



RYE NECK UNION FREE SCHOOL DISTRICT

BOARD OF EDUCATION

SEPTEMBER 20, 2023

Building Condition Survey

Observations, Findings & Opinions

LAN
LAN ASSOCIATES

ENGINEERING
PLANNING
ARCHITECTURE
SURVEYING, LLP.
SINCE 1965

G **GERARD**
ASSOCIATES
CONSULTING ENGINEERS, D.P.C.



Agenda



1. Introduction
2. Project Team
3. The Process
4. Facilities Overview
5. Observations
6. Cost Estimates
7. Next Steps

Key Team Members



Michael J. McGovern
AIA, LEED® AP BD+C
Vice President | Architect



Danielle Farrell
AIA, LEED® AP BD+C
Assistant Vice President | Architect



Scott Ziegler
PE
Principal | Senior Engineer



Rocco Landi
Electrical Designer



The Process

“Failing to plan is planning to fail”

What is a BCS?

The New York State Education Department (NYSED) requires public schools to perform Building Condition Surveys (BCS) every five (5) years. The reporting process changed in 2020 resulting in a staggered submission schedule. Therefore, Rye Neck Union Free School has not had a BCS since 2015.

What is a Five-Year Plan?

The goal of the five-year plan is to collect information on the district's infrastructure and prioritize facility needs on a district-wide basis. The information collected in the BCS assists the district with itemizing the needs of each building and prioritizing the most essential repairs.

PRELIMINARY PREPARATION



COLLECTION OF DATA



ANALYSIS OF DATA



PREPARATION OF THE REPORT



The Process

PRELIMINARY PREPARATION



1. Assembled a team including two (2) architects from LAN Associates and two (2) engineers from Gerard Associates to perform the surveys
2. Reviewed the 2015 BCS and 2020 Annual Visual Inspection (AVI) reports
3. Identified work deferred from previous reports
4. Scheduled meetings and site visits for each facility
 - a) All site visits took place on July 25, 2022 and July 26, 2022

COLLECTION OF DATA



1. Met with Carolyn Mahar, CPA, Assistant Superintendent for Business and Finance and the Head Custodian of each building.
 - a) Reviewed the work performed since the last BCS in 2015
 - b) Discussed new building needs and problematic systems
2. Performed physical inspections of each facility including site, building exterior, roofs, interiors, mechanical, electrical, and plumbing. (Deadline: December 31, 2022)
3. Photo documented existing conditions, deficiencies, and needs that were witnessed during visual inspections

ANALYSIS OF DATA



1. Collected, analyzed, and prioritized facility infrastructure needs
2. Compared the scope of work with previous BCS and AVI's
3. Identified potential Maintenance and Capital Improvement Projects
4. Met with the District to discuss preliminary findings

PREPARATION OF THE REPORT



1. Prepared the NYSED BCS forms for each building and submitted the forms through the NYSED Business Portal on behalf of the District. (Deadline: March 1, 2023)
 2. Prepared written reports with photographs for each building to serve as long-range planning tools
 3. Prepared preliminary cost estimates to use for budgeting purposes
 4. Submitted a DRAFT copy of the reports for review by the District and Building Committee
 5. Meet with the District and BOE to review needs and gain an understanding of the vision and funding available over the next 5 years (Today)
-
6. Obtain input from the Facilities Committee and Key Stakeholders/Administrators
 7. Finalize recommendations for potential Capital Projects
 8. Sort Five Year Plan Cost Estimate document to align with the projected years when the work will take place (assign escalation for future work)

NYSED BCS Reports

The NYSED procedural forms list each building component and system. The reviewer is required to assign an overall condition rating for each.

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

A BCS is intended to *provide districts and BOCES with all the detailed information necessary to maintain safe and healthy school environments for New York's public-school children.*

The data will allow school districts to *properly plan and prioritize capital improvements and allow the state to properly plan for building aid reimbursement to districts.*

Through our experience meeting the procedural requirements of the NYSED BCS, we have found the documents can lack the detailed information necessary to assist the District in planning for future capital projects.

