

**Beekmantown Central School District**  
**Operations Committee Minutes**  
**Place: District Office**  
**October 26, 2016**

**Present:**

Michael Hagadorn, Board Member  
Cathy Buckley, Board Member  
Pauline Stone, Board Member

**Absent:**

Jason Marsh, Board Member

**Others:**

Daniel Mannix, Superintendent  
Mary LaValley Blaine, School Business Executive  
Eric Bell, District Treasurer  
Greg Myers, Athletic Coordinator  
Daniel Noonan, Director of Facilities  
James Bouffard, Tetra Tech Architects and Engineers, Associate AIA  
Thomas Farlow, Tetra Tech Architects and Engineers, PE  
Garrett Hamlin, Tetra Tech Architects and Engineers, AIA, NCARB, Director  
Christine Crowley, FA Fiscal Advisors & Marketing, Inc. Municipal Advisor

The meeting was called to order at 5:05 p.m. by Mr. Hagadorn.

Mrs. LaValley Blaine, volunteered to keep the minutes for the Committee meeting.

Superintendent Mannix started the meeting with opening remarks stating that the management team has continued working closely with Tetra Tech and Fiscal Advisors in shaping and defining the conceptual design for the proposed Capital Project. Superintendent Mannix stated that we were pleased to present a proposed project of just over \$18 million in scope noting we are hitting our marks and goals previously established, with no 'new taxes' created as a result of this project and affirming the original 4 four cornerstones.

Garrett Hamlin then passed around the most recent (10/25/2016 version) Capital Project Development – Executive Summary and related backup reports. Mr. Hamlin noted the Project total of just over \$18.5 million as of the last committee meeting on October 3, 2016 had been further refined now resulting in a project total of \$18,025,245. Mr. Hamlin stated the focus continues to be on designing in a way which maximizes available building aid to the District. At this point Mr. Hamlin walked through the changes since the last meeting which are:

1. Educational Space Enhancement items have increased by just over \$1 million which helps the District address instructional programming needs and also maximize state aid on the overall project.
2. A sketch was reviewed illustrating a 2 loop parking lot and traffic flow redesign, with emphasis on enhancing safety. This approach reinforces a traffic safety focus and not a paving and parking lot project. This plan does include paving the gravel parking lot (student lot) and 're-using' the existing pavement area which is in good shape. This plan provides some increased parking spots, extended or additional sidewalks and fencing

directing pedestrian traffic and a parent drop off area near Beekmantown Elementary School with lane(s) separated from bus traffic at a cost of approximately \$1.9 million. This plan provides traffic patterns and predictability and can be further tweaked during the design process. The estimate now reflects a 5% reduction in design and construction contingency because of the extensive work with done thus far. This plan was discussed around the table, noting pros and cons in comparison with previous designs commending the benefit of the 're-use' of existing pavement and desire to coordinate any parking lot lighting work with the EPC project lighting to attain the best result for the District and maximize resources. It was further acknowledged by the group that vehicle drivers and pedestrians may require re-training and reinforcement of new traffic patterns and safety enhancements.

3. Mr. Hamlin then reviewed the changes for the Main building site athletic fields improvements noting some of the costs have been reduced after considering square foot market costs and lowering the contingency estimated from 15% to 10%. Mr. Hamlin explained the merit of the long range facility plan identifying the benefit of having a storage building and small fieldhouse however, these items yield minimal to -0- building aid and were found to be cost prohibitive at this time, but that these items should remain with a longer range priority. It was noted the plan does include athletic field lighting under the notion the District and Community will fundraise to cover the local share of these costs.
4. Mr. Hamlin reviewed the changes listed under the Bus Garage stating they revisited items to be included in the budget and may have estimated too tight at last presentation, the changes include consideration for an above ground gasoline storage tank, improvements to the existing underground storage tank and evaluation and potential increases to the electrical service for the building.
5. Mr. Hamlin noted the in the Mechanicals tab there was a small increase for interior room AC to meet certain temp requirements.
6. Mr. Hamlin walked through the changes under consideration for the General Facilities tab noting a requested review of the feasibility for a walk-in freezer near the delivery area and an overhead canopy of some type to facilitate the unloading and storage of frozen foods. Additionally it was noted that the design contingency in this section was adjusted from 15% to 20%.

Following this detailed review Mr. Hamlin explained what was typically included under the different design and construction line contingencies by providing a planned allowance to address situations which arise that were not planned for or which become 'discovered' items which need to be addressed. Further Mr. Hamlin explained the incidental contingency line generally covers items such as construction management services, clerk of the works services, Architectural and Engineering services, Third Party testing and environment control services, Bond counsel, fiscal advisers, temporary moving expenses, etc. Mr. Hamlin noted the industry standard for design and construction contingency is normally 20-25%, however whereas Tetra Tech has done rather extensive review and design analysis in some areas under this Executive summary they feel comfortable with design and construction contingencies ranging from 10 – 20% depending on the area. Further he noted a consistent Incidental contingency of 20% was used across all areas of the project.

Mr. Hamlin then moved to group discussion with question and answers from the committee.

A question was raised as to whether there were funds budgeted for water testing and remediation, with the response being yes, however the District was current complying with a new mandated lead in water testing regimen and may move sooner if required to remediate as required.

Business Executive Blaine then provided a financial update review, noting the proposed project is meeting the established parameters and goals with addressing educational needs and safety enhancements with no 'new tax' increase. Referencing an early financial forecast from January 2016 Board of Education meeting whereas financial forecasts illustrated various scenarios of project costs ranging from \$18,000,000 to \$ 21,000,000 utilizing available funds (Capital Reserve/Fund Balance) ranging from \$500,000 to \$1,500,000 with a building aid ratio of 78.5% and 93% bond percent would result with a tax neutral – no new tax increase project. We are pleased to report this most recent Executive Summary and financial forecasts meet those parameters; with the Capital Project Cost estimated at \$18,025,245 utilizing available funds of \$690,000. This requiring no 'new tax increase' over the 18 year repayment period of this project. Superintendent Mannix noted that the forecast actually presents a small tax decrease or benefit of \$1,231 over this period.

Christine Crowley, Municipal Advisor from Fiscal Advisors & Marketing, Inc. stated this updated proposed Capital Project falls within the parameters established. Ms. Crowley suggested the District consider building a Capital Reserve for future Capital project needs as funding becomes available. This strategy would help the District with long range planning and provide a funding source for the local share portion as future needs arise.

A question was raised about a timeline and next steps and Mr. Hamlin noted as follows:

- October 26<sup>th</sup> Ops committee accepts and approves proposed Capital project plan be submitted to the full Board of Education for consideration and resolution at the next board meeting
- November 8<sup>th</sup> Board of Education to receive and update of progress for the proposed Capital Project and asked to consider and approve resolution moving the project forward as a referendum for a public vote around the middle of January 2017.
- Legal Advertisement must be published informing community and taxpayers of the public VOTE.
- January 2017, Public Vote takes place

It was confirmed that Tetra Tech Architects and Engineers as well as Fiscal Advisors would be present for the November 8, 2016 Board of Education meeting.

Next meeting is to be determined.

Meeting adjourned @ 7:15 p.m.

Respectfully Submitted,  
Mary LaValley Blaine  
School Business Executive



**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
37 EAGLE WAY, WEST CHAZY, NEW YORK



rev 10/21/2016

**CAPITAL PROJECT DEVELOPMENT - EXECUTIVE SUMMARY**

	<u>Current Total</u>	<u>October 3, 2016</u>	<u>Difference</u>
1. Educational Space Enhancements:	\$5,411,670	\$4,349,070	\$1,062,600
A. Main Bldg. New ES Cafeteria:	\$992,393		
B. Main Bldg. New Large Group Instruction ("LGI"):	\$1,127,115		
C. Main Bldg. Auditorium / Library Media Center Study Commons:	\$535,095		
D. Main Bldg. Auditorium House Lighting Enhancements:	\$45,540		
E. Main Bldg. ES Main Entry Enhancements:	\$736,230		
F. Main Bldg. ES Special Education / Music Relocation:	\$592,020		
G. Main Bldg. Multipurpose Classroom:	\$91,080		
H. CHES New STEM Lab:	\$153,698		
I. CHES Stage Technology Enhancements:	\$75,900		
J. Additional Educational Space Enhancements	\$1,062,600		
2. Main Bldg. Traffic and Site Safety Improvements:	\$1,942,123	\$3,929,343	(\$1,987,220)
3. Main Bldg. Athletic Field Improvements:	\$6,150,019	\$6,527,400	(\$377,381)
4. Bus Garage Work (including equipment & building envelope):	\$568,491	\$202,653	\$365,838
5. Mechanical Work at Main Bldg. and CHES:	\$1,325,214	\$1,288,782	\$36,432
6. General "Facilities Evaluation" items (ADA, envelope, elec., plbg., etc.):	\$2,627,729	\$2,222,231	\$405,498
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<b>Capital Project Amount:</b>	<b>\$18,025,245</b>	<b>\$18,519,479</b>	<b>(\$494,234)</b>

