

Ogdensburg City School District  
1100 State Street  
Ogdensburg, New York 13669



## District-Wide Capital Improvements Board of Education Project Overview



**Ogdensburg Free Academy and Golden Dome**



**John F. Kennedy  
Elementary**



**Grant C. Madill  
Elementary**

*Prepared By:*  
BCA Architects & Engineers  
15 Public Square  
Watertown, New York 13601



Date: October 16, 2023

**OGDENSBURG FREE ACADEMY**

Ogdensburg Free Academy (1934, 1968, 1986, 1990, 1992)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
1	Athletic Field Upgrades	Intense useage and inclement north country weather has caused significant wear on the existing soccer field. Dense clay soil has further resulted in limited growth recovery and poor field conditions.	Excavate existing soccer field down 12-inches to remove clay soils and underdrains. Reconstruct with imported sand, topsoil, & sod. Provide new underdrains.	\$ 475,000	Full Building Aid not available until 5/31/2028
		Existing soccer field bleachers are covered with moss and tarnished from age. Perimeter fencing around the bleachers are no longer intact as post foundations have been driven up through the surrounding pavement.	Powerwash bleachers to renew look of soccer field bleachers. Replace perimeter asphalt and chain link fencing that encloses the bleacher perimeter.	\$ 165,000	
		Intense useage and inclement north country weather has caused significant wear on the existing baseball fields. While the infields were recently reconstructed, the outfields were only topdressed and lawn growth recovery is increasingly more difficult.	Excavate existing baseball outfields down 12-inches to remove clay soils and underdrains with imported topsoil, seed, fertilize & mulch. Reconstruct with imported sand, topsoil, & sod.	\$ 350,000	Full Building Aid not available until 5/31/2028
		Existing irrigation system is not adequate to water the entire athletic field area; thereby limiting maintenance capabilities.	Extend 4-inch underground irrigation pipe and provide additional yard hydrants for greater coverage at baseball & softball fields.	\$ 160,000	Full Building Aid not available until 5/31/2028
2	Exterior Message Center Replacement	The existing message center is alienated from the main entrance to OFA; and consistently in need of service. Sign is currently inoperable due to faulty breaker issues. As such, the District lacks a reliable message center to communicate important messages and events with the community.	Relocate message center from the Golden Dome to OFA. Provide 3'x8' double sided, freestanding digital LED sign with wireless control, remote access from within the school. Nevco Scoreboard Company or equal. Relocate Peo Bell Monument from Kennedy Elementary School to OFA and add benches.	\$ 125,000	

**Ogdensburg Free Academy (1934, 1968, 1986, 1990, 1992)**

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
3	Roofing System Replacement	Portions of the existing roofing systems date back to 2001 and no longer under warranty. Seam & flashings are splitting open; and signs of leaks can be found on the interior.	Existing EPDM roofing systems to be restored. Provide new membrane, cover board, and supplemental insulation to meet R-30 ci (per energy code) with 25-year warranty.		
			A. 1936 Wing - George Hall Trade School	\$ 100,000	
			B. 1968 Wing - Pool, Locker Rooms, District Office, CSE Office	\$ 540,000	
			C. 1986 Wing - B&G Office Addition	\$ 75,000	
			C. 1990 Wing - 2-Story Classrooms & Auxiliary Gym	\$ 765,000	
		D. 1992 Wing - Academy St. Classrooms, Band & Choral	\$ 420,000		
4	Exterior Wall Restoration	Existing 1934 Wing consists of severely corroded and deformed steel lintels over window openings on the 1st & 3rd floors.	Replace deteriorated steel window lintels with galvanized steel Lintels & replace associated brick veneer & thru-wall flashing.	\$ 325,000	
5	Exterior Window Replacement	Existing 1934 Wing consists of severely corroded and deformed steel lintels which require window removals to accommodate replacement.	Replace windows at 1934 Wing impacted by lintel remediation work.	\$ 915,000	
		Existing curtain walls at the District & CSE Offices consist of windows with bad seals/gaskets and condensation between panes of glass. Windows are not energy efficient and leak air around operable project out units.	Remove curtain walls and reconstructed opening with insulated stud wall system and horizontal sliding windows. Provide stone veneer at the base and insulated metal panel above windows.	\$ 365,000	
6	Wood Shop Reconstruction	Existing Wood Shop is antiquated and no longer meets program needs. Area overheats due to solar gains from skylights with clear glass. Sink no longer drains and indoor dust collection system is no longer permitted by Code. Equipment lacks newer safety features to include dustproof GFI receptacles, anti-start plugs, safety guards, etc.	Reconstruct Wood Shop with new safety devices (dustproof GFI receptacles, anti-restart plugs, etc.), new equipment (to include safety guards), makeup air unit, LED lighting, and Kalwall Skylights. Provide new dust collector on the exterior.	\$ 1,350,000	

