SCHEDULE:

Ad Hoc Committee Meeting	April 23
Facilities Committee	April 24
Board Recommendation	May 7
Project Bidding Two week bid period District to Advertise	June 4-19
Construction Contract Award Materials submitted for Board Packet? Lead items will need to be considered.	June 25

SCOPE:

Create a Phase I project that focuses on improvements which need to be implemented prior to September 2012 in order to accommodate the needs of the current school population. It is the intention of the District to address other items as part of another phase(s). Phase I would include the following:

- Access to sport fields and play areas; HS Field, Tennis Courts, Fields above the Upper Elementary School and playgrounds at the Lower Elementary School.
- Upgrades to Toilet Rooms where the current population requires it; 3rd grade classroom, 6th grade pod and gang toilets in the High School and Middle School. Improvements include moving sinks, insulating drain pipes, vertical grab bars and moving accessories that may impede accessibility.
- Furniture Educational Classrooms where students require such improvements; 6th Grade pod, one 4th grade room,
- One Science Room in the 6th Grade Pod and one Science Room in the High School; modify sinks, built-in stations and furniture.
- Art Rooms in the Middle School and High School; modify sinks, built-in stations and furniture.
- Hearing assistance for the HS Auditorium, Upper Elementary Gym, Lower Elementary Cafeteria & Reading Room.
- Protection for the visually impaired of drinking fountains projecting into corridors

Estimated Construction Cost for Phase 1: $352,250

We recommend that an additional 20% ($70,000) be budgeted for non-construction costs; fees, approvals & construction contingency.

LOWER ELEMENTARY SCHOOL:

Condition Description *(From District)*	To be Addressed		Solution(s)	Cost:	Proposed	Phase 1 Summer 2012
Toilet Room grab bars, Bathroom & Sinks in classroom, insulate pipes/traps						
	1	Add vertical grab bars to <u>all</u> single occupant Toilet Rooms and accessibility stalls in gang Toilet Rooms. Requirement is a recent addition to the ANSI Code. [18.4]	Provide new vertical grab bars at 26 locations.	$7,500	$7,500	$1,000 (3 loc)
	2	Uninsulated pipes & traps. [18.9]	Insulate exposed piping.	$2,600	$2,600	--
			Insulate Pipes in Boys' Toilet Rooms only. Defer Girls' Rooms to next phase.	$1,300	$1,300	$1,300
	3	The existing classroom water fountain spouts at each sink are situated slightly too far from the edge of the approachable countertop. (Required to be < 5") [7.5]	Subtle plumbing adjustment to angle of spout/bubbler.	< $1,000	$1,000	$1,000
	4	Renovate classroom toilet rooms to achieve 2 ADA compliant toilet rooms per grade level. Currently, only Kindergarten does not meet toilet clear floor area. [18.3]	Demolish wall in Kindergarten storage closet and add gained space to two existing toilet rooms. Relocate sinks to meet clearances and reconstruct/finish rooms.	$8,000	$8,000	--
	N1	**8 classrooms have accessible toilet rooms with respect to clear floor areas at sink and toilet (B wing has 6 and D wing has 2) Classroom 150 (D wing) would gain accessibility by moving the toilet lavatory as little as 1". This would give a total of nine ADA compliant single toilet rooms, however Kindergarten C wing has none.**		--	--	--
Soap dispensers, sinks, towels bathrooms		Toilet Room accessories shall be relocated to maintain proper floor clearances for toilet and sinks. [18.3]	Relocate soap dispensers, towel dispensers, sink vertical relocation if required.	By District	< $1,000	$1,000
Cubbies Storage & Coat hooks classroom		Lower coat hooks in a minimum of two of the existing cubicles. Raise the bottom of the unit to meet the low reach range. Units must be selected to allow proper approach. [9.7] [9.8]	Modify existing units in 19 classrooms (2 per room)	$4,800	--	--
			Modify existing units in 6 classrooms (2 per room) to provide 2 accessible rooms per grade	$1,600	$1,600	--
			Modify existing units in (1) classroom	$250	$250	$250
Water Fountain Access	1	Units project too far into circulation route and are a hazard to the visually impaired. [9.3]	Modify CMU wall to create a recess to accept drinking fountain. Relocate drinking fountain.	$7,200	--	--
			Add wing walls or railings on either side of unit to create a barrier to cover projection into circulation space.	$1,500	$1,500	$1,500