**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
 37 EAGLE WAY, WEST CHAZY, NEW YORK



**SUMMARY OF EDUCATIONAL SPACE ENHANCEMENTS AT MAIN BUILDING AND CHES**

rev 10/21/2016

Item No.	BCS No.	Item	Comments	Item Subtotal (2015 \$)	Construction Budget (2015)	Priority	Priority 1	Priority 2	Priority 3
		<b>Main Building K-12:</b>		<b>\$3,613,750</b>					
572		Main Bldg. New ES Cafeteria:	<p>Create dedicated elementary cafeteria from existing Kindergarten spaces 10 &amp; 11. Serving area 18A remains serving, with modifications. Storage 18B to become Wiggle Room. Space 18 becomes dedicated gymnasium space for elementary students. Budget is based on minor renovations to existing Cafeteria 18 (3,350 sf. at \$25/sf.) to improve lighting, acoustics and general appearance as an outright Gymnasium; expansion of existing Serving Area 18A (350 sf. at \$175/sf.) into adjacent Kindergarten rooms 10 &amp; 11 (2,650 sf. at \$175/sf.), which would be renovated to create new elementary cafeteria space with serving area / warming. Relocate displaced Kindergarten rooms to other existing ES instructional spaces (presume minimal modifications needed; 1,800 sf. at \$25/sf.).</p> <p><i>Exact scope and budget TBD.</i></p>		\$653,750	1	\$719,125	\$0	\$0
573		Main Bldg. New Large Group Instruction ("LGI"):	<p>Create a flexible, multi-purpose LGI space outfitted with latest technology, primarily for MS use with capacity to accommodate an entire grade of approximately 200 persons (need min. 2,400 sf). Budget is based on combination of 1,500 sf. addition at \$300/sf plus renovation of 1,950 sf. of existing spaces at \$150/sf. Proposed location is Computer 144, potentially including adjacent TV studio.</p> <p><i>Exact scope and budget TBD.</i></p>		\$742,500	1	\$816,750	\$0	\$0

		Main Bldg. Auditorium / Library Media Center Study Commons:	<p>Better utilize existing spaces to encourage 21st Century student learning. Consider creation of small group and individual study areas with student display areas, seating, and charging stations within corridor of ramped corridor between Auditorium and Media Center 180. Includes removal of unneeded lockers from corridor (1050 sf. x \$50/sf.), and reconfiguration of select library media center corridor walls, including relocation of librarian's work room (2000 sf. x \$150/sf.).</p> <p><i>Exact scope and budget TBD.</i></p>		\$352,500	1	\$387,750	\$0	\$0
		Main Bldg. Auditorium House Lighting Enhancements:	<p>Provide improvements to the existing auditorium house lighting system in order to better light distribution and brightness based on multi-use aspect of the space as a classroom. Remove and replace existing house lighting fixtures (1:1 basis, approx. 30 fixt.), modify dimming curcuits and provide DMX control.</p> <p><i>Exact scope and budget TBD.</i></p>		\$30,000	1	\$33,000	\$0	\$0
		Main Bldg. ES Main Entry Enhancements:	<p>Consider creation of more secure vestibule at ES main entrance that requires visitors to go through the ES main office before gaining access to the rest of the building. Involves creation of small addition that could also serve as a more identifiable entrance. Interior improvements to highlight student displays and create an environment which welcomes learners. Budget is based on combination of 600 sf. addition at \$350/sf, 900 sf. canopy at \$150/sf. plus 800 sf. main office partial renovations at \$175/sf.</p> <p><i>Exact scope and budget TBD.</i></p>		\$485,000	1	\$533,500	\$0	\$0
		Main Bldg. ES Special Education / Music Relocation:	<p>Consider switching what is currently the Sp. Ed. 12:1:3 program housed on the 2nd floor with the current Music program located in room 13 on the 1st floor. This will facilitate easier movement of special needs students into and out of the building, especially in the event of fire drills and/or emergencies. Budget involves outfitting each space as appropriate to house their respective programs (Rm. 30 @ 1500 sf. x \$150/sf.; Rm. 13 @ 1100 sf. x 150/sf.)</p> <p><i>Exact scope and budget TBD.</i></p>		\$390,000	1	\$429,000	\$0	\$0

		Main Bldg. Multipurpose Classroom:	Consider creation of multipurpose classroom that can be used as both a standard interchangeable classroom and double as a science space. Math 165 might be a good candidate. Budget is based on new VCT flooring with moisture mitigation sealer (835 sf), new ACT ceiling system (835 sf) with new LED troffer lights using existing wiring and controls (835 sf), add new perimeter wood base cabinets with epoxy tops (48 lf), and add four new sinks with water and sanitary connections only.  <i>Exact scope and budget TBD.</i>		\$60,000	1	\$66,000	\$0	\$0
		Main Bldg. ES & MS Elevator Rectifications:	At existing ES and MS 2-stop elevators, remove and replace hoistway machinery. Budget is a lump sum pending finalization of scope.  <i>Exact scope and budget TBD.</i>		\$200,000	2	\$0	\$250,000	\$0
		Additional Educational Space Enhancements			\$700,000	1	\$770,000	\$0	\$0
		<b>Cumberland Head ES:</b>		<b>\$151,250</b>					
		CHES New STEM Lab:	Consider creation of a 21st Century learning environment by repurposing what is currently Computer 308 on the 2nd floor adjacent to the library and transforming into Maker Space. Provide transparency to Library 305. Budget is based on renovation of Room 308 (625 sf. x \$150/sf.) and minor modifications to 305 along dividing wall (150 sf. x \$50/sf.).  <i>Exact scope and budget TBD.</i>		\$101,250	1	\$111,375	\$0	\$0
		CHES Stage Technology Enhancements:	Provide various technological enhancements, including adding a potential drop-down monitor, to better serve the multitude of needs by students and staff within this space. Budget is a lump sum pending finalization of scope.  <i>Exact scope and budget TBD.</i>		\$50,000	1	\$55,000	\$0	\$0

Construction Budget SUBTOTAL	:	\$3,921,500	\$250,000	\$0
Design and Construction Contingency	:	\$588,225	\$37,500	\$0
SUBTOTAL	:	\$4,509,725	\$287,500	\$0
Incidental Expenses	:	\$901,945	\$57,500	\$0
<b>Total Project Budget</b>	<b>:</b>	<b>\$5,411,670</b>	<b>\$345,000</b>	<b>\$0</b>



**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
37 EAGLE WAY, WEST CHAZY, NEW YORK



**SUMMARY OF TRAFFIC AND SITE SAFETY IMPROVEMENTS AT MAIN BUILDING**

rev 10/21/2016

Item No.	BCS No.	Item	Comments	Item Subtotal (2015 Raw)	Construction Budget (2015)	Priority	Priority 1	Priority 2	Priority 3
		<b>Main Building K-12:</b>		<b>\$1,337,550</b>					
<b>Main Driveway</b>									
		<b>Heavy Duty Asphalt at Main Drive to Student Parking Lot, Parent Drop-off, Staff Parking Lot, and Bus Loop</b>	Assumes 2,400 SY at \$75 / SY.		\$180,000	1	\$198,000	\$0	\$0
		<b>Site Drainage and Stormwater Management at Main Drive to Student Parking Lot, Parent Drop-off, Staff Parking Lot, and Bus Loop</b>	Includes drainage swales, storm sewer piping and structures and stormwater quality and quantity practices. Assumes above ground detention adjacent to wetlands and conveyance piping to there. (Assume 0.5 Acre of Impervious Surface)		\$32,500	1	\$35,750	\$0	\$0
<b>Bus Loop</b>									
		<b>New Heavy-Duty Asphalt at Bus Loop</b>	Assumes 275 SY @ \$75 / SY		\$20,625	1	\$22,688	\$0	\$0
		<b>Site Drainage and Stormwater Management at Bus Loop</b>	Includes drainage swales, storm sewer piping and structures and stormwater quality and quantity practices. Assumes above ground detention adjacent to wetlands and conveyance piping to there. (Assume 0.75 Acre of Impervious Surface)		\$48,750	1	\$53,625	\$0	\$0
		<b>Concrete Sidewalk with Integral Curb at Bus Loop</b>	Assumes 1,500 SF @ \$10 / SF		\$15,000	1	\$16,500	\$0	\$0
		<b>ADA Curb Cut with Detectable Warning Plates at Bus Loop</b>	Assume 2 @ \$1,750 EA		\$3,500	1	\$3,850	\$0	\$0
		<b>Stand Alone Curbing at Lawn Areas</b>	Assume 250 LF 6" Curb in lawn @ \$27.50 / LF		\$6,875	1	\$7,563	\$0	\$0
<b>Parent Drop Off</b>									
		<b>Heavy-Duty Asphalt at Parent Drop Off Area</b>	Assumes 250 SY @ \$75 / SY		\$18,750	1	\$20,625	\$0	\$0
		<b>Site Drainage and Stormwater Management at Parent Drop Off Area</b>	Includes drainage swales, storm sewer piping and structures and stormwater quality and quantity practices. Assumes above ground detention adjacent to wetlands and conveyance piping to there. (Assume 0.30 Acre of Impervious Surface)		\$19,500	1	\$21,450	\$0	\$0
		<b>Concrete Sidewalk with Integral Curb at Parent Drop Off Area (Between Parent Drop Off and Building)</b>	Assumes 6,400 SF @ \$10 / SF and 930 LF integral Curb @ \$27.50 / LF		\$89,575	1	\$98,533	\$0	\$0
		<b>ADA Curb Cut with Detectable Warning Plates at Student Parking Lot</b>	Assume 2 @ \$1,750 EA		\$3,500	1	\$3,850	\$0	\$0
		<b>Stand Alone Curbing at Lawn Areas</b>	Assume 120 LF 6" Curb in lawn @ \$27.50 / LF		\$3,300	1	\$3,630	\$0	\$0



