

# Pocantico Hills Central School District

## Project Update

October 18, 2016



architects + engineers  
practical approach. *creative results.*



# Auditorium Interior Renovation and Emergency Lighting Upgrade



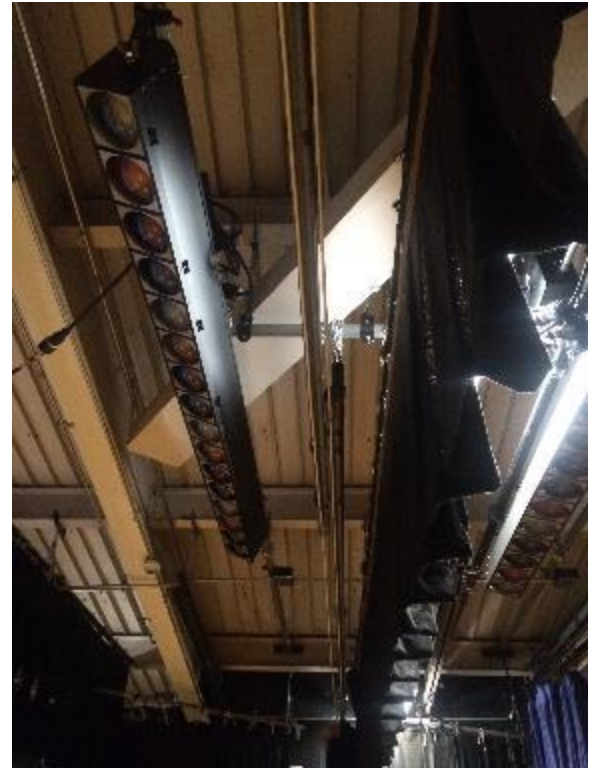
# Pocantico Hills Auditorium Renovation

- Replacement of seats
- Removal of vinyl asbestos floor tile
- Replacement of theatrical lighting and sound systems
- Renovation of custodial closet to include control booth
- Replacement of plaster ceiling to correct acoustics
- Upgrades to audience lighting (including emergency lighting)
- Repair of stage floor
- Address exterior drainage issue

