dooframe

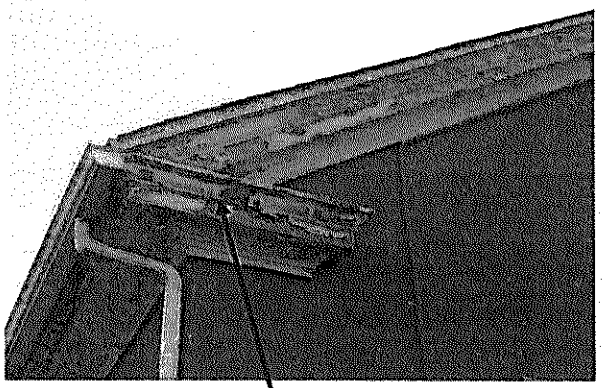
Orginal Building with damaged stucco

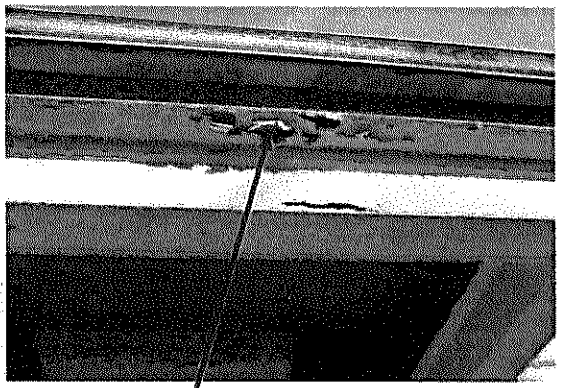


Little Red School House

Item	Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
3.0 Exterior Components continued								
3.8	1	$60,000	2011	$63,600	**Downspouts/Drainage:** There are numerous locations in which the downspouts from the gutters discharge directly at the base of the building foundation and not into drywells. This is probably due to the failure of the drywells, if there are any drywells for the storm water. In a few locations, the downspout is separated from the gutter. The water discharge is resulting in water penetration into the Original building full ht basement (Mechanical room) and into the crawl space of both building. The increase humidity results in further deterioration of various piping/conduit run in the crawl space, Recommendation: Install new drywells and associated piping from the downspouts. Replace several damaged downspouts	$63,600		
3.9	1	$90,000	2011	$95,400	**Exterior Fascia / Soffit /Columns:** The Original facility fascia /soffit and columns are weathered and the paint is flaked with bare wood exposed in areas. In several locations the soffit has rotted out. **Recommendation:** Scrape and repaint all fascia /soffit and columns that are still in sound condition. Replace deteriorate with new. (Note the paint finish needs to be further tested for lead) *(This is an allowance amount based on visual from the ground, upon closer inspection, other areas may require replacement. Also cost does not include if test result indicate a lead base paint)*	$95,400		
Subtotal all 3.0		$770,000		$816,200		$238,500	$238,500	$42,400

