

**DRAFT**  
**11/12/19**

BEDFORD AREA SCHOOL DISTRICT  
BEDFORD, PA

PART III - FACILITIES  
HIGH SCHOOL & ELEMENTARY SCHOOL  
COST SUMMARY  
12 NOVEMBER 2019



ARCHITECTURE  
ENGINEERING  
P L A N N I N G

2001 N. Front St., BLDG. #3  
Harrisburg, PA 17102  
t: 717.233.4556  
f: 717.236.8256  
[www.eiassoc.com](http://www.eiassoc.com)



## **SUMMARY      BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS**

---

### **Bedford Elementary School**

		Cost per SF
SITE EVALUATION	\$121,300.00	\$1.05 SF
EXTERIOR EVALUATION	\$627,300.00	\$5.45 SF
INTERIOR EVALUATION	\$2,708,300.00	\$23.53 SF
HEATING / VENTILATION EVALUATION	\$3,480,000.00	\$30.23 SF
PLUMBING EVALUATION	\$465,000.00	\$4.04 SF
ELECTRICAL EVALUATION	\$2,032,500.00	\$17.66 SF
CODE EVALUATION	\$857,300.00	\$7.45 SF
SAFETY & SECURITY EVALUATION	\$66,600.00	\$0.58 SF
MISCELLANEOUS UPGRADES	\$0.00	\$0.00 SF
<hr/>		
TOTAL BUILDING <b>without Geothermal</b>	\$9,108,300.00	\$79.13 SF
TOTAL BUILDING <b>with Geothermal</b>	\$10,358,300.00	\$89.99 SF

---

---

### **RANKINGS OF TOTAL BUILDING **without Geothermal****

RANK 1 TOTAL COST - REQUIRED	\$2,189,500.00	\$19.02 SF
RANK 2 TOTAL COST - RECOMMENDED	\$6,733,800.00	\$58.50 SF

---

---

### **RANKINGS OF TOTAL BUILDING **with Geothermal****

RANK 1 TOTAL COST - REQUIRED	\$3,439,500.00	\$29.88 SF
RANK 2 TOTAL COST - RECOMMENDED	\$6,733,800.00	\$58.50 SF
RANK 3 TOTAL COST - OPTIONAL	\$185,000.00	\$1.61 SF

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford Elementary School

ARCHITECTURAL SURVEY		Cost	Rank
<b>A. Site Evaluation:</b>			
1	Select full-depth asphalt repair (allowance - confirm with pavement evaluation)	\$100,000	2
2	Seal asphalt cracks (multiple locations)	\$3,800	2
3	Repair select areas of concrete paving / sidewalk damage (main entrance)	\$7,500	2
4	Repair damaged concrete stairs (adjacent bus staging area)	\$10,000	2
<b>Site Evaluation Sub-Total:</b>		<b>\$121,300</b>	
<b>B. Exterior of Building Evaluation:</b>			
1	Clean beige brick.	\$24,000	2
2	Clean white colored brick at south and east elevation.	\$7,500	2
3	Repair spalled brick and mortar at northeast corner of stair tower "D", north elevation.	\$300	2
4	Replace dented downspout section at east elevation outside classroom B20.	\$100	2
5	Lintels are exhibiting beginning stages of rusting. Scrape and paint lintels.	\$4,500	2
6	The rubber roof is original to the building and no longer under warranty. Remove and replace with 90 mil rubber roof with 30 year guarantee.	\$210,000	2
7	Asphalt roof shingles are original to building. Roof is experiencing leaks, popping shingles, and expansion joint issues are occurring. Remove existing shingles and felt.	\$59,000	2
8A	Install asphalt shingles (30 year warranty), felt, and ice shield.	\$307,100	2
8B	Remove and replace with synthetic slate shingles (50 year warranty).	\$1,007,500	3
8C	Remove and replace with metal standing seam roof (50 year warranty).	\$422,500	3
9	Apply tinting to windows of administration office, library and common areas.	\$4,500	2
10	Scrape and paint the base framing at the media window wall and one commons area window wall at the west elevation.	\$300	2
11	RegROUT the open joints in the lower 5 courses of brick outside of the kitchen.	\$10,000	2

