



Lewiston-Porter Central School District 2025 Building Condition Survey



**TRAUTMAN
ASSOCIATES**

ARCHITECTS / ENGINEERS

TA Process - BCS

- Meetings with District Representatives to Review Each Building:
 - MEP (Mechanical, Electrical, Plumbing) engineers
 - Architects
 - Structural Engineer
 - Civil Engineer
- Team members complete field work after meeting.
- Team members review the following to assist with determining the age of the materials and equipment:
 - Existing as-built drawings
 - Last completed BCS
- Field notes/observations were analyzed and put into the BCS form.
- Meet with District representatives to review findings and get further input.
- Upload to SED by March 1, 2026

Name	Role, Years In Field
Brad V. Vaillancourt, AIA, CSI, LEED AP BD+C	Principal-in-Charge, 21
John W. Sisting, RA, LEED AP, NCARB	Project Manager, 28
John Corda	Mechanical/Plumbing Engineering, 12
Frank Wozniak	Electrical Engineering, 5
Alex Davis	Structural Engineering, 5
Lisa Lubozynski	Civil Engineering, 26

2025 Building Condition Survey

2025 BUILDING CONDITION SURVEY - 2025

Building Information

Building Information

1. Name of school district

2. SED District 8-Digit BEDS Code

3. Building Name:

4. SED 4-Digit Facility Code:

5. Survey Inspection Date:

6. Building 911 Address:

7. City:

8. Zip Code:

9. Certificate of Occupancy Status:

- A - Annual
 T - Temporary
 N - None

10. Certificate of Occupancy Expiration Date:

10a. Is this a manufactured building? (Relocatable, modular, portable)

- Yes
 No

11. Have there been renovations or construction in the building during the past 12 months?

- Yes
 No

12. Was major construction/renovation work since 2015 conducted when school was in session?

- Yes
 No

13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete)

14. Overall building rating (to be answered after the building inspection is complete)

- Excellent
 Satisfactory
 Unsatisfactory
 Failing

15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?

2025 BUILDING CONDITION SURVEY - 2025

Emergency Shelter

Emergency Shelter

129. Does this building serve as an emergency shelter?

- Yes
 No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
 No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
 No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
 Fire alarm system
 Security system
 Lighting
 HVAC
 Sump pump
 Other (specify)

129c. If "Other" please specify

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
 No

129d.1 If Yes, is the area outfitted for:

- Full preparation and cooking kitchen
 Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (check all that apply)

- Warming/cooking equipment
 Refrigeration equipment
 Other kitchen equipment

129f. Potable water:

- Provided by municipal system
 Provided by on-site wells - not connected to the emergency generator
 Provided by on-site wells - connected to the emergency generator

2025 Building Condition Survey

73. Roof and Skylights (S)

- Yes
 No

73a. Type of roof construction (check all that apply):

- Concrete on metal deck on metal trusses/joists
 Concrete (poured or plank) on concrete beams
 Gypsum (poured or plank) on metal trusses/joists
 Metal deck on metal trusses/joists
 Wood deck on wood trusses/joists
 Wood deck on metal trusses/joists
 Tectum on metal trusses/joists

10/22/2024 12:29 PM

2025 BUILDING CONDITION SURVEY - 2025

Building Envelope

- Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply):

- Single-ply membrane
 Built-up
 Asphalt shingle
 Pre-formed metal
 IRMA
 Slate
 Fluid applied seamless surfacing
 Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists) that apply:

- Structural cracks
 Unsupported ends
 Rot/Decay/Corrosion
 Deflection
 Seriously damaged/missing components
 Other concerns (describe)
 None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply)

- Cracks
 Deflection
 Rot/Decay/Corrosion
 None

73e. Does this facility have skylights?

