



Pelham Union Free School District

Five Year Capital Facilities Plan March 2016



Prepared by:

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April 4, 2016

Mr. Angelo Rubbo
Assistant Superintendent for Business
Pelham Union Free School District
575 Colonial Avenue
Pelham NY 10803

Dear Mr. Rubbo:

Enclosed is your Five Year Capital Facilities Plan dated March 2016. Within the back cover of the plan is a compact disc containing an electronic version of the 2015 Five Year Capital Facilities Plan, 2015 Building Conditions Survey Reports, and Photographs from the 2015 Building Conditions Survey Inspection. This disc can be used in the event that you require additional copies of the plan, reports, or portions thereof.

We appreciate the opportunity to assist you in maintaining compliance with the Commissioner's Regulations regarding school facilities. Please allow us the opportunity to assist you with your future facility needs. If you have any questions, please do not hesitate to contact me at 914-769-3200 ext. 273 or via e-mail: dsproch@savinengineers.com.

Sincerely,
Savin Engineers, P.C.



Dean Sproch
Facility Planner

Pelham UFSD

2015 Five-Year Capital Facilities Plan

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Compact Disc Containing:

- 2015 Capital Facilities Plan
- 2015 Building Conditions Survey Reports
- 2015 Building Inspection Photographs

INTRODUCTION

Introduction

The **Pelham Union Free School District's Five Year Capital Facilities Plan** is prepared in compliance with the New York State Education Department Commissioners Regulations Part 155.1 paragraph (4) of subdivision (a), and also complies with Section 2590-p of the Education Law. Furthermore, it is consistent with the Regional Five Year Special Education Space Requirements Plan required by Commissioner's Regulation 200.2(g).

This plan is based on the **2015 Building Conditions Survey**, the results of a thorough review of the district's buildings, a review that is made every five years. The intent of the Five Year Capital Facilities Plan each year is to identify the current condition and critical maintenance needs of each of the school district's facilities by listing the work completed over the previous years as well as re-prioritizing future work as needed based on changing conditions and infrastructure needs, further deterioration, and repairs and replacement. In addition, it has always been the intent that the plan would serve as a tool for the district to actively manage its capital needs and an aid in preserving the capital assets of the district through planning and maintenance. The plan continues to organize and prioritize existing building needs and new facility needs on an individual and district-wide basis, and includes maintenance and repair items that can be addressed through the district's comprehensive maintenance plan.

THE PROCESS

The following steps were taken to compile and coordinate the information contained within the plan:

1. Documents such as the previous building condition survey, roof inspection reports, masonry inspection reports, and project worksheets from the Facilities Office were obtained from district personnel and reviewed by the project team.
2. As a result of the construction management services provided to the district in recent years, Savin personnel are very familiar with the work that has been accomplished since the 2010 Building Conditions Survey. This allowed for projects contained within previous documents to be collated. Completed projects were deleted, new projects added, and existing projects verified.
3. A draft of the Building Conditions Survey forms as well as items for the draft Five Year Facilities plan were prepared and provided for review by district administration prior to the producing of this document.

PRIORITIZATION OF DEFICIENCIES

The plan organizes and prioritizes existing building needs and new facility needs on an individual and district-wide basis. Deficiencies are prioritized within one of five priorities based on the overall integrity of the system or component, the probable remaining useful life, and the severity of the need for repair, replacement, or maintenance. A definition for each priority ranking is included below.

Priority 1: Items that impact health and safety/life safety, and/or items of a code non-conformance nature. This includes items of *Part 155 of the Regulations of the Commissioner of Education*. Corrective measures typically include the elimination of health and safety hazards/issues; returning a building component to normal operation, repairing and replacing items to stop accelerated deterioration, and replacing items that have exceeded their useful, serviceable life. Also included in this category is work that the district has informed Savin will be undertaken in the current year.

Priority 2: Items that pose a significant risk of increasing building damage and/or rapid deterioration and the increased need for emergency repairs. Systems may be functioning unreliably; have reached

Introduction

or are approaching the end of their useful life. The correction of potential safety hazards and code issues that are not life safety issues are also included. Also included are items that if completed, provide significant potential savings through reduced energy consumption or more efficient costs of operation.

Priority 3: Items in this category can be effectively repaired for additional life span at reasonable cost. Items are generally operating as intended but require appropriate attention to preclude predictable deterioration, additional damage, potential downtime and higher cost to remediate if delayed further.

Priority 4: Items of aesthetic nature that when completed will provide a more attractive environment to learn and work in. This category also include systems that are functioning reliably and systems that may not be required for the most basic function of the facility, however routine maintenance, repair, or replacement of these items will improve general appearance, usability and/or reduce long-term maintenance costs.

Priority 5: Systems are generally in satisfactory condition, but might require replacement or repair within five years due to the systems' finite life expectancy. "Wish list" items would also be included in this category.

Priority issues on a district wide basis for priorities/years one through five are found in the *District wide Analysis & Prioritization*, of the Five Year Capital Plan Report. Priority issues for each individual school building for priorities/years one through five are found in the *Facility Estimated Expenses Forms*.

Savin's rationale for assigning a prioritization to an issue is to focus on the most immediate needs. Savin's recommendations may differ from those of the school district. It should be understood that the prioritization of work is subjective and should be viewed as an overall timeframe within which we recommend the work be performed. It is not the intent to require that the school district complete the work as proposed or to limit work only to those projects included in the plan. Instead, the school district should utilize the plan as a tool to reflect the organization's priority capital and maintenance goals, work completed over the previous year, as well as re-prioritizing future work as needed based on changing conditions, new situations that emerge, further deterioration and infrastructure needs.

COSTS

The costs listed in this report reflect the mean price that is expected in the final bidding stage. A 25% cost factor has been added for "soft costs" such as architectural and management fees, owner's administration, legal and insurance fees, a contingency and escalation. Escalation was added to each progressive year as follows:

- 2016 - 0%
- 2017 - 3%
- 2018 - 3%
- 2019 - 4%
- 2020 - 5%

BUILDING CONDITION SURVEY INSTRUMENT NUMBERING

Throughout the plan there are reports that reference needed work by the number listed on the SED Building Conditions Survey Instrument. To assist in defining these reference numbers, a listing of all the numbers, along with the portion of the report or system/component that is referred to, has been included on the following pages.

EXECUTIVE SUMMARY

Executive Summary

This Section includes:

- *A list of all of the District's facilities;*
- *A brief narrative on the general condition and the goals for each facility.*
- *Lists of the people who prepared the plan and the resources used.*

Note: Beginning July 1, 2004, school districts are required by New York State Education Department regulations to provide a copy of the executive summary of their Five Year Capital Facilities Plan with every capital construction project submitted to the Office of Facilities Planning for approval.

Executive Summary

The Pelham Union Free School District is located in the southern region of Westchester County, just north of the border with Bronx County. The five school buildings are located in a quaint bedroom community with a long and rich history and a culturally diverse population. The school district itself dates back to a Little Red School House, circa 1835, that cared for approximately 45 students from ages 4 to 18. Today there are some 2800 students in the district's care.

The district is comprised of four elementary schools along with a high school and middle school on an adjoining campus. In this report, the High School and Middle School are listed as one facility, in accord with the building listing with SED. The Glover Field Complex is technically considered part of the High School and Middle School campus, however its grounds and structures were given individual attention for the sake of this report.

The Executive Summary of the Five Year Plan is a representation of the status and needs of each of the district's facilities. This summary contains a concise description of the current state of the facilities and the prioritized improvements necessary to maintain each facility in good working order. The State Education Department expects the highest priority in a district's plan to be the elimination of health and safety issues within each facility, across all district buildings. Therefore, work items included in the Executive Summary that are health and safety or structural issues and other systems that are in unsatisfactory condition are given first priority. There were no unsatisfactory conditions noted in any of the district's buildings. Since it is not the intent of the State Education Department to require districts to complete work previously proposed, or to limit work only to those projects included in the plan, other high priority items may be included as well.

In general, capital planning goals are based on four criteria established to guide the district in their decision making. Solutions to the District's long range planning should be:

1. Consistent with the expressed goals, beliefs, vision and expectations of the school district. This includes but is not limited to: child-centered instruction, small class size, and participation in the arts and athletics.
2. Guided by the interests and concerns of the community (i.e. equity and continuity among district schools).
3. Cost effective and affordable for taxpayers.
4. Consistent with educational research regarding meeting the needs of all students.

