

Encl. #10.18
Dec. 15, 2011

RESOLVED, that the Board of Education of the Horseheads Central School District approve the Five-Year Capital Facilities Plan Executive Summary dated January 27, 2011 with revision dated November 16, 2011; and be it

RESOLVED, that the Board of Education of the Horseheads Central School District declares itself as lead agency with regard to the 2011-2012 Capital Projects in accordance with the SEQRA process; and be it

RESOLVED, that the Board of Education of the Horseheads Central School District declares that the proposed 2011-2012 Capital Projects are Type II actions pursuant to SEQRA classifications as follows:

THE FOLLOWING RATIONAL APPLIES TO ALL OF THE RESOLUTIONS:

The SEQRA regulations specifically exempt school projects that involve:

- (1) Maintenance or repair involving no substantial changes in an existing structure or facility.
- (2) Replacement, rehabilitation or reconstruction of a structure or facility, in kind on the same site, including upgrading buildings to meet building or fire codes.

(See Paragraph 617.5 (c) (1) & (2) on page 10 of 39 of the State Environmental Quality Review Act.)

By definition therefore, all of the proposed work contemplated by these projects constitute "Type II" actions and are not subject to further environmental review.

PROPOSED RESOLUTION No. 1: Middle School / Intermediate School

BE IT RESOLVED, by the Board of Education of the Horseheads Central School District, as follows:

Section 1. It is hereby determined that the proposed reconstruction project for renovations for improvements to the electrical service and distribution systems, installation of new emergency generator, upgrade of fire alarm systems and installation of interior enclosure partitions at the boiler room as described in Section 2 hereof is a Type II action under the SEQRA Regulations of the State of New York (6 NYCRR Part 617), as amended, and particularly Section 617.5 (c) (1) and (2) thereof, which will not have significant impact upon the environment, and that, therefore, no further action is required under the aforesaid Regulation with respect to such projects.

Section 2. The project which is the subject of this resolution is as follows:

Middle School/ Intermediate School SED No: 07-09-01-06-0-013-023

Section 3. This Resolution shall take effect immediately

PROPOSED RESOLUTION No. 2: Gardner Road Elementary School

BE IT RESOLVED, by the Board of Education of the Horseheads Central School District, as follows:

Section 1. It is hereby determined that the proposed reconstruction project for interior renovations for improvements to the heating and ventilation systems, plumbing systems including boiler and domestic hot water heaters, related electrical system improvements and roofing replacement and drainage improvements to the Cafeteria/Gym area roof as described in Section 2 hereof is a Type II action under the SEQRA Regulations of the State of New York (6 NYCRR Part 617), as amended, and particularly Section 617.5 (c) (1) and (2) thereof, which will not have significant impact upon the environment, and that, therefore, no further action is required under the aforesaid Regulation with respect to such projects.

Section 2. The project which is the subject of this resolution is as follows:

Gardner Road Elementary School SED No: 07-09-01-06-0-012-014

Section 3. This Resolution shall take effect immediately

PROPOSED RESOLUTION No. 3: Big Flats Elementary School

BE IT RESOLVED, by the Board of Education of the Horseheads Central School District, as follows:

Section 1. It is hereby determined that the proposed reconstruction project for renovations for decommissioning of underground water storage tank, exterior door replacements, back-flow prevention equipment and improvements to the electrical distribution systems, as described in Section 2 hereof is a Type II action under the SEQRA Regulations of the State of New York (6 NYCRR Part 617), as amended, and particularly Section 617.5 (c) (1) and (2) thereof, which will not have significant impact upon the environment, and that, therefore, no further action is required under the aforesaid Regulation with respect to such projects.

