



Mayfield CSD
Potential Capital Improvements
BCK-IBI Group Project No. 37612
1/05/2016

Scope of Work Description	Aid	Smart School	Priority 1	Priority 2	Priority 3
High School					
Sidewalk and Stair Restoration Patch concrete where deteriorated. At areas of significant deterioration replace entire section of slab.	X		\$40,000		
North Entry Door Drainage Provide trench drain in sidewalk at entry doors.	X		\$25,000		
Exterior Stairs at Main Entrance Remove existing stairway in it's entirety.	X		\$20,000		
Resurface Tennis Courts Resurface courts and seal cracks.	X			\$38,000	
Exterior Digital Sign Provide new exterior digital sign adjacent to School Street.	X		\$78,000		
Athletic Fields Provide improved drainage and grass at the softball and modified soccer fields; practice soccer field netting; new grass turf athletic fields including artificial turf infields, lighting, backstops, netting, and dugouts; expand modified softball dugouts; ADA pathways; and parking at concession/softball field .	X		\$1,760,000		
Baseball and Softball Infields Provide artificial turf for infields of baseball and softball varsity fields. Alternate	X			\$225,000	
Athletic Field Concession/Restroom Facility Provide new centrally located concession and restroom facilities near High School parking lot.			\$370,000		
Acoustical Ceiling Replacement Replace ceiling tiles showing signs of water damage and sagging. Repair existing grid only where required.	X		\$63,000		
Interior Door Hardware Improvements Provide new ADA compliant hardware and/or safety glass in door sidelights for 20 doors. Replace worn doors throughout building.	X		\$36,000		
Interior Door Hardware Replacement Provide intruder lockets for all occupied spaces.	X		\$42,000		
Exterior Door Replacement Replace aluminum entry door at north and west entry with FRP door and aluminum frame.	X		\$38,000		
Window Renovations Remove and reinstall existing wood window sash in new jamb liners and clips.	X		\$52,000		
Masonry Restoration Replacement of control and expansion joints, and chimney masonry reconstruction.	X		\$165,000		



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Roof and Skylight Replacement and Repairs Replacement of 4 skylights, repair roof and flashing in multiple locations, replace coping in 1938 building, and gymnasium roofing.	X		\$400,000		
Roof Replacement Replace roof in areas which are coming off their 15 year warranty with 20 year roof. (70,000 square feet)	X		\$1,527,000		
Roof Replacement Premium to replace roof with 30 year roof. (81,000 square feet)	X		\$320,000		
Flooring Replacement Replace worn carpet in Auditorium Replace worn carpet in classrooms. Replace VCT in North Entry, Replace stair treads in library. Infill floor for owner provided walk off mats at entries. (2ea.)	X			\$23,000	
Auditorium Stage Flooring Reconstruct wood flooring at stage, from face of proscenium including face of stage.	X		\$16,000		
"Pepsi" Corridor Resurface split face block walls, in corridor adjacent to gymnasium and concession, with abuse resistant gypsum board. Provide six (6) new full height trophy cases.	X		\$60,000		
Interior Walls Repair damage on interior walls including cracked plaster, damaged corners, removal of vinyl wall covering and tackboards in the Library.	X		\$8,000		
Locker Room Floor Tile Replace floor tile and full bed installation to provide proper drainage at shower areas.	X		\$13,000		
Chalkboard and Tackboards Replace original boards in 1938 wing.	X		\$45,000		
Locker Replacement Replace approximately 40 linear feet of lockers near library due to damage and two tier lockers in Middle School wing.	X		\$70,000		
Toilet Room Partitions Replace damaged or missing partitions	X		\$24,000		
PA and Notification Systems Replacement Replace PA system with IP Speakers and integrated notification system including exterior speakers.	X	\$65,000			
Clock/Bell System Replace malfunctioning clock system with wireless GPS sync system	X		\$28,000		
Security System Replace analog cameras with IP POE type and extend video management system. Provide fifteen (15) additional cameras inside the buildings.	X	\$72,000			