# Existing Auditorium



Old and worn auditorium seating

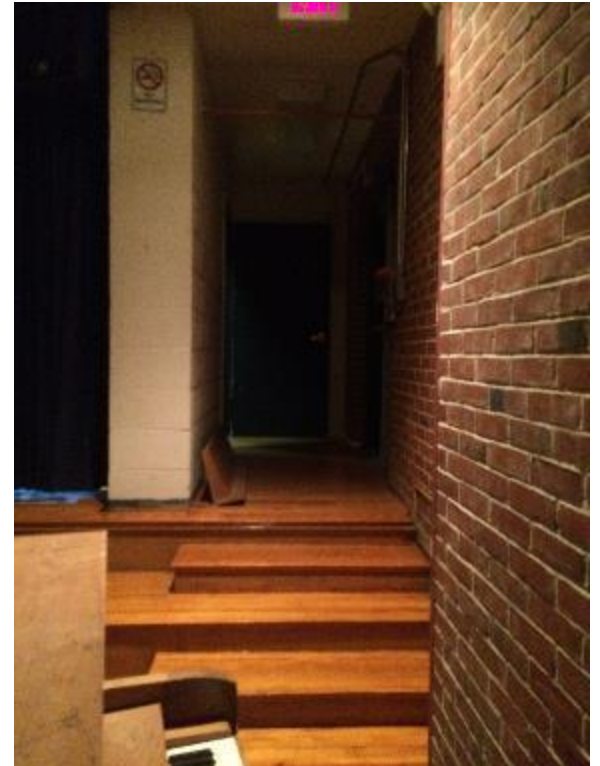


Inadequate stage lighting and sound

# Existing Auditorium

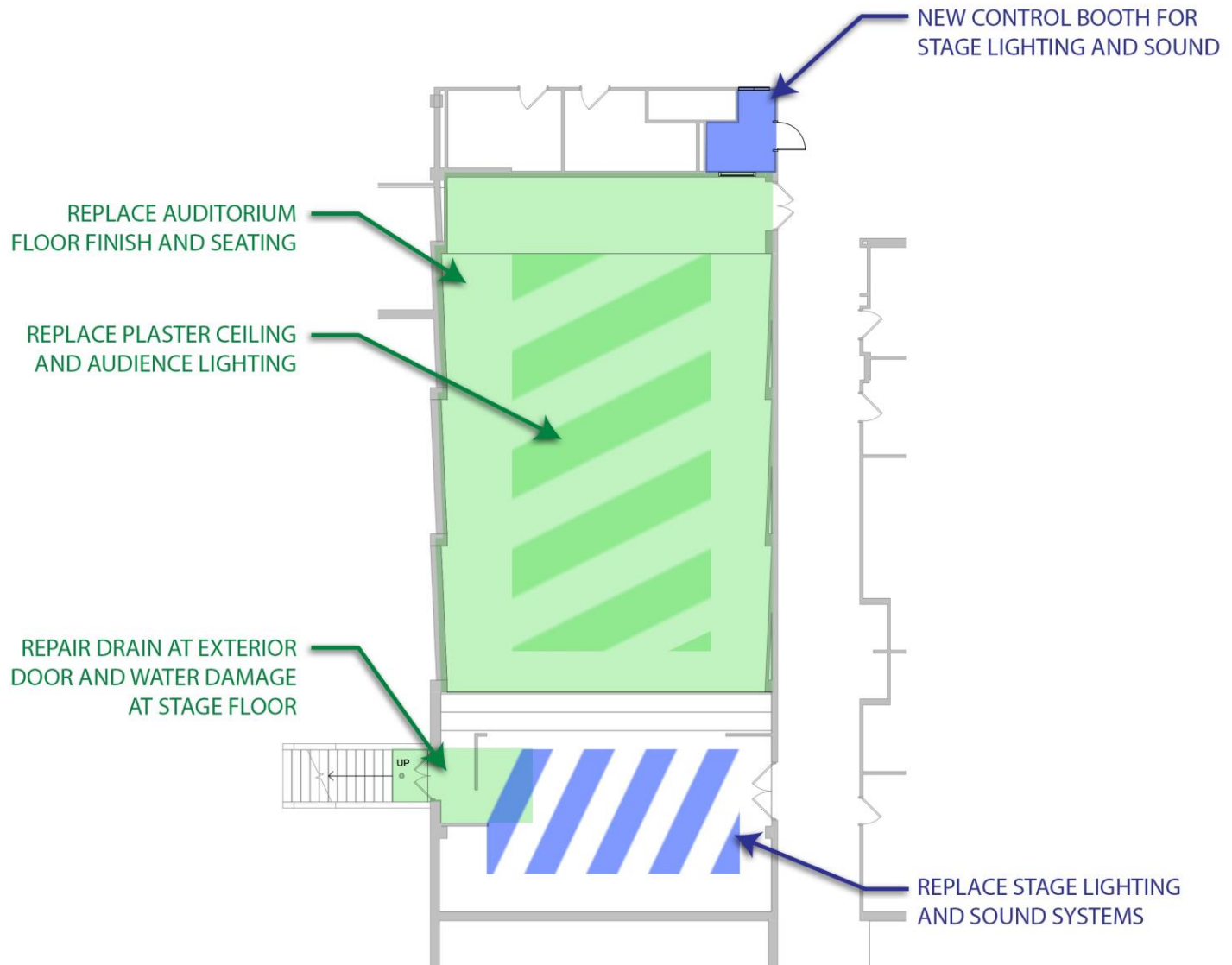


Malfunctioning exterior drain



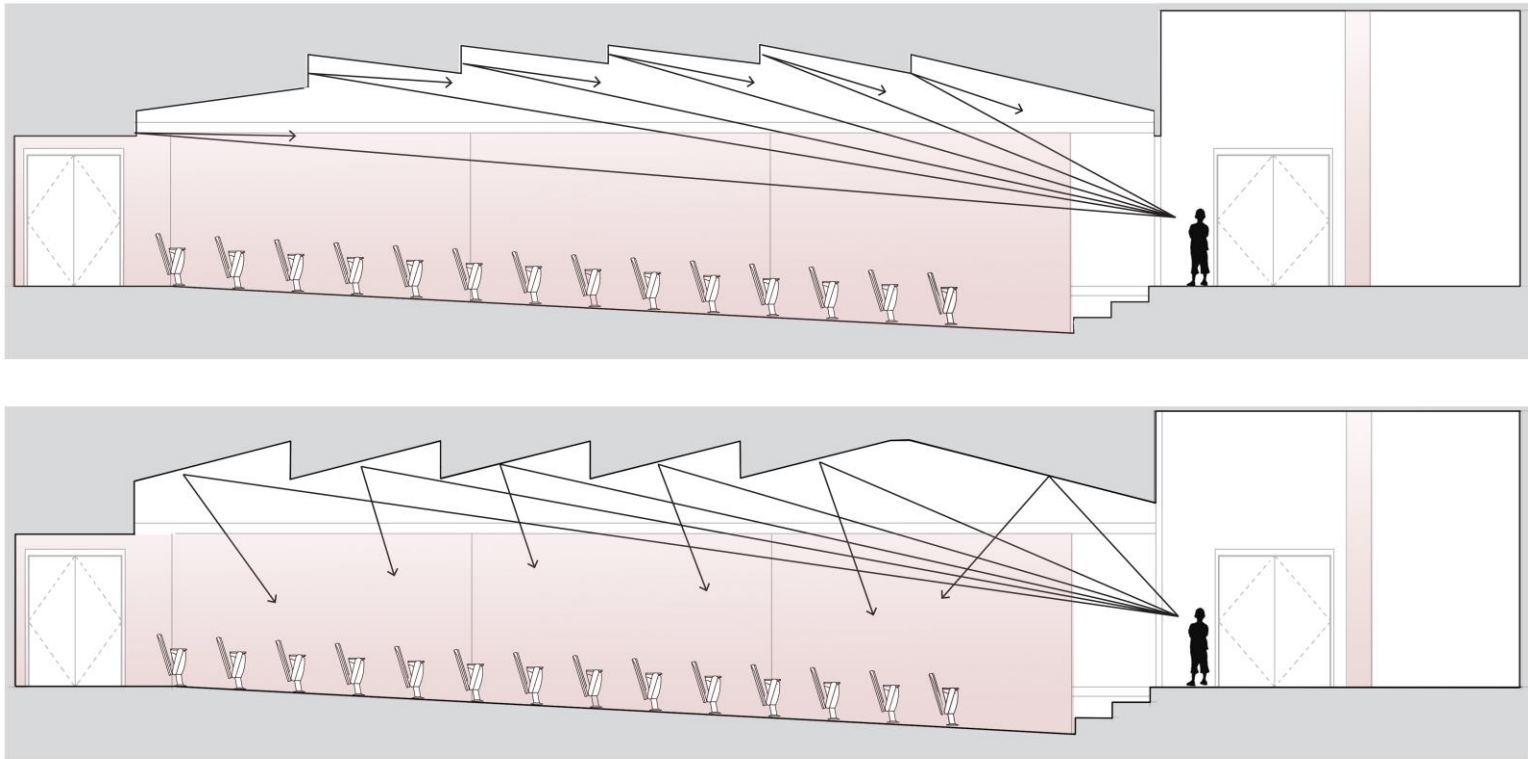
Water damaged stage floor

# Scope of work for Auditorium Renovations





# Scope of work for Auditorium Renovations



Ceiling replacement to improve acoustics

# Cost Opinion for Auditorium Renovations

## Base Building Costs

1	Demolition	\$	77,430.00
2	Renovation and interior finishes	\$	202,560.00
3	Site work/drainage allowance	\$	20,000.00
4	Subtotal Base Building Costs	\$	299,990.00