RYE NECK UFSD
2022 BUILDING CONDITION SURVEY - 2022 - 0-004-WarrenES
Building Envelope
Page Last Modified: 03/01/2023
Status Date: 03/01/2023 10:28 AM - Submitted

66e. Year of Last Major Reconstruction/Replacement:
2008

66f. Expected Remaining Useful Life (Years):
45

66g. Cost to Reconstruct/Replace \$:
0.00

66h. Comments:
(No Response)

67. Chimneys (S)
 Yes
 No

67a. Material (check all that apply):
 Masonry
 Concrete
 Metal
 Wood
 Other

67a.1 Specify other:
(No Response)

67b. Overall Condition of Chimneys:
 Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical failure

67c. Year of Last Major Reconstruction/Replacement:
2008

67d. Expected Remaining Useful Life (Years):
10

67e. Cost to Reconstruct/Replace \$:
15,000.00

67f. Comments:
Replace two (2) caps at east side of copper chimney

03/01/2023 10:31 AM

RYE NECK UFSD
2022 BUILDING CONDITION SURVEY - 2022 - 0-004-WarrenES
Building Envelope
Page Last Modified: 03/01/2023
Status Date: 03/01/2023 10:28 AM - Submitted

68. Parapets (S)
 Yes
 No

68a. Construction Type (check all that apply):
 Masonry
 Concrete
 Metal
 Wood
 Other (specify)

68a.1 Specify Other:
(No Response)

68b. Overall condition of parapets:
 Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical Failure

68c. Year of Last Major Reconstruction/Replacement:
2008

68d. Expected Remaining Useful Life (Years):
10

68e. Cost to Reconstruct/Replace \$:
0.00

68f. Comments:
(No Response)

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:
 Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical Failure

03/01/2023 10:31 AM
Page 24 of 62

LAN's Approach

In an effort to make the BCS process as useful as possible, LAN provides the option to our clients that we feel adds value to the BCS process.

We don't believe in just "checking the box". Our approach provides a meaningful document, rich with data to guide the District through the next five years of stabilization and/or improvements.

In our report you will find detailed descriptions of the building systems and components along with corresponding photographs and opinions of probable cost for the work items identified.

LAN ASSOCIATES

1.0 **GENERAL OVERVIEW – DANIEL WARREN ELEMENTARY SCHOOL**
NYSED BUILDING CODE - #0004



1.1 **BUILDING/FACILITY HISTORY AND USE:**

The Daniel Warren Elementary School is located in Mamaroneck, New York. The three-story masonry building was constructed in 1906. The original building was constructed in 1906. A small elevator addition was added in 1996. The building is approximately 57,742 square feet. The building provides instruction for students in grades K-5. The population is approximately 311 students.

Existing Floor and Roof Plans of the school are attached to this report.

Note: The Item # next to the system or building is the NYSED Building Condition Form that is used for the building.

1.2 **SPACE ADEQUACY:**

Space Adequacy: (Item #38)
The District has reported that space is needed in the classroom in order to create their wonder classroom. In the future it would be requested to have a studio space. Additional space is needed for counselor/support staff.

LAN Associates, LLP

Photos by: **MJM** on 7/25/22

LAN No.: **4.1588.07**
Rye Neck UFSD/Building Condition Survey
Daniel Warren Elementary School

Photo No. 24
Depicts chimney at northwest corner of original building.



Photo No. 25
Depicts north elevation of tower.



