



BUILDING CONDITION SURVEY + FIVE-YEAR PLAN

Board of Education Update

June 16, 2022



KG+D Architects, PC

285 Main Street, Mount Kisco, New York 10549

914.666.5900 kgdarchitects.com



BCS / 5 YEAR PLAN UPDATE AGENDA

- ❖ Building Condition Survey (BCS) Process + Findings
- ❖ Improvement Requests to Support Instruction + Programs
- ❖ Next Steps



BCS / 5 YEAR PLAN UPDATE BACKGROUND



- Survey of School Buildings by a licensed Architect or Engineer for the purpose of identifying and planning for facilities needs
- The Building Condition Survey (BCS) and Five-Year Plan is required per regulation of the Commissioner of New York State Department of Education
- The Building Condition Survey form is prescribed by New York State Education Department, Office of Facilities Planning



BCS / 5 YEAR PLAN UPDATE PROFESSIONAL TEAM

KG+D Architects

Architecture, Interior Design + Planning

MEFP Engineering:

Barile Gallagher & Associates

Structural Engineering

The DiSalvo Engineering Group

Athletic Field Design + Civil Engineering

The LA Group

Roofing Consultant

Watsky Associates

Independent Cost Estimator

Nasco Construction Services





BCS / 5 YEAR PLAN UPDATE PROCESS

- Review of District Background Information
- Visual Inspections of all Facilities
- Interviewed Key District Internal Stakeholder Groups
 - District Administration
 - Building Level Leaders
 - Department Directors
 - Buildings and Grounds Team



BCS / 5 YEAR PLAN UPDATE PRIORITIZATION

Priority 1: Life Safety Related

Example: Non-Functioning Fire Alarm System

Priority 2: Health, Safety, or Property Damage

Example: Leaking Pipe

Priority 3: Age-Related Replacement or Required Per Updated Regulations

Example: Unit Ventilator Operating Beyond its Expected Useful Life

Priority 4: Desirable Upgrades or Improvements

Example: Energy Efficiency Upgrades



BCS / 5 YEAR PLAN UPDATE **PHYSICAL PLANT**

- 3 Primary School Buildings
- 4 Administration + Operations Buildings
- 343,800 Gross Square Feet, 53.9 Acres
- Est. Building Replacement Value ~ \$250,000,000



BCS / 5 YEAR PLAN UPDATE

RECENT PROJECTS

2015	Building Condition Survey + 5 Year Plan	\$22M of Needs
------	--	----------------



2017

Capital Project

\$20.8M



2021

Energy Performance
Contract (EPC)

\$3.4M



BCS / 5 YEAR PLAN UPDATE

CROTON-HARMON HIGH SCHOOL

2015 Overall Building Rating: Satisfactory

2022 Overall Building Rating: Satisfactory

Year Constructed: 1924 - 2004

Total 'Must-do' Infrastructure: \$5,087,000

Major Identified Needs:

- | | |
|---------------------------------------|---------|
| – Paving, Stormwater, + Sitework | \$1.1 M |
| – Roofing + Masonry | \$2.3 M |
| – Interior Finishes | \$350 K |
| – Heating + Ventilation Replacements | \$780 K |
| – Auditorium Lighting + Sound Systems | \$388 K |



BCS / 5 YEAR PLAN UPDATE PVC MIDDLE SCHOOL

2015 Overall Building Rating:	Satisfactory
2022 Overall Building Rating:	Satisfactory
Year Constructed:	1939, 2004
Total 'Must-do' Infrastructure:	\$5,927,000

Major Identified Needs:

– Paving + Additional Parking + Site	\$1.1 K
– Roofing + Masonry	\$1.2 M
– HVAC Replacements	\$1.1 M
– Play Area Improvements	\$450 K
– Interior Finishes + Abatement	\$1.6 M
– Additional Food Service Refrigeration	\$210 K



BCS / 5 YEAR PLAN UPDATE

CET ELEMENTARY SCHOOL

2015 Overall Building Rating:	Satisfactory
2022 Overall Building Rating:	Satisfactory
Year Constructed:	1954, 1961, 1996, 2004
Total 'Must-do' Infrastructure:	\$4,053,000
Major Identified Needs:	
– Stormwater + Site Improvements	\$690 K
– Playground Replacement	\$775 K
– Roofing + Masonry	\$150 K
– Interior Finishes (Floors + Ceilings)	\$900 K
– Heating + Ventilation Replacements	\$1.3 M
– 3 / 4 Wing Toilet Room Renovations	\$233 K



BCS / 5 YEAR PLAN UPDATE

ADMIN + OPERATIONS BUILDINGS

District Administration Building:	Satisfactory
Transportation Building:	Satisfactory
Maintenance (CET):	Excellent (New)
Maintenance Shop (PVC):	Satisfactory
Total 'Must-do' Infrastructure:	\$1,552,000
Major Identified Needs:	

– District Office Roofing Replacement	\$297 K
– Transportation Water Treatment System	\$233K
– Transportation Parking + Paving	\$478 K
– Transportation Electrical Charging Upgrades	\$210 K

