



MARCELLUS CENTRAL SCHOOL DISTRICT FIVE YEAR PLAN

Executive Summary

In November of 2010, the Marcellus Central School District retained SEI Design Group to assist the District with the development of a Five Year Capital Facilities Plan in conjunction with the New York State Education Department, Facilities Planning's requirement of a Building Condition Survey. The "Survey" was performed for the Bus Transportation Facility, Maintenance Building (former Bus Garage), Kasson Road School, K.C. Heffernan Elementary School, Driver Middle School and the Marcellus High School.

SEI Design Group has been providing services to the Marcellus Central School District since 2008. These services include construction administration services for the 2008 Capital Improvement Project, assistance with closeout for the District's 2006 Capital Improvement Project, Site Upgrades at Driver Middle and Hefferan Elementary Schools and District Wide Light Fixture Replacement.

The Five Year Plan has several purposes; it is intended to be a tool to help school districts manage their capital assets by requiring them to collect, coordinate, analyze and prioritize facility infrastructure and building program needs on a district-wide and annual basis. In addition, the Plan should discuss proposed new school facilities, additional construction needs and or site acquisitions. The Plan will be reviewed by the NYS Education Department to insure that Health and Safety needs are being addressed by the District.

The District has managed a steady stream of projects over the past six years both "in house" and capital projects from additions to ceiling replacement. The District's facilities are in good condition and reflect a significant commitment to a dedicated and proficiently managed maintenance and capital improvement program.

Recommendations contained within this report are prioritized as Priority 1, 2 or 3, with Priority 1 items being the most critical. Priority 1 items are items the District will or plan to complete either in house or by capital project in years 1 through 2. Priority 2 items are items the District does not see as an immediate need, but remain important. These items are planned to be enacted in years 3 through 4. Finally, Priority 3 items are items considered to be of a less priority, but need to be accomplished. These items are projected to be included for completion in years 4 through 5.

Costs for all recommendations are in today's construction dollars. Escalation for inflation and changing construction market factors will be evaluated and applied if and when capital projects are formulated.

District Facilities included in Plan

- Marcellus High School
- C.S. Driver Middle School
- K.C. Heffernan Elementary School
- Kasson Road School (leased to OCM BOCES)
- Bus Transportation Facility
- Maintenance Building

District Priorities

Planning for facility improvements, infrastructure, technology and programmatic needs has been ongoing for many years and much has been accomplished. Current and past administrations have been active in defining priorities and reconciling programmatic needs with facility needs. Meeting the SEI Design Group and its consultants to determine the best solution to these needs has been a large part of the process.

As the District moves forth with efforts to formulate future capital work, the following has surfaced as priorities (no order)

- Upgrades to Health and Safety
- Replacement of systems that are reaching the end of their useful life
- Energy efficiency
- Improvements (space needs 10 to 15,000 sf) for High School Science. The science rooms are 1960 vintage and do not meet current NYSED regulations for room size.

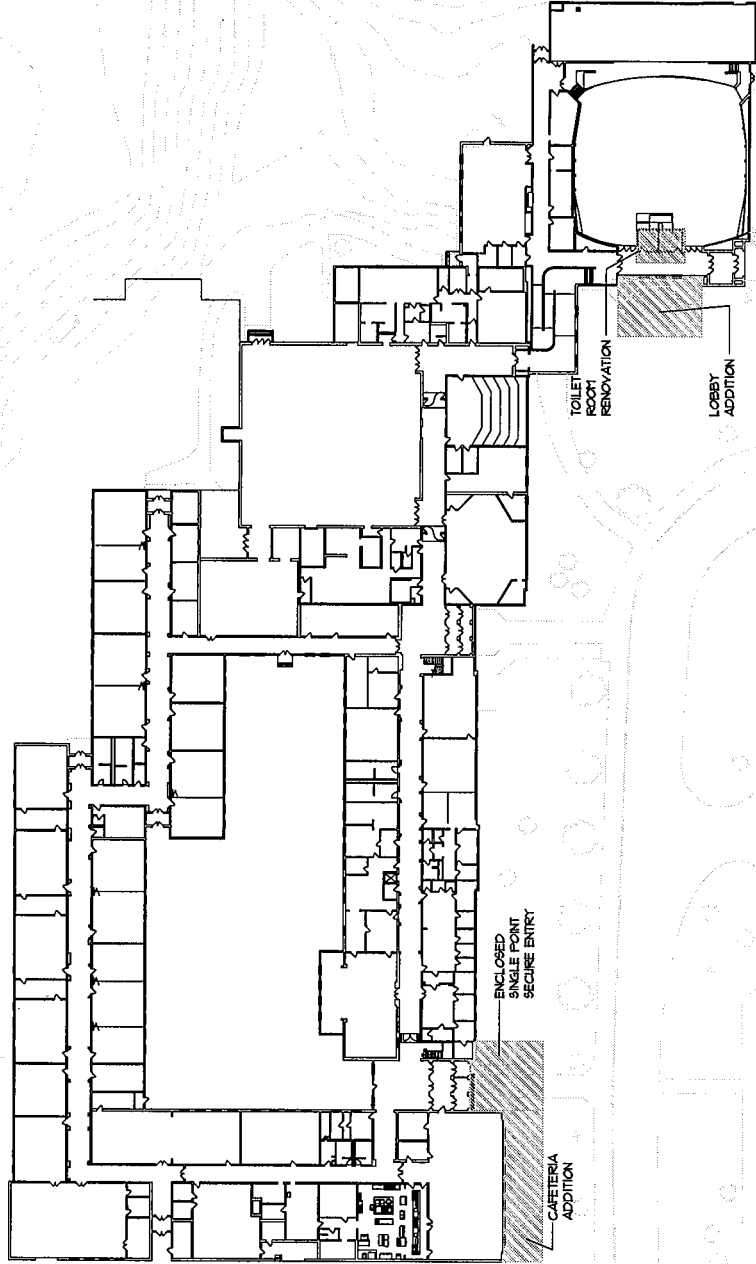
Persons involved in Plan preparation

- Dr. Craig Tice- Superintendent of Schools- Marcellus Central School District
- Ms. Debra Eichholtz-Business Administrator- Marcellus Central School District
- Mr. Keith Watkins-Asst. Supt. for Buildings and Grounds-Marcellus Central SD
- Mr. Ron Valentine- Asst. Supt. for Buildings and Grounds-Marcellus Central SD
- Mr. Stephen Klempa-Senior Principal-SEI Design Group
- Mr. Matthew Monaghan- Senior Principal-SEI Design Group







Resources Utilized

- Building Condition Survey-2005
- Fire Safety Reports
- Annual Visual Inspections

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KEY

-  ADDITION OPTIONS
-  LOBBY ADDITION 1250 SQUARE FEET
-  CAFETERIA ADDITION 1450 SQUARE FEET
-  RENOVATION OPTIONS
-  TOILET RENO 403 SQUARE FEET
-  SCIENCE ROOM RENO 13,572 SQUARE FEET