11 of 68

District Overview



6 total buildings



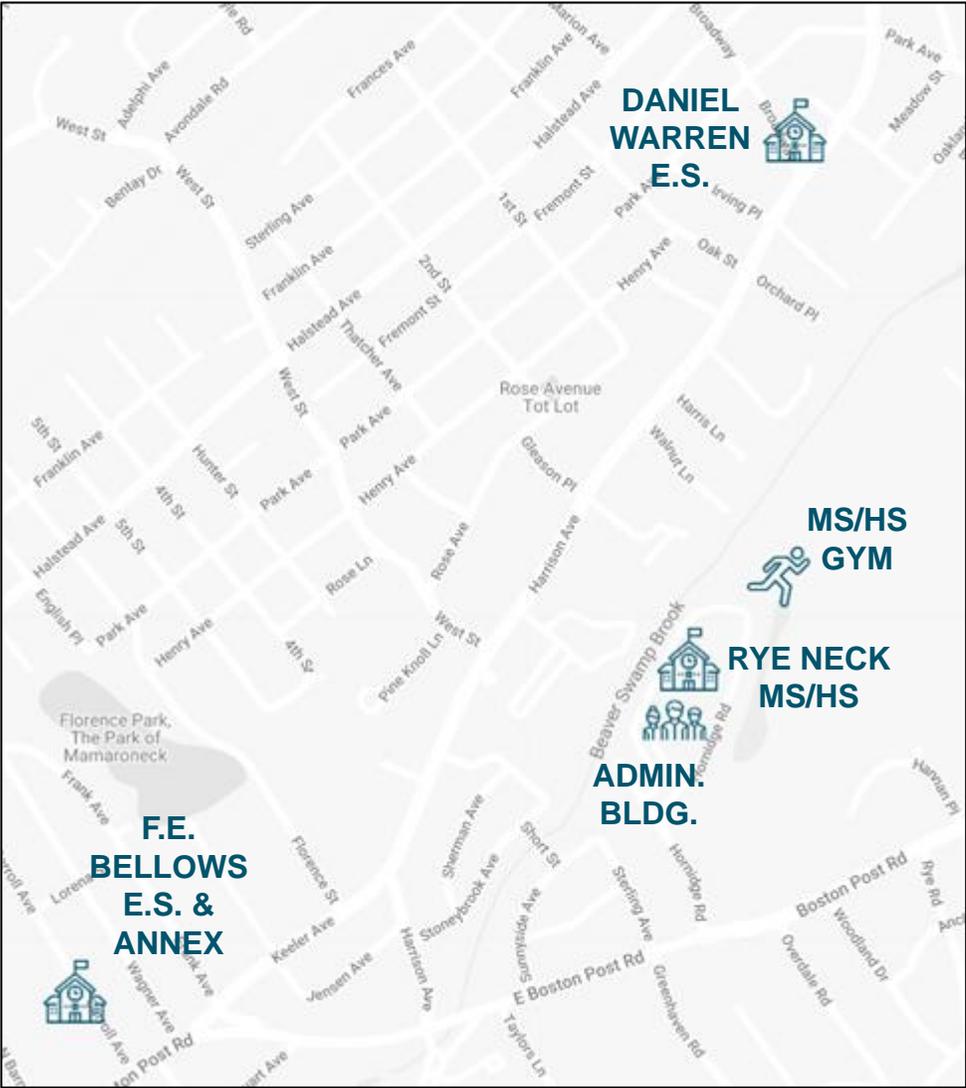
322,079 SF
of Buildings



1,500
Students



\$ 49.7M
2023-2024 budget



DANIEL WARREN E.S.:
Original Building: 1930
Additions: 1996 & 2008

F.E. BELLOWS E.S.:
Original Building: 1922
Addition: 1997

F.E. BELLOWS E.S. ANNEX:
Original Building: 1969
Additions: N/A

RYE NECK MS/HS:
Original Building: 1958
Additions: 1970, 2002 & 2022

RYE NECK MS/HS GYM:
Original Building: 1972
Additions: 2021

ADMINISTRATION BLDG.:
Original Building: 1973
Additions: N/A

Observations



What did we find?

Daniel Warren E.S.

Sitework Improvements

- Pavement Replacement
 - Some Repairs Made Spring 2023
- Re-Striping
- Curb Replacement
- Fencing Repair
- Dumpster Enclosures



Daniel Warren E.S.

Envelope Improvements

- Masonry Repair and Repointing
- Masonry Cleaning
- Paint Window Lintels



Daniel Warren E.S.

Envelope Improvements

- Window Replacement
- Attic Access Door Replacement
- Exterior Stair Improvements
- Reset Main Entrance Patio Stones
 - Partially reset in Summer 2023



Daniel Warren E.S.

Interior Improvements

- Storage Room Fire Separation
- Ceiling Replacement
- Beam Repair
- ADA Signage
- Bathroom Flooring Repairs
- Nurse's Bathroom Renovation
 - Completed



**Completed
Summer
2023**

Daniel Warren E.S.