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Access Control Provide key fob access to two additional entry doors.	X	\$8,000			
Pass-Key System District Wide Provide pass-key (badge) system for entire district including bus garage.	X	\$68,750			
Fire Alarm and Emergency Systems Replace older exit signs with new LED units for energy savings and performance. Provide code required lighting of the exterior exit discharge. Provide visible signaling to meet ADA. provide required coverage and fire alarm code. Provide uniform system through out district.	X	\$40,000			
LED Lighting Upgrade to LED fixtures in corridors and classrooms for improved energy efficiency. Provide new and upgrade occupancy sensors in areas of malfunctioning and lacking sensors.	X		\$345,000		
AV Upgrades Provide wireless infrastructure and equipment upgrade for computer systems.	X	\$187,500			
Gymnasium Sound System Upgrade existing sound system and include new assistive listening system.	X		\$44,000		
Auditorium Audio, Video and Lighting Systems Upgrade existing systems to include updated technology, video capabilities, and energy efficient fixtures.	X		\$350,000		
Auditorium House Lighting Replace house lighting with dimmable LED fixtures.	X		\$68,000		
Circuit Breaker Panels Replace existing Federal Pacific type panel boards, distribution boards and interconnecting wiring in oldest section of building.	X		\$55,000		
Branch Circuit Wiring Replace wiring from older branch circuit panels to lights receptacles and mechanical equipment.	X		\$63,000		
Emergency Generator Provide backup generator to feed building.	X				\$350,000
Water Treatment System Replace water softener system due to age.	X		\$45,000		
Ball/Gate Valves Provide valve replacement in various locations due to age and operability	X		\$11,000		
Storm Piping Replace storm piping from storage room.	X		\$4,000		
Sink and Faucet Replacement Replace sinks and faucets including clay traps in Industrial Arts classroom.	X		\$5,000		



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Water Pressure Booster System Provide booster system for water pressure for water temperature.	X				\$60,000
Kitchen Booster Heater Replace kitchen booster heater which is nearing the end of useful life.	X		\$13,000		
Kitchen Make-Up Air Provide make-up air unit to kitchen as none is currently provided.	X		\$38,000		
Boiler Replacement Replacement is recommended to increase building load capacity. Including emergency moving the emergency shut-off switches.	X		\$240,000		
HVAC Controls Control head end requires upgrade/replacement due to software not being supported because of age. Recommend upgrade to web base system.	X		\$175,000		
Exhaust Fans Provide exhaust fans to 1938 toilet rooms	X		\$13,000		
Duct Smoke Detectors Provide duct smoke detectors tied to fire alarm in air handling units	X		\$8,000		
Burner Emergency Shut Off Recommend combining emergency shut down switches to one at each door.	X		\$15,000		
Elevator Replace elevator	X		\$131,000		
Wayfinding Signage Provide new directional signage for the High School.	X		\$20,000		
Unit Ventilator Replacement Replace unit ventilators in Rooms 200-205 of 1938 addition, due to age and physical condition.	X		\$83,000		
Carbon Monoxide Detection Provide carbon monoxide detection in all required areas	X		\$15,000		
Weight Room Renovations Provide new rubber floor, mirrors and repaint all walls.	X		\$20,000		
Distance Learning Classroom Reconfigure Distance Learning classroom to provide more useable space for students. Renovate adjacent storage room to accommodate storage requirements.	X		\$19,000		
Project Lead the Way Classroom modifications for Project Lead the Way.	X		\$15,000		
Secure Vestibule for District Office Modifications to District Office to provide secure entry.			\$20,000		



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Secure Entry at Main Office and Library Renovations Provide secure vestibule and entry to Main office from rear parking lot by relocating the Main Office and Guidance to the first floor Library space. Create new Learning Media Commons location on second floor.	X		\$685,000		
Art Room and Home & Careers Renovations Renovate or relocate existing Art Room H128 and former Industrial Arts Room to include new cabinetry, ceilings and flooring. Add receiving area to east end of building at garage door.	X		\$345,000		
Subtotal High School		\$441,250	\$8,045,000	\$677,000	\$410,000



