



## Five Year Capital Facilities Plan

June 2011

# Bethlehem Central School District

- Bethlehem High School
- Bethlehem Middle School
- Clarksville Elementary School
- Eagle Elementary School
- Elsmere Elementary School
- Glenmont Elementary School
- Hamagrael Elementary School
- Slingerlands Elementary School
- Education Center
- Operations & Maintenance Facility
- Transportation Center

CSArch Project No. 09055-00

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## Introduction:

The Bethlehem Central School District is a suburban/rural district with facilities located on nine separate sites. Within the past 15 years, the district undertook several large facilities improvement projects. These projects renovated all existing buildings, bringing them up to modern standards, and added construction that significantly increased the total square footage of the district's facilities. Buildings include Bethlehem High School, Bethlehem Middle School, Clarksville Elementary School, Eagle Elementary School, Elsmere Elementary School, Glenmont Elementary School, Hamagrael Elementary School, Slingerlands Elementary School, the Education Center/District Office, Transportation Center, a Bus Wash, and an Operations and Maintenance facility; all owned by the district. The facilities are generally clean and in good condition. The scope of projects planned for the period covered by this report consists mainly of routine maintenance and replacement of various outdated systems and equipment. Numerous improvements recommended in the 2010 Building Condition Surveys and Existing Conditions report are included.

This report, as required by the New York State Education Department (SED), is based upon observations made during visual surveys conducted by the project team led by CSArch Architecture|Engineering|Construction Management. No in-depth investigation or destructive testing has taken place. Other resources used include drawings and reports created for the previous capital improvements project by CSArch and other members of the project team as part of a district-wide 2003 bond referendum, and the submitted 2010 Building Condition Survey on electronic file with SED. The present report addresses only the physical condition of each facility and does not assess the programmatic or educational strengths or weaknesses of the facilities. The Bethlehem Central School District currently owns the following buildings. They do not lease or operate any other facilities.

- Bethlehem High School
- Bethlehem Middle School
- Clarksville Elementary School
- Eagle Elementary School
- Elsmere Elementary School
- Glenmont Elementary School
- Hamagrael Elementary School
- Slingerlands Elementary School
- Education Center/District Office
- Transportation Center
- Operations and Maintenance
- Bus Wash

This Five-Year Capital Facilities Plan was prepared by Richard Peckham and Andrew Neubauer of CSArch in conjunction with Gregg Nolte, Director of Facilities and Operations, Ron Shelmerdine, Superintendent of Buildings & Grounds, and Bob Court, Assistant Superintendent of Buildings & Grounds for the Bethlehem Central School District. The following team of professional consultants has been assembled to assist in preparing the Plan:

### Architect

**CSArch Architecture|Engineering|Construction Management**

40 Beaver St.

Albany, NY 12207

### Structural Engineers

**Ryan-Biggs Associates, P.C.**

257 Ushers Road

Clifton Park, NY 12065

The narrative summary has been organized as follows; photographs and floor plans of each school building are also included:

1. Site Systems Evaluation
2. General Building Evaluation
  - a. Exterior Building Envelope
  - b. Building Interior
3. Utility Systems Evaluations
  - a. Mechanical System
  - b. Electrical System
  - c. Plumbing System

The recommendations mentioned below will conform to the following current codes and standards:

- New York State Uniform Building Code
- Americans with Disabilities Act (ADA)
- New York State Education Department (SED) Manual of Planning Standards
- New York State Department of Health
- New York State Department of Environmental Conservation Code
- American National Standards Institute (ANSI)
- New York State Energy Conservation Construction Code (NYSECCC)

## Bethlehem High School

Bethlehem High School is located on Delaware Avenue in Delmar, NY. As a result of the capital project approved by the voters in December 2003, the high school received significant improvement and expansion. Although this addressed the majority of the facility issues at the high school, significant costs escalation during this period of time, left some planned improvements to be included in future projects. Some other items have been identified since then also.

The following items were identified to be completed over the next five years.

### 1. Site Systems Improvements:

- Athletic field drainage improvements.
- Baseball backstop replacement.
- Correct heaving sidewalk sections at PPS entrance.

### 2. General Building Planned Improvements

#### Exterior Building Envelope:

- Re-roof Areas A, B, F1, F3, G1, G2
- Infill old louver opening in second floor of D wing
- Add roof drainage to reduce ponding.
- Properly insulate exterior ductwork above main lobby.

#### Building Interior:

- Replace concealed spline ceilings
- Abate VAT flooring and replace with new flooring material.
- Replace D-wing terrazzo stair treads.
- Replace Gym B bleachers
- Replace stage floor.
- Sand and refinish floor in Gym A
- Upgrade finishes in natatorium.

### 3. Utility Systems Planned Improvements

#### Mechanical System:

- Replace/Upgrade Pool Dehumidification System
- Provide isolation valves on D2 heating lines

#### Electrical System:

- Provide security cameras
- Install wireless clock system
- Trace and label electric panel boards.
- Improve lighting in Gym B
- Improve lighting in natatorium
- Provide limited emergency power generator

#### Plumbing System:

- Replace pool filter pump
- Install pump pits in A wing basement and paper storage area
- Complete water quality investigations

## Bethlehem Middle School

Bethlehem Middle School is located on Kenwood Avenue in Delmar, NY. As with the high school, significant improvements were made in the past few years but there are still some items that should be addressed.

The following items were identified to be completed over the next five years.

### 1. Site Systems Evaluation:

- Correct storm drainage to prevent flooding.
- Pave gravel parking.
- Correct heaving sidewalk at end of new wing.
- Eliminate grass area over old ramp in courtyard.

### 2. General Building Evaluation

#### Exterior Building Envelope:

- Replace windows in original building.
- Replace operable portions of windows for stage and gym windows.
- Chimney and masonry reconstruction including front parapet.
- Enclose stairwells to "pit" and repair masonry in stairwell.

#### Building Interior:

- Replace original building lower level doors.
- Replace door hardware in 1958 addition.
- Renovate toilet rooms in 1958 addition.
  - Abate VAT flooring and replace with new flooring material.
- Replace wood floor in room 043.
- Rehabilitate natatorium finishes
- Insulate former gym wall pocket that is now in girl's locker room.

### 3. Utility Systems Evaluation

#### Mechanical System:

- Provide energy recovery pool HVAC system.
- Repair/replace UV covers in corridors

#### Electrical System:

- Trace and label electric panel boards.
- Replace lighting in music rooms
- Provide limited emergency power generator

#### Plumbing System:

- Replace pool filtration equipment include addition to house equipment.
- Provide main drain for pool that will gravity drain.

