



Capital Deficiencies Advisory Committee for the Glen Cove School District

Board of Education Final Presentation Monday, June 23, 2008

Committee Members:

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Board of Education & Superintendent's designees

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EXECUTIVE SUMMARY

After seven months of study, the Board of Education appointed Capital Deficiencies Advisory Committee is presenting a comprehensive report to the Board of Education. The Committee in fulfilling its charge reviewed existing reports and surveys; conducted site visits to each facility; discussed the deficiencies with school administrators and supervisors; catalogued all of the deficiencies; and developed progress reports and a final report to the Board of Education. Capital projects were defined by the Committee according to criteria which included: health or safety risk; estimated cost, State aid potential; and significant improvement of the delivery of the instructional program.

The Committee created a vision of what the facilities needed in order to continue to raise the value of our school district over the next ten to twenty years. The Committee took pains to ensure that all appropriate upgrades were included, while keeping a conscious eye on the ability of the taxpayer to fund the upgrades. The Committee included certain items that were not included in the recommendations but were worthy of development.

This report is advisory in nature to the Board of Education; therefore, the Committee did not attempt to determine costs related to each project. The school district receives 27.3% for State aid for qualified capital projects. The Committee assumes that the district will maximize its State aid. The Committee finds that the root cause for the disrepair and deterioration of our buildings and grounds stems from years of neglect based upon inadequate funding and allocation. Future operation and maintenance budgets must sustain adequate levels of funding and be made available to expend in order to maintain a viable program.

The Committee recommends: architects and engineers review the projects within this report and provide accurate costs; create a Comprehensive Capital Improvement Plan and calculate the total financial commitment of the priority projects detailed in this report; pursue various financing mechanisms designed to pay for the capital improvements, which would be completed by the end of 2010. The Committee has identified various common systemic problems throughout the district which include restrooms, elevators/handicapped accessible, security cameras and recording devices, a Deasy/Middle School exit road, roof replacements, and science labs. The Committee has also identified additional projects which it feels should be considered in order to enhance the overall quality of our educational facilities, although they are not directly related to health and safety issues or cost savings. These items include a refurbished Wunsch Arts Center, a Nature Classroom at the Deasy School, and a Geo-Dome at the Middle School.

The Capital Deficiencies Advisory Committee submits its final report to the Board of Education knowing that the Committee has done its very best in fulfilling the charge of the Board of Education. We do so with a great sense of pride recognizing that we have put forth our greatest effort, and acknowledging the

need to balance the ability for the taxpayer to pay for these projects against the long term benefits of providing a safe, healthy, attractive and quality buildings and grounds for our children to facilitate the best instructional program and educational experiences that we can afford them.

BACKGROUND

In order to fully understand the current status of our facilities, one must go back in time. The last bond referendum which addressed buildings and grounds was initiated in 1988. The bond has been completely paid off. There was a Five Year Facility Plan developed in 1992. Out of the twenty-two priorities that were identified, only five were fulfilled. Those improvements were executed last year when the district completed a Performance Contract, which provided approximately \$7,000,000 in financial support. The implementation of the Performance Contract provided for improvements to our buildings in order to make them more energy efficient. These projects were completed with no expense to the district.

Over the last fifteen years, funding for capital improvements has varied from year to year. Improvements have ranged from inadequate to nonexistent. When a contingency budget is in effect under the law capital improvements are prohibited. During an eight year period, four out of the eight school budgets were defeated by the voters. Consequently, there were no resources available for capital projects – no improvements or renovations.

Maintaining our schools is no different than maintaining our homes. If you do not fix the roof, update your plumbing and electrical infrastructures, update bathrooms and kitchens, repave driveways, etc. – your home will lose market value, physically deteriorate and turn into an eyesore. The longer you would wait to address these necessary repairs, the faster your home will deteriorate, and the more expensive it will be to fix it. Understandably, the same is true for our schools.

Very few of us earn enough money or have sufficient savings to perform extensive renovations and upgrades to our homes. Most home owners have to finance such home improvements via loans and payoff the loans over an extended period of time. Accordingly, the Glen Cove School District is no different as there are insufficient funds in the annual school budget to properly address the needed and necessary repairs and improvements to our community's schools.

The Capital Deficiencies Advisory Committee has completed its work. The Board of Education will need to have certified engineers and architects cost out the various recommended projects. The Board will then have to make difficult decisions. The first issue will be whether or not to ask the taxpayer to consider a bond referendum. If the Board of Education decides that this is the right course of action, they will then have to prioritize the recommendations submitted by the Advisory Committee and determine the scope of the work that would need to be

done. Arguably, this is one of the most important decisions that will be made regarding the future of our school system for the next several decades. Surely, this issue will be discussed and debated over the course of the next several months. Like many things in life, it often comes down to trying to balance the cost and the benefit.