## Construction Cost Contingency and Escalation

5	Design Cost Contingency 5%	\$	14,999.50
6	Construction Cost Contingency 5%	\$	14,999.50
7	Construction Cost Escalation (and/or inflation) 3%	\$	8,999.70
8	Subtotal Contingency Costs	\$	38,998.70

**Total Building Construction Cost Opinion** **\$ 338,988.70**

## State Contract Purchased Items (by School District)

9	Fixed Auditorium Seating	\$	45,000.00
10	Stage lighting	\$	115,000.00
11	Stage sound	\$	53,000.00
12	Construction Cost Escalation (and/or inflation) 3%	\$	6,390.00
13	Subtotal State Contract Item Costs	\$	219,390.00

**Total Project Cost Opinion (basebid and state contract)** **\$ 558,378.70**

## Soft Costs

14	H2M A/E fee	\$	39,888.29
15	Environmental Testing (asbestos and lead)	\$	5,500.00
16	Reimbursable Expenses (Printing and Reproduction)	\$	3,000.00
17	Total Soft Cost Opinion	\$	48,388.29

**Total Project Cost Opinion** **\$ 606,766.99**

## Stage Floor Alternate Bid Items

18	All new wood stage floor	\$	11,454.00
19	Subtotal Alternate Costs	\$	11,454.00

## Construction Cost Contingency and Escalation

20	Design Cost Contingency 5%	\$	572.70
21	Construction Cost Contingency 5%	\$	572.70
22	Construction Cost Escalation (and/or inflation) 3%	\$	343.62
23	Subtotal Contingency Costs	\$	1,489.02
24	Subtotal (Alternate bid items and contingencies)	\$	12,943.02

## Soft Costs (Alternate Bid Items)

25	H2M A/E fee	\$	906.01
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**Total Alternate Cost** **\$ 13,849.03**

**Total Project Cost with Alternates** **\$ 619,710.01**





# Pocantico Hills Auditorium Renovation Schedule

- Finalize construction documents, present final documents to BOE December 2015
- SED Submission January 2015
- SED Architectural Review (8-10 weeks) March 2016
- SED Engineering Review (8-10 months) October 2016
- **SED Project Approved!** **October 2016**
- Bidding Phase January 2017
- Contractor Award February 2017
- Contractor on-site mobilization June 2017
- Project substantial completion August 2017

# Building Condition Survey and Five Year Plan



# Comprehensive Public School Safety Program



## The State Education Department Code of Public School Building Inspections

The Board of Education of each District shall cause all occupied school facilities to comply with the provisions of the **Comprehensive Public School Safety Program** (section 155.5) to ensure that all school facilities are properly maintained and preserved to provide suitable educational settings.

# Comprehensive Public School Safety Program

The **Comprehensive Public School Safety Program** consists of the following components:

- (a) Building Condition Survey (BCS)
- (b) Five Year Capital Plan

The **Building Condition Survey** is a visual inspection required for all occupied public school buildings every five years, completed by a licensed New York State Architect or Engineer, where all buildings and building systems are inspected & rated according to their current condition.

# Building Condition Survey (BCS)

- Over 116 different questions pertaining to enrollment, buildings and building systems, and ADA accessibility
- Each system is inspected and rated – “E” Excellent, “S” Satisfactory, “U” Unsatisfactory, “NF” Non-Functioning, or “CF” Critical Failure
- Systems rated “U” or less require a cost estimate to repair or replace
- Overall Building Ratings developed from system ratings. If any systems that are considered Health & Safety or Structural rate unsatisfactory or below, then the building automatically is rated “U” or lower.