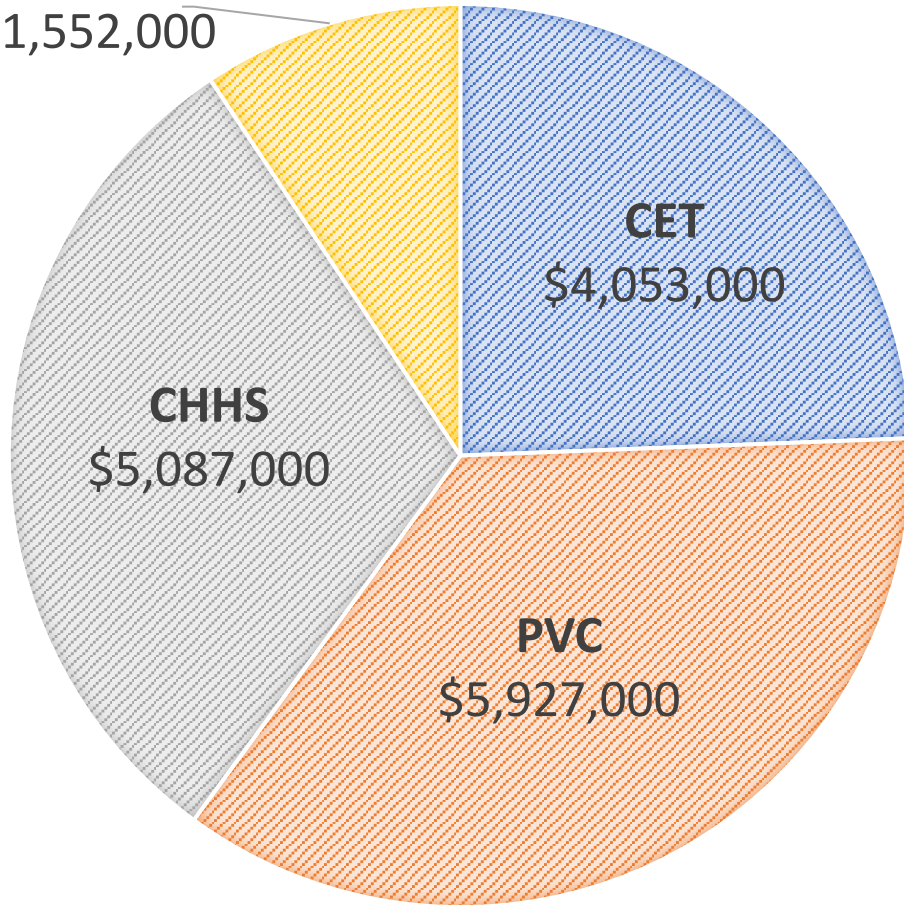


BCS / 5 YEAR PLAN UPDATE

'MUST-DO' INFRASTRUCTURE

Operations

\$1,552,000



\$16,619,000

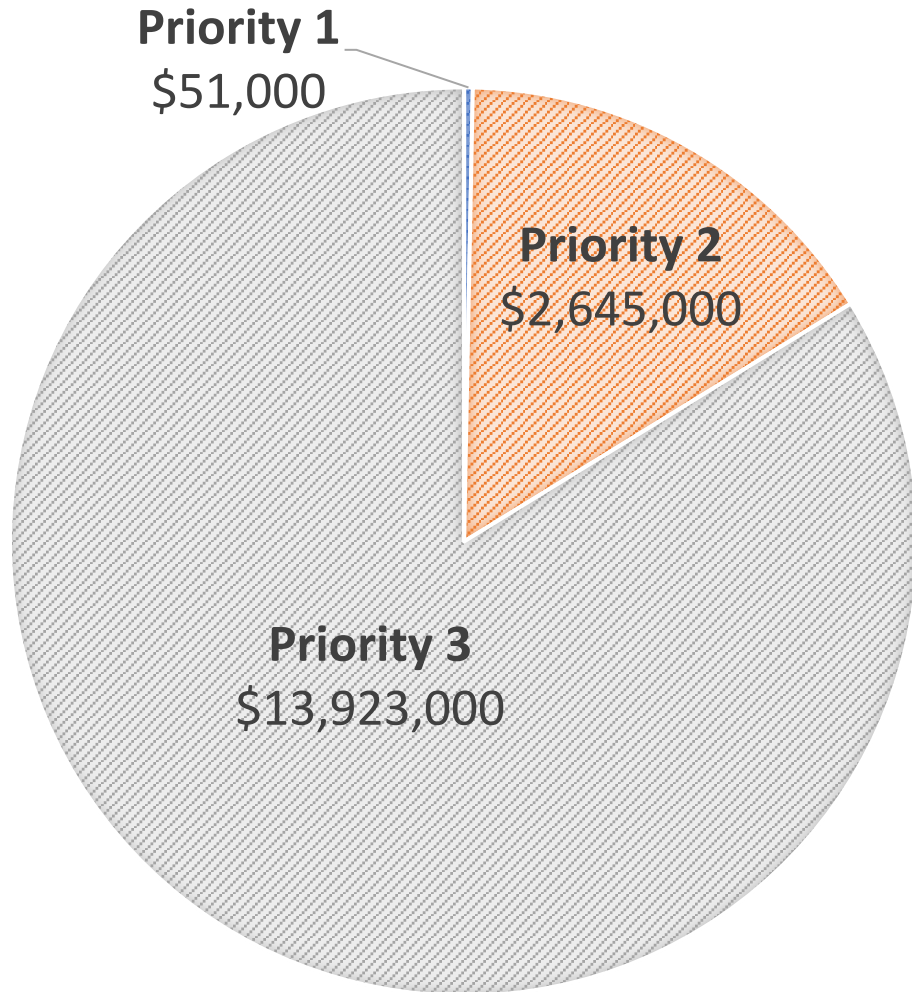
'Must-do' infrastructure includes work required to maintain district facilities in good, working order.

CET Elementary School	\$4,053,000
PVC Middle School	\$5,927,000
Croton-Harmon High School	\$5,087,000
Admin + Operations Buildings	\$1,552,000



BCS / 5 YEAR PLAN UPDATE

'MUST-DO' INFRASTRUCTURE



\$16,619,000

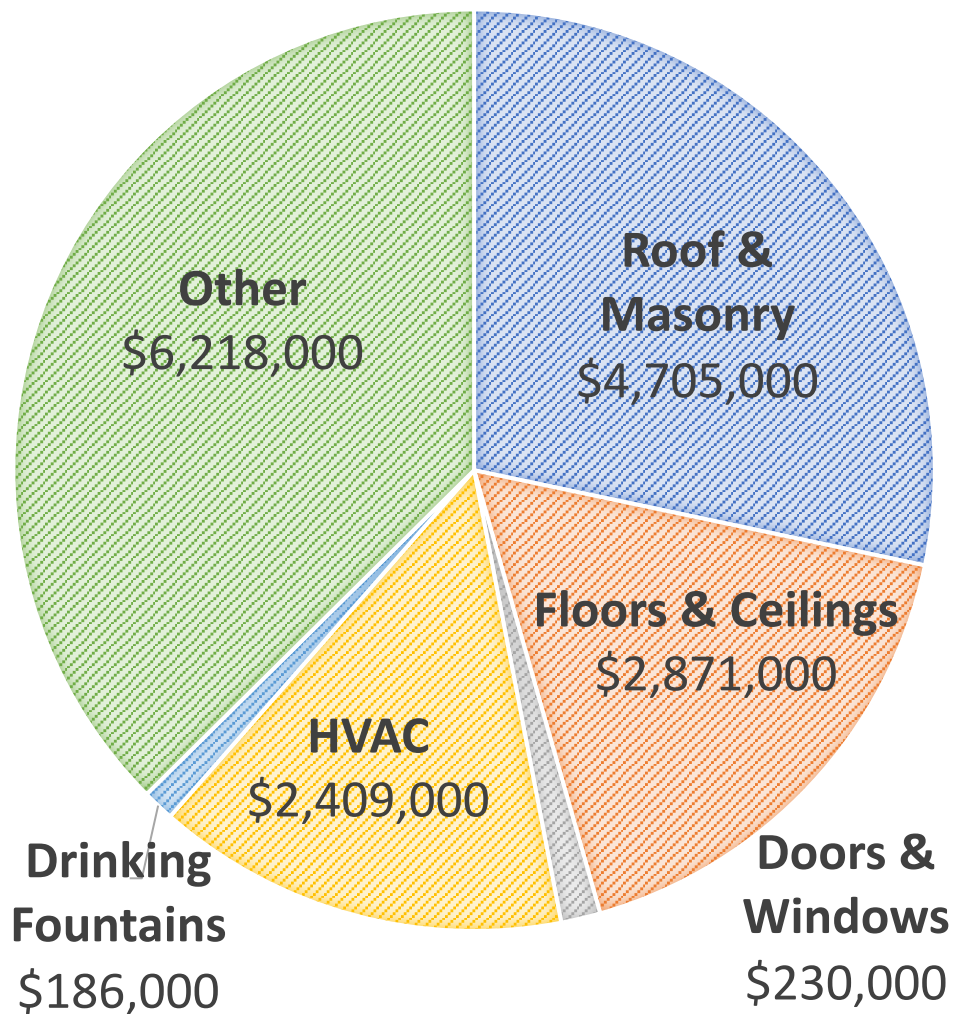
Most infrastructure work is classified as age-related