The guidelines used to prioritize the needs for each facility as listed in this plan are also consistent. The overall objective for each of the district's facilities is to:

1. Comply with Comprehensive Public School Safety Regulations, including the elimination of health and safety and structural issues as the highest priority.
2. Ensure facilities meet current code requirements; bring all buildings up to code regarding security and safety standards.
3. Work toward the goal of all the buildings being ADA-accessible.
4. Address building inadequacies, deficiencies, infrastructure needs by replacing outdated and inefficient systems, and renovate/restore building components/infrastructure that has deteriorated due to time, over use and/or deferred maintenance.
5. Provide sufficient and appropriate instructional and support spaces that will address current and future educational program needs and initiatives, new learning standards and graduation requirements and provide sufficient and appropriate instructional and support spaces.
6. Meet the needs of the student population and education program, and the goals and vision of the administration and board of education.

Executive Summary

THE FIVE YEAR PLAN TEAM

This report was prepared through the collaborative efforts of Pelham Union Free School District personnel and building staff, along with personnel from Savin Engineers, P.C. The individuals who contributed information that was utilized in the preparation of the Five Year Capital Facilities Plan include:

School District Personnel: Mr. Angelo Rubbo, Assistant Superintendent for Business
Mr. Anthony Mandile, Director of Facilities

Consultants: Mr. Robert J. Firneis, F.A.R.A, Savin Engineers, P. C.
Mr. Fernando Polletta, R.A., Savin Engineers, P.C.
Mr. Dean Sproch, Savin Engineers, P. C.

THE DISTRICT FACILITIES

A listing of facilities and current grade levels housed in each school building is included below.

Pelham Middle/High School	Grades 6 to 12
Hutchinson Elementary School	Grades K to 5
Hutchinson Modular	Grades K to 5
Siwanoy Elementary School	Grades K to 5
Prospect Hill Elementary School	Grades K to 5
Colonial Elementary School	Grades K to 5
Glover Field	

This section of the Five Year Capital Facilities Plan contains a concise description of the current condition of the facilities and the highest priority goals for each. For the most part, the information contained in this section represents the most critical needs and focuses on systems that are in unsatisfactory condition or non-functioning. Additional deficiencies, repair, replacement, and maintenance needs recommended to be addressed within the next five years are identified at each individual school building. The determination to include these items in the plan was based on the current condition of the building systems; the expected, serviceable life of the system, and the estimated remaining useful life. All deficiencies can be found in Sections 6 and 7 of this report.

This Five Year Capital Facilities Plan is a working document that the District is committed to maintaining and updating annually. The continual use of this systematic approach will allow the District to achieve its facilities goals and ensure building integrity. It should be noted that the majority of projects that appeared on the 2010 Capital Facilities Plan were completed prior to the Building Conditions Survey inspection in 2015. Further, a number of projects that were identified in the recent Building Conditions Survey inspection were addressed or in the process of being addressed at the time this report was written. For that reason a number of smaller projects are listed with the Priority Year of 2016.

Following is a brief description of each school facility, a concise description of the current conditions of the facility, and the highest priority work necessary at each facility.

Executive Summary

THE DISTRICT FACILITIES (cont.)

1. Pelham Middle/High School

The original building was constructed in 1921, with additions in 1962 and 2005. This three-story structure has an enrollment of 1,605 student, grades 6-12. Its current overall rating is Satisfactory.

The older portion of the building has been well maintained, but some of the systems are increasing with age and in need of replacement. This includes the water supply, water distribution, and sanitary piping. The electrical service and distribution is in need of upgrade/increase not only due to age, but also due to the increased use of technology in the school. A recent break in the sprinkler system piping at the main switchgear room prompted the initial stages of the electrical upgrade.

In recent years a large portion of the sidewalks and parking pavement have been replaced, work continues as necessary. There has been some windows replacement, however there remain quite a number of units that are beyond their useful life that are in need of replacement. Due to the age of the building, continued maintenance is required on the stone veneer, and this is taking place in a systematic manner. Overall the roofing is in good shape, but the Gymnasium roof is in need of replacement in the not-too-distant future. There are some areas of the interior finishes that will require repair and replacement. Among the larger projects for this facility there is:

- Replacement of the flooring in what is termed the “Blue Gym”
- Renovation of the Boys and Girls Locker Rooms
- Renovation and Possible Addition to improve Cafeteria Conditions

Regarding the Cafeteria, the situation is not critical at this time, however it is apparent that the area can benefit from a complete evaluation of student flow and seating as well as the location of the Kitchen facilities. The District has done well in using the existing space within the confines of the building structure, therefore we have included in the project name the possibility of an addition (such as a build out of an existing space) to accomplish an improved layout.

2. Hutchinson Elementary School

Constructed in 1898, this four-story building is located at 301 Third Avenue. Enrollment is 348 student, grades K-5. The overall building rating established in the 2010 BCS was Satisfactory.

This building has benefited from a number of improvements within the past ten years including an upgrade to the electrical service and a new fire alarm system. However, elements of the infrastructure that are over 115 years old are of concern. Consideration needs to be given replacement of the electrical distribution system, water distribution system, secondary waste piping. The age of the heat piping is also of concern. In addition to these major system elements, there is need to give attention to masonry re-pointing, window replacement and window caulking. During the recent inspection it was noted that an interior section of the exterior wall along the Lincoln Avenue side of the building was bulging. There is need to remedy the cause of this problem and then repair the plaster in that stairwell.

3. Hutchinson Modular

These single story portable classrooms were installed in 2005. Supplementing the instructional classrooms of the Hutchinson Elementary School, these units accommodate 40 students. The overall building rating established in the 2015 Building Conditions Survey was Satisfactory.

Executive Summary

THE DISTRICT FACILITIES (cont.)

These portable units have remained in fine shape. The only item listed on the 2015 Building Conditions Survey is the upcoming need for roof replacement.

4. Siwanoy Elementary School

The original building was constructed in 1907, with additions in 1915 and 1925. This three-story building is located at 489 Siwanoy Place, has an enrollment of 270 students. The overall building rating established in the 2015 Building Conditions Survey was Satisfactory.

This building has been given regular attention, but it is now over 105 years old. As with the other older structures in the district, work is needed on the stone veneer, including the precast elements therein. There is need for replacement of the electrical distribution system, water distribution system, secondary waste piping, and the bulk of the heat piping. This is one of the building with limited accessibility for the disabled, so that work should be considered in the years ahead.

5. Prospect Hill Elementary School

Constructed in 1929, this three-story building is located at 1000 Washington Avenue. Enrollment is 298 students, grades K-5. The overall building rating established in the 2015 Building Conditions Survey was Satisfactory.

The priority goals for this building include work to the building envelope. It was noted that a number of the steel supports above the windows (lintels) have deteriorated and are beyond rehabilitation, requiring replacement. There is need for refurbishing the fire escape. A door project for the two entries to the Boiler Room is identified in the plan. As with the other aging buildings in the district, consideration is to be given to replacing water

distribution piping, secondary sanitary lines, and heat piping. This building is in need of ADA accessibility work as well.

6. Colonial Elementary School

Constructed in 1926, this three-story building is located at 315 Highbrook Avenue. Enrollment is 288 students, grades K-5. The overall building rating established in the 2015 Building Conditions Survey was Satisfactory.

With the building addition that took place just over five years ago, a number of systems have been upgraded. As with a number of the aging buildings in the district, there remain outdated electrical distribution panels and aging water distribution piping, secondary sanitary lines, and heat piping. During the 2015 inspection it was noted that a number of the steel supports above the exterior windows (lintels) are extremely corroded. Some may be rehabilitated by removing rust, preparing, priming and painting the exposed surface. Other are in need of replacement.

7. Glover Field Complex

Located on west side of the Hutchinson River Parkway, southeast of the Middle/High School campus, the athletic fields and buildings of the Glover Field Complex augment the playfields located on the Middle/High School Campus. The Storage Building was constructed in 1995, and the Stadium Pressbox and Field House followed in 1998. Because these are consider unoccupied buildings, direct reporting of these structures is not required

Executive Summary

THE DISTRICT FACILITIES (cont.)

by the New York State Education Department. Nonetheless, the overall building rating established in the 2015 Building Conditions Survey was Satisfactory.

Attention has been given to the building envelope of the Field House and there has been replacement of a portion of the paving, enhancing the appearance and functionality of the existing storage containers. There are portions of the retaining walls that require replacement of stoned that have worked loose, likely through the process of freeze/thaw. The report notes the need for additional storm drainage to address the flooding that can occur during the heavy rains that are occurring more frequently than in years past. The prospect of supplying water service to the storage building was included in the previous plan and is found in the current plan as well.