Staff Parking									
		Auto-duty Asphalt at Staff Parking Lot (HC Area)	Assumes 1,100 SY @ \$65 / SY		\$71,500	1	\$78,650	\$0	\$0
		Auto-duty Asphalt at Staff Parking Lot (North Entrance)	Assumes 625 SY @ \$65 / SY		\$40,625	1	\$44,688	\$0	\$0
		Site Drainage and Stormwater Management at Staff Parking Lot	Includes drainage swales, storm sewer piping and structures and stormwater quality and quantity practices. Assumes above ground detention adjacent to wetlands and conveyance piping to there. (Assume .75 Acre of Impervious Surface)		\$48,750	1	\$53,625	\$0	\$0
		Concrete Sidewalk with Integral Curb at Staff Parking Lot (Between Bus Loop and Staff Parking Lot)	Assumes 3,250 SF @ \$10 / SF and 1,220 LF integral Curb @ \$27.50 / LF		\$66,050	1	\$72,655	\$0	\$0
		ADA Curb Cut with Detectable Warning Plates at Staff Parking Lot	Assume 4 @ \$1,750 EA		\$7,000	1	\$7,700	\$0	\$0
		Ornamental Fencing at Bus Loop Curbed Island (Between Bus Loop and Staff Parking Lot)	550 LF of 4' - high ornamental fencing @ \$80 / LF		\$44,000	1	\$48,400	\$0	\$0
Student Parking Lot									
		Auto-duty Asphalt at Student Parking Lot	Assumes 3,500 SY @ \$65 / SY		\$227,500	1	\$250,250	\$0	\$0
		Site Drainage and Stormwater Management at Student Parking Lot	Includes drainage swales, storm sewer piping and structures and stormwater quality and quantity practices. Assumes above ground detention adjacent to wetlands and conveyance piping to there. (Assume 0.75 Acre of Impervious Surface)		\$48,750	1	\$53,625	\$0	\$0
		Concrete Sidewalk with Integral Curb at Student Parking Lot (Between Student Parking Lot and Parent Drop Off)	Assumes 780 SF @ \$10 / SF and 80 LF integral Curb @ \$27.50 / LF		\$10,000	1	\$11,000	\$0	\$0
		ADA Curb Cut with Detectable Warning Plates at Student Parking Lot	Assume 2 @ \$1,750 EA		\$3,500	1	\$3,850	\$0	\$0
		Ornamental Fencing at Student Parking Lot (Between Student Parking Lot and Parent Drop Off)	350 LF of 4' - high ornamental fencing @ \$80 / LF		\$28,000	1	\$30,800	\$0	\$0
General Improvements									
		Erosion Control / Temporary Measures for SPDES Compliance	Includes temporary measures for SPDES compliance.		\$10,000	1	\$11,000	\$0	\$0
		Site Demolition	Demolition of existing asphalt paving / saw cutting of pavement / feature removal, etc. Pavement:		\$30,000	1	\$33,000	\$0	\$0
		Earthwork and Grading	Includes earthwork to adjust grades and import fill.		\$30,000	1	\$33,000	\$0	\$0
		Traffic Control Striping, Traffic Signage	Includes painted ADA and traffic striping and general site signage.		\$20,000	1	\$22,000	\$0	\$0
		Miscellaneous Site Improvements			\$10,000	1	\$11,000	\$0	\$0
		Parking Lot Lighting	Provide ten (10) new freestanding LED parking lot lights on poles at drop-off loop and parking lots.		\$200,000	1	\$220,000	\$0	\$0

Construction Budget SUBTOTAL :	\$1,471,305	\$0	\$0
Design and Construction Contingency :	\$147,131	\$0	\$0
SUBTOTAL :	\$1,618,436	\$0	\$0
Incidental Expenses :	\$323,687	\$0	\$0
<b>Total Project Budget :</b>	<b>\$1,942,123</b>	<b>\$0</b>	<b>\$0</b>

**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
 37 EAGLE WAY, WEST CHAZY, NEW YORK



**SUMMARY OF ATHLETIC FIELD IMPROVEMENTS AT MAIN BUILDING**

rev 10/21/2016

Item No.	BCS No.	Item	Comments	Item Subtotal (2015 Raw)	Construction Budget (2015)	Priority	Priority 1	Priority 2	Priority 3
		<b>Main Building K-12:</b>		<b>#REF!</b>					
		<b>Erosion Control / Temporary Measures for SPDES Compliance</b>	Includes temporary measures for SPDES compliance		\$15,000	1	\$16,500	\$0	\$0
		<b>Demolition of Existing Resilient Surface Track</b>	Includes demolition and removal of existing track resilient surface and asphalt paving. Assume 4,400 SY @ \$12 / SY.		\$52,800	1	\$58,080	\$0	\$0
		<b>Earthwork and Grading</b>	Includes earthwork to adjust grades and import fill. Site cannot balance per existing program and import fill with retaining wall will be necessary to achieve required elevations		\$240,000	1	\$264,000	\$0	\$0
		<b>Retaining Wall and Fencing</b>	Precast concrete block retaining wall - Assume 600 LF - 4' high (average height) retaining wall with one stair @ \$60 / SFF with 4' tall black vinyl-coated chain link fence atop retaining wall (600 LF @ \$30 / LF).		\$30,000	1	\$33,000	\$0	\$0
		<b>Stormwater Management</b>	Includes drainage swales, storm sewer system and stormwater quality and quantity practices.		\$75,000	1	\$82,500	\$0	\$0
		<b>Grading and Asphalt Paving for 6-Lane Track with 6-Lane Straight and Two D-Zones</b>	Assumes typical track asphalt paving section and paved D-Zones - Assume 5,900 SY @ \$60/SY		\$354,000	1	\$389,400	\$0	\$0
		<b>Provide Resilient Surface 6-Lane Running Track with 6-Lane Straight (No Steeplechase) and Two (2) D-Zones</b>	Provide a new Double Bend Track and Striping (Resilient Surface D-Zones) Assume 5,900 SY @ \$65/SY		\$383,500	1	\$421,850	\$0	\$0
		<b>Trench Drain around Interior of Track</b>	Provide trench drain - interior circumference of the track		\$125,000	1	\$137,500	\$0	\$0
		<b>Additional Resilient Surfacing for Long Jump / Triple Jump / High jump</b>	Provide 510 SY resilient surfacing for long jump / triple jump and high jump areas. Assume \$65 / SY. Assumes runways only.		\$33,150	1	\$36,465	\$0	\$0
		<b>Misc. Asphalt Paving around Track Area</b>	Provide 4,200 SY Auto-duty paving for areas around new track / bleacher areas, long & triple jumps. Assume \$65/SY		\$273,000	1	\$300,300	\$0	\$0
		<b>Perimeter Fencing Around Track</b>	Provide 1,800 LF - 4 FT tall black vinyl coated chain link fence around perimeter of track @ \$30 / LF.		\$54,000	1	\$59,400	\$0	\$0
		<b>Synthetic Turf Field</b>	Synthetic Turf Assumes 2.25" pile height, dual fiber hybrid system with 8/12 yr warranty - Cost includes concrete curb nailer, flat panel drainage system, separation fabric, base and choker stone layers, carpet and sand/rubber infill, and line striping for 5 sports. Assume 107,600 SF @ \$11.00/SF		\$1,183,600	1	\$1,301,960	\$0	\$0
		<b>Synthetic Turf Resilient Underlayment Shock Pad</b>	Underlayment Pad cost is based on ECORE 10mm 100% SBR composite rubber pad 6010P @ \$1.2/SF		\$130,000	1	\$143,000	\$0	\$0