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford Elementary School

ARCHITECTURAL SURVEY		Cost	Rank
<b>B. Exterior of Building Evaluation (con't):</b>			
12	Roof water run-off is occurring at west elevation at north wall of media and intersection of west classroom wall (Repair covered under new roof item #6).	\$0	1
<b>Exterior of Building Evaluation Sub-Total:</b>		<b>\$627,300</b>	
<b>C. Interior of Building Evaluation:</b>			
1	Extend the fuel oil pipe vent that terminates in attic space to the exterior.	\$1,000	1
2	Replace carpet throughout building.	\$318,000	2
3	Replace damaged / missing trim at top of folding wall at multi purpose room.	\$400	2
4	Reconfigure office area (Security entrance, secretarial, asst. principal, & conference area for ADA access). (See MEP Evaluation for related cost).	\$279,000	2
5	Install new acoustical ceiling tile throughout building.	\$477,700	2
6	Redesign the food serving area.	\$325,000	2
7	Install weather-stripping at boiler room exterior door.	\$200	2
8	Install 6" rubber base at wing walls to Large Group Instruction stage.	\$100	2
9	Terrazzo floor patch at corridor next to kitchen.	\$400	2
10	Large area under gabled roofs is not insulated and this causes ice dams to form on roof during cold season and leaks form due to freeze/thaw cycle. Roof shingles are "popping off". High humidity present in area. Install 12" layer of unfaced blanket insulation on top of the existing insulation in gabled roof space. Design vents to close, preventing rain intrusion.	\$278,000	2
11	Close the common areas (primary-2 larger areas/intermediate- 1 classroom) (See MEP evaluation for related cost).	\$330,000	2
12	Repair cracked column in lobby and water damaged wall at southwest corner of media room.	\$1,000	2
13	Remove grille in bulkhead over folding partition, close opening. Install acoustical panels on each side of bulkhead.	\$2,500	2
14	The existing elevator is original to the building. Replacement parts are no longer available. Remove and install new elevator.	\$155,000	1

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford Elementary School

ARCHITECTURAL SURVEY		Cost	Rank
<b>C. Interior of Building Evaluation (con't):</b>			
15	The curtains and lighting at the stage are original to the building and are in fair condition. Remove and replace with new curtains and lighting.	\$180,000	2
16	Based on mechanical system installed, plastic laminate bookshelves may need to be installed at all removed unit vents. Remove exterior unit vents and close opening with matching face brick.	\$180,000	1
17	Install new code compliant door hardware (excludes exterior doors).	\$180,000	2
<b>Interior of Building Evaluation Sub-Total:</b>		<b>\$2,708,300</b>	
<b>D. Heating, Ventilation and Air Conditioning (HVAC) Evaluation:</b>			
1	Add conditioning/air curtain at main entrance/foyer.	\$10,000	3
2	Retain existing system and replace pneumatic system with electronic ATC system.	\$375,000	1
3	Replace Boilers with new energy efficient models.	\$225,000	2
4	Replace cooling tower new more energy efficient model.	\$175,000	2
5	Replace chiller with new energy efficient model, R-1233zd(E) in lieu of outdated R22, and install for better noise control.	\$195,000	2
6	Add air conditioning(split ductless) to MDF's and IDF's.	\$75,000	1
7	Refurbish and rebalance existing air handlers	\$100,000	1
8	HVAC revisions associated with LGI and Admin Office floor plan	\$175,000	3
9	Replace classroom wing unit ventilators with similar style unit ventilators with dehumidification capability using existing chilled water and hot water system piping. No energy recovery to be provided.	\$900,000	1
<b>Minimum HVAC Recommendations ( <i>Remain Boiler/Chiller System</i> ) Sub</b>		<b>\$2,230,000</b>	<b>2</b>
9B	Adder to Convert to a Geothermal Water Source Heat Pump System	\$1,250,000	ALT
<b>HVAC Evaluation Sub-Total:</b>		<b>\$3,480,000</b>	