Mechanical, Plumbing & Electrical Improvements



Mechanical

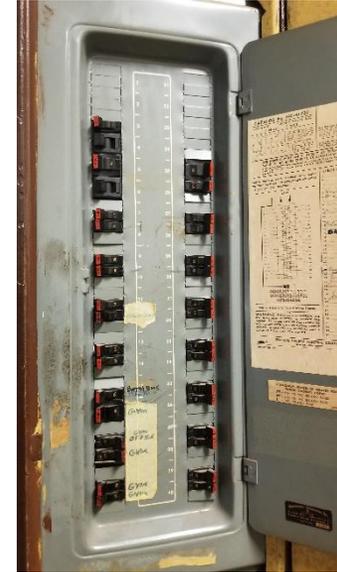
- Boiler replacement to accommodate additional mechanical ventilation
- Add / replace unit ventilators and fan coil units throughout original building, add air conditioning
- Replace (3) general exhaust fans in attic and music room

Plumbing

- Wire tamper switches on main water service for standpipe system

Electrical

- Replace outdated Federal Pacific Electrical Panels
- Upgrade existing fluorescent fixtures with LED
- Install energy efficient lighting control system
- Install fire alarm notification devices in classrooms



F.E. Bellows E.S.

Sitework Improvements

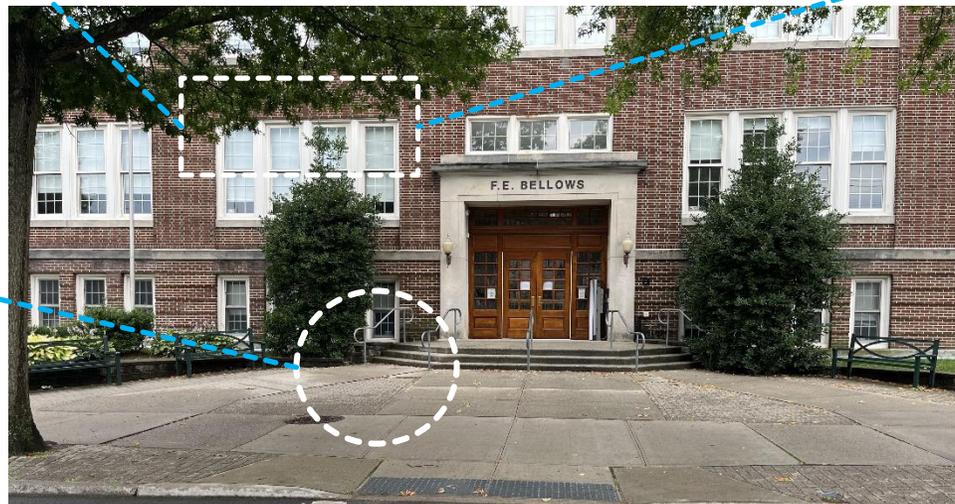
- Paver/Walkway Repair (North Yard)
- Asphalt Repair/Replacement
- Catch Basin Repair
- Sidewalk Repair



F.E. Bellows E.S.

Envelope Improvements

- Masonry Repair and Repointing
- Masonry Cleaning
- Paint Window Lintels
- Exterior Door Replacement



F.E. Bellows E.S.

Interior Improvements

- Ceiling Replacement
 - Gym ceiling repainted Summer of 2023
- Plaster Wall Repair/Repaint
- Stair Door Replacement
- Flooring Replacement
 - Gymnasium
 - Classrooms
 - Replaced with LVT Summer of 2023



F.E. Bellows E.S.

