

FACILITIES
EVALUATION
2015

CENTER MORICHES
UNION FREE
SCHOOL DISTRICT

529 MAIN STREET
CENTER MORICHES, NY 11934

MARCH 19, 2015



CENTER MORICHES UFSD

FACILITIES EVALUATION - 2015

ELEMENTARY SCHOOL - RECOMMENDATIONS:

NUTS & BOLTS:

1. Flooring: Overall, the condition of the existing floor tile is good. A majority of the floors within the building are either VCT (vinyl composite tile) or VAT (vinyl asbestos tile). Listed below are the room numbers which still contain VAT, along with the costs associated to remove and replace the tile. The following spaces still contain VAT: Rooms 3, 4, 5, AP Office, Special Services (carpet over VAT), Rooms 8, 10, 11, 12, 14, 15, 16, 18, Faculty, 20, 21, 22, Nurse's Office, 24, 28, 39 and small storage rooms across from Room 31.

Total Project Cost: \$148,310

2. Windows: The existing windows are single sash aluminum double hung windows. Based on reports, they have become difficult to open and in fact on occasion have become dangerous when closing units. It is our recommendation to refurbish existing aluminum double hung windows. The existing counter balances will be replaced on a priority basis.

Total Project Cost: \$147,366

3. Exterior Masonry and Portico: Overall, the conditions of the masonry and steel lintels are fair to good. There are areas of masonry in need of repair, especially along the original portions of the building, as well as the boiler room chimney. There are several areas along the original portion of the building where steel lintels are also in need of replacement. Additionally, the concrete portico, columns and steps, of the 2-story portion of the building, are in need of repair. Areas of cracked and broken brick (several cracks have been caulked) will be replaced and new brick will be toothed in. Rusted and spalling steel lintels will be replaced and concrete portico will be power-washed and repaired.

Total Project Cost: \$153,400

4. Ceiling & Lighting: There are several types of ceilings located throughout the building, including plaster, 2 x 4 acoustical, 2 x 2 acoustical and concealed spline ceilings. The concealed spline ceilings are very difficult to repair, as well as to gain access above if

wiring or cabling needed to be run. Access above the 2 x 4 and 2 x 2 ceilings is extremely easy except for the 2-story portion of the building where 2 x ceilings were installed below the plaster ceilings. It is our recommendation to replace all concealed spline ceilings within the building. Additionally, we would recommend installing two (2) fire-rated access panels in each classroom where plaster ceilings currently exist. This will allow for future structural inspections to take place as required by New York State Education Department.

Total Project Cost Concealed Spline Ceilings & Lighting:	\$128,077
Total Project Cost Access Panels (40 Rooms):	\$56,640

5. **Roof Replacement:** The existing roofs are a combination of single-ply EPDM (smooth) or Ballasted EPDM roofs. Based on conversations, it appears that the roofs had been installed over 25 years ago and it is safe to assume are no longer under any warranty. It is also safe to assume that the insulation on the existing roofs are no more than R-10 or R-15. It is our recommendation to replace all roofs on the existing Elementary School with a new Modified Bitumen Built-Up Roofing System with a 30 Year NDL roof warranty. The roof will be installed with an Average R Value of R-24. The cap sheet of the new roofing system will be one with a Solar Reflectance Index (SRI) in excess of 78 in accordance with the Collaboration for High Performance Schools (NY-CHPS). This will reduce the heat island effect and reduce the school's cooling load. Additionally, all roof gutters, leader, soffits and fascias will be replaced as part of this project.

Total Project Cost EPDM Roofs - Smooth Surface:	\$1,424,727
Total Project Cost Ballasted EPDM Roofs:	\$652,073

6. **Doors:** Doors from places of public assembly are required to remain in the closed position unless held open by a device which is tied into the building's fire alarm system. Additionally, in an effort to extend the life expectancy of the doors, it is preferred to provide magnetic hold opens on all doors of places of public assembly. In several cases, this may require replacement of the door closers with units which will allow the doors to open 180°. The two (2) pairs of doors leading from the Small Gym and one (1) pair in the Large Gym into the main corridor are recommended for replacement. Additionally, the doors leading from the Band Room do not swing into the direction of travel. As per the Manual of Planning Standards (MOPS), all places of public assembly, defined as an area in excess of 1,000 sq. ft. with an occupant load in excess of 50 people, must have doors swinging in the path of travel. These new doors, which will be 'B' Label, will swing 180° and be held in the open position by installing magnetic hold opens which

will be tied into the building's fire alarm system. Currently, the 2 pairs of doors leading from the Small Gymnasium are held open with a hold open device not approved by the Fire Marshal. It is our recommendation to replace the 5 pairs of doors and hardware to meet the code.