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

---

### Bedford Elementary School

ARCHITECTURAL SURVEY		Cost	Rank
<b>E. Plumbing Evaluation:</b>			
1	Upgrade Low-Flow fixtures to comply with present code water conservation measures.	\$200,000	2
2	Upgrade domestic water boiler/tank with new energy efficient model.	\$175,000	2
3	Plumbing revisions due to LGI and Admin Office floor plan adjustments.	\$90,000	2
<b>Plumbing Evaluation Sub-Total:</b>		<b>\$465,000</b>	
<b>F. Electrical Evaluation:</b>			
1	Replace interior and exterior building lighting systems. Apply LED energy efficient technology and motion sensor control, daylight harvesting.	\$800,000	2
2	Replace/upgrade fire alarm system	\$218,500	1
3	Replace/upgrade the public address and clock systems.	\$149,500	2
4	Electrical work associated with the replacement of the elevator	\$10,000	1
5	Replace the multi-purpose room sound system.	\$355,000	2
6	Upgrade the data system to comply with present standards, including category 6 station cabling.	\$175,000	2
7	Electrical work associated with the replacement of the dishwasher	\$4,500	2
8	Electrical work associated with replacement of HVAC units	\$175,000	1
9	Electrical work associated with LGI and Admin Office floor plan adjustments	\$145,000	2
<b>Electrical Evaluation Sub-Total:</b>		<b>\$2,032,500</b>	

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

---

### Bedford Elementary School

ARCHITECTURAL SURVEY		Cost	Rank
<b>G. Code Evaluation:</b>			
<p>The IBC, Americans with Disabilities Act, and recommendations by the Department of Education require all buildings during the renovation process to be updated to meet current standards and codes. The following building system will need to be updated during the renovation process in order to meet current standards and codes.</p> <p>The following items may be required depending on the level of work completed.</p>			
1	Renovate the Kitchen counter / sink and toilet room at the Environmental Center to meet accessibility code.	\$5,000	2
2	The ramp access to the stage is not within the room and therefore, does not meet current code requirements. Install chair lift.	\$67,500	2
3	Install a curb ramp at the teachers' entrance to meet accessibility code.	\$1,200	2
4	Lower the fire extinguisher cabinets to meet accessibility code.	\$1,500	2
5	Provide workstations and counters for handicapped in the Nurse's Suite, Administration Office, and Classroom A110.	\$60,000	2
6	Upgrade 1 boys' and 1 girls' gang toilet room, per floor, to comply with ADA requirements.	\$155,000	2
7	Upgrade 5 individual use toilet rooms to comply with ADA requirements.	\$62,500	2
8	Install beveled stair nosing risers at all stair risers.	\$7,000	2
9	Add piping insulation packages to exposed piping below lavatories.	\$2,000	2
10	Install 5 accessible on-site parking spaces with signage.	\$1,800	2
11	Install a fire suppression system. Add a fire pump, piping, and controls, if insulation pressure is available. Add a 20,000 gallon underground storage tank if required.	\$493,000	2
12	Provide ADA sink station at art room .	\$800	2
<b>Code Evaluation Sub-Total:</b>		<b>\$857,300</b>	



## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

---

### Bedford Elementary School

ARCHITECTURAL SURVEY		Cost	Rank
<b>H. Safety &amp; Security Evaluation</b>			
1	Recommend removal or trimming of tree at west elevation adjacent to media wall to prevent roof access.	\$500	2
2	Recommend removal of 2 pine trees at south elevation outside of the music room adjacent to media wall to prevent roof access.	\$2,000	2
3	Number all exterior door entries.	\$2,100	2
4	Remove one door pull from each set of double doors (interior and exterior)	\$1,500	2
5	Replace glass at front entry door, doors inside the vestibule and at the check-in window with childgurd glazing.	\$60,000	2
6	Low knee wall outside of kitchen area allows access to roof. Provide barrier at roof edge.	\$500	2
7	Security entrance upgrade (See interior of building evaluation).	\$0	
<b>Safety &amp; Security Evaluation Sub-Total:</b>		<b>\$66,600</b>	
<b>I. Miscellaneous Upgrades:</b>			
1	There are no apparent deficiencies.	\$0	
2	Other	\$0	
<b>Miscellaneous Upgrades Sub-Total:</b>		<b>\$0</b>	
<b>J. Alterations &amp; Additions</b>			
1	No additions are needed at this time.	\$0	
<b>Alterations &amp; Additions Sub-Total:</b>		<b>\$0</b>	
<b>Building Evaluation Total without Geothermal:</b>		<b>\$9,108,300</b>	
<b>Building Evaluation Total with Geothermal:</b>		<b>\$10,358,300</b>	



