

Franklin-Essex-Hamilton BOCES

Cost Summary by Facility

8/8/2017

Capital Project - Opinion of Probable Construction Cost



BCA ARCHITECTS & ENGINEERS

FINAL for Vote 9/21/17

Projects by Year	2016 (Year 1)	2017 (Year 2)	2018 (Year 3)	2019 (Year 4)	2020 (Year 5)	Totals
North Franklin Educational Center	\$ -	\$ -	\$ -	\$ -	\$ 7,010,662	\$ 7,010,662
Adirondack Educational Center	\$ -	\$ -	\$ -	\$ 4,855,470	\$ -	\$ 4,855,470
Legal/Technical/Administrative	\$ -	\$ 346,000	\$ 632,932	\$ 1,475,793	\$ 693,464	\$ 3,148,189
Contingency (10%)	\$ -	\$ 34,600	\$ 63,293	\$ 633,126	\$ 770,413	\$ 1,501,432
Inflation Escalator(3% per annum on Incidentals/Construction)	\$ -	\$ -	\$ 75,234	\$ 759,752	\$ 1,155,619	\$ 1,990,605
GRAND TOTAL	\$ -	\$ 380,600	\$ 771,459	\$ 7,724,141	\$ 9,630,158	\$ 18,506,358

Total Construction

The total value of contracts entered into with various Contractors to perform the work.

Legal/Technical/Administrative

Incidental or soft costs associated with the project including the cost of studies, reports, and testing; design services and construction management; surveys; special consultants, materials testing, hazardous materials monitoring; legal, fiscal, and insurance costs as well as other Capital Project related expenses the District may incur.


Inflation Escalator


A cost adjustment factor assigned to the project estimates to account for future increases in the cost of executing a project.


Contingency


Contingency is a percentage of the project that is set aside for any unforeseen Work during construction. Any unused contingency at the end of the project will be credited back to the BOCES.

BCA ARCHITECTS ENGINEERS	BCA ARCHITECTS & ENGINEERS	<i>North Franklin Educational Center - FINAL for Vote 9/21/17</i>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
1	Several large areas of the existing asphalt drive and parking areas are cracking and showing signs of deteriorated sub-base. The scope shall include the removal of existing asphalt top and binder course and portions of existing stone sub-base. Compact remaining portions of stone sub-base, provide additional stone sub-base and new asphalt binder and top course. Also include additional drainage structures to help mitigate future problems. This would happen at approximately 60% of the existing asphalt areas. Finally, flush and scope underground storm piping to ensure there are no breaks or clogs in the piping.	5805 SY	\$ 45 /SY	\$ 261,225
2	Several concrete pads at exterior doors are deteriorated. The scope shall include the removal of the existing concrete pads and recompact existing stone sub-base. Provide new stamped asphalt.	1 LS	\$ 2,500 LUMP SUM	\$ 2,500
3	Several cracks in the existing masonry façade allowing moisture into the wall cavity. The scope shall include the removal of deteriorated mortar and tuck point in new masonry mortar. Remove existing cracked or damaged bricks and replace with new matching in size and color.	720 SF	\$ 37 /SF	\$ 26,820
4	Existing exterior doors are starting to show signs of deterioration and age. Replace existing deteriorated exterior door units with new thermally broken FRP doors and frames	940 SF	\$ 80 /SF	\$ 75,200
5	Several entrances have asphalt ramps that are deteriorated. Remove existing asphalt ramps and provide new that are combined with the new stamped asphalt paving	1 LS	\$ 5,000 LUMP SUM	\$ 5,000
6	Corridor walls and doors are required to be fire rated per the Building of NYS. Many of the existing corridor doors do not meet the current Code. Replace the existing doors and frames with properly fire rated doors and frames and provide with heavy duty rated hardware.	73 EA	\$ 2,750 /EA	\$ 200,750
7	There are six existing doors that do not need to be replaced due to fire rating as described above, but still have the old round, knob style door hardware that is not in compliance with the ADA regulations. These would be replaced with new lever handle door hardware to conform to ADA standards.	6 EA	\$ 450 /EA	\$ 2,700
8	Per the Building Code of NYS, there needs be a smoke and fire rating on all opening between levels/floors. As such, the stair that goes down to what is now the Multi-Occupation Room does not meet current Codes as there is no door for fire/smoke separation. A door shall be added in this location.	1 LS	\$ 10,752 LUMP SUM	\$ 10,752
9	The existing doors on the upper level that are off the stair that comes up from Heavy Equipment are not rated doors. Also, they swing into the existing corridor which impedes on the egress width of the corridor, neither of which are allowed. These doors shall be replaced with new fire rated units as well as have them recessed back on to the landing so the out swinging door does not impede on the corridor egress width.	2 EA	\$ 16,500 /EA	\$ 33,000
10	There are still lighting fixtures that have the less efficient T-12 ballasts. These shall be replaced with more efficient LED fixtures as an energy savings measure.	1 LS	\$ 30,000 LUMP SUM	\$ 30,000
11	The existing clocks are currently all stand alone devices and are antiquated. Replace with synchronized wireless clock system. Existing PA system is antiquated compared to today's technology. Replace with an integrated clock/PA system.	1 LS	\$ 90,000 LUMP SUM	\$ 90,000
12	Existing rooftop units (RTU) and ductless split A/C unit have passed their useful life expectancy and are known maintenance issues. Replace 3 RTU's in B wing and 1 ducted split system in B wing offices. Add AC/ to interior computer lab. Interior computer lab currently lacks air conditioning and is required to have A/C per Code.	5 EA	\$ 25,000 /EA	\$ 125,000
13	Existing air handling units (AHU) have passed their useful life expectancy and are problematic to maintain. Replace 7 original 1968 AHU systems serving A wing with new energy efficient models.	7 EA	\$ 50,000 /EA	\$ 350,000