Ogdensburg Free Academy (1934, 1968, 1986, 1990, 1992)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
7	Metal Shop Reconstruction	Existing Metal Shop is antiquated and no longer meets program needs. Light fixtures consist of exposed lamps without protective shatter shields or wire guards. Existing air handling unit mixes air between the art classroom and metal shop. No trough sink is provided; and there is a lack of adequate provisions to shield the welding area.	Reconstruct Metal Shop with new safety devices (dustproof GFI receptacles, anti-restart plugs, etc.), new equipment (to include safety guards), isolated welding area, and new makeup air unit. All areas to be wheelchair accessible. Provide dedication HVAC systems for the Art Classroom & Metal Shop.	\$ 900,000	
8	New Create Classroom	Create Program is being developed to provide career training education to students at risk of dropping out or have been unsuccessful in traditional academic classrooms. BOCES Print Shop has recently been relocated out of the facility and provides available space for the program.	Convert Computer Graphics B102 and former Print Shop B104 into a Create Classroom with space for lecture & cooking, woodworking and agriculture shop. Space to be provided with restroom and overhead doors. Capacity for 15-students.	\$ 875,000	
9	Drafting Room Reconstruction	Existing Drafting Room B114/B115 is antiquated and no longer meets program needs. The use of drafting tables have been limited with advancements in technology to include CAD software and 3-D printers. Glass between the drafting room and CAD lab has been removed for communication purposes. Better mechanical ventilation and open, flexible space are needed.	Remove glass wall and ceilings to create larger space with more volume. Provide ceiling clouds to hide infrastructure as needed.	\$ 825,000	

Ogdensburg Free Academy (1934, 1968, 1986, 1990, 1992)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
10	Main Gym Reconstruction	The main gym floor is original and can no longer be maintained. Portions of the floor have been damaged from previous mechanical leaks; thereby resulting in uneven boards with gaps that continue to expand and open. There is no venting of the floor to alleviate underlying moisture. Basketball backstops are antiquated and the electric winch system is failing.	Provide new maple wood floor over plywood subfloor, bio-pad, and vapor barrier with line paint for main (Bill Merna) basketball court, (2) side basketball courts, and (2) volleyball courts. Provide perimeter vented wall base throughout. Replace main basketball backstops.	\$ 325,000	
		Telescopic bleachers are problematic and difficult to operate. Bleacher removals are required for wood floor replacement.	Provide new classic wood (pine) bleachers with vinyl end curtains, safety rails, (8) recoverable wheelchair notchouts & seating capacity for 850 spectators. Existing fixed upper bleachers to remain.	\$ 460,000	
		Gym scoreboards are antiquated and lack the efficiencies of new LED technology and wireless controls.	Provide (2) Daktronics BB-2103 Multi-Sport Wireless Scoreboard, 6'x8', with Decorative Border Stripe, Logo, All Sport 5000 HD Wireless Control Console, MX-1 Controller for Cell Phone / Tablet Control, and PS-2103 Protective Mesh.	\$ 80,000	
11	Auxiliary Gym Reconstruction	Existing auxiliary gym consists of pitted floor finishes and worn line paint	Sand & refinish gymnasium floor with new line paint and door thresholds.	\$ 85,000	
		Telescopic bleachers are problematic and lack handicapped accessibility. Bleacher removals are required for wood floor refinishing.	Provide new classic wood (pine) bleachers with vinyl end curtains, safety rails, recoverable wheelchair notchouts & seating capacity for 234 spectators.	\$ 95,000	

