

Building Condition Survey

Sweet Home CSD



Presentation by
Young + Wright Architectural
May 10, 2022



INTRODUCTIONS



Shawn Wright
Partner In Charge



Jeff Hazel
Project Manager



Alyssa Catlin
FiT Specialist



IT ALL STARTS WITH

THE BUILDING CONDITION SURVEY

NYSED

REQUIREMENT



☒ Yes
☐ No
☐ Don't know



THE BLUE TEAM IS DIFFERENT



SPECIALIZED TEAM

- Architects
- MEP Engineers
- Civil Engineers

DEDICATED TEAM

- Experts in Their Field

THOROUGH REVIEW

- Everything is Reviewed
- No Assumptions Made





Experts Evaluated



CIVIL / SITE

Stormwater Management
Culverts, Outfalls, etc.
Pavement & Sidewalks
Playgrounds
Athletic Fields
Site Vegetation
Site Signage/Furnishings



BUILDING SHELL

Exterior Doors
Exterior Steps & Ramps
Windows
Roofs
Skylights
Building Access Controls
Secure Entrances



MECHANICAL

Ventilation Systems
Air-Conditioning Systems
Heat Generating Systems
Piped Heating Systems
Ducted Heating Systems
HVAC Control Systems
Energy Recovery



ELECTRICAL

Lighting Fixtures
Emergency Power & Light
Fire Alarm Systems
Carbon Monoxide System
Communication Systems
Security Cameras
Site Electrical



PLUMBING

Water Service
Plumbing Fixtures
Hot Water Heaters
Fire Suppression
Kitchen Hoods
Swimming Pools
Site Gas & Sanitary



STRUCTURAL

Foundations
Piers
Columns
Footings
Exterior Walls/Columns
Structural Floors
Interior Bearing Walls



INTERIOR FINISHES

Ceilings
Carpet
Resilient Tiles
Hard Flooring
Wood Flooring
Lockers
Interior Doors



BUILDING ELEMENTS

Interior Stairs
Elevators & Lifts
Interior Bleachers
Stage Rigging
Interior Walls
ADA Accessibility



+40 ADDITIONAL YWA CATEGORIES

Offices (Nurse, Main, etc.)
Cafeterias & Kitchens
Gyms & Weight Rooms
Auditoriums
Classrooms
AND MORE!



Essential Reviews Completed

WHAT SPACES MATTER MOST TO YOU?

- Nurse/Health Office
- Cafeteria & Kitchen
- ADA Accessibility
- Shop Room
- Gymnasiums
- Rock Walls
- Libraries
- General Classrooms
- Science Labs & Rooms
- Art Rooms
- Home & Careers Rooms
- Music Rooms
- Computer Labs
- Auditorium
- Stage Rigging
- Theatre Lighting and Sound
- Building Access Controls
- Secure Entrances
- Restrooms
- IT/Computer Technology
- Security Cameras
- Clocks
- PA Systems
- Main Office
- Weight Room
- Crawlspace
- Locker Rooms
- Swimming Pool
- Water Softener System
- Intrusion Detection System
- Cogeneration System
- Site Vegetation
- Site Signage
- Site Furnishings



Staff Can Prepare Lists

Review Existing Issues



DOCUMENTED

Existing Concerns

- Interviews at Each Building
- Involve your Maintenance and Leadership Groups
- Working as a Team