# Building Condition Survey (BCS)

- Inspections must be completed before November 15, 2015
- Drafts of each BCS will be reviewed with the Director of Facilities and the District Health and Safety Committee to determine overall building ratings
- BCS forms will then be submitted electronically to the SED web portal in January of 2016



# Five Year Capital Facilities Plan

The **Five Year Capital Facilities Plan** is required for each school district to develop (using the BCS and other information), keep on file, and update annually a comprehensive five-year plan pertaining to educational facilities.

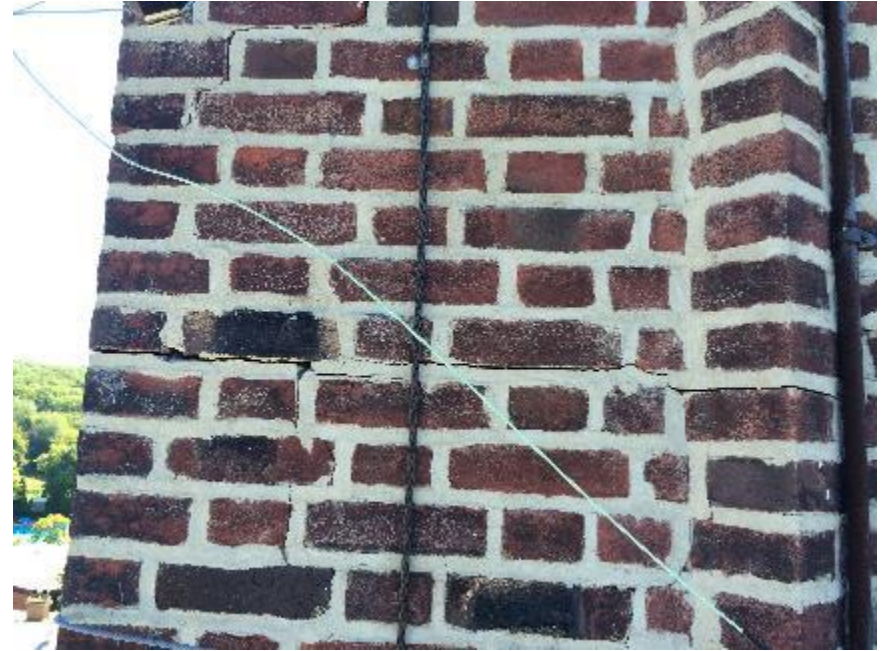
“The goal of the five-year plan is to collect, coordinate, analyze, and prioritize facility infrastructure and building program needs on a district-wide basis. The information collected in the building condition survey allows the owner to prioritize the existing individual building needs, with a focus on resolving health and safety issues.”

# BCS Findings

Based on visual inspections conducted in early September 2015, there were very few systems rated unsatisfactory, and no systems rated non-functioning or critical failure.

- Chimney repair
- Some interior finishes
- Interior door hardware
- Athletic fields and tennis courts
- Sidewalks, driveways, and parking lots

# Existing Conditions at Pocantico Hills School



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# Five Year Capital Facilities Plan

Based on the findings of the BCS inspections, H2M will work with the district to prioritize the identified work into the five year plan. Work identified as either Health and Safety or Structural will be given highest priority per SED requirements.



