

Mt. Pleasant Central School District

Building Condition Survey and Five Year Plan



architects + engineers
practical approach. *creative results.*



Revised 1/20/2016

Comprehensive Public School Safety Program



The State Education Department Code of Public School Building Inspections

The Board of Education of each District shall cause all occupied school facilities to comply with the provisions of the **Comprehensive Public School Safety Program** (section 155.5) to ensure that all school facilities are properly maintained and preserved to provide suitable educational settings.



Comprehensive Public School Safety Program

The **Comprehensive Public School Safety Program** consists of the following components:

- (a) Building Condition Survey (BCS)
- (b) Five Year Capital Plan

The **Building Condition Survey** is a visual inspection required for all occupied public school buildings every five years, completed by a licensed New York State Architect or Engineer, where all buildings and building systems are inspected & rated according to their current condition.



Building Condition Survey (BCS)

- Over 110 different questions pertaining to enrollment, buildings and building systems, and ADA accessibility
- Each system is inspected and rated – “E” Excellent, “S” Satisfactory, “U” Unsatisfactory, “NF” Non-Functioning, or “CF” Critical Failure
- Systems rated “U” or less require a cost estimate to repair or replace
- Overall Building Ratings developed from system ratings. If any systems that are considered Health & Safety or Structural rate unsatisfactory or below, then the building automatically is rated “U” or lower.



Building Condition Survey (BCS)

- Inspections must be completed before November 15, 2015
- Drafts of each BCS will be reviewed with the Director of Facilities, and the District Health and Safety Committee are provided an opportunity to submit their concerns.
- BCS forms will then be submitted electronically through the SED web portal by June of 2016



Five Year Capital Facilities Plan

The **Five Year Capital Facilities Plan** requires each school district develop (using the BCS and other information) and keep on file a comprehensive five-year plan pertaining to educational facilities.

“The goal of the five-year plan is to collect, coordinate, analyze, and prioritize facility infrastructure and building program needs on a district-wide basis. The information collected in the building condition survey allows the owner to prioritize the existing individual building needs, with a focus on resolving health and safety issues.”



BCS vs. Five Year Capital Facilities Plan

The **BCS** is intended to evaluate the condition of existing buildings, systems and components.

The **Five Year Plan** provides Districts with an opportunity to prioritize items identified in the **BCS**, but also to identify other long term needs and concerns.

SCOPE ITEM	BCS	5-YEAR PLAN
Evaluation of current facilities conditions	✗	
Educational program needs		✗
Energy efficiency		✗
Building Code		✗
Security		✗
Space Adequacy & long term planning		✗

Educational Program Needs

By evaluating enrollment, demographics, and current and future programmatic needs, space deficiencies can be identified.

What does education look like in 2016 and beyond?

- Do classrooms and other spaces encourage the 4 Cs – Communication, Collaboration, Creativity, Critical thinking?
- Are classrooms and other spaces adequately sized? Are different kinds of spaces needed?
- Do classrooms and other spaces have adequate natural light?
- Are classrooms and other spaces flexible enough for the changing landscape of education and technology?
- Do athletic fields stand up to current usage? Are athletic facilities adequate for all uses?

Demographic and planning studies are in progress, and once refined will allow costs to be assigned to these items.