Priority 1 (Safety)	\$51,000
Priority 2 (Unreliable)	\$2,645,000
Priority 3 (Age-Related)	\$13,923,000
Priority 4 (Desirable Upgrades)	N/A



BCS / 5 YEAR PLAN UPDATE

'MUST-DO' INFRASTRUCTURE



\$16,619,000

Infrastructure includes the following types of work:

Roof & Masonry	\$4,705,000
Floors & Ceilings	\$2,871,000
Doors & Windows	\$230,000
HVAC	\$2,409,000
Drinking Fountains	\$186,000
Other	\$6,218,000



BCS / 5 YEAR PLAN UPDATE

'MUST-DO' INFRASTRUCTURE

“Other” Category of Work Includes:

- Communications
- Outdoor Wi-Fi Extension
- Paving
- Additional Parking
- Sidewalks
- Fencing
- Casework / Cubbies
- Hand Railings
- Plumbing Fixtures
- Water Main Replacement
- Sewer Main Replacement
- Playground Surfacing
- PVC Attic Catwalk
- Food Service Refrigeration
- Lockers Repairs
- Locker Lock Replacements
- Fire Service Check Valve
- Electrical System Testing
- Fuel Tank Decommissioning
- Chimney Inspections
- Electrical Distribution Upgrades
- CHHS Auditorium Lights
- CHHS Auditorium Sound
- Site + Walkway Lighting
- Transportation Building Water Treatment
- Transportation Building Electrical Upgrades
- Gym Wall Padding
- Wall Finishes / Acoustics
- CHHS Dugout Roofs
- Bollards



BCS / 5 YEAR PLAN UPDATE

PROGRAM IMPROVEMENTS

- Meetings with Key District Internal Stakeholders
 - District Administration
 - Building Level Leaders
 - Department Directors
 - Athletics
 - Transportation
 - Technology
 - Building Maintenance + Grounds

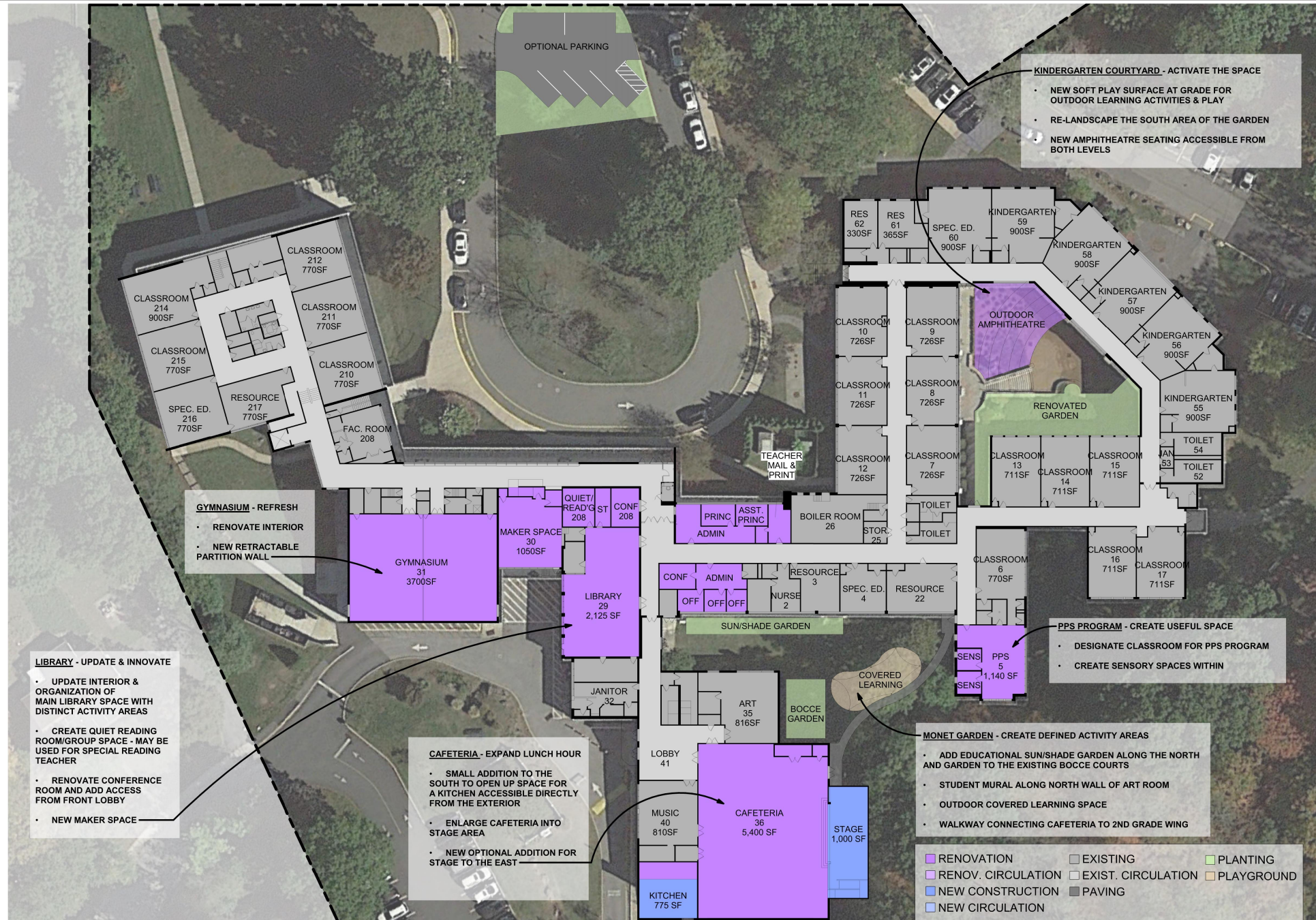


BCS / 5 YEAR PLAN UPDATE

CARRIE E. TOMPKINS ELEMENTARY

Program-Related Items Identified by CET Leadership Team

- Library + Media Center Upgrades
- Outdoor Learning Spaces
- Gymnasium Fit-Out
- Food Service Functionality
- Reduce Bus Loop Congestion
- Information Displays Throughout the Building
- Improved Playground
- Administrative Office Reconfiguration