## Clarksville Elementary School

Clarksville Elementary School is located on Verda Lane in Clarksville, NY. Due to declining enrollment and budget pressures created by the loss of state aid, the district will be closing this school at the end of the 2010-2011 school year. With the closing of the school, any work over the next five years will be that which is required to maintain the building in a safe and weathertight condition.

If the district has the need to open the building again as a school or for other purposes, the following items should be addressed.

### 1. Site Systems Evaluation:

- Correct leach field failure issues.

### 2. General Building Evaluation

#### Exterior Building Envelope:

- Replace roofing on original building.
- Replace roof and deck on Room 14.
- Replace Room 14 windows.
- Replace older exterior doors.

#### Building Interior:

- Abate VAT and replace with new flooring material.

### 3. Utility Systems Evaluation

#### Mechanical System:

- No work required at this time

#### Electrical System:

- No work required at this time

#### Plumbing System:

- No work required at this time.

## Eagle Elementary School

Eagle Elementary School is located across from the high school on Van Dyke Road in Delmar, NY. It is a new building, originally constructed in 2008. In 2009, a classroom addition to the building was completed.

The 2009 enrollment was 401 and includes pupils in Kindergarten through Fifth Grade. The school has a gymnasium, a cafeteria, and a library/ media center. The current space configuration meets most of the needs for the district. The school has additional capacity and will accommodate some of the students from the Clarksville Elementary School when it is closed.

The following items that need to be addressed over the next 5 years.

### 1. Site Systems Evaluation:

- Drainage around the paved play area needs to be improved.

- Parking capacity should be increased.

## 2. General Building Evaluation

### Exterior Building Envelope:

- No work required at this time

### Building Interior:

- No work required at this time

## 3. Utility Systems Evaluation

### Mechanical System:

- No work required at this time.

### Electrical System:

- No work required at this time.

### Plumbing System:

- No work required at this time.

## Elsmere Elementary School

Elsmere Elementary School is located on Delaware Avenue in Delmar, NY.

The 2009 enrollment was 274 and includes pupils in Kindergarten through Fifth Grade. The school has a gymnasium, a separate cafeteria, and a library/ media center. The current space configuration meets most of the needs for the district.

The following items were identified to be completed over the next five years.

## 1. Site Systems Evaluation:

- Reconstruct paved play area.
- Replace old storm drain line at rear of building.

## 2. General Building Evaluation

### Exterior Building Envelope:

- Replace windows in original building and 1948 addition.

### Building Interior:

- Replace interior doors in original building.
- Replace door hardware in 1948 addition.
- Replace carpet in office areas.
- Abate VAT flooring and provide new flooring material.
- Renovate toilet rooms in classrooms.
- Replace kitchen equipment.
- Correct water infiltration in boiler room.



### 3. Utility Systems Evaluation

**Mechanical System:**

- No work required at this time.

**Electrical System:**

- No work required at this time.

**Plumbing System:**

- Provide recirculation loop on domestic hot water line.

## Glenmont Elementary School

Glenmont Elementary School is located on Route 9W in Glenmont, NY. Most building facilities issues were addressed as a part of the 2003 bond referendum. However there are a few new items that will need to be addressed.

The 2009 enrollment was 400 and included pupils in Kindergarten through Fifth Grade. The school has a gymnasium, a cafetorium, and a library/ media center. The current space configuration meets most of the needs for the district.

The following items were identified to be completed over the next five years.

#### 1. Site Systems Evaluation:

- Replace front sidewalks.
- Resurface basketball courts.
- Drainage improvements to left of entrance drive.
- Reconstruct observation deck in "Big Back Yard"
- Address storm drainage problem at corner of 1991 addition.

#### 2. General Building Evaluation

**Exterior Building Envelope:**

- Replace roofing over original school.
- Refinish metal roofing on 1991 addition.
- Remove transite and replace with metal panels.

**Building Interior:**

- Replace 1957 vinyl wall covering.
- Repair/replace 1957 interior classroom soffits.
- Replace older carpeting.
- Replace/refinish gym floor.
- Abate VAT flooring and replace with new flooring material.

### 3. Utility Systems Evaluation

**Mechanical System:**

- Provide valve on FTR in first addition.
- Address attic return air/insulation in 1991 addition.

**Electrical System:**

- No work required at this time.

## Hamagrael Elementary School

Hamagrael Elementary School is located on McGuffey Lane in Delmar, NY.

The 2009 enrollment was 393 and includes pupils in Kindergarten through Fifth Grade. The school has a multi-purpose gymnasium with adjacent kitchen for cafeteria function, a separate auxiliary gymnasium, and a library/ media center. The current space configuration meets most of the needs for the district.

The following items were identified to be completed over the next five years.

**1. Site Systems Evaluation:**

- Pavement repairs/reconstruction.
- Partial sidewalk reconstruction.
- Address flooding between building and playground.

**2. General Building Evaluation****Exterior Building Envelope:**

- Additional roof drains over boiler room.
- Repair corroded steel lintels.

**Building Interior:**

- Remove VAT flooring and replace with VCT.
- Repair stair to boiler room.

**3. Utility Systems Evaluation****Mechanical System:**

- Address attic return air/insulation in 1991 addition.

**Electrical System:**

- No work required at this time

**Plumbing System:**

- No work required at this time.

## Slingerlands Elementary School

Slingerlands Elementary School is located on Union Avenue in Slingerlands, NY.

The 2009 enrollment was 452 and includes pupils in Kindergarten through Fifth Grade. The school has a multi-purpose gymnasium, separate cafeteria, and a library/ media center. The current space configuration meets most of the needs for the district.

The following items were identified to be completed over the next five years.

**1. Site Systems Evaluation:**

- Pavement reconstruction
- Refinish canopy
- Improve drainage at corner of backstop

**2. General Building Evaluation****Exterior Building Envelope:**

- Masonry restoration.
- Replace roofing over older part of building.
- Replace original exterior doors.
- Abate VAT flooring and replace with new flooring material.
- Address leaking of Slingerlands standing seam roof and rotting sub-deck.

**Building Interior:**

- Replace carpet in 1991 addition.

**3. Utility Systems Evaluation****Mechanical System:**

- No work required at this time

**Electrical System:**

- No work required at this time

**Plumbing System:**

- No work required at this time

## Education Center/District Office

The Education Center is on Adams Place in Delmar, NY.

The current space configuration meets most of the needs for the district however the district is considering selling the building to help with budget pressures. If they sell the building, current functions would be moved to the high school.

The building received a new roof and new HVAC system as part of the 2003 Bond Referendum. The district continues to maintain the building through their typical operations and maintenance budget. Given the current condition of the building and the uncertainty of the future use for the district, no work is anticipated over the next five years.