Attached is Exhibit A which provides a comprehensive list of currently budgeted capital projects, including past projects which were identified as part of the Performance Contract.¹ The Performance Contract was completed in 2006.

THE CHARGE:

The Board of Education formed the Capital Deficiencies Advisory Committee for the purpose of exploring, cataloguing, developing recommendations and reporting on capital deficiencies of the facilities throughout the district schools. All members of the Advisory Committee were appointed by the Board of Education. The Committee consists of nine members. One member from the School Board serves on the Committee and acts as liaison between the Board and the Advisory Committee. The Superintendent of Schools designated himself and the Assistant to the Superintendent for Business as ex-officio members. The remainder of the Committee consists of six Glen Cove residents. Volunteers with a background or expertise in engineering, architecture, landscaping and design, law, or other areas of expertise which might prove applicable were appointed to the Advisory Committee.

The Advisory Committee has developed this detailed report which is being presented to the Board of Education at a public session on June 23, 2008. The Advisory Committee has previously presented progress reports to the Board of Education in January 2008, and April 2008.

The scope of the Advisory Committee's work includes:

- a) Review of existing reports and surveys (e.g. building condition surveys; district long term plans; five year capital facilities plans)
- b) Conduct site visits to each facility in order to assess specific deficiencies and needs
- c) Discuss with appropriate administrators, supervisors and other associated personnel to determine the extent of deficiencies and needs
- d) Generate a building-by-building catalogue of all identified deficiencies and needs
- e) Develop progress reports for the Board of Education
- f) Produce a final report together with recommendations to the Board of Education

¹ A set of capital projects designed to conserve energy and provide facility improvements and operational efficiency improvements in order to conserve energy. This contract is designed so that the district bears no cost. The costs are financed so that energy savings and cost avoidance will pay for the entire financing over the lifetime of the project, and is guaranteed to do so by the contractor.

Volunteers for the Advisory Committee were solicited via local newspapers, district and school newsletters, the district website www.glencove.k12.ny.us, and other appropriate means of solicitation. Letters or emails from interested members of the community were sent to the Superintendent of Schools, who then submitted the communications to the Board of Education. The Board of Education selected Advisory Committee members based upon individual qualifications and the needs of the Committee in order to establish a highly credible and expert committee. Letters of interest were submitted by November 26, 2007. The Board of Education appointed the Advisory Committee on December 3, 2007. The Board liaison and the Superintendent's designees serve as ex officio members of the Advisory Committee, having no vote on the actions of the Committee.

It should be noted that the Advisory Committee reports directly to the Board of Education and that the recommendations made by the Advisory Committee are advisory only for the Board of Education. If the Board of Education chooses to proceed with the financing and approval of a capital deficiency plan and/or a bond issue, they may choose to prioritize the various deficiencies by obtaining accurate estimates for the various components of the plan based on input from certified architects and financial advisors.

The Capital Deficiencies Advisory Committee was appointed by the Board of Education in December 2007. The members of the Committee are:

Joseph Amendolara – Mechanical engineer with work experience in aerospace and mechanical commercial fields; work experience with various architectural firms.

Tina Braja – Responsible for day to day facilities operations for corporate headquarters of a pharmaceutical company; experience in building renovation and cost analysis.

Crystal Cohen – Principal of a local home improvements company.

Martha Smith – Registered private practice architect

Joel Sunshine – Attorney and managing partner of Sunshine Feinstein.

Geoff Whitely – Director of Facilities at Webb Institute with many years of experience in operations and capital improvements.

Frank Bouza – Board of Education trustee and former Director of Buildings and Grounds for Glen Cove Schools.

Kevin Wurtz – Assistant to the Superintendent for Business, possessing extensive knowledge of the building trades.

Dr. Laurence W. Aronstein – Superintendent of Schools.

THE PROCESS

The Committee has met on a weekly basis through the end of June 2008. The Committee visited and inspected all six district schools, Thayer House, the Carriage House and the bus garage. The Committee also visited and inspected all of our school grounds including all of the athletic fields. During school site visits, the Committee met with the school principal and the head custodian. In each case, the principal submitted copies of photographs and diagrams, of the area within the facility that required attention. The principals were instructed to collaborate with teachers and parents to identify the various projects. The Committee toured the entire facility paying particular attention to the items identified by the principal. The Committee then met at the end of each tour and prioritized the various projects while the projects were still fresh in their minds.