LOWER ELEMENTARY SCHOOL:

	2	Provide drinking fountain(s) so that units are available for standing and sitting positions for both adults and children. Should have a total of 4 based on occupant load. Three are present (confirm). (children @ 30" w/ parallel approach, Adult max 36" to spout w/ knee clearance, standing @ 38" – 43"). [7.1]		Add new drinking fountain and plumbing or adjust the height of the existing.	$8,400	$8,400	--
	N	**Side approach is allowable for drinking fountains for students in the age group served by this building. [ANSI A117.1 – 602.2 exception 2].**			--	--	--
Assistive Listening Devices in Readers Theater		Add Assistive Listening Devices to assemble spaces; Gym/Caf, and Reading Theater. [5.1]		Built-in units	$3,000	$3,000	$3,000
Access to the Playground		Additional sidewalk to connect the building to play areas and play areas to each other. Work may include sidewalks, ramps, curb cuts and handrails. [1.4]		1 Building to lower playground	$9,500	$9,500	$9,500
				2 Building to lower playfield	$18,500	$18,500	-0-
				3 Connecting upper hard surface lot to lower areas of play. Consider placement if Gym Addition is eventually constructed.	$70,000	$70,000	$70,000
		Consideration shall be given to master planning and future work on this site. Access to neighboring Township parking lot. Discussion with a Donor for a possible Gymnasium (access to chiller). Greenhouse. Changes in soft surfacing of Playground area, deficiencies in playground equipment itself.			--	--	--
Communication Devices area of refuge 4 x	1	Add communication device at 3 exterior stairs facing lower parking area and the upper landing of interior stair at elevator. [9.1]	1.1	Provide weather protected device at exterior locations.	$12,500	--	$4,000 (1 of 3)
			1.2	Provide device at interior upper landing.	$4,000	$4,000	$4,000
	2	Proper egress to exterior from end of corridors, overcoming barriers 1) Risers outside door in 2 location, 2) Risers that are too high, 3) No space for Area of Refuge, 4) Doors in succession that are too close in one location. [6.5] [6.6]	2.1	Eliminate single step between building and landing in two exterior locations (Art Room exit and Kindergarten corridor). Demo existing stairs and pour new. Salvage walls on either side. New handrail / guardrails.	$36,000	--	--
			2.2	Remove interior double doors to eliminate non-compliance.	< $1,000	$1,000	--
			2.3	Exterior Ramps –A wing and C wing	$70K+	$70,000	--
Automatic Doors				Cost per door	$20,000	0	-0-
					Construction Subtotal	$209,200	**$96,500**
					Estimated Project Cost (+20%)	$239,500	**$115,860**

Costs listed should be considered as preliminary estimates. In many cases, they are not based on specific designs and therefore, are not based on any specific line item take-off.

UPPER ELEMENTARY SCHOOL:

Condition Description *(From District)*	To be Addressed		Solution(s)		Cost:	Proposed	Phase 1 Summer 2012
Toilet Rooms: grab bars, insulate pipes/traps, access floor space issues	**It is being suggested that a limited number of Classrooms and single occupant Toilet Room off of Toilet Rooms be addressed to allow a minimum of 2 fully accessible rooms per grade. Teachers will move between rooms from year to year and students with special needs will be assigned to the accessible rooms in the building.**				--	--	--
	1	Add vertical grab bars to <u>all</u> single occupant Toilet Rooms and accessibility stalls in gang Toilet Rooms. Requirement is a recent addition to the ANSI Code. [18.4]	Provide new vertical grab bars. Many are on GWB walls and require blocking.		$5,500	$5,500	--
	2	Uninsulated pipes & traps. [18.9]	Insulate exposed piping.		$1,900	$1,900	$1,900
	3	Define proper access clearance at gang toilet entrance doors. [18.2]	Remove doors and modify frames to gang toilets (assure screening for sight lines) as doors are not required in sprinklered buildings.		< $1,000	$1,000	--
	4	Relocate sinks in gang and single occupant (faculty) toilet rooms to provide adequate clear floor space for toilets. [18.3]	Relocate sinks and revise plumbing changes and new wall finishes (4 gang toilets).		$6,800	$6,800	$6,800
			8 single occupant toilet spaces are too small and would require wall relocation for sufficient space.		TBD	TBD	--
	N	**We are not intending to relocate partitions in gang toilet room entrances. Sprinklered buildings allow the omitting of doors that are required of fire partitions in non-sprinklered buildings. Approach to doorways without doors require less dimensional clearance.**			< $1,000	$1,000	--
Sink & soap dispenser accessibility		Toilet Room accessories shall be relocated to maintain proper floor clearances for toilets and sinks. [18.3]	Relocate soap dispensers, towel dispensers, sink vertical relocation if required.		$2,000	$2,000	$2,000
Curb cut out to Tennis courts		See HS List			--	--	--
Cubbies Storage & Coat hooks classroom	1	Lower coat hooks in a minimum of two of the existing cubicles. Raise the bottom of the unit to meet the low reach range. Units must be positioned to allow proper approach. [9.7] [9.8]	Modify all existing units.		$5,500	--	--
			Modify existing units in 6 classrooms (2 per room) to provide 2 accessible rooms per grade		$1,600	$1,600	--
			Modify existing units in (1) classroom		$250	$250	$250
Repair hallway water fountain & adjust classroom water fountain for accessibility	1	The existing classroom water fountain spouts at each sink are situated too far from the edge of the approachable countertop. (Required to be < 5") [7.5]	2.1	Relocate sink and modify countertop to allow for forward approach to drinking fountain spout.	$36,000	--	--
			2.2	Modify countertop in 2 classes per grade level (6)	$8,000	$8,000	$8,000
			2.3	Remove bubbler spouts from classrooms.	$3,000	--	--

UPPER ELEMENTARY SCHOOL:

Assistive Listening Devices LGI and Wheelchair space in the Gym	1	Add Assistive Listening Devices to assemble spaces; LGI/Caf, and Gymnasium. [5.1]	Add built-in units or provide portable.	$6,800	$6,800	$2,800
	2	Define proper space(s) for wheelchair access in assemble spaces. [5.5] [5.6]	Provide signage delineating specific square footage as wheelchair accessible viewing spaces.	< $1,000	$1,000	--
Path to access upper field from playground	1	Additional sidewalk/paved path to connect the existing playground to the upper playing fields. Work may include sidewalks, ramps, handrails and guardrails. [1.4]	Provide accessible concrete path to comply with ADA standard. Path to connect Upper Elementary School to all upper fields and the parking at the Transportation Building.	$53,000	$53,000	--
			Provide accessible asphalt path from the Upper Elementary Building to the first field	$10,000	$10,000	$10,000
	2	Limited number of wheelchair spaces along route to view playing fields. [5.5] [5.6]	Provide adequate surfaces for wheelchair spaces in same material as paved route. Provide signage for notification.	< $1,000	$1,000	--
Automatic Doors		Front entrance and front vestibule	Cost per door	$20,000	$40,000	$40,000
			Construction Subtotal		$139,850	**$71,750**
			Estimated Project Cost (+20%)		$167,800	**$86,100**

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MIDDLE SCHOOL:

Condition Description *(From District)*	To be Addressed		Solution(s)		Cost:	Proposed	Phase 1 Summer 2012
Toilet Rooms grab bars, insulate pipes/traps	1	Add vertical grab bars to <u>all</u> single occupant Toilet Rooms and accessibility stalls in gang Toilet Rooms. Requirement is a recent addition to the ANSI Code. [18.4]	Provide new vertical grab bars.		$3,500	$3,500	--
			Female Rooms in 5th & 6th Grade Areas		$500	$500	$500
	2	Insulate pipes & traps. [18.9]	Insulate exposed piping.		$1,200	$1,200	
			Insulate exposed piping in Female Rooms only.		$600	$600	$600
Hallway bathroom issues	1	Inadequate interior accessible route at toilet room door. [18.1]	Relocate / remove lockers in hallway to provide proper clearance.		< $1,000	$1,000	$1,000
	2	Uninsulated pipes & traps. [18.9]	Insulate exposed piping.		In above	--	--
	3	Inadequate clear floor space for <u>Faculty</u> water closet. [18.3] **Note that an ADA Compliant Room can be found in the Administration.**	Relocate dispensers, sinks and modify plumbing to provide proper clearances. Inadequate space to make modification.		Not Possible	--	--
			Demo adjoining wall and doors and adjust location to both sinks. Label both as uni-sex with only one ADA Compliant. New finishes in both rooms.		$25,000+	--	--
	4	Object / accessory projects too far into clear floor space. [18.8]	4.1	Purchase new dispensing items that meet projection limits for wall mounted equipment.	< $1,000	$1,000	--
			4.2	Relocate existing accessory dispensers where possible.	< $1,000	$1,000	--
				Female Rooms in 5th & 6th Grade Areas	< $1,000	$1,000	$1,000
Curb cut out sidewalk in front		Properly sloped curb cut along route from sidewalk surface to bus drop-off spot on asphalt. [1.5]	Provide sloped curb cut at edge of sidewalk surface to bus drop-off spot on asphalt, designed to have detectable warning surface (same color as elsewhere on site).		$1,200	$1,200	$1,200
Cafeteria counter heights		Reach range for counter height in food line, and at various vending coolers and condiment tables. [4.1] [4.2] [4.3]	Adjust mounting height of counter to its supporting equipment. Replace large casters with smaller casters to lower mobile carts. (Allowance given as all equipment was not inspected at supports or legs)		$3,500	$3,500	$3,500
Adjustable height tables for Art and academic classes	1	Work stations of adequate height with proper knee clearance [20.1] [20.2] [20.5] [16.2]	Furniture: Purchase new accessible desks / work surfaces with proper knee clearances. Affects Art Room, Science Labs (4) Assume $1,000 per room.		$5,000	$5,000	--

MIDDLE SCHOOL:

				Furniture: Purchase new accessible desks / work surfaces for Regular Ed Classrooms (3), Art Room, (1) Science Labs in 6th Grade Pod. Assume $1,000 per room.	$5,000	$5,000	$5,000
				Built-in: Modify existing countertops to provide proper heights, knee clearances and sinks. Modify faucets to be lever type at accessible science and classroom sinks. Assume $2,500 Science Lab Stations (4) and Art.	$12,500	$12,500	--
				Built-in: Modify existing countertops to provide proper heights, knee clearances and sinks in (1) Science Lab in 6th Grade Pod and Art Room.	$5,000	$5,000	$5,000
				Consider Eye wash station (1) in Science lab room	$2,500	$2,500	$2,500
	N1 **N2**	**We are not intending to address manufactured specialty items** **No Adjustment of reach ranges over work surfaces [20.1] for outlets, tackboards, etc.**			--	--	--
Access to MS Gym and access to Aux. Gym (wellness class)	1	Access into MS Gymnasium [6.2] [6.3] [6.6] [6.8] [9.9]		Access gym through secondary door, not off of the Primary Corridor.	$0	$0	$0
				Collapsable wheelchair stair lift – Need to consider exit width	$15,000	--	--
				Reconfigure entry to accommodate Platform Lift	$35,000+	--	--
	2	Access into Auxiliary Gym (wellness class). [9.9]		Provide collapsable wheelchair stair lift in corridor with stair at Mechanical Room.	$15,000	--	--
				Schedule activities in other rooms that do not have accessibility issues	$0	$0	$0
Girls locker room and locker hallway	1	Accessibility of Locker Room bench. [12.1] [12.2] [12.3] [12.4] [12.6] including width, height, clearance at end, back support and clearances between other benches and fixed furnishings to remain as existing.	1.1	Replace one bench in locker room with ADA bench. Include proper height, width, back support and clearances (between and at end) of bench for pupil transfer.	$2,000	$2,000	$2,000
	2	Accessibility of Lockers in Locker Room and hallway [12.5] [12.7] [12.8] including proper quantity based on occupant load, proper high reach range for coat hooks of high locker, and proper low reach range for bottom surface of low locker.	2.1	Remove portion of Locker Room locker bank and provide new ADA locker(s) with proper access and reach from accessible bench area. (See 1.2 this category)	$3,000	$3,000	$3,000