- Yes
 No

73f. Skylight material (check all that apply):

- Plastic
 Glass
 Other
 N/A

73g. Overall condition of skylights:

2025 BUILDING CONDITION SURVEY - 2025

Building Envelope

- Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks
 Rot/Decay/Corrosion
 Inadequate flashing/curbs/pitch pockets
 Inadequate or poorly functioning roof drains
 Evidence of water penetration/active leaks
 Other (specify)
 None

73h.1 Specify other concerns: None

73i. Overall Condition of Roof and Skylights:

- Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical Failure


73j. Year of Last Major Reconstruction/Replacement: 2009

73k. Expected Remaining Useful Life (Years): 5

73l. Cost to Reconstruct/Replace \$: 5,293,200


73m. Comments: Existing roof is nearing the end of life. Suggest full replacement with

BCS Enhanced Services – Five-Year Plan

District Name: Lewiston-Porter Central School District	Units LUMP = LUMP SUM EACH = EACH SF = Square Feet LF = Linear Feet	System Type H = Health and Safety S = Structure C = Comfort A = Aesthetic	System Rating E = Excellent S = Satisfactory U = Unsatisfactory NF = Non-Functioning CF = Critical Failure	Cost Type NEW = New Building ADD = Addition ALT = Alteration MSR = Major System Replacement REP = Repair ENG = Energy MNT = Maintenance	Prepared by:  TRAUTMAN ASSOCIATES ARCHITECTS, ENGINEERS Fall 2025
Building Name: High School					
SED Number: 40-03-01-06-0-015					

Line Number	Description	Priority	System Type	System Rating	Date of Last Major Reconstruction	Probable Useful Life Remaining	Cost Type	Quantity	Unit	Unit Cost	Total Cost Year 1 (2024)	Total Cost Year 2 (2025)	Total Cost Year 3 (2026)	Total Cost Year 4 (2027)	Total Cost Year 5 (2028)	Remarks
BUILDING ENVELOPE																
66-00	Exterior Walls/Columns		S	S	1991											
66-01	Repointing of brick	5	S	U	1991	3	ALT	7,500	SF	\$75			\$562,500			Mortar joints are deteriorated at exterior A-Wing. Suggest repointing joints.
67-00	Chimneys		S	S	2012											
68-00	Parapets		S	S	2012											
69-00	Exterior Doors			S	2012	5										
69-01	Replace of (2) metal doors, frames, & hardware	1		U	2012	3	ALT	2	LUMP SUM	\$11,000	\$22,000					Replacement of existing metal door, frame, & hardware with FRP door, frame, & hardware at roof.
70-00	Exterior Steps, Stairs, and Ramps		S	S	2012											
70-01	Painting of metal railing at loading dock retaining wall	5	S	U	2012	5	ALT	1	LUMP SUM	\$1,200					\$1,200	Suggest painting of metal railing at loading dock retaining wall
71-00	Fire Escapes	N/A	S	N/A												
72-00	Windows			S	2005	7										
73-00	Roof and Skylights		S	S	2009											
73-01	Roof Replacement	5	S	S	2009	5	MSR	96,000	SF	\$55					\$5,280,000	Existing roof is nearing the end of life. Suggest full replacement with EPDM roofing system (including existing solar array system to be removed & reinstalled).
73-02	Railing replacement at roof hatch Gym	5	S	S	2009	5	ALT	1	LUMP SUM	\$1,800					\$1,800	Railing replacement at roof hatch Gym
73-03	Painting railing at A-Wing roof	5	S	S	2009	5	REP	200	LF	\$7					\$1,400	Painting railing at A-Wing roof
74-04	Install roof hatch at B-Wing	5	S	S	2009	5	ALT	1	LUMP SUM	\$10,000					\$10,000	Install roof hatch at B-Wing
74-00	Interior Bearing Walls and Fire Walls		S	S	2012	7										
75-00	Other Interior Walls			S	2012	7										
75-01	Patch, scrape, sand, and paint			S	2012	5	ALT	800	SF	\$5					\$4,000	General patching and paint of interior walls
76-00	Carpet		A	S	2012	5										
76-01	Replacement of existing carpet	5	A	U	2012	5	ALT	2,200	SF	\$18					\$39,600	Carpet is worn at Rooms A114, A228, A320, & B412. Suggest replacement.
77-00	Resilient Tiles or Sheet Flooring			S	2012											
77-01	VCT	5		S	2012	5	ALT	100	SF	\$10					\$1,000	Replacement of damaged VCT