Orginal Building Front Door ; Downspout/Drainage

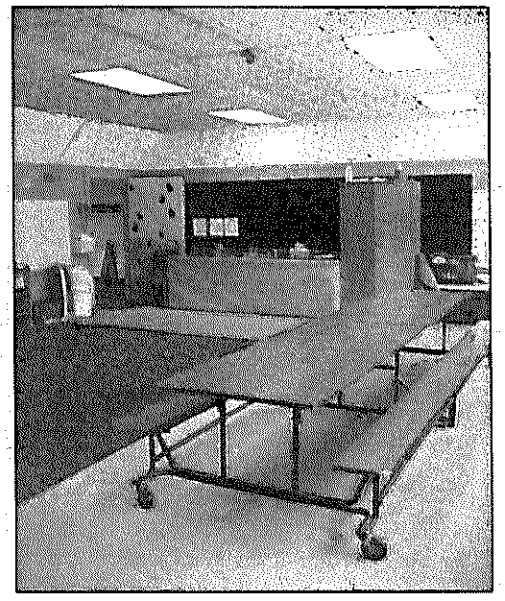


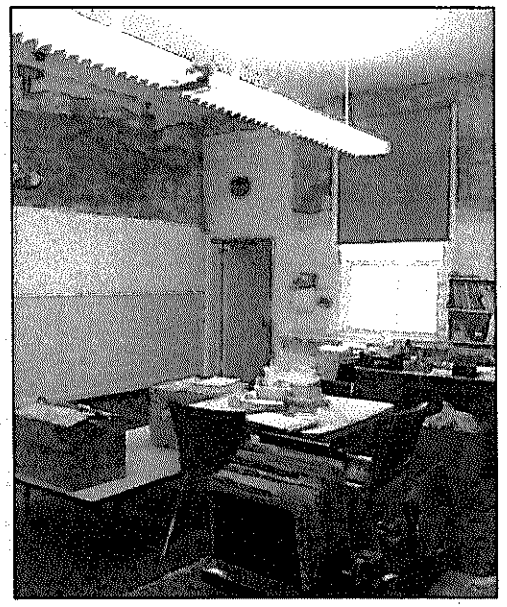


Original Building with damaged/unpainted soffit / trim

Little Red School House

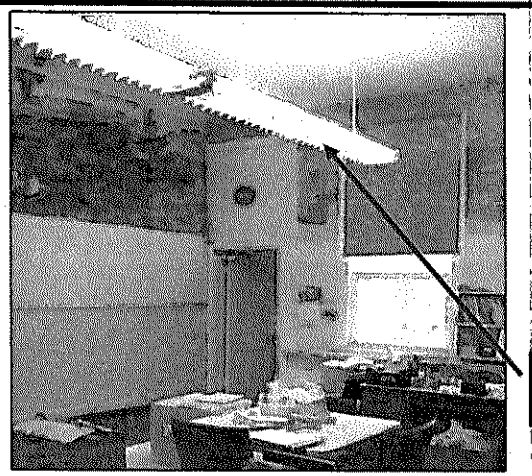
Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
4.0 Interior Finish & Components									
4.1		3	$25,000	2011	$26,500	**Flooring Original Building :** Existing is carpet over Vinyl Tile. Based on size, assume it is asbestos. **Recommendation :** Removal of all Carpet and VAT and installed new carpet			$26,500
4.2		3	$30,000	2011	$31,800	**Flooring Addition Building :** Existing is carpet and Sheet Vinyl. **Recommendation :** Removal of all Carpet and Sheet Vinyl and installed new carpet			$31,800
4.3		3	$30,000	2011	$31,800	**Ceiling System - Original :** the original building has hard plaster ceiling at heights of 12 to 15 ft above finished floor. **Recommendation:** Install the lay-in ceiling in the original building to reduce height. This will improve the acoustics and reduce energy costs. (See elec for lighting)			$31,800
4.4		3	$20,000	2011	$21,200	**Ceiling system:** The addition has a suspended ceiling system with 2x4 tiles which are insulated. **Recommendation :** Existing Grid painted and install new tile to upgrade appearance			$21,200
4.5		3	$30,000	2011	$31,800	**Interior Doors :** All are wood/ with wood frame. Scrape and paint			$31,800
4.6		3	$35,000	2011	$37,100	**Painting :** Allowance to repaint all the interior walls			$37,100
Subtotal			$170,000		$180,200		$0	$0	$180,200