MIDDLE SCHOOL:

			2.2	Remove portion of hallway locker bank and provide new ADA locker(s) with proper access and reach from forward or side approach.	$10,000	$10,000	--
				Remove portion of hallway locker bank and provide new ADA locker(s) in 6th Grade Pod.	$1,000	$1,000	$1,000
Add another Handicapped accessible parking space		Inadequate number of handicapped accessible parking spaces. [3.1]	Repaint / restripe newly defined accessible parking space at properly designed space including length, width, aisle, signage and slope.		$2,000	$2,000	$2,000
Ramp from rear exit from Cafeteria to outdoor ground level		Accessible ramp access with proper railings, guards and sloped hard surface (non-slip) to improve upon deficiencies at existing stairs. [17.1] [17.3] [17.8] [17.11]	Provide ADA ramp design linking 2 different exterior levels, and providing all required guards, handrails, slopes and surface characteristics.		$45,000	$45,000	--
	N	**We are not intending to address repair or modification to the existing stairs and railings.**					
Automatic Doors		Main entrance, main entrance vestibule, covered walkway	Cost per door		$20,000	$60,000	$60,000
				Construction Subtotal		$167,500	**$88,300**
				Estimated Project Cost (+20%)		$201,000	**$105,960**

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HIGH SCHOOL:

Condition Description *(From District)*	To be Addressed		Solution(s)		Cost:	Proposed	Phase 1 Summer 2012
Toilet Rooms grab bars	1	Add vertical grab bars to <u>all</u> single occupant Toilet Rooms and accessibility stalls in gang Toilet Rooms. Requirement is a recent addition to the ANSI Code. [18.4]	Provide new vertical grab bars. Placed on CMU.		$8,500	$8,500	--
			Middle School Cafeteria Lobby		$1,000	$1,000	$1,000
Hallway bathroom issues	1	Inadequate height of paper towel dispenser. [18.6]	Relocate paper towel dispenser vertically.		< $1,000	$1,000	$500 (2 loc)
	2	Uninsulated pipes & traps. [18.9]	Insulate exposed piping.		< $1,000	$1,000	$500 (2 loc)
	3	Inadequate clear floor space for water closet. [18.3]	Relocate dispensers, sinks and modify plumbing to provide proper clearances. 14 Locations		$32,500	$32,500	--
			Address two female Gang Toilets used by MS Students		$5,000	$5,000	$5,000
	4	Object / accessory projects too far into clear floor space. [18.8]	4.1	Purchase new dispensing items that meet projection limits for wall mounted equipment.	$2,000	$2,000	$500 (2 loc)
			4.2	Relocate accessory dispensers where possible.			$500 (2 loc)
	5	Inadequate placement of mirror. [18.7]	Relocate mirror vertically.		$1,000	$1,000	$250 (2 loc)
	6	Inadequate height of sink(s) for proper knee clearance. [20.2]	Relocate sink vertically to provide proper knee clearance and reach range above rim.		In above	--	--
	N	**We are not intending to address the lack of a compliant turning radius in a couple of the single occupant toilet rooms, nor the head clearance height due to mechanical equipment in one of the gang toilets near the gymnasium.**			--	--	--
Access to Tennis Courts	1	Continuous path connecting buildings to tennis courts.	Curb cuts, sidewalk, ramps. Paint lines to delineate crosswalk. Provide concrete ramp(s) with proper slopes and handrails / guards where existing grade is too steep for ADA compliance. [1.4] [1.5] [1.2] Move crosswalk to avoid speed bumps.		$18,500	$18,500	$18,500
			3.2	Remove and relocate speed bumps along roadway.	$2,000	--	--
	N1 **N2**	**We are not intending to address issues of sidewalk /pathway cross slope along entire length of accessible exterior route from existing doorways to tennis courts. [1.3]** **Suggested path requires a longer travel distance from the MS and HS**			--	--	--

