FIVE-YEAR CAPITAL FACILITIES PLAN

Owner: Town of Hillsdale
Facility Name: Highway Garage

COST TYPE
NEW - New Construction
ADD - Addition
ALT - Alterations
MSR - Major System Replacement
REP - Repair

Note: Cost estimates do not include Haz. Mat. testing & abatement

Note: Cost estimates based on estimated cost of labor & materials in 2020



-			REP - Repair Cost of labor & materials Republished Rep	d on estimated erials in 2020						PLA	NNING
	eno-energy						CPLteam.com				
Item #	Priority 1-5	Description	Corrective Actions & Comments	Plan / Photo Key	Cost Type	Construction Cost	5% Design Contingency	7% Escalation	10% Contingency	20% Incidentals	PROBABLE BUDGET ALLOCATION
SITE FEATURES					1	1	1		1		
	3	Bollards Bollards	Bollards around perimeter of the building are rusted. They should be cleaned and painted.		REP	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
BUILDING STRUCTURE	E	Columns			1		ı				
	1	Exterior Columns	One exterior column is heavily rusted. The rusted column should be replaced with a new galvanized column.		REP	\$ 3,000	\$ 150	\$ 210	\$ 300	\$ 732	\$ 4,392
BUILDING ENVELOPE		Exterior Walls and Columns									
	1	Exterior Wall - Base of wall	Weeds are growing at the base of the exterior wall around the perimeter of the building. The weeds need to be removed before they start causing damage to the walls.		MNT	\$ 1,000	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464
	5	Exterior Siding	Metal siding panels are damaged in muliple locations. Damaged panels should be replaced		REP	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
	5	Exterior Siding	Metal siding panels are rusted at the bottom. Rusted panels should be replaced.		REP	\$ 5,000	\$ 250	\$ 350	\$ 500	\$ 1,220	\$ 7,320
	1	Columns at Garage Doors	All columns adjacent to garage doors are rusted at the bottom. Steel plates should be added to rusted areas to reinforce the structural integrity of the columns.		REP	\$ 7,000	\$ 350	\$ 490	\$ 700	\$ 1,708	\$ 10,248
	3	Powerwash	Areas of the siding are stained from rain/vegetation and should be cleaned.		MNT	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
		Exterior Doors									
	3	Entrance Doors	One of the exterior entrance doors is rusted along the bottom. This door should be replaced.		REP	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196
	3	Garage Door	Garage doors are heavily rusted along the bottom. These doors should be cleaned and the structural integrity should be inspected. Replace doors if needed.		REP	\$ 9,000	\$ 450	\$ 630	\$ 900	\$ 2,196	\$ 13,176
	1	Roof and Skylights Gutters	There are no gutters on the roof. Gutters and leaders should be installed to prevent run-off water damage.		ALT	\$ 7,000	\$ 350	\$ 490	\$ 700	\$ 1,708	\$ 10,248
BUILDING INTERIOR											
		Other Interior Walls				I	I				
	3	Sheetrock	Patch various holes in sheetrock.		REP	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
	5	Paint	All sheetrock walls are very dirty and could use a new paint job.		MNT	\$ 15,000	\$ 750	\$ 1,050	\$ 1,500	\$ 3,660	\$ 21,960
		Resilient Tiles or Sheet Flooring									
	2	Tile Floor	All tile floors are very dirty and should be cleaned to help maintain a longer lifespan.		MNT	\$ 5,000	\$ 250	\$ 350	\$ 500	\$ 1,220	\$ 7,320
		Ceilings									
	3	Ceiling Tiles	Replace all damaged and missing ceiling tiles		REP	\$ 1,000	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464
		Doors						-		-	
	1	Metal Door	Door and frame between garage and stair is rusted. Both should be replaced.		REP	\$ 3,000	\$ 150	\$ 210	\$ 300	\$ 732	\$ 4,392
	5	Interior Stairs Paint	Both stairs are heavily worn and could use a new paint job		MNT	\$ 4,000	\$ 200	\$ 280	\$ 400	\$ 976	\$ 5,856
HVAC SYSTEMS		Heat Generating Systems			 	1	ı				
	4	Unit heaters - 6 hydronic units in main bay	Units are in good shape, Clean/maintain units		MNT	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196
	5	Boiler - 652MBH	Burnham WPC5 model:101839-05 s/n:65719057		MNT	\$ 500					
	4	Heat exchangers	Units are on the floor, mount off the floor and clean, wood burner heat transfer		REP	\$ 1,000	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464