Five-Year Plan – Categories & Sortability

Five Year Capital Facilities Plan																
(Per Regulation 155.1(a)(4) and 155.3(c))																
District Name: Niagara Wheatfield Central School District			System Type H = Health and Safety S = Structure C = Comfort A = Aesthetic			System Rating E = Excellent S = Satisfactory U = Unsatisfactory F = Failure I = Indeterminate			Cost Type NEW = New Building ADD = Addition ALT = Alteration M&R = Major System Replacement REP = Repair ENG = Energy MNT = Maintenance			 Trautman Associates ARCHITECTS / ENGINEERS Date Prepared: 21 Oct 14				
Building Name: Errick Road Elementary			BY SORTING THE DATA WE CAN LIST BY PRIORITY, COST TYPE, SYSTEM RATING, AND REPLACEMENT YEAR													
SED Number: 40-07-01-06-0-005			TYPE OF COST: SYSTEM REPLACEMENT REPAIR MAINTENANCE													
Line Number	Description	Priority	System Type	System Rating	Date of Last Major Reconstruction	Probable Useful Life Remaining	Cost Type	Quantity	Unit	Unit Cost	Total Cost 2014 / 2015	Total Cost 2015 / 2016	Total Cost 2016 / 2017	Remarks		
1																
2	00 - UTILITY COSTS															
3	Utility Cost: Natural Gas	N/A	N/A	N/A	N/A	N/A	ENG				\$82,569	\$101,560	\$124,919	\$153,650	\$188,989	Assume 23% yearly cost increase.
4	Utility Cost: Electricity	N/A	N/A	N/A	N/A	N/A	ENG				\$159,383	\$178,733	\$200,181	\$224,203	\$251,107	Assume 12% yearly cost increase.
5	Utility Cost: Water	N/A	N/A	N/A	N/A	N/A	ENG				\$6,112	\$6,418	\$6,738	\$7,075	\$7,429	Assume 3% yearly cost increase.
6																
7	27 - SITE SANITARY	3	H	S	1948	5	REP	1	hump stan	\$5,000	0	0	0	0	\$5,000	
8																
9	30 - SITE ELECTRICAL															
10	Provide 1,200A, 3-Phase, 120/480V Electric Service	3	H	S	1999	5	REP	1	hump stan	\$37,000	0	0	0	0	\$37,000	
11	Replace 10 60A, 208V 3-Phase Disconnects	3	H	S	1999	5	REP	1	hump stan	\$25,000	0	0	0	0	\$25,000	
12	Replace 15 Canopy Lights and 15 Wall Packs	3	H	S	1999	5	REP	1	hump stan	\$15,000	0	0	0	0	\$15,000	
13																
14	40 - PAVEMENT															
15	Reconstruct West Parking Lot	2	A	U	1980	2	REP	35,000	SF	\$6	0	\$210,000	0	0	0	
16	Reconstruct North Parking Lot bus loading/unloading	2	A	S	2006	2	REP	21,000	SF	\$6	0	\$126,000	0	0	0	
17																
18	41 - SIDEWALKS															
19	Reconstruct Sidewalk Adjacent to West Parking lot	1	A	U	1980	1	REP	2,500	SF	\$6	\$15,000	0	0	0	0	
20	Reconstruct Sidewalk Adjacent to North Parking lot	1	A	U	1980	1	REP	4,000	SF	\$6	\$24,000	0	0	0	0	
21																
22	49 - INTERIOR DOORS															
23																
24	52 - INTERIOR EL.E.C. DISTRIBUTION															
25	Replace 7 Panels	3	H	S	1989	5	REP	1	hump stan	\$120,000	0	0	0	0	\$120,000	
26	Replace 30 Duplex Receptacles	3	H	S	1989	5	REP	1	hump stan	\$5,000	0	0	0	0	\$5,000	
27																
28	53 - LIGHTING FIXTURES															
29	Replace 30 Light Switches	3	A	S	1999	5	REP	1	hump stan	\$5,000	0	0	0	0	\$5,000	
30	Provide Occupancy Sensors	3	A	S	1999	5	REP	1	hump stan	\$13,000	0	0	0	0	\$13,000	In closets and bathrooms
31																
32	54 - COMMUNICATIONS															
33																
34	61 - EXTERIOR WALLS/COLUMNS															
35	Repoint Selected Areas of Exterior Walls	3	S	S	2001	5	REP	2,500	SF	\$35	0	0	0	0	\$87,500	Seal at joints
36	Replace Deteriorated Metals Panels	3	A	S	2001	5	REP	80	SF	\$250	0	0	0	0	\$20,000	Including sealant replacement
37	Recoat EIF's System	3	A	S	2001	5	REP	1	hump stan	\$52,500	0	0	0	0	\$52,500	Including sealant replacement
38																
39	68 - ROOFS															
40																
41	72 - PLUMBING DRAINAGE	3	H	S	1989	5	REP	1	hump stan	\$45,000	0	0	0	0	\$45,000	Replace Sanitary and Storm Cross Connection
42																
43	72 - HOT WATER HEATERS															

