



2015 building condition survey Lindenhurst UFSD

Draft number 1

Jul-16

JAG Architect PC

Albany Avenue Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Electrical Service	\$190,000.00			replace existing 1600 amp service
Playground Safety Surface	\$22,000.00			Provide ADA surface below swings
Asphalt Pavement	\$106,400.00			Repave Main Parking Lot
Sidewalks	\$45,000.00			Replace Sections of Sidewalk
Exterior Masonry	\$35,000.00			Misc Exterior Brick Repointing
Chimney	\$15,000.00			Brick Repointing and Replace Chimney Cap
Windows	\$2,693,000.00			Replace all windows and Upper Transoms
Ceiling Replacement	\$497,080.00			Replace all concealed spline ceilings
Roofing	\$1,332,695.00			Replace Entire Roof - No longer Under Warranty
Interior Door and Hardware	\$85,000.00			Replace Locksets with High Security/partial door replacement
Stage Lighting	\$185,000.00			Replace Stage Lighting - Asbestos Wiring
Plumbing/Bathrooms	\$1,130,208.00			Replace original Multi-Stall Toilets, classroom sinks and cabinets
Air Handling & Ventilation	\$1,480,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces
Temperature Controls	\$100,000.00			Replace existing Temperature Controls
Handicapped Accessibilty	\$465,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains etc.
Construction Cost Totals	\$8,381,383.00			
Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construciton cost contingencies to cover unforeseen conditions which may arise throughout the project.				

Alleghany Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Playground Safety Surface	\$48,000.00			Provide ADA surface below playground
Playground	\$85,000.00			Repave Asphalt play area
Fuel Oil Tank	\$10,000.00			Replace cracked tank slab
Sidewalks	\$45,000.00			Replace Sections of Sidewalk - Caulk transition from sidewalk to building
Exterior Masonry	\$40,000.00			Misc Exterior Brick Repointing
Chimney	\$5,000.00			Brick Repointing
Ceiling Replacement	\$128,000.00			Replace all concealed spline ceilings/metal pan in kitchen
Roofing	\$1,767,500.00			Replace Entire Roof except 3 classroom addition - No longer Under Warranty
Interior Door and Hardware	\$66,000.00			Replace Locksets with High Security/partial door replacement
Plumbing/Bathrooms	\$180,000.00			Replace original Multi-Stall Toilet - North wing
Air Handling & Ventilation	\$740,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces
Boiler Replacement	\$525,000.00			Replace boilers - burners shall be re-used
Temperature Controls	\$125,000.00			Replace existing Temperature Controls
Handicapped Accessibilty	\$465,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains and access to upper rooms behind cafeteria etc.
Fire Alarm System	\$125,000.00			Replace fire alarm and smoke system

Construction Cost Totals	\$4,354,500.00			

Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.

Bower Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Electrical Service	\$135,000.00			Replace existing electrical service
Asphalt Pavement	\$210,000.00			Repave Asphalt play area and West parking lot
Sidewalks	\$20,000.00			Replace cracked sidewalks
Playgrounds	\$185,000.00			Replace existing play Structure and surfacing
Exterior Masonry	\$80,000.00			Misc Exterior Brick Repointing
Chimney	\$25,000.00			Brick Repointing
Windows	\$645,000.00			Replace all windows
Roofing	\$1,728,695.00			Replace Entire Roof - No longer Under Warranty
Ceilings	\$984,000.00			Replace all concealed spline ceilings/metal pan in kitchen - Replace plaster ceilings or create access panels to inspect structural roof members - extensive roof leaks
Interior Doors and Hardware	\$100,000.00			Replace Locksets with High Security/partial door replacement
Hot Water Heater	\$50,000.00			Replace existing hot water heater
Plumbing Fixtures	\$850,000.00			Replace Multi-Stall toilets, Classroom sinks and cabinets
Boiler and Burners	\$750,000.00			Replace Boilers and Burners
Air Handling and Ventilation	\$3,300,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces - convert system from steam to hot water
Temperature Controls	\$125,000.00			replace existing temperature control system
Handicapped Assessibility	\$125,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains and access to upper rooms behind cafeteria etc.
Construction Cost Totals	\$9,312,695.00			

Daniel Street Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Electrical Service	\$175,000.00			Replace existing electrical service
Sidewalks	\$10,000.00			Replace cracked sidewalks
Playgrounds	\$78,000.00			Replace existing playground surfacing
Exterior Masonry	\$70,000.00			Misc Exterior Brick Repointing
Chimney	\$6,000.00			Brick Repointing
Windows	\$2,626,000.00			Replace all windows
Roofing	\$2,464,980.00			Replace Entire Roof - No longer Under Warranty
Ceilings	\$309,075.00			Replace all concealed spline ceilings/metal pan in kitchen
Interior Doors and Hardware	\$72,400.00			Replace Locksets with High Security/partial door replacement
Plumbing Fixtures	\$1,134,000.00			Replace Multi-Stall toilets, Classroom sinks and cabinets
Air Handling and Ventilation	\$1,280,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces
Fire Alarm System	\$125,000.00			Replace fire and smoke alarm system
Temperature Controls	\$50,000.00			Upgrade controls on H & V's and AHU's
Handicapped Assessability	\$400,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains and access to upper rooms behind cafeteria etc.
Construction Cost Totals	\$8,800,455.00			
Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.				