		<b>Reuse Existing Multisport Scoreboard at New Track / Synthetic Turf Field</b>	Football / Soccer / Lacrosse Scoreboard (no video or sound), includes support structure In lieu of providing new football / Soccer / Lacrosse scoreboard (no video or sound) for \$95k, salvage and relocate existing multisport scoreboard that's in good condition, and steel substructure. Provide power and data connections, new concrete piers, and allowance to accommodate reuse & misc. repairs (touch-up of coatings; etc.).		\$35,000	1	\$38,500	\$0	\$0
		<b>Reuse Existing 200± Seat Visitors Bleachers</b>	In lieu of providing new 300± bleachers for \$90k, salvage and relocate existing 200± capacity metal bleacher system, HC ramp, and steel substructure that's in good condition. Provide new heavy-duty asphalt pad, and allowance to accommodate reuse & misc. repairs (touch-up of coatings; seating repairs; etc.). Note that existing bleacher system is able to accommodate future expansion, and this could be considered as a bid alternate.		\$45,000	1	\$49,500	\$0	\$0
		<b>Reuse Existing 700± Seat Home Bleachers</b>	In lieu of providing new 1000± bleachers for \$300k, salvage and relocate existing 700± capacity metal bleacher system, HC ramp, and steel substructure that's in good condition. Provide new heavy-duty asphalt pad, and allowance to accommodate reuse & misc. repairs (touch-up of coatings; seating repairs; etc.). Note that existing bleacher system is able to accommodate future expansion, and this could be considered as a bid alternate.		\$150,000	1	\$165,000	\$0	\$0
		<b>Reuse Existing Press Box Behind Home Bleachers</b>	In lieu of providing new press box for \$125k, salvage and relocate existing press box and steel substructure that's in good condition. Provide power and data connections, new concrete piers, and allowance to accommodate reuse & misc. repairs (touch-up of coatings; change (2) hung windows to horz. sliders; add Jomey-type ladder as 2nd means of egress from rooftop level).		\$62,500	1	\$68,750	\$0	\$0
		<b>Ball Stopper Netting</b>	Provide 30-ft high ball stopper netting at both D-Zones. Assume 440 LF @ \$100 / LF.		\$44,000	1	\$48,400	\$0	\$0
		<b>Discuss and Shotput Events</b>	Provide shotput circle, surfacing and edging and discuss cage and pad. Cost includes grading and seeding / mulching of areas.		\$25,000	1	\$27,500	\$0	\$0
		<b>Tennis Courts - 5 New Courts</b>	Provide 5 new tennis courts south of new running track. Cost includes pavement, surface, nets, posts and fencing		\$525,000	1	\$577,500	\$0	\$0
		<b>Upgrade Select Portions of Asphalt Sidewalk to Concrete</b>	Assume 5300 SF @ \$10 / SF		\$53,000	2	\$0	\$66,250	\$0
		<b>Audio Sound System at Running Track</b>	Assumes modest 2-speaker PA system		\$30,000	2	\$0	\$37,500	\$0
		<b>Additional Ball Stopper Netting</b>	Provide additional 30-ft high ball stopper netting from goal line to 15 yard line at corner of field. Assume 320 LF @ \$100 / LF.		\$32,000	2	\$0	\$40,000	\$0

		<b>Stadium Lighting</b>	Provide (4) pole Musco Sports stadium lighting system. Inclusion within project is based on securing funding by other sources to cover the local share.		\$400,000	1	\$440,000	\$0	\$0
		<b>Lighted Flagpole</b>	Assumes concrete base, lighting and pole		\$10,000	2	\$0	\$12,500	\$0
		<b>Storage Pole Barn</b>	Provide wood structure pole barn measuring approx. 30'x50', on concrete slab on grade, metal panel siding & roofing, uninsulated, unheated, with lights to accommodate field / athletics storage. Based on 1,500 sf. @ \$125/sf.		\$187,500	2	\$0	\$234,375	\$0
		<b>Fieldhouse</b>	Provide seasonal use fieldhouse that includes toilets, concessions, two modest team rooms without lockers, and field / athletics storage. Building to be uninsulated and unheated single wythe decorative CMU, wood framed roof structure with asphalt or metal panel roofing, atop concrete slab on grade. Structure to accommodate future exterior programmable message board / signage. Building location needs to be carefully considered, with (3) potential options: freestanding; end cap on existing ES building; or add infrastructure and site pad only. Budget is based on freestanding 2,000 sf. building @ \$175/sf.		\$350,000	2	\$0	\$437,500	\$0
		<b>Visitor Gathering Area</b>	Provide additional specator area consisting of concrete plaza with fencing and additional lights.		\$50,000	2	\$0	\$62,500	\$0
		<b>Gravel Drive Access at Rear of Facility</b>	Provide gravel drive / access road east of new track. Assume 865 SY @ \$40 / SY for aggregate paving		\$35,000	2	\$0	\$43,750	\$0

Construction Budget SUBTOTAL	:	\$4,659,105	\$934,375	\$0
Construction Contingency	:	\$465,911	\$140,156	\$0
SUBTOTAL	:	\$5,125,016	\$1,074,531	\$0
Incidental Expenses	:	\$1,025,003	\$214,906	\$0
<b>Total Project Budget</b>	:	<b>\$6,150,019</b>	<b>\$1,289,438</b>	<b>\$0</b>

**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
 37 EAGLE WAY, WEST CHAZY, NEW YORK



**SUMMARY OF PROPOSED IMPROVEMENTS AT BUS GARAGE**

rev 10/21/2016

Item No.	BCS No.	Item	Comments	Item Subtotal (2015 Raw)	Construction Budget (2015)	Priority	Priority 1	Priority 2	Priority 3
		<b>Bus Garage:</b>		<b>\$672,250</b>					
4		Water Service	Remove and replace approx. 600 LF of 2" dia. copper water supply piping to bus garage from K-12 Main Building at a deeper elevation to correct pipe freezing issues.		\$30,000	1	\$33,000	\$0	\$0
10	40b2	AST (Aboveground) Site Fuel Tanks:	<p>Buses are transitioning from diesel to gasoline powered. In lieu of refueling gasoline buses at the Town highway department through a gentlemen's agreement, provide onsite storage at the bus garage site.</p> <ul style="list-style-type: none"> <li>• Provide new 10,000 gallon above-ground, fire-rated, double-wall gasoline fuel tank and fire suppression system on concrete pad for District vehicles and equipment. Budget \$140,000.</li> <li>• Provide new coverage over existing above ground containment dikes to minimize the potential for precipitation from entering, which would then need to be handled as hazardous materials. Budget \$5,000.</li> <li>• Replace tank leak detection system at all above ground containment dikes. One system can monitor up to 8 tanks. Budget \$10,000.</li> </ul>		\$155,000	1	\$170,500	\$0	\$0
12	40b4	UST (Below ground) Site Fuel Tanks:	<p>In lieu of removal and replacement of existing 10,000 gallon buried diesel storage tank, dispenser, leak detection, and dispenser for \$120k, District is considering other potential approaches to perform minimal repair work to maintain DEC compliance of existing UST diesel system.</p> <p>Note: It appears as though removing the tank could impact the existing dispensers. Budget does not include affecting buried unleaded gasoline tank and dispenser. \$40,000 cost by Owner.</p>		\$40,000	1	\$44,000	\$0	\$0

13	41	<b>Site Electrical, Including Exterior Distribution:</b>	Facility currently has a modest 400 amp single-phase service. If further expansion of the bus garage or reconfigured to change uses, then consider installation of a new pad mounted transformer, running new high voltage from existing utility pole to transformer, and running new 800 amp secondary electric conductors from transformer to a new 800 amp 120/208 volt 3-phase 4-wire Main Distribution Panel. Note: This facility has secondary metering, meaning that the cost of the Utility furnishes the transformer (that cost  Note: Single-phase equipment can be fed from a 3-phase service by using a 2 pole breaker.		\$89,000	1	\$97,900	\$0	\$0
133	77	<b>Interior Doors</b>	In the vehicle / storage bay nearest the office area, provide two means of egress that don't require the use of sliding doors or overhead doors. Provide new HM door in HM frame with closer and hardware.		\$10,000	1	\$11,000	\$0	\$0
137		<b>Door Closers</b> Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system.	Reattach door closures at cross-corridor doors. Add door closer(s) to doors within main entry vestibule.		\$2,000	2	\$0	\$2,500	\$0
142		<b>Rated Doors</b> 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators.	Replace (2) non-rated storage room doors and frames with appropriate door hardware.		\$5,000	2	\$0	\$6,250	\$0
167		<b>Two Means of Egress from Maintenance / Storage Bay</b>	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. Add HM door, frame, and steel lintel to provide second means of egress from maintenance / storage bay to the north of the offices. Item is separate from, but to be addressed in conjunction with, item "Ag Tech Lab Space Adequacy" listed below.		\$7,500	1	\$8,250	\$0	\$0
254	64	<b>Exterior Doors</b>	Remove existing pair of HM exterior doors in HM frame, including hardware, that have reached the end of expected service life. Replace with FRP doors in either AL or FRP frame with new hardware.		\$12,000	1	\$13,200	\$0	\$0
265		<b>Safety Glazing</b> 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. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21.	Replace door glazing containing wire glass with safety glazing to meet code.		\$750	2	\$0	\$938	\$0