Total Project Cost: \$28,240

7. Doors: Interior doors, to date, nearly all doors and door hardware are original to the building. Additionally, the door frames in the original portion of the building are of wood construction. The metal door frames in all other areas are in good shape and are not in need of replacement. We are recommending replacement of doors and door hardware with ADA and security in line as follows:
- a. Replace all doors, frames and hardware in corridor in original part of building (2-story).
 - b. Replace all locksets in 1-story portion of the building.
 - c. All new door locksets will be of high security classroom function, which will allow a door to be locked from the classroom side in the event of a lock down situation.
 - d. All new door visions (2-story), as well as existing door visions at the 1-story portion of the building, will receive a 3M High Security Window Film. This film will prevent an intruder from easily breaking the glass on the door vision and reaching into the space to unlock the door.
 - e. The glass in the transoms will remain in place.
 - f. The new locksets will be equipped with lever hardware in lieu of cylinders as operable parts must be able to be opened with 1 hand and shall not require tight grasping, pinching or twisting of the wrist as per Section 309.4 of the Accessibility Guidelines for Buildings and Facilities.

Total Project Cost: \$246,148

8. Toilet Refurbishment: Currently, all toilets within the building have received little in terms of upgrades over the years. There has been minor, toilet partition and toilet fixtures upgrades. It is our recommendation to renovate three (3) pairs of multi-stall

bathrooms throughout the building. The work will include demolition, new toilet fixtures and partitions, finishes, electrical, ventilation and creation of ADA stalls where space allows. The toilets include one (1) pair adjacent to the existing elevator, one (1) pair adjacent to the AP Office and one (1) pair across from the existing Library.

Total Project Cost: \$424,820

9. Partial Replacement/Upgrade to Existing PA/Clock/Intercom, Smoke & Fire Alarm System.

Total Project Cost: \$50,000

10. Septic System: The existing septic systems in the building are a constant problem. They are frequently backing up and need to be pumped fairly often. This is becoming a substantial maintenance cost the District is incurring on a yearly basis. The cause of the backups is most likely due to a high water table and a system that has not been increased at a rate to handle the increased enrollment that has occurred over the years. This shall include the complete replacement of all three (3) existing sanitary system. All three (3) systems will receive new septic tank and pools with capacity to accommodate the enrollment of the building. The new Kitchen system will include a new grease trap as required by SCHD. Additionally, we are assuming the septic system serving the original 2-story portion of the building is constructed with concrete block structures and must be upgraded in accordance with SCHD.

Total Project Cost: \$501,500

11. Interior Reconstruction: Extensive discussions have taken place regarding the existing building layout, use of space, flow and overall building security. The following interior reconstruction projects will take place:

- a. Renovate Locker Room toilet, and corridor space to create a new classroom.
- b. Convert Classroom 33 and adjacent Computer Storage Room to a larger 5th Grade classroom.
- c. Convert second floor storage space (adjacent to copy room) to new technology storage/work space.
- d. Convert existing classroom and small teaching space into a full size, state of the art, Science Classroom.

Total Project Cost: \$677,000

12. Heating & Ventilation: During our walk-thru, there was discussion of the lack of heat available in the large gym. Based on initial observation, it appears that the system is short cycling. We are recommending replacement of the existing rooftop unit and associated ductwork. New return air ductwork should be installed in locations remote from the supply ductwork and at a lower elevation to prevent short cycling of heating system. Ductwork will be enclosed with sheetrock chases and protected with wall padding to ensure safety of the students.

Total Project Cost: \$324,500

Total Recommendations - Elementary School: \$4,962,801

SECONDARY SCHOOL - RECOMMENDATIONS:

1. High School Science: Complete renovation of five (5) existing Science Classrooms, including prep rooms and storage rooms (204, 205, 206, 207 and 208). Work will include demolition of storage/prep room walls in order to enlarge the size of two (2) of the rooms. These rooms will most likely be 204 and 207. Additionally, a 6th classroom will be renovated (Room 209) to create a multi-use Science Room, but will be flexible enough to be used as a general purpose classroom during certain periods throughout the day. This work also includes the installation of a new acid neutralization tank which is a requirement of the SCHD.

