



# Eldred Central School District

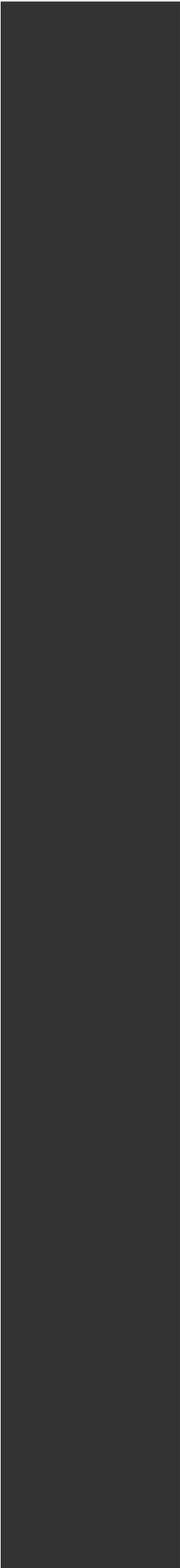
## Five Year Capital Facilities Plan

### Prepared by:

Savin Engineers, P. C.  
3 Campus Drive  
Pleasantville, NY 10570  
Phone: 914-769-3200  
[www.savinengineers.com](http://www.savinengineers.com)

July 10, 2014





**Eldred CSD**

# **Five Year Capital Facilities Plan**

Executive Summary  
Building Inventory Narrative & Forms  
School Facility Report Cards  
Facility Estimated Expenses Forms  
District Estimated Expenses Summary Form  
District Wide Analysis & Prioritization  
Summary

## **Prepared by:**

Savin Engineers, P. C.  
3 Campus Drive  
Pleasantville, NY 10570  
Phone: 914-769-3200  
Fax: 914-747-6686  
[www.savinengineers.com](http://www.savinengineers.com)

**July 10, 2014**

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# INTRODUCTION

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# Introduction

The **Eldred Central School District's Five Year Capital Facilities Plan** is prepared in compliance with the New York State Education Department Commissioners Regulations Part 155.1 paragraph (4) of subdivision (a).

The intent of updating the Five Year Capital Facilities Plan each year is to identify the current condition and critical maintenance needs of each of the school district's facilities. This is achieved by identifying work completed over the previous year, the inspection of previous repairs, as well as the inspection of previously identified problems to determine if conditions have deteriorated; re-prioritizing future work as needed based on changing conditions and infrastructure needs, further deterioration, and new repair and replacement issues that have arisen. In addition, it has always been the intent that the plan would serve as a tool for the district to actively manage its capital needs and an aid in preserving the capital assets of the district through planning and maintenance.

## THE PROCESS

The following steps were taken to compile and coordinate the information contained within the plan:

1. The previous building condition survey and annual visual inspection reports through 2013 were obtained from the SED website for use by Savin personnel.
2. Visual walkthroughs of each school building were performed to verify work accomplished, to identify new deficiencies, and to re-evaluate deficiencies previously identified for further deterioration.
3. Projects contained within previous documents were collated. Completed projects were deleted, new projects added, and existing projects verified.
4. A draft plan was prepared and provided for review by district administration and Savin personnel.
5. Building principals reviewed the draft for each school building and provided comments.
6. A revised draft reflecting comments and changes was prepared and a final report was prepared for distribution to the Board of Education.

## PRIORITIZATION OF DEFICIENCIES

The plan organizes and prioritizes existing building needs and new facility needs on an individual and district-wide basis. Deficiencies are prioritized within one of five priorities based on the overall integrity of the system or component, the probable remaining useful life, and the severity of the need for repair, replacement, or maintenance. A definition for each priority ranking is included below.

**Priority 1:** Items that impact health and safety/life safety, and/or items of a code non-conformance nature. This includes items of *Part 155 of the Regulations of the Commissioner of Education*. Corrective measures typically include the elimination of health and safety hazards/issues; returning a building component to normal operation, repairing and replacing items to stop accelerated deterioration, and replacing items that have exceeded their useful, serviceable life.

**Priority 2:** Items that pose a significant risk of increasing building damage and/or rapid deterioration and the increased need for emergency repairs. Systems may be functioning unreliably; have reached or are approaching the end of their useful life. The correction of potential safety hazards and code issues that are not life safety issues are also included. Also included are items that if completed, provide significant potential savings through reduced energy consumption or more efficient costs of operation.

**Priority 3:** Items in this category can be effectively repaired for additional life span at reasonable cost. Items are generally operating as intended but require appropriate attention to preclude predictable deterioration, additional damage, potential downtime and higher cost to remediate if delayed further.

# Introduction

## PRIORITIZATION OF DEFICIENCIES (CONT.)

**Priority 4:** Items of aesthetic nature that when completed will provide a more attractive environment to learn and work in. This category also include systems that are functioning reliably and systems that may not be required for the most basic function of the facility, however routine maintenance, repair, or replacement of these items will improve general appearance, usability and/or reduce long-term maintenance costs.

**Priority 5:** Systems are generally in satisfactory condition, but might require replacement or repair within five years due to the systems' finite life expectancy. "Wish list" items would also be included in this category.

Priority issues on a district wide basis for priorities/years one through five are found in *Section 8: District wide Analysis & Prioritization*, of the Five Year Capital Plan Report. Priority issues for each individual school building for priorities/years one through five are found in Section 6: *Facility Estimated Expenses Forms*.

Savin's rationale for assigning a prioritization to an issue is to focus on the most immediate needs. Savin's recommendations may differ from those of the school district. It should be understood that the prioritization of work is subjective and should be viewed as an overall timeframe within which we recommend the work be performed. It is not the intent to require that the school district complete the work as proposed or to limit work only to those projects included in the plan. Instead, the school district should utilize the plan as a tool to reflect the organization's priority capital and maintenance goals, work completed over the previous year, as well as re-prioritizing future work as needed based on changing conditions, new situations that emerge, further deterioration and infrastructure needs.

## OPINIONS OF PROBABLE COST

The opinions of probable costs included in the report are conceptual cost estimates for repairs, replacements, and maintenance based on information obtained/available at the time this report was prepared. Savin's opinions of probable costs are based on construction costs developed by construction resources such as *R.S. Means*, *ASHRAE*, *The Handbook of Facilities Management*, *Marshall & Swift*; current local construction cost data applicable, Savin's past experience with past construction costs and bid documents for similar work, and assumptions regarding future economic conditions. **The opinions of probable costs should be construed as preliminary, order of magnitude budgets.** As design develops, opinions of probable costs can be refined. Scope of work changes after further, more detailed review and discussion could have a significant impact on the opinions of probable cost.

All work items identified in the plan are considered "capital work projects." Capital projects are best defined as permanent improvements intended to increase a building's value; work that requires a large expenditure and whose lifespan supports financing over an extended period of time, and/or work accomplished through the capital projects plan.