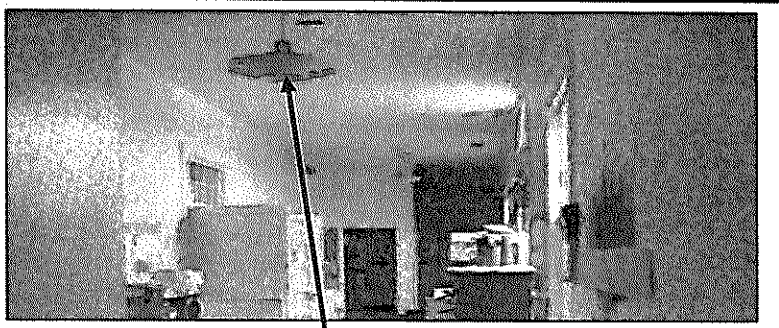




Little Red School House

Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
5.0 Electrical System Components									
						The main facility power supply panel has recently been upgrades. There is a 200amp service with numerous spares available.			
5.1		3	$180,000	2011	$190,800	**Power supply (wiring) outlets:** There is a mixed, as in all building of this age, new plastic wiring and older metal cable. There are limited outlets in the various educational and administrative areas. **Recommendation**; Replacement of the older wiring, provide additional outlets and run additional circuits to accommodate the increase of electronic equipment in the spaces.			$190,800
5.2		3	$80,000	2011	$84,800	**Fire Alarm strobes/ Smoke detection/Exit signs & Emergency Lighting:** NY State SED is requiring all educational facilities, when a capital plan is being done; to upgrade their smoke detection and visual strobe alarms system. **Recommendation:** There are several locations in which additional detection and strobes would be required. In addition, the new system will not be compatible with the exiting and a new central panel will be required. Additional exit signs and emergency lights in several locations to improve safety			$84,800
5.3		3	$30,000	2011	$31,800	**Lighting- Original :**The existing system is fluorescent, with individual control. **Recommendation** to upgrade to new energy efficient system			$31,800
5.4		3	$45,000	2011	$47,700	**Lighting- Addition :**The existing system is fluorescent, with individual control. **Recommendation** to upgrade to new energy efficient system			$47,700
Subtotal			$335,000		$355,100		$0	$0	$355,100