## **SUMMARY      BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS**

---

### **Bedford High School**

		<b>Cost per SF</b>
<b>SITE EVALUATION</b>	<b>\$799,700.00</b>	<b>\$4.77 SF</b>
<b>EXTERIOR EVALUATION</b>	<b>\$4,029,100.00</b>	<b>\$24.01 SF</b>
<b>INTERIOR EVALUATION</b>	<b>\$5,515,300.00</b>	<b>\$32.87 SF</b>
<b>HEATING / VENTILATION EVALUATION</b>	<b>\$5,531,000.00</b>	<b>\$32.96 SF</b>
<b>PLUMBING EVALUATION</b>	<b>\$1,665,000.00</b>	<b>\$9.92 SF</b>
<b>ELECTRICAL EVALUATION</b>	<b>\$4,556,400.00</b>	<b>\$27.15 SF</b>
<b>CODE EVALUATION</b>	<b>\$2,002,650.00</b>	<b>\$11.93 SF</b>
<b>SAFETY &amp; SECURITY EVALUATION</b>	<b>\$23,700.00</b>	<b>\$0.14 SF</b>
<b>MISCELLANEOUS UPGRADES</b>	<b>\$0.00</b>	<b>\$0.00 SF</b>
<hr/>		
<b>TOTAL BUILDING <b>without Geothermal</b></b>	<b>\$23,497,850.00</b>	<b>\$140.03 SF</b>
<b>TOTAL BUILDING <b>with Geothermal</b></b>	<b>\$24,122,850.00</b>	<b>\$143.76 SF</b>

---

---

### **RANKINGS OF TOTAL BUILDING **without Geothermal****

<b>RANK 1 TOTAL COST - REQUIRED</b>	<b>\$16,250,450.00</b>	<b>\$96.84 SF</b>
<b>RANK 2 TOTAL COST - RECOMMENDED</b>	<b>\$7,247,400.00</b>	<b>\$43.19 SF</b>

---

---

### **RANKINGS OF TOTAL BUILDING **with Geothermal****

<b>RANK 1 TOTAL COST - REQUIRED</b>	<b>\$16,875,450.00</b>	<b>\$100.57 SF</b>
<b>RANK 2 TOTAL COST - RECOMMENDED</b>	<b>\$7,247,400.00</b>	<b>\$43.19 SF</b>

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford High School

ARCHITECTURAL SURVEY		Cost	Rank
<b>A. Site Evaluation:</b>			
1	Repair retaining wall at west property line.	\$400	2
2	Replace cracked and spalled concrete curb at the student parking lot.	\$2,100	2
3	Sand rusted areas of the child care fence and paint.	\$500	2
4	Repair cracked bituminous paving, overlay existing paving, and paint lines.	\$400,000	2
5	Install bollards at exterior masonry corners of gymnasium and exterior toilet wing.	\$7,200	2
6	Regrade, re-seed and place new topsoil on the football field,(Allowance) (Current topographical plan and further study required).	\$200,000	2
7	Add irrigation system @ high school stadium field.(See plumbing report).	\$0	2
8	At concessions building at the H.S. field : repair masonry cracks and joints around all door frames .	\$2,000	2
9	At concessions building at the H.S. field : repair settlement of east end of building (allowance).	\$60,000	2
10	Repair cracks in stone retaining wall at H.S. field.(allowance).This will be affected by the proposed re-grading of the H.S. field .	\$15,000	2
11	Repair cracked low concrete wall and replace chain link fence above it along driveway at west end of the stadium .	\$24,000	2
12	Repair drainage/erosion hole in grade at east side of the middle entry into front of H.S.	\$3,500	1
13	Place filter fabric and stone at unmowable slope at end of H.S. field.	\$10,000	2
14	Remove & replace front concrete sidewalk.	\$75,000	1
<b>Site Evaluation Sub-Total:</b>		<b>\$799,700</b>	