Furthermore, repair or replacement of these types of projects generally require a professional service, specialized equipment and/or a special skill set to accomplish the work. Therefore, a 25% cost factor has been added for "soft costs" such as architectural and management fees, owner's administration, legal and insurance fees, and a contingency. Additionally, escalation has been added cumulatively to each progressive year of the plan as follows:

- Year 1: 2015 - 0%
- Year 2: 2016 - 3%
- Year 3: 2017 - 3%
- Year 4: 2018 - 4%
- Year 5: 2019 - 5%

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## EXECUTIVE SUMMARY

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## **Executive Summary**

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*This Section includes:*

- *A list of all of the District's facilities;*
- *A brief narrative on the general condition and the goals for each facility.*
- *Lists of the people who prepared the plan and the resources used.*

*Note: Beginning July 1, 2004, school districts are required by New York State Education Department regulations to provide a copy of the executive summary of their Five Year Capital Facilities Plan with every capital construction project submitted to the Office of Facilities Planning for approval.*

## Executive Summary

The **Executive Summary** of the Five Year Plan is a representation of the status and needs of each of the district's facilities. This summary contains a concise description of the current state of the facilities and the prioritized improvements necessary to maintain each facility in good working order. Prepared with the knowledge that SED expects that the highest priority in a district's plan be the elimination of health and safety issues within each facility, across all district buildings, most of the work items included in the Executive Summary are health and safety or structural issues and other systems that are in unsatisfactory condition or non-functioning. Since it is not the intent of the State Education Department to require districts to complete work previously proposed, or to limit work only to those projects included in the plan, other items may be included as high priority as well.

The capital planning goals of the Eldred School District are based on the Board of Education's and the administration's goals and commitment to *create and institute a plan of infrastructure maintenance and inspection to ensure that ECS facilities provide for a secure and safe environment, and support ongoing improvement to the educational program of the district*. The Board and administration intend to accomplish this by formalizing a building use plan, developing a schedule for preventative maintenance, and creating budgetary lines that address annual maintenance needs. Their commitment to maintain their facilities is evidenced by the recent \$15.9 million building project which was completed successfully.

This Five Year Capital Facilities Plan is a working document that the **Eldred Central School District** is committed to maintaining and updating annually. We believe the continual use of this systematic approach will allow the District to achieve its facilities goals and ensure building integrity.

The **Eldred Central School District** is located in the southern part of rural Sullivan County, near the Delaware River. It is comprised of two school buildings. The George Ross Mackenzie Elementary School was built in 1995 and currently houses 336 students in grades pre-kindergarten through sixth grade. The Eldred Junior - Senior High School was built in 1941 and currently houses 308 students in grades 7 through 12.

The recent \$15.9 million capital project addressed many classrooms space and usage needs at the High School, as well as rectifying certain structural deficiencies at the Elementary School which dated from the original construction. The project also provided for a completely reconstructed running track and football field at the High School. Since that project was completed, the District has also completed a roof warranty extension project at the Elementary School, a renovation of the High School Home Economics Room, a renovation of the High School stage, including new rigging and a new performance audio system, as well as enhancing District-wide security by adding security cameras at both buildings. Moving forward, and as reflected in this Plan, the District will pursue urgently needed site repairs at the Elementary School and extensive upgrades to the District's play fields at both buildings.

# Executive Summary

## The Five Year Plan Team

Various individuals including district personnel and outside consultants contributed information that was utilized in the preparation and update of the Five Year Capital Facilities Plan. These individuals include:

**School District Personnel:** Mr. Robert M. Dufour, Superintendent of Schools  
Ms. Cheryl A. Gross, Business Manager / Treasurer

**Consultants:** Mr. Steve Spangler, LEED AP, Savin Engineers, P. C.  
Mr. Robert Firneis, F.A.R.A., LEED AP, Savin Engineers, P. C.  
Mr. Joseph Tola, Savin Engineers, P. C.  
Mr. Oscar Hinkle, Savin Engineers, P. C.  
Mr. Dean Sproch, Savin Engineers, P. C.

## Resources

The majority of the work identified in the Five Year Plan is based on the results of the 2010 Building Condition Survey conducted by Savin Engineers, P. C. in December 2009. Additional resources include:

- 2011 Annual Visual Inspection Reports
- 2012 Annual Visual Inspection Reports
- 2013 Annual Visual Inspection Reports

# Executive Summary

## THE DISTRICT FACILITIES

This section of the Five Year Capital Facilities Plan contains a listing of all facilities owned, operated, or leased by the school district, a concise description of the current condition of the facilities and the highest priority goals for each. For the most part, the information contained in the Executive Summary represents the most critical needs and focuses on systems that are categorized by SED as health and safety or structural systems that are in unsatisfactory condition, non-functioning, or beyond their expected useful life. Additional deficiencies, repair, replacement, and maintenance needs recommended to be addressed within the next five years are identified at each individual school building. The determination to include these items in the plan was based on the current condition of the building systems; the expected, serviceable life of the system, and the estimated remaining useful life.

### **The Eldred Central School District owns and maintains the following facilities:**

George Ross Mackenzie Elementary School	Grades K - 6
Eldred Junior - Senior High School	Grades 7 - 12

The current condition of both facilities is "satisfactory" overall. According to SED definitions, this means that the majority of systems are functioning reliably with only routine maintenance and repair required. There are other systems that have either exceeded or are approaching the end of their useful life and/or may be functioning unreliably, and therefore require repair or replacement of some or all components within the next five years.

Following is a brief description of each school facility, a concise description of the current conditions of the facility, and priority work recommended at each facility. A complete listing of deficiencies identified can be found in *Section 5: Facilities Estimated Expenses Forms*.

#### **1. George Ross Mackenzie Elementary School**

Built in 1995, the building is in satisfactory condition overall. Priority goals include the following:

1. Evaluate the heating water treatment system and recommend adjustments and correction as required. The cause for the corrosion of the pump impellers and subsequent frequent replacement needs to be determined and rectified.
2. Add emergency lighting at exterior egress discharge locations.
3. Extensive site work to address crumbling pavement at drives and parking areas.
4. Replace sagging acoustical ceiling tiles at Main Lobby and entrance to Cafeteria.
5. Replace aging exterior doors and hardware.
6. Repair/re-point exterior masonry walls in select locations.

#### **2. Eldred Junior - Senior High School**

Built in 1941, with additions in 1956, 1986, and 2008, the building is in satisfactory condition overall. Numerous infrastructure upgrades and replacements were completed in 2009 as part of a \$15.9 million bond, which resulted in some systems receiving an "excellent" rating. These systems include the roof, the water heaters, site electrical, site gas and fuel oil, and the storm drainage system.

Priority goals for the Junior/Senior High School include the following:

1. Demolish wood & plywood partitions and lighting at Custodial area and replace with rated construction and energy efficient lighting fixtures.

## Executive Summary

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2. Perform engineering inspection of C-type steel floor and roof joists and remediate, if necessary, in accordance with findings/recommendations.
3. Extensive upgrades to playfields, playfield structures, and access to playfields.
4. Add emergency lighting at exterior egress discharge locations; add exit signs in select locations as required by code.
5. Replace gym floor, bleachers, & exterior doors at gym and handrails at exterior ramps.
6. Remove rust, prime & paint all exposed C-type steel floor joists in basement and crawl spaces under original building.
7. Remove remaining ACBM plaster ceilings in corridors of original building and install new ACT ceilings and lighting.
8. Replace VAT floors in select rooms with VCT.

### OPINIONS OF PROBABLE COSTS

Opinions of probable costs have also been included in the Five Year Capital Facilities Plan report in various forms, and can be found in *Sections 5, 6, and 7*. *Section 5* provides probable costs by individual building by priority year; *Section 6* provides a summary of probable costs by year for all facilities; and *Section 7* provides probable costs by plan year.

**Opinions of probable costs are conceptual cost estimates for repairs, replacements, and maintenance based on information obtained/available at the time this report was prepared and should be construed as preliminary, order or magnitude budgets.** The probable costs included in the plan are construction costs only and do not include “soft” costs (i.e. architect’s fee, bonds, etc.) or escalation. As the design develops, estimated probable costs can be refined. Therefore, scope of work changes after further, more detailed review and discussion could have a significant impact on the opinions of probable cost.