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	5	Space smoke detection and stobes - see electrical	NA	1		\$ -	> -	\$ -	\$ -	\$ - 5	-
	-	Fire Suppression System	NA.	1			ć				
	1	Office toilet	Add a seat		ADD	\$ 100	\$ 5	\$ 7	\$ 10	\$ 24 \$	146
	4	Breakroom shower	Clean	1		\$ 100					
	4	Breakroom Lav	Clean	1		\$ 100					
	3	Breakroom toilet	Replace seat			\$ 100					
	3	Breakroom sink	Raplace faucet with wrist blade style actuators		REP	\$ 500					
	5	Eye wash	Bradley, clean verify operation			\$ 100					
	3	Slop sink	Raplace faucet with wrist blade style actuators		REP	\$ 500					
		Plumbing Fixtures									
										,	
	5	AO smith water heater	2.5 gallon 1500w point of use, good condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
		Hot Water Heaters									
		· ·					-				
	4	Air compressor	7.5hp - ~40 gallon? - clean unit replace motor belt		MNT	\$ 100	\$ 5	\$ 7	\$ 10	\$ 24 5	146
		Air system		1							
	,			1		-	-	7	Ŧ -	- ',	•
	5	Breakroom sink piping	+	+	MNT	\$ -	\$ -	\$ -	\$ -	\$ - 9	<u> </u>
		Sanitary System		+							
	3	TOOO Parioti licariik oli ralik	Condition is good	1	IVIIVI	-	-	· -	-	· - 3	
	5	Gasboy diesel dispensor 1000 gallon heating oil tank	Looked older but in operable condition, plan for replacement Condition is good	+		\$ 3,500 \$ -	\$ 175 \$ -		\$ 350 \$ -	\$ 854 \$	
-	5	Fill-rite series 800C FR701V gas dispensor	Condition is good	+	MNT				\$ -	\$ - \$	
 	5	Fuel master plus	Condition is new	+	MNT	\$ -		•	\$ -	7	-
	5	2000 gallon diesel tank	Condition is good	1						\$ - \$	
-	5	1000 gallon gasoline tank	Condition is good	1	MNT	> -			7	\$ - \$	
		Fuel	0 100	-			<u> </u>		•	•	
	3	Water tank and filter			MNT	\$ -	\$ -	\$ -	\$ -	\$ - 5	-
	5	Water storage tank			MNT	\$ -				\$ - \$	
	3	Water softener	Clean/recharge unit		MNT	\$ -			\$ -	\$ - \$	
	5	Hose bibbs	Ok condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
	5	Expansion tank	Well Xtrol, good condition						7	\$ - \$	
		Water Pump			MNT	\$ -			7	\$ - \$	-
		Water Supply System									
PLUMBING		<u> </u>	'	•							
							•			. ,	
	5	Wall mounted thermostat	Update controls	1	1000	\$ -	\$ -	\$ -	\$ -	\$ - 5	-
		HVAC Control Systems		+							
	,	onice ry e unit	neplace diffe	1	550	Ÿ -	· -	Ÿ -	· -	· - ;	· <u>-</u>
	5	Office A/C unit	Replace unit	1	500	\$ -	\$ -	\$ -	\$ -	\$ - 9	-
		Mechanical Cooling / Air-Conditioning Systems		+							
	3	opper and lower office	TOVIAC VEHILIALION	1	AUU	۷ 2,500	7 125	y 1/5	۷ 230	à 010 3	000,000
	3	Upper and lower office	Provide ventilation	+	ADD	\$ 2,500					
	5	Upper storage room	Clean Clean	1	MNT	\$ 100					146
 	3	Bathroom fan Dryer vent	Clean unit, plan for replacement Clean, remove sags in line	+	MNT	\$ 500 \$ 100					
-	-	Pathroom for	Clean unit plan for replacement	1	NANT.	\$ -		\$ -			- 700
	4	(6) Ceiling fans	Fans are ok, clean units	1	MNT	\$ 600					878
	2	(4) Exhaust fan/louver in main bay	Fans and louvers are operable but need to be replaced	1	MSR	\$ 35,000					
		Ventilation System									
	5	Boiler burner	Condition is good, maintain as required		MNT	•	\$ -		\$ -	\$ - \$	-
	5	Fuel oil entrance	Piping is in order	1	MNT	\$ -			\$ -	\$ - 5	
	5	Boiler flue	Condition is good	1	MNT				\$ -	\$ - 5	1,830
	3	Boiler piping	Fix insulation and support correctly, label piping	†		\$ 1,250					1,830
	4	Unit heater lower storage room	Modine - clean unit			\$ 100		\$ 7		7 7	
	5	Outdoor wood boiler	Crown Royal - 7200	†					\$ 230		
	1	Fintube	Clean units, check for fin damage.	+		\$ 2,000					
<u> </u>	5 1	Zone pumps Through wall A/C's	Taco fractional Hp - condition is good Replace unit	+		\$ 2,000			\$ -	\$ - \$	
	5	Make up water	Good condition	+		\$ -	\$ -		\$ -	\$ - 5	-
-	3	Boiler room louver	replace motorized damper, clean louver and screen	1	REP	\$ 1,000	\$ 50				
		lo :			2						
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	Priority	,				Construction	E% Dosign		10%	20% F	ROBABLE BUDGET
	1		in i							CFE	
			REP - Repair REP - Repair ENG - Energy Cost estimates by cost of labor & m							PLAN CPL to	NING eam.com
radiney rearrier	Ingilway		MSR - Major System Replacement Note: Cost estimates by								