										H2
Pocantico Hills Central School District - 5 Year				New Construction	Addition	Alterations	Major System	Major Repair		M
	Pocantico Hills School									
	66-08-02-04-0-001									
BCS	Description of Work	FY 15/16	FY 19/20							
Site Utilities									Inspection Comments	
37	Site Water (H)	\$5,000							Replace rusted gate valve and piping	
38	Site Sanitary (H)	\$12,500							Rebuild lift station, check valves, and piping	
39	Site Gas (H)									
40	Site Fuel Oil (H)									
41	Site Electrical (H)	\$4,000							Install bollards around transformer pad/diesel tank	
42	Site Storm Water									
42	Closed Drainage System									
43	Open Drainage System									
44	Catch Basins/Manholes									
45	Culverts									
46	Outfalls									
47	Infiltration Basins									
48	Retention pond									
49	Wet pond									
50	Manufactured proprietary units									
Other Site Features										
53	Roadways and Parking Lots	\$699,791	\$57,510						Replace asphalt at drop-off loop; resurface bus loop parking lot; seal coat driveway to bus loop. FY 19/20, extend drive around building to pool parking area	
54	Sidewalks	\$213,000							reset flagstones at stone sidewalks and site stairs, repair concrete sidewalks.	
55	Playgrounds	\$430,250							Cost is to replace play surface and address drainage issues	
56	Athletic Fields / Fencing	\$444,980							Cost is to replace athletic fields (sod), baseball, and softball infields; fencing at backstops and foul line; bleachers and sidewalks to bleachers; drainage issues.	
56	Tennis Courts	\$820,670							Cost is to replace tennis and handball courts, associated lighting, fencing and walks, drainage issues.	
57	Bleachers/Stadium								cost included in athletic fields above	
58	Press Boxes, dugouts, etc.								cost included in athletic fields above	

										H 2 M
	Pocantico Hills Central School District - 5 Year									Bond Referendum
	Pocantico Hills School									Capital Fund
	66-08-02-04-0-001									Energy Performance Contract
BCS	Description of Work	FY 15/16	FY 19/20	New Construction	Addition	Alterations	Major System	Major Repair	Inspection Comments	
	<b>Substructure</b>									
59	Foundation (S)									
	<b>Building Envelope</b>									
60	Structural Floors (S)									
61	Exterior Walls/Columns (S)	\$18,000	\$25,000						Repointing at stone retaining walls, including resetting stone caps; minor crack repair at building exterior. By FY 19/20, selective demolition, waterproofing and reconstruction to address cause of cracking	
62	Chimneys (S)	\$4,900							north chimney at 1930 building requires repair	
63	Parapets (S)									
64	Exterior Doors									
65	Exterior Stairs, Steps, Ramps (S)	\$15,000							stone steps outside room 105 - reset stone treads, replace handrails; concrete steps outside receiving/trash - replace nosings, repair stairs, replace handrails; concrete steps outside auditorium - repair stairs, replace handrails.	
66	Fire Escapes (S)									
67	Windows									
68	Roofs and Skylights (S)									
	<b>Interior Spaces</b>									
69	Interior Bearing Walls (S)									
70	Other Interior Walls									
71	Carpet		\$259,998						Carpet is currently in satisfactory condition. Cost is to demo and replace with VCT, if desired	
72	Resilient Tiles or Sheet									
73	Hard Flooring									
74	Wood Floors									
75	Ceilings (H)	\$78,325							Replace original concealed spline ceilings	
76	Lockers									
77	Interior Doors and Hardware	\$137,700	\$145,800						Provide new hardware at select existing doors to meet current code. Provide closers at all doors into corridors. Replacement of interior doors not necessary, but included in FY 19/20	





				New Construction	Addition	Alterations	Major System	Major Repair	<div>H2M</div>
Pocantico Hills Central School District - 5 Year									<div></div> Bond Referendum
Pocantico Hills School									<div></div> Capital Fund
66-08-02-04-0-001									<div></div> Energy Performance Contract
BCS	Description of Work	FY 15/16	FY 19/20						Inspection Comments
98	Sprinklers, Standpipes, Hoods (H)								
99	Exterior Emergency Lighting (H)								
99	Interior Emergency Lighting (H)	\$25,000							Add emergency lighting to corridors, attic area, and toilet rooms
100	Emergency Power	\$150,000							Two generators installed in building. One was added in 2010. Generators lack proper schedules; Cost is ballpark. To be refined via feasibility study and letter report to determine which loads to be carried on each generator.
Accessibility									
101	ADA Upgrades (H)								Original 1931 building is not accessible. Small toilet rooms at classrooms in 1953 building are not accessible.
Work Subtotal		\$3,363,116	\$488,308						
20% Professional Fees / Contingency:		\$672,623	\$83,012						
3% Inflation:		\$121,072	\$17,140						
Construction Total		\$4,035,739	\$588,460						



# New Considerations: Potential Projects



# Pre-Bond Process

A Facilities Committee is typically charged with the task of identifying and prioritizing projects which need to be completed district wide.

