

Tupper Lake Central School District

Long Range Planning Committee Meeting

2021 Building Condition Survey Report

February 7, 2022

CSARCH

Building Condition Survey

What is the Building Condition Survey?

- SED mandated process to be completed every 5 years (TLCSD due 2021).
- Survey **existing facility & site conditions** utilizing SED 129 question assessment survey.
- Assess remaining life of building components and systems.
- Provide budgets for components with 5 years or less life expectancy.
- Provide rating of existing building systems.
- Provide overall building condition rating (based upon system ratings).
- Complete on-line survey document by March 1, 2022.

Building Condition Survey

System Ratings:

- E Excellent
 - New or like new.
- S Satisfactory
 - Functioning reliably, routine maintenance.
- U Unsatisfactory
 - Unreliable or **exceeded useful life**. Repair or replacement needed.
- NF Non-Functioning
 - System can endanger occupant health/safety.
- CF Critical Failure
 - Condition so poor that building should not be occupied.

System Classifications:

- Undefined
 - Play fields, carpet, hard flooring.
- "H" Health and Safety
 - Electrical, heating and ventilation systems.
- "S" Structural
 - Foundations, columns, roof and skylights.

Building Condition Survey

Overall building condition rating is determined by the **system rating**

Building Ratings:

- E Excellent
 - All H/S systems rated "E". All others "S".
- S Satisfactory
 - All H/S systems rated "S" or better. No "NF" or "CF".
- U Unsatisfactory
 - **Any H/S system rated "U"**. No H/S system rated "NF" or "CF".
- F Failing
 - Any H/S rated "NF" or "CF". Building certificate of occupancy may be revoked.

Five-Year Plan

- Incorporate the BCS Findings.
- Meet with stakeholders, administrative staff, and facility committee to gather information and establish work scope priorities.
- Establish educational facility needs.
- Synthesize educational and facilities needs into a plan for the next five years in SED format.
- Executive Summary to be submitted to SED with subsequent capital projects.

Facility Evaluation Resources

- Building Observations.
- Previous Building Condition Survey.
- District Five Year Plan.
- District Administration and Staff.

Building Observations:

- Replace below ground fuel oil tank.
- Replace main switch gear for the incoming electrical service.
- Replace/ adjust storm drain near garage.
- Install ball netting at softball field.
- SOD the baseball field.
- Provide dugouts at ball fields.
- Refurbish Track and add irrigation to the grass field.
- Replace press box, repair/ replace retaining wall. Relocate bleachers.
- Replace both playgrounds.
- Repair gym flooring and address cracking at adjacent bathrooms. (S)
- Repaint/ exterior columns and lintels around campus. (S)
- Repoint existing masonry around building. (S)
- Continue to replace exterior doors that are binding or deteriorated from age or exposure.
- Replace exterior windows building wide.
- Replace roofs not under warranty or older than 20 years. (S)
- Address interior walls that don't go to the bottom of deck, renovate open classroom areas to enclosed.
- Replace carpeting.
- Replace VAT flooring.
- Replace corridor ceilings and light. Abate above ceilings as needed. (H)

L.P. Quinn ES (cont'd.)

Building Observations:

- Corridor door replacement including installation of accessible locksets.
- Add exhaust to boiler room. **(H)**
- Replace AHU's in the gym, cafeteria and Kitchen. **(H)**
- Replace remaining UV piping and insulate as needed. **(H)**
- Duct replacement, cleaning, sealing and insulating throughout the building. **(H)**
- Replace remainder of pneumatic control systems with DDC. **(H)**
- Replace 1 ½" main and secondary piping. Replace ball and gate valves. **(H)**
- Add HW recirculation line to address lack of hot water at the 91 wing. **(H)**
- Replace cooper piping throughout the building. **(H)**
- Add life safety transfer switch to generator. **(H)**
- Add Fire alarm strobes in classrooms. Consider replacing entire system with new. **(H)**
- Provide an accessible path to playgrounds/ track and field.

