

# EXECUTIVE SUMMARY & FIVE-YEAR PLAN

## HALDANE CSD

**Final: March 2023**

BBS PROJECT NO. 22-374



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This Five-Year Plan is prepared in conformance with parts 155.1 and 155.3 of the New York State Education Department Commissioners Regulations. It is also consistent with the Regional Five-Year Special Education Space Requirements Plan required by Commissioner's regulation 200.2(g).

The intent of this Five-Year Plan is to identify the current condition of each of the Haldane Central School District's facilities, and to serve as a tool for the District to actively manage its capital needs and goals.

This Five-Year Plan was prepared by, and with the input of, the following personnel:

- Kenneth G. Schupner, AIA – architect – BBS
- Frederick W. Seeba. P.E. LEED AP – engineer – BBS
- Philip Benante, Ed.D – Superintendent
- Mike Twardy – Interim Director of Facilities

The following resources were utilized in the preparation of this Five-Year Plan:

- Building Condition Surveys and Visual Inspections from previous cycles.
- Facilities Information questionnaires provided by BBS and filled out by each building's head custodian.
- Interviews with each building's head custodian and building principals (when available) regarding existing conditions of the physical plant.

The cost estimates in this report are “fully loaded”, containing design contingencies, construction contingencies, escalation, owner soft costs and architectural/engineering design fees. Escalation is carried for one year. For any work planned beyond one year's time, contact us to re-estimate the project(s) based upon the economic conditions at that time. At the very least, use 5% per year in escalation for rough estimating purposes after the first year.

Please note that there are aspects of the buildings that may not be fully covered this report. These are the evaluation of each facility for the presence of asbestos and/or lead for which abatement work may become necessary and the evaluation of the facilities for full accessibility for the disabled. Some accessibility recommendations have been incorporated, but this does not constitute a complete evaluation. Finally, the vast majority of structural components in any given building are not observable, so this Five-Year Plan represents a limited visual review of accessible, observable structural components in order to identify component type and general condition.

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Items noted in this Five-Year Plan are classified in five priorities as defined below, aligned with each of the five years. As the District takes ownership of this Plan for the four-year period until the next scheduled Building Condition Survey, the District should update the Plan annually and may opt to add, delete or re-prioritize items according to evolving needs.

**Priority 1**

Required to assure physical safety and health to occupants, employees, and public.  
Mandated by law, regulation, or code, with compliance required.  
Recommended to assure physical safety and health to occupants, employees, and public.  
Grandfathered: mandated by law, regulation, or code, with compliance recommended to upgrade conditions that preexisted current regulations.

**Priority 2**

Prevent further deterioration of structure and components of the facility.  
Alterations to building systems due to program modifications or new programs.  
Significantly contributes to reducing accidental injury to occupants and damage to the structure.

**Priority 3**

Stop progressing deterioration of surfaces and non-structural components of the facility.  
Greatly facilitates a basic program or service.  
Encourages and assists in safe use of facilities.  
Pays for itself in one (1) or two (2) years.

**Priority 4**

Restore non-progressing deterioration of structure.  
Contributes to the enhancement and/or effectiveness of existing service or program.  
Pays for itself in three (3) to five (5) years.

**Priority 5**

Improves facility in appearance.  
Pays for itself in six (6) years or more.

## **The District's Facilities**

### **BUS GARAGE / DO**

Constructed in 1850, the Bus Garage / DO is a two-story building, owned by the District, and is approximately 3,300 square feet in area. It is stone veneer and wooden frame building on a masonry/stone foundation. Portions are masonry-bearing and portions have a timber/wood framing system.

The Bus Garage / DO is in satisfactory condition. The following items are recommended for repair or replacement.

#### Code Conformance, Health and Safety

1. Replace non-compliant wood ramp.
2. Provide permanent access ladder to garage attic with hatch.
3. Provide fresh air into the Director of Curriculum's office.
4. Provide HVAC for the second floor.
5. Provide hard-wired carbon monoxide detection.
6. Renovate toilet room for ADA. (Garage & D.O.)
7. Provide elevator for ADA access to second floor D.O. if occupancy is intended.

#### Repairs, Maintenance and Upgrades to Facilities and Systems

1. Ongoing structural repairs. Replace missing floor planks. (Attic)
2. Replace the Faraday fire alarm system as discussed.
3. Add exterior CCTV cameras for proper coverage.
4. Replace deteriorated asphalt. Crackfill, sealcoat, & restripe parking lot asphalt.
5. Remove stored materials from basement area. Musty odor.
6. Repair/replace damaged exterior wood trim. Paint building exterior.
7. Replace wood windows at bus garage.
8. Repair cracks in concrete Garage floor
9. Replace damaged / missing gyp. bd. ceiling at lower-level storage/offices.
10. Upgrade all interior and exterior lighting to LED.
11. Replace deteriorated wood entry door/fames. Access controls included in 2019 capital project.
12. Clean gutters. Perform routine maintenance and monitor solar panels. Refer to 2019 roof report.

#### Educational Program and Standards Related Upgrades

1. N/A

## **HALDANE HIGH SCHOOL**

Constructed in 2005, the Haldane High School is a two-story building, and is approximately 28,000 square feet in area. It is a structural steel frame, brick/masonry building on a poured concrete foundation with concrete floors.

The Haldane High School is in satisfactory condition. The following items are recommended for repair or replacement.

### Code Conformance, Health and Safety

1. Provide signage adjacent to fuel tank overfill alarm.
2. Provide interior security vestibule.
3. Remove screens & portable equipment vents from rescue windows.
4. Repair open gyp bd., firestop penetrations & install rated access panel at Mech. Room.
5. Service the acid waste neutralization tank in the boiler room.
6. Repair or replace the first floor mens room water closet.
7. Replace missing light fixture lenses to restrict access to lamps.
8. Upgrade the PA/intercom system and install VOIP phones in each space for enhanced emergency communication and tie system into the main building.
9. Provide a visitors management station at the main entrance.

### Repairs, Maintenance and Upgrades to Facilities and Systems

1. Replace missing soffit panels & damaged fascia wrap. 2019 roof report raised concern at PV panel installation/fasteners. Monitor for leaks.
2. Provide ventilation in the electric room to reduce overheating.
3. Provide a ductless split A/C unit for the main wire closet.
4. Replace deteriorated asphalt. Crackfill, sealcoat & restripe parking lot/entry drive.
5. Pave stone lot.
6. Replace settled/uneven concrete sidewalk. Replace asphalt sidewalk.
7. Prep, prime and paint exposed structural steel at rear overhang and entry canopies. Repair exposed foundation drainage system.
8. Install a chiller to provide for A/C as per the LSE report.
9. Replace missing thermostat covers.
10. Replace difficult to maintain stairwell lighting with sidewall lighting.
11. Upgrade all interior and exterior lighting to LED.
12. Provide a partial building generator to power the heating system and all life safety systems.
13. Repair open gyp bd., firestop penetrations & install rated access panel at Mech. Room.
14. Several areas of stained ceiling tiles.

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15. District request for better attic access. (Wall mounted ladder & access panel from 2nd floor toilet room). Paint handrails.
16. Replace the AO Smith oil fired domestic hot water heater.

Educational Program and Standards Related Upgrades

1. N/A

## **HALDANE MAIN BUILDING**

Constructed in 1934 with subsequent additions in 1962 and 1979, the Haldane Main Building is a four-story building, approximately 88,570 square feet in area. It is a structural steel frame, brick/masonry building on a poured concrete foundation with concrete floors.

The Haldane Main Building is in satisfactory condition. The following items are recommended for repair or replacement.