Ogdensburg Free Academy (1934, 1968, 1986, 1990, 1992)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
12	Home & Careers and Robotics Reconstruction	Existing Home & Careers Classroom B303 is antiquated and no longer properly serves program needs. Floor finishes consist of cracked floor tile, cabinets are outdated & worn, and no wheelchair accessible stations are provided. Classroom lacks proper ventilation and exhaust for cooking equipment. Adjacent room B302 is crowded with sewing equipment and lacks adequate space to be of use.	Convert Storage B311 thru Robotics B318 into Home & Careers. Provide lecture area, updated kitchenette, sewing room, and handicapped accessibility.	\$ 835,000	
			Convert Home & Careers Classroom B303 into Robotics. Current Robotics Room is oversized and better served by Home & Careers.	\$ 360,000	
13	Mechanical System Upgrades	The existing steam system within the 1934 Wing is beyond its useful life and limits the efficiency of mechanical equipment as compared to newer hot water systems. Steam piping & traps have been problematic as condensate no longer returns back to the boiler room. The Building Management System (Continuum) is outdated and problematic with the District unable to access the system at times.	Convert steam system to hot water for increased efficiency throughout the 1934 Wing. Upgrade the building management system (BMS) from Continuum to Ecostuxure with Day Automation to include software, database, graphic automation servers, etc.	\$ 8,275,000	No Cooling / Air Conditioning
14	Boiler Replacement	Existing heating plant consists of (3) Cleaver Brooks steam boilers that are beyond the ASHRAE 25-year useful life expectancy. Existing boilers lack the higher efficiency of condensing boilers for reduction in operating costs. The door recently fell off one of the boilers; thereby raising safety concerns.	Replace steam boilers with more efficient condensing boilers and convert to hot water. Potentially relocate boilers to new location.	\$ 2,650,000	

Ogdensburg Free Academy (1934, 1968, 1986, 1990, 1992)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
15	Pool Equipment Room Upgrades	Pool room equipment is severely deteriorated and corroded due to the ongoing presence of chlorine and acid vapors.	Provide new fan coil unit located in the penthouse above the locker rooms. Construct dedicated chlorine and acid injection rooms.	\$ 415,000	Full Building Aid not available until 7/24/2035
16	Public Address System Replacement	Existing public address system (Rauland Telecenter Communications System) is beyond its useful life and problematic. System requires ongoing servicing to remain operational. Newer IP based paging systems can broadcast to any network terminal and dramatically reduces the amount of cabling.	Provide IP Clock/Speaker System with HD Display by Advanced Network Device thru State Contract.	\$ 1,350,000	Wireless Clock System 2008
<b>Estimated Construction Cost Total</b>				<b>\$ 23,660,000</b>	

Note: Construction Costs include Escalation, Overhead & Profit and General Requirements.

\$ 1,275,000	Site Work
\$ 22,385,000	Building
<u>\$ 23,660,000</u>	Total



**GOLDEN DOME**

Golden Dome (1970, 1986, 1988)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
1	Roof System Upgrades	Existing roof is constructed of an aluminum panel system connected with numerous caulk joints to shape the geodesic dome. The joints have been breached and storm water leaks are damaging and staining the ice rink in multiple areas below.	Rake & reseal deteriorated caulk joints and provide aromatic elastomeric spray applied waterproof coating (ARC SC-3900).	\$ 535,000	
		Existing vinyl faced batt insulation and underlying spray-on cellulose roof insulation dates back to 1986. The material covers the entire interior of the geodesic roof and the effectiveness is a concern with years of ongoing roof system leaks. Water leaks are further a concern for potential development of mold within the batt insulation; and the spray-on insulation is loose with bare spots exposing the aluminum paneling.	Remove existing roof insulation in its entirety and replace with 4-inch thick Johns Manville Corbond IV (closed cell spray-on insulation) and Johns Manville Microlite "L" (batt insulation with vinyl face). Total insulation value to meet code at R-30 ci; and thermal barrier coating required over spray-on insulation.	\$ 750,000	
		Existing roof perimeter consists of a corroded metal gutter that leaks and no longer sheds stormwater properly. Existing 5/8-inch stone / aggregate fascia panels are original to the building and no longer securely fastened to the building.	Provide new seamless gutter and metal panel at entire perimeter of roof.	\$ 125,000	
		Existing stairwell to the south consists of a barrel vaulted roof structure with deteriorated wood roof framing and poor storm water management. Roofing system is beyond its useful life and no longer under warranty.	Replace barrel vaulted roof with steel framing, steel deck and EPDM roof system with 25-year warranty.	\$ 150,000	
		Protective coating is over 15-years old and no longer effective on the concrete roof abutments. As such, moisture has penetrated the concrete and cracks have developed.	Restore all (6) concrete abutments and provide waterproof protective coating.	\$ 85,000	