Capital projects were defined by the Committee according to the following criteria:

- Health or safety risk
- Estimated cost
- State aid potential
- Significant improvement of the delivery of the instructional program and educational environment.

The Committee separated what they considered capital projects from operational and maintenance projects. An operational and maintenance project is defined as a job that could be done for a smaller amount of money, might not qualify for State aid and represented either a health, safety, and/or issues that will lead to the further deterioration of the physical location. The Committee then prioritized capital projects depending upon the seriousness of the project as determined by health and safety and the educational program. Finally the Committee reviewed the maintenance and operation projects and developed a five year plan, assigning each project to a yearly plan based upon the seriousness of the deficiency. The Committee worked as a team with regard to all of their work. The Committee worked through consensus. Meetings lasted between 1 ½ to 2 ½ hours.

THE VISION

Early on, the Committee came to the realization that the community would not be able to afford all of the items that were being requested for each of the buildings. Accordingly, the Committee focused on “health and safety” repairs that are needed, while including specific projects that would greatly enhance the quality of the education being provided our children.

In order to make these determinations, the Committee decided to create a “vision” of what the facilities in the Glen Cove Public Schools need in order to continue to raise its quality of our public school district over the next ten to twenty years. The Committee agreed that this would likely be the only extensive analysis and funding mechanism used for the District’s facilities during the next

ten to twenty years, and, as such, the Committee wanted to ensure that all appropriate upgrades were included, while keeping a conscious eye on the ability of the taxpayer to fund these upgrades.

The Committee also believes that certain items that were requested, but not included in these recommendations, were nevertheless worthy of development. Accordingly, the Committee has recommended that our community mobilize its human resources to seek significant corporate and private donations in order to create these extra special improvements that will turn this quality district into a great one. These items are identified as “further study” items in the Recommendations set forth at the end of this Report, which the Committee does not believe should be included in this capital improvement project, but which should be explored by the Board of Education through alternative funding mechanisms.

ASSUMPTIONS AND LIMITATIONS

In order to fulfill its charge, the Committee developed the following set of assumptions and limitations which has guided its work:

1. Board of Education Prerogative – The Committee recognizes that the Board of Education is the final authority in determining the extent to which the recommendations of the Committee will be acted upon and the scope of the projects that the Board may wish or not wish to implement. This report is advisory in nature; the advice is given to the Board of Education.
2. Costs – It was not the charge to the Committee to determine costs related to the implementation of each project. The Committee assumes that the Board of Education will contract with its architectural and engineering firm, and obtain accurate and reliable costs for the various projects in which the Board is interested in pursuing.
3. Financing of Projects – The Committee has identified a wide range of what it considers to be essential, high priority capital projects. Obviously, the costs involved to address even a few of these projects will exceed the capacity for funding of these projects through the mechanism of annual budgets. The Committee assumes that the Board of Education, once the various priorities and projects have been costed out, will need to consider financing options for the capital projects. The specific scope and mechanism by which the Board may decide to finance these projects is beyond the charge of this Committee.
4. Maximizing State Aid – The Glen Cove School District receives 27.3% of direct costs associated with capital projects that qualify because of instructional and health and safety reasons for our students. The school district will also be receiving \$948,000 in EXCEL aid which will cover the costs of many of the 2009 capital projects which have been listed in this report. This Committee assumes that the district will maximize State aid in putting together and implementation plan.

5. Future Adequate Funding for Operations and Maintenance – The root cause for the disrepair and deterioration of our buildings and grounds stems from years of neglect based upon inadequate funding and allocation. In order to fulfill the recommendations put forth in this Report, it must be assumed that future budgets will provide sustained and adequate funding in order to fulfill the future Operations and Maintenance Plan as laid out in this Report. Not only must adequate funds be budgeted, but those funds must also be made available to expend. Historically, this school district has frozen operations and maintenance budgets in order to pay for other priorities. This is not the practice under the current administration, as budgeted monies are allocated fund specific projects. This disciplined approach must be sustained to maintain a viable operations and maintenance program.
6. Operations and Maintenance Plan – The Committee has catalogued a long list of projects. Should the Board decide not to fund some of the capital projects through a bond referendum, then it would be necessary to fund those projects from annual budgets. It is also the assumption of this Committee that the Board of Education and the administration should view the 5 Year Plan with flexibility. The Committee recognizes that it is the role of the administration to recommend funding and implement various operations and maintenance projects based upon an ongoing assessment of the status of our buildings and grounds. The Committee does not wish to tie the hands of the administration by strictly implementing the 5 Year Plan. The Committee understands that additional projects based upon emerging considerations and unforeseen emergencies could occur.