### Code Conformance, Health and Safety

1. Install proper signage by the fuel tank overfill alarm.
2. No available access. Toilet room doors not ADA accessible. Add sloped concrete walkway.
3. Provide security vestibules. (MS & ES)
4. Provide mechanical fresh air and A/C for the main office area.
5. Provide powered exhaust fans for the boys and girls bathrooms by the library.
6. Provide mechanical fresh air for tech shop B-1.
7. Uncover three exterior unit vent grilles and refurbish controls as necessary.
8. Add mechanical fresh air to the Elementary School library.
9. Clear all rooftop plumbing vents and provide vent caps.
10. Clear the backed-up boiler room floor drain.
11. Replace drains on both two compartment sinks with air gap type drains as required.
12. Provide vacuum breakers on three slop sinks to prevent back siphonage.
13. Replace the battery CO detection with hardwired
14. Provide fan shutdown on all fans over 1000 cfm as required by code.
15. Renovate (2) Faculty toilets and Nurse toilets for ADA
16. Small music room only accessible from large music room chair lift. Remove and replace 1934 classroom sinks (10) with ADA compliant.
17. Add six (6) electric hand dryers in student bathrooms for hands free operation.
18. Upgrade the PA/Intercom system to include a VOIP phone in each space tied into a new PA/Intercom switch for enhanced emergency communications.
19. Connect the amber light system to the police for emergency notification.
20. Install a visitors management station for enhanced security.

### Repairs, Maintenance and Upgrades to Facilities and Systems

1. Replace deteriorated exterior concrete/stone steps & railings.
2. Replace ramp and provide railings at exterior platform (near exterior walk-ins)
3. Replace wood corridor windows at room B2 & B3 corridor windows for rated frame & glazing.



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4. Replace damaged and non-rated wall construction in Middle School Boiler Room. Replace wood framed storage partition with wire mesh partition system. (Kitchens & Locker Rooms)
5. Repair plaster crack in Main Office closet and CMU crack (above ceiling) in cafeteria corridor. Top of wall not fire/smoke sealed.
6. Replace open wood cubbies in corridor (1979) with enclosed metal. (\$172K) Ongoing corridor locker replacement (1934) with 2019 Capital Project.
7. Provide closers at (25) doors and remove hold-open devices.
8. Replace plate glass/plastic glazing at (40) doors.
9. Provide exit devices at boiler room doors.
10. Properly support stage rigging with pipe battens/cables and replace curtains / tracks.
11. Clear the backed-up boiler room floor drain.
12. Review crack at gym- structural report prev. prepared. Investigate leak at music room.
13. Replace loose mortar below coping. Replace mortar/caulk at coping & stone joints.
14. District concern regarding P.V. system inhibiting roof drain maintenance. Repair minor leaks.
15. Provide exhaust for the second-floor halls to reduce overheating during the warmer months.
16. Repair the leaking drain line on the kitchen two compartment sink.
17. Provide additional electrical outlets in hallways and classroom areas.
18. Add CCTV security cameras for the baseball and softball field areas.
19. Add card access to IT closets for enhanced security.
20. Replace (5) catch basins to improve drainage.
21. Replace full depth asphalt at driveway and parking areas.
22. Replace deteriorated/settled concrete sidewalks. (Allow 1000 sf) Caulk sidewalk control joints. Replace asphalt walkway and remove protruding concrete footings.
23. Replace synthetic turf at field & track. (3 lanes/not regulation)
24. Replace tennis courts (2) & fencing.
25. Reconstruct (2) infields, backstops & dugouts & fencing.
26. Provide irrigation to baseball & softball fields.
27. Replace scoreboard.
28. Misc. tuckpoint & brick repl. Remove vegetation from brick/sills.
29. Replace select exterior doors/frames. (4)
30. Original 1934 interior doors in deteriorated condition, allow to replace (50).
31. Replace the older gymnasium HVAC rooftop unit.
32. Replace main gym air handling units.
33. Provide an additional ductless split A/C unit in the MS Library for proper cooling.
34. Provide a VRF A/C system in the main building as per the LSE report.
35. Install a rooftop condenser A/C system for the Elementary School as per the LSE report.

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36. Insulate bare piping in the boiler room.
37. Replace the remote condensate receiver, insulate all piping and vent to the exterior.
38. Replace/rebuild steam traps.
39. Add heating system isolation valves for emergency/routine repairs.
40. Convert the remaining pneumatic controls to DDC.
41. Replace broken thermostat covers in several areas.
42. Add plumbing system isolation valves for emergency/routine repairs.
43. Provide electric to the softball fields.
44. Replace six (6) older type electrical panels.
45. Provide five (5) new electrical panels to provide for spare breakers.
46. Replace difficult to reach stairwell lighting with sidewall mounted lighting.
47. Upgrade the stage theatrical lighting and dimming system to LED.
48. Upgrade all exterior and interior lighting to LED.
49. Add a partial generator to power the heating system and all life safety systems.
50. Replace the problematic wired clock system with a wireless system.
51. Request to renovate B1 & B2 shops.
52. Request to renovate (4) 1934 student toilet rooms.
53. Replace Middle School exterior windows. Replace Greenhouse.
54. VCT installed over VAT flooring (1934) fair condition. Remove and replace VAT flooring (allow 3260sf)
55. Replace asbestos spline ceiling tiles at (1934) Classrooms/office, etc. Replace missing ceiling tiles throughout building.
56. Replace 1934 wood classroom lockers/cubbies.
57. The 30-year warranty on this tank will expire in five years. Consider eventual replacement of this fuel tank in the long-range plan.
58. Replace the boiler room condensate receiver due to age.
59. Replace accessible galvanized piping.
60. Provide a rooftop lightning protection system.

#### Educational Program and Standards Related Upgrades

1. N/A

## **MABEL L. MERRITT**

Constructed in 1862, the Mabel L. Merritt School is a three-story building, approximately 7,920 square feet in area. It is a stone veneer building on a stone foundation with wood plank sub-floors. Portions are masonry-bearing and portions have a timber/wood framing system.

The Mabel L. Merritt School is in satisfactory condition. The following items are recommended for repair or replacement.

### Code Conformance, Health and Safety

1. Provide mechanical fresh air throughout the building.
2. Provide powered exhaust for the bathroom areas.
3. Add a vacuum breaker to the slop sink to prevent back siphonage.
4. Replace battery carbon monoxide detectors with hard wired detectors.
5. Renovate toilet rooms for ADA (included in 2019 capital projects) Provide elevator for ADA access to occupied second floor.
6. Replace and extend the PA/intercom system for proper coverage and provide VOIP phones in each classroom for enhanced emergency communications.

### Repairs, Maintenance and Upgrades to Facilities and Systems

1. Decay observed at perimeter wood framing /posts. Further evaluation by structural engineer recommended.
2. Replace remaining knob locksets with lever type. (Allow 15) Provide rated door/frame at Mech. Rm.
3. Replace non-compliant guardrails & balusters. Replace handrails.
4. Replace wood door frames/arches infill at upper and lower level (7)
5. Replace window system/ infill at arched openings.
6. Add card access to the break room.
7. Prep, prime and paint (3). Replace damaged treads.
8. Repair concrete slab at lower level.
9. Add plumbing system isolation valves for emergency/routine repairs.
10. Provide an additional electrical panel for spare capacity.
11. Upgrade all interior and exterior lighting to LED.
12. No concerns from 2019 roof report. Remove algae from asphalt shingles.
13. Replace VCT/VAT flooring.
14. Near end of useful life for further sand & refinish, consider replacement.
15. Provide a rooftop lightning protection system.
16. Replace the older Faraday fire alarm system due to age and to meet current ADA requirements.

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Educational Program and Standards Related Upgrades

1. N/A

## District Wide Analysis and Prioritization

District or Board Name: Haldane Central School District.