Mechanical, Plumbing & Electrical Improvements

Mechanical

- Replace boilers if classroom unit ventilators and fan coil units are added for mechanical ventilation
- Replace (2) main general exhaust fans
- Install classroom unit ventilators and fan coil units throughout building, add air conditioning

Electrical

- Upsize Service for future expansion
- Replace outdated electrical panels
- Upgrade lighting throughout building with LED fixtures
- Upgrade lighting controls throughout building
- Upgrade classroom communication system



F.E. Bellows Annex

Sitework Improvements

- Repave Play Areas
- Restripe Surface Games
- Concrete Sidewalk Repair
- Resurface Baseball Diamond Infield



F.E. Bellows Annex

Envelope Improvements

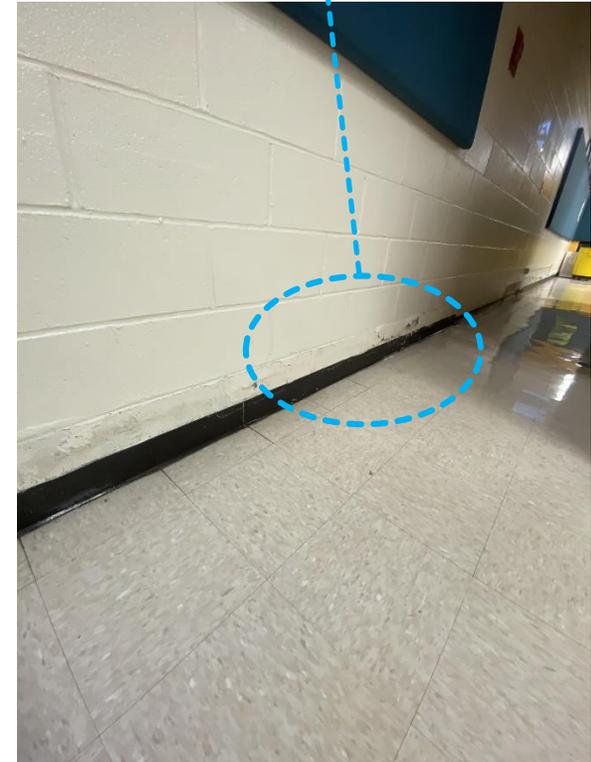
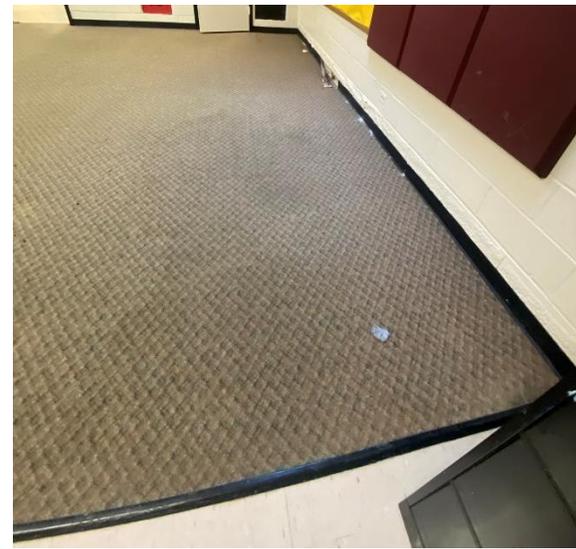
- Masonry Repair and Repointing
- Masonry Cleaning
- Door Replacement



F.E. Bellows Annex

Interior Improvements

- Flooring Replacement
- CMU Wall Water Damage Repair
- Door Replacement
- Bathroom Renovations



F.E. Bellows Annex

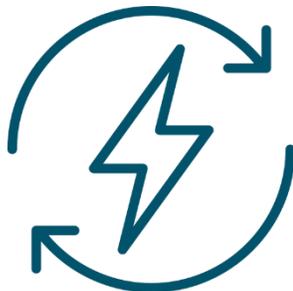
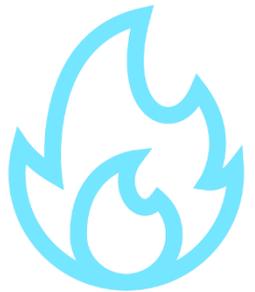
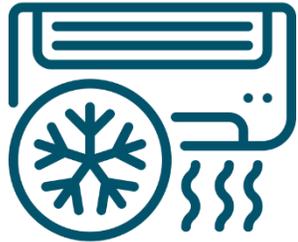
Mechanical, Plumbing & Electrical Improvements

Mechanical

- Replace 15-ton gas fired packaged rooftop unit
- Add variable air volume boxes (VAV)
- Update controls system to add VAV boxes and replacement rooftop unit