Total Project Cost: \$1,650,000

2. Running Track: The existing running track is in need of maintenance, which will extend the life of the track. The running track is in need of a structural spray and line striping. This work is required every 5 - 7 years as part of the maintenance of a urethane track.

Total Project Cost - Track Reconstruction: \$150,000

3. Middle School: Convert/Renovate existing 300 Wing to house the following disciplines:
 - A. Renovate existing technology (wood shop) Room 306. Work will include demolition, finishes, ventilation, utilities and possible reconfiguration of space within the room to optimize functionality of the room.
 - B. Convert Rooms 305, 305A and 305B into one (1) Special Ed 12:1:1 Room and one (1) multi-functional High School elective classroom.

Total Project Cost: \$600,000

4. Interior Door Hardware:
 - A. Replace all door locksets, in all doors leading from corridor to student or faculty spaces, with high security classroom function. This will allow a door to be locked from the classroom side in the event of a lock down situation.
 - B. All new door visions, as well as existing door visions in the building, will receive a 3M High Security Window Film. This film will prevent an intruder from easily breaking the glass on the door vision and reaching into the space to unlock the door.

- C. The new locksets will be equipped with lever hardware in lieu of cylinders as operable parts must be able to be opened with 1 hand and shall not require tight grasping, pinching or twisting of the wrist as per Section 309.4 of the Accessibility Guidelines for Buildings and Facilities.

Total Project Cost: \$164,000

- 5. Roof Replacement: Overall, the roofs at the secondary school complex are in good to fair shape. There are however, three (3) roof sections that are a constant source of water infiltration. These roof areas are in need of replacement.

- A. Portion of Flat Roof over the Main Lobby:

Replace section of roof including insulation, flash roof penetrations, new roofing system with a 30 year warranty.

Total Project Cost: \$58,500

- B. Section of Roof over Media Center and Corridor:

This will require replacing the section of roofing and insulation over the Media Center and adjacent corridor, as well as removing the existing non-functioning heating unit from 1978. The unit does not function and the curb of the unit is a constant source of water infiltration.

Total Project Cost: \$244,260

- C. Athletic Hallway:

The scope of work is as follows:

1. Remove existing ductwork.
2. Remove section of EPDM roofing in question including rigid insulation.
3. Furnish and install two (2) retro drains.
4. Install new tapered insulation to provide positive slope to drains.
5. Re-roof in that area.
6. Re-install ductwork and waterproof. Install 1/2" Densdeck on top of ductwork to minimize damage from snow falling from upper roof.
7. Replace four (4) existing 4" dia. downspouts with 6" dia. downspouts.

8. Provide gutter straps 24" O.C. from outside edge of gutter back onto standing seam roof. (These are called out to be installed on original drawings.)
9. Furnish and install two (2) rows of staggered snow guards on roof.
10. Extend every other set of duct supports down to structural roof deck and provide pitch pockets around supports.
11. Other duct supports shall be set onto slip sheet of EPDM roofing and eliminate the roof blocks which are preventing water from moving across roof.

Total Project Cost: \$176,400

6. Auditorium Air Conditioning: The existing 38 ton rooftop condensing unit is from 1978 and is no longer functioning properly. Many of the components have rusted and the unit is in constant need of repair. The existing air handling equipment and interior ductwork is in good shape and no work is recommended for these components. The scope of work would include a one-for-one replacement of the existing condensing unit and reconnect system to electrical and fire alarm system.

Total Project Cost: \$120,000

7. Security Improvements: As part of the project, we will install/reconfigure the main entrance to accommodate a new security vestibule and greeter station. This work will take place at the main building entrance.

Total Project Cost: \$125,000

8. Structural Modifications: Structural repairs are required at the 2002 gym addition at the Secondary Campus. These improvements were recommended as a result of a recent structural inspection.

Total Project Cost: \$150,000

Total Recommendations - Secondary School: \$3,438,160

Total All Recommendations: \$8,400,961