<b>Year 1</b>		<b>Costs</b>
SED#48-04-01-04-5-006	Bus Garage DO	\$2,102,750
SED#48-04-01-04-0-016	Haldane High School	\$447,000
SED#48-04-01-04-0-001	Haldane Main Building	\$2,431,000
SED#48-04-01-04-0-003	Mabel L. Merritt	\$2,735,000
<b>Year 1 Total</b>		<b>\$7,715,750</b>

<b>Year 2</b>		<b>Costs</b>
SED#48-04-01-04-5-006	Bus Garage DO	\$87,500
SED#48-04-01-04-0-016	Haldane High School	\$355,000
SED#48-04-01-04-0-001	Haldane Main Building	\$921,000
SED#48-04-01-04-0-003	Mabel L. Merritt	\$531,000
<b>Year 2 Total</b>		<b>\$1,894,500</b>

<b>Year 3</b>		<b>Costs</b>
SED#48-04-01-04-5-006	Bus Garage DO	\$519,500
SED#48-04-01-04-0-016	Haldane High School	\$1,126,000
SED#48-04-01-04-0-001	Haldane Main Building	\$7,771,700
SED#48-04-01-04-0-003	Mabel L. Merritt	\$165,000
<b>Year 3 Total</b>		<b>\$9,582,200</b>

<b>Year 4</b>		<b>Costs</b>
SED#48-04-01-04-5-006	Bus Garage DO	\$28,800
SED#48-04-01-04-0-016	Haldane High School	\$62,500
SED#48-04-01-04-0-001	Haldane Main Building	\$4,509,000
SED#48-04-01-04-0-003	Mabel L. Merritt	\$302,500
<b>Year 4 Total</b>		<b>\$4,902,800</b>

<b>Year 5</b>		<b>Costs</b>
SED#48-04-01-04-5-006	Bus Garage DO	\$0
SED#48-04-01-04-0-016	Haldane High School	\$87,500
SED#48-04-01-04-0-001	Haldane Main Building	\$975,000
SED#48-04-01-04-0-003	Mabel L. Merritt	\$175,000
<b>Year 5 Total</b>		<b>\$1,237,500</b>

**District Total      \$25,332,750**

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Bus Garage/DO

SED Number: 48-04-01-04-5-006

				<u>New</u>	<u>Construction</u>	<u>Addition</u>	<u>Alterations</u>	<u>Major System</u>	<u>Major Repair</u>	<u>Energy</u>	<u>Bond</u>	<u>Capital</u>	
<b>Year 1</b>	Priority	BCS #	Item Description										Cost
1	1	70	Replace non-compliant wood ramp.						X			X	\$75,000
1	1	83	Provide permanent access ladder to garage attic with hatch.						X			X	\$22,750
1	1	88.1	Provide fresh air into the Director of Curriculum's office.					X				X	\$40,000
1	1	88.2	Provide HVAC for the second floor.					X			X		\$100,000
1	1	105	Provide hard-wired carbon monoxide detection.					X				X	\$15,000
1	1	115.1	Renovate toilet room for ADA. (Garage & D.O.)						X			X	\$250,000
1	1	115.2	Provide elevator for ADA access to second floor D.O. if occupancy is intended.						X			X	\$1,600,000
<b>Priority 1 Total</b>												<b>\$2,102,750</b>	
<b>Year 2</b>	Priority	BCS #	Item Description										Cost
2	2	79	Ongoing structural repairs. Replace missing floor planks. (Attic)						X			X	\$7,500
2	2	105	Replace the Faraday fire alarm system as discussed.					X				X	\$50,000
2	2	107	Add exterior CCTV cameras for proper coverage.					X				X	\$30,000
<b>Priority 2 Total</b>												<b>\$87,500</b>	
<b>Year 3</b>	Priority	BCS #	Item Description										Cost
3	3	55	Replace deteriorated asphalt. Crackfill, sealcoat, & restripe parking lot asphalt.						X			X	\$265,000
3	3	61	Remove stored materials from basement area. Musty odor.						X			X	\$10,000
3	3	66	Repair/replace damaged exterior wood trim. Paint building exterior.						X			X	\$55,000
3	3	72	Replace wood windows at bus garage.						X			X	\$75,000
3	3	78	Repair cracks in concrete Garage floor						X			X	\$9,500
3	3	80	Replace damaged / missing gyp. bd. ceiling at lower level storage/offices.						X			X	\$85,000
3	3	102	Upgrade all interior and exterior lighting to LED.					X		X			\$20,000
<b>Priority 3 Total</b>												<b>\$519,500</b>	
<b>Year 4</b>	Priority	BCS #	Item Description										Cost
4	4	69	Replace deteriorated wood entry door/fames. Access controls included in 2019 capital project.						X			X	\$25,000
4	4	73	Clean gutters. Perform routine maintenance and monitor solar panels. Refer to 2019 roof report.						X			X	\$3,800
<b>Priority 4 Total</b>												<b>\$28,800</b>	
<b>Year 5</b>	Priority	BCS #	Item Description										Cost
5	5												
<b>Priority 5 Total</b>												<b>\$0</b>	
<b>Facility Total</b>												<b>\$2,738,550</b>	

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Haldane High School

SED Number: 48-04-01-04-0-016

					New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
<b>Year 1</b>	Priority	BCS #	Item Description										Cost
1	1	42	Provide signage adjacent to fuel tank overfill alarm.					X				X	\$1,000
1	1	69	Provide interior security vestibule.			X					X		\$375,000
1	1	72	Remove screens & portable equipment vents from rescue windows.						X			X	\$5,000
1	1	74	Repair open gyp bd., firestop penetrations & install rated access panel at Mech. Room.						X			X	\$20,000
1	1	94	Service the acid waste neutralization tank in the boiler room.					X				X	\$20,000
1	1	97	Repair or replace the first floor mens room water closet.					X				X	\$6,000
1	1	102	Replace missing light fixture lenses to restrict access to lamps.					X				X	\$20,000
<b>Priority 1 Total</b>												<b>\$447,000</b>	
<b>Year 2</b>	Priority	BCS #	Item Description										Cost
2	2	73	Replace missing soffit panels & damaged fascia wrap. 2019 roof report raised concern at PV panel installation/fasteners. Monitor for leaks.						X			X	\$20,000
2	2	88	Provide ventilation in the electric room to reduce overheating.					X				X	\$25,000
2	2	89	Provide a ductless split A/C unit for the main wire closet.					X				X	\$40,000
2	2	107.1	Upgrade the PA/intercom system and install VOIP phones in each space for enhanced emergency communication and tie system into the main building.					X			X		\$250,000
2	2	107.2	Provide a visitors management station at the main entrance.					X				X	\$20,000
<b>Priority 2 Total</b>												<b>\$355,000</b>	
<b>Year 3</b>	Priority	BCS #	Item Description										Cost
3	3	55.1	Replace deteriorated asphalt. Crackfill, sealcoat & restripe parking lot/entry drive.						X			X	\$210,000
3	3	55.2	Pave stone lot.						X			X	\$110,000
3	3	56	Replace settled/uneven concrete sidewalk. Replace asphalt sidewalk.						X			X	\$88,500
3	3	66	Prep, prime and paint exposed structural steel at rear overhang and entry canopies. Repair exposed foundation drainage system.						X			X	\$22,500
3	3	89	Install a chiller to provide for A/C as per the LSE report.					X			X		\$220,000
3	3	92	Replace missing thermostat covers.					X				X	\$5,000
3	3	102.1	Replace difficult to maintain stairwell lighting with sidewall lighting					X		X			\$20,000

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Haldane High School

SED Number: 48-04-01-04-0-016

				<u>New</u>	<u>Construction</u>	<u>Addition</u>	<u>Alterations</u>	<u>Major System</u>	<u>Major Repair</u>	<u>Energy</u>	<u>Bond</u>	<u>Capital</u>	
<b>Year 3</b>	Priority	BCS #	Item Description										Cost
3	3	102.2	Upgrade all interior and exterior lighting to LED.					X		X			\$150,000
3	3	104	Provide a partial building generator to power the heating system and all life safety systems.					X			X		\$300,000
<b>Priority 3 Total</b>												<b>\$1,126,000</b>	
<b>Year 4</b>	Priority	BCS #	Item Description										Cost
4	4	74	Repair open gyp bd., firestop penetrations & install rated access panel at Mech. Room.						X			X	\$55,000
4	4	80	Several areas of stained ceiling tiles.						X			X	\$7,500
<b>Priority 4 Total</b>												<b>\$62,500</b>	
<b>Year 5</b>	Priority	BCS #	Item Description										Cost
5	5	83	District request for better attic access. (Wall mounted ladder & access panel from 2nd floor toilet room). Paint handrails.						X			X	\$27,500
5	5	96	Replace the AO Smith oil fired domestic hot water heater.					X				X	\$60,000
<b>Priority 5 Total</b>												<b>\$87,500</b>	
<b><u>Facility Total</u></b>												<b>\$2,078,000</b>	



## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Haldane Main Building

SED Number: 48-04-01-04-0-001

Year 1	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	Cost
1	1	42	Install proper signage by the fuel tank overfill alarm.				X				X	\$1,000
1	1	60	No available access. Toilet room doors not ADA accessible. Add sloped concrete walkway.					X			X	\$30,000
1	1	69	Provide security vestibules. (MS & ES)					X			X	\$600,000
1	1	701	Replace deteriorated exterior concrete/stone steps & railings.					X			X	\$220,000
1	1	70.2	Replace ramp and provide railings at exterior platform (near exterior walk-ins)					X			X	\$75,000
1	1	72	Replace wood corridor windows at room B2 & B3 corridor windows for rated frame & glazing.					X			X	\$60,000
1	1	74	Replace damaged and non-rated wall construction in Middle School Boiler Room. Replace wood framed storage partition with wire mesh partition system. (Kitchens & Locker Rooms)					X			X	\$120,000
1	1	75	Repair plaster crack in Main Office closet and CMU crack (above ceiling) in cafeteria corridor. Top of wall not fire/smoke sealed.					X			X	\$37,500
1	1	81	Replace open wood cubbies in corridor (1979) with enclosed metal. (\$172K) Ongoing corridor locker replacement (1934) with 2019 Capital Project.					X			X	\$172,000
1	1	82.1	Provide closers at (25) doors and remove hold-open					X			X	\$22,500
1	1	82.2	Replace plate glass/plastic glazing at (40) doors.					X			X	\$17,500
1	1	82.3	Provide exit devices at boiler room doors.					X			X	\$3,000
1	1	86	Properly support stage rigging with pipe battens/cables and replace curtains / tracks.					X			X	\$215,000
1	1	88.1	Provide mechanical fresh air and A/C for the main office area.				X				X	\$90,000
1	1	88.2	Provide powered exhaust fans for the boys and girls bathrooms by the library.				X				X	\$75,000
1	1	88.3	Provide mechanical fresh air for tech shop B-1.				X				X	\$75,000
1	1	88.4	Uncover three exterior unit vent grilles and refurbish controls as necessary.				X				X	\$25,000
1	1	88.5	Add mechanical fresh air to the Elementary School library.				X			X		\$125,000
1	1	94.1	Clear all rooftop plumbing vents and provide vent caps.				X				X	\$30,000
1	1	94.2	Clear the backed up boiler room floor drain.				X				X	\$10,000
1	1	94.3	Replace drains on both two compartment sinks with air gap type drains as required.				X				X	\$10,000
1	1	97	Provide vacuum breakers on three slop sinks to prevent back siphonage.				X				X	\$7,500

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Haldane Main Building

SED Number: 48-04-01-04-0-001

				New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
1	1	105.1	Replace the battery CO detection with hardwired				X				X	\$30,000
1	1	105.2	Provide fan shutdown on all fans over 1000 cfm as required by code.				X				X	\$100,000
1	1	115.1	Renovate (2) Faculty toilets and Nurse toilets for ADA					X			X	\$180,000
1	1	115.2	Small music room only accessible from large music room chair lift. Remove and replace 1934 classroom sinks (10) with ADA compliant.					X			X	\$100,000
<b>Priority 1 Total</b>											<b>\$2,431,000</b>	
<b>Year 2</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>									<b>Cost</b>
2	2	61	Review crack at gym- structural report prev. prepared. Investigate leak at music room.					X			X	\$15,000
2	2	68	Replace loose mortar below coping. Replace mortar/caulk at coping & stone joints.					X			X	\$168,000
2	2	73	District concern regarding P.V. system inhibiting roof drain maintenance. Repair minor leaks.				X				X	\$10,000
2	2	88	Provide exhaust for the second floor halls to reduce overheating during the warmer months.				X				X	\$50,000
2	2	94	Repair the leaking drain line on the kitchen two compartment sink.				X				X	\$4,000
2	2	101.1	Add six (6) electric hand dryers in student bathrooms for hands free operation.				X				X	\$45,000
2	2	101.2	Provide additional electrical outlets in hallways and classroom areas.				X			X		\$125,000
2	2	107.1	Upgrade the PA/Intercom system to include a VOIP phone in each space tied into a new PA/Intercom switch for enhanced emergency communications.				X			X		\$425,000
2	2	107.2	Add CCTV security cameras for the baseball and softball field areas.				X				X	\$25,000
2	2	107.3	Connect the amber light system to the police for emergency notification.				X				X	\$4,000
2	2	107.4	Add card access to IT closets for enhanced security.				X				X	\$30,000
2	2	107.5	Install a visitors management station for enhanced security.				X				X	\$20,000
<b>Priority 2 Total</b>											<b>\$921,000</b>	
<b>Year 3</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>									<b>Cost</b>
3	3	46	Replace (5) catch basins to improve drainage.					X			X	\$55,000
3	3	55	Replace full depth asphalt at driveway and parking areas.					X			X	\$885,000
3	3	56	Replace deteriorated/settled concrete sidewalks. (Allow 1000 sf) Caulk sidewalk control joints. Replace					X			X	\$135,000
3	3	58.1	Replace synthetic turf at field & track. (3 lanes/not regulation)					X		X		\$826,200

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Haldane Main Building

SED Number: 48-04-01-04-0-001

				New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	
3	3	58.2	Replace tennis courts (2) & fencing.					X		X		\$415,500
3	3	58.3	Reconstruct (2) infields, backstops & dugouts & fencing.					X		X		\$725,000
3	3	58.4	Provide irrigation to baseball & softball fields.					X		X		\$192,000
3	3	58.5	Replace scoreboard.					X		X		\$75,000
3	3	66	Misc. tuckpoint & brick repl. Remove vegetation from brick/sills.					X			X	\$45,000
3	3	69	Replace select exterior doors/frames. (4)					X			X	\$88,000
3	3	82	Original 1934 interior doors in deteriorated condition, allow to replace (50).					X			X	\$200,000
3	3	88.1	Replace the older gymnasium HVAC rooftop unit.				X			X		\$175,000
3	3	88.2	Replace main gym air handling units.				X			X		\$200,000
3	3	89.1	Provide an additional ductless split A/C unit in the MS Library for proper cooling.				X				X	\$40,000
3	3	89.2	Provide a VRF A/C system in the main building as per the LSE report.				X			X		\$780,000
3	3	89.3	Install a rooftop condenser A/C system for the Elementary School as per the LSE report.				X			X		\$170,000
3	3	90.1	Insulate bare piping in the boiler room.				X		X			\$40,000
3	3	90.2	Replace the remote condensate receiver, insulate all piping and vent to the exterior.				X		X			\$110,000
3	3	90.3	Replace/rebuild steam traps.				X		X			\$175,000
3	3	90.4	Add heating system isolation valves for emergency/routine repairs.				X			X		\$150,000
3	3	92.1	Convert the remaining pneumatic controls to DDC.				X		X			\$200,000
3	3	92.2	Replace broken thermostat covers in several areas.				X		X			\$15,000
3	3	93	Add plumbing system isolation valves for emergency/routine repairs.				X			X		\$150,000
3	3	101.1	Provide electric to the softball fields.				X				X	\$20,000
3	3	101.2	Replace six (6) older type electrical panels.				X			X		\$150,000
3	3	101.3	Provide five (5) new electrical panels to provide for spare breakers.				X			X		\$250,000
3	3	102.1	Replace difficult to reach stairwell lighting with sidewall mounted lighting.				X		X			\$30,000
3	3	102.2	Upgrade the stage theatrical lighting and dimming system to LED.				X			X		\$425,000
3	3	102.3	Upgrade all exterior and interior lighting to LED.				X		X			\$450,000
3	3	104	Add a partial generator to power the heating system and all life safety systems.				X			X		\$500,000
3	3	107	Replace the problematic wired clock system with a wireless system.				X				X	\$100,000
Priority 3 Total											\$7,771,700	