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford High School

ARCHITECTURAL SURVEY		Cost	Rank
<b>B. Exterior of Building Evaluation:</b>			
1	Paint soffits over the east Library and dock doors.	\$1,000	2
2	Plantar precast concrete wall caps at cafeteria entrance to be removed, install stainless steel flashing and reset precast concrete cap.	\$5,500	1
3	Clean and repoint brick throughout building (1,000 s.f. allowance).	\$25,000	1
4	Rust treat ,sand and refinish downspout boot at S.W. corner of Gym wing.	\$600	2
5	The concrete areaways at the front and west side of the building are bowing, leaning, and cracking. Remove walls and replace with new reinforced concrete retaining walls and galvanized guardrails.	\$200,000	1
6	Clean and repoint limestone cornices on building face and cast stone wall caps on low walls throughout the H.S. building.	\$32,400	1
7	Cupola at roof is believed to be original to building and is in fair to poor condition. Remove and replace fiberglass cupola.	\$42,600	1
8	Replace all flat roofs (except roof over auditorium) with 30 year/ rubber/adhered roofs.	\$1,065,000	1
9	Remove and replace "bowing" parapet walls above cornice and roof at gymnasium front entrance portico (Gymnasium).	\$50,000	1
10	Clean brick throughout.	\$208,000	2
11	Keep exterior doors and replace hardware throughout.	\$200,000	1
12	Replace windows throughout.	\$1,600,000	2
13	Gabled roofs to be replaced with new faux-slate shingles.	\$230,000	1
14	Column bases are rusting and wood columns have vertical split at joint. Scrape and paint bases, patch vertical wood column cracking and paint.	\$80,000	1
15	Paint all exposed wood construction (doors, cols, soffits, etc.)	\$50,000	1
16	Install aluminum over fascia at the roof eaves.	\$158,000	2
17	Remove and replace ramp at gymnasium entrance.	\$80,000	1
18	Remove existing play equipment and fencing at abandoned child care area.	\$1,000	2
<b><i>Exterior of Building Evaluation Sub-Total:</i></b>		<b>\$4,029,100</b>	

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford High School

ARCHITECTURAL SURVEY		Cost	Rank
<b>C. Interior of Building Evaluation:</b>			
1	Remove the industrial dust collector at the overflow Art Room and repair and paint wall to match the existing adjacent surfaces.	\$4,000	2
2	Remove and replace the acoustical tile ceiling in the overflow Art Room.	\$3,600	2
3	Install an acoustical tile ceiling at the Athletic Department's storage room.	\$4,500	2
4	Add a chair lift to the Athletic Storage Room.	\$48,000	2
5	Repair/replace the damaged wainscot wall panels of the north wall in the Auxiliary Gymnasium.	\$0	2
6	At the boys' locker room, replace the missing, glazed block at the doorway of the ganged shower.	\$0	2
7	Replace the carpet and acoustical tile ceiling, and repair plaster walls and paint in the Dressing Room.	\$8,000	1
8	Refinish wood doors and wood door frames.	\$46,000	2
9	Repair the cracked terrazzo floors at the Gymnasium Lobby.	\$4,000	2
10	Repair the plaster walls throughout and paint to match existing surfaces.	\$8,000	1
11	Replace door cylinders for upgraded security and keying.	\$192,500	2
12	Install 6" rubber base at 1st floor corridor serving the locker rooms.	\$500	2
13	Repair crack at corner of wing wall at north side of showers at boys locker room.	\$500	2
14	Repaint hollow metal door frames and steel railing systems and stringers at stairwells.	\$12,000	1
15	Replace drywall at 2nd floor corridor with 3/4" impact resistant drywall (where locker banks were filled in).	\$31,300	2
16	Build a permanent wood stage platform extension with lockable storage area beneath.(presently a temporary stage extension exists).	\$30,000	1
17	Replace VCT floor tile with LVT throughout.	\$490,000	1
18	Replace VCT floor tile in corridors with epoxy terrazzo.	\$625,000	2
19	Replace ticket booth windows at two ticket booths in gym lobby entrance.	\$1,500	2