The probable costs contained within the plan were calculated based on construction costs developed by construction resources such as *R.S. Means, ASHRAE, The Handbook of Facilities Management, Marshall & Swift*; current local construction cost data applicable, Savin’s experience with past construction costs and bid documents for similar work, and assumptions regarding future economic conditions.

The estimated probable costs to accomplish the work identified in the Five Year Capital Facilities Plan for the two school buildings **is estimated to total approximately \$5,237,295.00.**

### SUMMARY OF COSTS

The table below shows the total estimate probable costs for years 1 through 5 by individual school building. The costs include conceptual cost estimates for the specified work, twenty-five percent (25%) for soft costs, and escalation for years 2 through 5.

## Executive Summary

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### SUMMARY OF COSTS (CONT.)

### SUMMARY OF TOTAL ESTIMATED EXPENSES

<b>BUILDING</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>	<b>TOTAL</b>
George Ross Mackenzie Elementary School	\$1,533,750	\$364,800	\$323,570	\$209,250	\$0	\$2,431,370
Eldred Junior – Senior High School	\$1,230,625	\$710,400	\$58,950	\$742,500	\$63,450	\$2,805,925
<b>TOTAL</b>	<b>\$2,764,375</b>	<b>\$1,075,200</b>	<b>\$382,520</b>	<b>\$951,750</b>	<b>\$63,450</b>	<b>\$5,237,295</b>

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# **BUILDING INVENTORY NARRATIVES**

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## **Building Inventory**

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*This section includes the information listed below for all occupied buildings.*

- *Expanded narrative description of each facility. In accordance with SED requirements the narrative should include:*
  - *Description of building features*
  - *Current condition of the building*
  - *Condition of the major systems*
  - *Potential upgrades, renovations, and additions*
    - *Provide description of, and rationale for such*
    - *If contemplated, building abandonment/retirement, demolition, and/or replacement should also be discussed in this section*
- *Building Inventory Form*
- *Facility Report Card*

# Building Inventory

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## Eldred Junior - Senior High School

The Eldred Junior - Senior High School is a 3-story building comprised of 81,100 square feet of space. The original building was constructed in 1941, with additions added in 1956, 1986, and 2008. Building features include elevated concrete slab with structural concrete support and crawlspace beneath (original building) and reinforced concrete slab on grade (all additions), masonry exterior walls, aluminum windows, and a built-up roofing system.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

### Accessibility

87 Exterior Route

### Building Envelope

65 Exterior Steps, Stairs, and Ramps

68 Roof

64 Exterior Doors

60 Structural Floors

### Fire Safety Systems

85 Emergency/Exit Lighting Systems

86 Emergency/Standby Power Systems

### HVAC Systems

80 Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VA

### Interior Spaces

45 Interior bearing walls and fire walls

47 Ceilings

51 Elevator, lifts, and escalators

### Interior Spaces - Floor Finishes

57 Resilient tiles or sheet flooring

59 Wood flooring

### Other Site Features

42 Playgrounds and Playground Equipment

43 Athletic Fields, Play Fields, and Related Structures (such as press boxes, stadiums, exterior bleachers, dug

### Site Utilities

31 Closed Drainage Pipe Stormwater Management System

32 Open Drainage Stormwater Management System

# Building Inventory

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## George Ross Mackenzie Elementary School

The George Ross Mackenzie Elementary School is a single-story, 57,734 square foot building built in 1995. Building features include reinforced concrete slab on grade, masonry exterior walls, aluminum windows, and two roofing systems: single-ply membrane and standing seam metal roofs.

Overall Building Condition Rating: **Satisfactory**

An inventory of building systems and components that require replacement, repair or maintenance is listed below, by category.

### Building Envelope

- 68 Roof
- 64 Exterior Doors
- 63 Parapets
- 61 Exterior Walls/Columns

### Fire Safety Systems

- 86 Emergency/Standby Power Systems
- 85 Emergency/Exit Lighting Systems

### HVAC Systems

- 79 Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation,

### Interior Spaces

- 47 Ceilings

### Interior Spaces - Floor Finishes

- 58 Hard flooring (concrete; ceramic tile; stone etc.)

### Other Site Features

- 43 Athletic Fields, Play Fields, and Related Structures (such as press boxes, stadiums, exterior bleachers, dug
- 40 Pavement (Roadways and Parking Lots)
- 41 Sidewalks

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# BUILDING INVENTORY FORMS

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**BUILDING INVENTORY FORM**

**Building Name:** George Ross Mackenzie Elementary School

**Bed Codes Number** 59-080-104-0009

**Address:** 1045 Proctor Road, Glen Spey, NY 12737

**Use:** Educational: Grades Pre K - 6      **Current Enrollment** 336

**Total square footage:** 57,734

**Ownership:**      Owned      Operated      Leased  
(CIRCLE ONE)

**Building Condition Survey Rating:**

Excellent      Good      Satisfactory      Unsatisfactory

**Building Age:** 19 years

**Construction Year Square Footage:**

**Original Building:** 1995 - 57,734 sq. ft.

**Addition #1 -**

**Addition #2 -**

**Addition #3 -:**

**Addition #4 -**

**Addition #5**

**Addition #6**

**Addition #7**

**Addition #8**

**Addition #9**

**Addition #10**

**Heating System Energy Source:** Electric      Geothermal      Natural Gas      Oil      Propane  
(CIRCLE ONE)

**Energy Consumption:** \_\_\_\_

**Probable Useful Life of Building:** \_\_\_\_\_ **Estimated Replacement Value** \_\_\_\_\_

**Building Facility Report Card Attached:**      YES      N  
(CIRCLE ONE)

**BUILDING INVENTORY FORM**

**Building Name:** Eldred Junior /Senior High School

**Bed Codes Number:** 59-080-104-0001

**Address:** 600 Route 55, Eldred, NY 12732

**Use:** Educational: Grades 7 - 12                      **Current Enrollment:** 308

**Total square footage** 81,100 sq. ft.

**Ownership:**            Owned            Operated            Leased  
(CIRCLE ONE)

**Building Condition Survey Rating:**

Excellent            Good            Satisfactory            Unsatisfactory

**Building Age:** 73 years

**Construction Year Square Footage:**

**Original Building:** 1941 – 60,250 sq. ft.

**Addition #1 -** 1956 - 12,400 sq. ft.

**Addition #2 –** 1986 - 800 sq. ft.

**Addition #3 –:** 2008 – 7,650 sq. ft.

**Addition #4 -**

**Addition #5**

**Addition #6**

**Addition #7**

**Addition #8**

**Addition #9**

**Addition #10**

**Heating System Energy Source:** Electric    Geothermal    Natural Gas    Oil    Propane  
(CIRCLE ONE)

**Energy Consumption:** \_\_\_\_\_

**Probable Useful Life of Building:** \_\_\_\_\_ **Estimated Replacement Value** \_\_\_\_\_

**Building Facility Report Card Attached:**    YES    N  
(CIRCLE ONE)

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# SCHOOL FACILITY REPORT CARDS

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# School Facility Report Card

(Please print or type)

School District/BOCES: Eldred Central School District Building Name: George Ross Mackenzie Elementary School

School Building Address: 1045 Proctor Road, Glen Spey, NY 12737

Certificate of Occupancy Status: Annual  30 Day Temp  None  Expiration Date: 10-01-14