MARCELLUS CENTRAL SCHOOL DISTRICT
MARCELLUS HIGH SCHOOL - FIRST FLOOR PLAN - OPTION 1

PROJECT NO. 09-161
 DATE: 1-6-2009

SHEET NUMBER
A200



design group

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design group

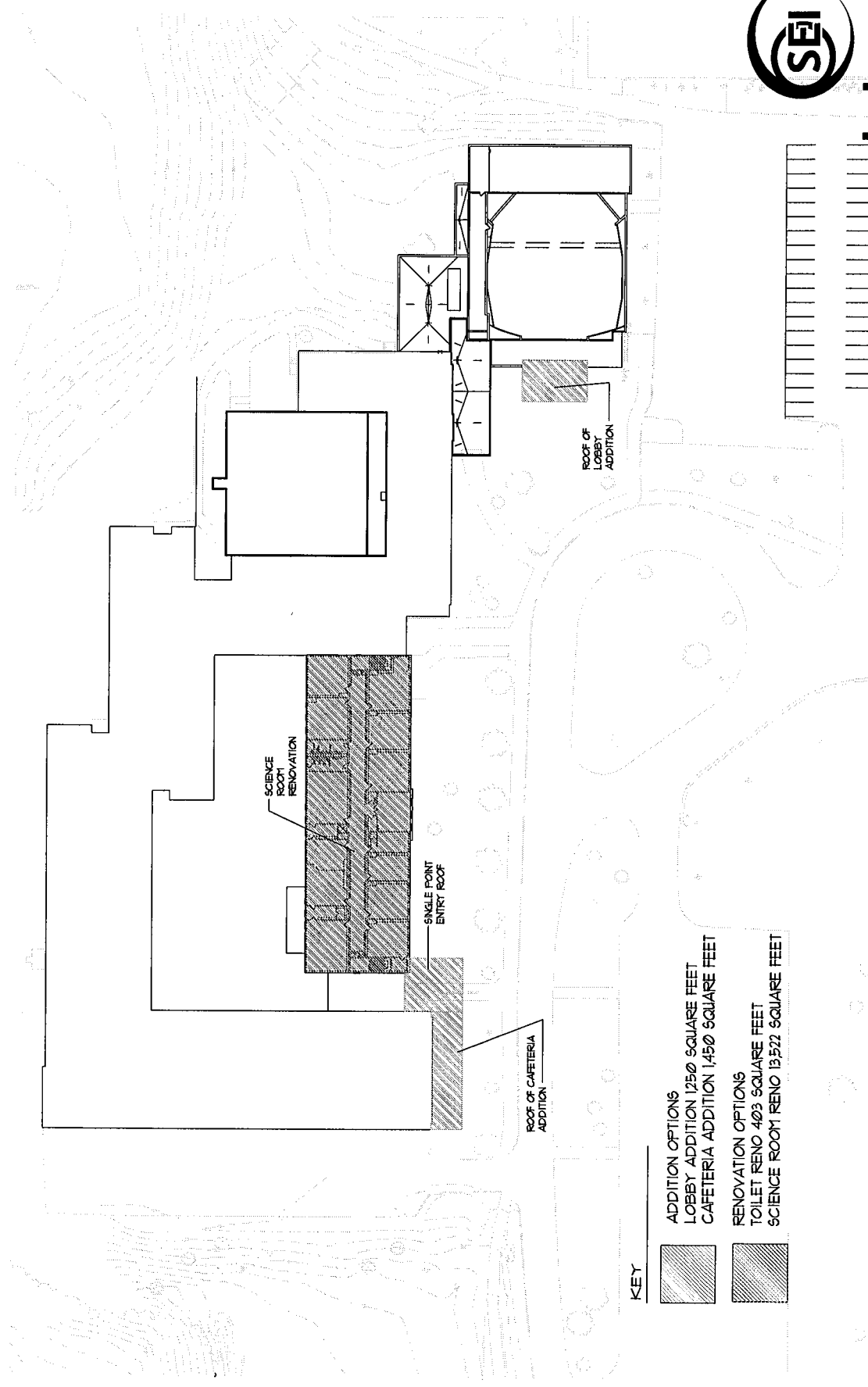
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SHEET NUMBER:
A201



**MARCELLUS CENTRAL SCHOOL DISTRICT
MARCELLUS HIGH SCHOOL - SECOND FLOOR PLAN - OPTION 1**

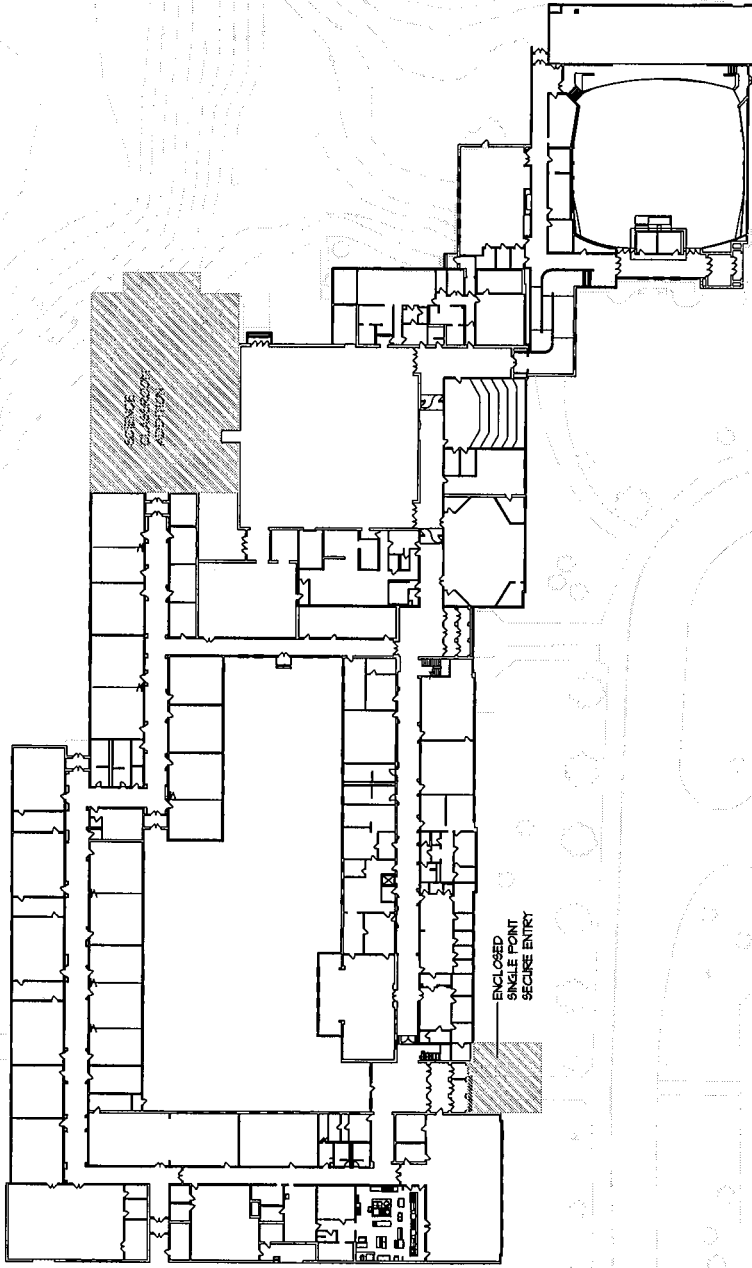
DATE:
1-6-2012

PROJECT NO.
09-151





KEY

-  ADDITION OPTIONS
- LOBBY ADDITION 1250 SQUARE FEET
- CAFETERIA ADDITION 1450 SQUARE FEET
-  RENOVATION OPTIONS
- TOILET RENO 403 SQUARE FEET
- SCIENCE ROOM RENO 13522 SQUARE FEET