Section 2. The project which is the subject of this resolution is as follows:

Big Flats Elementary School SED No: 07-09-01-06-0-006-013

Section 3. This Resolution shall take effect immediately

PROPOSED RESOLUTION No. 4: Ridge Road Elementary School

BE IT RESOLVED, by the Board of Education of the Horseheads Central School District, as follows:

Section 1. It is hereby determined that the proposed reconstruction project for renovations for improvements to the plumbing system for the installation of backflow prevention and grease as described in Section 2 hereof is a Type II action under the SEQRA Regulations of the State of New York (6 NYCRR Part 617), as amended, and particularly Section 617.5 (c) (1) and (2) thereof, which will not have significant impact upon the environment, and that, therefore, no further action is required under the aforesaid Regulation with respect to such projects.

Section 2. The project which is the subject of this resolution is as follows:

Ridge Road Elementary School SED No: 07-09-01-06-0-008-015

Section 3. This Resolution shall take effect immediately

PROPOSED RESOLUTION No. 5: High School North Wing

BE IT RESOLVED, by the Board of Education of the Horseheads Central School District, as follows:

Section 1. It is hereby determined that the proposed reconstruction project for renovations for improvements to the heating distribution system including steam traps and associated control as described in Section 2 hereof is a Type II action under the SEQRA Regulations of the State of New York (6 NYCRR Part 617), as amended, and particularly Section 617.5 (c) (1) and (2) thereof, which will not have significant impact upon the environment, and that, therefore, no further action is required under the aforesaid Regulation with respect to such projects.

Section 2. The project which is the subject of this resolution is as follows:

High School north Wing SED No: 07-09-01-06-0-009-022

Section 3. This Resolution shall take effect immediately



***HORSEHEADS CENTRAL
SCHOOL DISTRICT***

***FIVE-YEAR CAPITAL
FACILITIES PLAN***

Executive Summary

January 27, 2011

(Revised November 16, 2011)





**HORSEHEADS CENTRAL SCHOOL DISTRICT
2010 DISTRICT-WIDE CAPITAL FACILITIES PLAN
5-YEAR PLAN EXECUTIVE SUMMARY**

January 27, 2011 (Revised November 16, 2011)

I. CAPITAL PROJECT NEEDS OVERVIEW

Since 2001, the New York State Education Department has required that all of the school districts in the state to prepare a Five-year Capital Facilities Plan. This is the third such plan that the Board of Education of the Horseheads Central School District has prepared. Since the early 1980's the Board has been proactive in the preservation and improvement of the District's buildings and grounds. The recent completion of the \$ 12.2 million multi-year, multi-building capital improvements program is a prime example of that commitment. In addition to the large capital projects, over the past six years the Board has approved over \$ 3.5 million in annual capital expenditures, primarily for preservation and education program enhancement work.

The continuing aging of the district's buildings and grounds, confirms that the need for preservation and improvement is an on-going one. In addition, the pressure of reduced state operating aid puts a premium on careful use of reduced financial resources.

Working with the District's Building & Grounds committee of school staff and facilities department personnel a comprehensive program of improvements has been identified that are beyond the scope of the annual budget. Such work properly belongs in a coordinated multi-year capital improvements plan. This planned capital improvements approach corresponds to the State Education Department's 5-year planning cycle for which this report was made.

As with all of the other previous projects, the work identified through this process has been prioritized into four categories:

- Health & Safety
- Preservation of Facilities
- Energy Conservation
- Educational Program Support

There are no building conditions that qualify as "unsatisfactory" or in "critical failure" requiring immediate correction under SED regulations. There are, however, many original building systems and components that are reaching the end of their useful life that should be replaced in a planned manner instead of in response to an actual failure.

To minimize the burden to the building staffs and students, the work anticipated has been spread over a five-year period. In addition, while the SED Building Condition Survey is

limited to work planned within 5 years, we have identified additional work that might be considered beyond 5-years. The attached spreadsheet lists the cost of the work by building and year.

A detailed description of the work in each building follows.
The photos can be found in the tabs for each building.

II. ELEMENTARY SCHOOL NEEDS

BIG FLATS ELEMENTARY SCHOOL

The major work identified for this report centers on the condition of the pavements around the oldest areas of the building. The surface area of the rear staff lot and adjacent receiving area have reached the end of their useful life. The surface areas will continue to break-up to the point that patching or overlaying will not be a viable option to extend their life. Cracking in the tennis court and adjacent walk area likewise should be addressed to minimize the damage and subsequent cost of repair.