HIGH SCHOOL:

Wheelchair accessible work station Family and Consumer Science classroom	1	Countertop work surface too high. [10.1]	Provide one accessible work station at 34". Modify existing cabinets to add a sink, cooktop and workspace.	$3,500	$3,500	$3,500
	2	Reach ranges too high or too far for side approach. [10.3]				
	3	Clear floor space for approachable sink. [10.4]				
	4	Sink height too high in existing countertop. [10.5]				
	N	**We are not intending to address accessibility to common FCS equipment and their specific operable devices (such as ovens, stove tops, microwaves, washer and dryer, etc.**		--	--	--
Repair hallway water fountain	1	Units project too far into circulation route and are a hazard to the visually impaired. [9.3] 4 locations	Modify CMU wall to create a recess to accept drinking fountain. Relocate drinking fountain.	$14,000	--	
			Add wing walls/railings on either side of unit to create a barrier to cover projection into circulation space.	$3,000	$3,000	--
	2	Provide drinking fountain(s) so that units are available for standing and sitting positions. Adult max 36" to spout w/ knee clearance, standing @ 38" – 43"). [7.1]	Add one new drinking fountain and plumbing at proper height.	$3,500	$3,500	--
	3	Adequate knee space	Adjust one unit in Lobby outside Cafeteria	$2,000	$2,000	$2,000
Adjustable height tables for Art and academic classes		Work stations of adequate height with proper knee clearance [20.1] [20.2] [20.5] [16.2]	Furniture: Purchase new accessible desks / work surfaces with proper knee clearances. Affects Classrooms, Art Room, Science Labs (4), Graphic Arts Lab.	$6,000	$6,000	--
			Built-in: Modify existing countertop surfaces to provide proper heights, knee clearances and sinks. Modify faucets to be lever type at accessible science and classroom sinks. Assume $2,500 per room. '97 Second Floor Science Lab Stations (4).	$10,000	$10,000	--
			Art Room, (1) Science Lab, Graphic Arts Lab.	$7,500	$7,500	--
	N1 **N2**	**Not addressing manufactured specialties such as lab hoods, mixing stations, kilns, spray booths, No Adjustment of reach ranges over work surfaces [20.1] for outlets, tackboards, etc.**		--	--	--
Buck Auditorium Assistive Listening devices and wheelchair spaces	1	Add Assistive Listening Devices to Auditorium. [5.1]	Add built-in units or provide portable.	$3,400	$3,400	$3,400
	2	Define proper space(s) for wheelchair access/viewing interspersed throughout Auditorium. [5.4] [5.7]	Provide signage delineating specific square footage as wheelchair accessible spaces at level surfaces (and with proper clear floor spaces) interspersed in Auditorium (4 add'l spaces req'd) (2 existing need seats removed)	$15,000	$15,000	--
	N1 **N2**	**We are not intending to modify adjacent seats with respect to armrest modification. We are not dealing with access to the stage as part of this phase**		--	--	--

HIGH SCHOOL:

Access to Bridge Street field for MS PE	1	Continuous path connecting locker room doors to one field.	Curb cuts [1.4] [1.5], sidewalk, guardrails. Fill portion of swale. Paint lines to delineate crosswalk across parking lot. Consideration should be given to re-spacing parking spaces to create a path. An alternate path not travelling through the parking lot should also be considered.	$22,000	$22,000	
			Fill Entire Swale with earth and pipe.	$18,000	$18,000	--
			Continuous Sidewalk along access drive connecting Bridge Street to the remainder of the site.	$105,000	$105,000	--
	N1 **N2** **N3**	**We are not intending to address wheelchair accessible viewing spaces at/near end of path at the playing field.** **Issues of Land Development may arise; revision to an approved stormwater management plan.** **We are not expecting to deal with cross slope of sidewalks**		--	--	--
Automatic Doors		Covered walkway, walk way vestibule, exterior from middle school gym	Cost per door	$20,000	$60,000	$60,000
			Construction Subtotal		$329,400	**$95,700**
			Estimated Project Cost (+20%)		$395,500	**$114,780**

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