

**Springs Union Free School District  
Cap Sheet - List of Facilities Items  
Building Committee Meeting: 11/03/16**

<b>Code Compliance, ADA and Safety</b>	<b>\$404,500</b>
<b>SITE - Parking, drainage, sidewalks, drainage, playgrounds, fencing, steps</b>	<b>\$764,000</b>
<b>Windows</b>	<b>\$558,000</b>
<b>Roofs &amp; Fascias</b>	<b>\$714,500</b>
<b>Walls &amp; Curtains</b>	<b>\$241,000</b>
<b>Doors</b>	<b>\$162,800</b>
<b>Ceilings</b>	<b>\$115,000</b>
<b>Floors</b>	<b>\$245,000</b>
<b>Casework</b>	<b>\$115,000</b>
<b>Toilets</b>	<b>\$27,500</b>
<b>Lockers</b>	<b>\$6,500</b>
<b>Electrical</b>	<b>\$1,531,500</b>
<b>HVAC</b>	<b>\$2,080,500</b>
<b>Plumbing</b>	<b>\$128,000</b>
<b>Audio &amp; Clock</b>	<b>\$345,000</b>
<b>TOTAL:</b>	<b>\$7,438,800</b>

**SPRINGS UNION FREE SCHOOL DISTRICT  
FACILITIES ITEMS - MAIN BUILDING AND PORTABLES**

ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
		<b>Code Compliance, ADA and Safety</b>			
1	P2	<u>Exterior Steps - At Boiler Room</u> - There are currently no ballusters at the guardrail. The Code requires stairs of more than 30"high have guardrails with ballusters spaced not more than 4" o.c. clear. Recommend installing new guardrail mesh balluster. (+/- 30 l.f.)	\$6,500		
2	P2	<u>Exterior Ramp - To Basement</u> - There are currently no ballusters at the guardrail, and the guardrail is less than 42" high. The Code requires ramps & stairs of more than 30" high have gaurdtrails min. 42" high and ballusters spaced not more than 4" o.c. clear. Recommend installing new guardrail mesh balluster & extending the guardrail height so the top is 42" high. (+/- 41 l.f.)	\$15,000		
3	P2	<u>Interior Ramp - Ramp at Principals Office</u> - There is an awkward step at the door to the Principals Office that is a trip hazard. Recommend revising the ramp in order to start the ramp after the edge of the door to provide a flat/level floor at the door before ramping down to the Lobby.	\$20,000		
4	P3	<u>ADA - Interior Steps - At Corridor by Kindergarten Rm. 54</u> - There is no ADA access to the original building for persons in a wheelchair leading to the 1966 (south wing) without travelling back thru the original wing and Lobby - then along the north wing back (1960's wing) then thru the 1974's wing. There should be 2 means of egress from the area - or an area of rescue aid should be provided. Therefore, recommend installing a ramp at (1) side of the stair by Room 54.	\$30,000		
5	P1	<u>ADA - Interior Steps - At Music Rm. 32</u> - There is no handicapped accessibility to the space. Since this is the main music classroom - it is recommend that a chairlift be installed. Price shown includes making adjustments to the steps to the space to make room for the lift.	\$50,000		
6	P2	<u>Interior Steps - At Music Rm. 32</u> - At the north steps leading to the exterior door - There are currently no ballusters at the guardrail. The Code requires ramps & stairs of more than 30" high have gaurdtrails min. 42" high and ballusters spaced not more than 4" o.c. clear. Recommend installing new guardrail mesh balluster. (+/- 12 l.f.)	\$2,000		
7	P5	<u>Code - Room 68 - Academic Enrichment Program</u> - This is a teaching space. All student occupied spaces over 500 s.f. are required to have 2 means of egress from the space - to (2) separate smoke zones. There is currently only a door to the corridor. Further review should be done to confirm the space is below 500 s.f. otherwise the District should consider re-purposing the space for non student use.	LOCAL		
8	P1	<u>Doors - Courtyard Doors</u> - The courtyard pair of doors leading to the south wing swing into the courtyard. Doors are required to swing in the direction of exit from the courtyard into the corridor and have an exit sign above the door on the courtyard side. Recommend replacing the doors and frames since these are also older single pane non-insulated and installing new aluminum frame & insulated glass doors swinging into the corridor. (Note: Refer to Electrical for cost of exit signs). Price shown is for doors and frames only.	\$12,500		
9	P1	<u>ADA - Stage</u> - There is currently no handicapped accessibility to the stage. Recommend providing a portable chair lift.	\$35,000		