SAMPLE OF SYSTEMS DATA

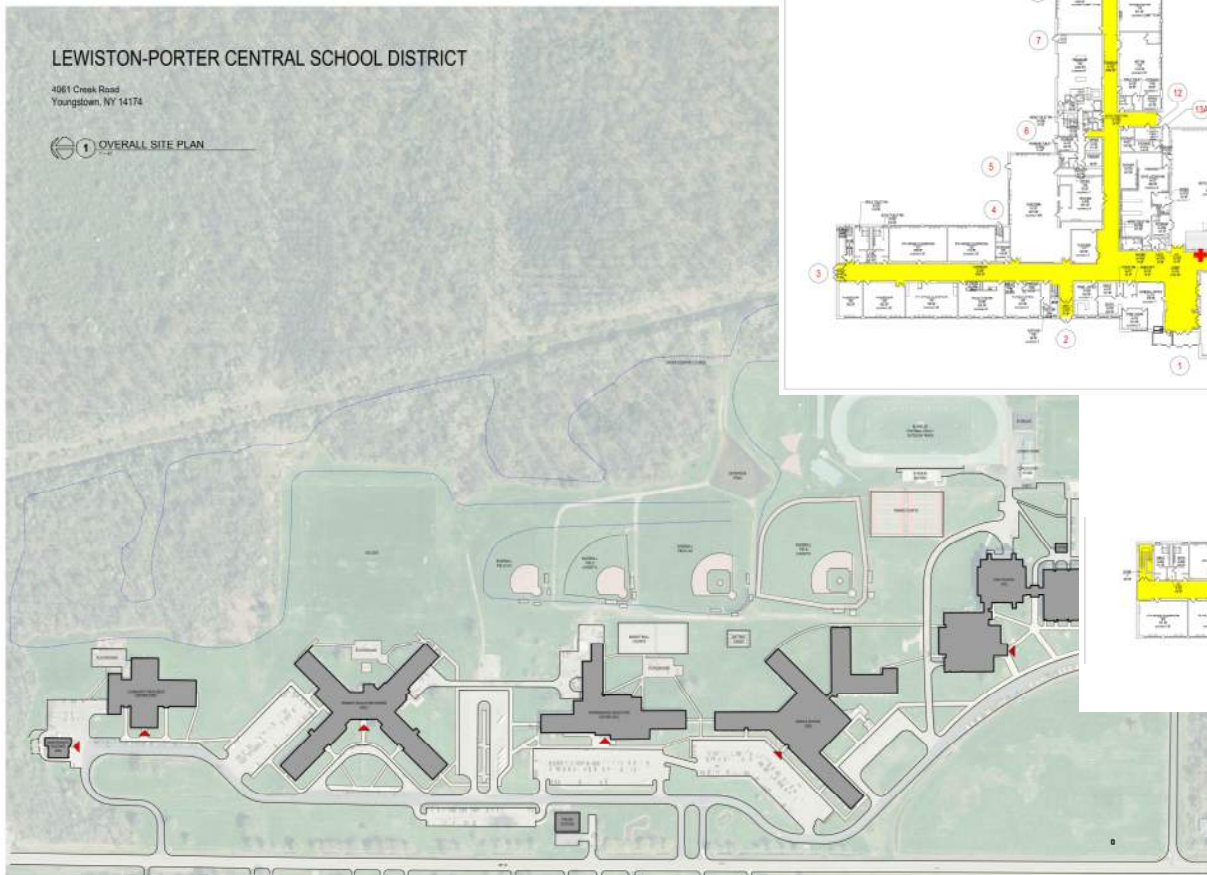