Harding Avenue Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Electrical Service	\$125,000.00			Replace existing electrical service
Sidewalks	\$25,000.00			Replace cracked sidewalks
Playgrounds	\$35,000.00			Replace existing playground surfacing
Exterior Masonry	\$45,000.00			Misc Exterior Brick Repointing
Windows	\$1,317,600.00			Replace all windows
Ceilings	\$321,000.00			Replace all concealed spline ceilings
Interior Doors and Hardware	\$67,500.00			Replace Locksets with High Security/partial door replacement
Plumbing Fixtures	\$280,000.00			Replace Multi-Stall toilets (1 set), Classroom sinks and cabinets
Air Handling and Ventilation	\$1,180,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces
Temperature Controls	\$125,000.00			Replace existing temperature control system
Handicapped Assessability	\$425,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains and access to upper rooms behind cafeteria etc.
Construction Cost Totals	\$3,946,100.00			
Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.				

William Rall Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Fuel Oil Tank	\$12,000.00			Replace cracked tank slab
Electrical Service	\$135,000.00			Replace existing electrical service
Sidewalks	\$85,000.00			Replace cracked sidewalks/Provide ADA access
Asphalt Pavement	\$351,300.00			Main parking lot and South side of building
Playgrounds	\$86,750.00			Replace existing playground surfacing
Foundation	\$5,000.00			Repair Foundation crack outside room 118
Exterior Masonry	\$40,000.00			Misc Exterior Brick Repointing
Chimney	\$8,000.00			Brick repointing
Roof Replacement	\$1,799,390.00			Replace entire roof - No longer under warranty
Ceilings	\$356,400.00			Replace all concealed spline ceilings/metal pan ceiling in kitchen
Interior Doors and Hardware	\$100,000.00			Replace Locksets with High Security/partial door replacement/Install panic Hardware on smoke doors to comply with BCNYS
Plumbing Fixtures	\$919,000.00			Replace Multi-Stall toilets, Classroom sinks and cabinets
Air Handling and Ventilation	\$3,300,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces - convert system from steam to hot water
Fire Alarm System	\$125,000.00			Replace fire and smoke alarm system
Temperature Controls	\$125,000.00			Replace existing temperature control system
Handicapped Assessability	\$125,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains
Construction Cost Totals	\$7,572,840.00			
Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.				

West Gates Elementary School

Description of Work	Priority A	Priority B	Priority C	Comments
Electrical Service	\$175,000.00			Replace existing electrical service
Sidewalks	\$35,000.00			Replace cracked sidewalks
Exterior Masonry	\$10,000.00			Repoint FAI, Caulk Expansion joints
Window Replacement	\$1,500,000.00			Replace all windows
Roof Replacement	\$1,100,000.00			Replace entire roof - No longer under warranty
Ceilings	\$527,000.00			Replace all concealed spline ceilings
Interior Doors and Hardware	\$87,500.00			Replace Locksets with High Security/partial door replacement/Provide smoke zone exiting from GP room
Plumbing Fixtures	\$946,500.00			Replace Multi-Stall toilets, Classroom sinks and cabinets
Air Handling and Ventilation	\$1,140,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces
Temperature Controls	\$125,000.00			Replace existing temperature control system
Handicapped Assessability	\$425,000.00			Provide ADA toilets - Faculty, Nurse, Drinking Fountains
Construction Cost Totals	\$6,071,000.00			

Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.

[illegible]

Lindenhurst Middle School

Description of Work	Priority A	Priority B	Priority C	Comments
Asphalt Pavement	\$64,000.00			Overflow lot adj. to Tennis courts
Sidewalks	\$15,000.00			Provide ADA access from upper lot to tennis courts
Tennis Courts	\$480,000.00			Replace existing tennis courts
Exterior Masonry	\$225,000.00			Masonry Reconstruction and lintel replacement
Window Replacement	\$1,146,960.00			Partial window replacement and counter balance replacement - West side of 2 story wing and courtyard windows.
Interior Walls	\$75,000.00			Extensive plaster repair
Corridor Lockers	\$228,600.00			Replace remaining original lockers
Ceilings	\$144,000.00			Replace all concealed spline ceilings
Interior Doors and Hardware	\$150,000.00			Replace Locksets with High Security/partial door replacement/Provide panic hardware on smoke doors
Handicapped Ramp	\$5,000.00			provide hand rails on ramp to tech wing
Plumbing Fixtures	\$1,241,000.00			Replace Multi-Stall toilets, Classroom sinks and cabinets and locker room facilities
Boilers	\$345,000.00			Replace 1 boiler in main boiler room and re-use existing burner
Air Handling and Ventilation	\$4,700,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces - convert system from steam to hot water
Generator	\$500,000.00			replace 2 small generators with 1 whole building system
Handicapped Assessability	TBD			Further discussion required regarding handicapped access to locker rooms
Construction Cost Totals	\$9,319,560.00			

Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.

[illegible]

Lindenhurst High School

Description of Work	Priority A	Priority B	Priority C	Comments
Asphalt Pavement	\$197,790.00			Repave large asphalt area outside gym
Sidewalks	\$25,000.00			Replace cracked flags
Tennis Courts	\$540,000.00			Replace existing tennis courts
Exterior Masonry	\$20,000.00			Misc. masonry repairs
Window Replacement	\$47,000.00			Partial window replacement - pool area
Exterior steps	TBD			No ADA access to several stairs in vestibules - further discussion required
Interior Walls	\$22,000.00			repair masonry cracks at stage walls
Corridor Lockers	\$785,000.00			Replace remaining original lockers
Ceilings	\$1,973,975.00			Replace all concealed spline ceilings
Interior Doors and Hardware	\$150,000.00			Replace Locksets with High Security/partial door replacement/Gym doors - Priority 1
Elevator	\$110,000.00			Replace cab and upgrade controls and safety features
Plumbing Fixtures	TBD			Long Range Plan to upgrade remaining toilets/locker room facilities - further discussion required
Boilers	\$950,000.00			Replace 3 boiler in main boiler room and 1 in pool boiler room
Air Handling and Ventilation	\$3,488,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces/replace 2 RTU's
Handicapped Assessibility	\$1,875,000.00			ADA sinks in art, Science etc., ADA in Nurse's office, faculty toilets, place of refuge at exits, DF's
Construction Cost Totals	\$10,183,765.00			

Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing

Administration Building

Description of Work	Priority A	Priority B	Priority C	Comments
Sidewalks	\$21,000.00			Replace sidewalks along N. Putnam Ave.
Exterior Masonry	\$85,000.00			Misc. masonry repairs - S/P - lintels
Exterior Doors	\$48,200.00			Replace metal panels above gym doors
Window Replacement	\$1,300,000.00			Building wide window replacement
Roof replacement	\$1,406,265.00			Replace entire roof - No warranty
Interior Doors and Hardware	\$85,000.00			Replace Locksets with High Security/partial door replacement
PA System	\$140,000.00			Replace existing PA and intercom system
Plumbing Fixtures	\$300,000.00			Renovate 2 pair of multi stall corridor toilets
Air Handling and Ventilation	TBD			Consider replacement of all Unit Ventilators
Temperature Controls	\$75,000.00			Replace existing temperature controls system
Handicapped Assessibility	\$1,400,000.00			Construct new elevator for handicapped access to all floors
Construction Cost Totals	\$4,860,465.00			

Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.

[illegible]

Kellum School

Description of Work	Priority A	Priority B	Priority C	Comments
Sidewalks	\$20,000.00			Replace cracked flags
Exterior Masonry	\$45,000.00			Misc. masonry repairs
Chimney	\$7,500.00			Masonry repointing
Window Replacement	\$2,365,000.00			Building wide window replacement
Roof replacement	\$2,478,000.00			Replace entire roof - No warranty
Ceilings	\$89,000.00			Replace gymnasium ceiling
Interior Doors and Hardware	\$120,000.00			Replace Locksets with High Security/partial door replacement/install panic hardware on doors leading from places of public assembly/install cross corridor smoke doors outside GP room to create proper smoke zone exiting
PA System	\$215,000.00			Replace existing PA and intercom system
Plumbing Fixtures	TBD			Long Range Plan to upgrade toilets - further discussion required
Air Handling and Ventilation	\$2,600,000.00			Replace all Unit Ventilators, and Provide Mechanical fresh air ventilation to all student/staff occupied spaces
Temperature Controls	\$125,000.00			Replace existing temperature controls system
Handicapped Assessability	\$425,000.00			ADA sinks, ADA in Nurse's office, faculty toilets, DF's etc.
Construction Cost Totals	\$8,489,500.00			
Note: Above costs are Construction(hard costs) only - 18% Soft costs and Contingency should be added to cover the following - A/E fees, testing Fees, CM, Legal Fees, Printing and Construcion cost contingencies to cover unforeseen conditions which may arise throughout the project.				