	BCA ARCHITECTS & ENGINEERS	<i>North Franklin Educational Center - FINAL for Vote 9/21/17</i>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
14	Existing air handling units (AHU) have passed their useful life expectancy and are problematic to maintain. Replace 3 original 1973 multizone AHU systems serving B wing.	3 EA	\$ 75,000 /EA	\$ 225,000
15	Portions of the building are still served by pneumatic controls which have passed their useful life expectancy and are problematic to maintain and calibrate. Replace 1968 and 1973 pneumatic controls serving original AHU's and misc. heating equipment with DDC. The BOCES has replaced many of the pneumatic controls throughout the facility over the years, this would replace the remaining pneumatic controls.	1 LS	\$ 100,000 LUMP SUM	\$ 100,000
16	Building lacks adequate fire alarm system coverage to comply with current regulations (i.e. Building Code, SED, & NFPA). Also, the system is a proprietary system so it is expensive to maintain and update on a regular basis to keep up with the changing Codes and regulations.	1 LS	\$ 115,000 LUMP SUM	\$ 115,000
17	There are a handful of shops that cannot be accessed by people with disabilities unless they go thru several classrooms. A wheelchair lift shall be added to allow handicap access to the Heavy Equipment and Building Construction areas to better comply with the ADA regulations.	1 LS	\$ 42,000 LUMP SUM	\$ 42,000
18	The existing bathrooms are not ADA compliant and should be renovated following the ADA guidelines. Renovate (2) student gang bathrooms for handicap accessibility (2 per sex)	4 EA	\$ 25,000 /EA	\$ 100,000
19	The existing main office space is poorly laid out with a substantial amount of space dedicated to passages. Reconstruct the entire main office area and provide a new layout that will take advantage of the unused space. The counselor's office will be large enough to have a desk as well as a small conference table to seat 5 people (The counselor, the student, the student's parents and the principal). This will allow more private counseling sessions for the students.	2,861 SF	\$ 110 /SF	\$ 314,710
20	By utilizing the currently unused space in the main office, the Nurse's Office can be relocated to this area to allow for better monitoring and free up space for other programs.	450 SF	\$ 165 /SF	\$ 74,250
21	Enclose a portion under the existing canopy to create a secured vestibule interlock space. This vestibule interlock area shall have a window into the main office. Visitors coming to the facility will be required to present proper credentials prior to being allowed to enter the facility.	270 SF	\$ 200 /SF	\$ 54,000
22	Renovate the current Early Childhood Development Classroom into new Culinary Arts Classroom/Storage. Currently Culinary Arts does not have a traditional classroom space.	1,050 SF	\$ 110 /SF	\$ 115,500
23	Replace deteriorated partitions in the Culinary Arts dish wash area and replace the existing ceiling tile with a new washable ceiling tile to meet current Department of Health regulations.	650 SF	\$ 15 /SF	\$ 9,750
24	Replace existing electric equipment with new gas equipment in Culinary Arts kitchen due to new gas line coming to the facility and extend gas line from boiler room to Culinary Kitchen. New gas line will be installed on the roof to reduce costs.	1 LS	\$ 15,500 LUMP SUM	\$ 15,500
25	Replace aging and deteriorated commercial dishwasher and exhaust with new energy efficient model.	1 EA	\$ 23,600 /EA	\$ 23,600
26	Due to programming needs/changes, the existing staff break room needs to be relocated to make room for the new Gaming/Programming class. The new location for the staff break room shall be in the location currently being utilized by the Nurse.	504 SF	\$ 135 /SF	\$ 68,040
27	Relocate Early Childhood Education program into what is currently Cosmetology. This new location is much larger and will provide ample space for this growing program. The new space will be divided by a new partition creating two rooms, one for a day care area and one for the classroom. The new partition will have a one-way mirror so the teachers can observe the students. This room also has a door to the exterior to allow parents easy access to drop of their children at the day care.	2,268 SF	\$ 165 /SF	\$ 374,220
28	A small playground will be provided for the children attending the Early Childhood Education program.	1 LS	\$ 75,000 LUMP SUM	\$ 75,000