Construction Costs in Public Schools

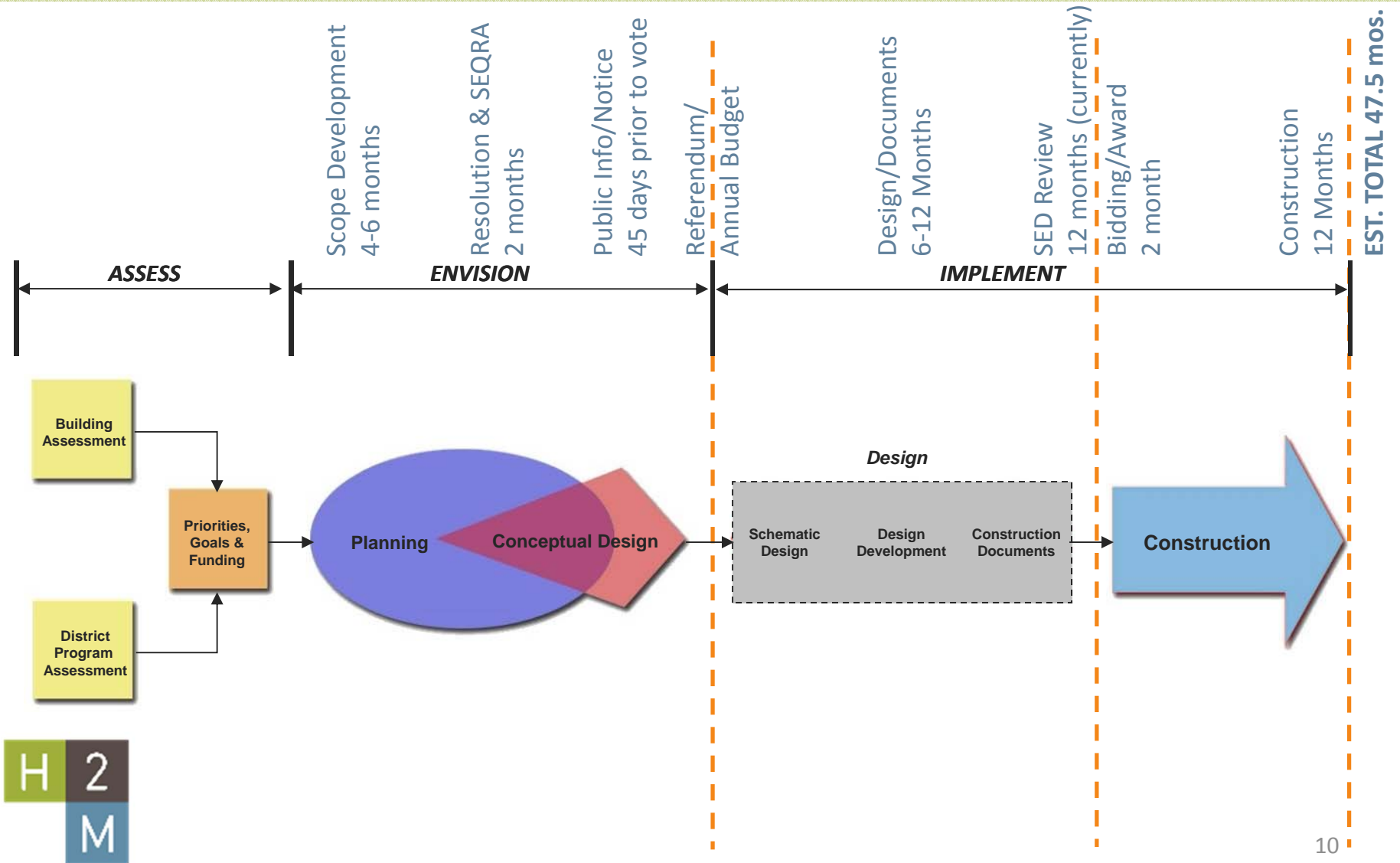
The largest factor in school construction costs is labor. Under New York State Labor Law, contractors and subcontractors must pay the *prevailing rate of wage and supplements* (fringe benefits) to all workers under a public work contract.

- Prevailing wage is the pay rate set by law for work on public work projects.
- Wage rate schedules are issued by county and regularly updated

Wicks Law also adds cost by requiring that Multiple Prime Contracts be awarded to ‘interrelated major elements of the Work that must be performed simultaneously’.



Project Planning Process/Timeline



Building Aid & State Education Dept. Approval Process

All capital improvement projects undertaken by a School District meeting certain criteria are required to be submitted to SED for approval prior to bidding. Current approval timeframe at SED is approximately 16-44 weeks, depending on the type of project.

State funded Building Aid is available for certain approved projects in accordance with Section 3602, subdivision 6, of the Education Law.

Building Aid is paid over the useful life expectancy of a project in terms of 15, 20 or 30 years based on the type of project(s) being constructed.



Project Schedule, Process, and Oversight

H2M will develop construction documents, including all drawings and specifications, necessary for the project.

Upon approval, projects will be publicly bid in accordance with the NYS competitive bidding laws to ensure the best possible pricing. Projects will be grouped to maximize building aid and bidding efficiency.