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Haldane Main Building

SED Number: 48-04-01-04-0-001

				<u>New</u>	<u>Construction</u>	<u>Addition</u>	<u>Alterations</u>	<u>Major System</u>	<u>Major Repair</u>	<u>Energy</u>	<u>Bond</u>	<u>Capital</u>		
<b>Year 4</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>											<b>Cost</b>
4	4	38.1	Request to renovate B1 & B2 shops.						X			X		\$600,000
4	4	38.2	Request to renovate (4) 1934 student toilet rooms.						X			X		\$1,100,000
4	4	72	Replace Middle School exterior windows. Replace Greenhouse.						X			X		\$1,578,000
4	4	77	VCT installed over VAT flooring (1934) fair condition. Remove and replace VAT flooring (allow 3260sf)						X			X		\$96,000
4	4	80	Replace asbestos spline ceiling tiles at (1934) Classrooms/office, etc. Replace missing ceiling tiles throughout building.						X			X		\$685,000
4	4	81	Replace 1934 wood classroom lockers/cubbies.						X			X		\$450,000
<b>Priority 4 Total</b>													<b>\$4,509,000</b>	
<b>Year 5</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>											<b>Cost</b>
5	5	42	The 30 year warranty on this tank will expire in five years. Consider eventual replacement of this fuel tank in the long range plan.					X				X		\$275,000
<b>Year 5</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>											<b>Cost</b>
5	5	90	Replace the boiler room condensate receiver due to age.					X		X				\$175,000
5	5	93	Replace accessible galvanized piping.					X				X		\$300,000
5	5	101	Provide a rooftop lightning protection system.					X				X		\$225,000
<b>Priority 5 Total</b>													<b>\$975,000</b>	
<b>Facility Total</b>													<b>\$16,607,700</b>	

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Mabel L. Merritt

SED Number: 48-04-01-04-0-003

				New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital		
<b>Year 1</b>	Priority	BCS #	Item Description										Cost
1	1	63	Decay observed at perimeter wood framing /posts. Further evaluation by structural engineer recommended.					X				X	\$40,000
1	1	82	Replace remaining knob locksets with lever type. (Allow 15) Provide rated door/frame at Mech. Rm.					X				X	\$37,500
1	1	83	Replace non-compliant guardrails & balusters. Replace handrails.					X				X	\$45,000
1	1	88.1	Provide mechanical fresh air throughout the building.				X			X			\$600,000
1	1	88.2	Provide powered exhaust for the bathroom areas.				X					X	\$50,000
1	1	97	Add a vacuum breaker to the slop sink to prevent back siphonage.				X					X	\$2,500
1	1	105	Replace battery carbon monoxide detectors with hard wired detectors.				X					X	\$10,000
1	1	115	Renovate toilet rooms for ADA (included in 2019 capital projects) Provide elevator for ADA access to occupied second floor.				X					X	\$1,950,000
<b>Priority 1 Total</b>												<b>\$2,735,000</b>	
<b>Year 2</b>	Priority	BCS #	Item Description										Cost
2	2	69	Replace wood door frames/arches infill at upper and lower level (7)					X				X	\$175,000
2	2	72	Replace window system/ infill at arched openings.					X				X	\$200,000
2	2	107.1	Replace and extend the PA/intercom system for proper coverage and provide VOIP phones in each classroom for enhanced emergency communications.				X			X			\$150,000
2	2	107.2	Add card access to the break room.				X					X	\$6,000
<b>Priority 2 Total</b>												<b>\$531,000</b>	
<b>Year 3</b>	Priority	BCS #	Item Description										Cost
3	3	71	Prep, prime and paint (3). Replace damaged treads.					X				X	\$30,000
3	3	78	Repair concrete slab at lower level.					X				X	\$10,000
3	3	93	Add plumbing system isolation valves for emergency/routine repairs.				X					X	\$25,000
3	3	101	Provide an additional electrical panel for spare capacity.				X					X	\$50,000
3	3	102	Upgrade all interior and exterior lighting to LED.				X		X				\$50,000
<b>Priority 3 Total</b>												<b>\$165,000</b>	
<b>Year 4</b>	Priority	BCS #	Item Description										Cost
4	4	73	No concerns from 2019 roof report. Remove algae from asphalt shingles.					X				X	\$7,500
4	4	77	Replace VCT/VAT flooring.					X				X	\$110,000
4	4	79	Near end of useful life for further sand & refinish, consider replacement.					X				X	\$185,000
<b>Priority 4 Total</b>												<b>\$302,500</b>	

## Facility Estimated Expenses Form

District or Board Name: Haldane Central School District

Facility Name: Mabel L. Merritt

SED Number: 48-04-01-04-0-003

Year 5	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	Cost
5	5	101	Provide a rooftop lightning protection system.				X				X	\$75,000
5	5	105	Replace the older Faraday fire alarm system due to age and to meet current ADA requirements.				X			X		\$100,000
Priority 5 Total											\$175,000	

**Facility Total**

**\$3,908,500**

## *School Facility Report Card*

(please print or type)

**School District/BOCES** Haldane Central School District **Building Name** Bus Garage / DO

**School Building Address** 15 Craigside Drive Cold Spring, NY 10516

**Certificate of Occupancy Status:** Annual  30 Day Temp  None  **Expiration Date** 2/1/23

**Location where certificate of occupancy is posted** Main Office

### Section I: School Building General Information

1. Person Completing this School Facility Report Card: Frederick W. Seeba PE LEED AP Date: July 29, 2022

2. Right-to-Know designee concerning this school building and School Facility Report Card:

Name: Michael Twardy Position: Director of Facilities & Transportation

Telephone: 845-265-9254 x 170 Fax: 845-265-9213 e-mail: mtwardy@haldaneschool.org

Address: 15 Craigside Drive City: Cold Spring Zip: 10516

3. a. Original Construction Date (year) 1850

b. Present size of school building in gross square feet 3,300 # floors 2 Basement?

1. Grade Levels currently housed in this building? N/A Current enrollment? 0

2. Upgrades to school building systems can be viewed on the Building Condition Survey? Y  N

3. The number of different types of program spaces currently in this school building can be viewed on the Building Condition Survey? Y  N

**Section II: School Building Ratings**

4. Date current 5-year building condition survey conducted: July 29, 2022  
Overall school building safety rating from Building Condition Survey as certified by the Board Of Education:  
Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory X Unsatisfactory \_\_\_\_\_
5. Date current year annual visual inspection conducted: \_\_\_\_\_  
Overall condition:  
Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory \_\_\_\_\_ Unsatisfactory \_\_\_\_\_

**Section III: Building Capital, Maintenance, and Operations Information**

6. List any current unsatisfactory building systems that have not been corrected since the previous building condition survey (attach additional sheets if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Estimated remaining useful life of school building and systems can be viewed on the Building Condition Survey? Y X N \_\_\_\_
8. The need for routine maintenance, repairs, rehabilitation, reconstruction, and construction can be viewed on the five year Capital Facilities Plan? Y X N \_\_\_\_

a. List prioritized health and safety improvements for this facility as indicated in the five year plan:

- |   |   |
|---|---|
| 70- Exterior Steps, Stairs, Ramps (S)   | 115- Interior Accessible Route, Access to Goods & Services, & Restroom Facilities (H) |
| _____   |   |
| 83- Interior Stairs (H)   |   |
| _____   |   |
| 88- Ventilation System (exhaust fans, etc.) (H)   |   |
| _____   |   |
| 105- Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H) |   |
| _____   |   |





e. Health and Safety Committee membership expanded during construction to include district officials, staff, bargaining units, parents and:

- Project Architect
- Construction Manager
- Contractors

Y	N
X	
X	

f. Frequency of Health and Safety Committee meetings (check one):

- 1-2 times/school year
- 3-5 times/school year
- 6-8 times/school year
- > 9 times/school year

X

### Section V: Environmental Awareness

14. Lead testing:

- a. Has this building been tested for the presence of lead: paints, plumbing, etc?
- b. Based on the testing results, are there elements in this building that would require construction or maintenance projects to be conducted in accordance with the US Department of Housing and Urban Development Guidelines for the Evaluation and Control of Led Based Paint Hazards in Housing?
- c. If yes, has this type of work been done in accordance with the Guidelines?