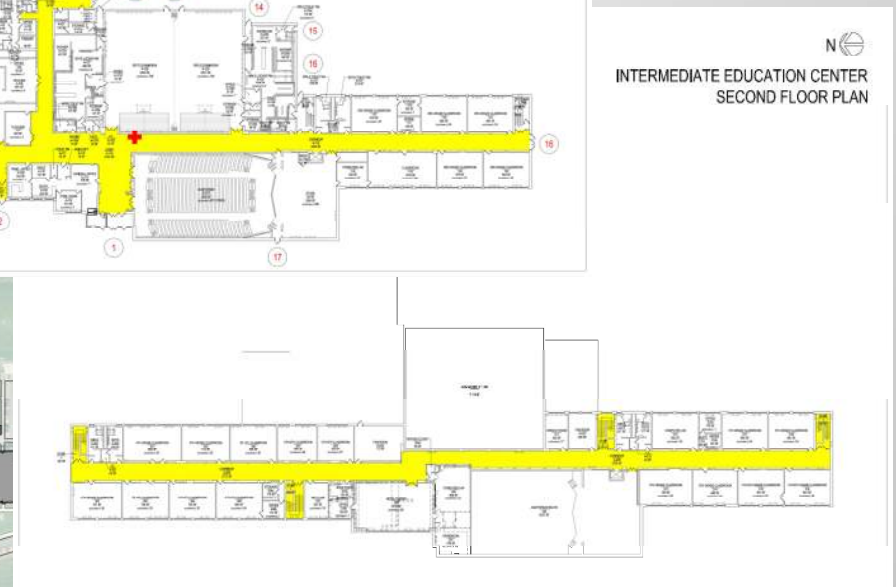
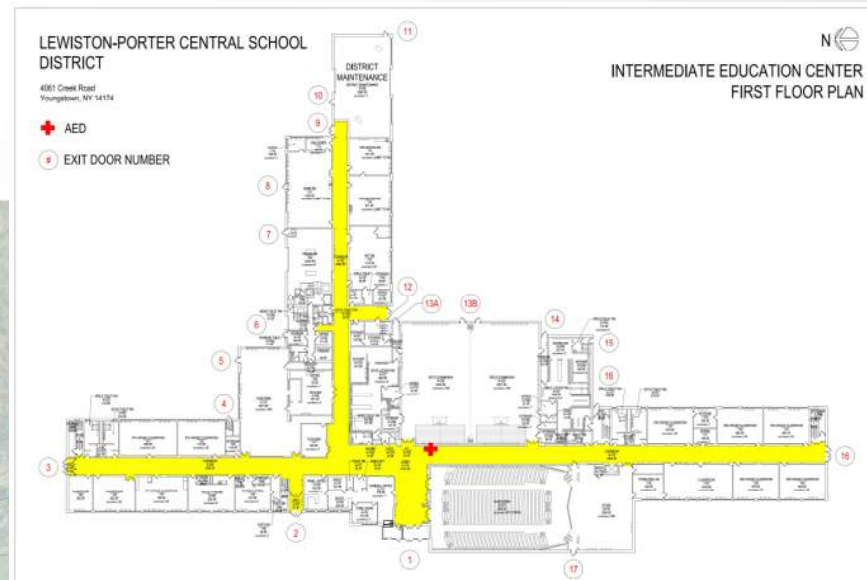
LIFE CYCLE