OPINIONS OF PROBABLE COSTS

Opinions of probable costs have also been included in the Five Year Capital Facilities Plan report in various forms specified by the NYSED. Opinions of probable costs are conceptual cost estimates for repairs, replacements, and maintenance based on information obtained/available at the time this report was prepared. *Savin's* opinions of probable costs are based on construction costs developed by construction resources such as *R.S. Means*, *ASHRAE*, *The Handbook of Facilities Management*, *Marshall & Swift*; current local construction cost data applicable, *Savin's* past experience with construction costs and bid documents for similar work, and assumptions regarding future economic conditions. The opinions of probable costs should be construed as preliminary, *order of magnitude budgets*.

When evaluating major building work, there is need to consider the Commissioner's Regulation 155.23 Multi-Year Cost Allowance. It states in (a) (2): "Cost allowances for reconstructing or modernizing structures shall not exceed 100 percent of the cost allowances for the equivalent new construction over the projected useful life of the building." To assist SED in this evaluation, the Building Inventory Form includes listing of "Probable Useful Life of Building" and "Estimated Replacement Value." While the average overall useful life of a building is typically 100 years, the condition of the Pelham buildings that are near or have exceeded that age have been given a remaining useful life of 20 years.

COST OVERVIEW

The probable costs to accomplish the work identified in the 2011 Five Year Capital Facilities Plan totals **\$38,285,581.00**. This amount represents upgrades, repairs, replacement, and maintenance of infrastructure. It is important to note that as the design develops, opinions of probable costs can be refined. Therefore, scope of work changes after further, more detailed review and discussion could have a significant impact on the opinions of probable cost.

The table on the following page summarizes the associated probable construction costs to repair or replace the systems identified as needing repair or replacement within the next five years by fiscal year beginning with 2016 and ending with 2020. Capital cost estimates include 25% additional for "soft costs" (i.e. architect/engineering fees, testing, etc.) and escalation as previously identified in *Section 1*.

CONCLUSION

This Five Year Capital Facilities Plan is a working document that the Pelham Union Free School District is committed to maintaining and updating annually. We believe the continual use of this systematic approach will allow the District to achieve its facilities goals and ensure building integrity.

Building Conditions Survey Instrument (BCS) Items

Category	BCS #	System/Component Description	Health and Safety?	Structural?
Building Information				
	1	Name of District	No	No
	2	Building Name	No	No
	3	SED Dist Number (aka BEDS Code)	No	No
	4	Building ID Number	No	No
	5	Survey Inspection Date	No	No
	6	Building 911 Address	No	No
	7	City	No	No
	8	Zip Code (Plus Four)	No	No
	9	Certificate of Occupancy	No	No
	10	Certificate of Occupancy Expiration Date	No	No
Building Age, GSF, & Maintenance Staff				
	11	Year of Original Bldg	No	No
	12	Gross Square Ft of Building as Currently Configured	No	No
	13	Number of Floors	No	No
	14	How Many FT & PT Custodians	No	No
Building Ownership & Occupancy Status				
	15	Building Ownership (choose one)	No	No
	16	For Which Purposes is Building Used?	No	No
Building Users				
	17	How Many Registered Students	No	No
	18	Areas where student receive instruction	No	No
	19	Grades Housed	No	No
	20	How Many Days Bld Closed due to system failures?	No	No
	21	Is Bldg used during Summer	No	No
	22	Have there been renovations/construction in past 12 months?	No	No
	23	Major construction/renovation since 2010	No	No

Building Conditions Survey Instrument (BCS) Items

Category	BCS #	System/Component Description	Health and Safety?	Structural?
Program Spaces				
	24	Number of Instructional Classrooms	No	No
	25	GSF of all Instructional Classrooms	No	No
	26	Other Spaces Provided (check all that apply)	No	No
Space Adequacy				
	27	Rating of Space Adequacy	No	No
	28	Estimated Capital Expense Anticipated Through 2015-16 school yea	No	No
	29	Overall building rating	No	No
	30	Was rating established after consultation with Health & Safety Com	No	No
	31	A_E Firm Name	No	No
	32	Firm Address	No	No
	33	Phone Number	No	No
	34	E-mail	No	No
	35	A_E Name	No	No
	36	A_E License number	No	No

Building Conditions Survey Instrument (BCS) Items

Category	BCS #	System/Component Description	Health and Safety?	Structural?
Site Utilities				
	37	Water	Yes	No
	38	Site Sanitary	Yes	No
	39	Site Gas	Yes	No
	40	Site Fuel	Yes	No
	41	Site Electrical, Including Exterior Distribution	Yes	No
	42	Closed Drainage Pipe Stormwater Management System	No	No
	43	Open Drainage Stormwater Management System	No	No
	44	Catch Basins/Drop Inlets/Manholes	No	No
	45	Culverts	No	No
	46	Outfalls	No	No
	47	Infiltration basins/chambers	No	No
	48	Retention Basins	No	No
	49	Wetponds	No	No
	50	Manufactured stormwater proprietary units	No	No
	51	Point of outfall discharge	No	No
	52	Outfall reconnaissance inventory	No	No
Other Site Features				
	53	Pavement (Roadways and Parking Lots)	No	No
	54	Sidewalks	No	No
	55	Playgrounds and Playground Equipment	No	No
	56	Athletic Fields, Play Fields, and Related Structures (such as press bo	No	No
	57	Exterior Bleachers/Stadiums	No	No
	58	Related Structures	No	No
Substructure				
	59	Foundation	No	Yes

Building Conditions Survey Instrument (BCS) Items

Category	BCS #	System/Component Description	Health and Safety?	Structural?
Building Envelope				
	60	Structural Floors	No	Yes
	61	Exterior Walls/Columns	No	Yes
	62	Chimneys	No	Yes
	63	Parapets	No	Yes
	64	Exterior Doors	No	No
	65	Exterior Steps, Stairs, and Ramps	No	Yes
	66	Fire Escapes	No	Yes
	67	Windows	No	No
	68	Roof and Skylights	No	Yes
Interior Spaces				
	69	Interior bearing walls and fire walls	No	Yes
	70	Other Interior Walls	No	No
	71	Carpet	No	No
	72	Resilient tiles or sheet flooring	No	No
	73	Hard flooring (concrete; ceramic tile; stone etc.)	No	No
	74	Wood flooring	No	No
	75	Ceilings	Yes	No
	76	Lockers	No	No
	77	Interior Doors	No	No
	78	Interior Stairs	Yes	No
	79	Elevator, lifts, and escalators	Yes	No
	80	Interior Electrical Distribution	Yes	No
	81	Lighting Fixtures	No	No
	82	Communications Systems	Yes	No
	83	Swimming Pool and Swimming Pool Systems	No	No
Plumbing (Excluding HVAC Systems)				
	84	Water Distribution System	Yes	No
	85	Plumbing Drainage System	Yes	No
	86	Hot Water Heaters	Yes	No
	87	Plumbing Fixtures (including toilets, urinals, lavatories, etc.)	No	No

Building Conditions Survey Instrument (BCS) Items

Category	BCS #	System/Component Description	Health and Safety?	Structural?
HVAC Systems				
	88	HVAC System Type	No	No
	89	Heat Generating Systems	Yes	No
	90	Heating Fuel/Energy Systems	Yes	No
	91	Cooling/Air Conditioning Generating Systems	No	No
	92	Air Handling and Ventilation Equipment: Supply Units, Exhaust Unit	Yes	No
	93	Piped Heating and Cooling Distribution Systems: Piping, Pumps, Ra	Yes	No
	94	Ducted Heating and Cooling Distribution Systems: Ductwork, Contr	Yes	No
	95	HVAC Control Systems	Yes	No
Fire Safety Systems				
	96	Fire Alarm System	Yes	No
	97	Smoke Detection Systems	Yes	No
	98	Fire Suppression Systems: Sprinklers, Standpipes, Kitchen Hoods, e	Yes	No
	99	Emergency/Exit Lighting Systems	Yes	No
	100	Emergency/Standby Power Systems	Yes	No
Accessibility				
	101	Exterior Route	No	No
	102	Interior Route, Access to Goods and Services, and Restroom Faciliti	No	No
	103	Additional Information on Accessibility	No	No
Environment/ Comfort/Health				
	104	General Appearance	No	No
	105	Cleanliness	No	No
	106	Matts/Grills	No	No
	107	Noise	No	No
	108	Lighting Quality	No	No
	109	Evidence of Vermin	No	No

Building Conditions Survey Instrument (BCS) Items

Category	BCS #	System/Component Description	Health and Safety?	Structural?
Indoor Air Quality				
	110	Mold	No	No
	111	Humidity/Moisture	No	No
	112	Ventilation: fresh air intake locations, air filters, etc.	No	No
	113	Indoor Air Quality (IAQ) Plan	No	No
	114	Integrated Pest Management (IPM)	No	No
	115	Radon	No	No
American Red Cross				
	116	American Red Cross	No	No

BUILDING INVENTORY NARRATIVE AND FORMS

Section 3-1

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Pelham Middle/High School

Building Inventory

Middle/High School

The Middle School was constructed as an addition to the existing school building in 2005. This three-story structure is slab-on-grade construction with a split-faced block exterior. This portion of the building houses grades 6 to 8 and, due to its relatively young age, has little need for major maintenance at this time. The needs of this portion of the building are combined with those of the High School in the listing below.

