

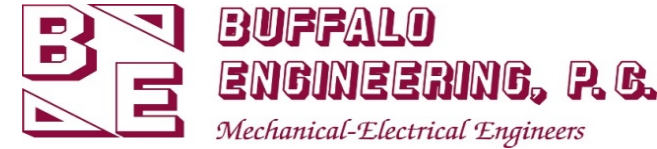


# Orchard Park Central School District

## AIM Program: Asset Inventory Management Plan



**GORDON W. JONES ASSOCIATES**  
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### Asset Category:

Revised 2/4/2022

#### Mandatory Code Required Reconstruction:

Items included in this category are mandated by the New York State Education Department Office of Facilities Planning for completion. The New York State Education Department Office of Facilities Planning is the authority having jurisdiction and is responsible for the issuance of the required building permit. Items identified within this category may also be associated with the mandated code requirements of the New York State Department of Environmental Conservation or the Department of Health. These items must be completed to qualify for building aid.

#### Site Reconstruction:

Items included in this category represents work located outside of the building footprint. Work includes but is not limited to all site utilities, storm water management, pavement, sidewalks, athletic fields, play fields, exterior bleachers and related structures such as Press Boxes, Dugouts and Climbing Walls.

#### Health, Safety & Accessibility:

Items included in this category include but are not limited to accessibility, restroom facilities, environment, comfort, health and indoor air quality.

#### Building Reconstruction:

Items included in this category represent work associated with the interior or exterior of the building. Work includes but is not limited to foundations, building envelope, roof and skylights, interior spaces, walls, flooring, ceilings, lockers, doors, stairs, elevators, swimming pools, electrical systems, communication systems, plumbing systems and HVAC systems.

#### District Program:

Items included in this category represent program related reconfiguration, reconstruction or new building additions as defined by the district.

### Asset Prioritization Criteria:

#### Priority 1 Items:

Items included in this category have an estimated three years or less of remaining useful life, are reported unsatisfactory, or in failure as identified on the Building Condition Survey Instrument.

#### Priority 2 Items:

Items included in this category have an estimated three to six years of remaining useful life as identified on the Building Condition Survey Instrument.

#### Priority 3 Items:

Items included in this category have an estimated six or more years of remaining useful life. Each item represents a significant cost moving forward, and requires representation in the long range planning process.

# High School

Mandatory Code Required Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1	Replace 1999 vintage smoke detectors.	\$47,000	\$47,000
2.	Add carbon monoxide detectors required by code.	\$80,000	\$80,000
<b>Total Mandatory Code Required Reconstruction Items=</b>		<b>\$127,000</b>	<b>\$127,000</b>
Building Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
16.	Remove carpet in Faculty Dining Room 139A and Kitchen Offices 139K & 139L. Replace with LVT floor tile.	\$8,000	\$8,000
18.	Masonry repairs throughout the exterior.	\$399,000	\$399,000
19.	Replacement of miscellaneous exterior doors.	\$243,000	\$243,000
20.	Replacement of roofing and thru-wall flashing installation at various roof transitions.	\$541,000	\$541,000
21.	Roofing replacement of areas installed in 1998 with expired warranties.	\$2,199,000	\$2,199,000
24.	Replace 1991 roof top units. Replace older split systems.	\$904,000	\$904,000
26.	Replace exhaust fans over 25 years old. Replace kitchen make up air unit, add heat. Replace hood make up air unit. Revise to pull out make up air unit.	\$176,000	\$176,000
27.	Replace original cabinet unit heaters and unit heaters.	\$186,000	\$186,000
28.	Replace Auditorium AHU.	\$258,000	\$258,000
29.	Replace fiberglass ductwork installed in the Auditorium. Seams are failing. Asbestos abatement and ceiling replacement will need to be added. (about 560 to 600 LF of ductwork)	\$125,000	\$125,000
31.	Increase ventilation in Mechanical Room 167 in the first floor Science Wing.	\$3,000	\$3,000
33.	Replace 1976 switch gear, and panels. Add receptacles.	\$300,000	\$300,000
34.	Replace 1976 electrical transformers.	\$300,000	\$300,000
35.	Upgrade communications systems and security.	\$250,000	\$250,000
<b>Total Building Reconstruction=</b>		<b>\$11,691,000</b>	<b>\$5,892,000</b>
District Program:		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
P1.	Reconstruct the existing Music Wing. Provide Music Classroom Addition including Practice Rooms to accommodate the current program. Remove folding Partition from inside of Auditorium. Eliminate Toilet Rooms. Create Additional Stage Storage.	\$2,779,000	\$2,779,000
P2.	Construct new Men's and Women's ADA Toilet Rooms.	\$512,000	\$512,000
P5.	Remove the existing Auditorium Stair and construct new Auditorium Stair in new addition. Provide new ADA elevator.	\$187,000	\$187,000
P13.	Reconstruct the existing Pool area into new multi-purpose Gym. Reconstruction to include Offices, Toilet Rooms and Storage. New 8 Lane pool addition includes new Boy's and Girl's Pool Locker Rooms, Fitness Room, Weight Room, Bleachers and Storage. Provide Elevator access to the second floor. (Cost revised to include 2,100 SF Gallery reconstruction)	\$14,447,000	\$14,447,000
S1.	Replace the existing artificial turf athletic field due in 2022.	\$935,000	\$935,000
S3.	Replace the existing sports field lighting poles and install new LED fixtures.	\$500,000	\$500,000
S15.	Install new multi-purpose field and construct new additional parking spaces outside of new pool addition.	\$1,468,000	\$1,468,000
S17.	Reconstruct the QMB parking lot to allow for the relocation of the new multipurpose athletic field. Regrade and add drainage to the current practice field currently located behind the home bleachers at the track.	\$1,260,000	\$1,260,000
<b>Total District Program=</b>		<b>\$54,352,000</b>	<b>\$22,088,000</b>
<b>Total Estimated Construction Value High School =</b>		<b>\$68,518,000</b>	<b>\$28,107,000</b>