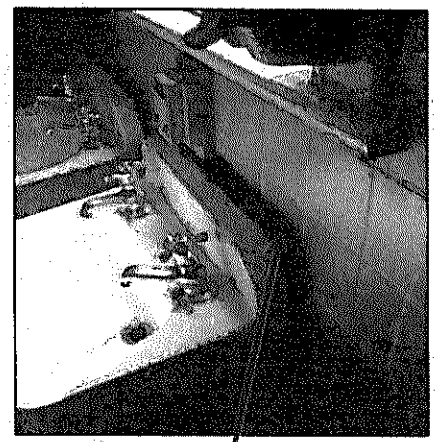
Original Building Lighting

Addition Corridor Lighting

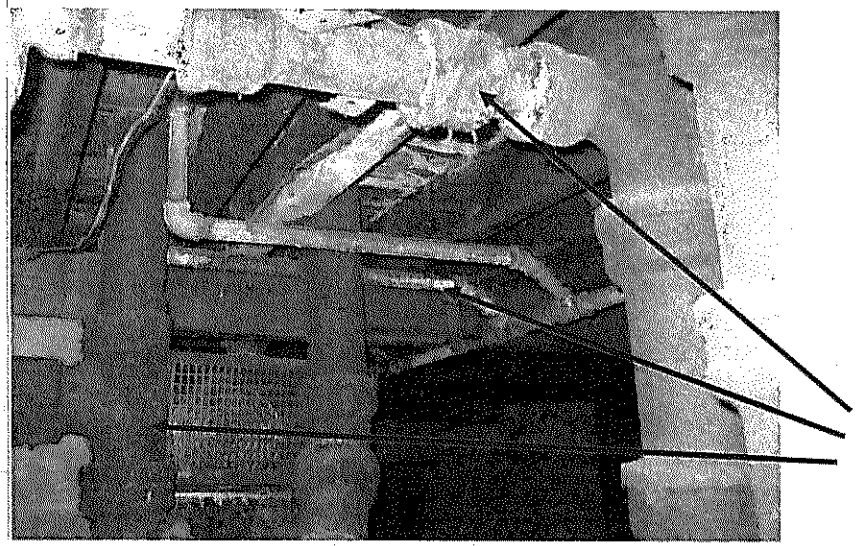
TETRA TECH

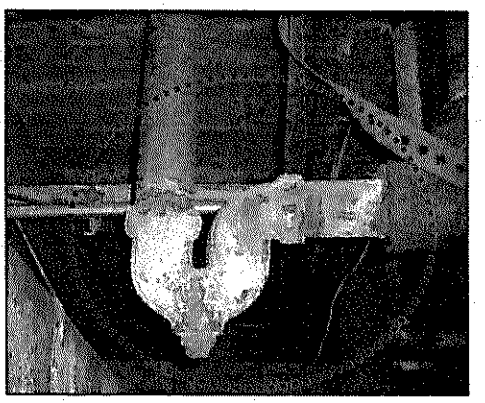
Little Red School House

Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
6.0 Plumbing System Components									
6.1		3	$25,000	2011	$26,500	**Handicapped Accessibility;** existing toilet rooms are not ADA compatible. There are limited water closets and space. To convert a room for ADA would require the reduction of the available fixtures			$26,500
6.2		0	$0	2011	$0	**Plumbing Fixtures:** The fixtures are in relative good condition with a few sinks that need to be re-secured			
6.3		3	$45,000	2011	$47,700	**Plumbing drainage system:** Majority of the system appears to be original/cast iron. We were unable to inspect the traps/piping in the original building. The addition piping/traps show signs of corrosion.. **Recommendation:** Replace the various cast iron piping that is corroded, including traps. (Allowance)			$47,700
6.4		1	$300	2011	$318	**Sanitary Drainage System -Exterior Pools:** Recommend that the existing system be inspected.	$318		
Subtotal			$70,300		$74,518		$318	$0	$74,200



Addition Sinks not completely secured

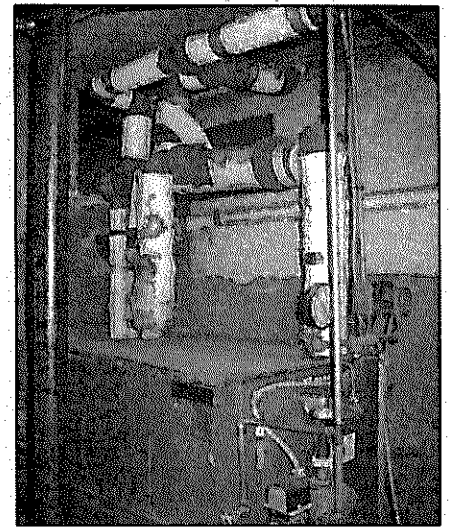




Addition plumbing drainage system

Little Red School House

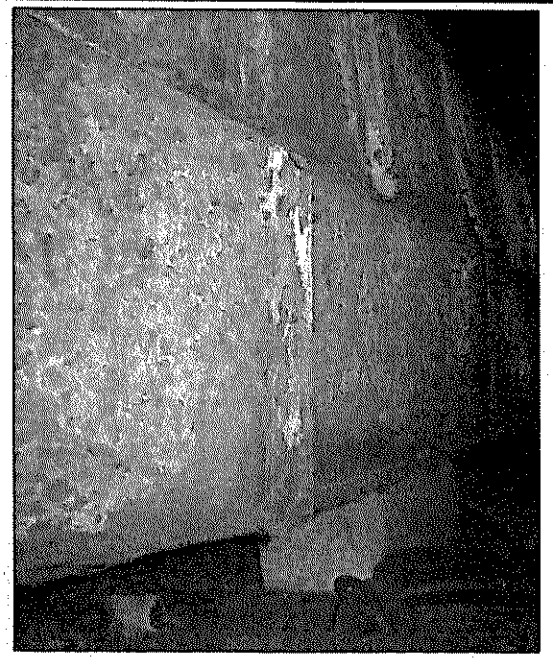
Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
7.0 HVAC System Components									
						Present day systems require a positive (fan) drawing outside air, heating it to desired temperature and either thru gravity, pressure or power, exhaust the air. There is a constant circulation of fresh air.			
7.1		3	$180,000	2011	$190,800	**Original Building**: The system is stream radiation with a gravity exhaust. There are turbines on the roof which turn with the wind to provide exhaust. Outside air infiltrates thru cracks and open windows. The typical problem with this type of system is that the turbines usually become struck over time and there is limited if any exhaust. In addition during winter time with closed windows there is limited fresh air introduced. Thermostatic control is limited. The existing steam lines are original in many areas, stream traps have no records of being repaired or replaced. Therefore, based on the age the system is not very energy efficient. The system is run on natural gas. The piping in the boiler room appears to have been replaced with the boiler in 1982. The boiler was replaced in 1982 and the burner is appears to be about 5 yrs old.			$190,800
						Recommendation ; Replace the existing steam system with a Hot water system that with individual unit ventilators will provided proper air exchange and allow individual temperature control for each spaces. The current boiler can not handle the load with the increase demand due to upgrade of air exchange/replace.			
Subtotal this page			$180,000		$190,800		$0	$0	$190,800