The High School Building was constructed in 1921. It is slab-on-grade construction with granite exterior. It features roofs that are pitched gables along with flat roof sections with simply-ply roofing (EPDM). This portion of the building houses grades 9 to 12. Recent work on the High School includes renovations to the Library, Guidance Office, Student Commons, Resource Room, and the majority of the classrooms. The vast improvements to the inside of the school have been complemented by exterior site improvements, including work to replace paving and sidewalks. Overall the Middle/High School Building was given a Satisfactory rating and no concerns were listed in regard to appearance, cleanliness, lighting quality, or ventilation.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Site Utilities

- Site Electrical, Including Exterior Distribution

Other Site Features

- Sidewalks

Building Envelope

- Exterior Walls/Columns

- Exterior Steps, Stairs, and Ramps

- Windows

- Roof and Skylights

Interior Spaces

- Carpet

- Lighting Fixtures

- Interior Electrical Distribution

- Lockers

- Resilient tiles or sheet flooring

- Other Interior Walls

- Ceilings

Plumbing (Excluding HVAC Systems)

- Plumbing Fixtures (including toilets, urinals, lavatories, etc.)

- Plumbing Drainage System

- Water Distribution System

Building Inventory

HVAC Systems

HVAC Control Systems

Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc.

Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc.

Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.

BUILDING INVENTORY FORM

Building Name: Pelham Middle/High School

Bed Codes Number: 661601030-00001

Address: M.S. 28 Franklin Place, H.S. 575 Colonial Avenue, Pelham NY 10803

Use: Educational 6-12 Current Enrollment: 1,605

Total square footage: 257,580

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 90

	Construction Year	Square Footage
Original Building	1921	162,254
Addition #1	1962	29,326
Addition #2	2005	66,000
Addition #3		
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane
(CIRCLE ONE)

Energy Consumption: \$

Probable Useful Life of Building: 35 Estimated Replacement Value \$38,315,726

Building Facility Report Card Attached: YES No (CIRCLE ONE)

Section 3-2

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Hutchinson Elementary School

Building Inventory

Hutchinson Elementary School

Constructed in 1898, this four-story building houses grades K to 5. It is slab-on-grade construction with brick masonry exterior that includes stone accents. The flat roof is protected with a single-ply roofing system (EPDM). Overall the building was given a Satisfactory rating and no concerns were listed in regard to appearance, cleanliness, lighting quality, or ventilation. Most recently this building underwent replacement of the Fire Alarm System, along with electrical upgrades and roofing repairs. Work has also been performed on the water service, sidewalks, athletic field, lighting fixtures, tile flooring, exterior walls, the chimney, exterior stairs, HVAC system, emergency exits signs and lighting.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Interior Spaces

- Interior Electrical Distribution

- Carpet

- Resilient tiles or sheet flooring

- Interior Stairs

Plumbing (Excluding HVAC Systems)

- Plumbing Drainage System

- Plumbing Fixtures (including toilets, urinals, lavatories, etc.)

- Water Distribution System

HVAC Systems

- Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.

Accessibility

- Additional Information on Accessibility

BUILDING INVENTORY FORM

Building Name: Hutchinson Elementary School

Bed Codes Number: 661601030-00002

Address: 301 Third Avenue, Pelham NY 10803

Use: Educational K-5 Current Enrollment: 308

Total square footage: 63,395

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 113

	Construction Year	Square Footage
Original Building	1898	63,395
Addition #1		
Addition #2		
Addition #3		
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane

(CIRCLE ONE)

Energy Consumption: \$

Probable Useful Life of Building: 20 Estimated Replacement Value \$12,597,629

Building Facility Report Card Attached: YES_ No (CIRCLE ONE)

Section 3-3

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Hutchinson Modular

Building Inventory

Hutchinson Modulars

These portable buildings were installed in 2005 and are used for instruction to students in grades K to 5 enrolled in the Hutchinson Elementary School. As independent, self-contained units, they are provided a complete inspection separate from that of the main school building. A number of exterior systems/components, such as storm water drainage, sidewalks, pavement, and the like, are given attention in the inspection of the elementary school proper. Overall the building was given a Satisfactory rating and no concerns were listed in regard to appearance, cleanliness, lighting quality, or ventilation. It can be noted that with proper maintenance, these units should serve the needs of the school for many years to come. Due to a tree fall, the electrical service was replaced in 2009. The year 2009 also saw replacement of the lighting fixtures in conjunction with the EPC contract work that included Hutchinson Elementary School.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Building Envelope

Roof and Skylights

BUILDING INVENTORY FORM

Building Name: Hutchinson Modulares

Bed Codes Number: 661601030-00015

Address: 301 Third Avenue, Pelham NY 10803

Use: Educational K-5 Current Enrollment: 40

Total square footage: 2,160

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 7

	Construction Year	Square Footage
Original Building	2005	2,160
Addition #1		
Addition #2		
Addition #3		
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane

(CIRCLE ONE)

Energy Consumption: \$_____

Probable Useful Life of Building: 20 Estimated Replacement Value \$500,000

Building Facility Report Card Attached: YES No (CIRCLE ONE)

Section 3-4

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Siwanoy Elementary School

Building Inventory

Siwanoy Elementary School

Constructed in 1910 this three-story building houses grades K to 5. It is slab-on-grade construction with brick masonry exterior that includes stone accents. The roof includes pitched gables and flat roof portions protected with a single-ply roofing system (EPDM). Overall the building was given a Satisfactory rating and no concerns were listed in regard to appearance, cleanliness, lighting quality, or ventilation. Most recently this building underwent replacement of the Fire Alarm System and roofing replacement, site electrical upgrade, along with work to improve site drainage. Work has also been performed recently on the water service, sidewalks, lockers, lighting fixtures, windows (balances), boiler, HVAC systems, building control system, emergency exit signs and lighting.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Building Envelope

- Exterior Walls/Columns

- Exterior Steps, Stairs, and Ramps

Interior Spaces

- Interior Electrical Distribution

Plumbing (Excluding HVAC Systems)

- Water Distribution System

- Plumbing Drainage System

HVAC Systems

- Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.

Accessibility

- Additional Information on Accessibility

BUILDING INVENTORY FORM

Building Name: Siwanoy Elementary School

Bed Codes Number: 661601030-00004

Address: 489 Siwanoy Place, Pelham NY 10803

Use: Educational K-5 Current Enrollment: 270

Total square footage: 45,400

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 104

	Construction Year	Square Footage
Original Building	1907	33,000
Addition #1	1915	6,000
Addition #2	1925	6,400
Addition #3		
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane

(CIRCLE ONE)

Energy Consumption: \$_____

Probable Useful Life of Building: 20 Estimated Replacement Value \$9,667,470

Building Facility Report Card Attached: YES_ No (CIRCLE ONE)

Section 3-5

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Prospect Hill Elementary School

Building Inventory

Prospect Hill Elementary School

Constructed in 1929 this three-story building houses grades K to 5. It is slab-on-grade construction with brick masonry exterior that includes stone accents. The roof includes pitched gables and flat roof portions protected with a single-ply roof system (EPDM). Overall the building was given a Satisfactory rating and no concerns were listed in regard to appearance, cleanliness, lighting quality, or ventilation. Most recently this building underwent replacement of the Fire Alarm System and roofing repairs. Work was also performed recently on the water service, site sanitary, storm water drainage, sidewalks, lockers, lighting fixtures, boiler, HVAC, building control system, emergency exit signs and lighting.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Interior Spaces

- Interior Electrical Distribution

Plumbing (Excluding HVAC Systems)

- Hot Water Heaters

- Plumbing Drainage System

- Water Distribution System

HVAC Systems

- Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.