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		ENG - Energy Cost of labor & IT	ateriais III 2020							CPLteam.com		
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ECTRICAL SYSTEMS					1	1	1					
	Electrical Power Distribution System			1								
5	Conduits	In good condition. All raceway is MC, EMT, or RGS.			\$ -	Ś -	Ś -	\$ -	\$ -	Ś -		
3	Exposed Romex	Put in MC for protection		REP	\$ 1,000	\$ 50	\$ 70					
-	p											
	Lighting Fixtures											
	Exterior lights	No work required			\$ -	Ś -	\$ -	\$ -	\$ -	\$ -		
	Interior lights	No work required			\$ -	\$ -				\$ -		
								•				
	Emergency / Exit Lighting Systems											
_												
3	Older units	Upgrade		REP	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 73		
	Interior Electrical											
5	Main panel - 200amp 240/1	In good condition. Consider upgrading for more breaker space		ALT	\$ 15,000	\$ 750	\$ 1,050	\$ 1,500	\$ 3,660	\$ 21,96		
5	Main panel - 100amp 240/1	In good condition. Consider upgrading for more breaker space		ALT	\$ 5,000	\$ 250	\$ 350	\$ 500	\$ 1,220	\$ 7,32		
	Main paner 100amp 2 10/1	in good condition: consider approach for more breaker space		7.2.	\$ 3,000	250	ÿ 550	ŷ 300	Ų 1,220	,,52		
	Exterior Electrical											
	GFCI receptacles	No work required		N/A	\$ 100	Š 5	\$ 7	\$ 10	\$ 24	\$ 14		
	Panels	No work required		N/A	\$ 100			\$ 10				
	Transformer	No work required		N/A								
	Meter	No work required		N/A								
	Television cable	No work required		N/A								
	Phone	No work required		N/A								
	Conduit stubs	No work required		N/A								
	Emergency or Standby Power System											
	Generator - PU-794/G -KZ2	No work required		MNT	\$ 1,000	¢ sn	\$ 70	\$ 100	\$ 244	\$ 1,46		
	Generator - FO-754/G-RZZ	No work required		IVIIVI	3 1,000	Ş 30	3 70	Ş 100	ý 244	3 1,40		
	Fire Alarm Systems											
5	Fire alarm panel	In good condition. No work required		ADD	ė .	s -	\$ -	\$ -	\$ -	\$ -		
	The diarm paner	in good condition. No work required		ADD	7	,	,	J.	Ÿ	7		
	Carbon Monoxide Alarm System											
1	Add sensors	Add/replace Sensors		ADD	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,19		
					7 -,000		,		7	7 -/		
	Communication Systems											
5	Telephone wiring	Clean up		MNT	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 73		
IVIRONMENT / COMFORT /	Cleanliness		1	1	1	1	1		1			
						-	-					
	The non-garage area of this building is very dirty and should be addressed. See comments above											
	<u> </u>		1			1	1					
	TOTALS				\$ 147,950	\$ 7,398	\$ 10,357	\$ 14,795	\$ 36,100	\$ 216,5		
			1	 	+	-	-					