Y	N
	X

15. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- a. Does this building contain known or assumed asbestos containing building materials (ACBM)?
- b. If yes, has an original AHERA management plan been developed for this building? (The AHERA Management Plan for this building may be viewed at the main office during normal business hours).
- c. When was the AHERA management plan last updated?

X	
X	
8/22	

16. Radon testing:

- a. Has the district reviewed the geological potential for the presence of radon from the NYSDOH Radon Measurement Database?
- b. Did the geological potential indicate testing this facility was necessary?
- c. If yes, did the highest test in this building exceed 4pCi/L?
- d. If yes, describe mitigation activities \_\_\_\_\_

Y	N
	X
	X

17. Integrated Pest Management Program:

- a. Does this school have an integrated pest management program?
- b. Does this school have a person designated to oversee the pest management program?
- c. Has this school established a list of persons to notify at least 48 hours prior to the application of pesticides?
- d. Have pesticide application summary reports been provided to all parents and staff pursuant to CR 155.24?

X	
	X

18. Status of measures taken to assure acceptable indoor air quality:

- a. Does this school utilize the *EPA Indoor Air Quality Tools for Schools Action Kit*?
- b. Does this school have a procedure in place for reporting indoor air quality concerns?
- c. Is ventilation with outdoor air available in all occupied spaces?
  - 1. Is all ventilation and exhaust equipment operational?
  - 2. Are all outdoor air intakes unobstructed and clear of foreign objects?
  - 3. Are all outside air damper controls in place and operational?
  - 4. Have facilities operations been reviewed with respect to impact on outside air intakes (i.e., vehicle emissions, waste storage, mowing, etc.)?
- d. Are there any unresolved complaints regarding indoor air at this facility?  
If yes, describe: \_\_\_\_\_

	X
X	
X	
X	
X	
X	
X	
	X

- e. Maintenance: Heating, ventilation, and air conditioning equipment are cleaned and maintained in accordance with manufacturer's instructions (i.e., filter changes, coils cleaned, etc.)
- f. Has the interior of ductwork (air passageways) been inspected for cleanliness?
- g. Have exterior ductwork and rooftop air handling units been inspected for leaks?

X	
X	
X	

Operations and maintenance program:

- 1. Does the District have a policy encouraging the use of environmentally friendly products?
- 2. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.).
- 3. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.
- i. Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.

Y	N
X	
X	
X	
X	

## *School Facility Report Card*

(please print or type)

**School District/BOCES** Haldane Central School District **Building Name** Haldane High School

**School Building Address** 15 Craigside Drive Cold Spring, NY 10516

**Certificate of Occupancy Status:** Annual  30 Day Temp  None  **Expiration Date** 2/1/23

**Location where certificate of occupancy is posted** Main Office

### Section I: School Building General Information

1. Person Completing this School Facility Report Card: Frederick W. Seeba PE LEED AP Date: 7/29/22

2. Right-to-Know designee concerning this school building and School Facility Report Card:

Name: Michael Twardy Position: Director of Facilities & Transportation

Telephone: 845-265-9254 x 170 Fax: 845-265-9213 e-mail: mtwardy@haldaneschool.org

Address: 15 Craigside Drive City: Cold Spring Zip: 10516

3. a. Original Construction Date (year) 2005

b. Present size of school building in gross square feet 28,000 # floors 2 Basement?

1. Grade Levels currently housed in this building? 9,10,11,12 Current enrollment? 315

2. Upgrades to school building systems can be viewed on the Building Condition Survey? Y  N

3. The number of different types of program spaces currently in this school building can be viewed on the Building Condition Survey? Y  N

**Section II: School Building Ratings**

4. Date current 5-year building condition survey conducted: July 29, 2022  
Overall school building safety rating from Building Condition Survey as certified by the Board Of Education:  
Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory X Unsatisfactory \_\_\_\_\_
5. Date current year annual visual inspection conducted: N/A  
Overall condition:  
Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory \_\_\_\_\_ Unsatisfactory \_\_\_\_\_

**Section III: Building Capital, Maintenance, and Operations Information**

6. List any current unsatisfactory building systems that have not been corrected since the previous building condition survey (attach additional sheets if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Estimated remaining useful life of school building and systems can be viewed on the Building Condition Survey? Y X N \_\_\_\_  
8. The need for routine maintenance, repairs, rehabilitation, reconstruction, and construction can be viewed on the five-year Capital Facilities Plan? Y X N \_\_\_\_

a. List prioritized health and safety improvements for this facility as indicated in the five year plan:

42- Site Fuel Oil (H)	97- Plumbing Fixtures (H)
69- Exterior Doors	102- Lighting Fixtures (H)
72- Windows	107- Communication System (H)
94- Sanitary System (H)	



e. Health and Safety Committee membership expanded during construction to include district officials, staff, bargaining units, parents and:

- Project Architect
- Construction Manager
- Contractors

Y	N
X	
X	

f. Frequency of Health and Safety Committee meetings (check one):

- 1-2 times/school year
- 3-5 times/school year
- 6-8 times/school year
- > 9 times/school year

X

**Section V: Environmental Awareness**

14. Lead testing:

- a. Has this building been tested for the presence of lead: paints, plumbing, etc?
- b. Based on the testing results, are there elements in this building that would require construction or maintenance projects to be conducted in accordance with the US Department of Housing and Urban Development Guidelines for the Evaluation and Control of Led Based Paint Hazards in Housing?
- c. If yes, has this type of work been done in accordance with the Guidelines?

Y	N
	X

15. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- a. Does this building contain known or assumed asbestos containing building materials (ACBM)?
- b. If yes, has an original AHERA management plan been developed for this building? (The AHERA Management Plan for this building may be viewed at the main office during normal business hours).
- c. When was the AHERA management plan last updated?

X	
X	
8/22	



16. Radon testing:

- a. Has the district reviewed the geological potential for the presence of radon from the NYSDOH Radon Measurement Database?
- b. Did the geological potential indicate testing this facility was necessary?
- c. If yes, did the highest test in this building exceed 4pCi/L?
- d. If yes, describe mitigation activities \_\_\_\_\_

Y	N
	X
	X

17. Integrated Pest Management Program:

- a. Does this school have an integrated pest management program?
- b. Does this school have a person designated to oversee the pest management program?
- c. Has this school established a list of persons to notify at least 48 hours prior to the application of pesticides?
- d. Have pesticide application summary reports been provided to all parents and staff pursuant to CR 155.24?

X	
	X

18. Status of measures taken to assure acceptable indoor air quality:

- a. Does this school utilize the *EPA Indoor Air Quality Tools for Schools Action Kit*?
- b. Does this school have a procedure in place for reporting indoor air quality concerns?
- c. Is ventilation with outdoor air available in all occupied spaces?
  - 1. Is all ventilation and exhaust equipment operational?
  - 2. Are all outdoor air intakes unobstructed and clear of foreign objects?
  - 3. Are all outside air damper controls in place and operational?
  - 4. Have facilities operations been reviewed with respect to impact on outside air intakes (i.e., vehicle emissions, waste storage, mowing, etc.)?
- d. Are there any unresolved complaints regarding indoor air at this facility?  
If yes, describe: \_\_\_\_\_

	X
X	
X	
X	
X	
X	
X	
	X

- e. Maintenance: Heating, ventilation, and air conditioning equipment are cleaned and maintained in accordance with manufacturer's instructions (i.e., filter changes, coils cleaned, etc.)
- f. Has the interior of ductwork (air passageways) been inspected for cleanliness?
- g. Have exterior ductwork and rooftop air handling units been inspected for leaks?

X	
X	
X	

Operations and maintenance program:

- 1. Does the District have a policy encouraging the use of environmentally friendly products?
- 2. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.).
- 3. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.
- i. Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.