KNOW WHERE YOU'VE BEEN



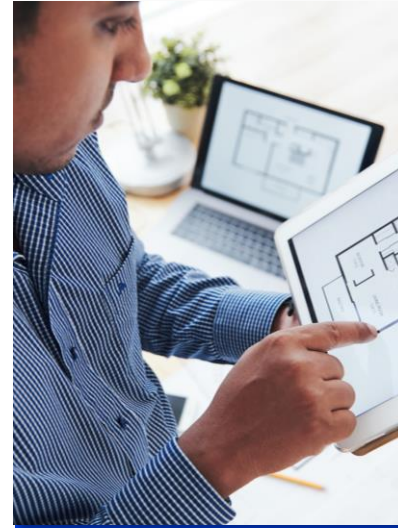
EXISTING ROLLS
OF DRAWINGS

1



COLLECTED &
SCANNED

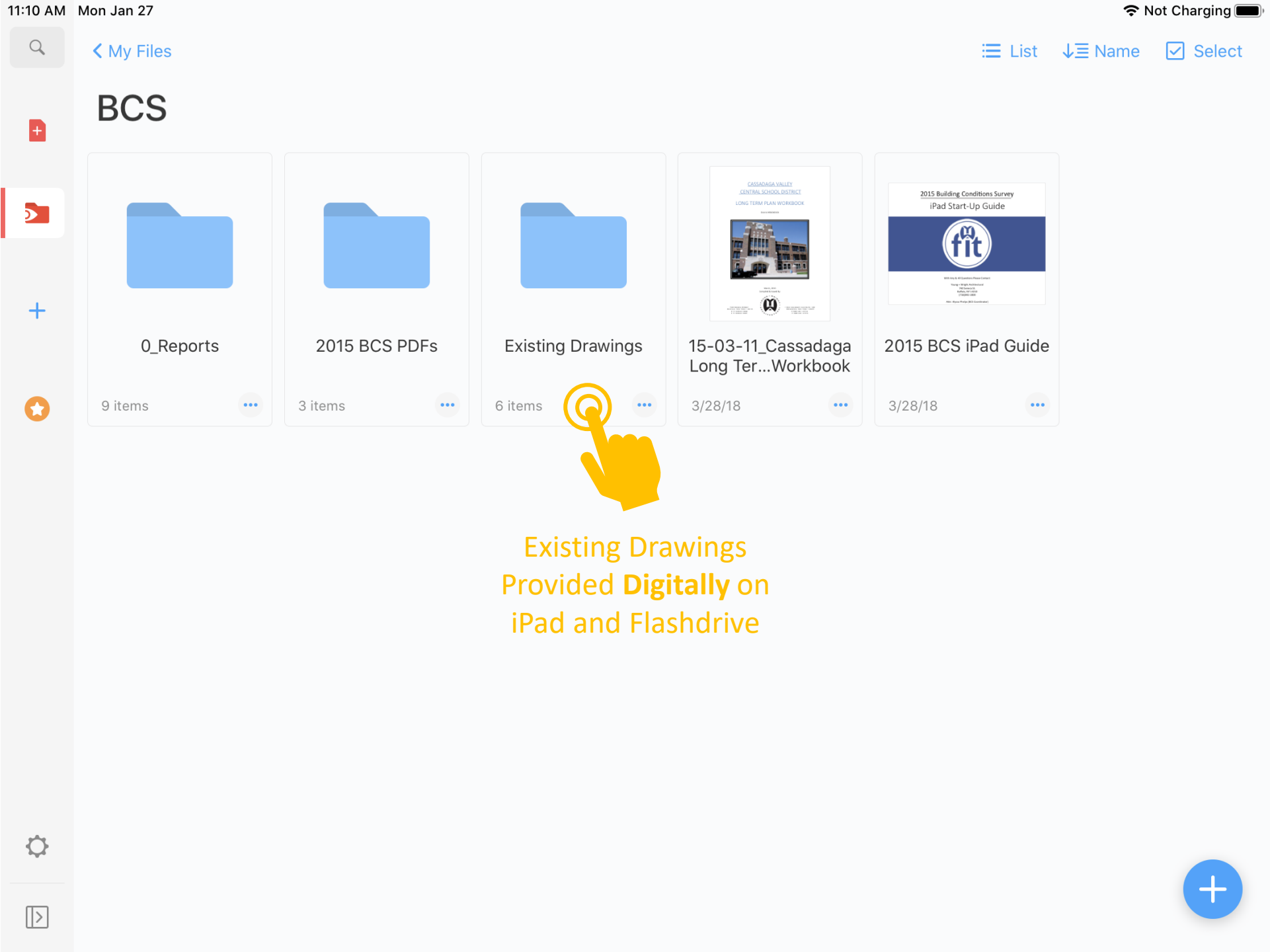
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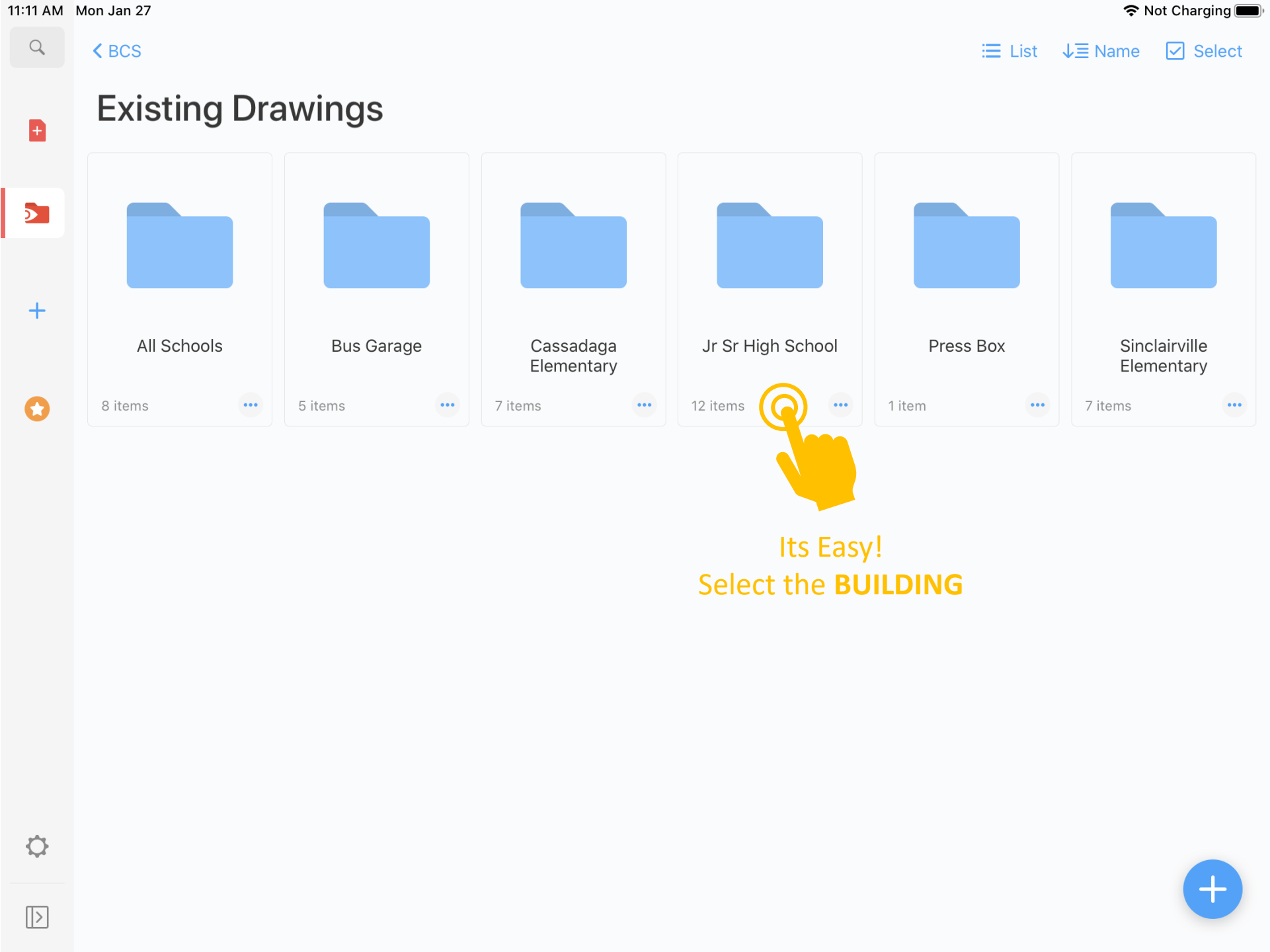
DIGITAL LIBRARY
ON DEMAND