 BCA ARCHITECTS & ENGINEERS	North Franklin Educational Center - FINAL for Vote 9/21/17			
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
29	Provide a new folding partition in the existing Conference Room. This would allow the space to be divided into (2) smaller conference spaces that can be used at the same time. Additional structural steel would need to be added to support the folding partition.	1 LS	\$ 55,000 LUMP SUM	\$ 55,000
30	Corridor door shall be replaced with a 48" wide door to allow beds to pass thru for the Health Occupation program.	1 EA	\$ 3,850 /EA	\$ 3,850
31	A/C shall be added to the Health Occupation program space.	1 EA	\$ 25,000 /EA	\$ 25,000
32	Relocate Cosmetology down to where the existing Alternative Education classrooms are located. This would allow more room so that the educational programming can grow (i.e. spa therapy). (Storage room needs A/C for temp sensitive products, this building only)	2,610 SF	\$ 195 /SF	\$ 508,950
33	The Resource Room is currently in a small office. Provide a small classroom addition in the courtyard to provide Resource Room program with the appropriate space.	400 SF	\$ 250 /SF	\$ 100,000
34	Create a second floor on-top of the Resource Room addition mention above for a conference room and provide a new stair tower for access.	500 SF	\$ 250 /SF	\$ 125,000
35	The Electrical Trades program is growing and needs a larger space. Renovate the former Multi-Occupation area for the Electrical Trades Program.	3,064 SF	\$ 85 /SF	\$ 260,440
36	Renovate the welding lab in the Heavy Equipment program. The renovation will provide new exhaust equipment.	460 SF	\$ 100 /SF	\$ 46,000
37	Provide a new enclosed classroom within the Heavy Equipment shop area.	585 SF	\$ 135 /SF	\$ 78,975
38	Construct a new greenhouse to support the science classes in the Alternative Education program.	500 SF	\$ 85 /SF	\$ 42,500
39	Re-arrange the existing equipment in the Automotive Technology shop area to create space for future hybrid and electric car maintenance. This would require upgrades to the power and mechanicals systems within this space as well as significant room for additional safety equipment required to work on the hybrid and electric vehicles.	1,500 SF	\$ 50 /SF	\$ 75,000
40	The space currently allocated to the existing Automotive Technology shop area will not be large enough to house the existing program as well as the addition of the electric/hybrid vehicle maintenance. A new additional shall be constructed on the west side of the existing shop area that will include an engine repair room and a vehicle wash bay.	1,800 SF	\$ 265 /SF	\$ 477,000
41	With the re-arrangement of the equipment in the Automotive Technology shop area, a new vehicle exhaust will be required as a requirement Code requirement. The new exhaust system will attach directly to the vehicles' exhaust system and allow the vehicle exhaust to be removed from the space in a safe manner.	1 LS	\$ 40,000 LUMP SUM	\$ 40,000
42	Replace the existing dust collection system in the Building Trades shop with a new dust collection system of adequate size. The new dust collection system shall have flexible drops to allow the existing tools to be moved as needed and still maintain the dust collection to that tool.	1 LS	\$ 45,000 LUMP SUM	\$ 45,000
43	A new "Finishing Room" shall be constructed in the Building Trades shop room. This finishing room will be a clean room that will allow a dust free environment for finishing furniture and cabinetry.	350 SF	\$ 150 /SF	\$ 52,500
44	Provide a new enclosed classroom in the Building Trades shop area prevent dust from coming into the classroom. When doing this, the existing mezzanine that does not currently meet Code, will be rebuilt and brought up to current standards.	585 SF	\$ 135 /SF	\$ 78,975
45	Renovate the four Alternative Ed Classrooms with new finishes and partitions to accommodate additional technology including the Multi-Purpose room.	3,386 SF	\$ 110 /SF	\$ 372,460