RECOMMENDATIONS

We recommend that the Board of Education take the following actions:

1. Immediately retain licensed architects and engineers to review projects designated within this Report as high priority, and provide accurate costs associated with each project.
2. Create a Comprehensive Capital Improvement Plan (CCIP) and calculate the community's total financial commitment by utilizing these Recommendations, the priority codes contained in the Detailed Project Sheets, and the costs provided by the licensed professionals.
3. Pursue a variety of financing mechanisms that will enable the District to make these capital improvements immediately, ideally to be completed by the end of 2010, rather than over a period of several years. In order to accomplish this, we recommend utilizing one or more of the following financing mechanisms:
 - a. An additional performance contract for such items as the Gribbin School boiler and the Deasy electrical upgrades. The Committee notes that this mechanism will not likely prove financially feasible.

- b. Explore using a bond referendum, so that all funding for the CCIP can be raised immediately, but paid back over a long period of time, which is warranted in light of the nature of the long term capital improvements recommended in this Report.
 - c. Explore viable green options and renewable energy sources/subsidies wherever financially feasible, including pursuing a partnership with LIPA to create a charter “Green Long Island School District”.
 - d. Solicit corporate and personal donors in order to help reduce the cost of some of the “further study” items set forth in this Report.
- 4. Develop public presentations and informational materials in order to inform the public about the scope, costs and financing mechanisms of the CCIP. Provide guided tours of the District’s buildings and grounds so that the public may directly view the condition of our facilities.
- 5. Hold public meetings for comment on the scope, costs and financing mechanisms of the CCIP.
- 6. After considering the comments of the public, make a final determination as to the scope, costs and financing mechanisms of the CCIP, and implement same forthwith.

EXHIBIT A

<u>Project</u>	<u>Completed</u>	<u>Cost</u>
Automatic Gas Valves H/S,M/S Science Labs	2004	22,727
Landing Ventilation Heating/Ventilation	2004	200,274
Landing New Upper Roof	2004	484,452
Landing New Lower Hip Roof	2007	5,875
Landing New Sewer Line	2005	160,744
Landing New Cafeteria	2008	685,420
Connolly New Upper Roof	2005	363,900
Connolly New Elevator	2008	241,338
Connolly New Classrooms	2008	622,210
Middle School New Roof 1910 Building	2005	195,700
High School Surveillance Cameras (exterior/1st floor)	2006	85,000
H/S & M/S surveillance cameras	2008	50,000
Kitchen Fire Suppression Hood Upgrades	2009	90,000
High School Windows/Doors	2009	285,199
Maintenance Garage Roof	2008	118,000
Painting Wunsch Theatre other upgrades	2008	125,000
Painting Thayer House	2009	67,000
Classroom Furniture	2007	50,000
Classroom Furniture	2008	50,000
Classroom Furniture	2009	30,000
Carpeting/floor covering replacement	2008	50,000
Venetian blind replacement	2008	33,000
New High School Track/lighting/scoreboard	2009	948,561
Venetian blind replacement	2009	18,000
Classroom Furniture	2009	30,000
Carpeting/floor covering replacement	2009	40,000
H/S and Deasy bathroom upgrades	2009	65,000
H/S windows and doors	2009	285,199
Paint Deasy fire escape	2009	10,000
M/S Cupola repairs	2009	30,000
Carpeting/floor covering replacement	2009	50,000
Asphalt/concrete replacement	2009	50,000
Total		5,542,599

Performance Contract

2006

H/S lighting upgrade		
Boiler Replacement		
Energy management system		
Boiler controls		
Pipe/tank insulation upgrades		
Window replacement		
M/S lighting upgrade		
Energy management system		
Boiler controls		
Variable frequency drives/large motors		
Air conditioning EER upgrades		
Steam traps		
Roof replacement		
Deasy lighting upgrade		
Boiler Replacement		
Energy management system		
Boiler controls		
Pipe/tank insulation upgrades		
Steam traps		
Gribbin lighting upgrade		
Boiler controls		
Energy management system		
Landing lighting upgrade		
Boiler controls		
Steam traps		
Energy management system		
Connolly lighting upgrade		
Boiler controls		
Thayer lighting upgrade		
Boiler controls		
Maintenance Garage lighting upgrade		
Boiler controls		
Performance Contract	Total	7,564,938
 Grand Total		 13,107,537

INTRODUCTION TO DETAILED PROJECT DESCRIPTIONS

The CDC has identified deficiencies in existing district buildings and grounds, and has detailed these deficiencies on the attached Detailed Project Descriptions. The Committee commends the principals of each of the schools for all of their hard work and for soliciting input from parents, teachers and staff to identify the most essential items.