Location where certificate of occupancy is posted: Main Office

## Section 1: School Building General Information

1. Person Completing this School Facility Report Card: Savin Engineers, P. C. Date May 2014

2. Right-to-Know designee concerning this school building and School Facility Report Card:

Name: Robert M. Dufour Position: Superintendent of Schools

Telephone: 845-456-1100 Fax: 845-557-3672 email: dufourr@eldred.k12.ny.us

Address: 600 Route 55, Eldred, NY 12732

3. a. Original Construction Date (year): 1995

b. Present size of school building in gross square feet 57,734 sq. ft. # floors 2 Basement? No

1. Grade Levels currently housed in this building? Pre K - 6 Current enrollment? 336

2. Upgrades to school building systems can be viewed on the Building Condition Survey? Y  N

3. The number of different types of program spaces currently in this school building can be viewed on the Building Condition Survey? Y  N

## School Facility Report Card (page 2 of 6)

### Section II: School Building Ratings

4. Date current 5-year building condition survey conducted: December 29, 2009

Overall school building safety rating from Building Condition Survey as certified by the Board Of Education:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory X Unsatisfactory \_\_\_\_\_

5. Date current year annual visual inspection conducted: August 26, 2013

Overall condition:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory X Unsatisfactory \_\_\_\_\_

### Section III: Building Capital, Maintenance, and Operations Information

6. List any current unsatisfactory building systems that have not been corrected since the previous building condition survey (attach additional sheets if necessary)

1. None.

7. Estimated remaining useful life of school building\* and systems can be viewed on the Building Condition Survey? Y X N \_\_\_\_\_

\* Estimated RUL of the school building is not included on the BCS: only RUL of building systems.

8. The need for routine maintenance, repairs, rehabilitation, reconstruction, and construction can be viewed on the Five Year Capital Facilities Plan? Y X N \_\_\_\_\_

1) List prioritized health and safety improvements for this facility as indicated in the five year plan:

1. Evaluate the heating water treatment system and recommend adjustments and correction as required. The cause for the corrosion of the pump impellers and subsequent frequent replacement needs to be determined and rectified.
2. Add emergency lighting at exterior egress discharge locations.
3. Extensive site work to address crumbling pavement at drives and parking areas.
4. Replace sagging acoustical ceiling tiles at Main Lobby and entrance to Cafeteria.
5. Replace aging exterior doors and hardware.
6. Repair/re-point exterior masonry walls in select locations.

## School Facility Report Card (page 3 of 6)

9. Estimated costs to restore school building to state of good repair.      10. Annual estimated cost to keep school building in state of good repair.      11. Projected annual Operations & Maintenance spending (budget)

Site Utilities	\$	\$	Calculate using BOMA's recommendation of a yearly expenditure of 2 - 4% of the building's replacement value.	\$	\$ allocated in the current year's operations and maintenance budget.
Other Site Features	\$ 1,248,000.00	\$		\$	
Foundation	\$	\$		\$	
Structural	\$	\$		\$	
Interior Spaces	\$ 20,000.00	\$		\$	
Electrical Systems	\$	\$		\$	
Plumbing Systems	\$	\$		\$	
HVAC Systems	\$ 10,000.00	\$		\$	
Fire Safety Systems	\$ 20,000.00	\$		\$	
Building Envelope	\$ 379,000.00	\$		\$	
Accessibility	\$	\$	\$		
<b>TOTALS</b>	<b>\$ 1,677,000.00</b>				

12. Estimated energy costs for current school year by type:

Recommend adding 4 - 6% to last year's actual costs.

Electricity \$ \_\_\_\_\_ Gas \$ \_\_\_\_\_ Fuel Oil \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

Total estimated energy costs \$ \_\_\_\_\_

### Section IV: Health and Safety

13. Description of Health and Safety Committee activities:

- |    |  |   |       |                              |
|----|--|---|-------|------------------------------|
|    |  | Y   | N     |                              |
| a. | Does the district have a health and safety committee?    | <u>  X  </u>  | _____ |                              |
| b. | Does the Health and Safety Committee have a chairperson? | <u>  X  </u>  | _____ | Name: <u>Virginia Keegan</u> |
| c. | Phone number of Health and Safety Committee Chairperson: | 845-456-1100 Email: <u>keeganv@eldred.k12.ny.us</u> |       |                              |
| d. | Basic Health and Safety Committee membership:            |   |       |                              |
|    | • District Officials                                     | <u>  X  </u>  | _____ |                              |
|    | • Staff  | <u>  X  </u>  | _____ |                              |
|    | • Bargaining Units                                       | <u>  X  </u>  | _____ |                              |
|    | • Parents  | <u>  X  </u>  | _____ |                              |

## School Facility Report Card (page 4 of 6)

e. Health and Safety Committee membership expanded during construction to include district officials, staff, bargaining units, parents and:

- |                        | Yes           | No            |
|------------------------|---------------|---------------|
| • Project Architect    | <u>  X  </u>  | <u>      </u> |
| • Construction Manager | <u>  X  </u>  | <u>      </u> |
| • Contractors          | <u>      </u> | <u>  X  </u>  |

f. Frequency of Health and Safety Committee meetings (check one):

- |                         |               |  |
|-------------------------|---------------|--|
| • 1-2 times/school year | <u>      </u> |  |
| • 3-5 times/school year | <u>  X  </u>  |  |
| • 6-8 times/school year | <u>      </u> |  |
| • > 9 times/school year | <u>      </u> |  |

### Section V: Environmental Awareness

14. Lead testing:

- |   | Y            | N             |
|---|--------------|---------------|
| a. Has this building been tested for the presence of lead: paints, plumbing, etc?   | <u>  X  </u> | <u>      </u> |
| b. Based on the testing results, are there elements in this building that would require construction or maintenance projects to be conducted in accordance with the US Department of Housing and Urban Development Guidelines for the Evaluation and Control of Led Based Paint Hazards in Housing? | <u>  X  </u> | <u>      </u> |
| c. If yes, has this type of work been done in accordance with the Guideline   | <u>  X  </u> | <u>      </u> |

15. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- |   |                      |               |
|---|----------------------|---------------|
| a. Does this building contain known or assumed asbestos containing building materials (ACBM)  | <u>  X  </u>         | <u>      </u> |
| b. If yes, has an original AHERA management plan been developed for this building? (The AHERA Management Plan for this building may be viewed at the main office during normal business hours). | <u>  X  </u>         | <u>      </u> |
| c. When was the AHERA management plan last updated?   | <u>  June 2013  </u> | <u>      </u> |

## School Facility Report Card (page 5 of 6)

16. Radon testing:

- |   |           |                   |
|---|-----------|-------------------|
| a. Has the district reviewed the geological potential for the presence of radon from the NYSDOH Radon Measurement Database? | Y<br>____ | N<br><u>  X  </u> |
| b. Did the geological potential indicate testing this facility was necessary?   | ____      | ____              |
| c. If yes, did the highest test in this building exceed 4pCi/L?   | ____      | ____              |
| d. If yes, describe mitigation activities _____   |           |                   |

17. Integrated Pest Management Program:

- |  |              |      |
|--|--------------|------|
| a. Does this school have an integrated pest management program?  | <u>  X  </u> | ____ |
| b. Does this school have a person designated to oversee the pest management program?                                 |              |      |
| c. Has this school established a list of persons to notify at least 48 hours prior to the application of pesticides? | <u>  X  </u> | ____ |
| d. Have pesticide application summary reports been provided to all parents and staff pursuant to CR 155.24?          | <u>  X  </u> | ____ |