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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
10	P2	ADA - Toilet - ADA Toilet at Main Lobby - There is currently no rear grab bar installed. ANSI A117.1 requires a minimum 36" long rear grab bar to be installed. The grab bar cannot be properly installed due to the door to the Mech. Room. Since this is the only ADA accessible toilet in the main lobby area for staff and visitors - it is recommended that adjustments be made to the room to provide for the proper ADA clearances to the fixtures as well as relocate the door to the Mech. Room in order to provide the required grab bars. The price shown is to install an new door to the lobby to the mech. room and adjust the fixture clearance and add additional grab bars.	\$25,000		
11	P1	ADA - Nurse's office toilet - The toilet room is not sized appropriately to accommodate the physically challenged. As the building should be made ADA compliant to the maximum extent technically feasible, the room should be completely renovated and resized to accommodate ADA accessibility. An allowance is shown to allow complete renovation including new ceramic tile, repainting, fixtures & accessories, as well as adjustments to the the neighboring walls, ceilings and lighting.	\$125,000		
12	P2	Interior Stairs - Basement Stair - The stair to the basement is required to have a continuous handrail. Currently the handrail is interrupted by the newel posts. Recommend installing a Code compliance handrail at each side of the stair. In addition, stairwells are required to be enclosed at the top and bottom by 1 hour rated walls and doors. Recommend installing a new rated wall and door at the bottom of the stair at the basement level.	\$35,000		
13	P2	Interior Doors - Girls & Boy's Locker Rooms - The doors and screening walls at the locker rooms do not meet the ANSI A117.1 guidelines for proper clearance for ADA accessibility. A person in a wheelchair cannot maneuver through the doors. Recommend removing the cmu screening walls and installing a new partition privacy screen to allow for proper ADA access. (Note: The price shown is for removing the walls and installing new privacy partitions only.)	\$8,500		
14	P5	ADA - Girls & Boy's Locker Room Showers - It should be noted that during the interview it was noted that the school is used as an emergency shelter. It should be noted that there are no ADA accessible toilet fixtures in the rooms - although there are other ADA accessible toilet rooms elsewhere within the building. The showers are not ADA accessible since they have a +/- 4" lip in the floor restricting someone in a wheelchair from using the showers. The District may wish to consider installing (1) ADA accessible stall at the boy's & girls locker room. An allowance is shown.	\$40,000		
<b>SUBTOTAL:</b>			<b>\$404,500</b>	<b>\$0</b>	

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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
		<b>SITE - Parking, drainage, sidewalks, drainage, playgrounds, fencing, steps</b>			
15	P3	<u>Pavement - Front Parking Lot</u> - Repave the older section of the front (west) parking lot. The asphalt is deteriorated, patched and cracked. (+/- 6000 s.f.)	\$60,000		
16	P5	<u>Pavement - Front parking lot</u> - In addition to repaving the older section - recommend resealcoating & striping the entire lot for uniformity. (+/- 13,000 s.f.)	\$26,000		
17	P3	<u>Pavement - Front Bus Loop</u> - Repave drop off loop. Asphalt pavement is cracked, damaged & deteriorated. (+/- 9700 s.f.) <u>Pavement - Rear Parking (East). Drop-Off loop &amp; North Driveway</u> - There are a number of apparent previous repairs/patching at the drainage structures and various cracks throughout.	\$90,000	\$100,000	
18	P5	Recommend performing crack repair/ patching and re-sealcoat the entire area (+/- 25,000 s.f. @ Parking lot & Drop-off circle, & +/- 13,000 s.f. @ Parking lot west of Portables & north driveway).			
19	P5	<u>Front Bus Loop</u> - There is no curb on the west side of the bus loop asphalt. Currently vehicle guards have been installed to stop traffic. In addition, there are no drainage structures along the bus circle. District may wish to consider installing a concrete curb along with additional drainage structure here. An allowance is shown for new concrete curbing and (2) drainage pools. (+/- 386 l.f.)	\$42,000		
20	P5	<u>Fence</u> - At the southside of the kindergarten playground - the 6'-0" c.l.f. is old and rusted. Recommend replacing to the street. (+/- 296 l.f.)	\$20,000		
21	P3	<u>Asphalt Play Area</u> - The asphalt play area behind the gym (east) is cracked and damaged. Recommend performing crack repair and re-sealcoating. (+/- 8900 s.f.)	\$24,000		
22	P4	<u>Sidewalks</u> - At the north side of the gym, the asphalt pavement is cracked and damaged. Recommend performing crack repair and re-sealcoat. (+/- 1600 s.f.)	\$4,500		
23	P1	<u>Sidewalks</u> - At the JHS wing - Connecting corridor - north exit doors - the Concrete sidewalk is deteriorated and damaged immediately outside the doors. Recommend replace the section. (+/- 340 s.f.)	\$9,000		
24	P2	<u>Sidewalks</u> - At the rear drop off loop (east) - there are a number of sidewalk sections that are broken/damaged and trip hazard. Recommend replacing various section. (+/- 800 s.f.)	\$20,000		
25	P1	<u>Exterior Steps</u> - At Art Room - The wall handrail is rusted and deteriorated with holes in the rail. Recommend replacing the wall handrail and sanding and refinishing the rusted guardrail and ballisters on the oppiste side.	\$6,000		
26	P3	<u>Exterior Steps</u> - At Music Room - The brick steps have loose/deteriorated mortar. Recommend repairing all brick and loose mortar - repoint all.	\$2,500		
27	P3	<u>Playground</u> - Kindergarten (South) - Recommend replacing the older wood play structure. In addition, the play surface is pea gravel which is not ADA compliant. Recommend replacing the entire play surfacing with new rubber safety surfacing. (+/- 1500 s.f. Play Equipment - +/- 7400 s.f. safety surfacing)	\$300,000		