	Y	N
1. Does the District have a policy encouraging the use of environmentally friendly products?	X	
2. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.).	X	
3. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.	X	
i. Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.	X	

## *School Facility Report Card*

(please print or type)

**School District/BOCES** Haldane Central School District **Building Name** Haldane Main Building

**School Building Address** 15 Craigsides Drive Cold Spring, NY 10516

**Certificate of Occupancy Status:** Annual  30 Day Temp  None  **Expiration Date** February 1, 2023

**Location where certificate of occupancy is posted** Main Office

### Section I: School Building General Information

1. Person Completing this School Facility Report Card: Frederick W. Seeba, PE LEED AP Date: July 26, 2022

2. Right-to-Know designee concerning this school building and School Facility Report Card:

Name: Michael Twardy Position: Director of Facilities & Transportation

Telephone: 845-265-9254 x 170 Fax: 845-265-9213 e-mail: mtwardy@haldaneschool.org

Address: 15 Craigsides Drive City: Cold Spring Zip: 10516

3. a. Original Construction Date (year) 1934

b. Present size of school building in gross square feet 88,570 # floors 4 Basement?

1. Grade Levels currently housed in this building? K-8 Current enrollment? 488

2. Upgrades to school building systems can be viewed on the Building Condition Survey? Y  N

3. The number of different types of program spaces currently in this school building can be viewed on the Building Condition Survey? Y  N

**Section II: School Building Ratings**

4. Date current 5-year building condition survey conducted: July 26, 2022  
Overall school building safety rating from Building Condition Survey as certified by the Board Of Education:  
Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory X Unsatisfactory \_\_\_\_\_
5. Date current year annual visual inspection conducted: \_\_\_\_\_  
Overall condition:  
Excellent \_\_\_\_\_ Good \_\_\_\_\_ Satisfactory \_\_\_\_\_ Unsatisfactory \_\_\_\_\_

**Section III: Building Capital, Maintenance, and Operations Information**

6. List any current unsatisfactory building systems that have not been corrected since the previous building condition survey (attach additional sheets if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Estimated remaining useful life of school building and systems can be viewed on the Building Condition Survey? Y X N \_\_\_\_
8. The need for routine maintenance, repairs, rehabilitation, reconstruction, and construction can be viewed on the five-year Capital Facilities Plan? Y X N \_\_\_\_

a. List prioritized health and safety improvements for this facility as indicated in the five year plan:

42- Site Fuel Oil (H)	97- Plumbing Fixtures (H)
69- Exterior Doors	102- Lighting Fixtures (H)
72- Windows	107- Communication System (H)
94- Sanitary System (H)	
_____	_____
_____	_____



e. Health and Safety Committee membership expanded during construction to include district officials, staff, bargaining units, parents and:

- Project Architect
- Construction Manager
- Contractors

Y	N
X	
X	

f. Frequency of Health and Safety Committee meetings (check one):

- 1-2 times/school year
- 3-5 times/school year
- 6-8 times/school year
- > 9 times/school year

X

**Section V: Environmental Awareness**

14. Lead testing:

- a. Has this building been tested for the presence of lead: paints, plumbing, etc?
- b. Based on the testing results, are there elements in this building that would require construction or maintenance projects to be conducted in accordance with the US Department of Housing and Urban Development Guidelines for the Evaluation and Control of Led Based Paint Hazards in Housing?
- c. If yes, has this type of work been done in accordance with the Guidelines?

Y	N
	X

15. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- a. Does this building contain known or assumed asbestos containing building materials (ACBM)?
- b. If yes, has an original AHERA management plan been developed for this building? (The AHERA Management Plan for this building may be viewed at the main office during normal business hours).
- c. When was the AHERA management plan last updated?

X	
X	
8/22	

16. Radon testing:

- a. Has the district reviewed the geological potential for the presence of radon from the NYSDOH Radon Measurement Database?
- b. Did the geological potential indicate testing this facility was necessary?
- c. If yes, did the highest test in this building exceed 4pCi/L?
- d. If yes, describe mitigation activities \_\_\_\_\_

Y	N
	X
	X

17. Integrated Pest Management Program:

- a. Does this school have an integrated pest management program?
- b. Does this school have a person designated to oversee the pest management program?
- c. Has this school established a list of persons to notify at least 48 hours prior to the application of pesticides?
- d. Have pesticide application summary reports been provided to all parents and staff pursuant to CR 155.24?

X	
	X

18. Status of measures taken to assure acceptable indoor air quality:

- a. Does this school utilize the *EPA Indoor Air Quality Tools for Schools Action Kit*?
- b. Does this school have a procedure in place for reporting indoor air quality concerns?
- c. Is ventilation with outdoor air available in all occupied spaces?
  - 1. Is all ventilation and exhaust equipment operational?
  - 2. Are all outdoor air intakes unobstructed and clear of foreign objects?
  - 3. Are all outside air damper controls in place and operational?
  - 4. Have facilities operations been reviewed with respect to impact on outside air intakes (i.e., vehicle emissions, waste storage, mowing, etc.)?
- d. Are there any unresolved complaints regarding indoor air at this facility?  
If yes, describe: \_\_\_\_\_

	X
X	
X	
X	
X	
	X

- e. Maintenance: Heating, ventilation, and air conditioning equipment are cleaned and maintained in accordance with manufacturer's instructions (i.e., filter changes, coils cleaned, etc.)
- f. Has the interior of ductwork (air passageways) been inspected for cleanliness?
- g. Have exterior ductwork and rooftop air handling units been inspected for leaks?

X	
X	
X	

Operations and maintenance program:

- 1. Does the District have a policy encouraging the use of environmentally friendly products?
- 2. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.).
- 3. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.
- i. Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.

Y	N
X	
X	
X	
X	



## *School Facility Report Card*

(please print or type)

**School District/BOCES** Haldane Central School District **Building Name** Mabel L. Merritt

**School Building Address** 15 Craigside Drive Cold Spring, NY 10516

**Certificate of Occupancy Status:** Annual  30 Day Temp  None  **Expiration Date** 2/1/23

**Location where certificate of occupancy is posted** Main Office

### Section I: School Building General Information

1. Person Completing this School Facility Report Card: Frederick W. Seeba PE LEED AP Date: July 26, 2022

2. Right-to-Know designee concerning this school building and School Facility Report Card:

Name: Michael Twardy Position: Director of Facilities & Transportation

Telephone: 845-265-9254 x 170 Fax: 845-265-9213 e-mail: mtwardy@haldaneschool.org

Address: 15 Craigside Drive City: Cold Spring Zip: 10516

3. a. Original Construction Date (year) 1862

b. Present size of school building in gross square feet 7,920 # floors 3 Basement?

1. Grade Levels currently housed in this building? 9,10,11,12 Current enrollment? 80

2. Upgrades to school building systems can be viewed on the Building Condition Survey? Y  N

3. The number of different types of program spaces currently in this school building can be viewed on the Building Condition Survey? Y   N

**Section II: School Building Ratings**

4. Date current 5-year building condition survey conducted: July 26, 2022

Overall school building safety rating from Building Condition Survey as certified by the Board Of Education:

Excellent  Good  Satisfactory  Unsatisfactory

5. Date current year annual visual inspection conducted: N/A

Overall condition:

Excellent  Good  Satisfactory  Unsatisfactory

**Section III: Building Capital, Maintenance, and Operations Information**

6. List any current unsatisfactory building systems that have not been corrected since the previous building condition survey (attach additional sheets if necessary)

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7. Estimated remaining useful life of school building and systems can be viewed on the Building Condition Survey? Y   N

8. The need for routine maintenance, repairs, rehabilitation, reconstruction, and construction can be viewed on the five year Capital Facilities Plan? Y   N

a. List prioritized health and safety improvements for this facility as indicated in the five year plan:

- 88- Ventilation System (exhaust fans, etc.) (H)
- 97- Plumbing Fixtures (H)
- 105- Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)
- 115- Interior Accessible Route, Access to Goods & Services, & Restroom Facilities (H)



e. Health and Safety Committee membership expanded during construction to include district officials, staff, bargaining units, parents and:

- Project Architect
- Construction Manager
- Contractors

Y	N
X	
X	

f. Frequency of Health and Safety Committee meetings (check one):

- 1-2 times/school year
- 3-5 times/school year
- 6-8 times/school year
- > 9 times/school year

X

### Section V: Environmental Awareness

14. Lead testing:

- a. Has this building been tested for the presence of lead: paints, plumbing, etc?
- b. Based on the testing results, are there elements in this building that would require construction or maintenance projects to be conducted in accordance with the US Department of Housing and Urban Development Guidelines for the Evaluation and Control of Led Based Paint Hazards in Housing?
- c. If yes, has this type of work been done in accordance with the Guidelines?