## High School Field House

District Program:		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
P1.	Demolish existing building and reconstruct a building with new Concessions, Toilets, Storage and Team Rooms.	\$1,545,000	\$1,545,000
<b>Total District Program=</b>		<b>\$1,545,000</b>	<b>\$1,545,000</b>
<b>Total Estimated Construction Value High School Field House =</b>		<b>\$1,720,000</b>	<b>\$1,545,000</b>

## High School Press Box

Health, Safety & Accessibility:		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
1.	Replace existing bleacher system and Press Box with new aluminum bleachers and Press Box.	\$930,000	\$930,000
<b>Total Health, Safety &amp; Accessibility=</b>		<b>\$930,000</b>	<b>\$930,000</b>
<b>Total Estimated Construction Value High School Press Box=</b>		<b>\$930,000</b>	<b>\$930,000</b>

# Middle School

Mandatory Code Required Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1.	Replace 2006 vintage smoke detectors.	\$38,000	\$38,000
2.	Add carbon monoxide detectors required by code.	\$70,000	\$70,000
<b>Total Mandatory Code Required Reconstruction Items=</b>		<b>\$108,000</b>	<b>\$108,000</b>
Site Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
4.	Install new pavement in center parking lot.	\$155,000	\$155,000
<b>Total Site Reconstruction=</b>		<b>\$755,000</b>	<b>\$155,000</b>
Health, Safety & Accessibility:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
16.	Renovate Health Office to be ADA compliant.	\$68,000	\$68,000
<b>Total Health, Safety &amp; Accessibility=</b>		<b>\$1,035,000</b>	<b>\$68,000</b>
Building Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
24.	Replacement of miscellaneous exterior doors.	\$52,000	\$52,000
26.	Roofing replacement of areas installed in 1998 with expired warranties.	\$489,000	\$489,000
27.	Roofing replacement of areas installed in 2005. Warranty will expire in 2025.	\$773,000	\$773,000
29.	Masonry restoration of existing facade. Replacement of deteriorated steel and masonry remaining from 2018 Capital Project.	\$497,000	\$497,000
32.	Replace steam system with hot water system. (Add Asbestos and Electrical costs) 170,000 SF	\$4,079,000	\$4,079,000
33.	Replace the Auditorium AHU.	\$226,000	\$226,000
34.	Replace remaining pneumatic controls with digital controls.	\$113,000	\$113,000
35.	Clean original exhaust ductwork, and provide new exhaust registers where new ceilings are being installed.	\$23,000	\$23,000
36.	Install a split system in Health Office.	\$23,000	\$23,000
<b>Total Building Reconstruction=</b>		<b>\$11,584,000</b>	<b>\$6,275,000</b>
District Program:		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
P15.	Create new 2-Story Addition. New Music Classrooms, Practice Rooms, Storage to be located on first floor. New Special Education Classrooms and Weight/Fitness Room to be located on the second floor. Provide ADA elevator.	\$6,983,000	\$6,983,000
P20.	Add unit ventilators and cooling into rooms 146, 246, & 346.	\$97,000	\$97,000
MS2	Relocate 4 existing tennis courts. Replace former tennis court area with parking. This area will need to be regraded with a retaining wall. <i>(Turner confirmed that this cost aligns with (1) Basketball and (3) Tennis Courts and includes replacement of former tennis are w/parking)</i>	\$1,208,000	\$1,208,000
MS3	Provide new bleachers as required for new athletic areas.	\$1,000,000	\$0
MS4	Provide a concrete pathway around the entire new athletic area for training.	\$180,000	\$0
MS5	Regrade the existing athletic fields in this area. This includes elimination of the cinder track. New fields to be sod.	\$240,000	\$240,000
MS6	Provide new parking areas around the Building and Grounds building.	\$339,000	\$339,000
MS7	Provide new Campus/Bus loop to Thorn Ave.	\$1,309,000	\$1,309,000
MS8	Provide new parking at former access drive to Lincoln.	\$131,000	\$131,000
<b>Total District Program=</b>		<b>\$30,442,000</b>	<b>\$10,307,000</b>
<b>Total Estimated Construction Value Middle School =</b>		<b>\$43,924,000</b>	<b>\$16,913,000</b>