KEY

-  ADDITION OPTIONS SCIENCE WING
15,000 SQUARE FEET
1,500 SF. PER FLOOR
-  RENOVATION OPTIONS
0 SQUARE FEET

MARCELLUS CENTRAL SCHOOL DISTRICT
 MARCELLUS HIGH SCHOOL - FIRST FLOOR PLAN - OPTION 2

PROJECT NO.
 02-181

DATE
 1-6-2002

SHEET NUMBER
 A202



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2 STORY SCIENCE
ADDITION & ROOF
OF PROPOSED
ADDITION

SINGLE POINT
ENTRY ROOF

KEY

- ADDITION OPTIONS SCIENCE WING
15,000 SQUARE FEET
7,500 SF. PER FLOOR
- RENOVATION OPTIONS
0 SQUARE FEET

MARCELLUS CENTRAL SCHOOL DISTRICT
MARCELLUS HIGH SCHOOL - SECOND FLOOR PLAN - OPTION 2

DATE:
1-6-2021

PROJECT NO.
09-181

SHEET NUMBER:
A203



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SCIENCE WING RENOVATION

ENCLOSED ENCLAVE POINT SECURE ENTRY

KEY

ADDITION OPTIONS
Ø SQUARE FEET



RENOVATION OPTIONS
SCIENCE WING RENO 12,225 SQUARE FEET
CLASSROOM RENO 13,522 SQUARE FEET



MARCELLUS CENTRAL SCHOOL DISTRICT
MARCELLUS HIGH SCHOOL - FIRST FLOOR PLAN - OPTION 3

PROJECT NO.
09-101

DATE:
10-10-02

SHEET NUMBER:
A200



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design group

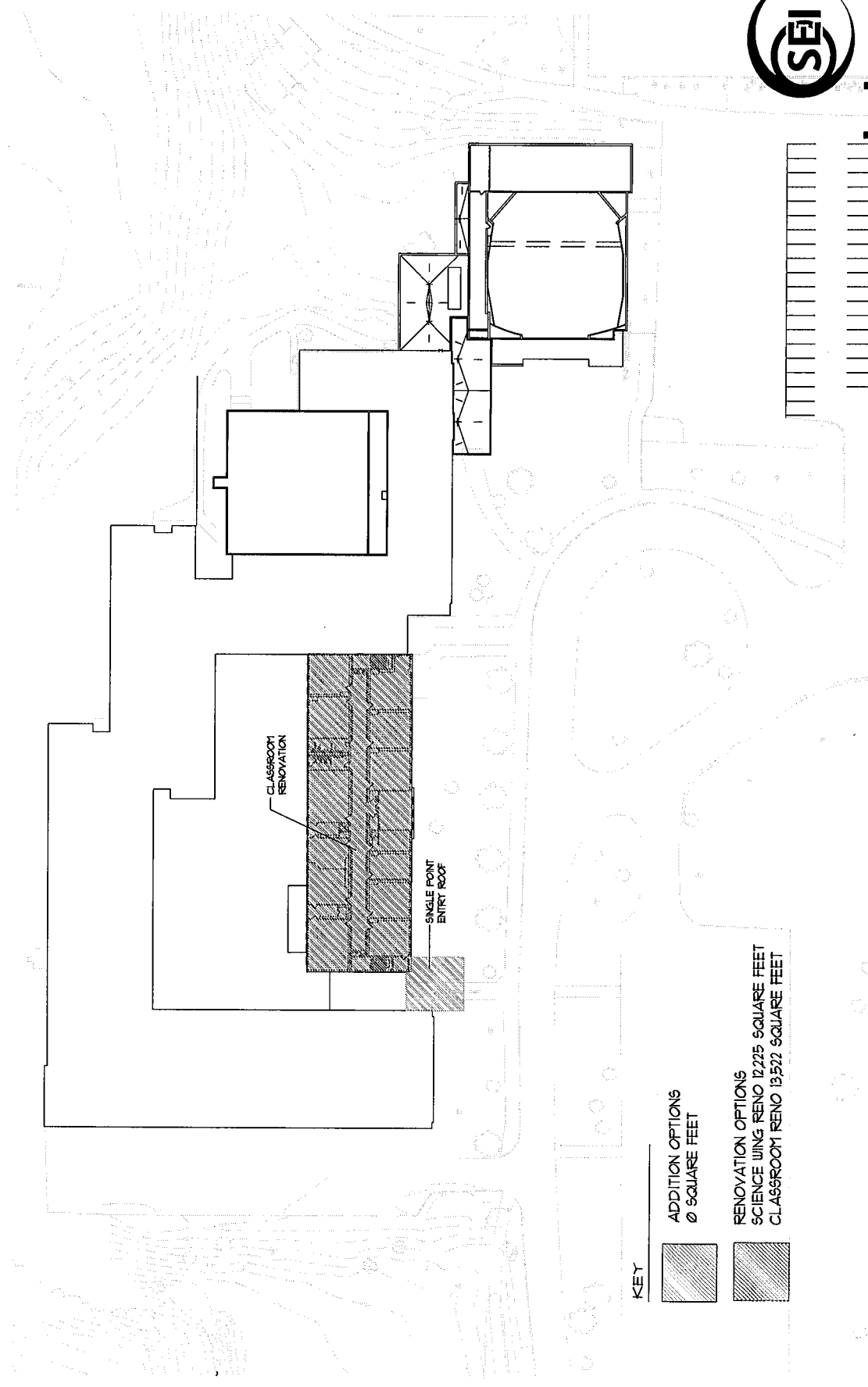
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F 585.442.7019

SHEET NUMBER:
A201

**MARCELLUS CENTRAL SCHOOL DISTRICT
MARCELLUS HIGH SCHOOL - SECOND FLOOR PLAN - OPTION 3**

DATE:
1-6-2010

PROJECT NO.
09-101




KEY

ADDITION OPTIONS
Ø SQUARE FEET



RENOVATION OPTIONS
SCIENCE WING RENO 12,225 SQUARE FEET
CLASSROOM RENO 13,522 SQUARE FEET



A	C	D	E	M	N	O	P	Q	R	S	T	U	V
1	District:		Marcellus Central School District									Final: 12/8/11	
3												Project Cost	
4	Bus Transportation Facility	Priority	BCS#	Item									
5		3	86	Generator for emergency command center	X							\$200,000.00	
6												\$200,000.00	Total
7	Maintenance Building	Priority	BCS#	Item									
8		3	26	Water main replacement building to main in street, (water meter has been relocated into building)				X				\$35,000.00	
9		3	52	Replace (2) obsolete secondary electric panels				X				\$10,000.00	
10		3	53	Replace all interior lighting				X				\$45,000.00	
11		3	70	Replace all domestic water piping				X				\$50,000.00	
12		3	73	Replace all plumbing fixtures				X				\$25,000.00	
13		2	75/76	Replace (3) gas fired ceiling hung heating units and ventilation system				X				\$100,000.00	
14		3	78	Add ventilation for offices and toilet exhausts	X							\$64,250.00	
15		3	81	Add controls for new ventilation				X				\$10,000.00	
16		3	82	Add fire alarm system (none exists)	X							\$20,000.00	
17		3	83	Add smoke detection system (none exists)	X							\$20,000.00	
18		3	85	Add emergency lighting and exit lights	X							\$10,000.00	
19		3	86	Add emergency generator	X							\$50,000.00	
20	Photo 1	3	64	Replace exterior main doors				X				\$9,000.00	
21		3	49	Replace interior doors and hardware				X				\$7,500.00	
22	Photo 2	3	58	Coat concrete floor in bays (partially complete)				X				\$33,000.00	
23		2	68	Roof Replacement				X				\$147,000.00	
24	Photo 3	3	67	Window Replacement (asbestos caulk)				X				\$94,500.00	
25												\$730,250.00	Total

	A	C	D	E	M	N	O	P	Q	R	S	T	U	V
						Life Safety / Security	ADA	Addition	Preservation	Major System	Major Renovation	Energy	Project Cost	
26														
27	Kasson Road	Priority	BCS#	Item										
28														
29		2	44	Masonry/concrete Restoration (Piers at rear of building)					X				\$50,000.00	
30		3	47	Replacement of concealed spline ceiling in corridors at classrooms					X				\$125,000.00	
31		3	N/A	Replacement of deteriorated classroom casework					X				\$65,000.00	
32		3	41	Replacement of concrete walk at front of building and entrances		X			X				\$12,000.00	
33		3	64	Replacement of exterior entrance doors and frames (7) and OH door					X		X		\$108,000.00	
34		3	N/A	Replace interior door hardware with ADA levers		X			X				\$50,000.00	
35		3	67	Replace windows at Gym					X		X		\$30,000.00	
36		1	N/A	Asbestos and lead based paint allowance		X							\$150,000.00	
37		3	52	Replace all obsolete secondary electric panels and MDP					X				\$150,000.00	
38		1	53	Replace all corridor, classroom and Gym light fixtures with energy saving					X		X		\$215,000.00	
39		3	54	Replace all intercom and paging systems					X				\$75,000.00	
40		3	70	Replace all crawlspace CW/HW and HWR in crawls space (ACM insulation)					X				\$165,000.00	
41		3	73	Replace original plumbing fixtures					X		X		\$135,000.00	
42		3	75	Add gas detection to Boiler Room		X							\$7,500.00	
43		3	77	Add air conditioning to data closet					X				\$18,750.00	
44		3	78	Provide ventilation to (8) rooms		X							\$150,000.00	
45		3	78	Replace Gym air handling system					X		X		\$112,000.00	
46		3	78	Replace original exhaust fans					X		X		\$27,625.00	
47		3	78	Replace unit ventilators					X		X		\$225,000.00	
48		3	78	Add air relief systems		X							\$100,000.00	
49		3	79	Replace original heat piping					X		X		\$381,000.00	
50		3	79	Replace original terminal units					X		X		\$100,000.00	