18. Status of measures taken to assure acceptable indoor air quality:

- |   |              |              |
|---|--------------|--------------|
| a. Does this school utilize the <i>EPA Indoor Air Quality Tools for Schools Action Kit</i> ?  | ____         | <u>  X  </u> |
| b. Does this school have a procedure in place for reporting indoor air quality concerns?  | <u>  X  </u> | ____         |
| c. Is ventilation with outdoor air available in all occupied spaces?  | <u>  X  </u> | ____         |
| 1. Is all ventilation and exhaust equipment operational?  | <u>  X  </u> | ____         |
| 2. Are all outdoor air intakes unobstructed and clear of foreign objects?   | <u>  X  </u> | ____         |
| 3. Are all outside air damper controls in place and operational?  | <u>  X  </u> | ____         |
| 4. Have facilities operations been reviewed with respect to impact on outside air intakes (i.e., vehicle emissions, waste storage, mowing, etc.)? | <u>  X  </u> | ____         |
| d. Are there any unresolved complaints regarding indoor air at this facility?<br>If yes, describe: _____  | ____         | <u>  X  </u> |

- |  |              |      |
|--|--------------|------|
| e. Maintenance: Heating, ventilation, and air conditioning equipment are cleaned and maintained in accordance with manufacturer's instructions (i.e., filter changes, coils cleaned, etc.) | <u>  X  </u> | ____ |
| f. Has the interior of ductwork (air passageways) been inspected for cleanliness?  | <u>  X  </u> | ____ |
| g. Have exterior ductwork and rooftop air handling units been inspected for leaks?   | <u>  X  </u> | ____ |

## School Facility Report Card (page 6 of 6)

h. Operations and maintenance program:

- |   | Y        | N   |
|---|----------|-----|
| 1. Does the District have a policy encouraging the use of environmentally friendly products?  | <u>X</u> | ___ |
| 2. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.). | <u>X</u> | ___ |
| 3. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.   | <u>X</u> | ___ |

Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.

X \_\_\_

Forms/school facility report card

# School Facility Report Card

(Please print or type)

School District/BOCES: Eldred Central School District Building Name: Junior / Senior High School

Building Address: 600 Route 55, Eldred, NY 12732

Certificate of Occupancy Status: Annual  30 Day Temp None  Expiration Date: 10-01-14

Location where certificate of occupancy is posted: Main Office

## Section 1: School Building General Information

Person Completing this School Facility Report Card: Savin Engineers, P. C. Date May 2014

Right-to-Know designee concerning this school building and School Facility Report Card:

Name: Robert M. Dufour Position: Superintendent of Schools

Telephone: 845-456-1100 Fax: 845-557-3672 e-mail: dufourr@eldred.k12.ny.us

Address: 600 Route 55, Eldred, NY 12732

a. Original Construction Date (year) 1941

b. Present size of school building in gross square feet 81,100 sq. ft. # floors 3 Basement? Yes

1. Grade Levels currently housed in this building? 7 - 12 Current enrollment? 308

2. Upgrades to school building systems can be viewed on the Building Condition Survey? Y  N

3. The number of different types of program spaces currently in this school building can be viewed on the Building Condition Survey? Y  N

## School Facility Report Card (page 2 of 6)

### Section II: School Building Ratings

9. Date current 5-year building condition survey conducted: December 22, 2009

Overall school building safety rating from Building Condition Survey as certified by the Board Of Education:

Excellent \_\_\_\_\_ Good \_\_\_ \_\_\_ Satisfactory \_\_\_ X \_\_\_ Unsatisfactory \_\_\_\_\_

10. Date current year annual visual inspection conducted: August 26, 2013

Overall condition:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory \_\_\_\_\_ X \_\_\_\_\_ Unsatisfactory \_\_\_\_\_

### Section III: Building Capital, Maintenance, and Operations Information

11. List any current unsatisfactory building systems that have not been corrected since the previous building condition survey (attach additional sheets if necessary)

1. Demolish wood & plywood partitions and lighting at Custodial area and replace with rated construction and energy efficient lighting fixtures.

12. Estimated remaining useful life of school building and systems can be viewed on the Building Condition Survey? Y X N \_\_\_

13. The need for routine maintenance, repairs, rehabilitation, reconstruction, and construction can be viewed on the five Year Capital Facilities Plan? Y X N \_\_\_

1) List prioritized health and safety improvements for this facility as indicated in the five year plan:

1. Demolish wood & plywood partitions and lighting at Custodial area and replace with rated construction and energy efficient lighting fixtures.
2. Perform engineering inspection of C-type steel floor and roof joists and remediate, if necessary, in accordance with findings/recommendations.
3. Extensive upgrades to playfields, playfield structures, and access to playfields.
4. Add emergency lighting at exterior egress discharge locations; add exit signs in select locations as required by code.
5. Replace gym floor, bleachers, & exterior doors at gym and handrails at exterior ramps.
6. Remove rust, prime & paint all exposed C-type steel floor joists in basement and crawl spaces under original building.
7. Remove remaining ACBM plaster ceilings in corridors of original building and install new ACT ceilings and lighting.
8. Replace VAT floors in select rooms with VCT.

## School Facility Report Card (page 3 of 6)

10. Estimated costs to restore school building to state of good repair.      10. Annual estimated cost to keep school building in state of good repair.      11. Projected annual Operations & Maintenance spending (budget)

Site Utilities	\$ 60,000.00	\$	\$	
Other Site Features	\$ 691,000.00	\$	\$	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Calculate using BOMA's recommendation of a yearly expenditure of 2 - 4% of the building's replacement value.</div> <div style="border: 1px solid black; padding: 5px;">\$ allocated in the current year's operations and maintenance budget.</div>
Foundation	\$	\$	\$	
Structural	\$	\$	\$	
Interior Spaces	\$ 740,000.00	\$	\$	
Electrical Systems	\$	\$	\$	
Plumbing Systems	\$	\$	\$	
HVAC Systems	\$ 5,000.00	\$	\$	
Fire Safety Systems	\$ 20,000.00	\$	\$	
Building Envelope	\$ 77,000.00	\$	\$	
Accessibility	\$ 100,000.00	\$	\$	
<b>TOTALS</b>	<b>\$ 1,693,000.00</b>			

14. Estimated energy costs for current school year by type:

Electricity \$ Gas \$ \_\_\_\_\_ Fuel Oil \$ \_\_\_\_\_ Other \$ \_\_\_\_\_ Recommend adding 4 - 6% to last year's actual costs.

