



FIVE-YEAR CAPITAL FACILITIES PLAN

Owner:	Town of Hillsdale	COST TYPE NEW - New Construction ADD - Addition ALT - Alterations MSR - Major System Replacement REP - Repair ENG - Energy	Note: Cost estimates do not include Haz. Mat. testing & abatement	
Facility Name:	Highway Garage	Note: Cost estimates based on estimated cost of labor & materials in 2020		

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											
		Bollards									
	3	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											
		Columns									
	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 multiple 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
		Roof and Skylights									
	1	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									
	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
		Interior Stairs									
	5	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									
	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 WPCS model:101839-05 s/n:65719057		MNT	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732
	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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OWNER: Town of Hillsdale FACILITY NAME: Highway Garage												
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ELECTRICAL SYSTEMS												
Electrical Power Distribution System												
	5	Conduits	In good condition. All raceway is MC, EMT, or RGS.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	3	Exposed Romex	Put in MC for protection		REP	\$ 1,000	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464	
Lighting Fixtures												
		Exterior lights	No work required			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		Interior lights	No work required			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Emergency / Exit Lighting Systems												
	3	Older units	Upgrade		REP	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732	
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	\$ 21,960	
	5	Main panel - 100amp 240/1	In good condition. Consider upgrading for more breaker space		ALT	\$ 5,000	\$ 250	\$ 350	\$ 500	\$ 1,220	\$ 7,320	
Exterior Electrical												
		GFCI receptacles	No work required		N/A	\$ 100	\$ 5	\$ 7	\$ 10	\$ 24	\$ 146	
		Panels	No work required		N/A	\$ 100	\$ 5	\$ 7	\$ 10	\$ 24	\$ 146	
		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	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464	
Fire Alarm Systems												
	5	Fire alarm panel	In good condition. No work required		ADD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Carbon Monoxide Alarm System												
	1	Add sensors	Add/replace Sensors		ADD	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196	
Communication Systems												
	5	Telephone wiring	Clean up		MNT	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732	
ENVIRONMENT / COMFORT / HEALTH												
Cleanliness												
		The non-garage area of this building is very dirty and should be addressed. See comments above										
TOTALS												
						\$ 147,950	\$ 7,398	\$ 10,357	\$ 14,795	\$ 36,100	\$ 216,599	