305	68	Roofing & Gutter Systems:	Main roof system is currently functioning without major concerns, but it is nearing the end of its service life. Within the next 5-7 years consider replacement of roof with single ply EPDM and additional insulation to comply with current Energy Code requirements. Remove and replace existing gutter system and add downspouts discharging onto splashblocks in order to direct water away from the building.		\$285,000	2	\$0	\$356,250	\$0
459	96	Fire Alarm Systems	Provide new fire alarm system including detection in all required spaces.		\$26,000	1	\$28,600	\$0	\$0
464	97	Smoke Detection Systems	Provide smoke detection in offices and storage spaces.		\$5,000	1	\$5,500	\$0	\$0
665		Access Control System	Provide upgrade to access control system to better integrate with VoIP system.		\$5,000	2	\$0	\$6,250	\$0

Construction Budget SUBTOTAL	:	\$411,950	\$372,188	\$0
Design and Construction Contingency	:	\$61,793	\$55,828	\$0
SUBTOTAL	:	\$473,743	\$428,016	\$0
Incidental Expenses	:	\$94,749	\$85,603	\$0
<b>Total Project Budget</b>	:	<b>\$568,491</b>	<b>\$513,619</b>	<b>\$0</b>





**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
37 EAGLE WAY, WEST CHAZY, NEW YORK



**SUMMARY OF PROPOSED MECHANICAL IMPROVEMENTS AT MAIN BUILDING AND CHES**

rev 10/21/2016

Item No.	BCS No.	Item	Comments	Item Subtotal (2015 \$)	Construction Budget (2015)	Priority	Priority 1	Priority 2	Priority 3
		<b>Main Building K-12:</b>		<b>\$1,846,000</b>					
413	92	<b>Main Building K-12:</b> <b>Air handling and ventilation equipment:</b> <b>supply units, exhaust units, relief / return</b> <b>units, etc. (H)</b>	<b>See further definition below, 413A-413L.</b>	<b>\$834,000</b>		S			
A			<b>Roof Top Hood Replacement:</b> Many of the original Roof Top Hoods for both OA intake and relief air are rusted or otherwise past their design life. This recommendation includes replacement of all such hoods and is recommended only if the overall recommendation must be postponed beyond when these hoods begin leaking. Integrated upgrade associated with general relief air path upgrade and air handler replacement is recommended instead, and is included in the overall recommendation.		\$81,000	1	\$89,100	\$0	\$0
B			<b>Power Exhaust Upgrade/Replacement:</b> Several spaces are without power exhaust, and others have systems that were non-functional, partially functional, or otherwise past their design life and inadequate. Exhausting air in these spaces is necessary for human occupation. Provide proper exhaust systems for approximately ten systems including fan replacement and miscellaneous ductwork upgrades and balancing.		\$70,000	1	\$77,000	\$0	\$0
C			<b>Economizer Controls:</b> Provide economizer control for all air handlers including UVs, not just as required by code for larger systems. Control shall be based on differential enthalpy sensing of indoor and outdoor air for larger units, and dry bulb sensing for smaller units. Will provide very short term payback, under one year at normal anticipated usage.		\$44,000	1	\$48,400	\$0	\$0
D			<b>Controls, TAB, and Commissioning:</b> These were separate (whole building) line items, and the budget is for portion needed for these items. The cost of \$164,000 has been apportioned to the various items as needed for a complete recommendation and is zeroed out here.		\$0	1	\$0	\$0	\$0

E			<b>Ventilation:</b> Install unit ventilator with outdoor air louver to provide positive ventilation in 1991 additions which typically have original UVs; includes 18 rooms.		\$415,000	2	\$0	\$518,750	\$0
F			<b>Boiler Room Exhaust:</b> Install power exhaust system to relieve excessive heat buildup in Boiler Room.		\$7,000	3	\$0	\$0	\$10,500
G			<b>Dryer Vent:</b> Install metal vent duct for clothes dryer in Home Economics Room.		\$2,000	3	\$0	\$0	\$3,000
H			<b>Additional Exhaust:</b> Install power exhaust systems to provide proper ventilation in several Janitor's Closets and toilet rooms.		\$27,000	3	\$0	\$0	\$40,500
I			<b>Kiln Exhaust:</b> Install area exhaust systems to properly remove excess heat and fumes from kilns in 2 Art Rooms. Cost of \$14,000 is included in general recommendation line 418 below.		\$0	3	\$0	\$0	\$0
J			<b>Range Exhaust:</b> Upgrade power exhaust system to vent ranges in Home Economics and faculty Break Rooms.		\$43,000	3	\$0	\$0	\$64,500
K			<b>Economizer Relief Air:</b> Upgrade ducted exhaust air path for 1991 UVs mentioned above to include economizer relief air path; includes 18 rooms.		\$65,000	3	\$0	\$0	\$97,500
L			<b>Kitchen Make-up Air:</b> Provide tempered make-up air system for up to 80% of exhaust hood airflow, along with economizer cooling and additional power exhaust to remove excessive heat.		\$80,000	3	\$0	\$0	\$120,000
418		* Is kiln exhaust system adequate?	<b>Kiln Exhaust &amp; Enclosures:</b> Provide code compliant fire-rated enclosure with proper ventilation at kiln in Art room 15 and MS 149 (budget includes HVAC & enclosure).	\$32,000	\$32,000	2	\$0	\$40,000	\$0

432	93	<b>Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)</b>	<b>See further definition below, 432A-432E.</b>	<b>\$980,000</b>		<b>S</b>			
A			<b>Testing &amp; Balancing:</b> Originally \$150k but reduced based on EPC work. Most of the waterside balancing will be accomplished in the EPC project, however the airside systems are only being partially balanced in the EPC and the funds allocated here are to complete those portions not performed in the EPC project. Scope of work intended to include partial testing and balancing of system out to the terminal units. There are most likely areas with significantly higher flow than needed, and others that are just able to keep up as the piping is corroded, undersized, and lacking proper balancing and control valves. It should be tested to make an accurate determination of the current flow balance to inform a plan for hydronic system reconstruction, then, balancing valves added where needed, and properly balanced for even temperature control with minimized energy use.		\$80,000	1	\$88,000	\$0	\$0
B			<b>Piping Replacement Areas F, G &amp; H:</b> Piping serving areas F, G, and H (first and second floor) is older (some original, over 50 years old) and is currently driving the system pumps to higher power input as it is undersized in places. It should be removed and replaced.		\$250,000	1	\$275,000	\$0	\$0
C			<b>Remove Abandoned Piping:</b> There is abandoned piping in the crawlspace that used to serve areas D, J, K, and L. It is old and likely in no condition for continued service. It should be abated and removed.		\$30,000	3	\$0	\$0	\$45,000
D			<b>Replace &amp; Consolidation of Piping Mains:</b> Areas A and B are served by multiple piping mains with excessive heat loss due to low velocity / oversize and excessive surface area from multiple pipes. They range in age from 1950s to 1960 piping and are nearing the end of their service life. They could be consolidated into a single properly sized main with no increase in pumping energy and less heat loss with associated fuel consumption.		\$300,000	3	\$0	\$0	\$450,000
E			<b>Insulate Heating Piping:</b> Current energy code requires more insulation than is installed on much of the heating piping. Adding another layer of pipe insulation to existing to remain piping will make it new energy code compliant, and reduce fuel use.		\$70,000	3	\$0	\$0	\$105,000

		<b>Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)</b>	<b>Terminal Radiation Control Valves:</b> The EPC project did not add control valves to all terminal radiation as required to properly control existing VFD driven hydronic system – just large equipment is receiving new control valves. Include the cost of adding a new two way control valve and proper freeze protection to almost all existing terminal equipment. Map back to EMCS and integrate in pumping controls to optimize pumping energy requirements. Cost of \$250,000 is NOT included in K-12 list as this was in a controls number which was presumed to be included complete in the EPC. However, these small radiation valves were not.		\$250,000	X	\$0	\$0	\$0
		<b>Cumberland Head ES:</b>		<b>\$928,000</b>					
409		<b>* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?</b>	Provide additional cooling, various locations.	<b>\$24,000</b>	\$24,000	1	\$26,400	\$0	\$0
414	92	<b>Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)</b>	<b>See further definition below, 414A-414E.</b>	<b>\$904,000</b>		S			
A			Existing unit ventilators ("UVs") are approaching the end of their service life. However, the District is not currently experiencing any major concerns, and the District can replace individual units on an as-needed basis in the interim to a larger replacement. Budget is to remove and replace existing UVs, add control valves, and rebalance. Some testing and balancing work to occur through the EPC project.		\$480,000	2	\$0	\$600,000	\$0
B			Replace existing Gym and Cafeteria air handling units ("AHUs") approaching end of their expected useful life inside gym storage space that are very difficult to access for servicing. Replace with new rooftop units ("RTUs"), add control valves, and rebalance. Units may need structural reinforcement.		\$174,000	1	\$191,400	\$0	\$0
C			Replace exhaust fans and hoods.		\$80,000	1	\$88,000	\$0	\$0
D			Kitchen cooking / dishwasher exhaust.		\$100,000	3	\$0	\$0	\$150,000
E			Remove three small existing small RTUs approaching end of their expected useful life. Replace with new rooftop units, add control valves, and rebalance.		\$70,000	1	\$77,000	\$0	\$0