## Transportation Center

The Transportation Center is located adjacent to the high school on Van Dyke Road in Delmar, NY.

The current space configuration meets most of the needs for the district.

The following items were identified to be completed over the next five years.

**1. Site Systems Evaluation:**

- Reconstruct pavement between the garage and the employee lot.
- Pave the gravel parking area.

## 2. General Building Evaluation

### Exterior Building Envelope:

- Repair deteriorated bottom of columns.

### Building Interior:

- Partial ceiling replacement
- Replace windows

## 3. Utility Systems Evaluation

### Mechanical System:

- Replace boiler

### Electrical System:

- Add security cameras
- Provide limited emergency power generator

### Plumbing System:

- No work required at this time.

## Bus Wash

The Bus Wash was constructed in 2006 adjacent to the transportation garage on Van Dyke Road in Delmar, NY.

The current space meets most of the needs for the district.

As a new building, no work is anticipated in the next five years.

## Operations and Maintenance

The Operations and Maintenance facility is located adjacent to the high school on Elm Avenue in Delmar, NY

The current space configuration meets most of the needs for the district. The department would benefit from the addition of a covered material and equipment storage area.

The following items were identified to be completed over the next five years.

### 1. Site Systems Evaluation:

- Pave gravel area.

### 2. General Building Evaluation

#### Exterior Building Envelope:

- Replace roof and reinsulate attic.
- Replace exterior hollow metal doors.
- Replace windows in offices.

**Building Interior:**

- Drop ceiling.

### 3. Utility Systems Evaluation

**Mechanical System:**

- No work required at this time.

**Electrical System:**

- No work required at this time.

**Plumbing System:**

- No work required at this time.

### 4. Program

- a. Construct covered material and equipment storage area.

## **Bethlehem High School**

Bethlehem Central High School is located at 700 Delaware Avenue, Delmar, NY. The building was originally constructed in 1956 with several additions since. The last additions were constructed as part of a district wide facilities project approved by the voters in December 2003.

The building is generally in good to excellent condition with a few items noted below that should be addressed.

### **1. Site Systems Evaluation:**

The site was substantially reconstructed during the recent major capital project. This included reconstructing all parking lots and bus circulation, new and reconstructed of some athletic fields, and new water service. Site improvements that are still necessary include the following:

- Athletic field drainage improvements
- Replacement of the baseball
- Replace heaving sidewalks at the PPS entrance.

### **2. General Building Evaluation:**

#### **Exterior Building Envelope:**

The exterior of the building is generally in very good shape. There are some sections of roofing that are nearing the end of their serviceable life and will need to be replaced within the next few years. Some of the windows are still original to the 1960's and will need to be addressed. Of particular note are the windows in the technology wing. The following items need to be addressed:

- Partial roof replacement
- Partial window replacement.
- Infill louver opening in old D wing boiler room.

#### **Building Interior:**

The building interior is in very good shape with a few exceptions. The following items need to be addressed in the future:

- Replacement of VAT flooring with new resilient flooring in the D-wing
- Replace terrazzo stair treads
- Replace GYM B bleachers
- Sand and refinish Gym A floor
- Replace stage floor
- Upgrade interior pool finishes

### **3. Utility Systems Evaluation**

#### **Mechanical System:**

The heating system has been converted from steam to hot water and the majority of the terminal equipment has been replaced within the last ten years. The boilers that were installed as part of the last capital project are in excellent condition. The F wing boilers should be scheduled for replacement. The other major piece

of equipment that needs to be addressed is the pool dehumidification system. These and other mechanical system improvements that should be considered:

- Replace F Wing Boilers
- Replace/Upgrade Pool Dehumidification System
- Provide isolation valves on D-wing heating lines.

**Electrical System:**

The recent capital improvements addressed replacement of major electrical systems including main electric switchgear and panelboards, branch circuit wiring in the oldest part of the building and complete replacement of the fire alarm system. Overall the electric systems are in very good . There are a few items that should be considered for improvement:

- Provide wireless clock system
- Trace and label electric panels.
- Provide security cameras
- Provide a limited service emergency generator to maintain life safety, heating and district wide computer network.

**Plumbing System:**

Toilet rooms and plumbing systems were improved with the recent project. Since then the district has experienced high levels of iron in the domestic water piping. This issue is under investigation and needs to be addressed. Inspection of main galvanized water service piping within the building has shown “barnacle” type growth inside the pipes.

# Bethlehem High School – Building Inventory

## SECTION 2A

Building Name Bethlehem High School  
 Bed Codes Number 01-03-06-06-0-006  
 Address 700 Delaware Avenue,  
Delmar, NY  
 Use School Current enrollment 1694  
 Total square footage 360,290

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1952</u>	<u>88,840</u>
Addition #1	<u>1961</u>	<u>39,382</u>
Addition #2	<u>1968</u>	<u>127,624</u>
Addition #3	<u>1987</u>	<u>1,490</u>
Addition #4	<u>1997</u>	<u>5,633</u>
Addition #5	<u>2000</u>	<u>6,821</u>
Addition #6	<u>2007</u>	<u>90,500</u>

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 2,071,196 KWH, 134,306 therms (2010)

Probable Useful Life of Building 40 Estimated Replacement Value \$90 million

Building Facility Report Card Attached Yes  No





## Bethlehem Middle School

The Bethlehem Middle School received significant expansion and reconstruction as authorized by the voters in 2003. The building will be capable of serving the district's middle school population for the foreseeable future.

The building is in good to excellent condition. As with any building that has parts that are over 70 years old, there will continue to be elements of the building that will require on-going maintenance and reconstruction. Some of those items are noted below.

### **1. Site Systems Evaluation:**

The bus drop off area and parking lot were expanded and reconstructed as part of the recent capital project. The main parking lot was not reconstructed as part of that project and will require maintenance and possible reconstruction within a few years. There are a few items noted here that still should be addressed on the site.

- Pave the gravel parking area.
- Correct the sidewalk heaving at the end of the new wing.
- Modify storm drainage to reduce the risk of flooding the basement.
- The grass that grows on the old ramp should be removed and appropriate treatment of the ramp completed.

### **2. General Building Evaluation:**

#### **Exterior Building Envelope:**

With the exception of the windows in the 1932 section of the building, all of the windows are less than 15 years old and in good condition. The windows on the back side of 1932 are reaching the end of their serviceable life and should be scheduled for replacement.

The roofing on the 1932 section of the building and the roofing on the 2007 additions is less than 5 years old. The remainder of the roofing is approximately 15 years old. Although it is not exhibiting any leaks of significant signs of deterioration, it is approaching the end of its anticipated life.

The stone on the original portion of the building and on the original chimney are showing excessive deterioration. In April 2011, some sections of cast stone fell from above the main entrance. This has been stabilized but need to be reconstructed.