**Golden Dome (1970, 1986, 1988)**

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
2	Handicapped Lift Replacement	Existing handicapped lift has been problematic and no longer in operation; thereby, not allowing wheelchair access to the spectator area.	Replace wheelchair lift in kind.	\$ 35,000	
3	Former Supervisor Office Demolition	The former Dome Supervisor Office is located on a mezzanine below the ice rink scoreboard. There is no second means of egress and the connecting stair is not compliant with current regulations.	Remove the former Supervisor Office & Stair; and re-support ice rink scoreboard.	\$ 60,000	
4	Locker Room Reconstruction	Existing (hockey) team rooms to the north were constructed in 1986 and no longer meet program needs. The HVAC system is ineffective and odors emanate throughout. Existing rubber floor tiles are worn, tarnished and curling; thereby creating a tripping hazard for occupants.	Reconstruct Team Room 1 & 2, Coaches Office, & related Passages. Provide new lockers, benches and restroom. Replace mechanical unit (HVU-1) located in weight room area. Excludes shower room.	\$ 965,000	Shower Room Reconstructed in 2013
		Existing (football) team rooms to the south were constructed in 1986 and no longer meet program needs. The HVAC system is ineffective at heating the space and air flow is at a minimum. The space is located below the level of the main floor; and no handicapped access provided.	Reconstruct Team Room 4, 5, & 6, Restroom & related Passages. Provide new lockers, benches, connecting ramp. Replace mechanical unit (HVU-2) located adjacent to lift station at southwest corner of Dome. Excludes Coaches Office / Ref Room.	\$ 765,000	Shower Room Reconstructed in 2013
5	Ice Rink Upgrades	Existing dasher boards date back to 1986 and are no longer effective at creating an ice dam as water continually migrates out from beneath the boards. The boards lacks safety features and movement associated with flexible dasher boards systems that can absorb player impact. The overhead netting has deteriorated and no longer effective at protecting spectators from stray hockey pucks.	Provide CheckFlex dasher board system and related storage carts by Athletica Sport Systems. Provide new overhead netting system.	\$ 110,000	

Golden Dome (1970, 1986, 1988)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
6	Restroom Reconstruction	Lower level restrooms were constructed in 1986 and can no longer be maintained. No handicapped accessibility is provided and toilet room accessories are missing throughout. Finishes consist of rubber flooring that is difficult to sanitize and walls are simply painted block. The HVAC system is ineffective and odors emanate throughout.	Relocate Men 1124 & Women 1092; and reconstruct Storage 1099 & 1098 into new restrooms. Raise floor and convert former restrooms (Men 1124 & Women 1092) into general storage rooms.	\$ 500,000	
			Replace finishes & fixtures in Gender Neutral Restrooms at upper level on north side of the ice rink.	\$ 35,000	
7	Dehumidification Replacement	Existing dehumidification unit is antiquated and no longer effective at removing moisture within the ice rink. Humidity level is a large contributor to surface heat loads; thereby leading to frost build-up & premature melting. Dasher board glass persistently fog during the months of October & November.	Provide new ice rink dehumidification unit.	\$ 295,000	
8	Temperature Controls Upgrades	Existing building still contains pneumatic temperature controls. Air lines are susceptible to leaks that go undetected and miscellaneous equipment lacks connection to the building management system for troubleshooting & temperature setbacks.	Upgrade all equipment to direct digital controls thru Day Automation.	\$ 220,000	

Golden Dome (1970, 1986, 1988)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
9	Plumbing System Upgrades	Existing domestic water system consists of a conventional hot water boiler and multiple storage tanks located in the Zamboni room at the northeast corner of the building. The boiler is at the end of its useful life and requires increased maintenance to remain in service. There is a lack of hot water reaching team rooms and restrooms at the southwest corner of the building. Due to stagnant water, the tanks must be heated to a minimum of 140-degrees.	Provide new Aerco high efficiency on-demand, tankless water heater. The instantaneous water heater allows for greater energy savings with a lower setpoint (120 to 130 degrees) since there is no stagnant water associated with conventional systems.	\$ 450,000	
		Existing sewage ejection pumps located in mechanical rooms at the north & south side of the building are beyond their useful life and problematic. The sump pit enclosures are severely corroded and no longer prevent odors from emanating to surrounding spaces.	Replace both duplex sewage ejection pump stations and sump enclosures in their entirety.	\$ 100,000	
10	Water Quality Improvements	Existing water consists of high amounts of chlorine; thereby resulting in large amounts of dissolved calcium or hard water. These minerals are forced to the rink surface as water freezes from the bottom up and reduce smoothness. Additionally, ice is much softer as water molecules will not compact as tightly to form a dense sheet of ice due to high concentration of minerals.	Provide new water softener system to include brine & resin tanks to reduce hardness. Optimal level of total dissolved solids (TDS) in ice making water is between 50 and 100 parts per million (ppm).	\$ 220,000	
<b>Estimated Construction Cost Total</b>				<b>\$ 5,400,000</b>	

