

## Carver Facility Projects

### Updated January 21, 2022

#### 1<sup>st</sup> priority

- HVAC Upgrades: 1<sup>st</sup> Floor RTU's and 2<sup>nd</sup> Floor Split Unit

#### 1<sup>st</sup> Floor Roof Top Units (RTU's)

- \$37,000 expense had been approved by Carver Center Board in August, but subsequently we negotiated for FSW/Head Start to cover the cost in lieu of a rent increase
- Three RTUs have been installed; paid by Carver and reimbursement is anticipated from FSW/Head Start before end of January

#### 2<sup>nd</sup> Floor Split Unit

- Split unit in classroom 204 to be installed week of 1/24/22; Price \$8,500 for Thermodynamix work; \$2,140 for electrical work -- FSW paying a max of \$5,000 for this expense

- Cost to Carver Center: \$5,000 (estimated)

- Boiler and Heating System Project

- Convert from steam to hot water system and install two new boilers
- Quoted Price \$700,000 not including an in-kind contribution of \$70,000 from Tietjen Venegas Consulting Engineers. One \$100,000 contribution is in transit from a Board member.
- Carver is no longer eligible for a community block development grant for this project as we had to start the work before the grant process was completed.

- The emergency work (Phase 1) to install one new boiler (of 2 required) and prepare all heating system piping will be completed January 2022; \$222,815 approved by Board of Directors in January 2022 plus \$3,000 for de-greasing and painting the boiler room and \$400 for Dr. Rooter to unclog drains
  - Phase 2: Option to finish work in gym before summer to improve temperature controls and support summer programming. Includes repairs to ceiling fans which will be explored the week of January 24. Contractors also recommend purchasing the second boiler and the pool area fan immediately to avoid cost increases and supply chain issues. The purchase of the second boiler at this time allows Carver Center to finalize its grant application to Con Edison for energy efficiency funding. Costs for Phase 2 (a portion of the \$700,000 overall estimate) are being calculated.
  - Phase 3: Complete all work before winter 2023. New boiler/heating system should last 30 years and will be relatively maintenance free. Carver Center should experience significant energy cost savings.
- Cost to Carver Center: \$700,000 (estimated)
  - First floor roof drains
    - Quoted price: \$22,000
    - Will prevent damage to roof (\$127,000 replacement)
    - Project in progress January 2022
    - Substituted roof drain project for Board-approved RTU project as RTU costs are being covered by FSW/Head Start

Cost to Carver Center: \$22,000 (estimated)

- Fitness Center Sprinklers
  - Quoted price: \$17,000

- Expense approved in August 2021
- Permit received, work to be scheduled

Cost to Carver Center: \$17,000 (estimated)

- Fire Alarm Replacement
  - Estimated Costs were approximately \$120,000
  - Tentatively awarded \$60,000 from a Westchester County Community Block Development Grant (50% of project cost); however, we need updated estimates from companies that follow prevailing wage guidelines. Grant allows work to begin in May of 2022.
- Cost to Carver Center: \$60,000 (estimated)
- Replace Egress windows in Gym (safety issue)
  - Quoted price: \$2,700
- Cost to Carver Center: \$2,700 (estimated)

**Total: ~\$806,700+**

## **2<sup>nd</sup> Priority**

- Second and Third floor HVAC units
  - \$50,000 (not prevailing wage)
  - Over the next 5 years
  - Carver Center has tentatively been awarded a Community Development Block Grant for 2023 to improve HVAC. The grant would cover 50% of expenses if we use companies that pay prevailing wage. New estimates needed.

- Camera System upgrade
  - \$6,000
  - Needs to be done
  
- Replace Gym Lighting
  - \$11,000
  
- 3<sup>rd</sup> Floor window replacement
  - \$46,000
  - Oldest windows in the building

Pending: Staircase egress from 2<sup>nd</sup> floor

**Estimated Costs to Carver: \$113,000+**

**3<sup>rd</sup> priority**

- First floor roof replacement
  - \$127,000
  - 5 years out if drains added
  
- Parking Lot
  - Need updated estimates. \$280,000 cost submitted for CBDG grant
  - Community Block Development Grant support of \$140,000 has been tentatively approved for 2024.

**Estimated Costs to Carver Center: \$407,000+**