	A	C	D	E	M	N	O	P	Q	R	S	T	U	V
					Life Safety / Security	ADA	Addition	Preservation	Major System	Major Renovation	Energy		Project Cost	
51														
52		3	80	Clean Gym and Cafeteria ductwork	X								\$15,000.00	
53		3	81	Replace pneumatic controls with electronic DDC				X			X		\$175,000.00	
54		3	82	Add F/A strobe lights in classrooms	X								\$15,000.00	
55		3	85	Emergency/ Exit Lighting upgrades	X								\$200,000.00	
56		3	86	Add emergency generator	X								\$200,000.00	
57													\$3,056,875.00	Total
58	K.C. Heffernan	Priority	BCS#	Item										
59		3	47	Replace concealed spline corridor ceilings				X					\$165,000.00	
60		1	64	Replace entry doors and frames with removable mullions (6) Pr/ (1) single				X		X			\$94,000.00	
61	Photo 4	2	44	Masonry restoration/ foundation wall restoration				X					\$40,000.00	
62		2	44	Replace hatch door/ frame at penthouses (2 @ 4'x5')				X		X			\$4,000.00	
63	Photo 6	1	65	Replace wood handicap ramp at north side of building with concrete ramp	X			X					\$6,500.00	
64	Photo 5	1	63	Prep and paint wood fascia around perimeter of building				X					\$7,000.00	
65		3	30	Replace transformer to outside pad mounted				X		X			\$90,000.00	
66		3	52	Replace MDP, replace/add electric panels, add power receptacles				X					\$145,000.00	
67		1	53	Replace lighting not included in NYSERDA Grant				X		X			\$25,000.00	
68		3	70	Replace CW, HW, HWR piping in 1953 and 1964 wings, add isolation valves				X					\$100,000.00	
69		3	73	Replace toilet fixtures, classroom sink w/ bubblers				X		X			\$150,000.00	
70		1	75	Remove steam heating plant and convert heating system to hot water				X	X	X			\$300,000.00	
71		3	77	Add air conditioning to (2) data closets				X					\$37,500.00	
72		3	78	Replace original exhaust fans				X					\$16,575.00	
73		3	78	Replace Gym air handling system				X		X			\$112,000.00	
74		1	78	Replace unit ventilators				X	X	X			\$537,500.00	
75		1	79	Replace steam heating piping with hot water piping				X	X	X			\$430,000.00	
76		3	80	Clean Gym and Library ductwork	X								\$15,000.00	

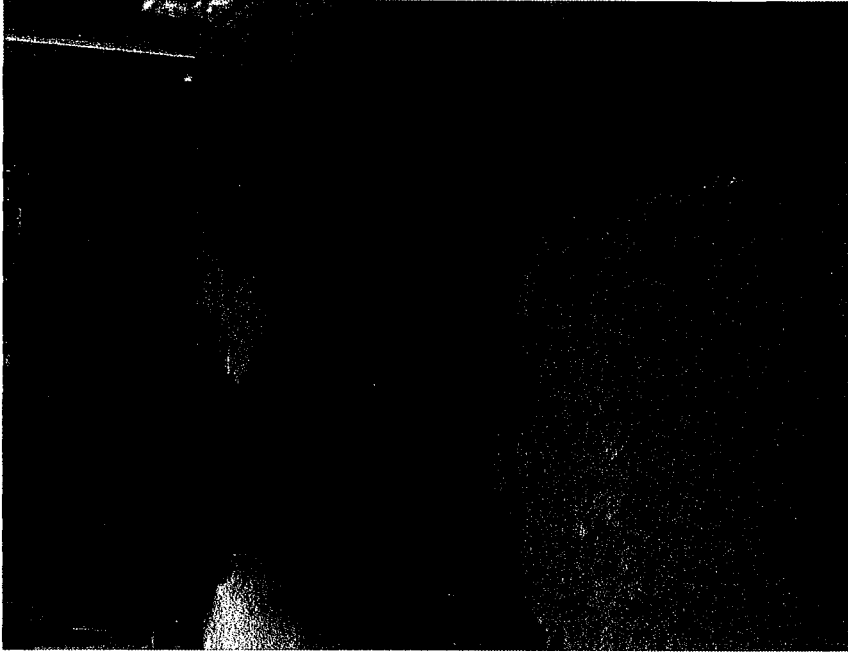
	A	C	D	E	M	N	O	P	Q	R	S	T	U	V
					Life Safety / Security	ADA	Addition	Preservation	Major System	Major Renovation	Energy		Project Cost	
77														
78		1	81	Replace pneumatic controls with electronic DDC				X			X		\$200,000.00	
79		2	82	Install F/A strobe lights in classrooms	X								\$20,000.00	
80		3	86	Add emergency generator	X								\$250,000.00	
81		1	N/A	Asbestos and lead based paint allowance	X								\$100,000.00	
82													\$2,845,075.00	Total
83	Driver Middle School	Priority	BCS#	Item										
84		3	52	Replace remaining obsolete electric panel boards, add convenience power			X						\$75,000.00	
85		3	70	Replace original galv CW, HW, HWR piping add isolation valves				X					\$220,000.00	
86	Photo 7	2	71	Old Locker rooms-underfloor sanitary system replmt				X					\$50,000.00	
87	Photo 8	1	72	Provide separate water heating system from boiler system				X	X				\$65,000.00	
88	Photo 9	1	73	Replace 1999 toilet fixtures (laminare countertops)				X		X			\$6,000.00	
89		3	75	Add gas detection system in Boiler Room	X								\$7,500.00	
90		3	77	Add air conditioning to computer labs and data closets				X					\$112,500.00	
91		3	78	Clean original air handling systems	X								\$15,625.00	
92		3	78	Add ventilation and air conditioning to District Offices	X								\$69,000.00	
93		1	79	Replace boiler feed tank				X					\$31,600.00	
94		1	79	Replace original steam traps				X					\$40,000.00	
95		1		Re-insulate steam and condensate piping				X					\$30,000.00	
96	Photo 10	1	79	Replace steam radiators with radiation/convectors				X					\$183,000.00	
97		3	80	Clean original ductwork systems	X								\$25,000.00	
98		1	81	Replace pneumatic controls with electronic DDC				X					\$290,000.00	
99		2	82	Add F/A strobe lights in classrooms	X								\$30,000.00	

	A	C	D	E	M	N	O	P	Q	R	S	T	U	V
						Life Safety / Security	ADA	Addition	Preservation	Major System	Major Renovation	Energy	Project Cost	
122														
123		2	71	Replace sanitary piping in Locker Rooms					X				\$50,000.00	
124		1	72	Provide hot water heating system separate from boiler system					X			X	\$40,000.00	
125		3	70	Replace original CW, HW, HWR and main branch piping					X				\$250,000.00	
126		3	73	Replace remaining original toilet fixtures					X			X	\$75,000.00	
127		3	75	Install gas detection system in Boiler Room		X							\$7,500.00	
128		1	75	Re pipe boilers to correct circulation issues					X			X	\$12,500.00	
129		3	77	Add air conditioning to (3) computer labs					X				\$56,500.00	
130	Photo 15	3	N/A	Replace heating unit above Kitchen Receiving area					X			X	\$85,000.00	
131		3	78	Replace original air handling units					X				\$406,725.00	
132		1	78	Replace original unit ventilators					X				\$675,000.00	
133		1	79	Replace building pumps and add VFDs					X				\$42,375.00	
134		1	79	Replace original building heating pipe					X	X			\$200,000.00	
135		3	80	Clean original duct systems		X							\$43,500.00	
136		3	80	Add fire and smoke dampers		X							\$20,000.00	
137		1	81	Replace pneumatic controls with electronic DDC					X			X	\$277,000.00	
138		2	82	Add F/A strobe lights in classrooms		X							\$30,000.00	
139			N/A	Add suppression system to Kitchen hood (Not required)		X								
140		1	86	Emergency generator with load shedding capability		X							\$515,000.00	
141	Photo 16	3	48	Replace Corridor lockers					X				\$120,000.00	
142	Photo 17	3	47	Replace concealed spline corridor and classroom ceilings					X				\$267,500.00	
143		3	N/A	Renovate balance of Toilet Rooms					X				\$80,000.00	
144	Photos 18 and 19	3	N/A	Renovation of Locker Rooms					X		X		\$500,000.00	
145		3	N/A	Upgrade to Building Security System		X			X				\$100,000.00	
146		3	N/A	Wireless internet throughout building					X				\$125,000.00	