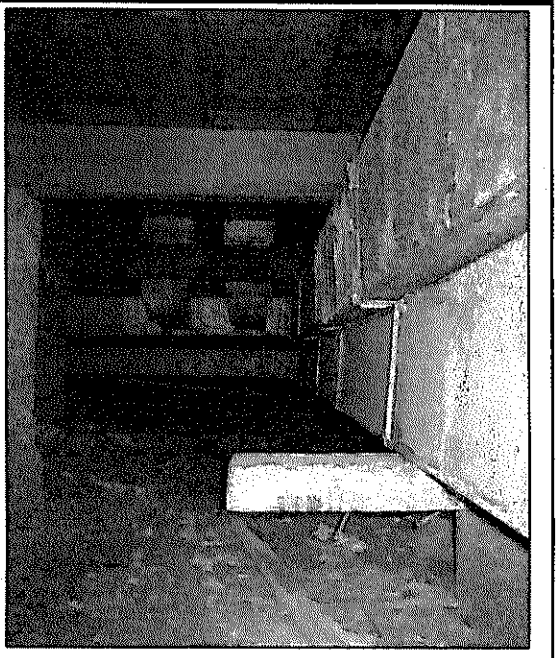


TETRA TECH ARCHITECTS & ENGINEERS

Little Red School House

Item		Priority	Total Project Cost (Base Year 2010)	Anticipated year of Construction	Total Project Cost	Description	Priority 1	Priority 2	Priority 3
7.0 HVAC System Components									
						Present day systems require a positive (fan) drawing outside air, heating it to desired temperature and either thru gravity, pressure or power, exhaust the air. There is a constant circulation of fresh air.			
7.2		3	$90,000	2011	$95,400	**Addition Building:** The system is forced Hot Air. The system takes in fresh air in the semi-below grade mechanical room, heats it and sends it to the various spaces. Air is then pulled back into the furnace where a percentage is mixed with fresh air and reheated. The current furnace is was replaced in the past 2 years. The system fuel source is natural gas in which the meter and associated piping is relatively new. The ductwork runs in the crawl space. There is no information available about recent cleaning. In addition, the amount/or velocity could not be verified in each space. The ducts that could be observed are corroded. **Recommendation:** Install NEW gas fired in Air Handling Unit in each classroom. Each would have individual temperature control. Modify the existing HOT Air system to provide ventilation/heating to the structure that connects the two classroom buildings.			$95,400
Subtotal all HVAC			$270,000		$286,200		$0	$0	$286,200





TETRA TECH ARCHITECTS & ENGINEERS

Summary System

Little Red School House	Priority1	Priority 2	Priority 3	Total
1.0 Site Systems	$50,668	$90,100	$74,200	$214,968
2.0 Roof System	$0	$143,100	$0	$143,100
3.0 Exterior Building Components	$238,500	$238,500	$42,400	$519,400
4.0 Interior Finishes & Components	$0	$0	$180,200	$180,200
5.0 Electrical Components	$0	$0	$355,100	$355,100
6.0 Plumbing Components	$318	$0	$74,200	$74,518
7.0 HVAC Components	$0	$0	$286,200	$286,200
Subtotal	$289,486	$471,700	$1,012,300	$1,773,486
Total (rounded up)	$290,000	$472,000	$1,013,000	$1,775,000