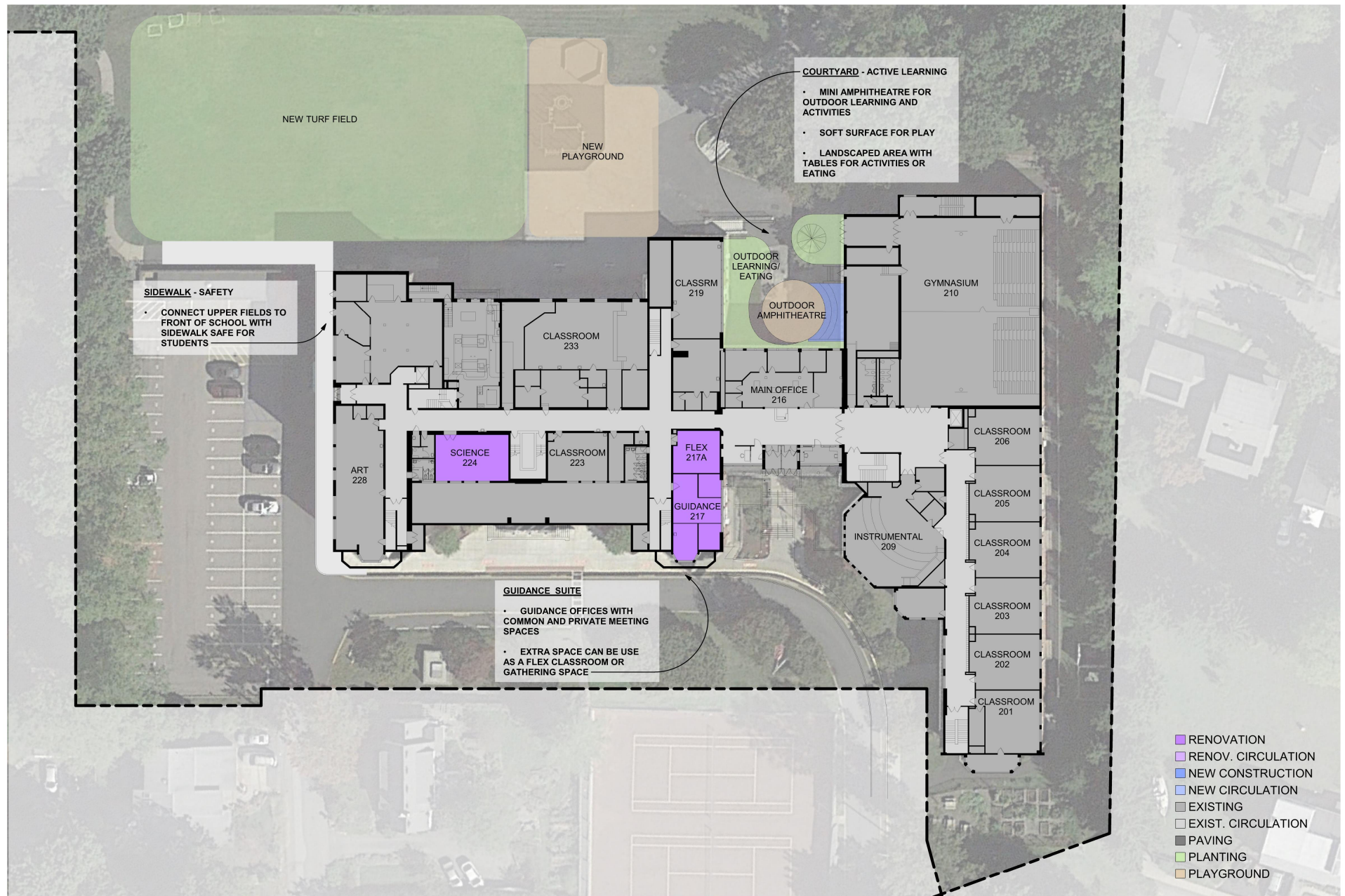


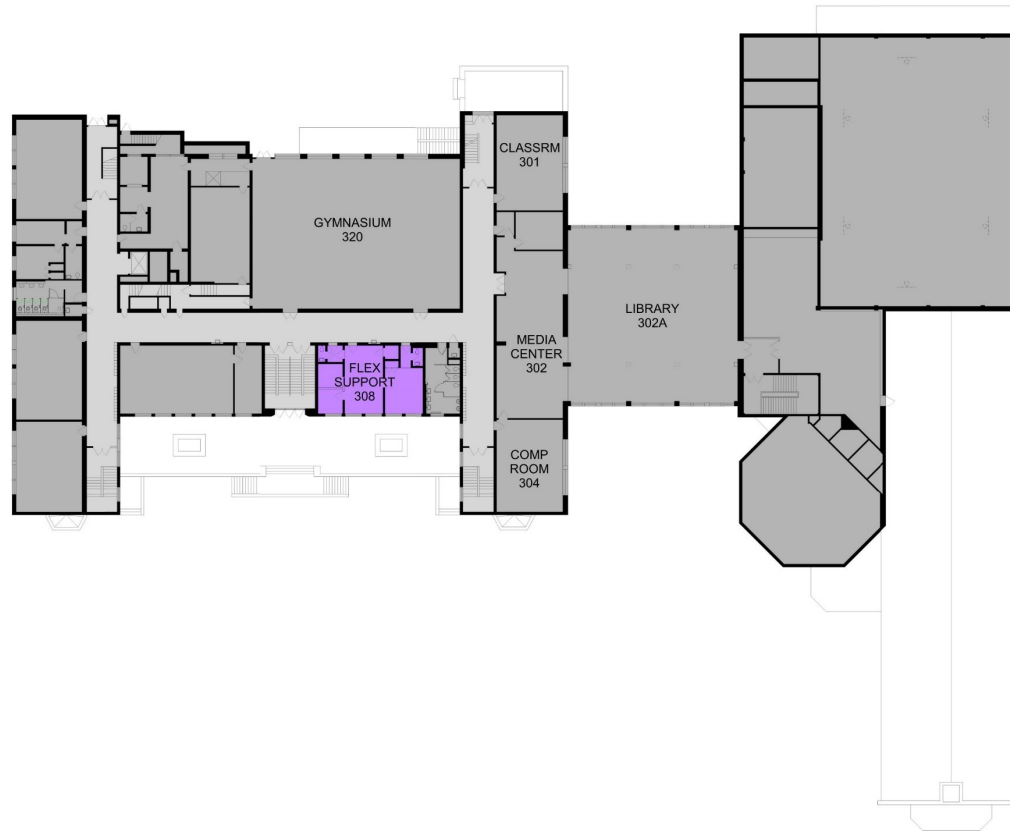
BCS / 5 YEAR PLAN UPDATE

PIERRE VAN CORTLANDT MS

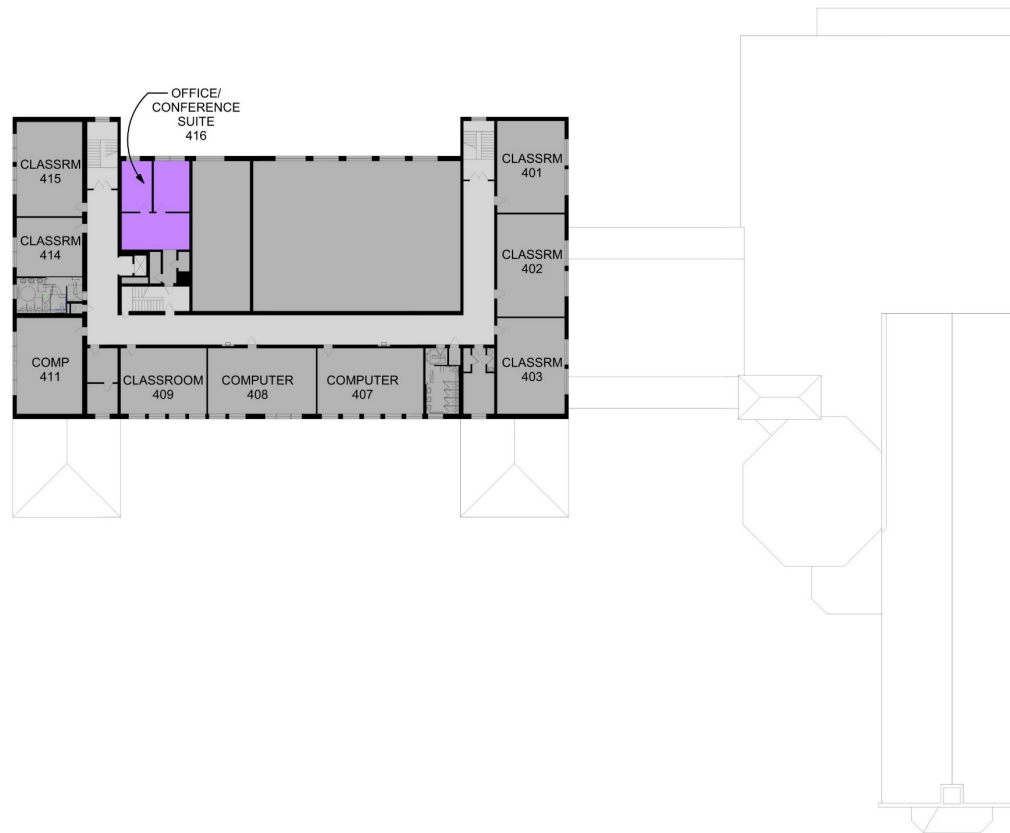
Program-Related Items Identified by PVC Leadership Team

- Student Support Spaces (Guidance + Flexible Support Program)
- Science Classroom
- Outdoor Learning Space