3

EXISTING DRAWINGS



EXISTING DRAWINGS



EXISTING DRAWINGS

11:11 AM Mon Jan 27

Not Charging

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< Existing Drawings

📄 List 📄 Name ☑️ Select

Jr Sr High School



1939_Original Building

3 items





1943_Grading and Drainage

1 item





1954_Library Addition...Alterations

1 item





1959_Annex Addition and Alterations

4 items





1981_Reconstruction

3 items





1981_Window Replacement

1 item





1986_HS Gym Addition...Alterations

5 items





1997_Additions and Alterations

6 items





1998_Topographic Survey

1 item





2000_Addition and Alterations

9 items





2005_District Wide Security

1 item



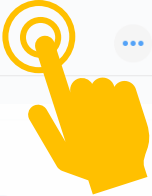


2007_Additions and Alterations

9 items



Select the YEAR

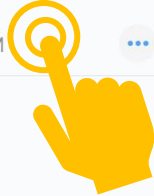






Jr Sr
HS_1939_...Plumbing

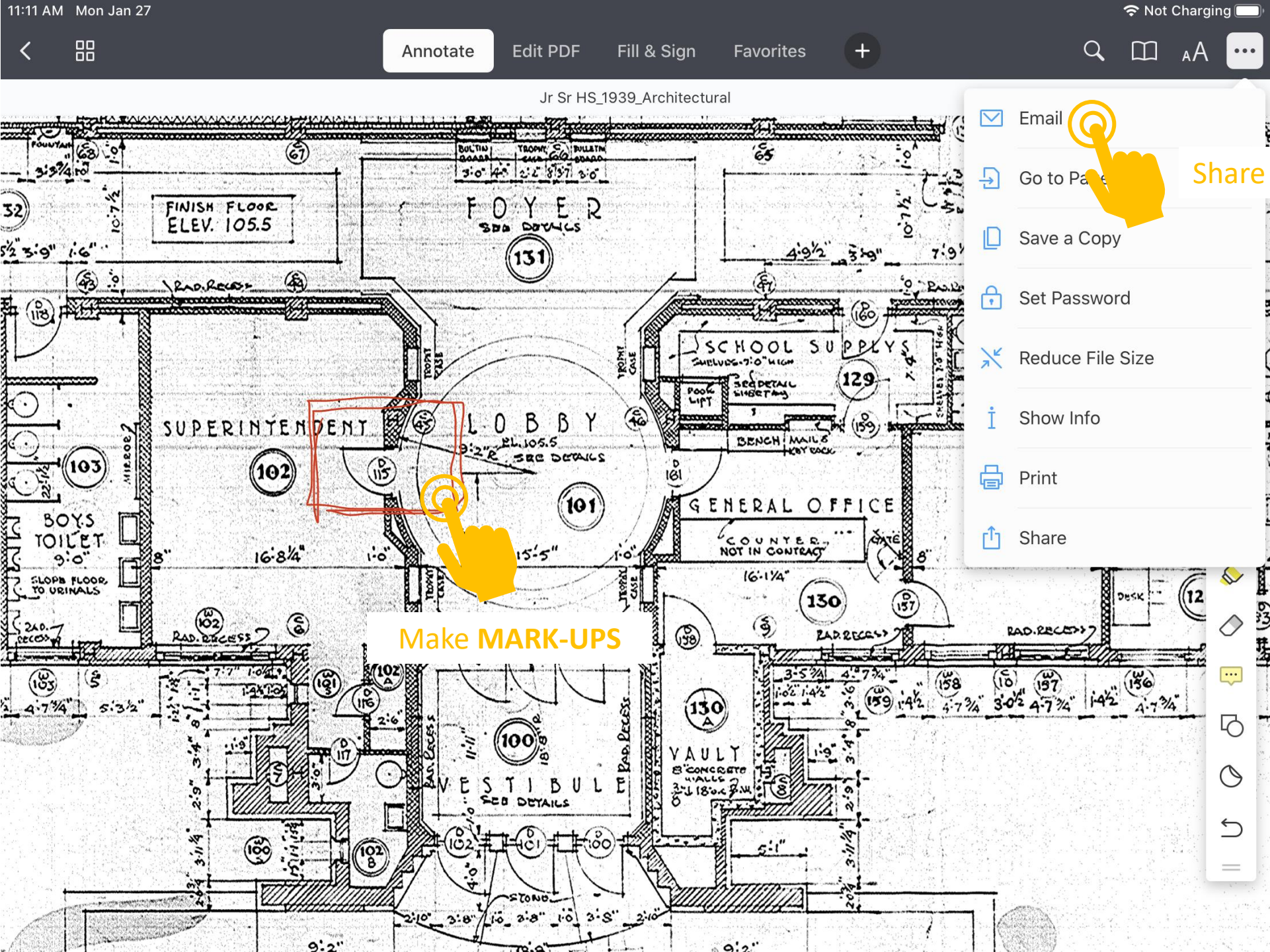
3/28/18



Select the DISCIPLINE



EXISTING DRAWINGS



Meaningful Data

1945: 1982 Aluminum



1928: 2009 Aluminum



1928: 1998 Aluminum



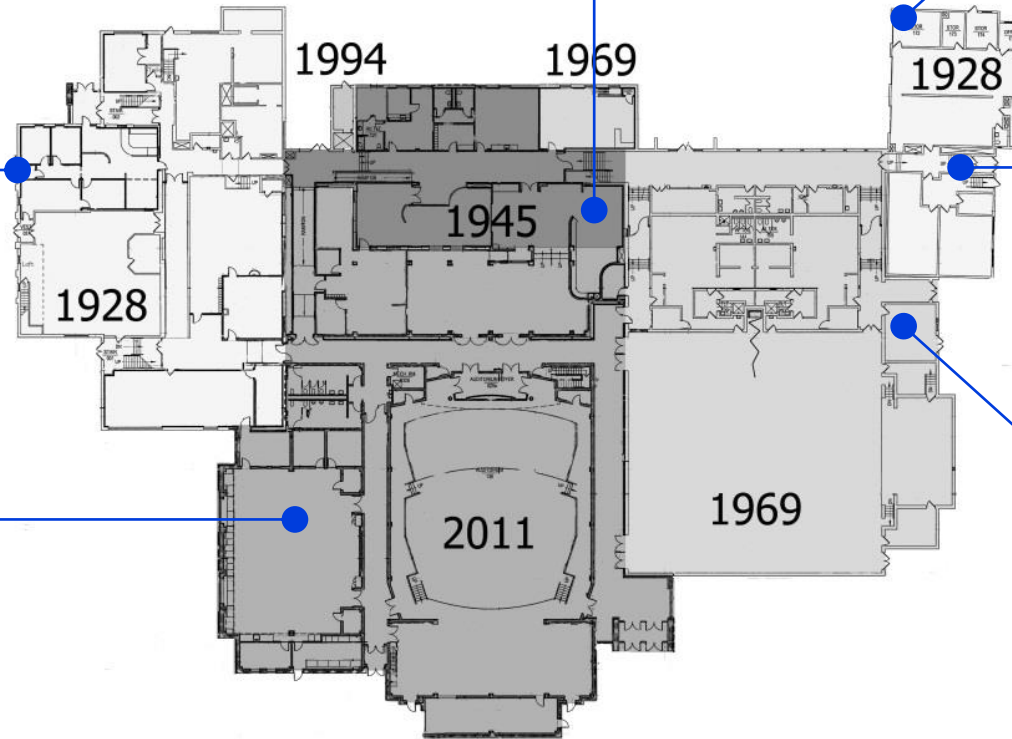
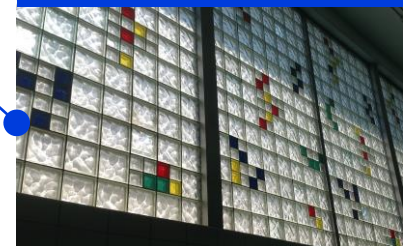
1969 Aluminum