(Please refer to Big Flats photos 1-11)

At the time that the service yard pavement is replaced the abandoned original underground water storage tank should be filled with inert material and the sump area cap removed and paved over.

The building exterior is in good condition. The only major work involves the replacement of the main entrance doors and the doors to the kitchen wing. These are original hollow metal doors from the mid 1950's that have reached the end of their useful life and should be replaced with energy efficient fiberglass doors.

Interior work includes the deferred work of replacing the old vinyl asbestos tiles and old wood doors and frames in the 1956 wing. Both items were identified in the last report.

(Please refer to Big Flats photos 13-16)

Since the HVAC & Plumbing systems have seen recent upgrades, the primary work identified involves electrical and communication systems. The original building electrical distribution system panels and the fire alarm system should be upgraded. In addition, the obsolete phone system should be replaced with a voice over IP system that would be part of the district's network.

BROAD STREET ELEMENTARY SCHOOL

This building represents a unique situation for the district. For many years it had been leased to outside agencies to support non-district related programs. Partially because the District was not using the building for its own program, no "aesthetic" improvements have been made to the building. However, the building shell and mechanical/electrical systems have been maintained and upgraded.

Since the 2006 report, several items were identified, primarily with the exterior. Like Big Flats, the parking and driveway areas have reached the end of their useful life. There are many areas where the pavement is deteriorating, due to age, expanded usage and damage from erosion around the shoulders. In addition, the original Hypalon roof membrane on the 1992 addition needs to be recoated and the stone veneer wall panels repaired. The fencing around the playground area should also be replaced

(Please refer to Broad Street photos 1-11)

Should the district wish to “reactivate” the building for classrooms, a general renovation of the spaces including chalkboard/tackboard units, classroom casework, coat cubbies/lockers and floor finishes would be required. The old wood classroom doors in the west wing, in particular are damaged and would have to be replaced. In addition, the public toilets near the gym and the old locker rooms would need renovation.

(Please refer to Broad Street photos 12-16)

The HVAC, plumbing & electrical systems are in generally good condition with the minor exception of the gang toilet fixtures and some of the electrical panels. The original building electrical distribution system panels and the fire alarm system should be upgraded. In addition the obsolete phone system should be replaced with a voice over IP system that would be part of the district’s network. These would be only be upgraded as part of any renovation project to reactivate the building.

CENTER STREET ELEMENTARY SCHOOL

This building has continued to receive incremental attention in recent years for upgrades to program areas and building systems. The following work identified in the previous report was done:

Like at Big Flats and Broad Street, a major work element is the reconstruction of the main entrance area pavements. The driveways have received only minor repairs since their original construction and with the increased traffic delaying reconstruction work will increase the cost of the work. Other site work identified is repair of the fencing along the south property line and improvements to the playfield shared with the high school complex. A long range consideration would be the reconfiguration of the main entrance drive and parking to develop a parent drop-off area and visitor parking area separated from the bus drop and staff parking lot area. Also at the exterior is work to repair the spalled concrete retaining wall at the north end of the east sidewalk.

(Please refer to Center Street photos 1-8)

The interior work remaining involves an upgrade of the equipment in the original 1953 portion of the building. This includes the old wood doors and frames and asbestos-containing floor tile.

Mechanical system improvements identified in the 2006 report have been addressed so no major work items have been proposed.

Electrical work would include continuation of the replacement of old service panels, replacement of the fire alarm system. In addition, the obsolete phone system should be replaced with a voice over IP system that would be part of the district's network.

(Please refer to Center Street photos 9-12)

GARDNER ROAD ELEMENTARY SCHOOL

The major work identified for this report centers on the condition of the pavements at the bus drop-off area, staff parking and rear playground. The surface area of the staff lot and adjacent bus drop-off area have reached the end of their useful life. The surface areas will continue to break-up to the point that patching or overlaying will not be a viable option to extend their life. Cracking in the rear playground and adjacent walk areas have extensive cracking that likewise should be addressed to minimize the damage and subsequent cost of repair. The main storm drain "headwall" where it discharges to the stream at the rear of the property, and the stream bed should be cleaned-out to promote proper flow.