Electrical

- Upgrade electrical service for future expansion
- Replace outdated electrical panels
- Upgrade light fixtures throughout building and building exterior with LED type



Rye Neck MS/HS

Sitework Improvements

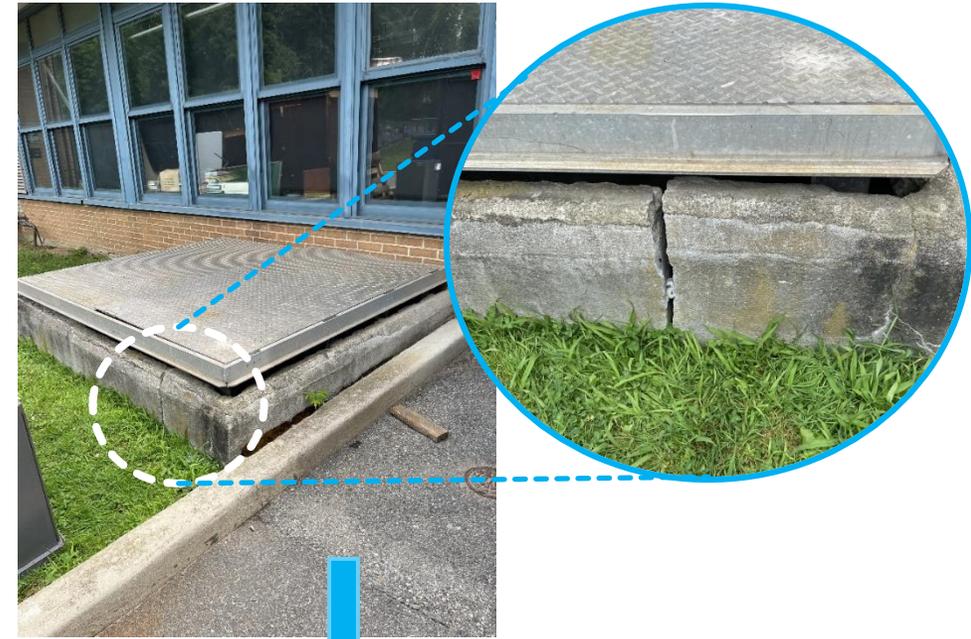
- Asphalt Repair/Replacement
- Temporary Parking lot to Permanent
 - Project in Design
- Sidewalk Repair



Rye Neck MS/HS

Envelope Improvements

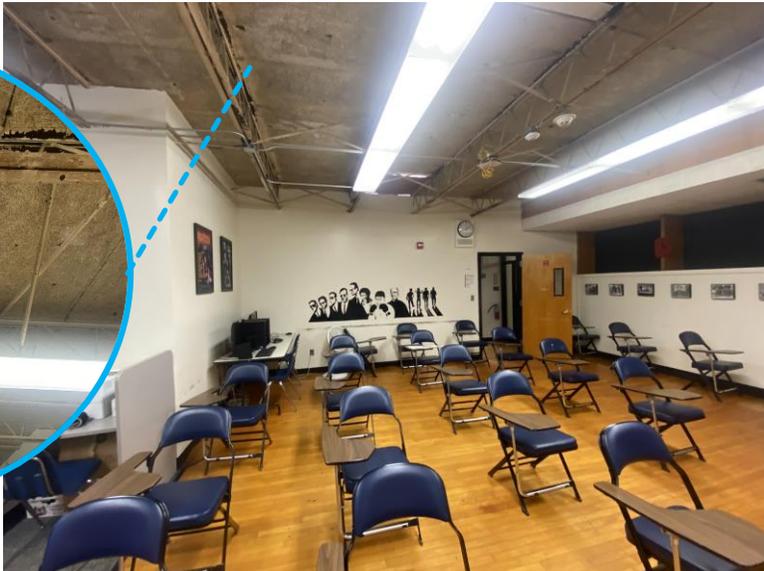
- Masonry Repair and Repointing
- Masonry Cleaning
- Door Replacement
- Basement Bilco Door Repair
 - Completed Summer 2023