- Air Conditioning
- Outdoor Recess Area Improvements
- Conference / Meeting Rooms
- Food Service Refrigeration (*Included in BCS*)
- Weathervane (*Included in BCS*)

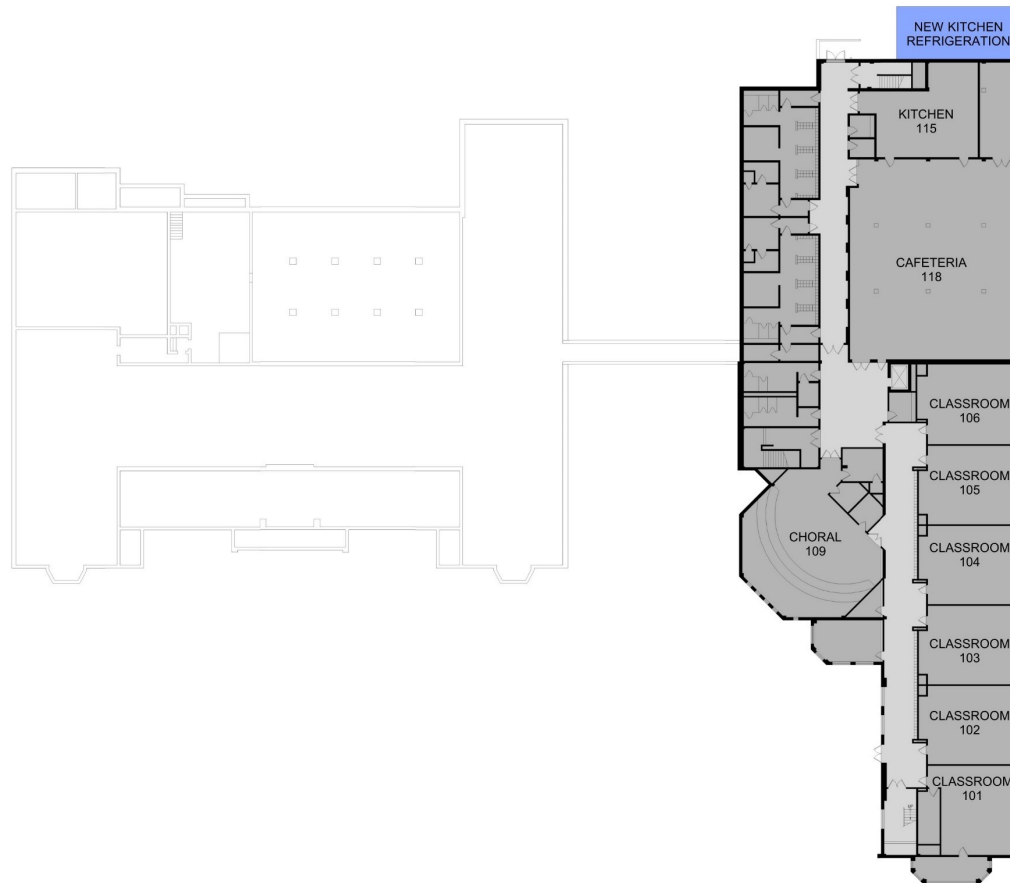




- RENOVATION
- RENOV. CIRCULATION
- NEW CONSTRUCTION
- NEW CIRCULATION
- EXISTING
- EXIST. CIRCULATION
- PAVING
- PLANTING
- PLAYGROUND