The follow is the summary list of exterior items to be addressed:

- Replace windows in original building.
- Replace operable sections of windows in original gym and auditorium.
- Masonry restoration over front entrance.
- Address deteriorated stone of the chimney.
- Enclose stairwells to the pit.

#### **Building Interior:**

The interior of the building is in very good condition. The finishes in the rooms that were not recently renovated are showing their age. Although they are still serviceable for the foreseeable future, improvements to them may be appropriate within the next 10 years. Items that should be addressed in the next five years include:

- Replace lower level doors in the original building and door hardware in the 1958 addition.
- Replace/repair wood floor in room 043.
- Upgrade pool finishes.
- Insulate former gym wall pocket.

### 3. Utility Systems Evaluation

#### **Mechanical System:**

The capital project completed in 2008 substantially replaced the HVAC system and therefore it is in excellent condition. The project did not include HVAC improvements for the swimming pool so that equipment may need to be addressed in the future.

#### **Electrical System:**

The recent capital improvements addressed replacement of major electrical systems including main electric switchgear and panelboards, branch circuit wiring in the oldest part of the building and complete replacement of the fire alarm system. Overall the electric systems are in very good condition. The following are a few items that may be considered over the next 5 years:

- Trace and label electric panels.
- Provide security cameras.
- Provide a limited service emergency generator to maintain life safety and heating.

#### **Plumbing System:**

Overall, plumbing systems are in very good condition. Some of the student toilet rooms that were not renovated in the latest capital project will need to be addressed in the future. In addition, the pool needs work. A summary of plumbing system improvements is:

- Renovate toilet rooms
- Add main gravity drain for pool
- Replace pool filter/pump system

Building Name Bethlehem Middle School  
 Bed Codes Number 01-03-06-06-0-005  
 Address 324 Kenwood Ave,  
Delmar, NY  
 Use School Current enrollment 1193  
 Total square footage 234,000 SF

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1932</u>	<u></u>
Addition #1	<u>1958</u>	<u></u>
Addition #2	<u>1997</u>	<u>5,373</u>
Addition #3	<u>2007</u>	<u>62,000</u>
Addition #4	<u></u>	<u></u>
Addition #5	<u></u>	<u></u>
Addition #6	<u></u>	<u></u>

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 1,269,000 KWH, 94,721 therms (2010)

Probable Useful Life of Building 40 Estimated Replacement Value \$60 million

Building Facility Report Card Attached Yes  No

## Clarksville Elementary School

Clarksville Elementary School is located on Verda Lane in Clarksville. Due to declining enrollments and financial pressures, the board of education decided to close the school at the end of the 2010-2011 school year. The district will maintain the building in a condition that so that it can be reopened if the enrollment and budgets permit.

The building had received modest renovations as part of the 2003 voter approved referendum. With that investment, there are still items that should be addressed at the time that the building is again occupied.

### **1. Site Systems Evaluation:**

Although the school has public water, its sanitary disposal is by a septic system. The septic system is not functioning properly and it is felt that either the leach field or the dosing chamber are failing. The remainder of the site is in good condition.

### **2. General Building Evaluation:**

#### **Exterior Building Envelope:**

The exterior of the school is predominantly brick which is in good condition. The roof on the original building and on Room 14 needs to be replaced. In addition to the roof membrane, decking material on Room 14 needs to be replaced as well as the windows in Room 14. The remainder of the exterior of the building is in good condition.

#### **Building Interior:**

The interior of the school is in good condition with the exception of some of the flooring material. There is existing VAT that should be abated and replaced with new resilient flooring.

### **3. Utility Systems Evaluation**

#### **Mechanical System:**

The recent capital project substantially upgraded the HVAC system including new boilers and terminal equipment. No additional work is anticipated in the next five years.

#### **Electrical System:**

The capital project upgraded the electrical systems in the building and all systems are in good condition. No additional work is anticipated in the next five years.

#### **Plumbing System:**

The plumbing systems are in good condition and no work is anticipated in the next five years.

# Clarksville Elementary School – Building Inventory

## SECTION 2C

Building Name Clarksville Elementary School  
 Bed Codes Number 01-03-06-06-0-006  
 Address Verda Lane, Clarksville, NY  
 Use School Current enrollment Closed at end of 2010-2011  
 Total square footage 40,577

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1948</u>	<u>13,056</u>
Addition #1	<u>1954</u>	<u>7,746</u>
Addition #2	<u>1966</u>	<u>505</u>
Addition #3	<u>1968</u>	<u>8,240</u>
Addition #4	<u>2007</u>	<u>5,515</u>
Addition #5		

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 179,440 KWH, 10,633 gallons fuel oil (2010)

Probable Useful Life of Building 25 Estimated Replacement Value \$ 9.5 million

Building Facility Report Card Attached Yes  No



## Eagle Elementary School

Eagle elementary School is the district's newest building, opening for students in September 2008. The building is in excellent condition.

### **1. Site Systems Evaluation:**

Due to the very flat nature of the site, there is a drainage issue around the paved play area. Drainage improvement are required in this area. The only other site issue is a perceived lack of parking on the site. There is on street parking and the high school parking lots across the street are available for major events.

### **2. General Building Evaluation:**

#### **Exterior Building Envelope:**

The exterior of the building is cmu and EIFS. The roof is fully adhered TPO. All are in good shape.

#### **Building Interior:**

The building interior is in excellent condition and only requires routine maintenance.

### **3. Utility Systems Evaluation**

#### **Mechanical System:**

The mechanical system is a constant volume air handler system with hot water boilers, all in excellent condition.

#### **Electrical System:**

The electrical system is in excellent condition. The only issue is that for some reason the electric usage is higher than similar sized schools and the district is working to determine the reason.

#### **Plumbing System:**

The plumbing systems are in excellent condition. It is the only building in the district that has a full fire sprinkler system.

# Eagle Elementary School – Building Inventory SECTION 2D

Building Name Eagle Elementary School

Bed Codes Number 01-03-06-06-0-026

Address Van Dyke Road,  
Delmar, NY

Use School Current enrollment \_\_\_\_\_

Total square footage 57,980

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>2008</u>	<u>44,490</u>
Addition #1	<u>2009</u>	<u>13,490</u>
Addition #2	_____	_____
Addition #3	_____	_____
Addition #4	_____	_____
Addition #5	_____	_____
Addition #6	_____	_____

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption

Probable Useful Life of Building 50 Estimated Replacement Value \$14,500,000

Building Facility Report Card Attached Yes  No



## Elsmere Elementary School

Originally constructed in 1927, Elsmere Elementary School is the oldest building that the district owns. Although it continues to serve the district well, additional investment in the building will be required within the next 10 years.

