



Skaneateles Central School District
2015 BUILDING CONDITION SURVEY
Presented by BCA Architects & Engineers



2015 BUILDING CONDITION SURVEY
JANUARY 6, 2015 – PART 1



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WHAT IS A BUILDING CONDITION SURVEY?

COMPONENT OF THE 1998 RESCUE STATUTE TO “REBUILD SCHOOLS TO UPHOLD EDUCATION” BY:

- PROVIDING SCHOOL DISTRICTS WITH DETAILED INFORMATION ABOUT THEIR CAMPUS TO PROPERLY MAINTAIN SAFE AND HEALTHY ENVIRONMENTS FOR NEW YORK STATE PUBLIC SCHOOL CHILDREN.
- PROVIDING SCHOOL DISTRICTS WITH DATA TO PROPERLY PLAN AND PRIORITIZE EXISTING INDIVIDUAL BUILDING NEEDS WITH A FOCUS ON RESOLVING HEALTH AND SAFETY ISSUE.
- PROVIDING THE STATE WITH A MEANS TO PLAN FOR BUILDING AID REIMBURSEMENT THROUGHOUT THE PUBLIC SCHOOL SYSTEM.



WHAT DOES IT INVOLVE?

- VISUAL INVESTIGATIONS OF ALL STUDENT AND STAFF OCCUPIED BUILDINGS BY A DESIGN PROFESSIONAL SUCH AS AN ARCHITECT OR ENGINEER.
- GENERAL OVERVIEW OF MAJOR SYSTEMS AND COMPONENTS TO ASSESS THE CURRENT CONDITIONS OF SUCH ITEMS AS THE SITE, BUILDING ENVELOPE, STRUCTURE, INTERIOR SPACES, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, LIFE SAFETY SYSTEMS, ETC.
- IDENTIFICATION OF CONCERNS AND/OR DEFICIENCIES THAT SHOULD BE ADDRESSED IN THE YEARS TO COME. BOTH LONG AND SHORT TERM.



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HIGH SCHOOL: SITE FEATURES



GROUND WATER INFILTRATION ALONG EAST WING NO OTHER DISCHARGE POINT



SIDEWALKS



PAVEMENT (ROADWAYS AND PARKING LOTS)



GRADE, ASPHALT AND PROVIDE LIGHTED WALKWAY TO FIELDS



ATHLETIC FIELDS, PLAY FIELDS, AND RELATED STRUCTURES



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HIGH SCHOOL: BUILDING ENVELOPE (ROOF)



EXTERIOR WALLS/COLUMNS



CONCRETE CORNERS AT FOUNDATION WALLS ARE SPALLED AND DETERIORATED.



EXTERIOR DOORS



EXTERIOR STEPS, STAIRS, AND RAMPS



WINDOWS



ROOFS



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HIGH SCHOOL: BUILDING ENVELOPE (INTERIOR SPACES)



INTERIOR WALLS



VAT REMAINS THROUGHOUT MUCH OF ORIGINAL FACILITY INSTRUCTIONAL SPACE



ACM PLASTER CEILINGS REMAIN IN PORTIONS OF ORIGINAL FACILITY



LOCKERS



INTERIOR DOORS DETERIORATED & NON-RATED DOORS



STAIRS



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HIGH SCHOOL: MEP SYSTEMS



LIGHTING FIXTURES



REPLACE AUDITORIUM AHU



ELECTRICAL PANELS



REPLACE PA & CLOCK SYSTEM. PHONE
CHANGE TO DISTRICT WIDE VOIP SYSTEM



HEAT GENERATING SYSTEM



NON-AUTO, METERED FAUCETS
PRESENT IN TOILET ROOMS



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HIGH SCHOOL: PROGRAM



MAIN OFFICE



AUDITORIUM



AUDITORIUM



AUDITORIUM



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ORDER OF MAGNITUDE – CONSTRUCTION COSTS (HIGH SCHOOL)

A. Site Utilities (Catch Basin, Pavement, Sidewalks, Athletic Fields)	\$ 484,000
B. Building Envelope (Exterior Walls, Exterior Doors, Roofs)	\$ 930,000
C. Interior Systems – Finishes (Tile, Ceilings, Interior Doors/Walls, Lockers)	\$ 900,000
D. Electrical Systems (Distribution, Light Fixtures, Communications)	\$ 390,000
E. Plumbing Systems (Fixtures)	\$ 233,500
F. Mechanical Systems (Exhaust, AC, Controls)	\$ 496,250
G. Accessibility	\$ 0
H. Fire Safety Systems	\$ 0
I. Program	\$ <u>1,407,500</u>

Total: \$ 4,841,250



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MIDDLE SCHOOL: SITE FEATURES



SIDEWALKS



**CONCRETE & BRICK BLEACHER
STRUCTURE & METAL HANDRAILS**



**REPAIR & RECONSTRUCT CONCRETE
BASE, REPOINT MASONRY AS REQUIRED**



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MIDDLE SCHOOL: BUILDING ENVELOPE