- RENOVATION
- RENOV. CIRCULATION
- NEW CONSTRUCTION
- NEW CIRCULATION
- EXISTING
- EXIST. CIRCULATION
- PAVING
- PLANTING
- PLAYGROUND



- RENOVATION
- RENOV. CIRCULATION
- NEW CONSTRUCTION
- NEW CIRCULATION
- EXISTING
- EXIST. CIRCULATION
- PAVING
- PLANTING
- PLAYGROUND

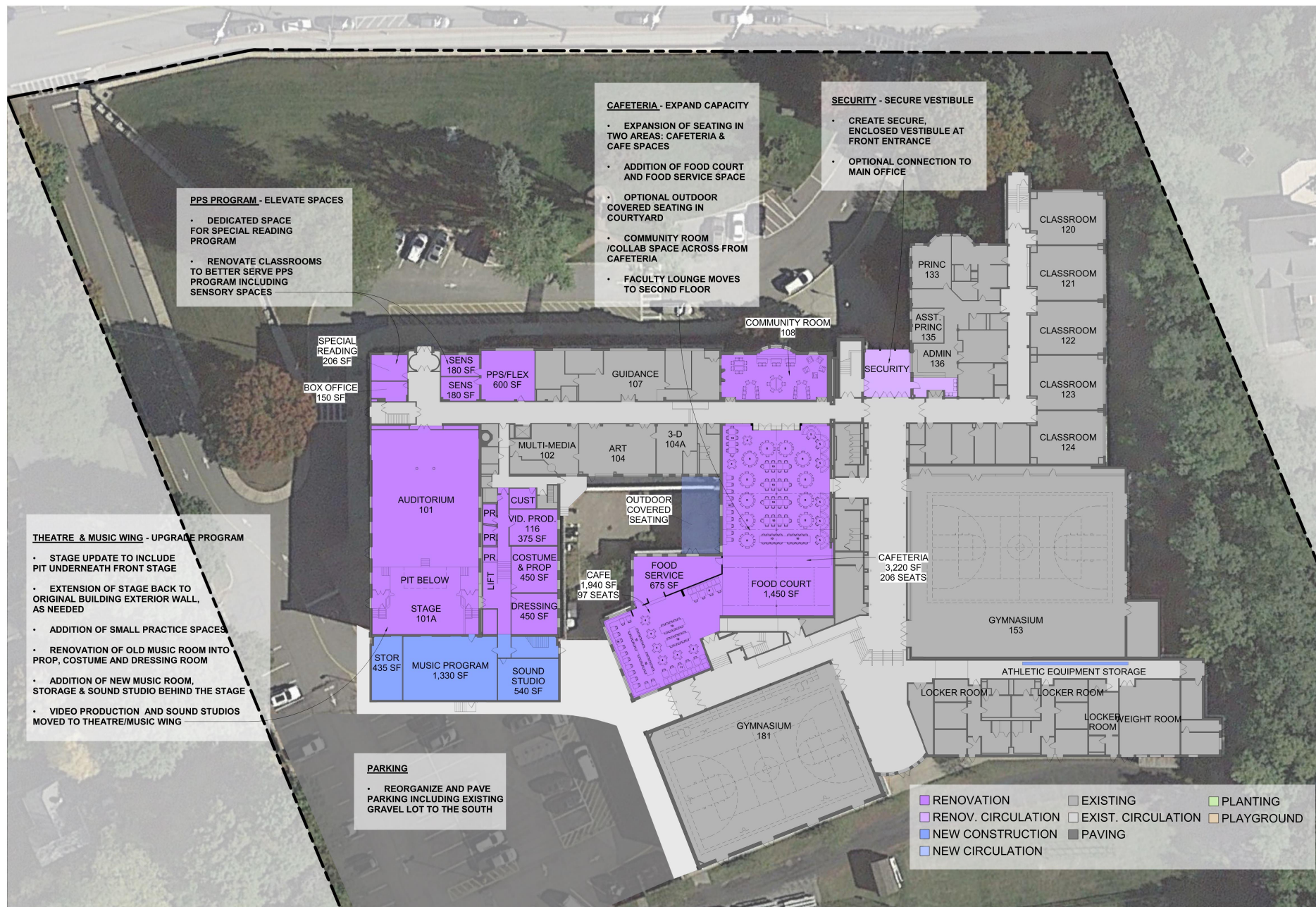


BCS / 5 YEAR PLAN UPDATE

CROTON-HARMON HIGH SCHOOL

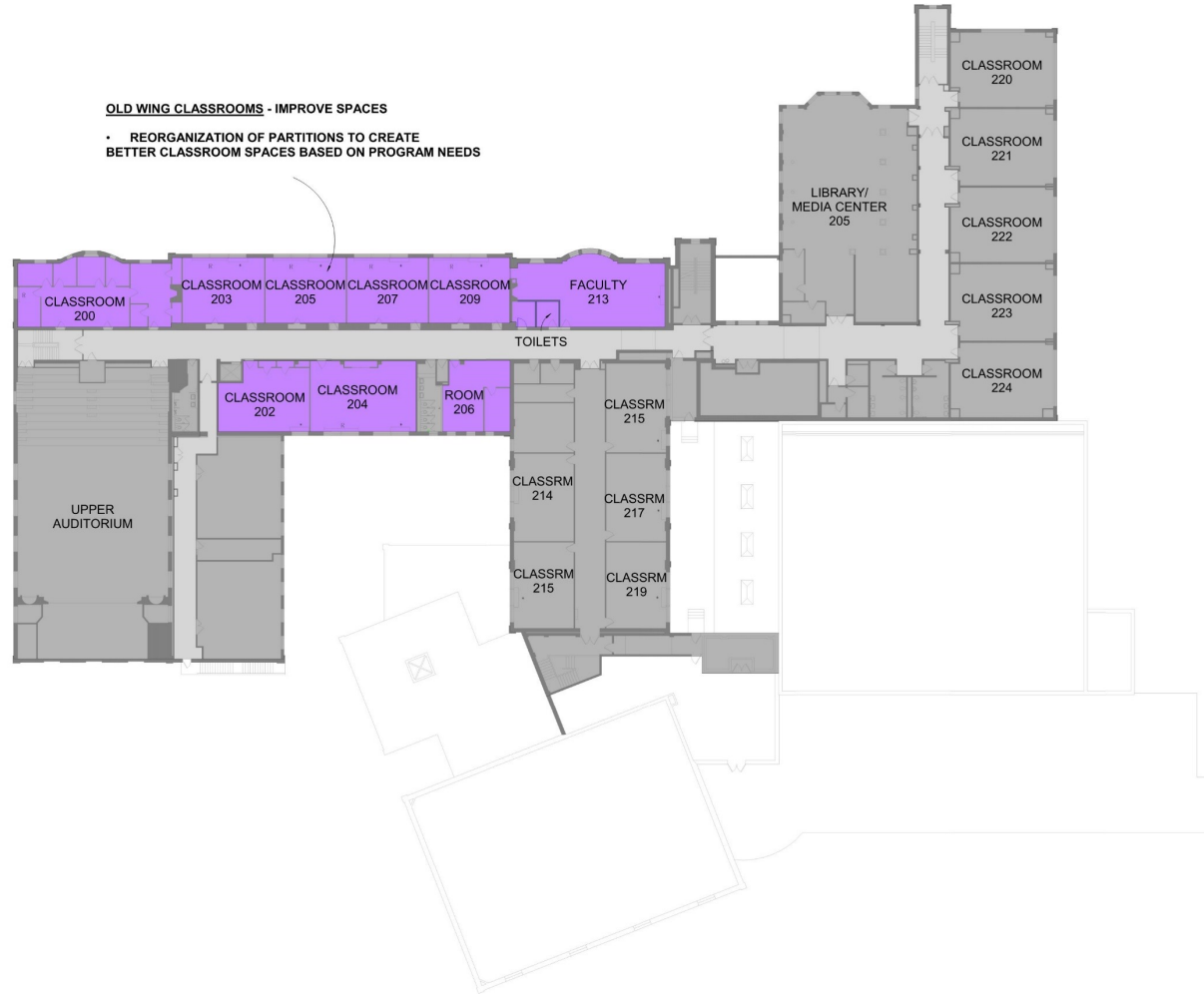
Program-Related Items Identified by CHHS Leadership Team

- Auditorium Renovation
- Band / Music Program Spaces
- Cafeteria Seating Capacity + Food Service Functionality
- Renovate Old Wing' 2nd + 3rd Floor Classrooms to Next-Gen Learning
- Renovate Science Classrooms
- Maker Space
- Outdoor Learning Space
- Building-Related + Athletic Storage
- Student Toilet Rooms
- Air Conditioning
- Community Room Conversion to Collaborative Learning Room
- Main Entry Security Vestibule



OLD WING CLASSROOMS - IMPROVE SPACES

- REORGANIZATION OF PARTITIONS TO CREATE BETTER CLASSROOM SPACES BASED ON PROGRAM NEEDS



OLD WING CLASSROOMS - IMPROVE SPACES