2011 Aluminum



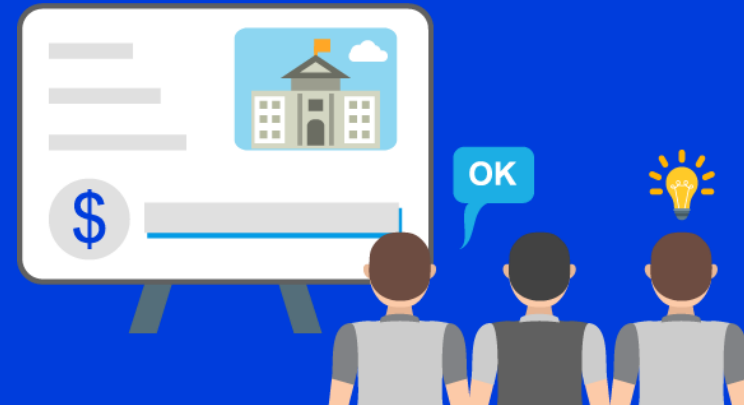
1969 Glass Block



Easily Searched, Sorted and Understood



Your team should be able to easily understand the data that is shared with them. Some features you should expect are: keyword searches, sorting by cost/priority/condition, identification of HSW items





USE YOUR DATA

Anytime, Anywhere



In case of an emergency, your team should be able to access data about your buildings anytime, anywhere.

Data should be stored on the cloud so all team members are up to date from anywhere.



HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Ashley Jewett | v Date 10/11/2021 Record # 3197

072 WINDOWS | v

Does the facility have 072 Windows Yes | v

BCS Type 072 Windows-Aluminum | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | v Year 1986 Qty. 3,100 Units S.F. | v

Make Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

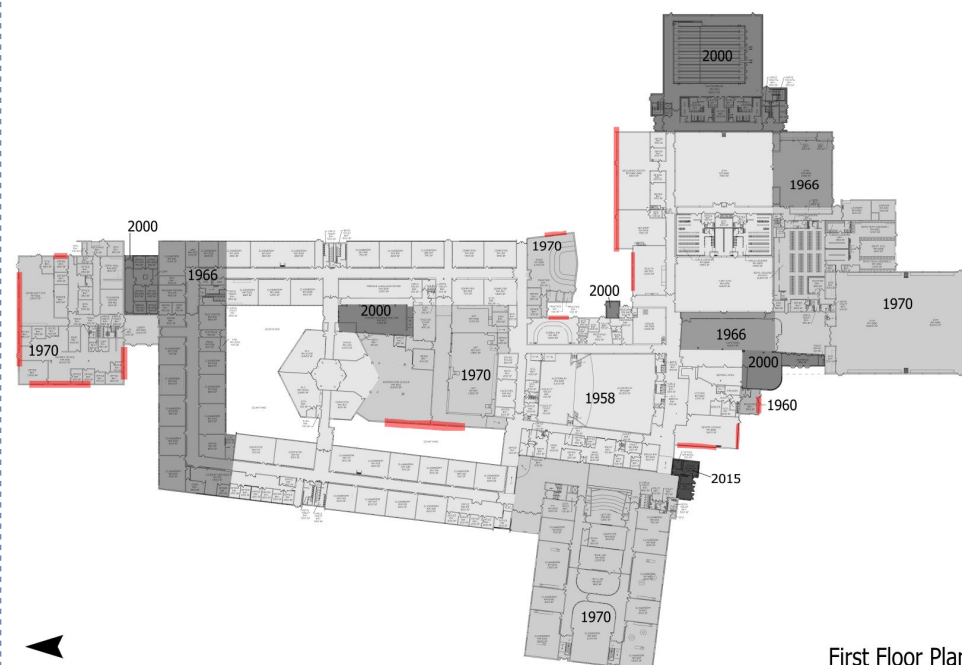
Condition **Unsatisfactory** | v Remaining Useful Life 1 year +/- | v

Comments and Observations:

Windows are in poor condition. Frames are rusting and weathered. Sills are damaged and cracking in many areas. Some screens are showing signs of damage. Windows have roll down shades.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing window. Abatement and sills not included. Provide new aluminum window with insulated glazing.	3,100	S.F.	\$100	= \$310,000
Provide new blackout window shades and mechanism. Removal and disposal of existing included	3,100	S.F.	\$18	= \$55,800
				=
				=
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)				
Grand Total:	1	L.S.	\$365,800	= \$365,800



First Floor Plan

Project Type: | v Priority: | v Title:

Trade: Building Envelope



HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Ashley Jewett | v Date 10/11/2021 Record # 3198

072 WINDOWS | v

Does the facility have 072 Windows Yes | v

BCS Type 072 Windows-Aluminum | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | v Year 1998 Qty. 5,000 Units S.F. | v

Make Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | v Remaining Useful Life 5 years +/- | v