Note: Construction Costs include Escalation, Overhead & Profit and General Requirements.

\$	-	Site Work
\$	5,400,000	Building
\$	5,400,000	Total

**JOHN F. KENNEDY**

John F. Kennedy Elementary School (1964, 1969, 1983, 1987, 1989, 2012)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
1	Jersey Ave Parking Lot Reconstruction	Since the onset of the COVID-19 pandemic, a significant number of parents continue to provide private transportation for their children. Existing drives are not adequate to support the increased traffic and parents are forced into offstreet parking on Jersey Ave; thereby creating a chaotic situation during arrival & dismissal time. With the larger number of personal vehicles, Jersey Ave has become a safety concern for students crossing the streets while attempting to reach their destination.	Reconstruct the existing drive and parking lot from Jersey Ave to create a significantly larger loop to reduce and/or eliminate ongoing parking on Jersey Ave.	\$ 1,015,000	Full Building Aid not available until 5/24/27
2	Playground Upgrades	Older playgrounds consist of rubber mulch with inadequate depths for proper shock absorption. The rubber mulch is easily displaced, students track material into the school, and surface does not support students with special needs.	Replace rubber mulch & 8-inch composite border with grass ultra (carpet) surface and 12-inch composite border.		Parkitects - Sourcewell Contract
			A. PreK-K Playground	\$ 150,000	
			B. Grade 4-6 Playground (adjacent court)	\$ 200,000	
3	Roofing System Replacement	Portions of the existing roofing systems date back to 2001 and no longer under warranty. Areas were found to be saturated with water while performing roof cuts for new mechanical equipment during the recent capital outlay project. Signs of leaks can be found on the interior.	Replace EPDM roofing system in its entirety with R-30 ci (per energy code) and 25-year warranty.		
			A. 1964 Wing	\$ 1,060,000	
			B. 1969 Gym	\$ 300,000	
			C. 1983 Library Addition & 1988 Classroom Wing	\$ 765,000	
			D. 1989 Classroom Wing	\$ 1,035,000	

John F. Kennedy Elementary School (1964, 1969, 1983, 1987, 1989, 2012)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
4	Exhaust System Upgrade	Existing restroom exhaust is original to the 1964 Wing and no longer functions properly.	Replace existing rooftop power exhaust fan and rebalance restrooms accordingly.	\$ 15,000	
5	APE Gym 150 Upgrades	Existing APE gym contains (2) unit ventilators that no longer function properly. Units are high on the wall and difficult for maintenance staff to access / service.	Remove (2) unit vents, restore walls within APE gym, and provide rooftop air handling unit.	\$ 355,000	
6	Classroom Unit Ventilator Replacement	Older portions of the building are served by classroom unit ventilators that are 31 to 35 years old and require more frequent service to continue operating.	Replace unit ventilators in kind.		
			A. 1964 Wing, (9) Horizontal	\$ 450,000	
			B. 1969 Wing, (8) Horizontal	\$ 400,000	
			C. 1988 Wing, (11) Ceiling Mtd.	\$ 625,000	
			D. 1989 Wing, (4) Ceiling Mtd.	\$ 225,000	
7	Domestic Water System Upgrades	Existing hot water system is complicated for staff and lacks efficiency from use of the adjacent heating boilers.	Provide plate heat exchanger off the boilers.	\$ 100,000	
8	Public Address System Replacement	Existing public address system (Rauland Telecenter Communications System) is beyond its useful life and problematic. Newer IP based paging systems can broadcast to any network terminal and dramatically reduces the amount of cabling.	Provide IP Clock/Speaker System with HD Display by Advanced Network Device thru State Contract.	\$ 600,000	Wireless Clock System & Speakers approved in 2012. Full Building Aid not available until 5/24/2027
			<b>Estimated Construction Cost Total</b>	<b>\$ 7,295,000</b>	

Note: Construction Costs include Escalation, Overhead & Profit and General Requirements.