Though the Committee feels that all of the projects identified have merit and are worthy of funding, not all of these requests can be considered for funding via a capital improvement mechanism. Some of these items should be funded through the annual operations and maintenance budget or through a “technology” budget. In addition, the Committee has created a 5-year “operations & maintenance” plan (O&M plan). The Detailed Project Descriptions contain an O&M column and the Committee has assigned a numerical value for the year in which we believe the line item project should be funded. For example, a “1” in this column signifies that the Committee recommends funding the item using the 2008-09 school O&M budget, while a “5” in this column indicates the O&M line item be included in the 2012-13 budget.

The items that we recommend to be addressed immediately have been prioritized based upon urgency and categorized using an A, B or C designation. An “A” priority has been assigned for those items that present either a health & safety risk or it was determined that it would cost the District more money in the future if it were not addressed promptly. There are also “B” and “C” priorities listed for certain items. There are also items that were not included within these recommendations.

The Committee has identified common systemic issues throughout the district that are applicable to most facilities. These are detailed below:

1. **Restrooms.** The Committee has determined that the conditions of most restrooms throughout the District are in poor condition and all are out of compliance with applicable federal, state and local ADA requirements. In addition to the compliance component, most restrooms require extensive renovation. Bathroom conditions in a residence have a direct impact on the value of the home. Similarly, the poor condition of the restrooms in our schools sends a poor – and perhaps inaccurate – message about our schools as a whole, not only to parents and community members, but particularly to the children who use them every day.

2. **Elevators/handicapped access.** Presently, handicapped children in our elementary schools are restricted to first floor classrooms, with the exception of Connolly School. The ideal solution would be to install elevators in the three other elementary schools.

3. **Security cameras and recording devices.** The audio and video security systems in the four elementary schools are inadequate and/or antiquated. The Committee recommends that all systems in all facilities include

the ability to record and store video to properly identify individuals seeking building access, deter vandals and prevent theft from district property. Additionally, security access cards should be distributed to all faculty and staff for secure access to facilities. Surveillance systems will be installed in the Middle and High Schools in the near future to provide additional security.

4. **Deasy/Middle School exit road.** The current configuration poses a traffic problem for the community and for those individual entering or exiting from Dosoris Lane when school is in session. Constructing a new access road from the Deasy parking lot, behind the Middle School gym (behind the Middle School playground), will alleviate the traffic burden in this area. This would be a one-way road, in which some of the traffic would exit by making a left turn on to Tulane Road, and the rest of the traffic would make a right turn to travel on the road between the Middle School (by the band room) and the Sunrise Assisted Living Center. The Committee recommends pursuing this solution, as it would solve the problems on both Dosoris Lane and on the Deasy grounds and can be performed for a relatively inexpensive sum. We believe that the City of Glen Cove would endorse this effort.

5. **Roof Replacement.** The Committee has identified significant damage to district property due to the condition of the roofs in the identified facilities. The Committee is recommending that the roofs be inspected by the school district's engineering consultant, and that a formal evaluation of these conditions be submitted to the Board for their review.

6. **Science Labs.** The science labs at both the Middle School and High School are inadequate when compared to other districts. They are antiquated and not in conformance with professional standards. As a means of maximizing the district's resources, the Committee recommends the construction of a modern science laboratory in what is now the Home and Careers area of the Middle School, including associated computer equipment. The laboratory could be utilized by all science classes on a staggered schedule. The Committee investigated the possibility of using this same concept at the High School. However, after consulting with the high school science coordinator, it was determined that each science class requires an individual, connected laboratory and that the sharing of one enhanced science laboratory was not feasible. The Committee recommends replacement of all existing High School science classrooms with appropriate laboratories that are up to professional standards and to provide an enhanced science curriculum.

The Committee believes that to sufficiently bring the existing science classrooms up to professional standards (and provide an enhanced learning experience), it would require construction of modular classrooms off of the northeast corner of the high school due to the fact that the square footage of the current classrooms are smaller than the minimum square footage required by the National Science Teachers Association. The Committee recommends that the District consult with its architects on this issue.

7. **Additional Items recommended for funding.** The Committee is recommending several projects be considered for funding in order to enhance

the delivery of the quality of the instructional programs even though they are not directly related to healthy and safety issues or cost savings. These items are detailed below.

