

RHINEBECK CENTRAL SCHOOL DISTRICT



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SCHOOL DISTRICT



the Palombo Group

Capital Project Scope

10/27/16

Scope Item *Work required by State Education Department when doing a project	School	Construction Budget	Description
Health/Safety/Security			
Door and Hardware work*	ES	\$48,500	Intruder locks and closers on Classroom doors. Misc hardware upgrades. New Electric Room door.
Elevator Smoke Separation*	ES	\$10,000	Add SmokeGuard system to Elevator doors.
Kitchen Ceiling*	ES	\$10,500	Replace kitchen ceiling with a scrubbable ceiling
Telephone System	ES	\$92,000	Replace aging phone system with new VOIP system.
Access Control	ES	\$50,000	Card access system upgrade.
Door Hardware*	HS/MS	\$25,000	Replace remaining knobs with levers. Add closers.
Entrance Handrails	HS/MS	\$12,000	Add code required handrails at main entry.
Kitchen Ceiling*	HS/MS	\$12,800	Replace kitchen ceiling with a scrubbable ceiling
Areaway Grates and Guardrails	HS/MS	\$15,000	Replace metal grates and guardrail at basement areaway.
Emergency Backup Generator	HS/MS	\$435,000	Level 1 system to serve whole building, in support of building's designation as a community Red Cross Emergency Shelter.
Telephone System	HS/MS	\$145,000	Replace aging phone system with new VOIP system.
Access Control	HS/MS	\$75,000	Card access system upgrade.
Subtotal		\$930,800	
Energy Efficiency: Roofs/Windows/Doors/Lighting			
Skylights and Roof Ladders	ES	\$156,000	Gym, Kitchen, and Stairwell skylights. 3 roof ladders. Budget includes abatement as required.
Window/Curtain Wall system	ES	\$1,009,900	Replace aging window system with new. Budget includes abatement as required.
Main Entrance	ES	\$74,000	Replace vestibule doors and storefront glazing on either side.

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Building-wide Lighting Replacement	ES	\$257,500	Interior LED lighting.
Roof Re-coating	HS/MS	\$300,000	Recoat foam roof in 1955 wing. Extend warranty.
Asphalt Roof Replacement	HS/MS	\$168,000	Replace aging asphalt shingle roof areas on the back and the 1997 wing. Re-roof area between 1950 and 1997 wings.
Cupola Re-coating	HS/MS	\$6,000	Recoat copper rooftop cupolas.
Exterior Doors	HS/MS	\$98,500	Replace select aging doors in the 1950, 1955, 1980 and 1997 wings.
Windows - 1955 Vintage	HS/MS	\$336,100	Replace original single glazed windows with new thermal pane insulated windows.
Building Envelope - mitigate infiltration	HS/MS	\$50,000	Cost allowance to caulk windows, weatherstrip doors, and install foam or batt insulation around pipes, conduit, and uninsulated roof to exterior wall interfaces. Attic insulation above 1950 portion of building needs to be put back in place above the ceilings.
Windows - remaining District office windows and MS cafeteria windows	HS/MS	\$78,000	Existing District Office and MS Cafeteria windows provide poor thermal and air resistance. Exterior window sealant has weathered and cracked or split. Replace all non-thermal aluminum windows with new thermally broken dual glazed aluminum framed system to improve energy efficiency, and appearance. Glazing should be insulated with low-e coating where appropriate. Cost also includes allowance for new blinds or shades of type to be determined.
Building-wide Lighting Replacement	HS/MS	\$386,000	Interior LED lighting.
Subtotal		\$2,920,000	
Building Infrastructure			
Ceiling Replacements	ES	\$60,000	Replace ceilings in Corridor and Stairways.
Refinish Corridor Lockers	ES	\$35,000	Remove all accessories, prepare and paint, provide new hardware, id plates and locks.
Kitchen	ES	\$200,000	Allowance for kitchen equipment replacement and improvements including replacing serving line cold well, a milk cooler, ice cream freezer, 4 hot wells and integrate the point of sale. Update walk-in freezer cooler. New deck ovens and steamer. Does not include HVAC improvements.
Plumbing Upgrades	ES	\$40,000	Water shut off and isolation valves. New Sewer Ejector Pump.
Ceiling Replacements	HS/MS	\$244,000	Select classroom, corridor, offices, & MS Gym ceilings in 1950 and 1955 wings.
New Lockers	HS/MS	\$266,000	