FOUNDATIONS



**GYMNASIUM & LOCKER ROOM
EXCESSIVE SETTLEMENT**



EXTERIOR DOORS



**ALUMINUM ENTRANCE THRESHOLDS
MISSING OR DAMAGED AT 4 ENTRANCES**



ROOF



**WINDOW SYSTEM ORIGINAL SINGLE
GLAZED WITH MINIMAL INSULATED PANEL**



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MIDDLE SCHOOL: INTERIOR SPACES —



INTERIOR BEARING WALLS AND FIRE WALLS



LOCKERS



WOOD FLOORING



MAJORITY OF TILE IS VAT, SLAB
IRREGULARITIES TELEGRAPH THROUGH ALL
AREAS



CEILINGS



INTERIOR DOORS



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MIDDLE SCHOOL: MEP SYSTEMS



ELECTRICAL PANELS



COMMUNICATIONS SYSTEMS



PA & CLOCK SYSTEM REACHED END OF USEFUL LIFE. PHONE IS ANALOG



PLUMBING FIXTURES



REPLACE GYMNASIUM & ADJACENT LOCKER ROOM HVAC SYSTEMS



LIGHTING FIXTURES REPLACE WITH LED



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MIDDLE SCHOOL: PROGRAMS



HOME & CAREERS



ACCESSIBILITY



RELOCATE MAIN OFFICE



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ORDER OF MAGNITUDE – CONSTRUCTION COSTS **(MIDDLE SCHOOL)**

A. Site Utilities (Catch Basin, Pavement, Sidewalks, Athletic Fields)	\$ 132,500
B. Building Envelope (Exterior Walls, Exterior Doors, Roofs)	\$ 3,222,500
C. Interior Systems – Finishes (Tile, Ceilings, Interior Doors/Walls, Lockers)	\$ 1,231,200
D. Electrical Systems (Distribution, Light Fixtures, Communications)	\$ 380,000
E. Plumbing Systems (Fixtures)	\$ 126,000
F. Mechanical Systems (Exhaust, AC, Controls)	\$ 990,000
G. Accessibility	\$ 0
H. Fire Safety Systems	\$ 0
I. Program	<u>\$ 3,523,400</u>
	Total: \$9,605,600



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STATE STREET ELEMENTARY: SITE FEATURES



**CATCH BASINS DROP
INLETS/MANHOLES**



SIDEWALKS



FENCING



ATHLETIC FIELDS



FOUNDATION



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STATE STREET ELEMENTARY: BUILDING ENVELOPE



WINDOWS



**DETERIORATED BRICK/MORTAR JOINTS
& SEALANT**



**REPOINT MASONRY & RESEAL
WINDOW/DOOR PERIMETERS**



EXTERIOR STEPS, STAIRS, & RAMPS



ROOFS



**REPLACE ROOF DRAINS, IMPROVE
DRAINAGE, ADD ADDITIONAL DRAINS**



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STATE STREET ELEMENTARY: INTERIOR SPACES



INTERIOR WALLS



HARD FLOORING



LOCKERS



INTERIOR DOORS



STAIRS



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STATE STREET ELEMENTARY: MEP SYSTEMS



INTERIOR ELECTRICAL DISTRIBUTION



**DUCTED HEATING & COOLING
DISTRIBUTION SYSTEMS**



**MEDIA CENTER VENTILATION IS DIRECTED
TOWARDS LIBRARIANS DESK**



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ORDER OF MAGNITUDE – CONSTRUCTION COSTS (STATE STREET)

A. Site Utilities (Catch Basin, Pavement, Sidewalks, Athletic Fields)	\$	220,400
B. Building Envelope (Exterior Walls, Exterior Doors, Roofs)	\$	125,020
C. Interior Systems – Finishes (Tile, Ceilings, Interior Doors/Walls, Lockers)	\$	42,300
D. Electrical Systems (Distribution, Light Fixtures, Communications)	\$	92,000
E. Plumbing Systems	\$	0
F. Mechanical Systems (Exhaust, AC, Controls)	\$	40,700
G. Accessibility	\$	0
H. Fire Safety Systems (FA/CO Devices, Emerg. Lights, Generator)	\$	127,500
	\$	<u>20,800</u>
	Total:	\$668,720



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WATERMAN ELEMENTARY: SITE FEATURES



PAVEMENT (ROADWAYS & PARKING
LOTS)



SIDEWALKS



CURBS



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WATERMAN ELEMENTARY: BUILDING ENVELOPE



FOUNDATION



INTERIOR FOUNDATION



EXTERIOR WALLS/COLUMNS



EXTERIOR DOORS



LOADING DOCK



WINDOWS



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WATERMAN ELEMENTARY: INTERIOR SPACES