## Middle School Band Shell

### Health, Safety & Accessibility:

1.	Rework the exterior slab at the ADA ramp.	\$6,000	\$6,000
<b>Total Health, Safety &amp; Accessibility=</b>		<b>\$6,000</b>	<b>\$6,000</b>
<b>Total Estimated Construction Value Middle School Band Shell=</b>		<b>\$6,000</b>	<b>\$6,000</b>

## Eggert Elementary School

### Mandatory Code Required Reconstruction:

		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1.	Add carbon monoxide detectors required by code.	\$30,000	\$30,000
<b>Total Mandatory Code Required Reconstruction Items=</b>		<b>\$30,000</b>	<b>\$30,000</b>

### Site Reconstruction:

		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
3.	Install a new pavement in faculty parking lot.	\$226,000	\$226,000
<b>Priority 3 Total=</b>		<b>\$226,000</b>	<b>\$226,000</b>
<b>Total Site Reconstruction=</b>		<b>\$276,000</b>	<b>\$226,000</b>

### Building Reconstruction:

#### Priority 1 Items include:

		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
<b>Architectural</b>			
12.	Replace windows in 1990 additions.	\$236,000	\$236,000
13.	Roofing replacement of areas which have expired 1990 warranties.	\$564,000	\$564,000
14.	Masonry restoration.	\$91,000	\$91,000
<b>Total Building Reconstruction=</b>		<b>\$2,770,000</b>	<b>\$891,000</b>

### District Program:

		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
P3.	Reconstruct the existing Cafeteria. Provide A/C, replace existing curtains and add new hand sinks.	\$393,000	\$393,000
P4.	Construct new one story 6 Classroom addition. Extend sidewalk to new addition.	\$2,400,000	\$2,400,000
P5.	Provide a new family ADA restroom off the main lobby.	\$67,000	\$67,000
P6.	Replace carpet in the Media Center and adjacent Computer Lab. Abate VAT in Work Room and install LVT.	\$60,000	\$60,000
P14.	Reconstruction Phase "A". Install new door to courtyard for UPK Classroom.	\$31,000	\$31,000
P15.	Remove the slate panels from the exterior of the building. Install new metal panels.	\$8,000	\$8,000
S1.	Provide an ADA accessible playground. Provide designated UPK play area.	\$1,000,000	\$1,000,000
S3.	Add a courtyard shade structure. Resurface the courtyard to match the playground.	\$354,000	\$354,000
<b>Total District Program=</b>		<b>\$11,735,000</b>	<b>\$4,313,000</b>
<b>Total Estimated Construction Value Eggert Elementary School =</b>		<b>\$15,086,000</b>	<b>\$5,460,000</b>