## **BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS**

---

### **Bedford High School**

<b>ARCHITECTURAL SURVEY</b>		<b>Cost</b>	<b>Rank</b>
<b>C. Interior of Building Evaluation:</b>			
20	Replace ceilings throughout. Accommodate new lighting and mechanical work.	\$480,000	1
21	New painting throughout all walls.	\$467,600	1
22	New rubber treads and risers (all interior stairs).	\$25,000	2
23	Replace stage curtains/rigging/projection screen and acoustical curtains at rear and side walls.	\$100,000	1
24	Kitchen servery equipment & media cafe.	\$325,000	2
25	Replace lockers .	\$350,000	2
26	Replace casework throughout.	\$729,800	2
27	Replace carpet with carpet tiles throughout office areas.	\$578,000	2
28	Based on mechanical system renovations, unit vents may need to be removed and replaced with plastic laminate bookshelves. Remove grille, patch wall and insulate.	\$82,500	1
29	Install new auditorium seating. Renovate stepped floor at seating aisle and exterior side walls.	\$500,000	1
30	Replacement parts are not available for the (2) existing elevators. Remove and install new elevators.	\$300,000	2
31	Refinish stage floor.	\$8,000	1
32	Refinish gymnasium floor.	\$60,000	2
<b><i>Interior of Building Evaluation Sub-Total:</i></b>		<b><u>\$5,515,300</u></b>	

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford High School

ARCHITECTURAL SURVEY		Cost	Rank
<b>D. Heating, Ventilation and Air Conditioning (HVAC) Evaluation:</b>			
1	Replace classroom wing unit ventilators and air handlers with modernized units having dehumidification capability with energy recovery and code compliant.	\$2,850,000	1
2	Replace Boilers with new energy efficient models with increased capacity to accomadate new addition.	\$425,000	1
3	Replace chiller with new energy efficient model, eliminate R22 refrigerent	\$350,000	1
4	Replace cooling tower and modernize	\$225,000	1
5	Replace pneumatic ATC system with modernized digital control system.	\$531,000	1
6	Mechanical Room Pumps, automated valves, manual valves and piping	\$525,000	1
<b>Minimum HVAC Recommendations ( <i>Remain Boiler/Chiller System</i> ) Sub</b>		<b>\$4,906,000</b>	<b>1</b>
<b>Adder to Convert to a Geothermal Water Source Heat Pump System</b>		<b>\$625,000</b>	
<b>HVAC Evaluation Sub-Total:</b>		<b>\$5,531,000</b>	
<b>E. Plumbing Evaluation:</b>			
1	Replace Hot and Cold domestic water and DWV piping	\$1,000,000	1
2	Modernize toilets, sinks and urinals, chase pipng, all per code compliance	\$250,000	1
3	Modernize domestic water boiler/tank	\$215,000	1
4	Replace storm and natural gas piping	\$200,000	1
<b>Plumbing Evaluation Sub-Total:</b>		<b>\$1,665,000</b>	<b>1</b>



## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford High School

ARCHITECTURAL SURVEY	Cost	Rank
----------------------	------	------

#### F. Electrical Evaluation:

1	Modernize power system, refeed new mechanicals, general power and branch circuits, code upgrades	\$1,400,000	1
2	Modernize interior and exterior lighting systems, include lighting, energy efficient sensor control and daylight harvesting, code upgrades	\$1,538,000	1
3	Replace public address and clock systems.	\$230,100	1
4	Replace auditorium sound system.	\$85,000	1
5	Modernize Telecom and Classroom A/V Systems, upgrade wiring for Data, Voice and Video Systems	\$400,000	1
6	Replace/upgrade fire alarm systems.	\$336,300	1
7	Replace/upgrade security cameras and access control system for complete coverage.	\$292,000	1
8	Replace stadium lighting on the soccer field/track.	\$275,000	1
<b>Electrical Evaluation Sub-Total:</b>		<b>\$4,556,400</b>	

#### G. Code Evaluation:

The IBC, Americans with Disabilities Act, and recommendations by the Department of Education require all buildings during the renovation process to be updated to meet current standards and codes. The following building system will need to be updated during the renovation process in order to meet current standards and codes.

The following items may be required depending on the level of work completed.