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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
34	P4	Roof Fascia - The wood painted fascias and window panels are peeling above rooms 70 & 70A. As part of the roof replacement in these areas - recommend installation aluminum capping and extended gravel stops. (Note: The price for repairs is included in the roof and window numbers above.)			
35	P5	Chimney - Boiler room Chimney - Repoint the mortar and stone cap.	\$7,500		
36	P4	Portables - There are no gutters and leaders on the roof, so during rain events the water runs above the exit doors. Recommend installing gutters with downspouts at the north and south sides - full length. (+/- 150 l.f.)	\$12,000		
		<b>SUBTOTAL:</b>	<b>\$714,500</b>	<b>\$0</b>	
		<b>Walls &amp; Curtains</b>			
37	P2	At Gym - Wall Padding - Install new wall padding at the north and south walls (+/-995 s.f.)	\$21,000		
38	P2	Gym Walls - Repair full height cracks at the interior walls at (8) locations. Sawcut a control joint.	\$60,000		
39	P5	Stage Curtains - Replace old stage curtains. District requested item.	\$160,000		
		<b>SUBTOTAL:</b>	<b>\$241,000</b>	<b>\$0</b>	
		<b>Doors</b>			
40	P1	Gym & Stage Doors - All doors that open onto corridors are required to be maintained in the closed position, unless held open by magnetic door holders tied to the fire alarm. The doors to the stage and gyms were held open without the use of magnetic holders. The price shown is to install magnetic door holders at (2) pairs of doors to the gym and (1) door to the stage.	\$10,000		
41	P1	Smoke Doors - Smoke doors are required to be held open by magnetic door holders tied to the fire alarm if they are maintained in the open position. In addition, smoke doors are required to latch when closed. There are (2) pairs of smoke doors where there are no magnetic holders - (1) pair by the MPR (west end) and (1) pair at the JHS connecting corridor. There are (4) pairs of smoke doors without latching exit devices. The price shown is to install (1) pair of mag holders and 4 pairs of exit devices. (Note: See Item below regarding the MPR smoke doors.)	\$8,500		
42	P1	Smoke Doors - At MPR smoke doors (west end) - The location of the smoke doors exceeds the maximum dead end allowed by Code of 20ft. The doors and walls should be moved to the approximately the west side of the courtyard doorscreate a dead end condition. The price shown is for new 1 hour rated walls and door, frames and hardware on magnetic hold opens.	\$28,000		
43	P4	Exterior Doors - Classrooms - The exterior doors to classrooms 56, 60 thru 65 are older doors and frames. Recommend replacing all. Price includes doors and frames at 7 locations).	\$45,000		
44	P3	Exterior Door - Boiler Room Door - Replace deteriorated/rusted door and frame to basement boiler room w/new aluminum & FRP door. (1 - 3'x7' door and frame).	\$6,200		