Fire Safety Systems

- Emergency/Exit Lighting Systems

Accessibility

- Additional Information on Accessibility

BUILDING INVENTORY FORM

Building Name: Prospect Hill Elementary School

Bed Codes Number: 661601030-00005

Address: 1000 Washington Avenue, Pelham NY 10803

Use: Educational K-5 Current Enrollment: 289

Total square footage: 46,550

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 82

	Construction Year	Square Footage
Original Building	1929	46,550
Addition #1		
Addition #2		
Addition #3		
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane

(CIRCLE ONE)

Energy Consumption: \$_____

Probable Useful Life of Building: 20 Estimated Replacement Value \$10,066,551

Building Facility Report Card Attached: YES No (CIRCLE ONE)

Section 3-6

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Colonial Elementary School

Building Inventory

Colonial Elementary School

Constructed in 1926 this three-story structure houses grades K to 5. It is slab-on-grade construction with a brick masonry exterior and a flat roof covered with a built-up roofing system. Overall the building was given a Satisfactory rating with no concerns listed in regard to appearance, cleanliness, lighting quality, or ventilation. In 2009 construction began on a 5,500 sq ft addition, adding a new Library, three classrooms, and an elevator. This resulted in improvements to a number of systems and components, including: building water service, site electrical, storm water drainage, site pavement, and repaving of the playground.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Building Envelope

- Exterior Walls/Columns

- Exterior Steps, Stairs, and Ramps

Interior Spaces

- Interior Electrical Distribution

- Carpet

Plumbing (Excluding HVAC Systems)

- Plumbing Drainage System

- Water Distribution System

HVAC Systems

- Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.

BUILDING INVENTORY FORM

Building Name: Colonial Elementary School

Bed Codes Number: 661601030-00003

Address: 315 Highbrook Avenue, Pelham NY 10803

Use: Educational K-5 Current Enrollment 288

Total square footage: 34,312

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 85

	Construction Year	Square Footage
Original Building	1926	28,800
Addition #1	2009	5,512
Addition #2		
Addition #3		
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane

(CIRCLE ONE)

Energy Consumption: \$_____

Probable Useful Life of Building: 20 Estimated Replacement Value \$6,084,620

Building Facility Report Card Attached: YES_ No (CIRCLE ONE)

Section 3-7

Document: Building Inventory Narrative

District: Pelham Union Free School District

Building: Glover Field

Building Inventory

Glover Field Complex

The Storage Building on this site was constructed in 1995, the Stadium Pressbox and Field House were constructed in 1998. The Storage Building has been augmented by the use of steel shipping containers. Recently, consideration has been given to enhancing the exterior protection and physical appearance of these units. Overall these structures were given a Satisfactory rating and no concerns were listed in regard to appearance, cleanliness, lighting quality. Some concern was expressed in the report regarding ventilation in these buildings. Improvements have been made recently to the running track surface and the baseball dugouts. The water service, sidewalks, lockers, lighting fixtures, windows (balances), boiler, HVAC system, building control system, and emergency exit signs and lighting. In 2003 renovation was performed on the Field House. It should be noted that NYSED views the structures on the Glover Field Complex as unoccupied buildings. Nonetheless, an inventory of buildings systems and components that require replacement, repair, or maintenance is listed below by category.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

Site Utilities

- Closed Drainage Pipe Stormwater Management System

Other Site Features

- Related Structures

- Exterior Bleachers/Stadiums

Plumbing (Excluding HVAC Systems)

- Water Distribution System

BUILDING INVENTORY FORM

Building Name: Glover Field Complex

Bed Codes Number: 661601030-0 (Pressbox 7013) (Storage 2011) (Field House 7009)

Address: Pelham NY 10803

Use: N/A Current Enrollment: N/A

Total square footage: 8,798

Ownership: Owned Operated Leased (CIRCLE ONE)

Building Condition Survey Rating:

Excellent Good Satisfactory Unsatisfactory (CIRCLE ONE)

Building Age: 16

	Construction Year	Square Footage
Original Building		
Addition #1	Storage Bldg 1995	2,014
Addition #2	Press Box 1998	144
Addition #3	Field House 1998	6,640
Addition #4		
Addition #5		
Addition #6		
Addition #7		
Addition #8		
Addition #9		
Addition #10		

Heating System Energy Source: Electric Geothermal Natural Gas Oil Propane

(CIRCLE ONE)

Energy Consumption: \$_____

Probable Useful Life of Building: 20 Estimated Replacement Value \$1,033,383

Building Facility Report Card Attached: YES_ No (CIRCLE ONE)

DISTRICT WIDE ANALYSIS & PRIORITIZATION

District-wide Analysis and Prioritization

Priority 1

Middle/High School

Replace spalled, broken and heaved concrete walk at the corner of Franklin and Wolf.	\$3,125.00
Re-route window AC unit condensate piping so as to not discharge on to the face of the masonry stone façade and steel lintels and windows below. (Photo HS IMG_3276)	\$12,500.00
Replace corroded pipe railing at stair to Basement in the service court between the High School and the Annex, prepare, prime, and paint railing and hand rail. (Photo HS IMG_3284, 85)	\$5,625.00
Replace carpeting in Language Lab B-207. (Photo HS IMG_3227-28)	\$31,250.00
Install firestopping as required in selected areas - typically in utility closets and in the Book Storage Room. (Photo HS IMG_3224, A IMG_3237, 45, 46)	\$6,250.00
Replace damaged Insulation in Fan Room above Rm. 009. (Photo HS Fan Rm Insulation)	\$625.00

Hutchinson Elementary School

Replace wooden handrails that do not meet NYSBC as they are too low and the cross sectional area is too large. (Photo H IMG_2789, 2790)	\$18,750.00
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Hutchinson Modulars

No items to list for Priority Year 1	\$0.00
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Siwanoy Elementary School

Re-point, install sealant/backer rod as required at precast elements, specifically in sill areas. (Photo S IMG_3003, 3005)	\$43,750.00
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Prospect Hill Elementary School

Install visible Exit signs where the Corridors intersect at all three (3) floors and at the Corridor adjacent to Art Room 012. (Photo PH IMG_2941)	\$2,500.00
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Colonial Elementary School

Remove and Replace existing retaining wall, stairs and rail at the Lower Level Exit. (Photo - C Retaining Wall from Lower Level)	\$9,375.00
Replace carpeting in Classrooms 107 and 103 that have exceeded useful life. Cost includes abatement of gXg VAT prior to installation.	\$31,250.00

District-wide Analysis and Prioritization

Priority 1

Glover Field Complex

Install appropriate railing to back and sides of bleachers. (Photo GF IMG_3299, 3300)	\$18,750.00
Repair select areas and locations of segmental retaining wall. (Photo GF IMG_3295-3297, 3302)	\$6,250.00

Priority 1 Total	\$190,000.00
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District-wide Analysis and Prioritization

Priority 2

Middle/High School

Pre-cast elements and sills require re-pointing/sealant/backer rod. Replace selected window lintels that are showing signs of corrosion. (Photo HS IMG_3254-3267, 3270-3275)	\$160,000.00
Replace interior wall finish (including tile and necessary wall repairs) in the Boy's and Girl's Gymnasium Locker Rooms of the 1921 Building. (Photo HS IMG_3197-3210, 3214-20, 3222-23)	\$616,960.00
Replace lockers in the Boy's and Girl's Gymnasium Locker Room of the 1921 building that have long exceeded their useful life. (Photo HS IMG_3202-07)	\$64,000.00
Replace light fixtures in the Boy's and Girl's Gymnasium Locker Rooms in the 1921 portion of the building.	\$123,264.00
Replace plumbing fixtures in the Boy's and Girl's Toilets at the Gymnasium Locker Room of the 1921 building that are beyond useful life. (Photo HS IMG_3218-20)	\$166,400.00
Upgrade ventilation equipment associated with the Boy's and Girl's Gymnasium Locker Rooms at the 1921 Building, , including verification of appropriate air exchange. (Photo HS IMG_3206, 3200)	\$247,040.00

Hutchinson Elementary School

Abate 9X9 VAT Floor Tile - Lower Level small closet at Entryway and Room 002, First Floor (Speech) Room 103 and Second Floor Room 206 and install new VCT.	\$70,400.00
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Hutchinson Modulars