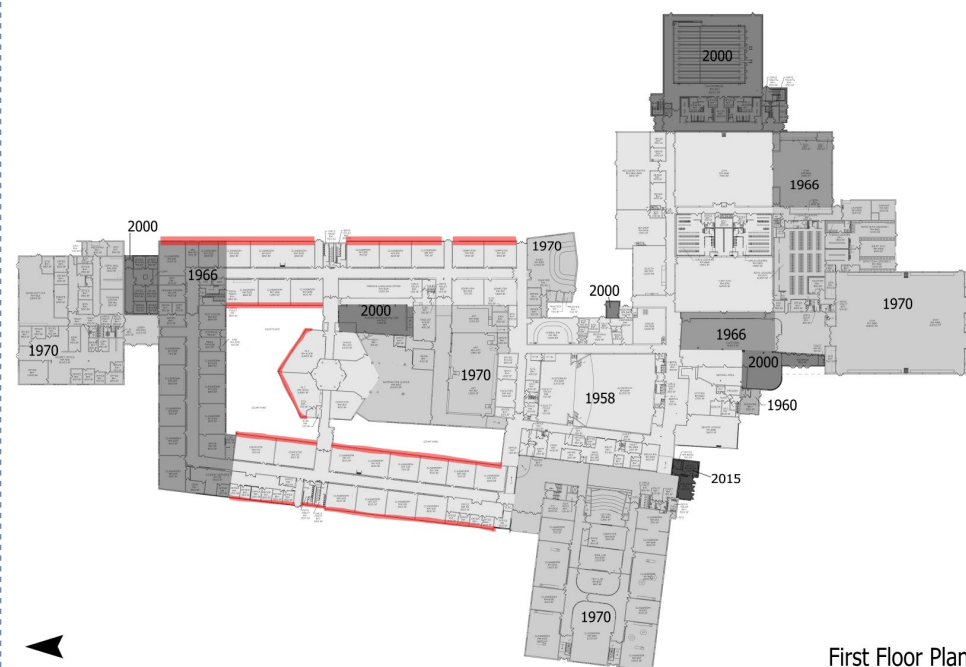
Comments and Observations:

Aluminum band Windows are weathered. window sills are damaged and cracking in many areas. some screens are showing signs of damage. Windows have roll down shades or vertical blinds.



RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing window. Abatement and sills not included. Provide new aluminum window with insulated glazing.	5,000	S.F.	\$100	= \$500,000
Provide new blackout shades and mechanism. Removal and disposal of existing included.	5,000	S.F.	\$18	= \$90,000
				=
				=
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)				
Grand Total:	1	L.S.	\$590,000	= \$590,000



First Floor Plan

Project Type: | v Priority: | v Title: Trade: Building Envelope



HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Ashley Jewett | v Date 10/11/2021 Record # 3199

072 WINDOWS | v

Does the facility have 072 Windows Yes | v

BCS Type 072 Windows-Aluminum | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | v Year 2000 Qty. 200 Units S.F. | v

Make Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | v Remaining Useful Life 7 years +/- | v

Comments and Observations:

Windows are in pool area and have condensation within the glazing. Other Windows are in satisfactory condition

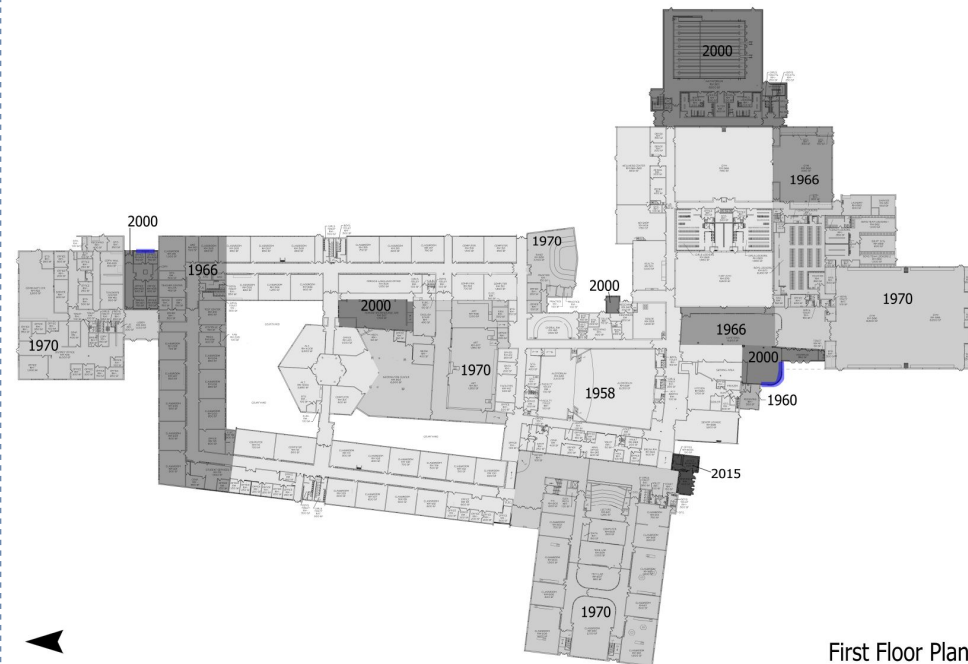
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing window. Abatement and sills not included. Provide new aluminum window with insulated glazing and roller shades	200	S.F.	\$100	= \$20,000
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				=
				=
				=
Grand Total:	200	S.F.	\$100	= \$20,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | v Priority: | v Title:

Trade: Building Envelope



First Floor Plan



BUILDING CONDITION SURVEY

Young + Wright Architectural

072 Windows

072 Windows-Aluminum

2014

HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Ashley Jewett | v Date 10/11/2021 Record # 3200

072 WINDOWS | v

Does the facility have 072 Windows Yes | v

BCS Type 072 Windows-Aluminum | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | v Year 2014 Qty. 3,000 Units S.F. | v

Make Litex Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | v Remaining Useful Life 10 years +/- | v

Comments and Observations:

Windows are in satisfactory condition. Windows are tinted with solar glazing. Lintels, flashing, and sills were replaced. Windows have roller shades

RECOMMENDED REPLACEMENT SCOPE

Quantity Units Cost Per Unit Totals

No necessary replacement at time of review.
Recommend to review again in 7 years.

\$0 = \$0

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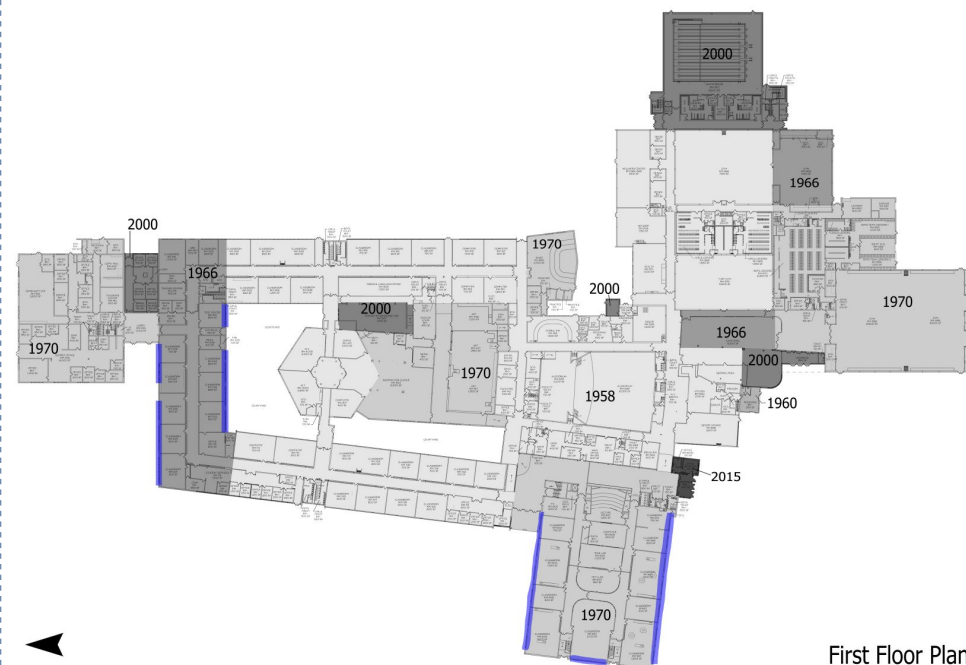
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Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Grand Total: \$0 = \$0



First Floor Plan

Project Type: | v Priority: | v Title:

Trade: Building Envelope



HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Russ Bennett | v Date 10/11/2021 Record # 3204

073 ROOFS (HSW) | v

Does the facility have 073 Roofs (HSW) Yes | v

BCS Type 073 Roofs-EPDM | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | v Year 2014 Qty. 235,751 Units S.F. | v

Make Carlisle Model #

Floor ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☒ Roof

Condition Satisfactory | v Remaining Useful Life 5 years +/- | v

Comments and Observations:

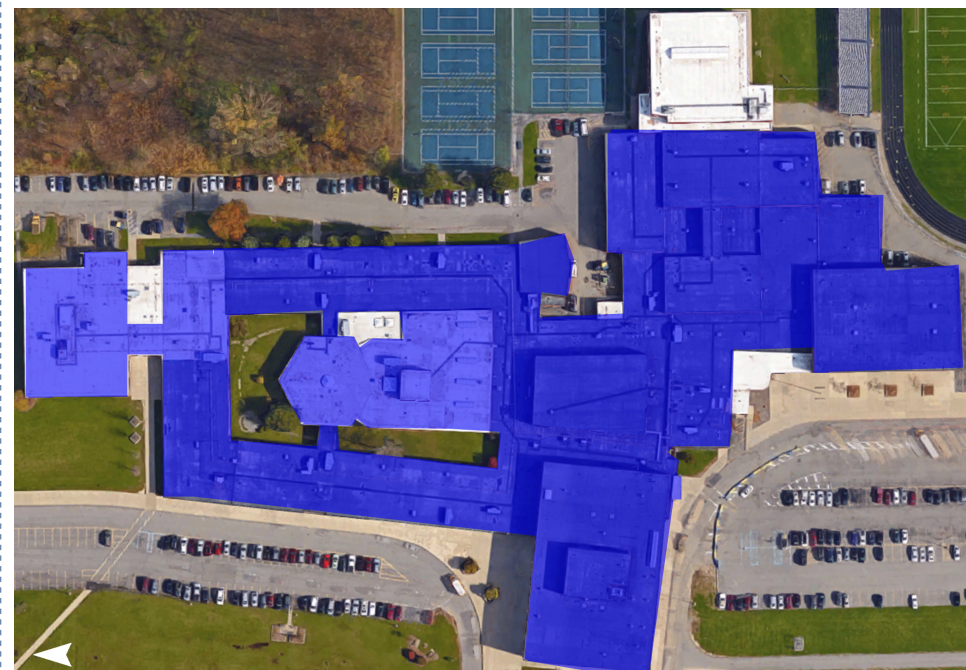
Type: Fully adhered single-ply EPDM over polyisocyanurate insulation over existing various deck types; gypsum, metal deck.