1	Install an accessible sink at the Concession Stand.	\$600	2
2	Renovate one Concession Stand counter to meet code.	\$600	2
3	Install beveled stair nosing at all risers.	\$29,700	2
4	Install ADA compliant student lockers.	\$11,300	2
5	Replace glass in Classroom doors, corridor doors, transoms, and display cases with safety glass.	\$9,000	2

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

### Bedford High School

ARCHITECTURAL SURVEY		Cost	Rank
<b>G. Code Evaluation (con't):</b>			
6	Provide workstations and counters with sink for handicapped in the General Office, Library, Art, Science, Family and Consumer Science, Drafting, CAD Lab, Technology, Physics, Industrial Arts, Health Suite, Faculty Room, Training, etc. to meet code.	\$48,300	2
7	Upgrade one sink in rooms with cabinet sink(s) to ADA standards.	\$42,000	2
8	Provide an ADA compliant eyewash and shower at the Chemistry Classroom.	\$900	2
9	Upgrade all individual use toilet rooms to comply with ADA requirements.	\$110,000	2
10	Upgrade the girls', boys', locker rooms and team Locker Rooms to meet accessibility code requirements for benches.	\$50,000	2
11	Add handrails at all stairs to meet 5'-0" O.C. code requirements.	\$92,000	2
12	Renovate the outside gang toilets at the football field to meet accessibility standards.	\$23,000	2
13	Add piping insulation packages to exposed piping below lavatories.	\$1,800	2
14	Install a backflow preventer on the incoming domestic water line.	\$6,000	2
15	Install new Gymnasium bleachers to meet accessibility code.	\$175,000	2
16	Install 5 accessible on-site parking spaces with signage.	\$1,700	2
17	Install a fire suppression system. Add a fire pump, piping, and controls, if insulation pressure is available. Add a 20,000 gallon underground storage tank if required.	\$709,750	1
18	Apply for variance not to provide ADA access to press box per code.	\$1,000	2
19	Main entry to be redesigned for ADA requirements at exterior and vestibule lobby.	\$0	2
20	Replace guard rails and concrete curbs at all areaways at west end of gym wing, per code/condition.	\$64,500	1
21	Provide auditorium control booth with ADA accessibility.	\$5,000	2
22	Create code compliant alcoves for doors to open to corridor without swinging entirely into corridor.(10 alcoves/doors)	\$60,000	2

## **BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS**

---

### **Bedford High School**

<b>ARCHITECTURAL SURVEY</b>		<b>Cost</b>	<b>Rank</b>
<b>G. Code Evaluation (con't):</b>			
23	Add two sets of rated double doors; one at hall entrance into each "dead end corridor" leading to the west elevator on the 1st and 2nd floor.(two sets of double doors total).	\$6,000	2
24	Replace 1 pair of double doors into 'business wing' hallway at 2nd floor (easternmost wing) with double egress doors per code to prevent "dead end corridor".	\$3,500	2
25	Misc. work at all gang bathrooms to comply with ADA.	\$221,000	2
26	Upgrade elevators (2) to comply w/ latest ADA codes.(Allowance).	\$40,000	2
27	Provide ADA seating at auditorium.	\$0	2
28	Replace interior doors with rated doors and code /rated hardware per codes.	\$290,000	2
<b>Code Evaluation Sub-Total:</b>		<b>\$2,002,650</b>	
<b>H. Safety &amp; Security Evaluation</b>			
1	Remove one door pull from each set of exterior and interior double doors.	\$1,200	1
2	Renovate main entrance to achieve a higher level of safety and security.	\$0	2
3	Replace glass in the entry vestibule with child guard glass.	\$22,500	1
<b>Safety &amp; Security Evaluation Sub-Total:</b>		<b>\$23,700</b>	
<b>I. Miscellaneous Upgrades:</b>			
1	There are no apparent deficiencies.	\$0	
2	Other	\$0	
<b>Miscellaneous Upgrades Sub-Total:</b>		<b>\$0</b>	

## BUILDING IMPROVEMENTS AND CONSTRUCTION COSTS

---

### Bedford High School

ARCHITECTURAL SURVEY		Cost	Rank
<hr/>			
J.	Alterations & Additions		
1	No additions are needed at this time.	\$0	
	<b>Alterations &amp; Additions Sub-Total:</b>	<hr/> \$0	
	<b>Building Evaluation Total <i>without Geothermal</i> :</b>	<hr/> \$23,497,850	
	<b>Building Evaluation Total <i>with Geothermal</i> :</b>	<hr/> \$24,122,850	