### 1. Site Systems Evaluation:

The site utilities are in good condition. Pavement is in serviceable with the exception of the paved play area that should be reconstructed. There is also an issue with storm water getting into the boiler room that should be addressed. The storm drain line at the rear of the building needs to be investigated and probably replaced.

### 2. General Building Evaluation:

#### Exterior Building Envelope:

The roofing is in good condition. It was replaced in two separate projects over the past 10 years. The exterior of the building is brick and is in good condition. Some masonry restoration was completed during the recent project. The windows in the original school need to be replaced. The following summarizes exterior improvements that should be planned:

- Remove/repair original wood frames at newer FRP doors.
- Replace windows in the original building and the 1948 addition.

#### Building Interior:

The interior of the building shows that it is the oldest building in the district. Original vinyl asbestos tile flooring needs to be removed and replaced with new flooring material. Selected areas of carpeting need to be replaced. The kitchen equipment should be replaced. The toilet rooms in the classrooms exhibit their age and should undergo a complete refurbishment. The following summarizes interior improvements that should be planned:

- Replace doors in original building.
- Replace door hardware in 1948 addition.
- Remove VAT and replace with new resilient flooring.
- Renovate toilet rooms in classrooms.
- Replace kitchen equipment.

### 3. Utility Systems Evaluation

#### Mechanical System:

The boilers were replaced and significant work was completed on the HVAC system as part of the project in 2008. Therefore, work on the HVAC system is not anticipated in the next 5 years.

#### Electrical System:

The electrical system also received substantial improvements in 2008 including to electric service, panel boards, and fire alarm system

#### Plumbing System:

The lack of a proper circulation loop on the domestic hot water system results in water being run for a considerable period of time to obtain hot water.



Building Name Elsmere Elementary School

Bed Codes Number 01-03-06-06-0-008

Address Delaware Ave, Delmar, NY

Use School Current enrollment 282

Total square footage 43,342

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1927</u>	<u>15,504</u>
Addition #1	<u>1948</u>	<u>19,197</u>
Addition #2	<u>1965</u>	<u>8,641</u>
Addition #3	<u></u>	<u></u>
Addition #4	<u></u>	<u></u>
Addition #5	<u></u>	<u></u>
Addition #6	<u></u>	<u></u>

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption

Probable Useful Life of Building 20 Estimated Replacement Value \$11.5 million

Building Facility Report Card Attached Yes  No



## Glenmont Elementary School

The Glenmont Elementary School is a single story building located on Route 9W in Glenmont, NY. It was constructed in 1957 with an addition in 1991. The building received moderate improvements as part of the 2003 voter approved project.

The building provides adequate facilities for the student population and overall is in good condition.

### 1. Site Systems Evaluation:

The school has a large parking lot in front of the school and playgrounds and fields behind the school. The site contains a protected wetlands area with an observation deck. This area is called the “Big Back Yard” and is used for teaching. One of the site items that should be addressed is to reconstruct the observation deck. In addition to this, the following other site features should be improved:

- Replace front sidewalks
- Resurface basketball courts
- Improve drainage along the entrance drive.
- Address storm drainage problem at the corner of the 1991 addition.

### 2. General Building Evaluation:

#### Exterior Building Envelope:

The exterior of the building is brick and is in good condition. The windows on the original building were previously replaced and are in good condition. The roofing on the original building needs to be replaced and the metal roofing on the 1991 addition needs to be resurfaced.

#### Building Interior:

The interior of the building is generally in good condition but the original building shows that the majority of the materials are original from 1957. The following items should be addressed:

- Replace vinyl wall covering in original building.
- Repair/replace interior classroom soffits on original building
- Replace older carpeting.
- Replace/refinish gym floor.
- Remove VAT and replace with new flooring.

### 3. Utility Systems Evaluation

#### Mechanical System:

The mechanical system is in good condition with a couple items that should be addressed:

- Provide valves on fin tube radiation.
- Address attic return air/insulation in 1991 addition. Currently cold air from the attic permeates into areas of the building under certain conditions.

#### Electrical System:

The building has a new electric service and fire alarm system. Overall the electrical systems are in very good condition and only routine maintenance is anticipated over the next five years.

**Plumbing System:**

The plumbing systems are in good condition and only routine maintenance is anticipated over the next five years.

Building Name Glenmont Elementary School  
 Bed Codes Number 01-03-06-06-0-006  
 Address 328 Route 9W,  
Glenmont, NY  
 Use School Current enrollment 372  
 Total square footage 48,075

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1957</u>	<u>32,764</u>
Addition #1	<u>1991</u>	<u>15,311</u>
Addition #2	<u>                    </u>	<u>                    </u>
Addition #3	<u>                    </u>	<u>                    </u>
Addition #4	<u>                    </u>	<u>                    </u>
Addition #5	<u>                    </u>	<u>                    </u>

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 198,720 KWH, 18,821 therms (2010)

Probable Useful Life of Building 30 Estimated Replacement Value \$ 11 million

Building Facility Report Card Attached Yes  No

## Hamagrael Elementary School

Hamagrael Elementary School is a single story building located on McGuffey Lane in Delmar. It was constructed in 1954 with an addition in 1991. The building received moderate improvements as part of the 2003 voter approved project.

The building provides adequate facilities for the student population and overall is in good condition.

### 1. Site Systems Evaluation:

The site has a new playground and a large play field. As part of the recent capital project, the parking capacity was expanded and a separate parent drop off location was created. Overall all the site is in good condition with a couple items that should be addressed:

- Pavement repairs/reconstruction
- Address flooding between the building and the playground.

### 2. General Building Evaluation:

#### Exterior Building Envelope:

The exterior of the building is brick and is in good condition. The windows on the original building were previously replaced and are in good condition. The roofing on the original building was replaced during the recent capital project. There are a couple minor exterior issues that should be addressed:

- Add roof drains over the boiler room to eliminate ponding.
- Repair corroded steel lintels.

#### Building Interior:

The interior of the building is generally in good condition with a couple items that should be addressed.

- Remove VAT flooring and replace with new resilient flooring.
- Repair stair to boiler room.

### 3. Utility Systems Evaluation

#### Mechanical System:

The mechanical system is in good condition. Similar to Glenmont, there is an issue with cold air from the attic infiltrating the building.

#### Electrical System:

The building has a new electric service and fire alarm system. Overall the electrical systems are in very good condition and only routine maintenance is anticipated over the next five years.

#### Plumbing System:

The plumbing systems are in good condition and only routine maintenance is anticipated over the next five years.