\$ 1,365,000	Site Work
\$ 5,930,000	Building
<u>\$ 7,295,000</u>	Total



**GRANT C. MADILL**

Grant C. Madill Elementary School (1970, 1979, 1986, 2012)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
1	Playground Relocation	Existing playground is alienated from the school; and proximity is a concern in the event of an active shooter. Equipment is antiquated and lacks handicapped accessibility.	Construct new playground immediately adjacent to school. Provide wheelchair accessible carpet surface; and new equipment.	\$ 765,000	Parkitects - Sourcewell Contract
2	Front Parking Lot Reconstruction	Existing service parking lot off Jefferson Ave consists of uneven pavement, multiple cracks and open seams throughout. It was last top coated in 2001.	Mill / recycle existing pavement.	\$ 140,000	
3	Band & Choral Room Expansion	Existing music room department is undersized and lacks adequate acoustics. There is no dedicated band room and must either utilize the cafetorium or choral room.	Reconstruct existing music room for chorus. Provide added volume, skylights and acoustical treatments.	\$ 475,000	
			Expand building outside existing music room for dedicated band room (30'x40'). Provide volume, acoustical treatments, instrument storage, and practice space.	\$ 935,000	Potential for No Building Aid on Elementary Music Space (Max Classrm = \$420K)
4	Kitchen Reconstruction	Existing kitchen cooler & freezer are antiquated and no longer functioning properly.	Provide new walk-in cooler & freezer.	\$ 120,000	
		Existing kitchen air handling unit is original and no makeup air is provided.	Provide new rooftop makeup air unit.	\$ 165,000	
5	Stage Upgrades	Existing stage is antiquated and currently being utilized for band / storage due to lack of space. No handicapped access is provided as ramp is too steep & without proper headroom. Lighting is outdated and lacks the efficiency of newer LED technology.	Provide new curtains, lighting & sound system. Replace wood floor, add 3-tier bleachers off face of stage & wheelchair lift in place of ramp.	\$ 1,115,000	

Grant C. Madill Elementary School (1970, 1979, 1986, 2012)

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
6	Unit Ventilator Replacement	Existing classrooms are all served with antiquated horizontal unit ventilators (e.g. AAF Herman Nelson) that are at their end of their useful life; and replacement parts are becoming more difficult to obtain.	Replace unit ventilators in kind.		
			A. 1970 Wing, (15) Horizontal	\$ 1,015,000	
			B. 1979 Wing, (6) Horizontal	\$ 365,000	
			C. 1986 Wing, (4) Horizontal	\$ 250,000	
			<b>Estimated Construction Cost Total</b>	<b>\$ 5,345,000</b>	

Note: Construction Costs include Escalation, Overhead & Profit and General Requirements.

\$ 905,000	Site Work
\$ 4,440,000	Building
<u>\$ 5,345,000</u>	Total

**NEW TRANSPORTATION FACILITY**

**New Transportation Facility**

Item	Description	Existing Conditions	Recommendations	Order of Magnitude Costs	Remarks
1	New Transportation Facility	District recently took over transportation responsibilities and now owns a fleet of (13) buses. The District is without a dedicated bus garage for servicing buses; and lacks an operation center for transportation needs. A single service bay is currently being rented off-campus from Roethel Coach Lines.	Purchase 28.06 acres of property from Ogdensburg Bridge & Port Authority near OFA on the opposite side of NYS Route 37. Construct new bus garage with transportation office, service & repair bays, service pit, and bus wash with outdoor bus storage (no canopy), fueling station, & snow scaper on the exterior.		Preliminary Submission sent to State Ed 05.01.23. Awaiting Authorization & Building Aid Determination (No EXCEL Aid is Permitted)
			A. Site Purchase, Site Features & Utilities	\$ 3,465,000	
			B. Pre-Engineered Building	\$ 4,475,000	
			<b>Estimated Construction Cost Total</b>	<b>\$ 7,940,000</b>	

Note: Construction Costs include Escalation, Overhead & Profit and General Requirements.