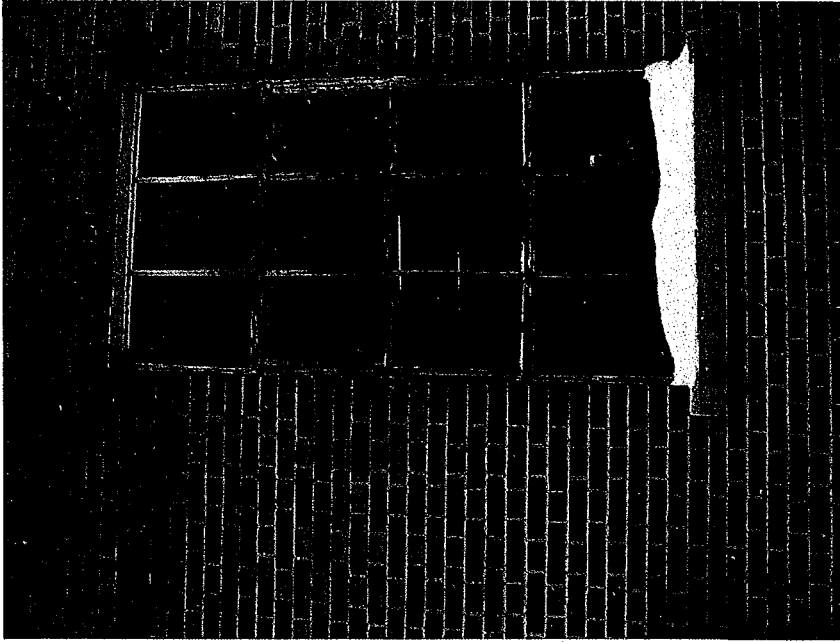
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					Life Safety / Security	ADA	Addition	Preservation	Major System	Major Renovation	Energy		Project Cost	
147														
148		2	N/A	Modifications to Principal's office				X					\$25,000.00	
149		2	N/A	Upgrades to science rooms			X	X		X			\$475,000.00	
150		1	N/A	Replace chalk boards with white boards		X		X					\$47,300.00	
151		1	N/A	Asbestos and lead based paint allowance		X							\$200,000.00	
152	Photo 20	3	N/A	Bleacher replacement with new electric powered (8) 11 tier x 15' long				X					\$108,000.00	
153		3	N/A	Permanent removal of coiling doors (4) locations		X		X					\$4,000.00	
154	Photo 21	1	N/A	Replace dividers with permanent soundproof walls (5) locations				X					\$7,900.00	
155		2	63	Prep and paint wood fascia around perimeter of building				X					\$12,000.00	
156		3	N/A	Library upgrades			X	X		X			\$425,000.00	
157		3	N/A	Masonry Restoration				X					\$50,000.00	
158		3	69	Skylight replacement				X					\$8,000.00	
159	Photo 22	3	49	Replacement of interior door hardware		X		X					\$25,000.00	
160	Photo 23	3	N/A	Replace OH door at Auditorium Stage				X		X			\$2,500.00	
161	Photo 24	1	64	Replace entry door and frame (3) at three locations				X		X			\$39,000.00	
162		3	N/A	Remove former slab for greenhouse at west side of building (Room #305)				X					\$1,500.00	
163		2	N/A	Add main entrance canopy and alterations				X					\$221,500.00	
164		3	N/A	Cafeteria upgrades						X			\$340,000.00	
165		2	N/A	Abate VAT Floor tile replace with VCT		X							\$105,000.00	
166													\$6,260,300.00	Total
167														
168													\$16,524,325.00	Total All



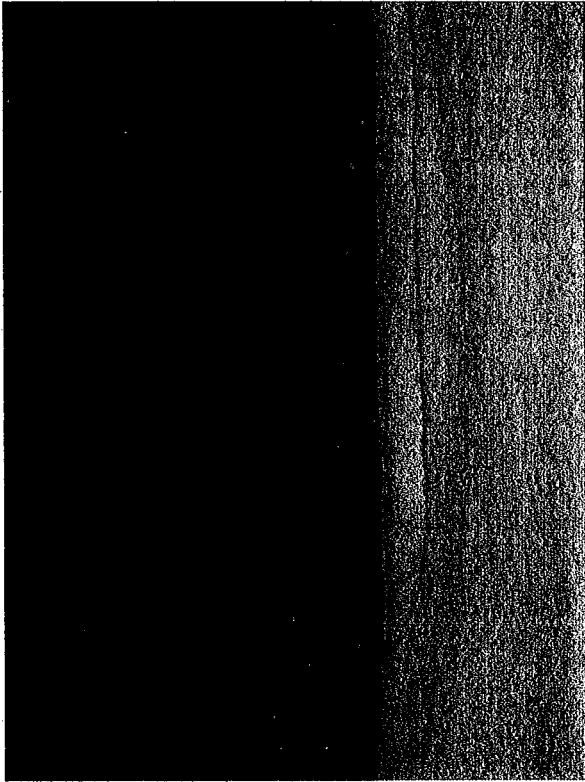
Maintenance Building
Photo 1 – Line 20
Replace exterior main doors



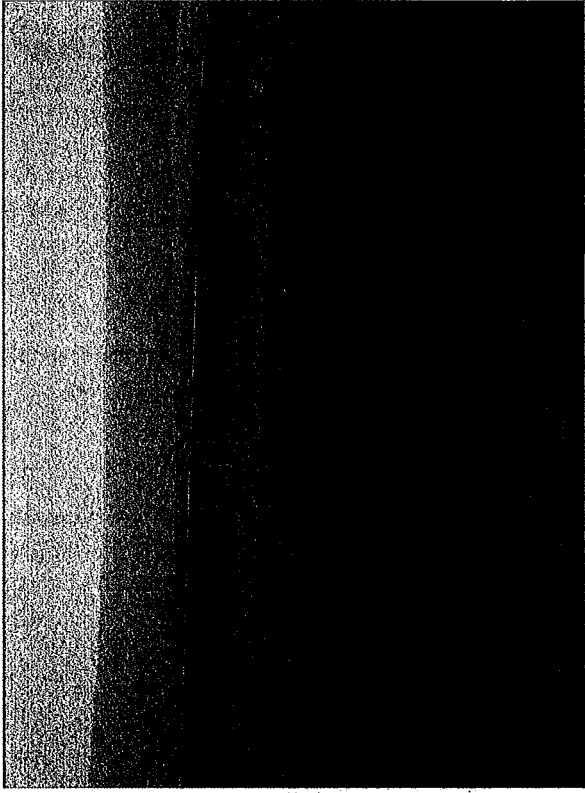
Maintenance Building
Photo 2 – Line 22
Coat concrete floor in bays
(partially complete)



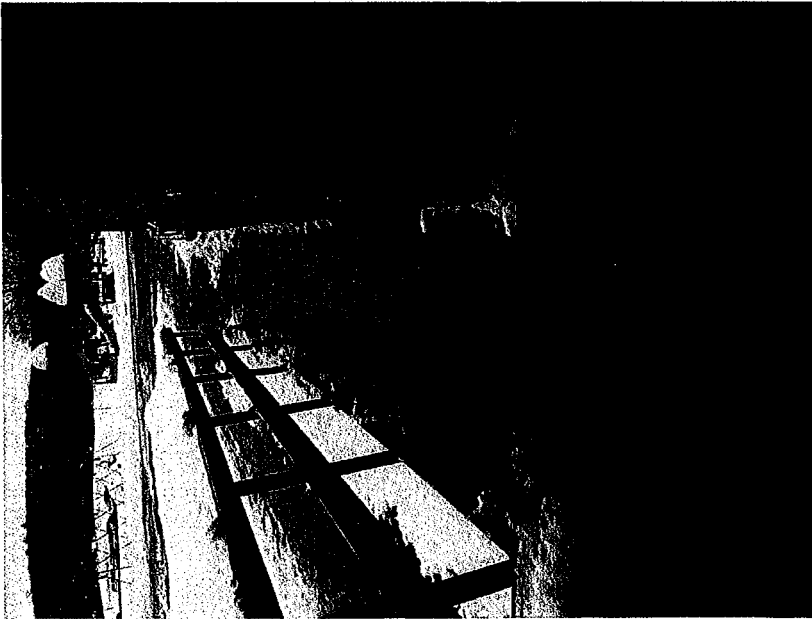
Maintenance Building
Photo 3 – Line 24
Window replacement (asbestos caulk)