	BCA ARCHITECTS & ENGINEERS	<i>North Franklin Educational Center - FINAL for Vote 9/21/17</i>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
46	Relocate the Science classroom to an area that is currently office space. The new room will be large enough for a traditional classroom and lab space.	1,342 SF	\$ 165 /SF	\$ 221,430
47	Renovate the existing Break Room into the new Programming & Gaming classroom. This room is directly adjacent to the existing computer lab and data closet to keep the length of the data cable to a minimum.	1,272 SF	\$ 150 /SF	\$ 190,800
48	Renovate toilet rooms in District Admin area for ADA compliance	1 EA	\$ 15,000 /EA	\$ 15,000
49	Additional parking spaces shall be provided on the east side of the building as parking at the facility is currently lacking. This would require an access road that would tie into the existing parking lot in the south east corner.	1,800 SY	\$ 85 /SY	\$ 153,000
50	Provide roof mounted solar panels that will be used as a teaching station for the Electrical Trades program. The roof would be equipped with the proper safety railings and stair access meeting the requirements of the Building Code of NYS.	250 SF	\$ 145 /SF	\$ 36,250
51	The rooms on the south side of the facility get very hot. Re-glaze the windows on the south side with a glazing system that utilizes a sun control reflective coating	975 SF	\$ 95 /SF	\$ 92,625
52	Provide (3) exterior car charging stations to provide learning experiences for Automotive Technology and Electrical Trades programs.	3 EA	\$ 5,500 /EA	\$ 16,500
53	Provide an exterior bike rack that has a capacity to hold (10) bikes	1 LS	\$ 700 ^{LUMP SUM}	\$ 700
54	Renovate the main corridor from the main entrance lobby to the conference room to enhance aesthetics and provide areas for student displays	2,500 SF	\$ 50 /SF	\$ 125,000
55	Upgrades to the IT backbone and equipment which will include increasing the connection speed between data closet's and replacing antiquated switches.	1 LS	\$ 65,000 ^{LUMP SUM}	\$ 65,000
56	The Wi-Fi in the building shall be augmented so there is full coverage throughout the entire facility.	35,000 SF	\$ 1 /SF	\$ 35,000
57	Renovate the existing Electrical Trades classroom for the Instructional Support Services group. This renovation shall include spaces for Deputy Superintendent, Special Education/Itinerant Teaching Principal, CDOS, and support staff. Much of this work shall be accomplished by the District's own forces as a cost savings measure.	2,706 SF	\$ 65 /SF	\$ 175,890
58	Provide new records storage addition on east of building. The current record storage space will be displaced due to the new P-Tech program.	360 SF	\$ 250 /SF	\$ 90,000
59	Renovate Paper Storage, Records and IT Office into new P-Tech classroom space. The P-Tech (Pathways to Technology) allows students to take early college classes while still in high school. The existing areas shall be renovated into traditional classroom spaces with additional technology and power requirements to support the P-Tech program.	1,450 SF	\$ 85 /SF	\$ 123,250
60	Replace the aging exterior windows and enlarge the opening on the north side of the District Offices.	360 SF	\$ 100 /SF	\$ 36,000
61	Provide an IT Office over the new Cosmetology room that would be accessed from the upper level of the school. The existing IT Office if be displaced by the new P-Tech programs as described above.	350 SF	\$ 175 /SF	\$ 61,250


 BCA ARCHITECTS & ENGINEERS	<h2>North Franklin Educational Center - FINAL for Vote 9/21/17</h2>			
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
62	The Shared Business Office shall be completely renovated to accommodate (4) additional staff members to sit in cubicles in the main floor area. There is room to expand by taking some of the mail room space that is too large for the current use as well as reducing the main vestibule/lobby space. With this renovation, the mechanical systems will be included to reduce large temperature swings they are currently experiencing. The floor finishes will be replaced with new VCT finish. Additional windows shall be provided to allow for more natural light into this area. This would include the addition of exterior windows as well as lowering the sill height of existing windows.	2,668 SF	\$ 100.00 /SF	\$ 266,800
Opinion of Probable Construction Cost Total				\$ 7,010,662