Building Observations:

- Replace storm system at southeast side of building.
- Pave south parking lot, mill and top bus loop and rear parking lot, seal exhibition track.
- Replace sidewalks at bus loop and north-east sidewalk.
- Repair/ repoint sections of original retaining wall, replace wall cap, address overgrown vegetation and deteriorated fencing.
- Repair/ replace terrazzo flooring cracks throughout the building. Surface in nature. Not Structural. (S)
- Repoint existing masonry around building. (S)
- Replace balance of exterior doors. Add card access at district requested locations.
- Repair/ replace steps around the building. Main entry, near south parking lot. Baker wing is okay. (S)
- Replace windows in original building. Music and Baker wing.
- Replace remaining roofing over gym and locker rooms, any roof not under warranty or older than 20 years. (S)
- Repair plaster wall locations throughout the building.
- Replace baker wing carpet areas as well as other carpet of similar vintage throughout the building.
- Replace resilient flooring in the cafeteria and serving area.
- Replace tile finishes in Fitness Area.

Building Observations:

- Remove abandoned boilers and infill floor. **(H)**
- Replace Auditorium and Gymnasium AHU units. **(H)**
- Add A/C split systems to IT rooms throughout the building.
- Continue to replace HVAC piping for systems as needed and abate ACM. **(H)**
- Clean Auditorium and Gymnasium ductwork when units are replaced. Add damper to transfer grille from kitchen to corridor. **(H)**
- Remove remaining pneumatics and upgrade system in its entirety to DDC. **(H)**
- Replace 1954 cooper piping throughout the building. Add hot water recirc line and replace gym shower mixing valves and fixtures. **(H)**
- Replace sanitary piping as needed. **(H)**
- Renovate locker room fixtures and showers, toilet rooms by Gymnasium and make ADA accessible. Replace slop sinks (4) throughout the building. **(H)**
- Replace six original electrical panels, and switchboard is in poor condition. **(H)**
- Adjust Generator exhaust to avoid air intakes. **(H)**
- Adjust exhaust to avoid air intakes. **(H)**
- Fire alarm system upgrades. No strobes in classrooms. Consider replacing entire system **(H)**
- Install CO detectors **(H)**
- Replace PA and Clock system. Consider replacing FA system to combine all systems. **(H)**
- Modernize elevator. **(H)**

Bus Garage

Building Observations:

- Replace main waterline into the building. (H)
- Replace below ground diesel tank. Tank is at 20 plus years of service.
- Replace overhead electrical service lines.
- Replace ADA door pads, regrade and replace adjacent pavement.
- Replace exterior doors around building.
- Replace exterior windows throughout the building.
- Replace ceilings throughout the building. Provide new access hatch in service bay area. (H)
- Provide general building exhaust system. (H)
- Replace domestic copper lines. (H)
- Provide drainage in the work bay. Provide oil water separator. (H)

Geoff-Nelson Library

Building Observations:

- Parking lot replacement.
- Address surface cracking in foundation wall and piers. (S)
- Replace carpet throughout the building.
- Replace existing exhaust fans. (H)
- Replace local HVAC control system and provide DDC controls with monitoring. (H)
- Renovate restrooms, update fixtures and address ADA access. (H)
- Replace battery packs throughout the building. (H)
- Replace FA System throughout the building. (H)
- Replace PA system with FA System. (H)

Building Observations:

- Restore gravel strip around the building to minimize splash back on the building.
- Seal and stripe parking lot. Add paved access drives to east doors.
- Replace two original windows on the upper floor.
- Plan for roof replacement in the next 5-10 years. **(S)**
- Re-support areas of insulation and reinstall the vapor barrier in the ceiling.
- Replace suspended ceiling tiles and grids. **(H)**
- Upgrade remaining electrical panels not completed in 2018. **(H)**
- Add additional emergency lights throughout the building. **(H)**
- Replace the FA system or replace fixtures and equipment to make the existing system. **(H)**
- Review existing ice making systems.

Building Ratings to Date

Building:

L. P. Quinn ES

Middle/ High School

Bus Garage

Geoff-Nelson Library

Civic Center

2021 BCS Rating:

Satisfactory

Unsatisfactory

Unsatisfactory

Satisfactory

Satisfactory

2015 BCS Rating:

Satisfactory

Satisfactory

Satisfactory

Satisfactory

Satisfactory

CSARCH