INTERIOR BEARING WALLS & FIRE WALLS



RESILIENT TILE FLOORING



HARD FLOORING



INTERIOR DOORS



ACCESSIBILITY



INTERIOR WALLS



WATERMAN ELEMENTARY: MEP SYSTEMS



**INSTALL DAYLIGHT CONTROLS IN
CLASSROOMS & REPLACE
AUDITORIUM/STAGE, KITCHEN & GYM
LIGHTING WITH LED**



WATER DISTRIBUTION SYSTEM



HEAT GENERATING SYSTEMS



PLUMBING FIXTURES



ELECTRICAL PANELS



WATERMAN ELEMENTARY SCHOOL: PROGRAM



SPECIAL ED



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ORDER OF MAGNITUDE – CONSTRUCTION COSTS

(WATERMAN)

A. Site Utilities (Catch Basin, Pavement, Sidewalks, Athletic Fields)	\$ 270,128
B. Building Envelope (Exterior Walls, Exterior Doors, Roofs)	\$ 1,293,680
C. Interior Systems – Finishes (Tile, Ceilings, Interior Doors/Walls, Lockers)	\$ 208,020
D. Electrical Systems (Distribution, Light Fixtures, Communications)	\$ 350,000
E. Plumbing Systems (Fixtures)	\$ 265,000
F. Mechanical Systems (Exhaust, AC, Controls)	\$ 1,215,000
G. Accessibility	\$ 120,000
H. Fire Safety Systems	\$ 0
I. Program	<u>\$ 225,000</u>

Total: \$3,946,828



TRANSPORTATION: SITE FEATURES



PAVEMENT (ROADWAYS & PARKING
LOTS)



SIDEWALKS



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TRANSPORTATION: BUILDING ENVELOPE



FOUNDATION



EXTERIOR DOORS



PAVEMENT, STEPS, AND RAMPS



WINDOWS



WINDOWS



ROOFS



TRANSPORTATION: INTERIOR SPACES



INTERIOR WALLS & DOORS



REPLACE DETERIORATED PANELS IN WASH BAY, RE-SECURE REMAINING



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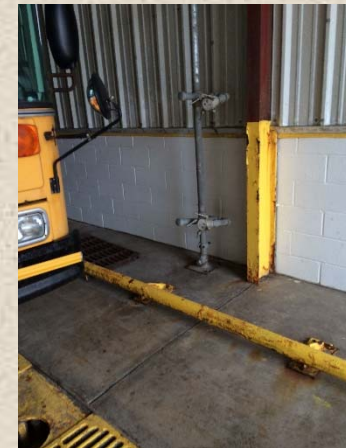
TRANSPORTATION: MEP SYSTEMS



LIGHTING FIXTURES



PLUMBING DRAINAGE SYSTEM



BUS WASH SYSTEM



AIR HANDLING & VENTILATION
EQUIPMENT. SUPPLY, EXHAUST,
RELIEF/RETURN UNITS.



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ORDER OF MAGNITUDE – CONSTRUCTION COSTS (TRANSPORTATION)

A. Site Utilities (Catch Basin, Pavement, Sidewalks, Athletic Fields)	\$ 90,000
B. Building Envelope (Exterior Walls, Exterior Doors, Roofs)	\$ 106,000
C. Interior Systems – Finishes (Tile, Ceilings, Interior Doors/Walls, Lockers)	\$ 209,400
D. Electrical Systems (Distribution, Light Fixtures, Communications)	\$ 54,200
E. Plumbing Systems (Fixtures)	\$ 170,000
F. Mechanical Systems (Exhaust, AC, Controls)	\$ 25,000
G. Accessibility	\$ 0
H. Fire Safety Systems (FA/CO Devices, Emerg. Lites, Generator)	\$ 150,000
I. Program	\$ <u>0</u>
	<u>Total: \$ 804,600</u>



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CATEGORY SUMMARY

Skaneateles CSD										2015-014
<i>Cost Summary</i>										12.15.15
2015 Building Condition Survey										
	Site Utilities/ Other Site Features	Substructure/ Building Envelope	Interior Spaces	Electrical	Plumbing	HVAC	Accessibility	Fire Safety Systems	Program	Total
Waterman Elementary	\$ 270,128	\$ 1,293,680	\$ 208,020	\$ 350,000	\$ 265,000	\$ 1,215,000	\$ 120,000		\$ 225,000	\$ 3,946,828
State St Elementary	\$ 220,400	\$ 125,020	\$ 42,300	\$ 92,000		\$ 40,700		\$ 127,500	\$ 20,800	\$ 668,720
Middle School	\$ 132,500	\$ 3,222,500	\$ 1,231,200	\$ 380,000	\$ 126,000	\$ 990,000			\$ 3,523,400	\$ 9,605,600
High School	\$ 484,000	\$ 930,000	\$ 900,000	\$ 390,000	\$ 233,500	\$ 496,250			\$ 1,407,500	\$ 4,841,250
Transportation Facility	\$ 90,000	\$ 106,000	\$ 209,400	\$ 54,200	\$ 170,000	\$ 25,000		\$ 150,000		\$ 804,600
District Office										\$ -
Grounds Storage & Concessions										\$ -
Maintenance Facility										\$ -
Total Construction	\$1,197,028	\$ 5,677,200	\$2,590,920	\$1,266,200	\$794,500	\$2,766,950	\$ 120,000	\$ 277,500	\$5,176,700	\$19,866,998