¹ Cost Per Unit Legend

- SY - Square Yard
- LS - Lump Sum
- SF - Square Feet
- EA - Each

BCA ARCHITECTS ENGINEERS	BCA ARCHITECTS & ENGINEERS	<i>Adirondack Educational Center - FINAL for Vote 9/21/17</i>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
1	The existing sewage lift pump is original and is a maintenance concern. Replace with a new sewage lift pump prior to failure.	1 EA	\$ 60,000.00 /EA	\$ 60,000
2	The existing underground fuel oil tank is past its useful life. Replace with a new above ground tank that complies with all Department of Environmental Conservation regulations and remove the existing underground tank. The new tank will be located off of the north parking lot farther away from the building for safety.	1 EA	\$ 300,000.00 /EA	\$ 300,000
3	Most of the asphalt parking areas and driveways are in a severely deteriorated state. There are large cracks in the asphalt which has allowed water to get into the sub-base and weaken it, causing the asphalt to more rapidly deteriorate. The asphalt and sub-base shall be removed, new compacted stone sub-base be installed, new asphalt binder course and top course and re-stripe entire asphalt area. Finally, flush and scope underground storm piping to ensure there are no breaks or clogs in the piping.	8,200 SY	\$ 54.00 /SY	\$ 442,800
4	As with the asphalt paving, the concrete sidewalk in several locations has started to deteriorate and again, allowed water to penetrate into the sub-base. The concrete sidewalk shall be removed along with the existing sub-base and new compacted stone sub-base and asphalt walkway be provided. The surface of the asphalt can be stamped to give it a more decorative appearance.	330 SY	\$ 43.20 /SY	\$ 14,256
5	Several areas on the exterior wall are in need of masonry repair/restoration. These areas shall have the deteriorated grout ground out completely, any damaged or cracked brick masonry units replaced and new mortar tuck-pointed back in.	900 SF	\$ 44.70 /SF	\$ 40,230
6	The existing overhead doors are deteriorating. Replace all exterior overhead doors with new thermally insulated overhead doors that have a higher R-Value for additional energy savings.	8 EA	\$ 9,000.00 /EA	\$ 72,000
7	The exiting exterior doors on the north side and the main entrance are deteriorating. Recommend replacing with new thermally broken, insulated FRP units. The new units will have to meet the new Energy Code of NYS so there will be an increase in energy efficiency.	250 SF	\$ 96.00 /SF	\$ 24,000
8	Existing caulk is starting to dry out and crack which will allow water to penetrate into the cavity. Remove all existing old caulk and provide with new 2 part caulk.	640 LF	\$ 4.80 /LF	\$ 3,072
9	The windows along the south side are in poor condition and the wind blows through them. Replace with new thermally broken aluminum units. As with the exterior doors, these new windows will have to conform to the new Energy Code of NYS so again, there will be an increase in thermal efficiency. Provide tinted glazing to reduce thermal gain.	330 SF	\$ 96.00 /SF	\$ 31,680
10	There are a handful of windows where the locking mechanism is broken and should be replaced.	1 LS	\$ 900.00 LUMP SUM	\$ 900
11	Several walls that were added inside shop areas are not fire rated and need to be brought up to current Code. Completely remove the existing walls that do not meet the current fire rating and provide new properly fire rated walls in the shop areas.	1,240 SF	\$ 13.80 /SF	\$ 17,112
12	Corridor walls and doors are required to be fire rated per the Building of NYS. Many of the existing corridor doors do not meet the current Code. Replace the existing doors and frames with properly fire rated doors and frames and provide with heavy duty rated hardware.	26 EA	\$ 3,300.00 /EA	\$ 85,800
13	There are still lighting fixtures that have the less efficient T-12 ballasts. These shall be replaced with more efficient LED fixtures as an energy savings measure.	1 LS	\$ 18,000.00 LUMP SUM	\$ 18,000
14	The existing clocks are currently all stand alone devices and are antiquated. Replace with synchronized wireless clock system. Existing PA system is antiquated compared to today's technology. Replace with an integrated clock/PA system.	1 LS	\$ 78,000.00 LUMP SUM	\$ 78,000
15	The existing 1973 chimney serving the boiler plant has notable corrosion on sections that are located above the building roof. Replace the chimney in its entirety.	1 EA	\$ 60,000.00 /EA	\$ 60,000