- REORGANIZATION OF PARTITIONS TO CREATE BETTER CLASSROOM SPACES BASED ON PROGRAM NEEDS





BCS / 5 YEAR PLAN UPDATE

ATHLETIC FACILITIES

- Spencer Field
 - Synthetic Turf, Track Resurfacing, Lights, Bleachers, + Concession
- Field House at CET campus, to include locker rooms and storage
- Additional Tennis Courts at CET
- Enlargement of the upper CET natural turf field
- CHHS Baseball field irrigation



SITE WORK IMPROVEMENT LEGEND

- (A) NEW TURF FIELD HOCKEY AND BOYS LACROSSE FIELD WITH TRACK THROW EVENTS. EXTEND FIELD 30'±.
- (B) NEW ONE WAY BUS LOOP WITH ADDITIONAL DISTRICT OFFICE PARKING SPOTS.
- (C) NEW CONCESSION/RESTROOM AREA WITH PARKING.
- (D) NEW TRACK AREA WITH SYNTHETIC TURF FIELD, NEW BLEACHER SYSTEM, PRESSBOX, PLAYFIELD LIGHTING, SCOREBOARD, AND ADA/AMBULANCE PARKING AREA.
- (E) NEW INCLEMENT WEATHER PAVILION AND WALKWAY AROUND TRACK.
- (F) ENVIRONMENTAL TRAIL CONNECTION AREA.
- (G) NEW TWO STORY FIELD HOUSE WITH STORAGE AT LOWER LEVEL AND TEAM ROOMS AND ATHLETIC TRAINING AREA AT UPPER LEVEL.
- (H) ADDITIONAL THREE TENNIS COURTS WITH PROMENADE, PAVILION, AND CONNECTING WALKWAY WITH BENEFACTOR PAVER AREA.