Rye Neck MS/HS

Interior Improvements

- Corridor "E" Slab Stabilization and Flooring Replacement
 - Completed Summer 2023
- Ceiling Replacement
- Wood Floor Replacement
- Art Room Upgrades



Rye Neck MS/HS

Mechanical, Plumbing & Electrical Improvements

Mechanical

- Install classroom unit ventilators and fan coil units throughout building, add air conditioning
- Replace (15) packaged rooftop units and split systems that have surpassed useful service life
- Replace (10) exhaust fans that have surpassed useful service life

Plumbing

- Replace sump pump system in Boiler Room
 - Completed

Electrical

- Relocate / Replace utility switch. Provide proper working space clearance and condition
- Replace outdated electrical panels
- Upgrade lighting and lighting controls in older section



HS/MS Gymnasium

Sitework and Envelope Improvements

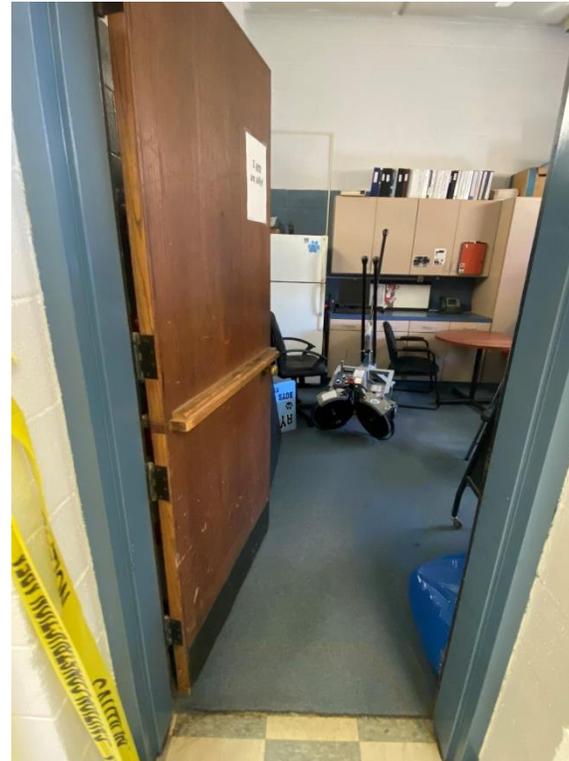
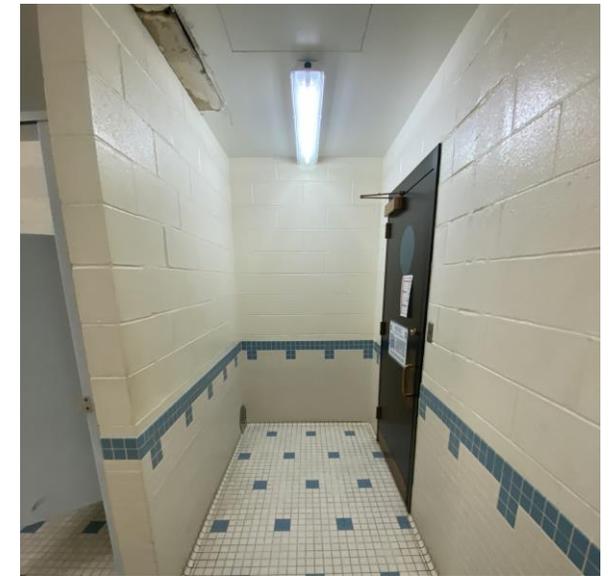
- Parking Lot Repaving
- Asphalt Shingle Replacement
 - Repair Completed
- Skylight Replacement
- Door Replacement
 - Replacement Doors Ordered



HS/MS Gymnasium

Interior Improvements

- Ceiling Replacement
- Door Replacement
 - Replacement Doors Ordered
- Carpet Replacement