Construction Budget SUBTOTAL :	\$960,300	\$1,158,750	\$1,086,000
Design and Construction Contingency :	\$144,045	\$173,813	\$162,900
SUBTOTAL :	\$1,104,345	\$1,332,563	\$1,248,900
Incidental Expenses :	\$220,869	\$266,513	\$249,780
<b>Total Project Budget :</b>	<b>\$1,325,214</b>	<b>\$1,599,075</b>	<b>\$1,498,680</b>



**SUMMARY OF GENERAL "FACILITIES EVALUATION" IMPROVEMENTS AT MAIN BUILDING AND CHES**

rev 10/21/2016

Item No.	BCS No.	Item	Comments	Item Subtotal (2015 \$)	Construction Budget (2015)	Priority	Priority 1	Priority 2	Priority 3
		<b>Main Building K-12:</b>		<b>\$1,362,070</b>					
129	70	Interior Walls	A fire-rated separation is required between corridors and spaces behind. At HS Cafeteria 171 corridor wall, and Area F of the HS (rooms 114, 116, 119, 120, 121, 123, 125), remove existing transom glazing above classroom doors and lockers, and replace with multi-layer gypsum board / metal stud fire-rated construction. Budget based on total area of 1,000 sf.		\$12,000	2	\$0	\$15,000	\$0
130	75	Ceilings	<b>Work to be done by District forces.</b> Consider replacement of acoustical panels ceilings on metal suspension system to enhance learner environment through improved acoustics. Locations include: Comp. 121; Bus. 123; clrms. 105, 106, 107, 108, 109, 116, 125, 166, 168; corr. by Eng. 165 (approx. 10k sf.). Budget is for ceilings only (does not include lights).		\$62,000	2	\$0	\$77,500	\$0
137	77	Interior Doors	<ul style="list-style-type: none"> <li>Doors at various classroom locations are misaligned inhibiting proper closure, are visually worn beyond expected useful life, and some require a fire rating. At these locations, remove existing wood doors, hardware, and replace doors and hardware. Spaces include K (7, 10, 11), Gr. 1 (1, 3, 5), Gr. 2 (2, 4, 6, 8), Head Start (105, 106), Gr. 3 (107, 108, 109), Speech (110), HS Counseling (corr.), int. stair by ext. door E-15, Tech. (124B, 124C), HS clrms. (165, 166, 167, 168, 169). Budget \$43,750.</li> <li>Recess two doors exiting from HS Cafeteria 171 into corridor in order to comply with SED / code and reduce the potential for injury to passerby. Budget \$7k</li> </ul>		\$50,750	1	\$55,825	\$0	\$0
142		Lockdown Capable Interior Door Hardware	Remove existing door hardware and add new hardware capable of lockdown with exit devices (cost is for 10 doors - auditoriums, ES AP areas).		\$15,000	2	\$0	\$18,750	\$0
144		Exit Doors	At exterior doors C3 into MS/HS courtyard (by A/V ofc. 177), remove existing exit devices from exterior side of exterior doors to reduce the potential for exiting confusion in the event of an emergency, and provide appropriate door hardware. (These doors appear to have been formerly used as a second means of egress from the courtyard, but other remote exits now serve this same purpose and this door hardware is no longer needed.)		\$5,000	1	\$5,500	\$0	\$0
150		Handrails	Provide code required handrails at ramps of 1st & 2nd floors at MS (approx. 80 lf.).		\$8,000	1	\$8,800	\$0	\$0

171		<b>Two Means of Egress:</b> 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.	<ul style="list-style-type: none"> <li>All student occupied spaces require a second means of egress into separate smoke zones. Address egress concerns in the following spaces: A) In Computer 114A, add rescue window. B) For boys locker room adjacent to Band 113, add cross corridor pair of doors before stairs to Fitness Center. C) Rectify egress at ES 2nd floor near room 30 that has windows blocked by fire safety mechanism. Budget: \$20,400.</li> <li>In student occupied spaces 26, 27, ES130, 135, 200, 201, 213 &amp; 215, fire shutters at exterior window openings, if activated, will block existing rescue windows that serve as the second means of egress from these spaces into separate smoke zones. The fire shutters create a non-code compliant situation with the RWs, potentially create an unsafe condition in the event of an emergency. Corrective actions will likely vary depending on each situation, but it could involve adding new doors between classrooms or adding new exterior windows in order to obtain code compliant egress. Budget: \$24,000.</li> </ul>		\$44,400	1	\$48,840	\$0	\$0
179	72a	Resilient Flooring	<b>Work to be done by District forces.</b> Remove and replace VCT flooring at select classrooms of MS/HS (including rooms 119, 121, 127, 127A, 128, 135, 139 143, 150, 152, 157, 161, 179). Approx. 10,300 sf.		\$72,100	2	\$0	\$90,125	\$0
184	74	Auditorium Stage Flooring	Strip and refinish wood floor and apron of auditorium stage to improve durability and appearance (approx. 2,400 sf.).		\$12,000	1	\$13,200	\$0	\$0
210		MS Gymnasium Moisture Infiltration	Peeling paint observed at inside of exterior walls in ES/MS Gym 92, interior chase adjacent to MS room 141, and HS Tech 124A. In each case, further testing / study is recommended to determine causes, and the budget value reflects testing not remediation measures.		\$10,500	3	\$0	\$0	\$15,750
275	65	Exterior Steps, Stairs and Ramps	Provide code required handrails at those ramps in corridors lacking them.		\$4,000	1	\$4,400	\$0	\$0
292		<b>Rescue Windows:</b> Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction.	Provide "RW" rescue window stickers in various student occupied locations lacking them.		\$1,000	1	\$1,100	\$0	\$0
309	68	Roofs and Skylights	Remove areas of roofing approaching the end of its expected useful life, and replace with a system consisting of layers of flat / tapered polyisocyanurate insulation, ½" cover board, and single-ply fully-adhered 60 mil EPDM, including roof edge fascia metal. Roofing system will need to comply with updated energy conservation construction codes that require a minimum R-value of R30. Based on small roof area of approximately 5,000 sf.		\$88,750	1	\$97,625	\$0	\$0

355		Water Analysis / Testing and Fixture Replacement Allowance	Select plumbing fixture replacement pre-1986 vintage to address lead concerns. Copper piping systems installed prior to The Safe Drinking Water Act Amendments of 1986 and plumbing faucets and fountains installed prior to The Federal "Reduction of Lead in Drinking Water Act" of 2011 have a likelihood of lead materials present in the drinking water path. Suggest taking water samples at various fountains and faucets throughout the building and testing for pH and lead levels. High or low pH levels increase the chance for corrosion, which increases the possibility of lead leaching from piping solder or fixture brass.		\$75,000	1	\$82,500	\$0	\$0
463	96	Fire Alarm Systems	Upgrade fire alarm system that is still on the zoned system to be addressable.		\$90,000	1	\$99,000	\$0	\$0
465		Strobes: Are strobes located in all student occupied spaces?	Provide fire alarm strobe lights in all student occupied spaces.		\$88,000	1	\$96,800	\$0	\$0
485		Toilet Rooms	Existing toilets within K and 1st & 2nd Grade spaces do not comply with current handicapped accessibility requirements. Budget is to replace one toilet per grade level to meet current standards.		\$105,000	1	\$115,500	\$0	\$0
486		Classroom Sinks	At various classroom locations, remove existing countertop / backsplash with sinks and base units, and replace with new SS ADA accessible sinks and faucets in solid surface countertops / backsplashes atop new base units. Spaces include classrooms in K, 1st, 2nd, 4th & 5th Grades, and Areas F & G.		\$125,500	1	\$138,050	\$0	\$0
490	103	ADA Grab Bars	Provide ADA grab bars at 27 locations.		\$5,670	1	\$6,237	\$0	\$0
570		LGI Corridor Study Area: Better utilize existing spaces to encourage 21st Century student learning.	Consider creation of small group and individual study areas with student display areas, seating, and charging stations within corridor of ramped corridor by 8th Gr. Science 145 and Computer 144. Includes removal of unneeded lockers and reconfiguration of select technology lab / green room corridor walls. Exact scope and budget cost TBD.		\$100,000	1	\$110,000	\$0	\$0
583		Room Name / Number Designations	Consider adding a building-wide room identification signage package to comply with the NYS Building Code and the SED requirements and to help persons navigate the facility. Approx. 400 signs.		\$22,000	1	\$24,200	\$0	\$0
596		Casework - UV shelving	Remove worn and /or damaged unit ventilator shelving at various locations.		\$54,000	1	\$59,400	\$0	\$0
597		Countertops	<ul style="list-style-type: none"> <li>Remove existing countertop &amp; backspash, including sinks. Replace with new solid surfacing and SS ADA accessible sinks &amp; faucets. Locations include: ES clrms. 1, 2, 3, 4, 5, 6, 7, 8, Lib. 12, Music 13, 20, 21, 22, 23, 24, 25, 26, 27.</li> <li>Remove existing countertop &amp; backsplash, including sinks, and base units. Replace with new solid surfacing and SS ADA accessible sinks &amp; faucets and plam base units. Locations include: Art Stor. 132A. Approx. 20 LF total.</li> </ul>		\$41,400	1	\$45,540	\$0	\$0