# Ellicott Elementary School

Mandatory Code Required Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1.	Add carbon monoxide detectors required by code.	\$30,000	\$30,000
<b>Total Mandatory Code Required Reconstruction Items=</b>		<b>\$30,000</b>	<b>\$30,000</b>
Building Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
12.	Replacement of miscellaneous exterior doors.	\$12,000	\$12,000
13.	Roofing replacement of areas which have expired warranties.	\$550,000	\$550,000
14.	Replace windows in 1990 additions. (Evaluate entire building)	\$209,000	\$209,000
15.	Masonry restoration.	\$51,000	\$51,000
<b>Total Building Reconstruction=</b>		<b>\$3,469,000</b>	<b>\$822,000</b>
District Program:		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
P3.	Reconstruct the existing Cafeteria. Provide A/C, replace existing curtains and add new hand sinks.	\$460,000	\$460,000
P6.	Replace carpet in the Media Center and adjacent Computer Lab. Abate VAT in Work Room and install LVT.	\$60,000	\$60,000
P8.	Provide acoustical control in the small cafeteria.	\$27,000	\$27,000
P14.	Construct new one story 6 Classroom addition. Extend sidewalk to new addition.	\$2,472,000	\$2,472,000
S1.	Provide an ADA accessible playground. Provide designated UPK play area. (NOTE: Includes Relocation)	\$1,000,000	\$1,000,000
S3.	Install yard drainage in the back of the site.	\$75,000	\$75,000
S9.	Provide new bollards between the playground and parking lot.	\$4,000	\$4,000
S10.	Provide 36 additional parking on the north side of the building.	\$195,000	\$195,000
S11.	Provide a new flashing school zone lights.	\$50,000	\$50,000
<b>Total District Program=</b>		<b>\$12,987,000</b>	<b>\$4,343,000</b>
<b>Total Estimated Construction Value Ellicott Elementary School =</b>		<b>\$16,999,000</b>	<b>\$5,195,000</b>

# South Davis Elementary School

<b>Mandatory Code Required Reconstruction:</b>		<b>2015 BCS ESTIMATE</b>	<b>2022 CAPITAL PROJECT</b>
1.	Replace 2008 vintage smoke detectors.	\$16,000	\$16,000
2.	Add carbon monoxide detectors required by code.	\$12,000	\$12,000
<b>Total Mandatory Code Required Reconstruction Items=</b>		<b>\$28,000</b>	<b>\$28,000</b>
<b>Site Reconstruction:</b>		<b>2015 BCS ESTIMATE</b>	<b>2022 CAPITAL PROJECT</b>
4.	Install a new pavement in 1999 faculty parking lot.	\$160,000	\$160,000
<b>Total Site Reconstruction=</b>		<b>\$212,000</b>	<b>\$160,000</b>
<b>Building Reconstruction:</b>		<b>2015 BCS ESTIMATE</b>	<b>2022 CAPITAL PROJECT</b>
11.	Replacement of miscellaneous exterior doors.	\$36,000	\$36,000
12.	Replace windows throughout the building installed in 1990.	\$967,000	\$967,000
13.	Add ventilation of Custodian's Offices.	\$12,000	\$12,000
14.	Replace roof top units and provide split systems for two offices.	\$137,000	\$137,000
15.	Replace air handling units.	\$119,000	\$119,000
26.	Masonry restoration of precast sills and caulk joints.	\$59,000	\$59,000
27.	Roofing replacement of areas which have expired warranties.	\$858,000	\$858,000
<b>Total Building Reconstruction=</b>		<b>\$2,596,000</b>	<b>\$2,188,000</b>
<b>District Program:</b>		<b>2021 TURNER ESTIMATE</b>	<b>2022 CAPITAL PROJECT</b>
P3.	Provide a new family ADA restroom off the main lobby.	\$67,000	\$67,000
P14.	Construct new one story 6 Classroom addition. Extend sidewalk to new addition.	\$2,625,000	\$2,625,000
SD1.	Relocate and provide a new ADA accessible Playground. Provide designated UPK Playground.	\$1,000,000	\$1,000,000
SD2.	Provide site lighting at the Outdoor Classroom and Playground.	\$35,000	\$35,000
SD3.	Provide additional parking with access to Thorn Ave. Reconstruct the existing parking lot.	\$510,000	\$510,000
SD5.	Provide a new fenced in basketball court.	\$173,000	\$173,000
SD6.	Provide a sidewalk internal of the roadways for walking space.	\$96,000	\$96,000
<b>Total District Program=</b>		<b>\$13,943,000</b>	<b>\$4,506,000</b>
<b>Total Estimated Construction Value South Davis Elementary School =</b>		<b>\$17,338,000</b>	<b>\$6,882,000</b>