Total estimated energy costs \$ \_\_\_\_\_

### Section IV: Health and Safety

15. Description of Health and Safety Committee activities:

- |   | Y                   | N     |                                       |
|---|---------------------|-------|---------------------------------------|
| a. Does the district have a health and safety committee?    | <u>  X  </u>        | _____ |                                       |
| b. Does the Health and Safety Committee have a chairperson? | <u>  X  </u>        | _____ | Name: <u>Scott Krebs</u>              |
| c. Phone number of Health and Safety Committee Chairperson: | <u>845-456-1100</u> |       | Email: <u>krebss@eldred.k12.ny.us</u> |
| d. Basic Health and Safety Committee membership:            |                     |       |                                       |
| • District Officials  | <u>  X  </u>        | _____ |                                       |
| • Staff   | <u>  X  </u>        | _____ |                                       |
| • Bargaining Units  | <u>  X  </u>        | _____ |                                       |
| • Parents   | <u>  X  </u>        | _____ |                                       |

## School Facility Report Card (page 4 of 6)

f. Health and Safety Committee membership expanded during construction to include district officials, staff, bargaining units, parents and:

- |                        | Yes          | No           |
|------------------------|--------------|--------------|
| • Project Architect    | <u>  X  </u> | <u>    </u>  |
| • Construction Manager | <u>  X  </u> | <u>    </u>  |
| • Contractors          | <u>    </u>  | <u>  X  </u> |

f. Frequency of Health and Safety Committee meetings (check one):

- |                         |              |  |
|-------------------------|--------------|--|
| • 1-2 times/school year | <u>    </u>  |  |
| • 3-5 times/school year | <u>  X  </u> |  |
| • 6-8 times/school year | <u>    </u>  |  |
| • > 9 times/school year | <u>    </u>  |  |

### Section V: Environmental Awareness

14. Lead testing:

- |   | Y            | N           |
|---|--------------|-------------|
| a. Has this building been tested for the presence of lead: paints, plumbing, etc?   | <u>  X  </u> | <u>    </u> |
| d. Based on the testing results, are there elements in this building that would require construction or maintenance projects to be conducted in accordance with the US Department of Housing and Urban Development Guidelines for the Evaluation and Control of Led Based Paint Hazards in Housing? | <u>  X  </u> | <u>    </u> |
| e. If yes, has this type of work been done in accordance with the Guideline   | <u>  X  </u> | <u>    </u> |

15. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- |   |                      |             |
|---|----------------------|-------------|
| a. Does this building contain known or assumed asbestos containing building materials (ACBM)  | <u>  X  </u>         | <u>    </u> |
| d. If yes, has an original AHERA management plan been developed for this building? (The AHERA Management Plan for this building may be viewed at the main office during normal business hours). | <u>  X  </u>         | <u>    </u> |
| e. When was the AHERA management plan last updated?   | <u>  June 2013  </u> | <u>    </u> |

## School Facility Report Card (page 5 of 6)

16. Radon testing:

- |   |             |              |
|---|-------------|--------------|
| a. Has the district reviewed the geological potential for the presence of radon from the NYSDOH Radon Measurement Database? | Y           | N            |
|   | <u>    </u> | <u>  X  </u> |
| e. Did the geological potential indicate testing this facility was necessary?   | <u>    </u> | <u>    </u>  |
| f. If yes, did the highest test in this building exceed 4pCi/L?   | <u>    </u> | <u>    </u>  |
| g. If yes, describe mitigation activities _____   |             |              |

17. Integrated Pest Management Program:

- |  |              |             |
|--|--------------|-------------|
| e. Does this school have an integrated pest management program?  | <u>  X  </u> | <u>    </u> |
| f. Does this school have a person designated to oversee the pest management program?                                 | <u>    </u>  | <u>    </u> |
| g. Has this school established a list of persons to notify at least 48 hours prior to the application of pesticides? | <u>  X  </u> | <u>    </u> |
| h. Have pesticide application summary reports been provided to all parents and staff pursuant to CR 155.24?          | <u>  X  </u> | <u>    </u> |

18. Status of measures taken to assure acceptable indoor air quality:

- |  |              |              |
|--|--------------|--------------|
| e. Does this school utilize the <i>EPA Indoor Air Quality Tools for Schools Action Kit</i> ?   | <u>    </u>  | <u>  X  </u> |
| f. Does this school have a procedure in place for reporting indoor air quality concerns?   | <u>  X  </u> | <u>    </u>  |
| g. Is ventilation with outdoor air available in all occupied spaces?   | <u>  X  </u> | <u>    </u>  |
| 1. Is all ventilation and exhaust equipment operational?   | <u>  X  </u> | <u>    </u>  |
| 2. Are all outdoor air intakes unobstructed and clear of foreign objects?  | <u>  X  </u> | <u>    </u>  |
| 3. Are all outside air damper controls in place and operational?   | <u>  X  </u> | <u>    </u>  |
| 4. Have facilities operations been reviewed with respect to impact on outside air intakes (i.e., vehicle emissions, waste storage, mowing, etc.)?  | <u>  X  </u> | <u>    </u>  |
| h. Are there any unresolved complaints regarding indoor air at this facility?  | <u>    </u>  | <u>  X  </u> |
| If yes, describe: _____  |              |              |
|  |              |              |
| i. Maintenance: Heating, ventilation, and air conditioning equipment are cleaned and maintained in accordance with manufacturer's instructions (i.e., filter changes, coils cleaned, etc.) | <u>  X  </u> | <u>    </u>  |
| j. Has the interior of ductwork (air passageways) been inspected for cleanliness?  | <u>  X  </u> | <u>    </u>  |
| k. Have exterior ductwork and rooftop air handling units been inspected for leaks?   | <u>  X  </u> | <u>    </u>  |

## School Facility Report Card (page 6 of 6)

I. Operations and maintenance program:

- |   | Y        | N   |
|---|----------|-----|
| 4. Does the District have a policy encouraging the use of environmentally friendly products?  | <u>X</u> | ___ |
| 5. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.). | <u>X</u> | ___ |
| 6. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.   | <u>X</u> | ___ |

Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.

X \_\_\_

Forms/school facility report card

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# **DISTRICT WIDE ANALYSIS & PRIORITIZATION**

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# District-wide Analysis and Prioritization

---

## Priority 1

### Eldred Junior - Senior High School

Demolish existing toilet building and construct new concession/storage/toilet building at upper play fields. Provide potable water and drinking fountains	\$250,000.00
Demolish existing and construct new press box with integrated sound system for play calling	\$125,000.00
Perform engineering inspection of steel joists supporting roof deck in original building	\$6,250.00
Install railing at location of roof hatch on 2008 addition	\$6,250.00
Demolish wood & plywood partitions at Custodial area and replace with rated walls & doors	\$25,000.00
Add exit lights and exterior emergency lighting in select areas	\$25,000.00
At SW corner of property along Route 55 reconstruct swales & install catch basin and large diameter pipe to divert runoff away from neighbor's property. Review with authority having jurisdiction	\$37,500.00
Replace natural turf at football field	\$102,500.00
Re-stripe running track	\$15,625.00
Install bleachers overlooking football field	\$156,250.00
Enlarge baseball field by cutting into hill behind (200 lf retaining wall variable height), replace backstop and outfield fencing, demolish & reconstruct dugouts	\$187,500.00
Improve drainage at renovated baseball field	\$37,500.00
Install batting cage adjacent baseball field	\$25,000.00
Reconstruct shot put landing area (includes infill up to 2.5' at 75' from shot put ring)	\$31,250.00
Provide public walkway access to upper play fields from school parking lot below with ramps & stairs with handrails (400 lf with 35' vertical rise)	\$125,000.00
Clean stone debris & install new topsoil and turf at lower softball field	\$50,000.00
Replace softball backstop incl. clear area behind backstop of trees	\$25,000.00

# District-wide Analysis and Prioritization

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## George Ross Mackenzie Elementary School

Perform analysis of heating water treatment due to corrosion of pump impellers	\$12,500.00
Add exterior emergency lighting at egress discharge locations	\$25,000.00
Allowance to investigate leaks at roof drains and effect repairs - 17 roof drains	\$21,250.00
Demolish & replace 67-space parking lot	\$368,750.00
Demolish & replace 27-space parking lot	\$125,000.00
Demolish & replace bus loop	\$450,000.00
Demolish & replace entry drive	\$293,750.00
Demolish & replace concrete sidewalks	\$237,500.00