	BCA ARCHITECTS & ENGINEERS	<i>Adirondack Educational Center - FINAL for Vote 9/21/17</i>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
16	Existing 1973 classroom unit ventilators (CUV) have passed their useful life expectancy and are problematic to maintain. Suggest replacing CUV's with new equipment.	11 EA	\$ 18,000.00 /EA	\$ 198,000
17	Existing 1973 stationary roof vents (SRV) have passed their useful life expectancy and are showing signs of corrosion. Suggest replacing SRV's with new equipment.	12 EA	\$ 6,000.00 /EA	\$ 72,000
18	Portions of the building are still served by pneumatic controls which have passed their useful life expectancy and are problematic to maintain and calibrate. Replace 1973 pneumatic controls serving original AHU's and misc. heating equipment with DDC. The BOCES has replaced many of the pneumatic controls throughout the facility over the years, this would replace the remaining pneumatic controls.	1 LS	\$ 57,000.00 LUMP SUM	\$ 57,000
19	Building lacks adequate fire alarm system coverage to comply with current regulations (i.e. Building Code, SED, & NFPA). Also, the system is a proprietary system so it is expensive to maintain and update on a regular basis to keep up with the changing Codes and regulations.	1 LS	\$ 75,000.00 LUMP SUM	\$ 75,000
20	Per ADA regulations, there are minimum dimensions required on each side of the door to assist with door operation for the disabled. Rearrange classrooms/shop doors to achieve the required push/pull dimensions	1 LS	\$ 14,400.00 LUMP SUM	\$ 14,400
21	The existing bathrooms are not ADA compliant and should be renovated following the ADA guidelines. Renovate (2) student gang bathrooms for handicap accessibility (2 per sex)	4 EA	\$ 30,000.00 /EA	\$ 120,000
22	Renovate remaining single user bathrooms for ADA compliance.	6 EA	\$ 14,400.00 /EA	\$ 86,400
23	Extend Cosmetology out under the existing colonnade directly outside of the classroom to offer more space so more programs can be offered (i.e. spa therapy)	400 SF	\$ 270.00 /SF	\$ 108,000
24	Renovate the remaining area of Cosmetology to bring up to current standards and rearrange for more efficient flow and take over the closet and bathroom currently in the adjacent Alternative Ed classroom, add storage cabinetry and remove the carpet	2,240 SF	\$ 132.00 /SF	\$ 295,680
25	Construct a small classroom within the Conference Room for the Culinary Arts program as this program currently does not have a traditional classroom space. The new classroom will be large enough to house up to (15) computers.	960 SF	\$ 132.00 /SF	\$ 126,720
26	Within the current kitchen area, construct a small café/deli area for expanded programs for the students.	200 SF	\$ 132.00 /SF	\$ 26,400
27	Enclose a portion under the existing canopy to create a secured vestibule interlock space. This vestibule interlock area shall have a window into the main office. Visitors coming to the facility will be required to present proper credentials prior to being allowed to enter the facility.	175 SF	\$ 132.00 /SF	\$ 23,100
28	The existing main office space is poorly laid out with a substantial amount of space dedicated to passages. Reconstruct the entire main office area and provide a new layout that will take advantage of the unused space. The counselor's office will be large enough to have a desk as well as a small conference table to seat 5 people (The counselor, the student, the student's parents and the principal). This will allow more private counseling sessions for the students.	2,100 SF	\$ 138.00 /SF	\$ 289,800
29	Remove the small ante-room located in the corner of the Health Occupation classroom as well as the deteriorated cabinets. Provide new cabinets in the same location as the existing. The additional space created by removing the ante-room will house a small pharmacy and a ADA compliant bathroom with shower.	1,850 SF	\$ 138.00 /SF	\$ 255,300