- Committee may include representatives from the facilities department, Board of Education, community, staff and professionals
- Resources used to identify these projects include review of the 2015 Building Condition Survey (BCS), prior BCS reports and Five Year Plans, discussions with building Principal, items which can no longer be addressed through routine maintenance, and items which fall under local / state mandates.

# Types of Projects

- Health and Safety (high priority)
- Infrastructure - Buildings
- Infrastructure – Site Work
- Educational / Program Related
- Athletic Fields and Playgrounds

H2M will work with the District to identify and define the total project scope, ensuring District expectations are met both on a facilities/ infrastructure side, and current and future educational needs.



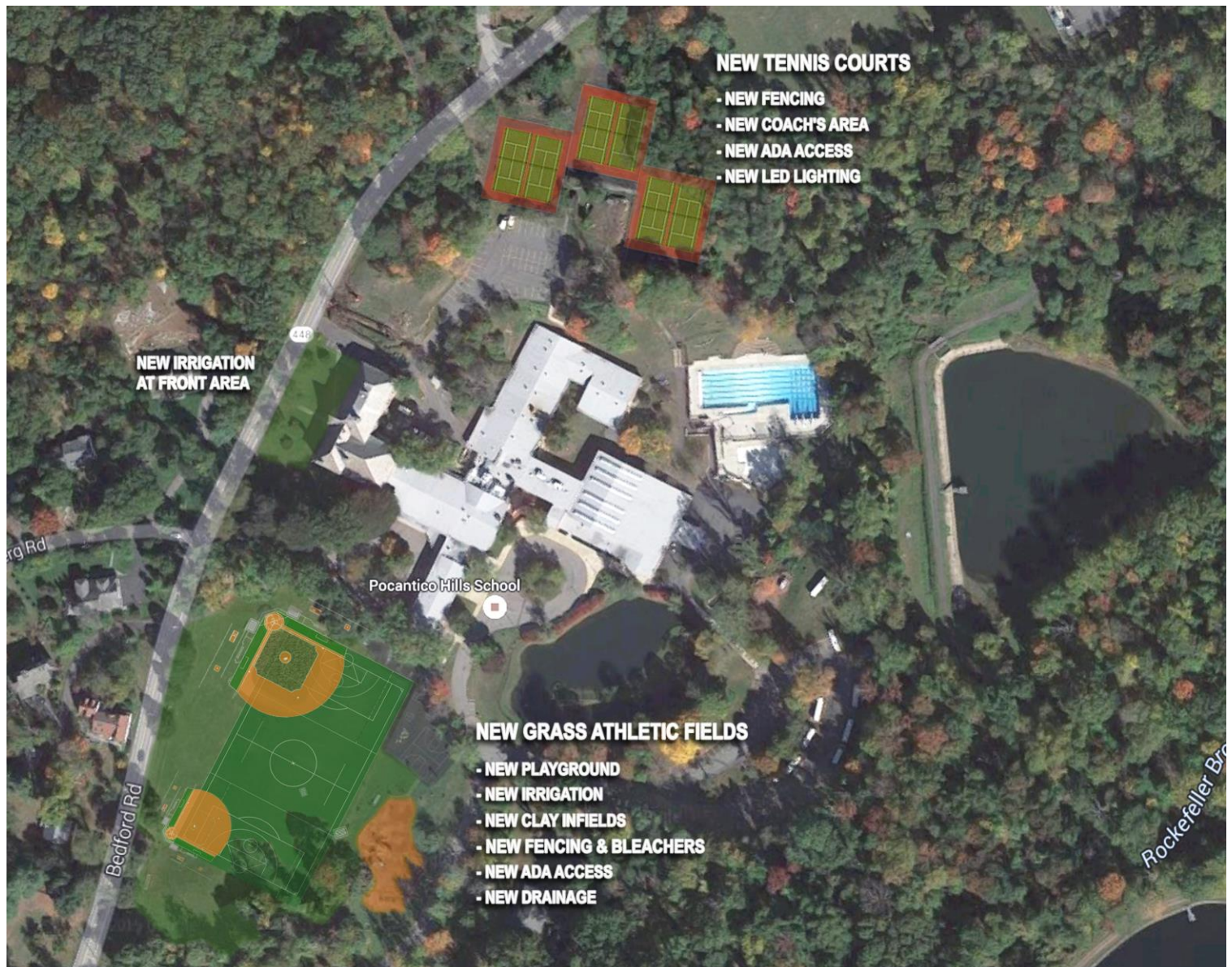
# Potential “Big Picture” Projects

- Pool and Pool Area:
  - Location of Pool Office
  - Handicapped parking adjacent to the pool
  - Public toilets (not in the locker rooms)
  - Appropriate code compliant signage and exits
  - Conversion to salt water
  - Location of picnic area for community use during pool summer hours
- Building-wide HVAC:
  - Provide air conditioning throughout
  - Gymnasium ventilation
  - Review and assess existing system, including boilers (proposal submitted for comprehensive review of the HVAC system)

# Potential “Big Picture” Projects

- Campus-wide master site plan:
  - Athletic fields, including playground surfaces and tennis courts (previously identified \$2.1 million project in Dec 2015 presentation)
  - Irrigation
  - Parking lots and paving
  - Site wayfinding
  - Storage sheds for athletic and playground equipment

# Conceptual Scope of Work at Athletic Fields





# State Education Department (SED) Approval Process

All capital improvement projects undertaken by a School District meeting certain criteria are required to be submitted to SED for approval. Upon approval a building permit is issued which allows the District to go out to public bid for the work.

Failure to obtain a permit could result in loss of potential building aid for the District and the possible revocation of the buildings' certificate of occupancy.