**Priority 1 Total**      **\$2,764,375.00**

# District-wide Analysis and Prioritization

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## Priority 2

### Eldred Junior - Senior High School

Replace handrails at ramps from North side Gym exterior doors	\$15,360.00
Replace exterior doors & hardware at Gym	\$19,200.00
Replace gym floor	\$128,000.00
Replace gym bleachers	\$89,600.00
Provide portable fencing to demark softball outfield	\$10,240.00
Emergency generator for stand-by power	\$448,000.00

### George Ross Mackenzie Elementary School

Replace sagging acoustic ceiling tiles in Main Lobby & Cafeteria entrance	\$12,800.00
Seal & paint concrete floor of 2nd floor Mechanical Room - 2500 sf	\$12,800.00
Replace exterior doors and hardware - 32 door leaves	\$147,200.00
Emergency generator for stand-by power	\$192,000.00

**Priority 2 Total      \$1,075,200.00**

# District-wide Analysis and Prioritization

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## Priority 3

### Eldred Junior - Senior High School

Remove rust, prime & paint all exposed C-type steel floor joists in basement & crawl spaces under original building	\$52,400.00
Seal duct openings at abandoned ductwork in original building and replace decorative grilles	\$6,550.00

### George Ross Mackenzie Elementary School

Repair masonry at standing seam metal roofs	\$117,900.00
Clean masonry façade of all efflorescence & staining	\$98,250.00
Replace exterior backer rod & joint sealant at select locations	\$15,720.00
Repair masonry cracks at select locations	\$65,500.00
Paint all standing seam metal roofs with specialty coating	\$26,200.00

**Priority 3 Total**      **\$382,520.00**

# District-wide Analysis and Prioritization

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## Priority 4

### Eldred Junior - Senior High School

Remove remaining ACBM plaster ceilings in corridors of original building and install new ACT ceilings and lighting	\$675,000.00
Remove VAT flooring in Rooms 120, 121, & 124 and replace with VCT	\$67,500.00

### George Ross Mackenzie Elementary School

Construct softball field with backstop & outfield fencing in location of soccer field - stripe field for both sports	\$108,000.00
Construct new toilet building at softball field including potable water and drinking fountain	\$101,250.00

**Priority 4 Total**      **\$951,750.00**

# District-wide Analysis and Prioritization

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## Priority 5

### Eldred Junior - Senior High School

Resurface running track \$63,450.00

Priority 5 Total \$63,450.00

Grand Total: \$5,237,295.00

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**FACILITY ESTIMATED EXPENSES FORMS:  
BY BUILDING**

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## Estimated Expenses for Each Plan Year

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*This Section shall include:*

- *Estimated expenses for each facility for years one through five to be provided on SED form Facility Estimated Expenses Form (Completed Form follows).*
- *Estimated expenses for all district buildings for years one through five to be provided on SED form District Estimated Expenses Summary Form (Completed Form follows).*

# Facility Estimated Expense Form

District or Board Name: Eldred Central School District

Facility Name: Eldred Junior - Senior High School

7/10/2014

SED Number: 59-080-104-0001

	BCS #	Item Description	New Construction	Addition	Major Alteration	Major Repair	Energy System	Capital	Bond	Costs
<b>Year 1</b>										
	31	Improve drainage at renovated baseball field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$37,500.00
	32	At SW corner of property along Route 55 reconstruct swales & install catch basin and large diameter pipe to divert runoff away from neighbor's property. Review with authority having jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$37,500.00
	43	Replace softball backstop incl. clear area behind backstop of trees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25,000.00
	43	Demolish existing and construct new press box with integrated sound system for play calling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$125,000.00
	43	Replace natural turf at football field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$102,500.00
	43	Re-stripe running track	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$15,625.00
	43	Install bleachers overlooking football field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$156,250.00
	43	Enlarge baseball field by cutting into hill behind (200 lf retaining wall variable height), replace backstop and outfield fencing, demolish & reconstruct dugouts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$187,500.00
	43	Install batting cage adjacent baseball field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25,000.00
	43	Reconstruct shot put landing area (includes infill up to 2.5' at 75' from shot put ring)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$31,250.00
	43	Demolish existing toilet building and construct new concession/storage/toilet building at upper play fields. Provide potable water and drinking fountains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$250,000.00
	43	Clean stone debris & install new topsoil and turf at lower softball field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$50,000.00
	45	Demolish wood & plywood partitions at Custodial area and replace with rated walls & doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25,000.00
	68	Perform engineering inspection of steel joists supporting roof deck in original building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$6,250.00
	68	Install railing at location of roof hatch on 2008 addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$6,250.00
	85	Add exit lights and exterior emergency lighting in select areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25,000.00
	87	Provide public walkway access to upper play fields from school parking lot below with ramps & stairs with handrails (400 lf with 35' vertical rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$125,000.00
<b>Priority Year Total</b>										<b>\$1,230,625.00</b>
<b>Year 2</b>										
	42	Provide portable fencing to demark softball outfield	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$10,240.00
	51	Replace gym bleachers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$89,600.00
	59	Replace gym floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$128,000.00
	64	Replace exterior doors & hardware at Gym	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$19,200.00
	65	Replace handrails at ramps from North side Gym exterior doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$15,360.00
	86	Emergency generator for stand-by power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$448,000.00
<b>Priority Year Total</b>										<b>\$710,400.00</b>

# Facility Estimated Expense Form

District or Board Name: Eldred Central School District

Facility Name: Eldred Junior - Senior High School

7/10/2014

SED Number: 59-080-104-0001

	BCS #	Item Description	Construction New Addition	Major Alteration	Major System	Repair Energy	Capital Bond	Costs	
<b>Year 3</b>									
	60	Remove rust, prime & paint all exposed C-type steel floor joists in basement & crawl spaces under original building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$52,400.00
	80	Seal duct openings at abandoned ductwork in original building and replace decorative grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$6,550.00
<b>Priority Year Total</b>								<b>\$58,950.00</b>	
<b>Year 4</b>									
	47	Remove remaining ACBM plaster ceilings in corridors of original building and install new ACT ceilings and lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$675,000.00
	57	Remove VAT flooring in Rooms 120, 121, & 124 and replace with VCT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$67,500.00
<b>Priority Year Total</b>								<b>\$742,500.00</b>	
<b>Year 5</b>									
	43	Resurface running track	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$63,450.00
<b>Priority Year Total</b>								<b>\$63,450.00</b>	
<b>Facility Total:</b>								<b>\$2,805,925.00</b>	