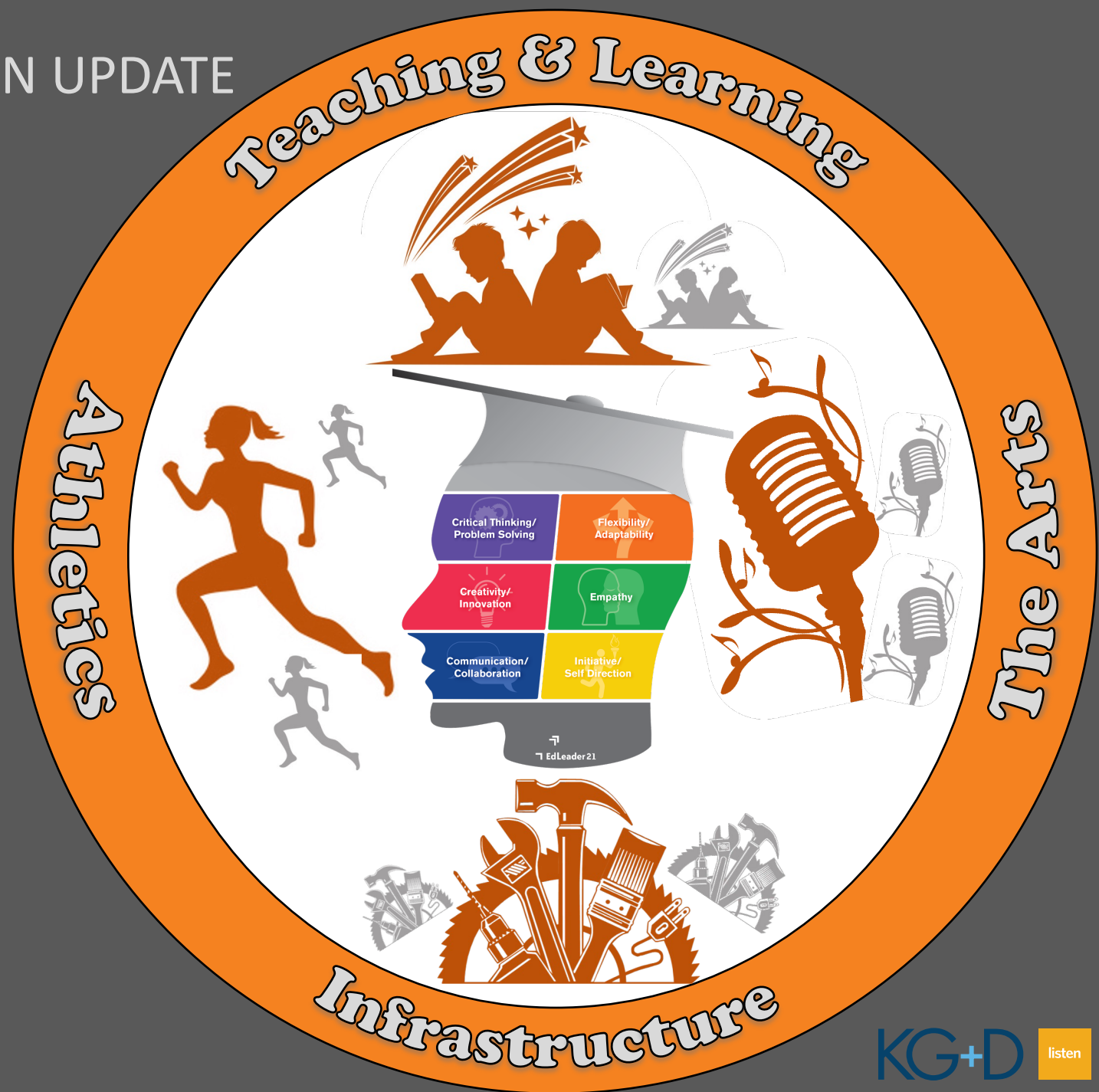
BCS / 5 YEAR PLAN UPDATE Emerging Themes

The work identified through the Building Condition Survey, Building Leadership Team interviews, and department meetings is forming around a number of common themes throughout the district.



BCS / 5 YEAR PLAN UPDATE

*Envisioning
The Future
of our
Facilities*

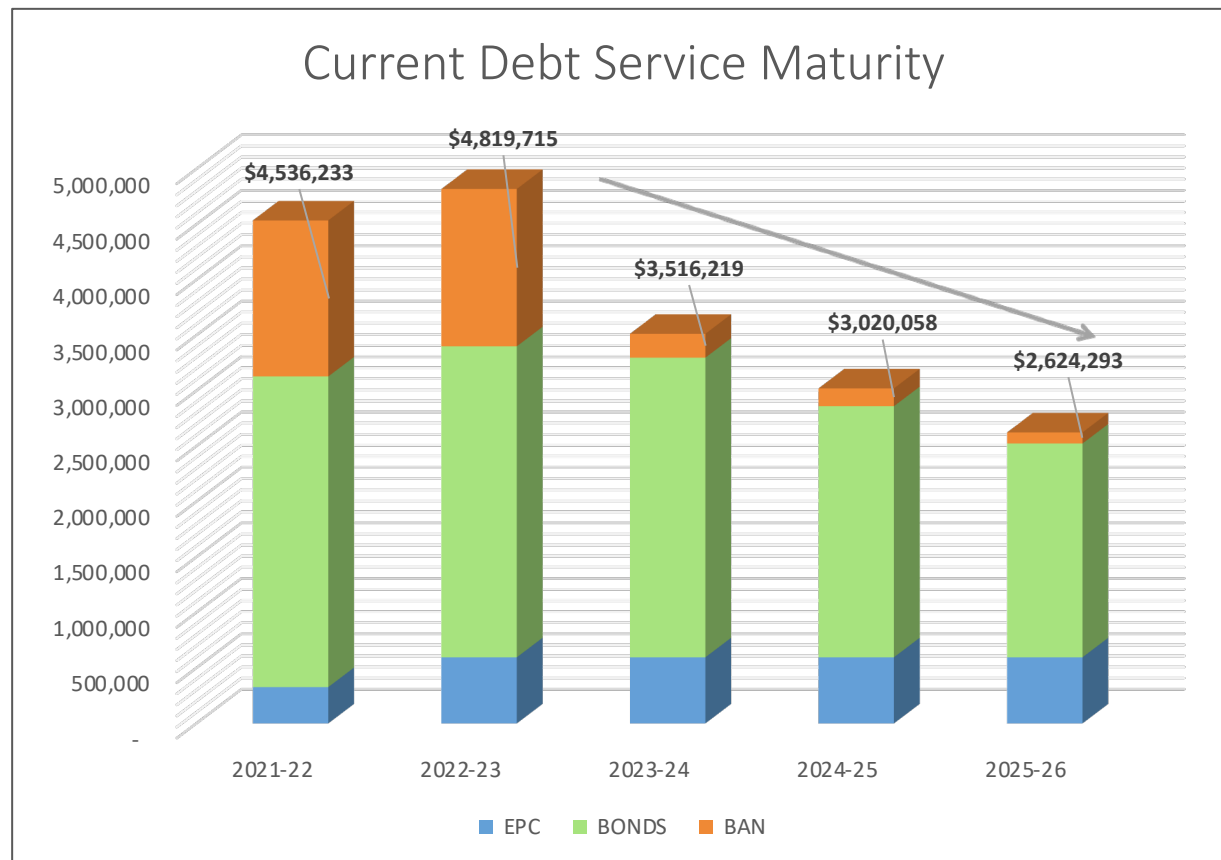




BCS / 5 YEAR PLAN UPDATE

Primary Fiscal Goals

- ✓ Meet current infrastructure needs and enhance student learning environments by leveraging our State Building Aid and declining debt
- ✓ Design a Tax-Neutral capital improvement project that will impose no additional taxes
- ✓ Strategically align declining debt with construction phasing and tax-neutral financing to prevent any negative impact on the tax levy





Next Steps

Capital Planning

- Engage CHUFSD and Community Stakeholders
- Develop and Refine Conceptual Design Alternatives
- Continued Analysis & Dialogue
- Prepare Associated Budget Estimates
- Collaboratively Evaluate and Prioritize all Identified Work Into a Capital Plan that meets the financial, operational, and instructional needs of district and the community.

Thank You!

June 16, 2022



KG+D Architects, PC

285 Main Street, Mount Kisco, New York 10549

914.666.5900 kgdarchitects.com