No items to list for Priority Year 2	\$0.00
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Siwanoy Elementary School

Install hand rail at steps to Street Level, at Student Drop-off and at steps/retaining wall at Playground Level. (Photo S IMG_2999, 3006-09)	\$12,800.00
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Prospect Hill Elementary School

There are no Priority Year 2 items to list	\$0.00
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Colonial Elementary School

No items to list for Priority Year 2	\$0.00
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Glover Field Complex

No Items to list for Priority Year 2	\$0.00
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District-wide Analysis and Prioritization

Priority 2

Priority 2 Total \$1,460,864.00

District-wide Analysis and Prioritization

Priority 3

Middle/High School

Replace High School Gymnasium roof	\$433,872.00
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Hutchinson Modulars

No items to list for Priority Year 3	\$0.00
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Siwanoy Elementary School

There are no Priority Year 3 items to include	\$0.00
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Prospect Hill Elementary School

Replace hot water heater that has exceeded its useful life. (Photo PH IMG_2937)	\$5,240.00
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Colonial Elementary School

Replace corroded steel window lintels on West side of the building	\$4,585.00
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Glover Field Complex

No Items to list for Priority Year 3	\$0.00
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Priority 3 Total	\$443,697.00
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District-wide Analysis and Prioritization

Priority 4

Middle/High School

Replace all Corridor flooring at the original High School Building with new VCT	\$675,000.00
Replace Roof Top Units, RTU-1, 2, 3, 4 & 5 at the Middle School and Annex.	\$2,261,250.00

Hutchinson Elementary School

Replace sub-panels that have exceeded their useful life	\$1,350,000.00
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Hutchinson Modulares

No items to list for Priority Year 4	\$0.00
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Siwanoy Elementary School

Replace antiquated sub-panels that have exceeded their useful life. (Photo S IMG_2996, 2997)	\$1,215,000.00
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Prospect Hill Elementary School

Replace antiquated sub-panels that have exceeded their useful life	\$1,147,500.00
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Colonial Elementary School

Replace antiquated sub-panels that have exceeded useful life.	\$1,147,500.00
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Glover Field Complex

Install catch basin(s) and dry well(s) to address storm drainage condition along entry road	\$40,500.00
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Priority 4 Total	\$7,836,750.00
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District-wide Analysis and Prioritization

Priority 5

Middle/High School

Upgrade electrical service including new switchgear and increased capacity to accommodate technology and other needs.	\$193,200.00
Replace windows not replaced in 2009/2010 window project at the High School (Original Building)	\$2,656,500.00
Replace Annex windows.	\$270,480.00
Abate gXg VAT floor tile at High School Toilet 200A, Janitor Closet in Band Rm-053 and at Utility Closet in the Annex, adjacent to Toilet-158B and Rm's 150, 151, 152, '53 155 & 157. (Photo HS IMG_HS Room200A, 3229, A IMG_3240-42, 3235)	\$172,500.00
Replace water-damaged synthetic flooring in Blue Gymnasium	\$517,500.00
Upgrade distribution panels to accommodate technology and other need increase in the 1921 portion of the building.	\$2,139,000.00
Replace water distribution piping the the 1921 portion of the building.	\$690,000.00
Replace waste piping in the 1921 portion of the building.	\$690,000.00
Replace heat piping from main supplies to end units. (Photo HS IMG_3222)	\$3,933,000.00
Upgrade all thermostats to electronic type (Wireless)	\$165,600.00

Hutchinson Elementary School

Replace carpet in Principals Office	\$3,450.00
Replace water distribution piping	\$759,000.00
Replace waste (sanitary) piping.	\$759,000.00
Replace plumbing fixtures in Lower Level Toilets No's 012, 013 and 010B that have exceeded useful life.	\$13,800.00
Replace Heat Piping from Main Supply to End units.	\$1,863,000.00
Building Configuration would require 1 or 2 elevator's in combination with wheel chair lifts. Toilets are not ADA compliant.	\$1,725,000.00

Hutchinson Modulars

Replace EPDM Roofing	\$27,600.00
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District-wide Analysis and Prioritization

Priority 5

Siwanoy Elementary School

Replace domestic water piping. (Photo S IMG_2995)	\$483,000.00
Replace waste water piping	\$483,000.00
Replace heat piping from main supply to end units. (Photo S IMG_2992)	\$1,587,000.00
Provide accessibility for those with physical disabilities. Building configuration indicates need for 1 or 2 elevator(s) in combination with wheel chair lift(s). Remodel Toilets to be ADA compliant.	\$1,173,000.00

Prospect Hill Elementary School

Replace water distribution system	\$828,000.00
Replace waste water	\$828,000.00
Replace heat piping from Main Supply to End Units.	\$2,070,000.00
Provide elevator(s) in combination with wheel chair lift(s) and update toilets to meet ADA Requirements.	\$2,070,000.00

Colonial Elementary School

Replace water distribution piping	\$483,000.00
Replace waste water piping.	\$483,000.00
Replace heat piping from main supply to end units	\$1,449,000.00

Glover Field Complex

Provide 2" copper waterline to Storage Building (Maintenance Garage)	\$38,640.00
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Priority 5 Total **\$28,554,270.00**

Grand Total: **\$38,485,581.00**

**FACILITY ESTIMATED EXPENSES FORMS:
FIVE YEAR PLAN BY BUILDING**

Estimated Expenses for Each Plan Year

This Section shall include:

- *Estimated expenses for each facility for years one through five to be provided on SED form Facility Estimated Expenses Form (Completed Form follows).*
- *Estimated expenses for all district buildings for years one through five to be provided on SED form District Estimated Expenses Summary Form (Completed Form follows).*

Section 5-1

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Pelham Middle/High School

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Middle/High School

3/31/2016

SED Number: 66-160-103-001

SED Number: 66-160-103-001

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Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Middle/High School

3/31/2016

SED Number: 66-160-103-001

BCS #	Item Description	Construction	New	Addition	Alteration	Major System	Major Repair	Energy	Capital	Bond	Costs
Year 4											
72	Replace all Corridor flooring at the original High School Building with new VCT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$675,000.00
92	Replace Roof Top Units, RTU-1, 2, 3, 4 & 5 at the Middle School and Annex.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,261,250.00
										Priority Year Total	\$2,936,250.00
Year 5											
41	Upgrade electrical service including new switchgear and increased capacity to accommodate technology and other needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$193,200.00
67	Replace Annex windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$270,480.00
67	Replace windows not replaced in 2009/2010 window project at the High School (Original Building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,656,500.00
72	Abate 9X9 VAT floor tile at High School Toilet 200A, Janitor Closet in Band Rm-053 and at Utility Closet in the Annex, adjacent to Toilet-158B and Rm's 150, 151, 152, '53 155 & 157. (Photo HS IMG_HS Room200A, 3229, A IMG_3240-42, 3235)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$172,500.00
72	Replace water-damaged synthetic flooring in Blue Gymnasium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$517,500.00
80	Upgrade distribution panels to accommodate technology and other need increase in the 1921 portion of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,139,000.00
84	Replace water distribution piping the the 1921 portion of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$690,000.00
85	Replace waste piping in the 1921 portion of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$690,000.00
93	Replace heat piping from main supplies to end units. (Photo HS IMG_3222)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,933,000.00
95	Upgrade all thermostats to electronic type (Wireless)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$165,600.00
										Priority Year Total	\$11,427,780.00
										Facility Total:	\$16,234,941.00

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Hutchinson Elementary School

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Hutchinson Elementary School

3/31/2016

SED Number: 66-160-103-002

BCS #	Item Description	Construction New Addition Major System Major Repair Energy Capital Bond	Costs
Year 1			
78	Replace wooden handrails that do not meet NYSBC as they are too low and the cross sectional area is too large. (Photo H IMG_2789, 2790)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$18,750.00
Priority Year Total			\$18,750.00
Year 2			
72	Abate 9X9 VAT Floor Tile - Lower Level small closet at Entryway and Room 002, First Floor (Speech) Room 103 and Second Floor Room 206 and install new VCT.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$70,400.00
Priority Year Total			\$70,400.00
Year 4			
80	Replace sub-panels that have exceeded their useful life	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,350,000.00
Priority Year Total			\$1,350,000.00
Year 5			
71	Replace carpet in Principals Office	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$3,450.00
84	Replace water distribution piping	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$759,000.00
85	Replace waste (sanitary) piping.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$759,000.00
87	Replace plumbing fixtures in Lower Level Toilets No's 012, 013 and 010B that have exceeded useful life.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$13,800.00
93	Replace Heat Piping from Main Supply to End units.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,863,000.00
103	Building Configuration would require 1 or 2 elevator's in combination with wheel chair lifts. Toilets are not ADA compliant.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,725,000.00
Priority Year Total			\$5,123,250.00
Facility Total:			\$6,562,400.00