K.C. Heffernan
Photo 4 – Line 61
Masonry restoration/foundation wall restoration



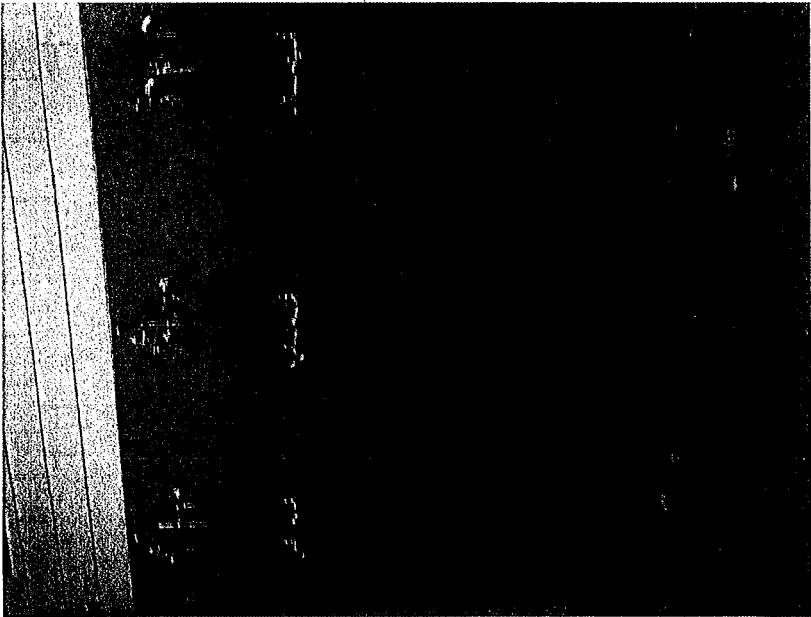
K.C. Heffernan
Photo 5 – Line 64
Prep and paint wood fascia around perimeter of building



K.C. Heffeman

Photo 6 – Line 63

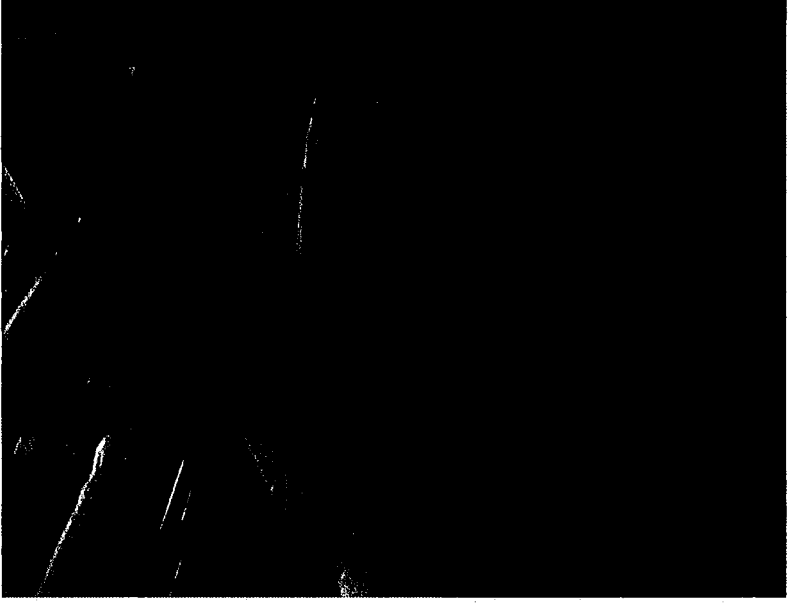
Replace wood handicap ramp at north side of building with concrete ramp



C.S. Driver Middle School

Photo 7 – Line 86

Old locker rooms-underfloor sanitary system
replacement



C.S. Driver Middle School

Photo 8 – Line 87

Provide separate water heating system from
boiler system



C.S. Driver Middle School
Photo 9 – Line 88
Replace 1999 toilet fixtures
(laminated countertops)



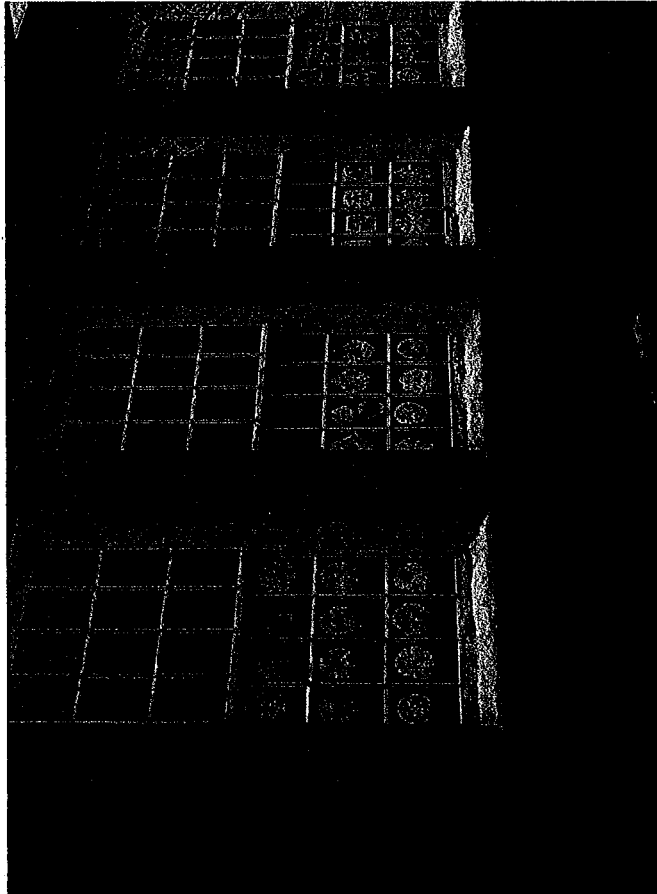
C.S. Driver Middle School
Photo 10 – Line 96
Replace steam radiators with radiation/convectors