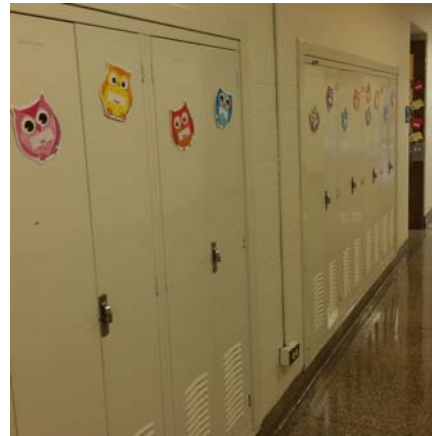
H2M, and the District's Construction Manager (CM) when used, will evaluate the bids to identify the lowest, qualified contractor, and make recommendations to the District to award the projects.

The Contracts will then be administered with work observed regularly to ensure conformance with the design, specifications and schedule.

H2M will assist the District in preparing final cost reports for submission to SED to complete the project and receive building aid.



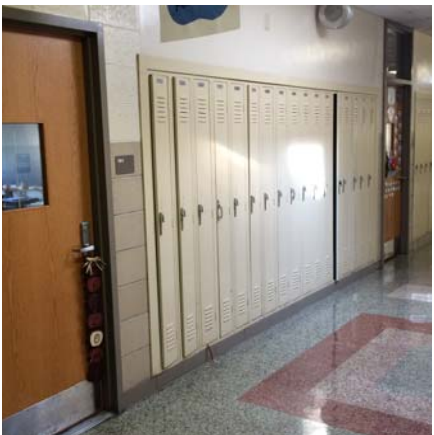
Summary of BCS Findings Hawthorne Elementary School



- Fresh air ventilation does not meet NYSED requirements
- HVAC control system required
- Lockers have exceeded useful life
- Parking and roadways are deteriorated
- Field needs renovation
- Exterior masonry cracks need repair



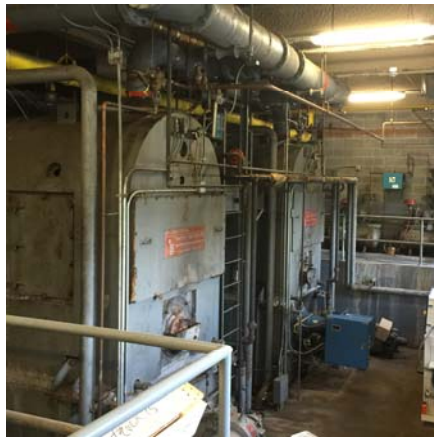
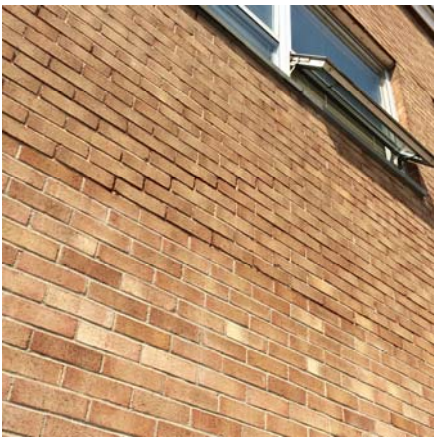
Summary of BCS Findings Columbus Elementary School



- Fresh air ventilation does not meet NYSED requirements
- Parking and roadways are deteriorated
- Field needs renovation
- Lockers have exceeded useful life
- Ceilings have exceeded useful life
- Exterior masonry cracks require repairs



Summary of BCS Findings Westlake Middle School



- Fresh air ventilation does not meet NYSED requirements
- Boilers have exceeded useful life
- Parking and roadways are deteriorated
- Roofing has exceeded useful life
- Interior ceilings have exceeded useful life
- VAT tile to be removed



Summary of BCS Findings Westlake High School



- Fresh air ventilation does not meet NYSED requirements
- Boilers have exceeded useful life
- Parking and roadways are deteriorated
- Roofing has exceeded useful life
- Exterior masonry & structural steel repairs needed
- Interior ceilings have exceeded useful life
- VAT tile to be removed



Next Steps

- Finalize and submit BCS Reports.
- Finalize the 5-Year Plan with Board input.
- Prioritize goals and develop potential Bond Referendum scope.





thank you



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