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Kitchens - MS and HS	HS/MS	\$300,000	MS Kitchen: Replace the serving line cold well, a milk cooler, ice cream freezer, 4 hot wells and integrate the point of sale. Add double stack oven, reach in cooler, work table, and ice machine. HS Kitchen: Replace the serving line cold well, a milk cooler, ice cream freezer, 4 hot wells and integrate the point of sale. Extend serving line and panini station/pizza station. New pizza oven, double stack oven, reach in cooler and freezer. Does not include HVAC improvements at MS or HS.
Floor Replacement	HS/MS	\$650,000	Replace worn carpet and aging floor tiles in select classrooms and offices. Budget includes floor tile abatement where required.
MS Gym Floor	HS/MS	\$70,000	Refinish and restripe wood gym floor.
Windows - 1997 vintage	HS/MS	\$70,000	Replace worn window hardware to improve operation.
Foundation Water Mitigation	HS/MS	\$50,000	Waterproof section of west foundation in the 1950 wing.
Steel Lintels	HS/MS	\$100,000	Scrape, prime and paint steel in 1950 and 1955 wings. Budget includes abatement as required.
Chimney Reconstruction	HS/MS	\$60,000	Rebuild top of chimney, repoint. Install new cap.
Loading Dock Reconstruction	HS/MS	\$45,000	Remove and replace deteriorated loading dock adjacent stairs. Provide new guardrail.
Plumbing Upgrades	HS/MS	\$85,000	Water shut off and isolation valves. Select cast iron sewer pipe replacement in original building.
Main Electric Service Consolidation	HS/MS	\$98,000	Consolidate electrical services and transformers.
Subtotal		\$2,373,000	
Educational Space			
Ventilation of Occupied Spaces	ES	\$46,470	Nurse and Small Group Instruction Rm 204
Acoustical Treatment in Gym	HS/MS	\$98,000	Add wall panels for sound mitigation.
Physics Lab Renovation	HS/MS	\$140,000	Cabinets, counters and storage in Science Room 137.
Ducted Relief Air Path	HS/MS	\$100,000	Improve heat exhaust in 1997 wing.
Ventilation Occupied Spaces	HS/MS	\$45,000	Ventilation with fresh air shall be provided in all occupied spaces. Provide air conditioning in student-occupied, interior Rooms 149 (with 150) to maintain 74° F ambient temperature.
Educational Solar Power Demonstration Installation	HS/MS	\$35,000	Small solar (10KW) demonstration photovoltaic solar panel system.
Subtotal		\$464,470	

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Exterior/Fields/Sitework			
Athletic Field Renovation	ES	\$100,000	Renovate existing 1 natural turf soccer field to improve playability and athlete safety. Renovation includes: <ul style="list-style-type: none"> • Spot regrading to level with uniform slope; • Core aerate compacted subgrade in three passes in different directions; • Topdress with screened topsoil; provide organic and nutritional amendments and overseed.
Hydrant, Curbing, Catch Basins, and Walkways	HS/MS	\$263,500	Center entrance fire hydrant, (4) catch basins, 300' curbing, new sidewalk & curb cuts.
Track Improvements	HS/MS	\$200,000	Overspray of track and replace long jump/triple jump.
Access Drive	HS/MS	\$40,000	Provide 10-ft wide asphalt access drive around building
Asphalt Paving	HS/MS	\$425,000	Remove and replace deteriorated and sunken sections of asphalt drive at the following locations: (If over an acre of total disturbance, add cost for stormwater management.) a. Remove stone surface near entrance drive and replace with asphalt pavement - +/- 750 Square Yards (\$75,000) b. Remove and Replace Asphalt Entrance Driveway from public R.O.W. to Center Entrance / Bus Loop +/- 3,500 Square Yards (\$350,000)
Irrigation	HS/MS	\$150,000	Provide irrigation for Varsity Field Hockey Field - Additional Well or other related improvements may need to be made. (Irrigation will most likely not be allowed at Varsity Soccer/Lacrosse Field due to septic system).
Asphalt Walkways	HS/MS	\$65,000	Remove and Replace asphalt sidewalks at rear of building in - Multiple Locations.
Athletic Field Renovation	HS/MS	\$225,000	Renovate three (3) existing natural turf fields to improve playability and athlete safety (Soccer, Field Hockey, Baseball Outfield / Practice Field. Renovation includes: <ul style="list-style-type: none"> • Spot regrading to level with uniform slope; • Removal of existing stones; • Core aerate compacted subgrade in three passes in different directions; • Topdress with screened topsoil; provide organic and nutritional amendments and overseed
Subtotal		\$1,468,500	

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Construction Total		\$8,156,770	
Project Contingency 15%		\$1,223,516	
Cost Escalation 5%		\$469,014	
Environmental Allowance		\$100,000	\$9,949,300
Incidental Expense 20%		\$1,989,860	
Capitalized interest		\$150,000	
<i>Project Total</i>		\$12,089,160	