C.S. Driver Middle School

Photo 12 – Line 110

Remove ACM floor tile and replace with VCT



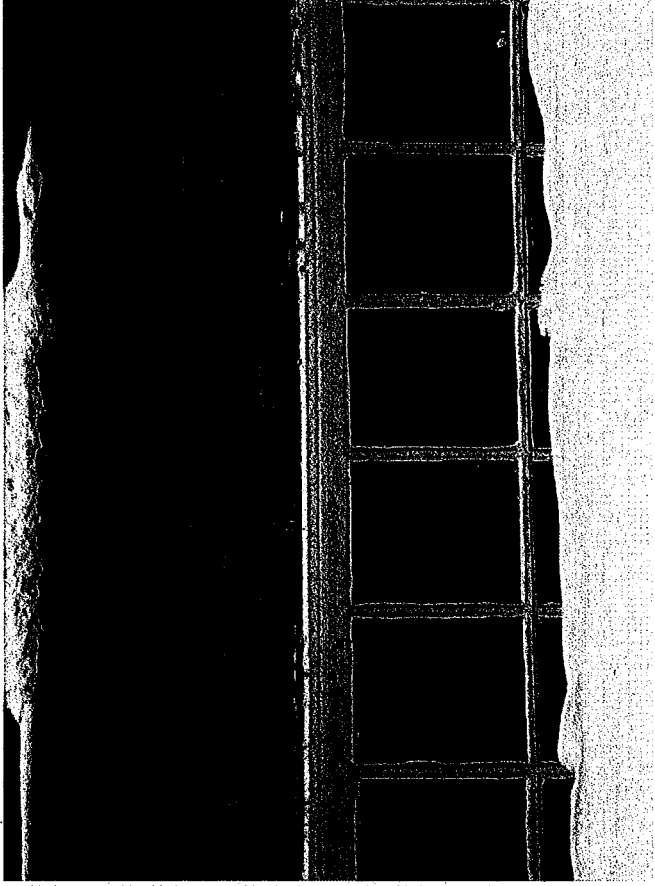
C.S. Driver Middle School

Photo 11 – Line 106

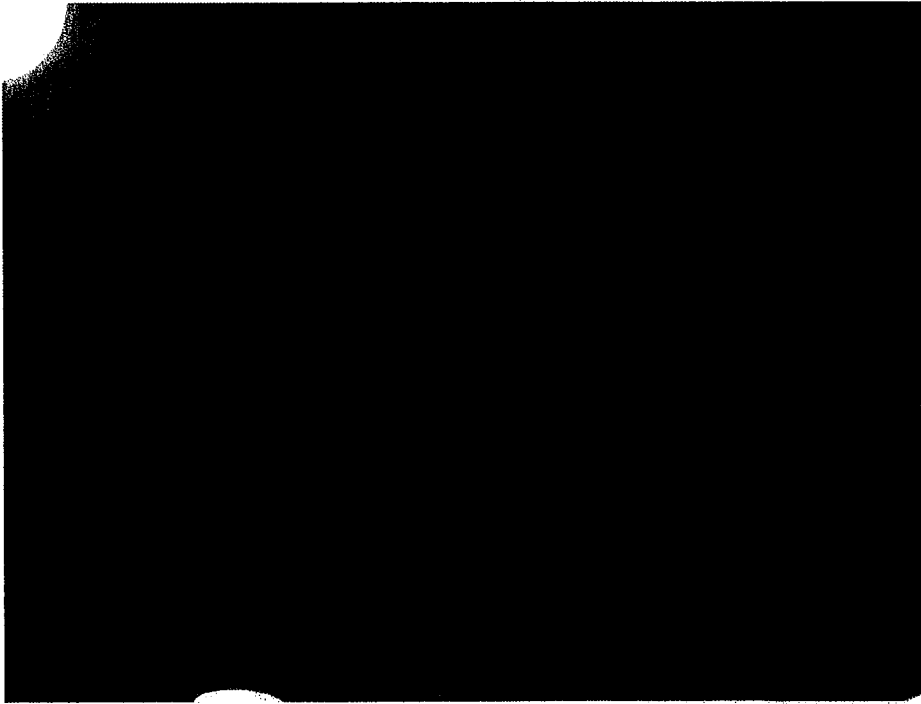
Replace all windows in original building



C.S. Driver Middle School
Photo 13 – Line 112
Renovation of original Locker Rooms



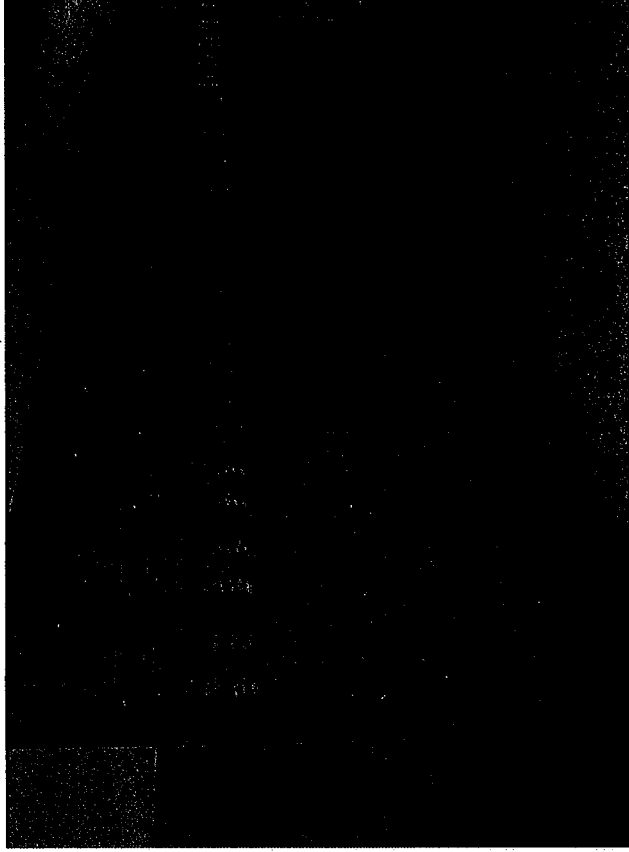
C.S. Driver Middle School
Photo 14 – Line 114
Masonry restoration / Lintel replacement



Marcellus high School

Photo 15 – Line 130

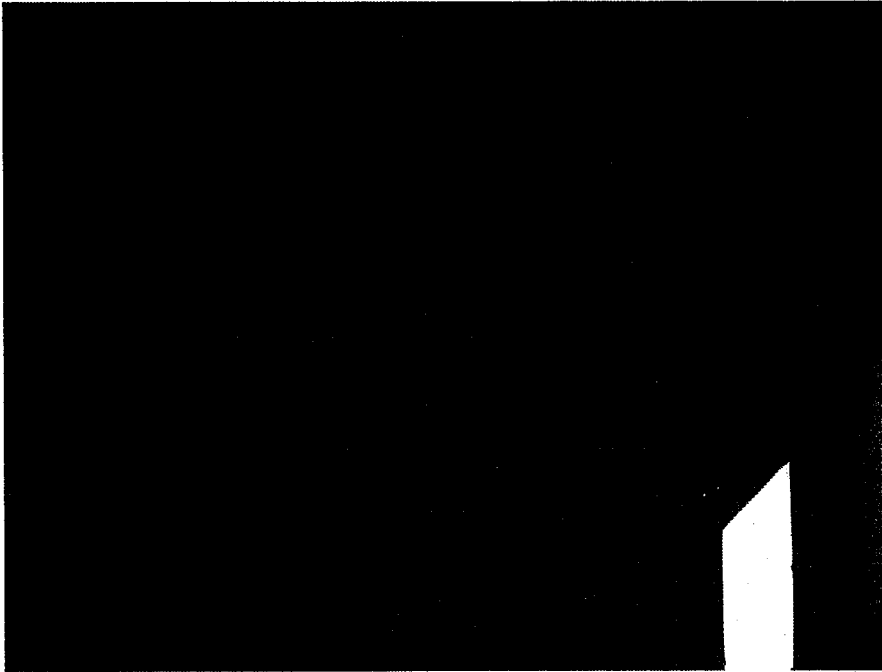
Replace heating unit above Kitchen Receiving area



Marcellus High School

Photo 16 – Line 141

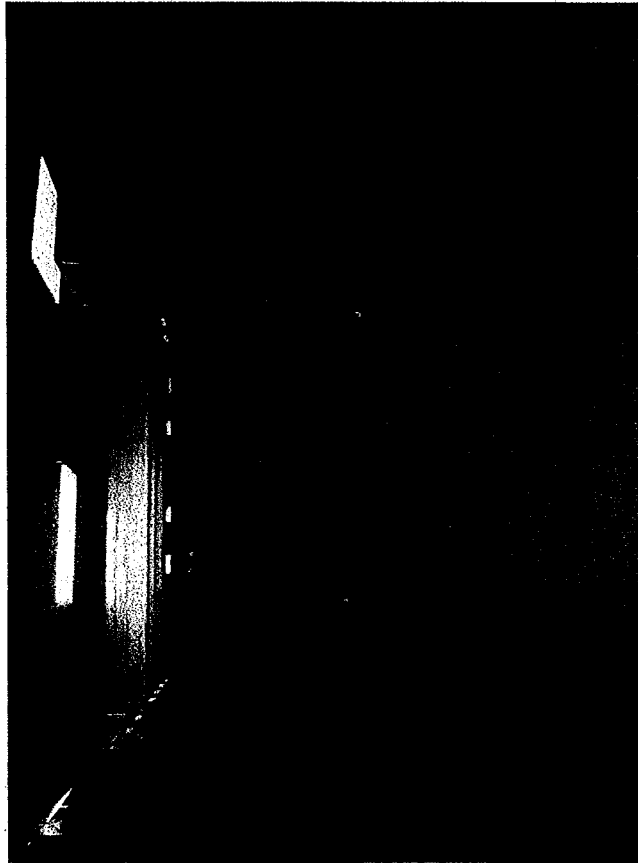
Replace Corridor lockers



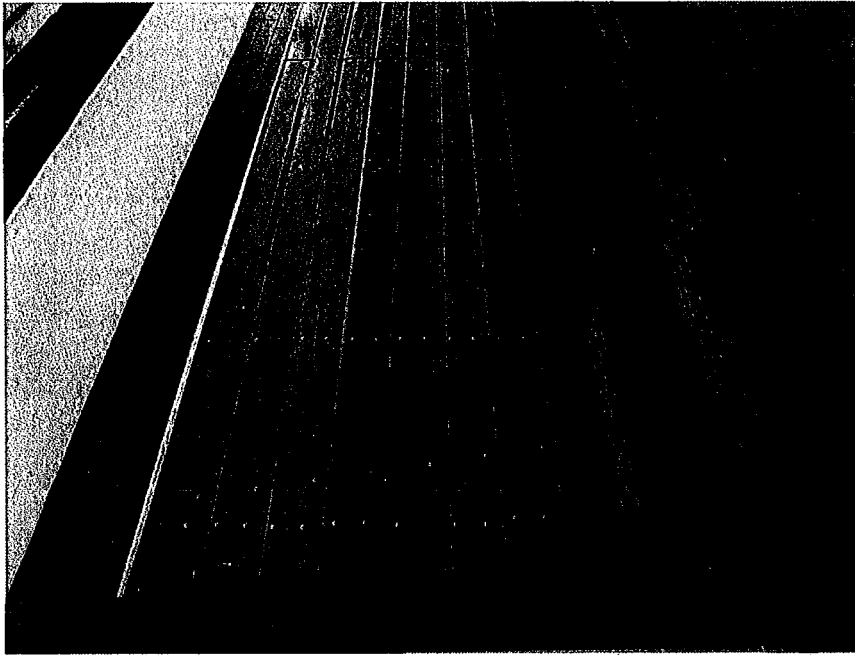
Marcellus High School
Photo 17 – Line 142
Replaced concealed spline corridor and classroom
ceilings