609		Power Panels and Circuit Wiring	Replace the remaining panels that are original to the construction of the facility with new circuit breaker panels. These were not addressed in the EXCEL project.		\$75,000	1	\$82,500	\$0	\$0
		Kitchen Receiving Exterior Canopy	Consider adding a simple painted structural steel canopy with protective masonry knee walls and concrete slab at kitchen area near generator to provide covered exterior protection of deliveries from inclement weather. Based on 1,000 sf @ \$125/sf.		\$125,000	1	\$137,500	\$0	\$0
		Kitchen Exterior Walk-In Freezer	Consider adding a modularly constructed, freestanding, exterior walk-in freezer system measuring approx. 10 ft by 20 ft, with remote refrigeration, atop insulated concrete pad. Walk-in unit to be reinforced for snow load, in standard finish, and capable of light-duty pallet jack access. Budget includes partial height masonry screen wall. Exact location adjacent to kitchen area TBD.		\$70,000	1	\$77,000	\$0	\$0

		Cumberland Head ES:		\$588,550					
80		Fencing / Gates	Provide new 4 ft high chain link fence on western property line for site separation from adjacent neighbor / wooded area.		\$20,000	1			
110	59	Foundation:	<p>1. <b>Outside cafeteria 125:</b> Shifted brick and open grout joints. Appears to be due to impact from mower or snow plow. Estimate \$2,000 to remove and replace shifted or damaged bricks.</p> <p>2. <b>Outside kindergarten room 110:</b> Cracked brick veneer at beam level. May be due to differential movements or damaged wall ties. Destructive testing should be performed to investigate cause. Estimate \$2,000 to remove and replace shifted or damaged bricks and replace wall ties.</p>		\$6,000	1	\$6,600	\$0	\$0
127		Masonry Wall Ties:	<p>1. <b>Outside cafeteria 125:</b> Shifted brick and open grout joints. Appears to be due to impact from mower or snow plow. Estimate \$2,000 to remove and replace shifted or damaged bricks.</p> <p>2. <b>Outside kindergarten room 110:</b> Cracked brick veneer at beam level. May be due to differential movements or damaged wall ties. Destructive testing should be performed to investigate cause. Estimate \$2,000 to remove and replace shifted or damaged bricks and replace wall ties.</p>		\$4,000	1	\$4,400	\$0	\$0
129	70	Interior Walls	Condensation/Peeling Paint in Kitchen by Freezer, Replace EJ @ floor and walls in Corridor 102 , add CJ to CMU at Storage Room 301 . Cost is for study to determine cause. Cooler only included in EPC project.		\$5,000	2	\$0	\$6,250	\$0
138	77	Interior Doors	Classroom doors have closers and lever sets, but sidelights and door glazing is not fire-rated (See Classrooms in Areas B, C,D, and E).		\$9,600	1	\$10,560	\$0	\$0
141		Interior Doors - Egress Hardware:	Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware.	At (8) interior doors from Gymnasia 120A & 120B, Cafeteria 125, Multi-Purpose 135, and Stage 136, remove existing door hardware and replace with appropriate exit devices (I.E. "panic hardware"). Coordinate with "Exterior Doors - Egress Hardware" (Item No. 260).	\$14,000	1	\$15,400	\$0	\$0
142		Door Closers:	Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++	Provide door closers and/or electromagnetic hold-opens tied into the fire alarm system on doors in fire-rated openings or at openings into corridors (32 doors).	\$16,000	1	\$17,600	\$0	\$0

211		Water Penetration:	<p>1. <b>Corridor 146 at SE corner of stage room 136:</b> Staining of ceiling tile and surface rust on metal deck and steel beams appears to be caused by water infiltration through flashing at face of wall between high and low roof directly above. Recommend \$2,500 for further investigation.</p> <p>2. <b>Vestibule V-1:</b> Staining on face of old exterior wall which is now inside of vestibule appears to be due to water getting behind old façade and not weeping out before getting below new vestibule roof, or flashing between the vestibule roof and the new façade. Estimate \$15,000 to remove course of stone veneer directly above vestibule roof and repair or replace flashing and membrane and replace course of stone veneer.</p> <p>3. <b>Inside stair 180 at upper level:</b> Visible moisture damage. I.e. peeling paint, deteriorated masonry, etc. Cause is unclear but might be due to clogged or non-existent wall cavity, or poor/deteriorated flashing or parapet capping detail. Estimate \$5,000 to treat brick veneer with siloxane sealer in order to reduce water infiltration. (Alternatively, \$25,000 to remove and replace brick veneer to provide a proper cavity and drainage; not shown in budget.)</p>		\$22,500	2	\$0	\$28,125	\$0
213	61c	Evidence of Structural Concerns with Exterior Cladding	North side of building masonry needs repointing 1st and 2nd courses under windows, Minor repointing exterior wall of gymnasium, Add/Recaulk MVEJs where indicated/Coat exterior wall with water repellant where indicated. Restore brick masonry including repointing and repair of damaged or cracked masonry units at various locations throughout the building.		\$22,550	1	\$24,805	\$0	\$0
255	64	Exterior Doors	Replace existing doors with single-pane Glazing (Select doors in Cafeteria, Corridor 102, Lobby 166 and Stair 186)		\$40,800	1	\$44,880	\$0	\$0
260		Exterior Doors - Egress Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware.	At (4) existing exterior doors from Gymnasias 120A & 120B and Cafeteria 125, remove existing door hardware and replace with appropriate exit devices (I.E. "panic hardware"). Coordinate with "Interior Doors - Egress Hardware" (Item No. 141).		\$7,000	1	\$7,700	\$0	\$0

356		Water Analysis / Testing and Fixture Replacement Allowance	Facility is served by municipal water source. Select plumbing fixture replacement pre-1986 vintage to address lead concerns. Copper piping systems installed prior to The Safe Drinking Water Act Amendments of 1986 and plumbing faucets and fountains installed prior to The Federal "Reduction of Lead in Drinking Water Act" of 2011 have a likelihood of lead materials present in the drinking water path. Suggest taking water samples at various fountains and faucets throughout the building and testing for pH and lead levels. High or low pH levels increase the chance for corrosion, which increases the possibility of lead leaching from piping solder or fixture brass.		\$35,000	1	\$38,500	\$0	\$0
466		Strobes	Provide fire alarm strobe lights in all student occupied spaces.		\$43,000	1	\$47,300	\$0	\$0
585		Room Name / Number Designations	Consider adding a building-wide room identification signage package to comply with the NYS Building Code and the SED requirements.		\$5,500	1	\$6,050	\$0	\$0
587		Operable Partitions - Gymnasium	Of the two existing operable partitions, replace one doors safety equipment. Remove the other existing operable partition between Gym 135/120A and 120A/120B, and replace with an powered, overhead supported, center roll-up divider curtain. Cost includes \$5k for potential structural reinforcement of roof steel, if required (TBD).		\$50,000	1	\$55,000	\$0	\$0
589		Gym Equipment	To maximize use by a variety of age groups, consider removing (2) existing fixed height basketball backstop assemblies (locations TBD - wall mounted or ceiling suspended), and replace with new powered height-adjustable backstop assemblies (backstop, backboard, rim, safety padding, safety strap). Cost includes associated electrical work.		\$16,000	3	\$0	\$0	\$24,000
598		Casework - Base Cabinets	Replace base unit doors below sinks in various classrooms throughout the building.		\$9,600	2	\$0	\$12,000	\$0
623		Stage Dimming & Lighting Systems	Provide new microprocessor based dimming system and replace all theatrical lighting with LED theatrical lighting		\$63,000	3	\$0	\$0	\$94,500
		Emergency Generator	Confirm coverage and consider expansion.		\$50,000	1	\$55,000	\$0	\$0
666		Exterior PA System	Provide exterior PA speaker horns with high enough output to project to all play fields/playground spaces and parking areas. New speakers to be wired as a separate zone on the PA rack to allow calling outside speakers directly without needing to do an all call.		\$5,000	1	\$5,500	\$0	\$0