Condition:

- 20 year warranty.
- many areas of ponding due to inadequate slope.
- wood steps and corroding steel ladders.
- drains require general maintenance cleaning.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Replace; all wood steps and ladders. Add fall protection at roof hatches.	1	L.S.	\$50,000	\$50,000
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)	Grand Total: 1	L.S.	\$50,000	\$50,000





HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Clemente Toffolo | v Date 10/11/2021 Record # 3398

058 ATHLETIC FIELDS AND PLAY FIELDS

Does the facility have 058 Athletic Fields and Play Fields Yes | v

BCS Type 058 Athletic Fields-Tennis | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | v Year 2015 Qty. 6 Units EA. | v

Make Nagle Model #

Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | v Remaining Useful Life 15 years +/- | v

Comments and Observations:

6 courts. All new fencing in good condition.
Surface is pitched and crowned in the middle.
Nets and posts in good condition.
Spectator seating areas with concrete pads and portable aluminum bleachers.
No ponding water present.



RECOMMENDED REPLACEMENT SCOPE

Quantity Units Cost Per Unit Totals

No necessary replacement at time of review.
Recommend to review again in 7 years.

\$0

\$0

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Grand Total:

\$0

\$0

Project Type:

Priority:

Title:

Trade: Site





HIGH SCHOOL

SWEET HOME CENTRAL SCHOOL

Reviewer Clemente Toffolo | v Date 10/11/2021 Record # 3399

058 ATHLETIC FIELDS AND PLAY FIELDS

Does the facility have 058 Athletic Fields and Play Fields Yes | v

BCS Type 058 Athletic Fields-Track | v

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | v Year 2015 Qty. 1 Units EA. | v

Make Nagle Model #

Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | v Remaining Useful Life 7 years +/- | v

Comments and Observations:

The synthetic rubber track surface is in satisfactory condition, this system was installed in 2015. The surface is beginning to fade, also beginning to have some structural issues. There is a small amount of heaving and breaking away of material

RECOMMENDED REPLACEMENT SCOPE

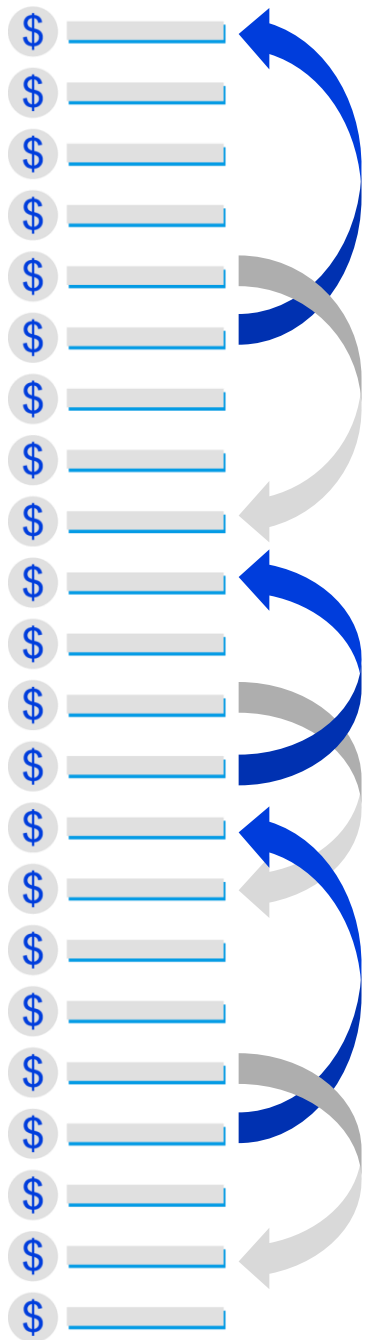
	Quantity	Units	Cost Per Unit	Totals
No necessary replacement at time of review. Recommend to review again in 7 years.. replace track surface in next 7-10 years with synthetic system that best fits the location	6,670	S.Y.	\$64	= \$426,880
				=
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				=
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)				
Grand Total:	6,670	S.Y.	\$64	= \$426,880



Project Type: | v Priority: | v Title: Trade: Site

YOUR SECRET TO SUCCESS:

THE LONG TERM PLAN



PRIORITIZE

The Scope Items





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2023

2025

2027

2022

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2026

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Questions?

Thank you for having us!
- Young & Wright Architectural