To maximize the flexibility for unheated storage for seasonal equipment, the district has purchased several used shipping containers that have been modified to include SED mandated safety features (ventilation grills and exit door hardware). These are generally located near the athletic facilities at each site. The attached photo shows a typical unit.

(Please refer to Gardner Road photo 9)

The roof over the cafeteria / gym area has extensive ponding. Additional drains and tapered insulation should be added to that roof to prolong its service life. The other areas of the roof are in good condition.

As part of the reroofing work at the gym, the addition of skylights should be considered to alleviate the need to turn lights on during the day to perform minor maintenance and to conform to SED recommendations for visual relief.

(Please refer to Gardner Road photo 10)

Interior work includes the deferred work of renovating the classroom toilets, replacing the old vinyl asbestos tiles and old chalkboards and casework. All of these items were identified in the previous report.

(Please refer to Gardner Road photos 11 &12)

Since the HVAC & Plumbing distribution systems have had upgrades, the primary work identified involves the replacement of the two original boilers with three much smaller condensing boilers that provide the equivalent heating capacity at a much lower operating cost. This work would be similar to the boiler conversion work recently completed at the Middle School / Intermediate School. Part of a boiler replacement would be the construction of new walls in the boiler room to provide code-complaint storage in the space that will be freed-up with the smaller boilers.

Installation of back-flow prevention on the water service, new water heaters for the general building areas and kitchen are recommended along with new pumps for the boilers as part of the boiler replacement work.

The original building electrical distribution system panels and the fire alarm system should be upgraded. In addition, the obsolete phone system should be replaced with a voice over IP system that would be part of the district's network.

RIDGE ROAD ELEMENTARY SCHOOL

The major work identified for this report centers on the condition of the pavements at the east side of the building. The surface area of the bus drop-off area, rear staff lot and adjacent receiving area have reached the end of their useful life. The surface areas will continue to break-up to the point that patching or overlaying will not be a viable option to extend their life. Since the west entrance has become the major parent drop-off entrance a ramp should be added to make that entrance ADA-compliant like the other main entrance is now. Cracking in the tennis court identified in the last report has not expanded but likewise should be addressed to minimize the damage and subsequent cost of repair.

(Please refer to Ridge Road photos 1-13)

Like Big Flats, the majority of the work at this building involves the original 31,500 SF, 1956 portion. In this section are the oldest doors, chalkboards, cabinetry and interior finishes. Interior work includes the deferred work of replacing the old vinyl asbestos tiles and old wood doors and frames in the 1956 wing. Both items were identified in the last report.

Since the HVAC & Plumbing systems have see recent upgrades, the primary mechanical work is the installation of backflow prevention at the domestic water service entrance and boiler feed and the replacement of the grease trap in the kitchen.

Electrical work identified involves electrical distribution and communication systems. The original building electrical distribution system panels should be upgraded. In addition, the obsolete phone system should be replaced with a voice over IP system that would be part of the district's network.

(Please refer to Ridge Road photos 14-16)

III. MIDDLE SCHOOL / INTERMEDIATE SCHOOL NEEDS

The Middle School / Intermediate School was originally built in 1968 as a conjoined junior high school and elementary school serving two separate populations in grade levels K-6 and 7-8. Most recently the usage has evolved so that the separate populations are now 5-6 and 7-8. This change to an older population for both wings means that some of the facilities in the old "elementary" side were no longer suitable for older students.

The major exterior work identified for this report centers on the condition of the pavements at the upper level bus drop-off area, staff parking and lower level receiving yard. These are all part of the original 1968 construction. The surface area of the staff lot and adjacent bus drop-off area have reached the end of their useful life. The surface

areas will continue to break-up to the point that patching or overlaying will not be a viable option to extend their life. Cracking in the receiving yard likewise should be addressed to minimize the damage and subsequent cost of repair.