# Windom Elementary School

Mandatory Code Required Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1.	Add carbon monoxide detectors required by code.	\$30,000	\$30,000
<b>Total Mandatory Code Required Reconstruction Items=</b>		<b>\$30,000</b>	<b>\$30,000</b>
Health, Safety & Accessibility:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
14.	Provide automatic fuel shut-off for kitchen.	\$11,000	\$11,000
<b>Total Health, Safety &amp; Accessibility=</b>		<b>\$485,000</b>	<b>\$11,000</b>
Building Reconstruction:		2015 BCS ESTIMATE	2022 CAPITAL PROJECT
18.	Carpet replacement in the Music Suite and Media Center.	\$33,000	\$33,000
20.	Replace boilers.	\$577,000	\$577,000
22.	Provide ventilation for Speech Room 117, OT/PT 118, & Speech Room 119.	\$51,000	\$51,000
23.	Replace hot water pumps.	\$51,000	\$51,000
33.	Replacement of miscellaneous exterior doors.	\$34,000	\$34,000
<b>Total Building Reconstruction=</b>		<b>\$2,487,000</b>	<b>\$746,000</b>
District Program:		2021 TURNER ESTIMATE	2022 CAPITAL PROJECT
P3.	Provide a new family ADA restroom off the main lobby.	\$67,000	\$67,000
P13.	Construct new one story 6 Classroom addition. Extend sidewalk to new addition.	\$2,500,000	\$2,500,000
S1.	Relocate and provide a new ADA accessible Playground. Provide designated UPK Playground. (Relocation Not Required)	\$1,000,000	\$1,000,000
<b>Total District Program=</b>		<b>\$15,404,000</b>	<b>\$3,567,000</b>
<b>Total Estimated Construction Value Windom Elementary School =</b>		<b>\$18,536,000</b>	<b>\$4,354,000</b>



## Middle School Buildings and Grounds

Mandatory Code Required Reconstruction:	2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1. Add carbon monoxide detectors required by code.	\$20,000	\$20,000
<b>Total Mandatory Code Required Reconstruction Items=</b>	<b>\$20,000</b>	<b>\$20,000</b>
<b>Total Estimated Construction Value Middle School Buildings and Grounds =</b>	<b>\$692,000</b>	<b>\$20,000</b>

## District Office

Site Reconstruction:	2015 BCS ESTIMATE	2022 CAPITAL PROJECT
1. Pavement replacement including Main Entrance drive, and adjacent parking lots.	\$297,000	\$297,000
<b>Total Site Reconstruction=</b>	<b>\$297,000</b>	<b>\$297,000</b>
<b>Total Estimated Construction Value District Office=</b>	<b>\$342,000</b>	<b>\$297,000</b>

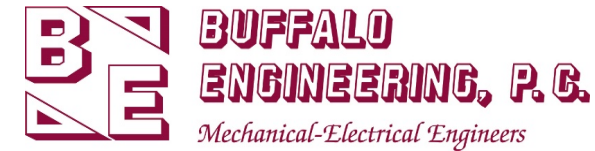


# Orchard Park Central School District



## AIM Program: Asset Inventory Management Plan

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Building Summary:		2015 BCS & 2021 PROGRAM	2022 CAPITAL PROJECT	Revised 2/4/2022
1.	High School	\$68,518,000	\$28,107,000	
2.	High School Field House	\$1,720,000	\$1,545,000	
3.	High School Press Box	\$930,000	\$930,000	
4.	Middle School	\$43,924,000	\$16,913,000	
5.	Middle School Concession Stand	\$17,000	\$0	
6.	Middle School Band Shell	\$6,000	\$6,000	
7.	Egkert Elementary School	\$15,086,000	\$5,460,000	
8.	Ellicott Elementary School	\$16,999,000	\$5,195,000	
9.	South Davis Elementary School	\$17,338,000	\$6,882,000	
10.	Windom Elementary School	\$18,536,000	\$4,354,000	
11.	Middle School Buildings and Grounds	\$692,000	\$20,000	
12.	Buildings and Grounds White House	\$104,000	\$0	
13.	District Office	\$342,000	\$297,000	
14.	District Special Education	\$119,000	\$0	
15.	Transportation Building	\$38,000	\$0	
16.	Transportation Bus Wash	\$22,000	\$0	
17.	Transportation Storage Building	\$4,000	\$0	
Estimated Construction Value:		\$184,395,000	\$69,709,000	
Escalation 4% a year:		\$27,659,250	\$11,153,440	
Design Contingency 10%:		\$21,205,425	\$8,086,244	
Subtotal Construction Budget:		\$233,259,675	\$88,948,684	
Construction Contingency 5%:		\$16,328,177	\$4,447,434	
Incidental Budget 22%:		\$54,909,327	\$20,547,146	
Capitalized Interest / DASNY 8%:		Not required	Not required	
Estimated Bond Amount:		\$304,497,180	\$113,943,264	
<b>Rounded Bond Amount:</b>		<b>\$305,000,000</b>	<b>\$114,000,000</b>	