# Facility Estimated Expense Form

District or Board Name: Eldred Central School District

Facility Name: George Ross Mackenzie Elementary School

7/10/2014

SED Number: 59-080-104-0009

	BCS #	Item Description	Construction New Addition Alteration Major System Major Repair Energy Capital Bond		Costs		
<b>Year 1</b>							
	40	Demolish & replace 27-space parking lot	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$125,000.00
	40	Demolish & replace bus loop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$450,000.00
	40	Demolish & replace 67-space parking lot	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$368,750.00
	40	Demolish & replace entry drive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$293,750.00
	41	Demolish & replace concrete sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$237,500.00
	68	Allowance to investigate leaks at roof drains and effect repairs - 17 roof drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$21,250.00
	79	Perform analysis of heating water treatment due to corrosion of pump impellers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$12,500.00
	85	Add exterior emergency lighting at egress discharge locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25,000.00
		<b>Priority Year Total</b>					<b>\$1,533,750.00</b>
<b>Year 2</b>							
	47	Replace sagging acoustic ceiling tiles in Main Lobby & Cafeteria entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$12,800.00
	58	Seal & paint concrete floor of 2nd floor Mechanical Room - 2500 sf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$12,800.00
	64	Replace exterior doors and hardware - 32 door leaves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$147,200.00
	86	Emergency generator for stand-by power	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$192,000.00
		<b>Priority Year Total</b>					<b>\$364,800.00</b>
<b>Year 3</b>							
	61	Repair masonry cracks at select locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$65,500.00
	61	Replace exterior backer rod & joint sealant at select locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$15,720.00
	61	Clean masonry façade of all efflorescence & staining	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$98,250.00
	63	Repair masonry at standing seam metal roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$117,900.00
	68	Paint all standing seam metal roofs with specialty coating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$26,200.00
		<b>Priority Year Total</b>					<b>\$323,570.00</b>
<b>Year 4</b>							
	43	Construct softball field with backstop & outfield fencing in location of soccer field - stripe field for both sports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$108,000.00
	43	Construct new toilet building at softball field including potable water and drinking fountain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$101,250.00
		<b>Priority Year Total</b>					<b>\$209,250.00</b>
		<b>Facility Total:</b>					<b>\$2,431,370.00</b>
		<b>Grand Total:</b>					<b>\$5,237,295.00</b>

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# DISTRICT ESTIMATED EXPENSES SUMMARY FORM

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# District Estimated Expenses Summary Form

## Eldred Central School District

7/10/2014

Year 1		Costs
59-080-104-0001	Eldred Junior - Senior High School	\$1,230,625.00
59-080-104-0009	George Ross Mackenzie Elementary School	\$1,533,750.00
<b>Year Total</b>		<b>\$2,764,375.00</b>
Year 2		Costs
59-080-104-0001	Eldred Junior - Senior High School	\$710,400.00
59-080-104-0009	George Ross Mackenzie Elementary School	\$364,800.00
<b>Year Total</b>		<b>\$1,075,200.00</b>
Year 3		Costs
59-080-104-0001	Eldred Junior - Senior High School	\$58,950.00
59-080-104-0009	George Ross Mackenzie Elementary School	\$323,570.00
<b>Year Total</b>		<b>\$382,520.00</b>
Year 4		Costs
59-080-104-0001	Eldred Junior - Senior High School	\$742,500.00
59-080-104-0009	George Ross Mackenzie Elementary School	\$209,250.00
<b>Year Total</b>		<b>\$951,750.00</b>
Year 5		Costs
59-080-104-0001	Eldred Junior - Senior High School	\$63,450.00
<b>Year Total</b>		<b>\$63,450.00</b>
<b>Grand Total</b>		<b>\$5,237,295.00</b>

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## SUMMARY

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## Summary

*This section includes:*

- *The means and methods used to collect and analyze the information presented.*
- *The district's rationale for the priority ranking presented in the plan.*
- *A statement reflecting the districts capital maintenance and improvement philosophy clearly supported by the results of the planning process.*

## Summary

The **Eldred School District's** Five Year Plan was developed in conjunction with the district's comprehensive long-range plan, which considers educational philosophy, present and projected pupil enrollments, and space use in district facilities. This report was prepared through the collaborative efforts of district personnel and outside consultants.

The district is philosophically committed to providing suitable and adequate facilities to accommodate the educational programs of the district and support an environment conducive to teaching and learning. We are committed to the on-going maintenance and improvement of our facilities to assure a clean and safe environment that provides for the health and safety of occupants.

The district's mission is to educate all students to a single high level of quality; a level defined by higher standards and new tests of ability. To attain this goal, the district realizes supporting institutional architecture focused on student achievement and on furthering learning and physical resources to maintain class sizes is needed. Space is needed for more active learning for students to access books in the classroom and library; for computers in each classroom; labs, and space to allow students to work together in groups supporting differentiated approaches to teaching and learning. The district is committed to *"provide facilities for students and staff that foster the achievement of educational objective and meet the highest standards for cleanliness, comfort and safety, while maintaining expenditures at cost-effective, fiscally prudent levels."* To achieve and maintain this long-term objective, the district's intent is to:

- Continue to collect, coordinate, analyze, prioritize and re-prioritize facility infrastructure and building program needs on a building by building and district-wide basis annually.
- Focus on resolving health and safety issues as the top priority to ensure that all school facilities are properly maintained and provide suitable educational settings.
- Concentrate on the critical needs by re-prioritizing the work, as necessary, as work is accomplished each year or new situations emerge.
- Continue to utilize a systematic approach to establishing the capital needs and prioritizing those needs in the form of a Five-Year Capital Facilities Plan.
- Aid the district in preserving its capital assets by using this Plan as a tool in determining where limited capital dollars should be spent.
- Educate the public about the need for facilities support.
- Implement a Capital Plan/Building Project to modernize existing facilities and construct new facilities as necessary.
- Comply with Commissioner's Regulation 155.23 Multi-Year Cost Allowance, (a) (2): *"Cost allowances for reconstructing or modernizing structures shall not exceed 100 percent of the cost allowances for the equivalent new construction over the projected useful life of the building."*

Our decision making process for prioritizing and amending our capital needs annually, will be guided by our desire to be responsive to the following criteria:

- The elimination of health and safety items as our first priority.
- Compliance with current building code and accessibility requirements so that buildings no longer have to operate under "grandfathered" status.
- Replacement of deteriorated and outdated infrastructure.
- Maximizing the potential for energy savings.
- Ensuring that the number of children assigned to a given classroom continues to be comparable to regional and state norms.

## Summary

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The district will continue to use various resources to collect and analyze information on our facilities. These include the means and methods used for this report, which include the following:

- Building Condition Surveys – Conducted every five years by a licensed architect or engineer. The survey shall include all program spaces and building systems components as required for evidence of movement, deterioration, structural failure, probable useful life, need for repair and maintenance and need for replacement.
- Annual Visual Inspections – An annual visual re-inspection of the components of the building condition survey to determine changes that may have occurred and review and update the safety rating, as needed.
- Monitoring Procedures – Established procedures to monitor the safety and condition of all occupied school buildings will be maintained. Monitoring the condition of school buildings to assure that they are safe and maintained in a state of good repair will be on going and will include:
  - The involvement of the Health and Safety Committee
  - A comprehensive maintenance plan for all major building systems
  - Integrated pest management (IPM) program
  - Indoor air quality (IAQ) program
  - The investigation and disposition of complaints related to health and safety.
- Fire Safety Inspections – All buildings owned, operated, or leased will be inspected for fire safety at least once annually by an inspector who is qualified per the requirements of the State.
- Fire Administrator - Any violation(s) of the State Uniform Fire Prevention and Building Code will be corrected immediately.
- Building Environment Evaluation – Conducted by the building Principal or his or her designee. The purpose of this evaluation is to establish the overall quality of each space in the building as it relates to the function of the space, with required changes for program needs.
- Building Systems Evaluations – Performed by the head custodian of each building to establish the integrity and needed maintenance of the systems in each facility. This information will be shared with inspection personnel during the annual visual inspections and building condition surveys.
- Code Compliance Evaluations – A review of the facilities and information in reports including the Health and Safety Committee Report(s), Insurance Inspections, AHERA Report, and Structural Inspection. Evaluation of this information to assure that all work is in compliance with codes is included in the Five-Year Plan and is prioritized accordingly.
- Certificate of Occupancy – The requirements necessary to maintain a valid certificate of occupancy shall be maintained at all times.