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Elementary School					
Fire Hydrants Consider providing a fire hydrant somewhere near the rear of the building for improved fire fighting capabilities.	X		\$25,000		
Sidewalk and Stair Restoration Replace section of concrete deteriorated near walk-in freezer. Patch broken concrete at east end stair and ADA ramps.	X				\$12,600
Asphalt Paths Provide 8' wide asphalt paths from playground to gym, playground to BOCES Classrooms, and around entire school.	X		\$35,000		
Rear Parking Lot and Playground Move playground including newer existing equipment, and provide additional new equipment. Provide 60 additional spaces in a new parking lot with lighting at existing playground site.	X		\$410,000		
Soccer, Softball and Baseball Fields Provide improved drainage, soil, and reseed soccer, softball, and baseball fields adjacent in rear of school. Provide tree removal as required.	X		\$775,000		
Site Lighting Provide new light poles on roadway behind school, and relamp soccer field and building mounted lights. Provide zoned switches. Provide additional building mounted lights at new asphalt paths.	X		\$30,000		
Roof Replacement Replace older PVC areas of the roof not replaced in 2000 with EPDM roof. (37,500 square feet)	X		\$1,050,000		
Roof Replacement Replace roof in areas which are coming off their 15 year warranty. (56,000 square feet)	X		\$565,000		
Roof Replacement Premium to replace roof with 30 year roof. (93,500 square feet)	X		\$290,000		
Masonry Restoration Parge existing masonry concrete East side of building.	X		\$3,000		
Control Joints Provide control joint on interior corridor wall near Room 19 and in additional locations.	X		\$10,000		
Glass Replacement Replace plate glass transoms in corridor with stud and gypsum walls. Replace plate glass at Main Office with safety glass.	X		\$57,000		
Acoustical Ceiling Replacement Replace ceiling tiles showing signs of water damage and sagging. Replace damaged grid only where required.	X		\$250,000		
Exterior Door Replacement Replace original 1959 exterior doors.	X		\$71,000		



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Interior Door and Hardware Replacement Replace original building doors, frames and hardware due to age and ADA compliance.	X		\$250,000		
Flooring Replacement Replace damaged carpet in library. Replace damaged carpet in offices. Replace VCT flooring were damaged Abate flooring where asbestos is present and replace with VCT.	X			\$168,000	
Refinish Gym Floors Refinish wood floor at both gyms and at stage and add missing metal base.	X		\$75,000		
Update Sanford Gym Finishes Repaint gym walls, clean ductwork and remove basketball hoops currently not used.	X		\$16,000		
Corridor Flooring Replacement Replace damaged VCT tile with thinset epoxy terrazzo.	X		\$165,000		
Window Shade Replacement Replace roll-up shades which are not working properly and beyond repair.	X		\$80,000		
Toilet Room Renovations Renovate north and south wing boys and girls gang toilet rooms.	X		\$206,000		
Classroom Toilet Room Renovations Renovate small classroom toilet rooms and new classroom sinks with bubbler.	X		\$522,000		
PA and Notification Systems Replacement Replace PA system with IP Speakers and integrated notification system.	X	\$61,000			
LED Lighting Upgrade of LED fixtures for daylight harvesting and improved energy efficiency. Provide new occupancy sensors.	X		\$260,000		
Gymnasium Lighting Replacement Upgrade with LED high bay lighting in both gyms.	X		\$60,000		
Clock/Bell System Replace malfunctioning clock system with wireless GPS synch system including clocks.	X		\$19,000		
Fire Alarm and Emergency Systems Add smoke detections in egress paths and assembly spaces, visual strobes to meet ADA requirements, and LED exit lights.	X		\$50,000		
Security System Replace analog camera with IP POE type and extend video management system. Add intrusion detection devices where not currently installed and ten (10) additional cameras.	X	\$81,000			
Distribution Piping Provide valve replacement to gate values in the building.	X		\$7,000		



