



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 Note: Cost estimates based on estimated cost of labor & materials in 2020	 ARCHITECTURE ENGINEERING PLANNING CPLteam.com
Facility Name:	Sheriff Substation & Food Pantry			

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											
		Pavement									
	3	Striping	There is no striping at front of building. This area should be striped appropriately.		NEW	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732
		Vegetation									
	1	Trees	Trees are against the building on the front-right and rear sides. These trees need to be trimmed back away from the building to stop damage to the building's exterior.		MNT	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
		Safety									
	1	Bollards	Provide bollards at front of building. The driveway goes up against the building and there are no safety features to prevent cars from hitting the building.		NEW	\$ 4,000	\$ 200	\$ 280	\$ 400	\$ 976	\$ 5,856
BUILDING ENVELOPE											
		Exterior Walls and Columns									
	1	Siding	Replace damaged cornerboard and siding on front right face		REP	\$ 300	\$ 15	\$ 21	\$ 30	\$ 73	\$ 439
	5	Siding	Powerwash vinyl siding.		MNT	\$ 1,000	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464
		Exterior Doors									
	1	Front Door	Door is rusted at bottom, should be replaced.		REP	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
		Exterior Steps, Stairs, and Ramps									
	3	Ramp	Ramp to basement does not meet code requirements. There is no landing at the bottom. Rebuild ramp to meet proper code requirements.		NEW	\$ 10,000	\$ 500	\$ 700	\$ 1,000	\$ 2,440	\$ 14,640
	1	Ramp	The ramp does not have a non-slip walking surface. Provide a non-slip finish on the existing ramp.		ALT	\$ 650	\$ 33	\$ 46	\$ 65	\$ 159	\$ 952
		Windows									
	1	Window	Rear basement window sill is even with grade. Install a shallow window well to re-route stormwater run-off away from the window.		NEW	\$ 300	\$ 15	\$ 21	\$ 30	\$ 73	\$ 439
		Roof and Skylights									
	1	Leader	Fix leader mounting bracket on side wall		REP	\$ 150	\$ 8	\$ 11	\$ 15	\$ 37	\$ 220
	1	Shingles	Roof has multiple locations of moss growing on the shingles. This needs to be cleaned/removed.		MNT	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732
BUILDING INTERIOR											
		Other Interior Walls									
	5	insulation	There is no insulation in the basement. It is a good idea to insulate the basement exterior walls to create a better temperature controlled food storage space.		ALT	\$ 5,000	\$ 250	\$ 350	\$ 500	\$ 1,220	\$ 7,320
		Carpet									
	3	Carpet - Sheriff's Office	Carpet is old and worn. It is suggested to replace with a pre-engineered flooring or vinyl flooring product that will hold up better to wear and tear.		REP	\$ 6,000	\$ 300	\$ 420	\$ 600	\$ 1,464	\$ 8,784
		Window Treatment									
	5	Existing Windows	Window treatments throughout the building are dated and damaged. It is suggested to replace all window treatments.		REP	\$ 1,500	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
		Wood Flooring									
	4	Wood Flooring - 2nd Floor	Painted finish on wood flooring is worn in many locations. It is suggested to install a floating floor finish system on this floor to limit damage to the existing floor.		NEW	\$ 6,000	\$ 300	\$ 420	\$ 600	\$ 1,464	\$ 8,784
		Ceilings									