Y	N
	X

15. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- a. Does this building contain known or assumed asbestos containing building materials (ACBM)?
- b. If yes, has an original AHERA management plan been developed for this building? (The AHERA Management Plan for this building may be viewed at the main office during normal business hours).
- c. When was the AHERA management plan last updated?

X	
X	
8/22	

16. Radon testing:

- a. Has the district reviewed the geological potential for the presence of radon from the NYSDOH Radon Measurement Database?
- b. Did the geological potential indicate testing this facility was necessary?
- c. If yes, did the highest test in this building exceed 4pCi/L?
- d. If yes, describe mitigation activities \_\_\_\_\_

Y	N
	X
	X

17. Integrated Pest Management Program:

- a. Does this school have an integrated pest management program?
- b. Does this school have a person designated to oversee the pest management program?
- c. Has this school established a list of persons to notify at least 48 hours prior to the application of pesticides?
- d. Have pesticide application summary reports been provided to all parents and staff pursuant to CR 155.24?

X	
	X

18. Status of measures taken to assure acceptable indoor air quality:

- a. Does this school utilize the *EPA Indoor Air Quality Tools for Schools Action Kit*?
- b. Does this school have a procedure in place for reporting indoor air quality concerns?
- c. Is ventilation with outdoor air available in all occupied spaces?
  - 1. Is all ventilation and exhaust equipment operational?
  - 2. Are all outdoor air intakes unobstructed and clear of foreign objects?
  - 3. Are all outside air damper controls in place and operational?
  - 4. Have facilities operations been reviewed with respect to impact on outside air intakes (i.e., vehicle emissions, waste storage, mowing, etc.)?
- d. Are there any unresolved complaints regarding indoor air at this facility?  
If yes, describe: \_\_\_\_\_

	X
X	
X	
X	
X	
X	
X	
	X

- e. Maintenance: Heating, ventilation, and air conditioning equipment are cleaned and maintained in accordance with manufacturer's instructions (i.e., filter changes, coils cleaned, etc.)
- f. Has the interior of ductwork (air passageways) been inspected for cleanliness?
- g. Have exterior ductwork and rooftop air handling units been inspected for leaks?

X	
X	
X	

Operations and maintenance program:

- 1. Does the District have a policy encouraging the use of environmentally friendly products?
- 2. Products entering a school building are reviewed with the intent of reducing or eliminating hazardous chemicals, including volatile organic compounds (VOCs), semi-volatile organic compounds, etc. (cleaning supplies, repair and maintenance supplies, materials, etc.).
- 3. Review performed to ensure hazardous chemicals used as part of instructional program are used and stored properly.
- i. Buildings are inspected for roof leaks, growth of mold, evidence of rodent infiltration, and other potential problems to acceptable IAQ.

Y	N
X	
X	
X	
X	

# BUILDING INVENTORY FORM

**Building Name** Bus Garage / DO

**Bed Codes Number** 48-04-01-04-5-006

**Address**  
15 Craigside Drive Cold Spring, NY 10516

**Use** Administration **Current enrollment** 0

**Total Square Footage** 3,300

**Ownership:**  Owned  Operated  Leased  
(CHOOSE ONE)

**Building Condition Survey Rating:**

Excellent  Good  Satisfactory  Unsatisfactory  
(CHOOSE ONE)

<b>Building Age:</b>	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	<u>1850</u>	<u>3,300</u>
<b>Addition #1</b>	<u></u>	<u></u>
<b>Addition #2</b>	<u></u>	<u></u>
<b>Addition #3</b>	<u></u>	<u></u>
<b>Addition #4</b>	<u></u>	<u></u>
<b>Addition #5</b>	<u></u>	<u></u>

**Heating System Energy Source:**

(CHOOSE ONE)  
 Electric  Geothermal  Natural Gas  Oil  Propane

**Energy Consumption:** \$5,461.17

**Probable Useful Life of Building:** 25

**Estimated Replacement Value** \$2,475,000

**Building Facility Report Card Attached:** X Y  N  
(CHOOSE ONE)

# BUILDING INVENTORY FORM

**Building Name** Haldane High School

**Bed Codes Number** 48-04-01-04-0-016

**Address**  
15 Craigsides Drive Cold Spring, NY 10516

**Use** Instructional **Current enrollment** 315

**Total Square Footage** 28,000

**Ownership:**  Owned  Operated  Leased  
(CHOOSE ONE)

**Building Condition Survey Rating:**

Excellent  Good  Satisfactory  Unsatisfactory  
(CHOOSE ONE)

**Building Age:** **Construction Year** **Square Footage**

<b>Original Building</b>	<u>2005</u>	<u>28,000</u>
<b>Addition #1</b>	<u>                    </u>	<u>                    </u>
<b>Addition #2</b>	<u>                    </u>	<u>                    </u>
<b>Addition #3</b>	<u>                    </u>	<u>                    </u>
<b>Addition #4</b>	<u>                    </u>	<u>                    </u>
<b>Addition #5</b>	<u>                    </u>	<u>                    </u>

**Heating System Energy Source:**

(CHOOSE ONE)  
 Electric  Geothermal  Natural Gas  Oil  Propane

**Energy Consumption:** \$51,180

**Probable Useful Life of Building:** 25

**Estimated Replacement Value** \$21,000,000

**Building Facility Report Card Attached:** X Y        N  
(CHOOSE ONE)



# BUILDING INVENTORY FORM

**Building Name** Haldane Main Building

**Bed Codes Number** 48-04-01-04-0-001

**Address**  
15 Craigside Drive Cold Spring, NY 10516

**Use** Instructional & Administration **Current enrollment** 488

**Total Square Footage** 88,570

**Ownership:**  Owned  Operated  Leased  
(CHOOSE ONE)

**Building Condition Survey Rating:**

Excellent  Good  Satisfactory  Unsatisfactory  
(CHOOSE ONE)

<b>Building Age:</b>	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	<u>1934</u>	<u>88,570</u>
<b>Addition #1</b>	<u>1962</u>	<u></u>
<b>Addition #2</b>	<u>1979</u>	<u></u>
<b>Addition #3</b>	<u></u>	<u></u>
<b>Addition #4</b>	<u></u>	<u></u>
<b>Addition #5</b>	<u></u>	<u></u>

**Heating System Energy Source:**

(CHOOSE ONE)  
 Electric  Geothermal  Natural Gas  Oil  Propane

**Energy Consumption:** \$142,992

**Probable Useful Life of Building:** 25

**Estimated Replacement Value** \$66,427,500

**Building Facility Report Card Attached:** X Y  N  
(CHOOSE ONE)

# BUILDING INVENTORY FORM

**Building Name** Mabel L. Merritt

**Bed Codes Number** 48-04-01-04-0-003

**Address**  
15 Craigsides Drive Cold Spring, NY 10516

**Use** Instructional & Administration **Current enrollment** 80

**Total Square Footage** 7,920

**Ownership:**  Owned  Operated  Leased  
(CHOOSE ONE)

**Building Condition Survey Rating:**

Excellent  Good  Satisfactory  Unsatisfactory  
(CHOOSE ONE)

**Building Age:**                      **Construction Year**                      **Square Footage**

<b>Original Building</b>	<u>1862</u>	<u>7,920</u>
<b>Addition #1</b>	<u>                    </u>	<u>                    </u>
<b>Addition #2</b>	<u>                    </u>	<u>                    </u>
<b>Addition #3</b>	<u>                    </u>	<u>                    </u>
<b>Addition #4</b>	<u>                    </u>	<u>                    </u>
<b>Addition #5</b>	<u>                    </u>	<u>                    </u>

**Heating System Energy Source:**

(CHOOSE ONE)  
 Electric  Geothermal  Natural Gas  Oil  Propane

**Energy Consumption:** \$12,011.92

**Probable Useful Life of Building:** 25

**Estimated Replacement Value** \$5,940,000

**Building Facility Report Card Attached:** X Y        N  
(CHOOSE ONE)