8. **Wunsch Arts Center.** The Wunsch Arts Center is utilized by Middle School students for assemblies, theatrical performances, etc. This facility is also used by the Glen Cove community for such purposes as dance recitals, local theatrical performances, elections, debates, etc. These activities take place when school is in session and also when school is not in session. Though the district will be plastering, painting and installing new carpeting in the near future, the Committee believes that this facility requires more than just these minor interior renovations.

Several items require immediate attention because they pose a potential health and safety hazard. These items include replacement of the stage floor and the fly system (ropes and pulleys that allow backdrops to move). The Committee also feels that electrical systems should be replaced as they are antiquated and may pose a potential health or safety issue.

We also recommend that an air-conditioning system be installed in the center in order to provide reasonable climate control during those months when temperatures soar.

Renovation of the Wunsch Arts Center would offer the District an opportunity to garner revenues by renting the center to professional theatrical troupes for performances, local businesses, etc. The following items would need to be addressed to realize the revenue potential:

- Reupholster all audience seating
- Installation of air conditioning (as stated above)
- Installation of proper sound and lighting equipment
- Refurbishing dressing rooms, bathrooms and storage areas underneath the stage

A. **Establish a Nature Classroom at Deasy School and a Geo-Dome at Middle School.** The Committee has sought ways to bring the Glen Cove School District in line with other Nassau County school districts and to provide an opportunity for extraordinary learning experiences for our children, and be financially feasible for our community at the same time. The Committee has consulted with the principals (who have sought input from the science faculty) and the Committee recommends creation of a “Nature Classroom” at Deasy School and a “Geo-Dome” at the Middle School. The nature classroom would be relatively inexpensive and could possibly be funded through donations from local nurseries, landscaping companies, or through charitable contributions. The Geo-Dome could be constructed next to the Home and Careers classroom, adjacent to the recommended science laboratory. The Geo-Dome would be utilized by all Middle School science classes. The Geo-

Dome would be a unique structure, in which children can learn in an actual laboratory setting which would prepare them for advanced scientific learning. The Committee believes that the cost of this special facility is feasible, and would provide a unique “drawing card” for our district, particularly for those children with great interest and aptitude in the field of science. The Committee encourages the district to pursue corporate donations from science-based companies (such as Pall Corporation) that might be interested in naming rights in return for a substantial contribution to defer the costs of such a facility.

- B. **Additional Storage Facilities.** Throughout the District, schools have converted storage areas into small classroom space and meeting rooms. This has resulted in a shortage of storage in every building, but particularly in Deasy, Gribbin and Landing Schools.

CAPITAL DEFICIENCIES

DEASY SCHOOL	Priority Deficiency	Comments	Operation and Maintenance
Security camera system	A	Current situation does not allow for identifying who is trying to access building. There is no ability to capture images.	
New roof with drainage	A	It was noted in several areas that there is an issue with water leakage, recommend an engineering firm verify that roof needs replacement.	
Elevator	A	Building is not ADA compliant.	
Replace Gymnasium floor	A	It was noted that the flooring has started to bubble, recommend that an engineering firm verify that flooring needs replacement.	
Deasy/Middle School Exit Road	A	Construct a new exit road behind Middle School play area that would alleviate congestion on Dosoris Lane during Deasy and Middle School arrival and dismissal.	
Replace windows	B	It is believed that these are single pane windows, recommend that an engineering firm verify that they be replaced.	
Gymnasium dividing wall	B	By dividing gymnasium two classes can be held during the same time.	
New cafeteria & kitchen	B	Currently there is no kitchen in Deasy, breakfast and lunch are served in the All Purpose Room. Meals are driven over from MS daily. Recommend that engineering firm look into the possibility of a new cafeteria and kitchen for the school.	
2 Additional modular classrooms	C	To prepare for future growth of student body, accommodation for additional sections as needed at that time.	
Waterproof brick envelope		To be considered as an O & M item, with a line item in future school budgets	1, 2, 3
Replace all purpose room floor		To be considered as an O & M item, with a line item in future school budgets	2
Outside door replacement		To be considered as an O & M item, with a line item in future school budgets	1
New outdoor playground equipment		To be considered as an O & M item, with a line item in future school budgets	3
Restroom updates		To be considered as an O & M item, with a line item in future school budgets	1
Remove remaining carpets from classrooms		To be considered as an O & M item, with a line item in future school budgets	1