The importance of the building permit is to assure that the work will be done properly to preserve the health and safety of a facility's occupants or users.

# Building Aid for School Districts

State funded Building Aid is available for certain approved capital projects in accordance with Section 3602, subdivision 6, of the Education Law.

The Commissioner of Education must review and approve plans and specifications for capital construction projects undertaken by school districts (prior to bid).

$$\begin{aligned} &\text{Building Aid Units (BAU)} \times \text{Construction Cost Index} \\ &\quad \times \text{Regional Cost Factor} \end{aligned}$$

Building Aid is paid over the useful life expectancy of a project in terms of 15, 20 or 30 based on the type of project(s) being done.



# Project Schedule, Process, and Oversight

H2M will develop construction documents, including all drawings and specifications necessary for the project.

Projects will be submitted to SED for review and approval for compliance with permitting regulations and SED guidelines, and projects will be grouped to maximize building aid.

Upon approval, projects will be publicly bid in accordance with the NYS competitive bidding laws to ensure the best possible pricing.

H2M and the District's construction managers evaluate the bids to identify the lowest, qualified contractor, and make recommendations to the District to award the projects.



# Project Schedule, Process, and Oversight

H2M and the Construction Manager (CM) will administer the contracts and inspect the work daily to ensure compliance with the contract documents and project schedule.

Payment to contractors is reviewed, and only upon approval by the District, A/E & CM are processed.

Quality of work and final product are approved by the District, A/E & CM.

Punchlists and closeout documents are prepared and enforced by the District, A/E & CM

Upon acceptance of closeout documents, the contacts are closed and final cost reports submitted to SED to complete the process to receive building aid.



thank you



architects + engineers  
practical approach. *creative results.*