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Hutchinson Modular

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Hutchinson Modulares

3/31/2016

SED Number: 66-160-103-015

BCS #	Item Description	Construction New Addition Major System Major Repair Energy Capital Bond	Costs
Year 1			
	No items to list for Priority Year 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
		Priority Year Total	\$0.00
Year 2			
	No items to list for Priority Year 2	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
		Priority Year Total	\$0.00
Year 3			
	No items to list for Priority Year 3	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
		Priority Year Total	\$0.00
Year 4			
	No items to list for Priority Year 4	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
		Priority Year Total	\$0.00
Year 5			
68	Replace EPDM Roofing	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$27,600.00
		Priority Year Total	\$27,600.00
		Facility Total:	\$27,600.00

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Siwanoy Elementary School

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Siwanoy Elementary School

3/31/2016

SED Number: 66-160-103-004

BCS #	Item Description	<div> <div>Construction</div> <div>New</div> <div>Addition</div> <div>Alteration</div> <div>Major System</div> <div>Major Repair</div> <div>Energy</div> <div>Capital</div> <div>Bond</div> </div>	Costs
Year 1			
61	Re-point, install sealant/backer rod as required at precast elements, specifically in sill areas. (Photo S IMG_3003, 3005)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$43,750.00
Priority Year Total			\$43,750.00
Year 2			
65	Install hand rail at steps to Street Level, at Student Drop-off and at steps/retaining wall at Playground Level. (Photo S IMG_2999, 3006-09)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$12,800.00
Priority Year Total			\$12,800.00
Year 3			
	There are no Priority Year 3 items to include	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
Priority Year Total			\$0.00
Year 4			
80	Replace antiquated sub-panels that have exceeded their useful life. (Photo S IMG_2996, 2997)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,215,000.00
Priority Year Total			\$1,215,000.00
Year 5			
84	Replace domestic water piping. (Photo S IMG_2995)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$483,000.00
85	Replace waste water piping	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$483,000.00
93	Replace heat piping from main supply to end units. (Photo S IMG_2992)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,587,000.00
103	Provide accessibility for those with physical disabilities. Building configuration indicates need for 1 or 2 elevator(s) in combination with wheel chair lift(s). Remodel Toilets to be ADA compliant.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,173,000.00
Priority Year Total			\$3,726,000.00
Facility Total:			\$4,997,550.00

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Prospect Hill Elementary School

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Prospect Hill Elementary School

3/31/2016

SED Number: 66-160-103-005

BCS #	Item Description	Construction New Addition Major System Major Repair Energy Capital Bond	Costs
Year 1			
99	Install visible Exit signs where the Corridors intersect at all three (3) floors and at the Corridor adjacent to Art Room 012. (Photo PH IMG_2941)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$2,500.00
Priority Year Total			\$2,500.00
Year 2			
	There are no Priority Year 2 items to list	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
Priority Year Total			\$0.00
Year 3			
86	Replace hot water heater that has exceeded its useful life. (Photo PH IMG_2937)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$5,240.00
Priority Year Total			\$5,240.00
Year 4			
80	Replace antiquated sub-panels that have exceeded their useful life	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,147,500.00
Priority Year Total			\$1,147,500.00
Year 5			
84	Replace water distribution system	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$828,000.00
85	Replace waste water	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$828,000.00
93	Replace heat piping from Main Supply to End Units.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$2,070,000.00
103	Provide elevator(s) in combination with wheel chair lift(s) and update toilets to meet ADA Requirements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$2,070,000.00
Priority Year Total			\$5,796,000.00
Facility Total:			\$6,951,240.00

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Colonial Elementary School

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Colonial Elementary School

3/31/2016

SED Number: 66-160-103-003

BCS #	Item Description	Construction New Addition Major System Alteration Major Repair Energy Capital Bond	Costs
Year 1			
65	Remove and Replace existing retaining wall, stairs and rail at the Lower Level Exit. (Photo - C Retaining Wall from Lower Level)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$9,375.00
71	Replace carpeting in Classrooms 107 and 103 that have exceeded useful life. Cost includes abatement of gXg VAT prior to installation.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$31,250.00
Priority Year Total			\$40,625.00
Year 2			
	No items to list for Priority Year 2	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$0.00
Priority Year Total			\$0.00
Year 3			
61	Replace corroded steel window lintels on West side of the building	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$4,585.00
Priority Year Total			\$4,585.00
Year 4			
80	Replace antiquated sub-panels that have exceeded useful life.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,147,500.00
Priority Year Total			\$1,147,500.00
Year 5			
84	Replace water distribution piping	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$483,000.00
85	Replace waste water piping.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$483,000.00
93	Replace heat piping from main supply to end units	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$1,449,000.00
Priority Year Total			\$2,415,000.00
Facility Total:			\$3,607,710.00

Document: Facility Estimated Expenses Form

District: Pelham Union Free School District

Building: Glover Field

Facility Estimated Expense Form

District or Board Name: Pelham Union Free School District

Facility Name: Glover Field Complex

3/31/2016

SED Number: 66-160-103-000

BCS #	Item Description	Construction	New	Addition	Alteration	Major System	Major Repair	Energy	Capital	Bond	Costs
Year 1											
57	Install appropriate railing to back and sides of bleachers. (Photo GF IMG_3299, 3300)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$18,750.00
58	Repair select areas and locations of segmental retaining wall. (Photo GF IMG_3295-3297, 3302)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$6,250.00
										Priority Year Total	\$25,000.00
Year 2											
No Items to list for Priority Year 2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00
										Priority Year Total	\$0.00
Year 3											
No Items to list for Priority Year 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00
										Priority Year Total	\$0.00
Year 4											
42	Install catch basin(s) and dry well(s) to address storm drainage condition along entry road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$40,500.00
										Priority Year Total	\$40,500.00
Year 5											
84	Provide 2" copper waterline to Storage Building (Maintenance Garage)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$38,640.00
										Priority Year Total	\$38,640.00
										Facility Total:	\$104,140.00
										Grand Total:	\$38,485,581.00

DISTRICT ESTIMATED EXPENSES SUMMARY FORM

District Estimated Expenses Summary Form

Pelham Union Free School District

3/31/2016

Year 1		Costs
66-160-103-001	Middle/High School	\$59,375.00
66-160-103-002	Hutchinson Elementary School	\$18,750.00
66-160-103-015	Hutchinson Modulares	\$0.00
66-160-103-004	Siwanoy Elementary School	\$43,750.00
66-160-103-005	Prospect Hill Elementary School	\$2,500.00
66-160-103-003	Colonial Elementary School	\$40,625.00
66-160-103-000	Glover Field Complex	\$25,000.00

Year Total \$190,000.00

Year 2		Costs
66-160-103-001	Middle/High School	\$1,377,664.00
66-160-103-002	Hutchinson Elementary School	\$70,400.00
66-160-103-015	Hutchinson Modulares	\$0.00
66-160-103-004	Siwanoy Elementary School	\$12,800.00
66-160-103-005	Prospect Hill Elementary School	\$0.00
66-160-103-003	Colonial Elementary School	\$0.00
66-160-103-000	Glover Field Complex	\$0.00

Year Total \$1,460,864.00

Year 3		Costs
66-160-103-001	Middle/High School	\$433,872.00
66-160-103-015	Hutchinson Modulares	\$0.00
66-160-103-004	Siwanoy Elementary School	\$0.00
66-160-103-005	Prospect Hill Elementary School	\$5,240.00
66-160-103-003	Colonial Elementary School	\$4,585.00
66-160-103-000	Glover Field Complex	\$0.00

Year Total \$443,697.00

Year 4		Costs
66-160-103-001	Middle/High School	\$2,936,250.00
66-160-103-002	Hutchinson Elementary School	\$1,350,000.00
66-160-103-015	Hutchinson Modulares	\$0.00
66-160-103-004	Siwanoy Elementary School	\$1,215,000.00
66-160-103-005	Prospect Hill Elementary School	\$1,147,500.00
66-160-103-003	Colonial Elementary School	\$1,147,500.00
66-160-103-000	Glover Field Complex	\$40,500.00

