PRIORITY #1 FACILITIES PLAN

Owner: Town of Hillsdale

Facility Name: Town Hall

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

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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											
		Vegetation									
	1	Trees	Trees are against the building on the rear left side. These trees need to be trimmed back away from the building to stop damage to the exterior.		MNT	$ 2,500	$ 125	$ 175	$ 250	$ 610	$ 3,660
BUILDING STRUCTURE											
		Roof									
	1	Plywood Sheathing	A small area on the underside of the plywood roof sheathing has mold from a roof leak. This should be cleaned or replaced.		REP	$ 2,000	$ 100	$ 140	$ 200	$ 488	$ 2,928
	1	Patio & Column Restoration (Added by town)	Damaged area of front patio will be removed and replaced with an 8" thick reinforced concrete slab. The bottom blocking of the columns will be replaced with new wood		REP	$ 10,000	$ 500	$ 700	$ 1,000	$ 2,440	$ 14,640
BUILDING ENVELOPE											
		Windows									
Alternate	1	Basement Windows	Replace (8) windows		MNT/REP	$ 8,000	$ 400	$ 560	$ 800	$ 1,952	$ 11,712
	1	Window Wells	Remove wood 1x wells. Replace with masonry product		REP	$ 750	$ 38	$ 53	$ 75	$ 183	$ 1,098
		Roof and Skylights									
	1	Gutters	Gutters are bent/falling at all sides of the roof. Replace all gutters with appropriately reinforced new gutters.		REP	$ 1,300	$ 65	$ 91	$ 130	$ 317	$ 1,903
	1	Flashing	Repair/replace bent flashing where roof meets wall in rear		REP	$ 1,000	$ 50	$ 70	$ 100	$ 244	$ 1,464
	1	Roof Renovation	Fix all flashing, solder all seams, replace ridge, replace broken slate tiles		REP	$ 24,705	$ 1,235	$ 1,729	$ 2,471	$ 6,028	$ 36,168
	1	New Gutter	Provide new gutter for rear entrance overhang		NEW	$ 200	$ 10	$ 14	$ 20	$ 49	$ 293
	1	New Leader extensions (Added by town)	Remove scuppers in front and provide new leaders to tie into existing downspouts.								
	1	New Snow Guards	Provide new snow guards at entire perimeter of roof		NEW	$ 1,000	$ 50	$ 70	$ 100	$ 244	$ 1,464
Alternate	1	New Front Door (Added by town)	Provide new front door		REP	$ 10,000	$ 500	$ 700	$ 1,000	$ 2,440	$ 14,640
BUILDING INTERIOR											
		Floors									
	1	Basement Carpet	Replace carpet in basement		REP	$ 11,000	$ 550	$ 770	$ 1,100	$ 2,684	$ 16,104
		Walls									
	1	Relocated door in basement	Relocate door at bottom of stair in basement to adjacent wall		ALT	10000	$ 500	$ 700	$ 1,000	$ 2,440	$ 14,640
		Ceilings									
	1	Upper Level Ceiling	Damage on ceiling is indicating potential water leaking issues from roof. Removed damaged sheetrock and patch in-kind (multiple locations).		REP	$ 5,000	$ 250	$ 350	$ 500	$ 1,220	$ 7,320
		Attic									
	1	Fiberglass Insulation	Replace all batt insulation. Existing insulation is covered in mouse/rat droppings		REP	$ 10,500	$ 525	$ 735	$ 1,050	$ 2,562	$ 15,372

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	1	Subfloor	Areas of the plywood subfloor are covered in mouse/rat droppings. This needs to be cleaned up.		MNT	$ 500	$ 25	$ 35	$ 50	$ 122	$ 732
	1	Access Cover	The cover has mouse/rat droppings all over it. Replace with a new cover and insulate the attic side to minimize energy loss		REP	$ 300	$ 15	$ 21	$ 30	$ 73	$ 439
HVAC SYSTEMS											
PLUMBING											
ELECTRICAL SYSTEMS											
		Emergency or Standby Power System									
	1	None	Add emergency power for elevator at minimum		ADD	$ 30,000	$ 1,500	$ 2,100	$ 3,000	$ 7,320	$ 43,920
		Fire Alarm Systems									
	1	Need to add alarms asap	No fire panel, manual pull stations, smoke detectors, horns or strobes		ADD	$ 25,000	$ 1,250	$ 1,750	$ 2,500	$ 6,100	$ 36,600
		Carbon Monoxide Alarm System									
	1	Add sensors	Add/replace Sensors		ADD	$ 500	$ 25	$ 35	$ 50	$ 122	$ 732
		Communication Systems									
ENVIRONMENT											
INDOOR AIR											
		Air Analysis									
	1	NYS Article 32 Compliance	Based on results of the SanAir Report, Installation of #3 2000 CFM commercial HEPA Air Scrubbers; commercial duct disinfection; HEPA vacuuming the floor, walls, ceiling, and contents, damp wipe the walls and ceiling with Decon 30 by hand, air polishing, let the machines run over the weekend, do clearance testing on a Monday. Same day results. Building open for business Tuesday.		REP	$ 70,000	$ 3,500	$ 4,900	$ 7,000	$ 17,080	102,480
		TOTALS				$ 224,255	$ 11,213	$ 15,698	$ 22,426	$ 54,718	$ 328,309
		Revised 4/20/2023								Front Door Alternate	$ 14,640
										Basement Windows Alternate	$ 11,712
										Total Without Alternates	$ 301,957