		Water Infiltration - Classrooms	<b>Classrooms 113, 114, 115, 116, 315, 316, 317, 318:</b> Significant water damage is visible in soffits along tops of windows of downstairs classrooms primarily due to leaky window frames. Water is getting into the window frames and some of it is draining out of the weeps as intended but much of it is leaking through into the wall cavity and working its way down to the classrooms below. Replace with new horz. sliding aluminum windows with new sill flashings and drip edges (approx. 1,100 sf @ \$100/sf), and demolish and reconstruct first floor soffits (approx. 1,500 sf x \$12/sf).		\$128,000	1	\$140,800	\$0	\$0
		Miscellaneous Interior Finishes:	<p>1. <b>Boys Toilet Room 116:</b> Ceramic floor tile damage in boys bathroom 116 at interface of older and newer buildings caused by lack of EJ between two different vintages of building. Damage is cosmetic in nature. Remove damaged ceramic tile base on brick masonry wall, and replace with rubber wall base. Remove damaged ceramic floor tile, and replace with new. Estimate \$5,000.</p> <p>2. <b>Stair 164 - Gypsum Board:</b> Cracks in gypsum board upstairs. Budget of \$3,500 is for repair in kind, but recommend further investigation to determine cause of problem.</p> <p>3. <b>Stair 164 - Masonry:</b> Damaged masonry below steel lintel upstairs at end of corridor near stair 164. Estimate \$5,000 to shore lintel and replace damaged masonry.</p> <p>4. <b>Reception 160:</b> Through-wall gap at jamb of window frame abutting brick masonry. Remove window trim, add insulation and finished surface, and replace trim. Estimate \$2,500.</p>		\$16,000	3	\$0	\$0	\$24,000
		Annex District Office:		\$32,000					
79		Parking Lots Lighting	Provide new LED parking lot lighting to address site safety concerns.		\$27,000	1	\$29,700	\$0	\$0
351		Water Analysis / Testing	Copper piping systems installed prior to The Safe Drinking Water Act Amendments of 1986 and plumbing faucets and fountains installed prior to The Federal "Reduction of Lead in Drinking Water Act" of 2011 have a likelihood of lead materials present in the drinking water path. Suggest taking water samples at various fountains and faucets throughout the building and testing for pH and lead levels. High or low pH levels increase the chance for corrosion, which increases the possibility of lead leaching from piping solder or fixture brass.		\$5,000	1	\$5,500	\$0	\$0

Construction Budget SUBTOTAL	:	\$1,824,812	\$247,750	\$158,250
Design and Construction Contingency	:	\$364,962	\$37,163	\$23,738
SUBTOTAL	:	\$2,189,774	\$284,913	\$181,988
Incidental Expenses	:	\$437,955	\$56,983	\$36,398
<b>Total Project Budget</b>	:	<b>\$2,627,729</b>	<b>\$341,895</b>	<b>\$218,385</b>

**BEEKMANTOWN CENTRAL SCHOOL DISTRICT**  
**CLINTON COUNTY, NEW YORK**  
**\$18,025,245 PROPOSED SCHOOL CAPITAL PROJECT**  
**USE OF \$690,000 AVAILABLE FUNDS**

*Schedule A*  
*October 25th Scope Estimates*

**ESTIMATED DEBT SERVICE**

Assumptions:

- Voter approval January 2017

- SED approval April 2018. Construction starts Summer 2018 and is completed Fall 2019. SA-139 submitted no later than October 15, 2018. Certificate of Substantial Completion and Final Cost Report are submitted to SED by December 1, 2019.

- Use of \$690,000 Available Funds.

- Financing:

1. Preliminary costs funded from Available Funds and Bond Anticipation Notes;

2. Bond Anticipation Notes issued for up to five years and then converted to serial bonds.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Fiscal Year Ending June 30th	Balance Outstanding	Bond Anticipation Notes		Serial Bond		Total Debt Service	Less:	Estimated	Less: Premiums on BANs Interest Earnings	Less:	Net Estimated Taxes to be Raised
		BAN Principal	BAN Interest	June 15th Principal Payment	Interest Estimated 3.200%		Est. State Aid Amortization Payments *	Local Share For This Project		Tax Effort from Retiring Debt	
2016	\$ -			-	-	-	-	-	-	-	-
2017	704,000	704,000	14,080	-	-	718,080		718,080		718,117	(37)
2018	16,631,245	1,263,639	332,625	-	-	1,596,264		1,596,264		1,595,605	659
2019	15,367,606	1,289,450	307,352	-	-	1,596,802		1,596,802		1,595,930	872
2020	14,078,156	1,328,000	281,563	640,156	409,863	2,659,582	1,060,150	1,599,432		1,599,555	(123)
2021	12,110,000			730,000	375,410	1,105,410	1,060,150	45,260		44,434	826
2022	11,380,000			745,000	352,780	1,097,780	1,060,150	37,630		37,393	237
2023	10,635,000			755,000	329,685	1,084,685	1,060,150	24,535		32,256	(7,721)
2024	9,880,000			765,000	306,280	1,071,280	1,060,150	11,130		8,783	2,347
2025	9,115,000			780,000	282,565	1,062,565	1,060,150	2,415		-	2,415
2026	8,335,000			815,000	258,385	1,073,385	1,060,150	13,235		19,921	(6,686)
2027	7,520,000			845,000	233,120	1,078,120	1,060,150	17,970		22,471	(4,501)
2028	6,675,000			870,000	206,925	1,076,925	1,060,150	16,775		20,021	(3,246)
2029	5,805,000			895,000	179,955	1,074,955	1,060,150	14,805		22,721	(7,916)
2030	4,910,000			925,000	152,210	1,077,210	1,060,150	17,060		-	17,060
2031	3,985,000			950,000	123,535	1,073,535	1,060,150	13,385		13,383	2
2032	3,035,000			980,000	94,085	1,074,085	1,060,150	13,935	-	13,383	552
2033	2,055,000			1,010,000	63,705	1,073,705	1,060,150	13,555	-	13,383	172
2034	1,045,000			1,045,000	32,395	1,077,395	1,060,150	17,245	-	13,383	3,862
<b>TOTALS</b>		<b>4,585,089</b>	<b>935,620</b>	<b>12,750,156</b>	<b>3,400,898</b>	<b>21,671,763</b>	<b>15,902,255</b>	<b>5,769,508</b>	<b>-</b>		<b>(1,231)</b>

Average: **-\$413**

- Notes:
- State Aid based on building aid ratio of 78.5% and estimated bond percentage of 93% at the main building, Cumberland Head Elementary and the Bus Garage and 0% at the Press Box and Annex.
  - Bond Percentage is preliminary/estimated and may change based on actual scope of work performed as well as assignment of Building Aid Units by SED.
  - Assumes majority of work in each building consists of reconstruction resulting in a fifteen year building aid payment schedule.
  - SED approval in April 2018. Aid based on State Assumed Interest Rate of 2.125%.
  - Bond Anticipation Notes estimated rate of 2.00% and bond rate of 3.2%.
  - 2019-20 includes BAN & Bond principal and interest.

- The timing of the receipt of building aid is based on the submission of the Certificate of Substantial Completion and the Final Building Project Report which are estimated at this time.

Prepared by:



Above financing schedule is  
preliminary and subject to  
change.

10/26/2016

**MULTI-YEAR COST ALLOWANCE - BASED ON CALCULATIONS PROVIDED BY NY STATE EDUCATION DEPARTMENT - FACILITIES  
PLANNING  
(ESTIMATES, SUBJECT TO CHANGE)  
OCTOBER 25, 2016 SCOPE ESTIMATE**

<b>CONSTRUCTION</b>	<b>Main Building</b>			<b>Cumberland Head Elementary</b>			<b>Annex</b>		
	SED Proj. #	SED Approval Date	Cost Allowance	SED Proj. #	SED Approval Date	Cost Allowance	SED Proj. #	SED Approval Date	Cost Allowance
Maximum Cost Allowance			<b>\$ 36,629,644</b>			<b>\$ 8,716,872</b>			<b>\$ 110,730</b>
Less:	EPC	02/15/17 (projected)	3,994,250	EPC	02/15/17 (projected)	1,687,842	EPC	02/15/17 (projected)	646,686
Remaining Cost Allowance			<b>\$ 32,635,394</b>			<b>\$ 7,029,030</b>			<b>\$ (535,956)</b>
Less:	Proposed Project		\$6,553,939	Proposed Project		\$1,207,665	Proposed Project		
Remaining Cost Allowance			<b>\$ 26,081,455</b>			<b>\$ 5,821,365</b>			<b>\$ (535,956)</b>

<b>INCIDENTAL</b>	<b>Main Building</b>			<b>Cumberland Head Elementary</b>			<b>Annex</b>		
	SED Proj. #	SED Approval Date	Cost Allowance	SED Proj. #	SED Approval Date	Cost Allowance	SED Proj. #	SED Approval Date	Cost Allowance
Maximum Cost Allowance			<b>\$ 8,719,901</b>			<b>\$ 1,810,715</b>			<b>\$ 22,150</b>
Less:	EPC	2/15/2017	384,060	EPC	2/15/2017 (projected)	161,158	EPC	2/15/2017 (projected)	62,311
Remaining Cost Allowance			<b>\$ 8,335,841</b>			<b>\$ 1,649,557</b>			<b>\$ (40,161)</b>
Less:	Proposed Project		\$9,312,179	Proposed Project		\$241,533	Proposed Project		
Remaining Cost Allowance			<b>\$ (976,338)</b>			<b>\$ 1,408,024</b>			<b>\$ (40,161)</b>