# Hamagrael Elementary School – Building Inventory

## SECTION 2G

Building Name Hamagrael Elementary School  
 Bed Codes Number 01-03-06-06-0-003  
 Address 1 McGuffey Lane  
Delmar, NY  
 Use School Current enrollment 372  
 Total square footage 49,220

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1954</u>	<u>34,620</u>
Addition #1	<u>1991</u>	<u>14,600</u>
Addition #2	<u>                    </u>	<u>                    </u>
Addition #3	<u>                    </u>	<u>                    </u>
Addition #4	<u>                    </u>	<u>                    </u>
Addition #5	<u>                    </u>	<u>                    </u>

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 216,000 KWH, 19,219 therms (2010)

Probable Useful Life of Building 30 Estimated Replacement Value \$ 11 million

Building Facility Report Card Attached Yes  No



## Slingerlands Elementary School

Slingerlands Elementary School is a single story school with a partial lower level. The school was originally constructed in 1940 with three subsequent additions. The building received moderate improvements as part of the 2003 voter approved project.

The building provides adequate facilities for the student population and overall is in good condition. With the closing of Clarksville, the school will receive addition students for the 2011-2012 school year that will stretch it to near capacity.

### **1. Site Systems Evaluation:**

The site is in good condition with the exception that a majority of the parking lot needs to be reconstructed. There is also a drainage issue at the corner of the backstop that should be corrected. The entrance canopy should be refinished.

### **2. General Building Evaluation:**

#### **Exterior Building Envelope:**

The exterior of the building is brick. There is significant areas of brick that need to be repointed along with more extensive restoration. The roofing on the original building is beyond its serviceable life and needs to be replaced. In addition to these significant items, there are a few original exterior doors that should be replaced.

#### **Building Interior:**

With the exception of the need to replace the carpet in the 1991 addition, the interior of the building is in very good condition and no additional work is anticipated in the next 5 years.

### **3. Utility Systems Evaluation**

#### **Mechanical System:**

Mechanical system improvement from the 2003 bond issue were significant including new boilers and DDC system. No additional work is anticipated during the next five years.

#### **Electrical System:**

The building has a new electric service and fire alarm system. Overall the electrical systems are in very good condition and only routine maintenance is anticipated over the next five years.

#### **Plumbing System:**

The plumbing systems are in good condition and only routine maintenance is anticipated over the next five years.

# Slingerlands Elementary School – Building Inventory

## SECTION 2H

Building Name Slingerlands Elementary School

Bed Codes Number 01-03-06-06-0-009

Address 25 Union Avenue  
Delmar, NY

Use School Current enrollment 451

Total square footage 59,320

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1940</u>	<u></u>
Addition #1	<u>1954</u>	<u></u>
Addition #2	<u>1991</u>	<u></u>
Addition #3	<u>1997</u>	<u></u>
Addition #4	<u></u>	<u></u>
Addition #5	<u></u>	<u></u>

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 230,480 KWH, 27,764 therms (2010)

Probable Useful Life of Building 30 Estimated Replacement Value \$ 14 million

Building Facility Report Card Attached Yes  No





## Education Center / District Office

The Education Center/District Office is a one story building that was formerly the Bethlehem Public Library. It houses district administration as well as hosts most of the Board of Education meetings. Although the building adequately serves the district's needs, current fiscal pressures have lead the district to explore the option of moving the district office functions to the high school and selling the existing building.

### **1. Site Systems Evaluation:**

The site is limited in size. Most of the site is paved for parking which is in good condition. No Sitework is anticipated in the next five years.

### **2. General Building Evaluation:**

#### **Exterior Building Envelope:**

The building received a new roof as part of the latest bond project. Windows were previously replaced and are in good condition.

#### **Building Interior:**

The interior has been maintained by the district over the years and is in good condition. A handicapped accessible toilet room has been added. Given the uncertain future use by the district, no significant work is required at this time.

### **3. Utility Systems Evaluation**

#### **Mechanical System:**

The HVAC system was replaced during the recent bond project. This replacement provided central air conditioning for the building. No additional work is anticipated over the next five years.

#### **Electrical System:**

The electrical system is in good condition and does not require more than routine maintenance during the next five years.

#### **Plumbing System:**

The limited plumbing in the building is in good condition and does not require any work at this time.

Building Name Education Center

Bed Codes Number 01-03-06-06-1-007

Address 90 Adams Place  
Delmar, NY 12054

Use Offices Current enrollment \_\_\_\_\_

Total square footage 6,787

Ownership:  Owned  Operated  Leased

Building Condition Survey Rating  Excellent  Good  Satisfactory  Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1953</u>	<u>5,827</u>
Addition #1	<u>1960</u>	<u>960</u>
Addition #2	_____	_____
Addition #3	_____	_____
Addition #4	_____	_____
Addition #5	_____	_____
Addition #6	_____	_____

Heating System Energy Sources  Electric  Geothermal  Natural Gas  Oil  Propane

Energy Consumption 52,561 KWH, 5,607 therms (2010)

Probable Useful Life of Building 20 Estimated Replacement Value \$1.5 million

Building Facility Report Card Attached Yes  No



## Transportation Center

The district's Transportation Center is located on Van Dyke Road adjacent to the high school. With the maintenance bay expansion and the addition of the bus wash structure as part of the 2003 approved project, the facility adequately serves the district needs.

### 1. Site Systems Evaluation:

The site is in good condition with the exception of the pavement between the garage and the driver's lot that needs to be replaced. As part of the recent project, the bus parking was greatly expanded. However, due to budget constraints, part of the new parking area is only gravel. This area should be paved.

### 2. General Building Evaluation:

#### **Exterior Building Envelope:**

The exterior of the building is in good condition with the exception of the windows that should be replaced.

#### **Building Interior:**

The recent project included interior upgrades to create a larger driver's training room and to upgrade toilet rooms. The only proposed work for the next years is partial ceiling replacement.

### 3. Utility Systems Evaluation

#### **Mechanical System:**

The service bays have gas fired infrared heaters that are in good condition. A boiler serves other spaces and the boiler should be replaced.

#### **Electrical System:**

The building has a new electric service and no electric renovation work is anticipated over the next five years. It is desired to add an emergency generator to maintain district communications during a power outage. Security cameras are also desired.

#### **Plumbing System:**

The plumbing system is in good shape and no work is anticipated over the next five years.