**COST SUMMARY**

**Preliminary Opinion of Probable Project Costs**

	Ogdensburg Free Academy	Golden Dome	John F. Kennedy Elementary	Grant C. Madill Elementary	New Transportation Facility	Total
	SED Control No. 51-23-00-01-0-007	SED Control No. 51-23-00-01-0-007	SED Control No. 51-23-00-01-0-006	SED Control No. 51-23-00-01-0-014	SED Control No. 51-23-00-01-5-022-001	
<b>Anticipated Construction Costs*</b>	\$ 22,385,000	\$ 5,400,000	\$ 5,930,000	\$ 4,440,000	\$ 4,475,000	\$ 42,630,000
<b>Construction Contingency (+/-10%)</b>	\$ 2,365,000	\$ 550,000	\$ 700,000	\$ 550,000	\$ 800,000	\$ 4,965,000
<b>Incidental Costs (+/-20%)**</b>	\$ 5,235,000	\$ 1,100,000	\$ 1,600,000	\$ 1,200,000	\$ 1,760,000	\$ 10,895,000
<b>Site Work</b>	\$ 1,275,000	\$ -	\$ 1,365,000	\$ 905,000	\$ 3,465,000	\$ 7,010,000
<b>Total</b>	<b>\$ 31,260,000</b>	<b>\$ 7,050,000</b>	<b>\$ 9,595,000</b>	<b>\$ 7,095,000</b>	<b>\$ 10,500,000</b>	<b>\$ 65,500,000</b>

**NYSED Construction Cost Allowance:** \$ 47,784,981 \$ 1,323,780 \$ 25,828,802 \$ 9,278,619 **Target \$65.5M**

**NYSED Incidental Cost Allowance:** \$ 11,931,937 \$ 324,680 \$ 2,183,672 \$ 1,960,461

**(Per Fiscal Advisors 08.17.23)**

This Preliminary Opinion of Probable Project Costs has been prepared on the basis of BCA Architects & Engineers' experience; and represents our judgement as design professionals within the construction industry. Neither BCA Architects & Engineers nor the School District has control over the cost of labor, materials, equipment, or the Contractor's method of determining prices or the competitive bidding market. BCA Architects & Engineers cannot guarantee that the actual bids or the construction cost will not vary from this Preliminary Opinion of Probable Project Costs.

\* Anticipated Construction Costs excludes site development which is recognized as incidental costs by State Ed.

\*\* Incidental Costs include expenses such items as legal, administrative, professional, special inspections, project air monitoring, commissioning, site work, etc.

\*\*\* District Reserve = \$4M, EXCEL = \$369,239, Building Aid = 98%

\*\*\*\* Preliminary Analysis = \$65.5M Project possible with No Tax Increase if 99% Project eligible for Building Aid as per Fiscal Advisors & Marketing on 08.17.23.

**SCHEDULE**





## OGDENSBURG CITY SCHOOL DISTRICT DISTRICT-WIDE CAPITAL IMPROVEMENTS OVERALL PROJECT TIMELINE

- Kick-Off Meeting with Facilities Committee .....December 12, 2022
- Transportation Meeting with Facilities Committee .....February 16, 2023
- Prelim NYSED Submission on Transportation Facility..... May 1, 2023  
(NYSED Logged May 5, 2023)
- District-Wide Scope & Budget Development..... May – August 2023
- Funding / Debt Service Mtg with Fiscal Advisors ..... August 17, 2023
- Focus Group Meetings with Staff ..... August 22, 2023
- Project Review with Facilities Committee..... September 8 & 28, 2023
- **Project Overview with Board of Education ..... October 16, 2023**  
(Financial Analysis / Debt Service / Send LOI to SED)
- Lead Agency, SEQR, Bond Resolutions, Vote .....November 6, 2023  
(Complete no less than 45-Days prior to Vote, Dec. 9th)
- Publication of (4) Legal Notices..... December 2023 - January 2024  
(No More than 49 nor less than 45-Days prior to Vote)
- Newsletter and Public Meetings ..... January 2024
- Voter Referendum ..... January 23, 2024
- Project Design Period (First Phase) ..... February – October 2024
- SED Review & Approval (\*) ..... November 2024 – February 2025
- Bidding / Award ..... March 2025
- Construction Start (First Phase) ..... June 2025

(\*) Current NYSED Review Time = 14 to 16 Weeks Arch & Eng Reviews