Marcellus High School
Photo 19 – Line 144
Renovation to Locker Rooms



Marcellus High School
Photo 18 – Line 144
Renovation to Locker Rooms



Marcellus High School

Photo 20 – Line 152

Bleacher replacement with new electric powered

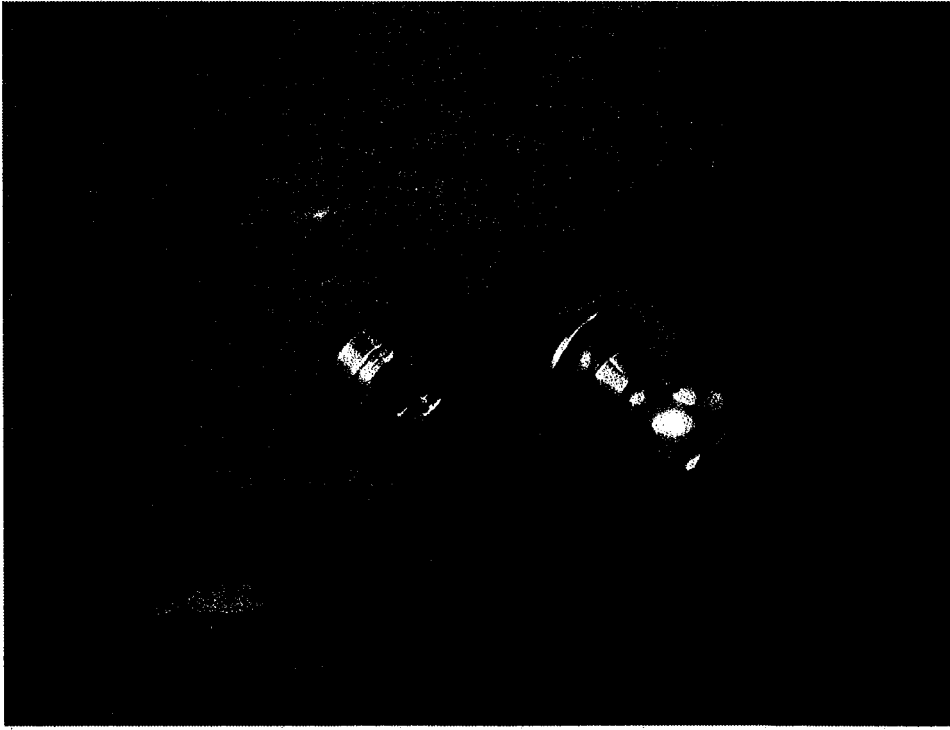
(8) 11 tier x 15' long



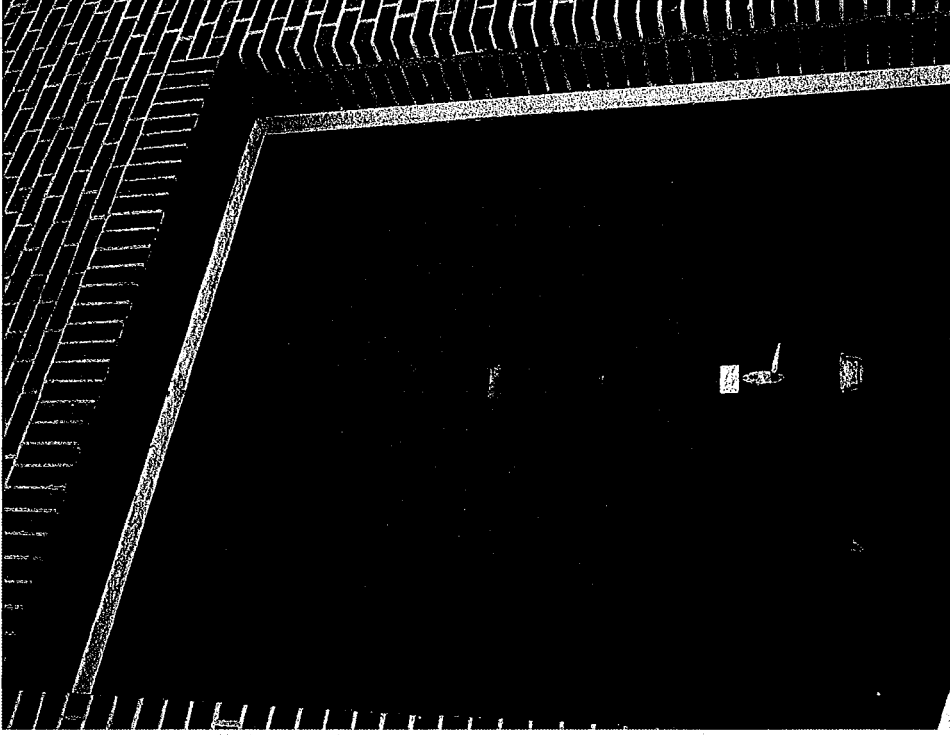
Marcellus High School

Photo 21 – Line 154

Replace dividers with permanent soundproof walls (5) locations



Marcellus High School
Photo 22 – Line 159
Replacement of interior door hardware



Marcellus High School
Photo 23 – Line 160
Replace OH door at Auditorium Stage



Marcellus High School

Photo 24 - Line 161

Replace entry door and frame (3) at three locations



SEI design group
ARCHITECTURE • PLANNING • CONSULTING

Marcellus Central School District

12/28/2011

District Estimated Costs Summary by Priority

Priority One - Years 1-2 2011-2012

SED #	Building	Cost
42-11-01-06-5-006	Maintenance Building	\$0.00
42-11-01-06-5-012	Bus Transportation Facility	\$0.00
42-11-01-06-0-003	Kasson Road Elementary School	\$365,000.00
42-11-01-06-0-002	K.C. Heffernan Elementary School	\$1,700,000.00
42-11-01-06-0-001	C.S. Driver Middle School	\$760,600.00
42-11-01-06-0-005	Marcellus High School	\$2,056,075.00
Total Cost:		\$4,881,675.00

Priority Two - Years 3-4 2013-2014

SED #	Building	Cost
42-11-01-06-5-006	Maintenance Building	\$247,000.00
42-11-01-06-5-012	Bus Transportation Facility	\$0.00
42-11-01-06-0-003	Kasson Road Elementary School	\$50,000.00
42-11-01-06-0-002	K.C. Heffernan Elementary School	\$64,000.00
42-11-01-06-0-001	C.S. Driver Middle School	\$1,391,600.00
42-11-01-06-0-005	Marcellus High School	\$1,103,500.00
Total Cost:		\$2,856,100.00

Priority Three - Years 4-5 2014-2015

SED #	Building	Cost
42-11-01-06-5-006	Maintenance Building	\$483,250.00
42-11-01-06-5-012	Bus Transportation Facility	\$200,000.00
42-11-01-06-0-003	Kasson Road Elementary School	\$2,641,875.00
42-11-01-06-0-002	K.C. Heffernan Elementary School	\$1,081,075.00
42-11-01-06-0-001	C.S. Driver Middle School	\$1,279,625.00
42-11-01-06-0-005	Marcellus High School	\$3,100,725.00
Total Cost:		\$8,786,550.00
Total All:		\$16,524,325.00