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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
45	P2	Exterior Door - Bilco door - At courtyard - Replace old rusted bilco door to burner room.	\$2,500		
46	P1	Interior Doors - Basement - The door from the boiler room connecting corridor to the custodial office needs to be rated. The door and frame are wood and has an orbital knob. Also it is a required exit from the corridor. Recommend replacing the door and frame with a hollow metal rated door and frame and install panic exit devices. (Refer to electrical items for new exit signs cost). It should be noted that a clear path should be maintained to the door from the Custodial Room to the outer basement area for egress).	\$3,200		
47	P1	Interior Door - Basement - Custodial & Electric Room - The door from the custodial office to the remaining basement occupied space as well as from the electrical room need panic devices and closers installed.	\$2,400		
48	P1	Interior Doors - All doors that open onto corridors are required to be maintained in the closed position, unless held open by magnetic door holders tied to the fire alarm. There are a number of doors that do not have closers installed. (7 - doors at the 1930's original building and 1 door at the boy's PE office). Price shown is to install a new closer. In addition to above - there are a number of doors that have drop down door holders installed. The district should consider removing these holders - as a LOCAL item.	\$3,600		
49	P3	Interior Doors - In addition to above - there are also a number of corridor doors throughout the 1960 & 1966 additions that are old and have damages as well as have no closers installed. The District should consider replacing these old doors. The price shown is for full replacement of doors and hardware. (20 locations - 3'x7'). At a minimum, the doors with out closers should have closers installed ( 9 locations - \$4100).	\$50,000		
50	P3	Interior Doors - Locker Room Doors - The doors to the PE Offices have orbital knobs - Price shown is for replacing the orbital knobs with Iver handles with lockdown capability. (4 locations).	\$3,400		
		<b>SUBTOTAL:</b>	\$162,800	\$0	
		<b>Ceilings</b>			
		Spline Ceilings - Throughout the building there are a number pf spaces where older spline ceilings still remain. The District may wish to consider replacing the spline ceilings with new 2x4 hung ceiling tile and grid. Price shown is to replace the remaining ceiling grid and tile only at the following areas: North wing (1960) corridor, Rms 20, 21, 22 Art, 23, Business Office, 27, Corridor by Rm 54, Rms 54, & 56. (+/- 6850 s.f.)	\$115,000		
		<b>SUBTOTAL:</b>	\$115,000	\$0	

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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
		<b>Floors</b>			
52	P5	VAT Floors - Throughout the building there are a number of spaces where old 9x9 VAT flooring still remains. The District may wish to consider replacing the old asbestos tiles with new VCT. Cost shown to replace the remaining floor areas at rooms: 32 Vest, 20, 21, 23, 27, 54, 56, 60 thru 65, MPR, 68 & 68A (Elec./Stor). (+/- 13,450 s.f.).	\$245,000		
		<b>SUBTOTAL:</b>	\$245,000	\$0	
		<b>Casework</b>			
53	P5	Art Room Casework - Replace all old "original" deteriorated casework at Art Rooms 32.	\$100,000		
54	P5	Kindergarten Casework - Replace all old "original" deteriorated sink base cabinetry at Kindergarten Room 54.	\$15,000		
		<b>SUBTOTAL:</b>	\$115,000	\$0	
		<b>Toilets</b>			
55	P5	Toilet Partitions - Replace old toilet partitions at the following locations: Womes Room (original building), Boys' & Girls Toilet north wing, Girls & Boys Locker Rooms, Girls toilet 1974 wing. (10 stalls)	\$27,500		
		<b>SUBTOTAL:</b>	\$27,500	\$0	
		<b>Lockers</b>			
56	P5	JHS Corridor Lockers - During the interview - it was reported that the corridor lockers at the JHS wind have broken rivets and are in need of repair. An allowance is shown for locker repairs at approximately 1/3 of the JHS wing lockers.	\$6,500		
		<b>SUBTOTAL:</b>	\$6,500	\$0	