	BCA ARCHITECTS & ENGINEERS	<i>Adirondack Educational Center - FINAL for Vote 9/21/17</i>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
30	Relocate Nurse to allow for the required programming changes within the facility. The new location for the Nurse's room would where the current conference room is located.	490 SF	\$ 198.00 /SF	\$ 97,020
31	Provide new mechanical systems in the Natural Resource shop area. Currently the air in their spaces exhausts into the Building Trades room, so fumes are being transferred between rooms.	2,525 SF	\$ 24.00 /SF	\$ 60,600
32	Construct a new greenhouse to support the Natural Resources program. The greenhouse shall be located on the south side of the facility and be attached so there is direct access from the Natural Resources, shop.	500 SF	\$ 102.00 /SF	\$ 51,000
33	Provide a new enclosed classroom in the Building Trades shop area prevent dust from coming into the classroom. Currently they have an open area within the shop being utilized as a traditional classroom space.	500 SF	\$ 132.00 /SF	\$ 66,000
34	In the Building Trades shop, replace one of the overhead doors with a taller overhead to accommodate the tiny houses the students build. This would require re-working the structural at the door head to accommodate the taller door.	1 LS	\$ 18,000.00 LUMP SUM	\$ 18,000
35	A new "Finishing Room" shall be constructed in the Building Trades shop room. This finishing room will be a clean room that will allow a dust free environment for finishing furniture and cabinetry.	200 SF	\$ 180.00 /SF	\$ 36,000
36	Provide supplemental lighting in the Automotive Technology shop. These lights would be placed on either side of the vehicles lifts to provide more light on the sides of vehicles when they are raised on the lifts.	1 LS	\$ 14,400.00 LUMP SUM	\$ 14,400
37	Re-arrange the existing equipment in the Automotive Technology shop area to create space for future hybrid and electric car maintenance. This would require upgrades to the power and mechanicals systems within this space as well as significant room for additional safety equipment required to work on the hybrid and electric vehicles.	600 SF	\$ 60.00 /SF	\$ 36,000
38	With the re-arrangement of the equipment in the Automotive Technology shop area, a new vehicle exhaust will be required as a requirement Code requirement. The new exhaust system will attach directly to the vehicles' exhaust system and allow the vehicle exhaust to be removed from the space in a safe manner.	1 LS	\$ 48,000.00 LUMP SUM	\$ 48,000
39	The Alternative Education area is poorly laid out and not conducive for traditional classrooms. These rooms shall be completely renovated and create (2) new classroom spaces. Each classroom to accommodate 18-20 students and 10-12 computers. (1) of these classrooms would be a science room with lab facilities. Also in this space would be a dedicated computer lab and a gaming/programming classroom along with a multi-use room that could function as a small gymnasium space.	4,300 SF	\$ 150.00 /SF	\$ 645,000
40	Due to program changes, relocate the large conference room across the hall to where the existing computer lab resides, this include a new storage space for conference room tables, chairs, equip., etc. This will open up the space directly adjacent to the Culinary Arts kitchen to be used as a Culinary Arts classroom.	1,760 SF	\$ 162.00 /SF	\$ 285,120
41	Renovate the existing Shared Business Office area as well as Regional Special Education Offices. This would include providing windows in the corridor walls to allow more light into the office spaces, provide additional power and data and new finishes throughout.	2,030 SF	\$ 138.00 /SF	\$ 280,140
42	Provide ground mounted solar panels that will be used as a teaching station for the Natural Resource Sciences program.	250 SF	\$ 150.00 /SF	\$ 37,500
43	The Wi-Fi in the building shall be augmented so there is full coverage throughout the entire facility.	17,700 SF	\$ 1.20 /SF	\$ 21,240

	BCA ARCHITECTS & ENGINEERS	<h2>Adirondack Educational Center - FINAL for Vote 9/21/17</h2>		
Item No.	Description	Quantity (Unit)	Cost per Unit ¹	Estimated Cost
44	Extend waterline from Village of Saranac Lake main trunk line on Route 3 (Just off the property line) to the building. Disconnect and decommission the well.	700 LF	\$ 120.00 /LF	\$ 84,000
45	Provide (3) exterior car charging stations to provide learning experiences for Automotive Technology and Natural Resources Science programs.	3 EA	\$ 6,600.00 /EA	\$ 19,800
46	Upgrades to the IT backbone and equipment which will include increasing the connection speed between data closet's and replacing antiquated switches.	1 LS	\$ 60,000.00 LUMP SUM	\$ 60,000
Opinion of Probable Construction Cost Total				\$ 4,855,470

¹ Cost Per Unit Legend

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- EA - Each
- LF - Lineal Foot