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Sanitary Piping Replace original crawl space sanitary piping due to heavy corrosion and cracking.	X		\$270,000		
Kitchen Grease Trap Replacement of kitchen grease trap to eliminate ongoing maintenance issues.	X		\$30,000		
Water Heater Replace water heater due to age	X			\$20,000	
Boiler Replacement Replacement is recommended to increase building load capacity.	X		\$225,000		
Exhaust Fans Provide exhaust fans to all toilet rooms.	X		\$40,000		
Combustion Air Add louver as current combustion air does not meet code.	X		\$18,000		
HVAC Systems Replace roof top serving library, computer classrooms and 4 classrooms in BOCES wing. Replace ductless split system in 3 classrooms. Add cooling to data closet.	X		\$150,000		
Gymnasium Air Handling Units Replace gymnasium air handling units due to age and to upgrade ventilation.	X		\$50,000		
Library Air Handling Units Consider replacement to add cooling.	X		\$50,000		
Unit Ventilators Replace UV cabinets and grilles in original building due to rust and corrosion.	X		\$290,000		
HVAC Controls Control head end requires upgrade/replacement due to software not being supported because of age. Upgrade to web base system.	X		\$125,000		
Carbon Monoxide Detection Provide carbon monoxide detection in all required areas	X		\$7,000		
Condensate Drains Consider insulated condensate drains to prevent sweating.	X		\$10,000		
Cafetorium Stage Renovations Provide new stage curtains, sound system and refinish wood floor.	X		\$75,000		
Secure Vestibule Provide secure vestibule into Main Office	X		\$85,000		
Subtotal Elementary School		\$142,000	\$6,706,000	\$188,000	\$12,600



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Bus Maintenance Facility					
Heating Oil Tank Provide foundation for dike, add stair and bollards. Replace gauge and add explosion vent.	X		\$25,000		
Fuel Oil Inventory Management Upgrade system for compatibility with new computer system.	X		\$25,000		
Fuel Oil Piping Replace corroded piping in bus was area including new pump set and enclosure.	X		\$18,000		
Electric Service Provide main building service disconnect.	X			\$4,000	
Emergency Lighting Add emergency lighting at each required exit door.	X		\$3,000		
Sidewalk Restoration Patch concrete where deteriorated.	X		\$10,000		
Water Service Piping Replace main reduce pressure zone valve.	X		\$7,000		
Floor Grates Replace floor trench grates in bus wash area.	X		\$13,000		
Bus Wash System Replace wash brushes and provide booster pump storage tank for under bus spray. Move shut-off valves to an accessible location.	X			\$30,000	
HVAC Modifications Upgrade controls and modify RTU controls.	X			\$7,500	
Carbon Monoxide Detection Provide carbon monoxide detection in all required areas	X		\$5,000		
Accessibility Upgrades Provide ADA grab bars in accessible showers.	X		\$3,000		
Subtotal Bus Maintenance Facility			\$109,000	\$41,500	\$0



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Bus Storage Building					
Circuit Breaker Panels Replace all older panel boards, wiring and devices.			\$13,000		
Lighting Replacement Replace T12 fluorescent and incandescent fixtures.			\$5,000		
Window Replacement Replace awning single glazed window due to age.			\$1,000		
Spill Prevention Recommend a SPCC plan be documented.			\$7,000		
Air Handling Unit Replace unit to provide adequate ventilation and heat.				\$38,000	
Carbon Monoxide Detection Provide carbon monoxide detection in all required areas	X		\$5,000		
Exhaust Fans Replace existing fans				\$7,000	
Fire Dampers Provide fire dampers with access doors at mechanical room.			\$9,000		
Subtotal Bus Garage			\$40,000	\$45,000	\$0
TOTAL PROJECT COSTS		\$583,250	\$14,900,000	\$951,500	\$422,600
DASNY Fee and Capitalized Interest Expense			\$610,000		
TOTAL REFERNDEUM AMOUNT			\$15,510,000		