HS/MS Gymnasium

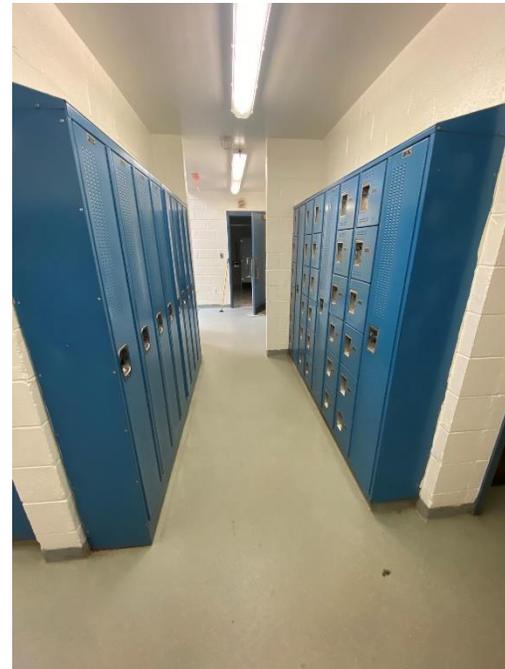
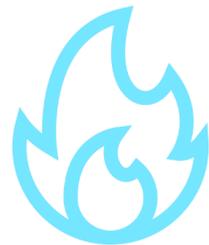
Mechanical, Plumbing & Electrical Improvements

Mechanical

- Replace (4) exhaust fans on original gymnasium roof
- Replace 10-ton split system serving the Exercise Room
 - Completed Summer 2023

Electrical

- Upgrade light fixtures in the old section to LED type



Admin. Building

Sitework and Envelope Improvements

- Sidewalk Pair
- Masonry Cleaning
- Prune Trees Touching Building and Roof
 - Completed
- Remove Foam From Weep Holes
 - Completed



Admin. Building

Interior Improvements

- Enlarge Entrance Vestibule to Meet ADA
- Renovate Bathroom to Meet ADA
- Replace Door Hardware to Meet ADA

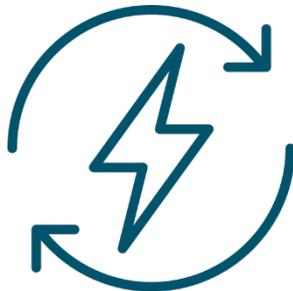
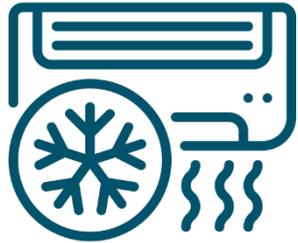


Admin. Building

Mechanical, Plumbing & Electrical Improvements

Mechanical

- Replace 10-ton gas fired packaged rooftop unit
 - Completed Summer 2023



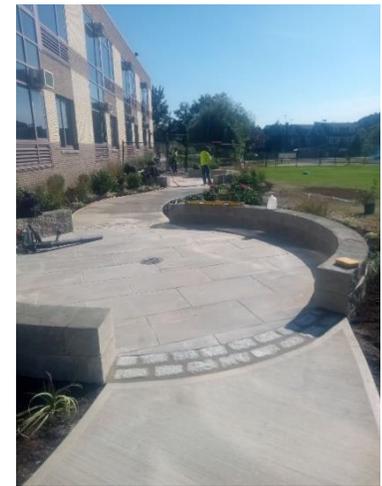
Next Steps:

What does this all mean for Rye Neck UFSD?

- The School District spent **\$29.5M** on Capital Improvements through the 2018 bond.
- We have identified **~\$37.5M** of capital improvements while preparing the 2022 BCS.
 - Some of the work was completed during 2023 leaving an identified **~\$36.7M** of work.
- The next step requires feedback from the BOE and Facilities Committee to prioritize the District's facility needs and formalize a five-year plan to address those needs. LAN will reallocate the work in the cost estimate based on feedback from the District's stakeholders.
- The Board of Education to discuss their approach to maintaining their assets and funding capital improvement projects. A bond referendum may be necessary.
 - Improvements such as envelope stabilization needs (i.e.; masonry walls, windows, doors, and roofs) are vital to prevent further damage to the existing building. Deferring envelope improvements could yield larger and more expensive problems in the future.

Next Steps:

In addition to the identified facilities upgrades, next steps will include discussions with Key Stakeholders to identify additional potential projects to address **space needs and programmatic improvements**.





LAN
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