(Please refer to Middle School / Intermediate School photos 1-11)

Program related improvements include replacement of the original science prep room casework. This work was deferred from the 2006 report. Other work would be to enclose a portion of the boiler room with fire-rated construction to allow utilization of the space generated by the replacement of the original large boilers with the much smaller modular boilers.

Mechanical work identified includes replacement of original area toilet fixtures and trim.

Electrical system work includes replacement of the transformer, replacement of the emergency generator, fire alarm system upgrades and replacement of the obsolete phone system with a voice over IP system that would be part of the district's network.

IV. HIGH SCHOOL NEEDS

HIGH SCHOOL NORTH WING

As one of the oldest and largest buildings in the district, the North Wing of the High School complex plays a major role in the secondary education program. Since the buildings were connected and merged in 1987, the north wing has supported the only cafeteria, library and auditorium and its gym/locker room complex is the major physical education facility. Since the last report, this building has seen a significant level of work. The most visible element is the total renovation of the auditorium. The new facility boasts state of the art audio and video systems, new theatrical lighting and dimming systems, and motorized stage rigging. Also include was the installation of air conditioning to the auditorium and music suite area.

Like at the other buildings, a major work item identified for this report centers on the condition of the pavements around the complex. The last major work was done in 1987 when the buildings were connected. Since that time the traffic patterns for bus and parking areas have been altered several times to meet changing needs. What has happened is that areas that were originally designed for parking are now used for bus drop-off lanes. The asphalt pavement and the underlying stone subbase were not designed to handle the dynamic loads imposed by moving and turning buses. The pavement is now breaking up in many areas. Another concern is the condition of the drywells below the parking areas. Many times after a major storm the catch basins surcharge storm water, causing temporary flooding in the low spots. This flooding contributes to the undermining of the pavement and subbase.

(Please refer to High School North photos 1-6)

New work identified for this report centers primarily on the electrical systems. While many of the distribution panels have been upgraded, others, primarily in the south end of the building should be replaced along with the main service line from the transformer. The fire alarm system should have visual alarm devices added to the classrooms and the

obsolete phone system should be replaced with a voice over IP system that would be part of the district's network.

Mechanical work involves primarily the replacement of heating system distribution apparatus including steam traps, DDC controls and variable air volume boxes. Long range work would include replacement of the original boilers with new modular boilers similar to those recently installed in the Middle School.

For parity with the newer buildings and renovated rooms in this building, the remaining old chalkboard/tackboard units should be upgraded to markerboards. The old wood-framed classroom doors & frames in the 1956 wing should be replaced. Also needed are floor finish and ceiling replacements in several areas and the replacement of the remaining original unit ventilator bookcase units.

HIGH SCHOOL SOUTH WING

Because this building shares the site with the North Wing it also shares the problems with the site. The last major work was done in 1987 when the buildings were connected. Since that time the traffic patterns for bus and parking areas have been altered several times to meet changing needs. What has happened is that areas that were originally designed for parking are now used for bus drop-off lanes. The asphalt pavement and the underlying stone subbase were not designed to handle the dynamic loads imposed by moving and turning buses. The pavement is now breaking up in many areas. Another concern is the condition of the drywells below the parking areas. Many times after a major storm the catch basins surcharge storm water, causing temporary flooding in the low spots. This flooding contributes to the undermining of the pavement and subbase.

(Please refer to High School South photos 1-4)

Interior work would include the replacement of the VAT floors in the classrooms, replacement of the old chalkboard/tackboard units and renovation of the two art classrooms for ADA compliance. Program upgrades would include renovations to the technology classrooms to support the newer curriculum. Other work would be renovations to the girl's locker room.

Mechanical work recommended is the replacement of the remaining original toilet flush valves and improvements to the office area heating controls.

The electrical work suggested focuses on the obsolete phone system which should be replaced with a voice over IP system that would be part of the district's network.