Year Total **\$7,836,750.00**

Year 5		Costs
66-160-103-001	Middle/High School	\$11,427,780.00
66-160-103-002	Hutchinson Elementary School	\$5,123,250.00
66-160-103-015	Hutchinson Modulares	\$27,600.00
66-160-103-004	Siwanoy Elementary School	\$3,726,000.00
66-160-103-005	Prospect Hill Elementary School	\$5,796,000.00
66-160-103-003	Colonial Elementary School	\$2,415,000.00
66-160-103-000	Glover Field Complex	\$38,640.00

Year Total **\$28,554,270.00**Grand Total **\$38,485,581.00**

SUMMARY

Summary

This section includes:

- *The means and methods used to collect and analyze the information presented.*
- *The district's rationale for the priority ranking presented in the plan.*
- *A statement reflecting the districts capital maintenance and improvement philosophy clearly supported by the results of the planning process.*

Summary

The Pelham Union Free School District's mission is to nurture and enrich the lives of all of its members by providing them with the opportunities, skills and knowledge to become contributing and responsible citizens. To create and maintain a learning environment that prepares students for a changing, diverse, global society. This is to be accomplished through a close partnership with family and community members with an uncompromising commitment to excellence. The District will provide a network of support to ensure successful outcomes for every student.

The board of education has stated the following broad goals for facilities development:

- Integrate facilities planning with other aspects of district planning in a comprehensive program designed to support the Board's educational philosophy and instructional goals.
- Address state learning standards and student educational needs in developing educational specifications for school buildings.
- Design facilities for sufficient flexibility to permit program modification or the introduction of new programs.
- Involve the community, district staff and experts in facilities development.
- Design economically feasible facilities that meet student educational needs.
- Seek all possible mechanisms for financing school facilities.
- Provide adequate school space to accommodate future improvements in educational programs and services.
- Consider the adaptability of school facilities for community use.

To achieve and maintain these objectives, the Board of Education and Superintendent of Schools has accepted responsibility for the formulation and implementation of the following plans for school building facilities:

- Comprehensive long-range facilities development plan. This plan shall be kept current and re-evaluated at least annually. It shall include an appraisal of the following:
 - Educational philosophy of the district, with resulting administrative organization and program requirements
 - Present and projected pupil enrollments.
 - Space use and state rated pupil capacity of existing facilities
 - Priority of need of maintenance, repair or modernization of existing facilities, including consideration of the obsolescence and retirement of certain facilities.
 - Provision of additional facilities
- Five-year capital facilities plan. This plan will be updated annually and shall include the following:
 - A yearly breakdown of the estimated expenses for construction, additions, alterations, major repairs, system replacement and repairs and maintenance and energy consumption
 - A district wide building inventory including the number and type of facilities; the age, capacity, use and size of each building; and each building's safety ratings, energy sources, probable useful life, major system repairs needed and asbestos reports.

Decision making process for prioritizing and amending the capital needs annually, will be guided by the desire to be responsive to the following criteria:

- The elimination of health and safety items as first priority.
- Compliance with current building code and accessibility requirements so that buildings no longer have to operate under "grandfathered" status.

Summary

- Replacement of deteriorated and outdated infrastructure.
- Maximizing the potential for energy savings.
- Ensuring that the number of children assigned to a given classroom continues to be comparable to regional and state norms.

The district will continue to use various resources to collect and analyze information on all facilities. These include the following:

- Building Condition Surveys – Conducted every five years by a licensed architect or engineer. The survey shall include all program spaces and building systems components as required for evidence of movement, deterioration, structural failure, probable useful life, need for repair and maintenance and need for replacement.
- Visual Inspections – At regular intervals visual re-inspection of the components of the building condition survey will be made to determine changes that may have occurred and review and update the safety rating, as needed. This includes but is not limited to Building Exterior (masonry) and roof inspections.
- Monitoring Procedures – Established procedures to monitor the safety and condition of all occupied school buildings will be maintained. Monitoring the condition of school buildings to assure that they are safe and maintained in a state of good repair will be on going and will include:
 - The involvement of the Health and Safety Committee
 - A comprehensive maintenance plan for all major building systems
 - Integrated pest management (IPM) program
 - Indoor air quality (IAQ) program
 - The investigation and disposition of complaints related to health and safety.
- Fire Safety Inspections – All buildings owned, operated, or leased will be inspected for fire safety at least once annually by an inspector who is qualified per the requirements of the State.
- Fire Administrator - Any violation(s) of the State Uniform Fire Prevention and Building Code will be corrected immediately.
- Building Environment Evaluation – Conducted by the building Principal or his or her designee. The purpose of this evaluation is to establish the overall quality of each space in the building as it relates to the function of the space, with required changes for program needs.
- Building Systems Evaluations – Performed by the head custodian of each building to establish the integrity and needed maintenance of the systems in each facility. This information will be shared with inspection personnel during the annual visual inspections and building condition surveys.
- Code Compliance Evaluations – A review of the facilities and information in reports including the Health and Safety Committee Report(s), Insurance Inspections, AHERA Report, and Structural Inspection. Evaluation of this information to assure that all work is in compliance with codes is included in the Five-Year Plan and is prioritized accordingly.
- Certificate of Occupancy – The requirements necessary to maintain a valid certificate of occupancy shall be maintained at all times.

INDEX OF PHOTOGRAPHS FROM 2015 BUILDING CONDITIONS SURVEY INSPECTION

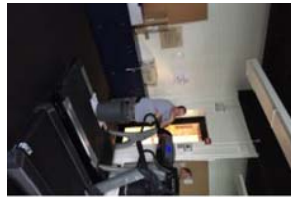
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HS Fan Rm. Insulation



HS Fitness Cntr.01



HS Fitness Cntr.02



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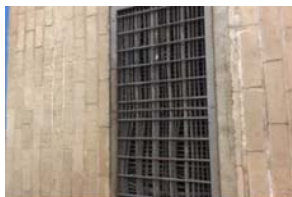
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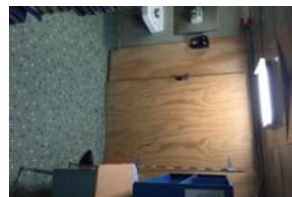
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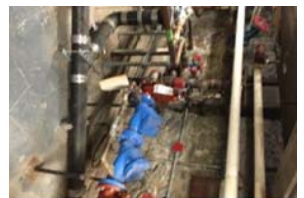
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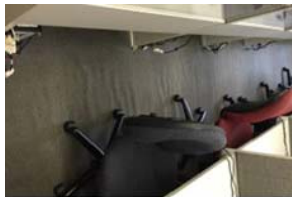
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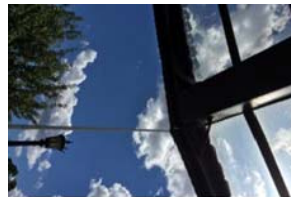
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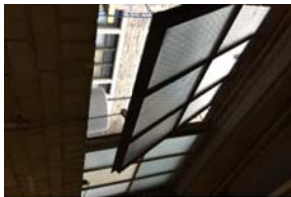
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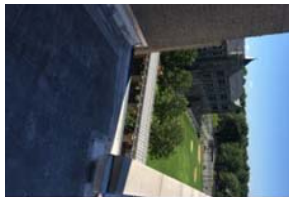
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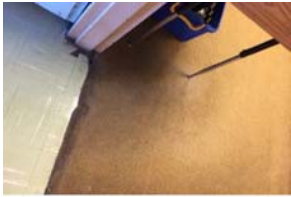
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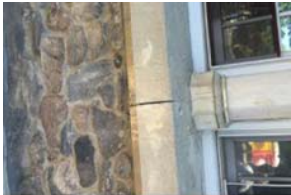
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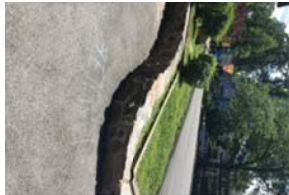
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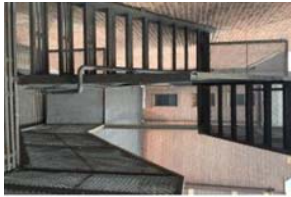
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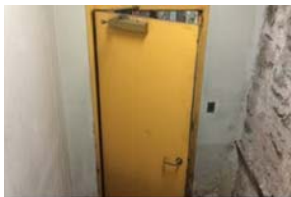
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PHOTO INDEX - PELHAM 2015 BCS GLOVER FIELD



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