CAPITAL DEFICIENCIES

GRIBBIN SCHOOL	Priority Deficiency	Comments	Operation and Maintenance
Security camera system	A	Current situation does not allow for identifying who is trying to access building. There is no ability to capture images.	
Heating system including boiler replacement	A	It is believed to be original, recommend that an engineering firm verify that the entire system be replaced.	
New roof with drainage	A	It was noted in several areas that there is an issue with water leakage, recommend that an engineering firm verify that roof needs replacement	
Replace windows	A	It is believed that these are single pane windows, recommend that an engineering firm verify that they be replaced.	
All Purpose Room	B	Room serves as auditorium, cafeteria and gym. Current dividing wall is believed to be original and difficult for staff to use. Recommend engineering firm verify need for replacement.	
2 Additional modular classrooms	C	To prepare for future growth of student body, accommodation for additional sections as needed at that time.	
Outside doors replacement		To be considered as an O & M item, with a line item in future school budgets	1
Restroom update		To be considered as an O & M item, with a line item in future school budgets	2
Resurface gym floor		To be considered as an O & M item, with a line item in future school budgets	4
Front playground structure		To be considered as an O & M item, with a line item in future school budgets	1

Connolly School**Priority Comments**

Bathrooms to ADA code - larger stalls for access	A	Facility should be brought into compliance with all applicable state and local laws.
Security - Addition of camera's and recording devices	A	Existing system is substandard and dated. New state-of-the-art system required for identification and storage of recorded images.
Bathroom Fixtures - replacement of all faucets, hand dryers, toilet seats	A	Bathroom fixtures either in need of repair or dated. Replacement of fixtures required.
Driveway /Walkway- additions/corrections	1	O&M - Repairs/additions required for safety purposes.
Library Interiors - update and replacement of carpeting and fixtures	1	O&M
Playground Equipment - Gribbin - front play set only;	3	O&M Research possible options for donation, possibly through PTA

LANDING**Priority Comments**

Security camera system	A	Existing system is substandard and dated. New state-of-the-art system required for identification and storage of recorded images.
Elevator	A	Facility should be brought into compliance with all applicable state and local ADA laws.
Replace windows and blinds in various areas	B	It is believed that these are single pane windows, recommend that an engineering firm verify that they be replaced.
Replace master clocks	4	O&M
Repair re-occurring leak through foundation in various areas	0,1	O&M
Survey parking lot & create additional spaces	2	O&M
Renovation to allow for new air conditioning; library reconfigure to allow for better flow for students; add DVD player and monitor	3 (AC), 1 (reconfiguration)	O&M
Faulty Room Updates	3, 4	O&M
Outside door replacement	1	O&M
New outdoor playground equipment	3	O&M
Restroom Updates	1	O&M
Remove remaining carpets from class rooms	1	O&M

CAPITAL DEFICIENCIES

MIDDLE SCHOOL	Priority Deficiency	Comments	Operation and Maintenance
Corridor Floors - 1910 building	A	The committee noted a possible structural deficiency causing a sag. This condition requires review by an engineer.	
Upper Gym Floor	A	Existing surface is slippery and a risk for use in sports activities. We recommend installation of a new wood floor.	
Restroom Renovations	A	Upgrade to provide ADA compliance throughout.	
Science Exploratory Lab	A	Existing science classrooms provide little opportunity for laboratory study. We recommend providing a single modern science laboratory in the existing Home and Careers classroom to be shared by the science teachers.	
Deasy/Middle School Exit Road	A	Exit road behind Middle School play area would alleviate congestion at Dosoris Lane during Middle School arrival and dismissal.	
Wunsch Center New rigging, curtains, backdrops. New stage floor. General lighting. Stage lighting and sound system, including control room. Air Conditioning. New seat covers.	A	The Wunsch Center could provide an excellent venue for school and community events. Current stage conditions are dangerous, lighting and sound unsatisfactory and viewing conditions uncomfortable.	
Geo-Dome & Greenhouse	B	Use of existing underutilized courtyard space in conjunction with new science lab would provide an excellent space for improved science program.	
Mini Center Air Conditioning	B	Room is used for many public meetings. Air conditioning recommended to address discomfort of the community.	
Hall and locker room lockers	C	Hall lockers are an unsuitable size for student use. Many lock mechanisms are damaged and unusable. We recommend replacement.	
New Furniture 1910 Science Rooms		O&M	2
Library carpeting, furniture, shelving		O&M	2
Exterior doors		O&M	1,2
Interior door (stairwell C) brickwork repair		O&M	1
Music rooms 125-126 carpeting/flooring brick work in hallway		O&M	1
PE area doors & wall Repair corrosion & leaks		O&M	1