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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
		<b>Electrical</b>			
57	P2	Replace existing electrical service & switchgear, which is at near full capacity). Electrical service will be required if addition is built.	\$250,000		
58	P3	Replace (9) existing softfit light fixtures. Provide & install (2) new exterior light poles / fixtures for the rear parking lot area. Replace existing exterior lighting controls so that exterior lighting cannot be left "on" during daylight hours.	\$26,000		
59	P5	Replace existing stage / theatrical lighting & control system.	\$55,000		
60	P1	Replace panel interiors & doors for (3) existing "Stab-Lok" panels & tone out all circuits connected to these panels. Replace panel interior / door for panel "LP-2".	\$55,000		
61	P2	Remove & replace building security system, with existing cameras to remain. Provide & install access control at (5) locations, provide & install (10) additional cameras, provide & install motion detection/motion detection, etc. as required.	\$90,000		
62	P1	Provide & install new code required carbon monoxide detection for boiler room / other areas of the building where fuel fired equipment exists. Equipment can be added to new fire alarm system.	\$15,000		
63	P1	Replace fire alarm system, with the exception of main panel. Work to include adding code required devices to courtyard, replacing all initiating devices & wiring, signalling devices, etc. as required to make the system fully addressible. (Note: Price includes portables - does not include SYA building.)	\$200,000		
64	P2	Replace existing corridor lighting in all areas of the building, with the exception of the 2001 addition. New lighting to be energy efficient LED type.	\$40,000		
65	P2	Replace lighting in all classroom areas where spline type ceilings are being replaced. New lighting to be energy efficient LED type. (3) classrooms total.	\$37,500		
66	P5	Many existing lighting fixtures in the building were previously converted to T-8 lamp type, with the main body of the light fixtures to remain. Completely replace these fixtures using new energy efficient LED lighting fixtures. (+/-21 rooms).	\$263,000		
67	P2	Provide & install a new building wide voice over IP telephone system. System to include main phone switch / control equipment, interface w/ new public address system & programmable handsets in each classroom. (Note: Price includes tie in to portables. SYA building not included - Cost to add SYA is included in additional \$15,000 under telephone item 82).	\$150,000		
68	P3	Replace existing diesel emergency generator for main building due to age of existing unit.	\$350,000		
<b>SUBTOTAL:</b>			<b>\$1,531,500</b>	<b>\$0</b>	

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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
		<b>HVAC</b>			
69	P3	Replace unit ventilators in the older portion of the building. Work includes units in (11) classrooms. New units to be fully DDC controlled.	\$358,000		
70	P1	Modify existing unit ventilator sequence of operation such that the unit fans run continuously whenever the building is in the occupied cycle. (Price does not include units for which replacement is recommended).	\$20,000		
71	P3	Provide new exhaust fans for (2) Bathrooms in portables. Replace (11) existing exhaust fans & convert controls to DDC. Replace (5) existing relief hoods & convert to DDC control. (Note: Price for portables only = \$5,000.)	\$170,000		
72	P3	Provide & install new web based DDC temperature control system head end for the building & interface w/ existing pneumatic controls. Where mechanical equipment is listed herein to be replaced, said equipment will include full DDC control. Convert (2) Gym air handlers to full DDC control.	\$175,000		
73	P1	Provide ventilation for the following spaces: Rm. #40, (2) Offices adj. to Rm. 40, Ofc. #46, Nurse's Ofc., Rm. #49, Ofc. 51a, Ofc. 51b, Rm. #68, Rm. 70a, AP Ofc. & outer Ofc., Rm. #67, Music Lessons Rm., Band Rm., Art Rm., & (2) portable classrooms. (Note: Price for portables only = \$60,000).	\$582,500		
74	P5	Remove & replace piping in original portion of building & 1960's addition. Provide insulation for new piping in conformance with current energy code.	\$750,000		
75	P2	Provide dedicated split air conditioning system for the computer network operations room.	\$25,000		
		<b>SUBTOTAL:</b>	\$2,080,500	\$0	
		<b>Plumbing</b>			
76	P2	During the interview it was reported that there were problems with existing building sanitary that leaching pools may have become disconnected from the main sanitary system. An allowance is shown for further investigation of the cause of the issues and to do some corrective repairs to the system.	\$55,000		
77	P2	Repair existing damaged house trap / outfall at 2001 addition. Work to include new poured concrete pad at grade w/ embedded cleanouts for main house trap.	\$15,000		
78	P5	Replace (16) existing flush valves using automatic battery powered type flush valves. Replace all rest room faucets with battery powered metering faucets.	\$48,000		
79	P5	Provide (2) additional hose faucets at rear of building.	\$10,000		
		<b>SUBTOTAL:</b>	\$128,000	\$0	

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ITEM NO.	PR (Priority)	ITEM DESCRIPTION	"A LIST" ITEMS	"B LIST" ITEMS	COMMENTS
		<b>Audio &amp; Clock</b>			
80	P3	Replace all building clocks / clock system using a "Primex" type atomically & automatically corrected system.	\$50,000		
81	P5	Replace existing Gymnasium sound system, complete with takeover relay interface w/ main building public address system.	\$45,000		
82	P1	Replace existing building public address system. Work should include full communication capabilities with portable classrooms. New system to be fully integrated voice over IP telephones, class bell signaling, assignable public address, emergency all call, etc. (Note: The price includes the portables - does not include the SYA building - Cost to tie in the SYA building = \$15,000).	\$250,000		
		<b>SUBTOTAL:</b>	\$345,000	\$0	
		<b>TOTAL:</b>	\$7,438,800	\$0	