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	3	Ceiling - Oil Tank Room	Metal ceiling in the oil tank room is completely rusted. This material should be replaced.		REP	\$ 1,000	\$ 50	\$ 70	\$ 100	\$ 244	\$ 1,464
	2	Ceiling - 2nd Floor	There are multiple water stains on the ceiling. It is assumed these are old and there is no current water leaking issue. These should be patched and painted		REP	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732
Interior Stairs											
	2	Stair - 1st to 2nd Floor	Risers and treads are worn. Risers and treads should be painted and provided with new anti-slip covering.		REP	\$ 2,000	\$ 100	\$ 140	\$ 200	\$ 488	\$ 2,928
HVAC SYSTEMS											
Heat Generating Systems											
	4	Boiler - Peerless WBV-03-110-WPCT - Oil 129000 BTU	Clean and insulate piping		MNT	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196
	3	Fintube	Repair/replace covers		REP	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196
Ventilation System											
	4	Provide ventilation throughout			MSR	\$ 25,000	\$ 1,250	\$ 1,750	\$ 2,500	\$ 6,100	\$ 36,600
	5	1st floor bathroom exhaust	Unit appeared to be new/good condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2nd floor transfer fan	Fix ventilation on the upper floor		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical Cooling / Air-Conditioning Systems											
	2	Through wall A/C units	Plan for replacement		MSR	\$ 4,500	\$ 225	\$ 315	\$ 450	\$ 1,098	\$ 6,588
HVAC Control Systems											
	4	Thermostats	Plan for updating		MSR	\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196
PLUMBING											
Water Supply System											
	1	Water service entrance/expansion tank	Replace filter, separate power from piping		REP	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732
Fuel											
	5	Fuel oil tank - 500 gallon	Tank is in good condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary System											
	5	Mixed iron and pvc	Condition is good, no issues reported		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Water Drainage System											
	3	Drain by basement door	Improve/clean		REP	\$ 2,500	\$ 125	\$ 175	\$ 250	\$ 610	\$ 3,660
Hot Water Heaters											
	4	Unit not located				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing Fixtures											
	5	Lower level sink	Update fixture and accessibility		REP	\$ 800	\$ 40	\$ 56	\$ 80	\$ 195	\$ 1,171
	3	Piping	Insulate and support correctly		REP	\$ 1,250	\$ 63	\$ 88	\$ 125	\$ 305	\$ 1,830
	5	Lower level bathroom	Make accessible, fixtures are in good condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4	Lower level kitchen sink	Make accessible, fixtures are in good condition, clean		MNT	\$ 100	\$ 5	\$ 7	\$ 10	\$ 24	\$ 146
	5	1st floor toilet	New/good condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	5	1st floor lav	New/good condition		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Suppression System											
	5	smoke detectors and strobe - see electrical			NA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL SYSTEMS											
Electrical Power Distribution System											
	5	Wiring	In good condition. Minimal, if any, exposed wiring. Protect exposed wiring.			\$ 1,500	\$ 75	\$ 105	\$ 150	\$ 366	\$ 2,196
	5	Conduit	In good condition. All raceway is MC, EMT, or PVC.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Fixtures											
	4	Exterior lights	Upgrade to LED		ALT	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732



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5		Interior lights	Good shape, LED upgrade eventually		ALT	\$ 5,000	\$ 250	\$ 350	\$ 500	\$ 1,220	\$ 7,320
Emergency / Exit Lighting Systems											
4		Older units	Upgrade		ALT	\$ 2,500	\$ 125	\$ 175	\$ 250	\$ 610	\$ 3,660
Interior Electrical											
5		Main distribution Panel not seen, no access to room.	N/A			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3		Outlets throughout	Most are overloaded and have too much plugged in. Add more.		ALT	\$ 2,500	\$ 125	\$ 175	\$ 250	\$ 610	\$ 3,660
5		Switches throughout	Most are in good condition. Repaint/replace as necessary.		REP	\$ 100	\$ 5	\$ 7	\$ 10	\$ 24	\$ 146
Exterior Electrical											
		GFCI receptacles	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Panels	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Transformer	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Meter	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Television cable	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Phone	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Conduit stubs	No work required		MNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency or Standby Power System											
		None	No work required			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm Systems											
1		Need to add alarms asap	No fire panel, manual pull stations, smoke detectors, horns or strobes		ADD	\$ 20,000	\$ 1,000	\$ 1,400	\$ 2,000	\$ 4,880	\$ 29,280
5		Fire extinguishers throughout	Good, up to date			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carbon Monoxide Alarm System											
1		Add sensors	Add/replace sensors		ADD	\$ 500	\$ 25	\$ 35	\$ 50	\$ 122	\$ 732
Communication Systems											
		Telephone system	No work required			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5		Internet system	Good condition. Clean up cabling		ALT	\$ 200	\$ 10	\$ 14	\$ 20	\$ 49	\$ 293
TOTALS						\$ 115,350	\$ 5,768	\$ 8,075	\$ 11,535	\$ 28,145	\$ 168,676