Building Name Transportation Center  
 Bed Codes Number 01-03-06-06-5-010  
 Address Van Dyke Road  
Delmar, NY  
 Use Transportation Center      Current enrollment \_\_\_\_\_  
 Total square footage 19,655

Ownership:       Owned       Operated       Leased

Building Condition Survey Rating     Excellent     Good     Satisfactory     Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1950's</u>	<u>11,360</u>
Addition #1	<u>1997</u>	<u>3,075</u>
Addition #2	<u>2007</u>	<u>3,460</u>
Addition #3	_____	_____
Addition #4	_____	_____
Addition #5	_____	_____
Addition #6	_____	_____

Heating System Energy Sources     Electric     Geothermal     Natural Gas     Oil     Propane

Energy Consumption

Probable Useful Life of Building 20      Estimated Replacement Value \$4.5 million

Building Facility Report Card Attached    Yes       No

## Operations & Maintenance

The Operations & Maintenance facility is a wood framed structure that was constructed in 1989 with a covered storage and partially enclosed addition constructed in 2003. The facility provides adequate space for the district's needs with the exception that additional covered storage would be beneficial.

### 1. Site Systems Evaluation:

The site is largely paved. The pavement was placed in 2007 as part of the 2003 bond referendum and is in good condition. There is a small gravel area that has been added that should be paved. The only Sitework that would be required is to accommodate a covered storage area.

### 2. General Building Evaluation:

#### **Exterior Building Envelope:**

The exterior of the building is metal siding panels. There is some rust at grade level. The exterior hollow metal doors and frames show significant rust and should be replaced. The windows in the offices are at the end of their life and should be replaced. The original asphalt shingle roof should be replaced. The attic insulated has fallen in many locations resulting in significant heat loss and ice damming. When the roof is replaced, the insulation needs to be corrected. This may involve installing rigid insulation on top of the existing roof sheathing.

#### **Building Interior:**

The interior of the building is in good condition for its intended function.

### 3. Utility Systems Evaluation

#### **Mechanical System:**

The existing heating system has a difficult time maintaining temperature during extreme weather. It is felt that this is a result of the heat loss from the inadequate insulation and should be corrected when the roof is replaced.

#### **Electrical System:**

The electrical system is in good condition.

#### **Plumbing System:**

The limited plumbing in the building is in good condition and no work is anticipated during the next five years.

Building Name Operations & Maintenance

Bed Codes Number 01-03-06-06-5-010

Address 65 Elm Avenue  
Delmar, NY

Use Operations & Maintenance      Current enrollment                     

Total square footage 7,169

Ownership:       Owned       Operated       Leased

Building Condition Survey Rating     Excellent     Good     Satisfactory     Unsatisfactory

Building Age:	Construction Year	Square Footage
Original Construction	<u>1991</u>	<u>5,633</u>
Addition #1	<u>2003</u>	<u>1,536</u>
Addition #2	<u>                    </u>	<u>                    </u>
Addition #3	<u>                    </u>	<u>                    </u>
Addition #4	<u>                    </u>	<u>                    </u>
Addition #5	<u>                    </u>	<u>                    </u>

Heating System Energy Sources     Electric     Geothermal     Natural Gas     Oil     Propane

Energy Consumption

Probable Useful Life of Building 20      Estimated Replacement Value \$1.25 million

Building Facility Report Card Attached    Yes       No



Opinion of Probable Construction Cost - Bethlehem Central School District

	Priority 1	Priority 2	Priority 3	Totals
	1 - 3 yrs	3 - 5 yrs	5 - 10 yrs	
Bethlehem High School	\$1,344,500.00	\$1,265,000.00	\$50,000.00	\$2,659,500.00
Bethlehem Middle School	\$600,000.00	\$1,312,000.00	\$400,000.00	\$2,312,000.00
Clarksville Elementary School	\$0.00	\$255,000.00	\$170,000.00	\$425,000.00
Eagle Elementary School	\$0.00	\$75,000.00	\$0.00	\$75,000.00
Elsmere Elementary School	\$395,000.00	\$490,000.00	\$0.00	\$885,000.00
Glenmont Elementary School	\$550,500.00	\$445,000.00	\$89,500.00	\$1,085,000.00
Hamagrael Elementary School	\$143,000.00	\$169,500.00	\$0.00	\$312,500.00
Slingerlands Elementary School	\$830,000.00	\$445,000.00	\$0.00	\$1,275,000.00
Education Center	\$0.00	\$0.00	\$0.00	\$0.00
Operations and Maintenance	\$42,000.00	\$92,500.00	\$20,000.00	\$154,500.00
Transportation Center	\$160,000.00	\$234,000.00	\$0.00	\$394,000.00
Bus Wash	\$0.00	\$0.00	\$0.00	\$0.00
<b>District Total</b>	<b>\$4,065,000.00</b>	<b>\$4,783,000.00</b>	<b>\$729,500.00</b>	<b>\$9,577,500.00</b>

Notes:

The summary and individual opinions of probable construction cost are based on concepts discussed with the district. If the district decides to move forward with a capital project based upon this report, additional study, programming and design will be required to determine the most advantageous and cost effective final design solution to meet the district's needs. At such time, additional cost estimates should be prepared.

Bethlehem High School

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Field Drainage Improvements		\$150,000		
Baseball Backstop Replacement		\$45,000		
Replace heaving sidewalks at PPS Entrance		\$5,000		
	\$0	\$200,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace Roofing in Areas A,B, F1, F3, G1, G2	\$604,500			
Replace Spline Tile Ceilings			\$50,000	
Abate VAT Flooring and Replace with VCT		\$250,000		
Replace D Wing Terrazzo Stair Treads	\$45,000			
Partial Window Replacements		\$100,000		
Replace Gym B Bleachers	\$250,000			
Sand and Refinish Gym A Floor		\$25,000		
Replace Stage Floor		\$40,000		
Infill Louver Opening in D old Boiler Room	\$5,000			
Upgrade Pool Interior Finishes		\$125,000		
	\$904,500	\$540,000	\$50,000	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace pool filter/pump		\$100,000		
Replace/Upgrade Pool Dehumidification	\$250,000			
Isolation Valves on D@ Heating Lines	\$25,000			
Wireless Clock System	\$50,000			
Replace F Wing Boilers		\$300,000		
Trace and Label Electric Panels	\$15,000			
Limited Emergency Power Generator		\$125,000		Scope for sheltering would need to be confirmed and would affect cost.
Security Cameras	\$ 100,000			
	\$440,000	\$525,000	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$1,344,500</b>	<b>\$1,265,000</b>	<b>\$50,000</b>	