CAPITAL DEFICIENCIES

HIGH SCHOOL	Priority Deficiency	Comments	Operation and Maintenance
Roof	A	While the committee saw many places where the roof was leaking, it is recommended that a licensed engineer make a full review & report on the roof's condition	
Science Center	A	The committee reviewed all of the science rooms in the high school. They are at best antiquated and not really very functional any longer. A new science center would allow not only a proper science instructional program to take place, but one of a significant improvement.	
Restroom Renovations (8)	A	All of the restrooms visited at the high school were in a sub-standard condition. They need to be renovated from top to bottom.	
Physical Ed Locker Rooms	A	Both of the locker rooms visited at the high school were in a sub-standard condition. They need to be renovated from top to bottom.	
Guidance/College Resource Center	B	The committee visited the guidance area of the high school. It is now a very poor lay out and does not foster the necessary atmosphere to allow students to search out possibilities beyond their high school career.	
Auditorium Renovations Band/Chorus Rooms	B	Upon review the auditorium lighting, seating and Band/Chorus rooms are all in need of renovations	
Library/Media Center	C	The Library/Media center is also antiquated and in need of an upgrade to allow for an improved instructional program.	
Cafeteria Server Area	C	As the high school cafeteria is now laid out, students must stand in the hall ways to be on the cafeteria line. This now congests the traffic flow of students through this area.	
Common Area/Patio Renovations	C	There is presently no commons area for the high school students to gather outside of the buildings. It was thought that there is sufficient area outside of the cafeteria to create one.	
Bleachers/Main Field/ Field Press box	C	The bleachers, field and press box are all in need of replacement. It should be noted that it was thought that if upgraded, community athletes would benefit from this replacement as well as high school athletes	
Outdoor Basketball courts	C	O&M	3
General Classroom Renovations		O&M	2
Replace/Repair Gym Bleachers		O&M	1
Replace/Repair Sound System in Field Press Box		O&M	2
Replace/Repair all Exterior Doors Front Entrance		O&M	1
Finish Window Replacement		O&M	1,2,3
Replace All Interior Lock Mechanisms and /or Doors		O&M	3,4,5
Repair all Exterior Sidewalks/Curbs		O&M	2,3
Repair Replace carpeting in Classrooms/Offices		O&M	1,2
Re-line/Re-number Parking lots		O&M	1
Solve Drainage Problem in Back Lot		O&M	2
Replace Cafeteria Tiles		O&M	4,5
Pave Back Path Emergency Route Used for Evacuation		O&M	1

3/18/2008

Code/Life Safety/ADA

Deasy Priority Gribbin Priority Landing Priority Connolly Priority Middle Priority High School Priority Thayer House Carriage House

ADA Entry to Building - Ramping
Conference Room - where garage was originally to accommodate meetings with Parents and children who cannot navigate stairs.
Creation of new Deasy/Middles School entrance/exit road to alleviate traffic on Dosoris
Elevator - for ADA accessibility throughout building
Restrooms to ADA code - larger stalls for access (including refurbishment of restroom fixtures)
Security - Addition of camera's and recording devices

A A A
A A A A A
A A A A A
A A A A

Exterior Structure

Addition of modular for more space
Driveway /Walkway- additions/corrections
Re-Pointing of exterior brick work
Roof
Window replacement (at HS:courtyard only)

C C B C
A B C
A A A
A A B B A

Infrastructure

Air Conditioning (at Landing: Library, at MS:mini-center and auditorium (as part of Wunsch center package below); at HS:auditorium
Boiler System

A C B A A A

Interior Replacements

Auditorium - seating, stage area improvements, AV additions
Cafeteria- (at HS:Server Area; at Deasy: new café and kitchen)
Dividing Wall (at Deasy: Gymnasium: at Gribbin: All Purpose Room)
Electrical System replacement or upgrade
Guidance Center - improvement needed for larger, private meeting spaces to accommodate growing needs of students
Gymnasium Ceiling /Flooring (at Deasy: Gymnasium flooring and ceiling; at MS Upper Gym: flooring)
Library Interiors - update and replacement of carpeting and fixtures
Locker Rooms - complete renovation
Student Hall Lockers - Hall lockers are an unsuitable size for student use. Many lock mechanisms are damaged and unusable

A B
A B C
A B
A B B B A B
B B B B B A
C

Grounds

Addition of new road through MS black top for improved traffic flow for Deasy and MS - see drawing
Playground Equipment - Gribbin - front play set only;
Replacement of Football Fld
Replacement/Improvement to MS upper Fld Track and football fld.

A B B B A
B B B B A
B

Suggestions not related to health and safety recommended for funding

Creation of unique science facilities (at MS:Geo-Dome)
Storage Space
Wunsch Center - Replacement of staging and AV, addition of AC

B B B B B A