V. SERVICE BUILDING NEEDS IDENTIFIED

BUS GARAGE

As with the Middle School and High School South Wing, the Bus Garage received a major renovation and addition as part of the \$ 18 million bond issue. The work at the Bus Garage included an expansion of the office area, new storage bay, pavement improvements and a new fuel dispensing complex that is shared with the municipality. Because of this recent renovation there is limited work anticipated here.

The one incomplete site issue that was identified in the 2006 report is the need for improvement of the drainage at the rear bus parking area. The lack of adequate drainage will lead to premature failure of the pavement and subbase.

(Please refer to Bus Garage photos 1-5)

Within the building, a replacement of the original 1968 electrical panels in the shop area is recommended. As with the other buildings, the obsolete phone system should be replaced with a voice over IP system that would be part of the district's network.

Mechanically, there were no major problems noted.

MAINTENANCE SHOP

This building was originally the district's bus garage. When the current garage was built it was converted to the maintenance department shop and office.

The building was built in several phases. The original two-bay masonry structure currently houses the plumbing shop/paint booth, the break room and misc. storage and an office/work bench area on the second floor for the heating and electrical departments. To the east of the original structure is a two-bay garage addition that was converted to the carpentry shop. Along the south side are a series of low, wood-framed additions for small office spaces and a lumber storage room. To the west is the last framed addition that houses the reception & director's offices.

The exterior masonry walls of the building are in poor condition, with extensive peeling paint above the lower roof areas and along the base of the building where the rain water splashes up from the pavement. Several years ago this moisture problem caused a serious deterioration of the roof framing of the mezzanine office area. The framing in this area had to be reinforced.

The roofing is a combination of half-lap asphalt roll roofing on the original low slope building and the wood storage area and light-gauge metal roofing over the carpentry shop and office addition. The east side eave lacks gutters, which contributes to the deterioration of the wall below.

Because maintenance shops do not qualify for state building aid, renovations and improvements to the building have been very limited. For the most part they have been made by in-house personnel using limited resources.

As the capability of the district's maintenance personnel has grown, the department has taken on more and more complex projects, such as cabinetry and display boards for the schools. This has required more sophisticated spaces (like a wood shop and paint booth). In addition, the department has grown to include heating & plumbing tradesmen and electricians. Both operations require support lab areas to repair equipment and inventory parts. The office function has also grown to include safety and security personnel as well as cleaners. All of these functions have been crowded into this inefficient 5,400 SF structure.

Building structural needs include new windows and doors and a general upgrade of the interior. At the exterior, the masonry walls should be clad with siding to stop the infiltration of moisture and improve the overall appearance of the structure.

Because the building shares its site with the High School North Wing, it has the same issues with drainage and overall condition of the pavement.

(Please refer to Maintenance Building photos 1-8)

The long-range solution would be to construct a purpose-built pre-engineered building of approximately 6,000 square feet on a site that would not interfere with the parking and student circulation at the rear of the High School North Wing, as is now the case.

FIELD HOUSE

This 4,000 square foot purpose-built pre-engineered structure was built in 1965. With the exception of exterior wall panels, the building is in generally good condition. The siding problems involve both impact damage along the bottom from spectators kicking or leaning against the walls and paint peeling from the underlying galvanized panels. Some of this around the concession counter was addressed this past summer.

The interior finishes and lockers are in good condition with only periodic-type maintenance (like painting the floors) needed.

Long-term improvements would be to replace or clad the damaged siding and installing masonry or other impact resistant siding along the ground line. Also, the roof panels are nearing the end of their useful life. The roof should either be covered with an adhered EPDM over a recovery board or a silicone-coated spray foam roof installed directly over the fluted metal deck.

Site work identified for this report is the need for repair of the existing parking area and entrance gates.

The need for ADA-compliant door handles in to the public rest rooms and the team locker rooms noted in the 2006 report was addressed. Also addressed were the original forced-air heating system and water heater both of which were replaced this past year.

(Please refer to Field House photos 1-8)