**Bethlehem Middle School**

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Pave Gravel Area		\$75,000		
Correct sidewalk heaving at end of new wing.	\$5,000			
Correct storm drainage to prevent flooding.	\$50,000			
Eliminate grass over old ramp in courtyard.		\$ 25,000		
	\$55,000	\$100,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace windows in 1932 area.		\$330,000		
Replace roofing on 1950's wing			\$400,000	
Chimney Repairs	\$30,000			
Stone Repairs	\$180,000			
Replace 1932 lower level doors and door hardware in 1958 area.		\$54,000		
Replace/repair wood floor in room 043		\$8,000		
Upgrade pool finishes.		\$150,000		
Insulate former gym wall pocket which is now in girl's locker room.		\$20,000		
Replace operable sections of stage and gym windows.		\$30,000		
Enclose Stairwells to "Pit" and repair masonry.		\$ 95,000		
	\$210,000	\$687,000	\$400,000	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Energy Recovery Pool HVAC System		\$200,000		
Replace pool filter/pump system.		\$150,000		
Renovate 1950's Toilet Rooms	\$250,000			
Trace and Label Electric Panel Boards	\$10,000			
Add main gravity drain for pool.		\$50,000		
Provide limited emergency generator.		\$125,000		Scope for sheltering would need to be confirmed and would affect cost.
Security Cameras	\$ 75,000			
	\$335,000	\$525,000	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$600,000</b>	<b>\$1,312,000</b>	<b>\$400,000</b>	

Clarksville Elementary School

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Septic system leach field		\$50,000		
	\$0	\$50,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace classroom toilet room ceilings.			\$2,000	
Remove VAT flooring and replace with VCT			\$110,000	
Replace/refurbish older exterior doors			\$30,000	
Replace Room 14 Windows			\$28,000	
Replace roofing over original building		\$175,000		
Replace roof and deck in Room 14		\$30,000		
	\$0	\$205,000	\$170,000	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$0</b>	<b>\$255,000</b>	<b>\$170,000</b>	

Eagle Elementary School

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Paved play area drainage		\$25,000		
	\$0	\$25,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Parking Capacity		\$50,000		
		\$50,000		
	1 - 3 yrs	3 - 5 yrs	5 - 10 yrs	
<b>Building Total</b>	<b>\$0</b>	<b>\$75,000</b>	<b>\$0</b>	

**Elsmere Elementary School**

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Reconstruct pavement at paved playground area.		\$40,000		
Replace storm drain line at rear of building		\$45,000		
	\$0	\$85,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace original vintage interior doors. Replace 1948 door hardware.		\$47,000		
Replace carpet in office areas		\$4,000		
Remove VAT flooring and replace with VCT	\$200,000			
Remove/Repair original wood framing at newer FRP doors.		\$4,000		
Replace older windows thoroughout original and 1948 vintages.		\$300,000		
Renovate toilet rooms in classrooms.	\$120,000			
Replace kitchen equipment.		\$50,000		
Address source of storm water getting into boiler room.	\$40,000			
	\$360,000	\$405,000	\$0	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Domestic hot water circulation loop.	\$35,000			
	\$35,000	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$395,000</b>	<b>\$490,000</b>	<b>\$0</b>	

Glenmont Elementary School

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace front sidewalks		\$45,000		
Resurface basketball courts.		\$18,000		
Reconstruct observation deck in "Big Back Yard"		\$25,000		
Storm drain by 1991 addition does not drain. Possibly collapsed pipe.	\$10,000			
Drairage improvements left of entrance.		\$15,000		
	\$10,000	\$103,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace 1957 vinyl wall coverings	\$35,000			
Repair/replace 1957 interior lassroom soffits.		\$17,000		
Replace older vintage carpeting	\$27,000			
Replace/refinish wood gym floor		\$75,000		
Replace transite with metal panels			\$89,500	
Replace roofing over original school	\$403,500			
Refinish metal roofing on 1991 addition.	\$75,000			
Abte VAT and provide new flooring		\$180,000		
	\$540,500	\$272,000	\$89,500	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Provide valvaees on FTR in first addition.		\$20,000		
Address attic return air/insulation in the 1991 addition.		\$50,000		
	\$0	\$70,000	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$550,500</b>	<b>\$445,000</b>	<b>\$89,500</b>	

Hamagrael Elementary School

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Pavement repairs.		\$50,000		
Address flooding between building and playground.		\$35,000		
	\$0	\$85,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Remove VAT flooring and replace with VCT	\$143,000			
Repair corroded exterior lintels		\$12,000		
Repair stair to boiler room.		\$7,500		
Additional roof drains over boiler room.		15,000		
	\$143,000	\$34,500	\$0	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Address attic return air/insulation in the 1991 addition.		\$50,000		
	\$0	\$50,000	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$143,000</b>	<b>\$169,500</b>	<b>\$0</b>	

Slingerlands Elementary School

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Pavement reconstruction.		\$200,000		
Refinish canopy		\$20,000		
Improve drainage at corner of backstop.		\$5,000		
	\$0	\$225,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace 1991 vintage carpeting		\$30,000		
Masonry restoration of walls and chimney.	\$125,000			
Replace original exterior doors.		\$15,000		
Replace roofing over older part of building	\$480,000			
Address leaking of standing seam roof and rotting roof deck.	\$225,000			Preliminary cost based on replacing metal roofing.
Abate VAT and provide new flooring material		\$175,000		Extent needs to be confirmed,
	\$830,000	\$220,000	\$0	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$830,000</b>	<b>\$445,000</b>	<b>\$0</b>	

Education Center

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	



Operations and Maintenance

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Pave gravel area		25,000		
	\$0	\$25,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Replace roof and reinsulate attic.	\$42,000			
Upgrade toilet rooms for handicapped accessibility.			\$20,000	
Replace exterior hollow metal doors		\$20,000		
New windows in offices.		\$7,500		
	\$42,000	\$27,500	\$20,000	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Covered material and equipment storage.		\$40,000		
	\$0	\$40,000	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$42,000</b>	<b>\$92,500</b>	<b>\$20,000</b>	

Transportation Department

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Reconstruct pavement between garage and employee lot.	\$80,000			
Pave gravel lot.		\$100,000		
	\$80,000	\$100,000	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Partial ceiling replacement.		\$8,000		
Repair deteriorated bottom of columns.	\$30,000			
Replace windows/		\$26,000		
	\$30,000	\$34,000	\$0	
<b>MECH/ELECT/PLUMBING SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
Security cameras.	\$50,000			
Replace boiler.		\$25,000		
Emergency generator		\$75,000		
	\$50,000	\$100,000	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$160,000</b>	<b>\$234,000</b>	<b>\$0</b>	

Bus Wash

	Priority 1	Priority 2	Priority 3	
<b>SITE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>BUILDING &amp; ENVELOPE</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>M/E/P SYSTEMS</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
<b>SPACE DEFICIENCIES</b>	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	<b>Remarks</b>
	\$0	\$0	\$0	
	<b>1 - 3 yrs</b>	<b>3 - 5 yrs</b>	<b>5 - 10 yrs</b>	
<b>Building Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	