EXTENDED DESCRIPTION WHERE APPLICABLE

SYSTEM TYPE AS DETERMINED BY SED

Evacuation Plans

NYSED: Education Law 2801-a Commissioner's Regulation 155.17 requires each school to have a Building-Level Emergency Response Plan (ERP)



Top Findings at Each Building

- Middle School
- Intermediate Education Center
- Primary Education Center
- High School
- Community Resource Center
- Bus Garage (formerly Maintenance Building)



*2017 CIP and 2020 CIP
Air Conditioning – PEC, IEC, MS, HS*



*2024 CIP – Phase I
Blakeslee Stadium*

Middle School

- Replace Main Water Service Piping- \$330k
- Parking Lot, Roadways, and Sidewalk Reconstruction - \$955k
- Masonry Restoration - \$675k
- Exterior and Interior Door Replacements - \$785k
- Window Replacements - \$1.9m
- Roof Replacement - \$4.8m
- Water Supply System -\$450k
- Replace Plumbing Fixtures - \$450k
- Kitchen Upgrades - \$250k
- Music and Art Renovations - \$2.25m



Intermediate Education Center

- Parking Lot and Sidewalk Reconstruction - \$1.8m
- Playground Replacement - \$980k
- Roof Replacement - \$2.75m
- Interior Door Replacements - \$380k
- Water Supply System - \$460k
- Sanitary System - \$375k
- Phone & PA System Upgrade - \$200k
- Boys and Girls Locker Rooms - \$2.0m
- Kitchen Upgrades - \$250k
- Music and Art Renovations - \$35k
- Auditorium and Stage Renovations - \$2.8m
- EV Charging Bus Stations - \$2.0m



Primary Education Center

- Replace Main Water Service Piping - \$165k
- Parking Lot and Sidewalk Reconstruction - \$560k
- Playground Replacement - \$875k
- Masonry Restoration including Lintels - \$675k
- Window Replacements - \$1.9m
- Roof Replacement - \$4.65m
- Interior Door Replacements - \$405k
- Boiler Replacement - \$375k
- Water and Sanitary Piping Replacements - \$425k
- Phone & PA System Replacement - \$200k
- Boys and Girls Locker Rooms - \$1.1m
- Kitchen Upgrades - \$250k
- Music and Art Renovations - \$35k
- EV Charging Bus Stations - \$2.1m



06/05 11-18

High School

- Replace Main Water Service Piping - \$300k
- Parking Lot and Sidewalk Recon. - \$2.3m
- Masonry Restoration - \$565k
- Roof Replacement - \$5.3m
- VCT Replacement in A-Wing - \$250k
- HC Access to Seating in Pool - \$350k
- Boiler Replacements - \$1.25m
- Ventilation & Control Upgrades - \$750k
- Crawlspace Ventilation - \$250k
- Plumbing Fixture Replacements - \$620k
- Kitchen Upgrades - \$1.32m
- 8-lane 25m Swimming Pool - \$9m
- Auditorium and Stage Renovations - \$2.4m



Community Resource Center

- Parking Lot & Roadways Reconstruction - \$750k
- Locker room and Coaches office renovations - \$135k
- Gymnasium/Community Room Renovations - \$400k
- Playground Replacement - \$800k (Not LPCSD)
- Roof Replacement - \$2.0m
- Gym AHU & Exhaust Fan Replacement - \$240k
- Cooling / AC - \$180k
- HVAC Control Upgrades - \$150k
- Analog Phone System Upgrade - \$32k
- EV Charging Bus Stations - \$1.6m



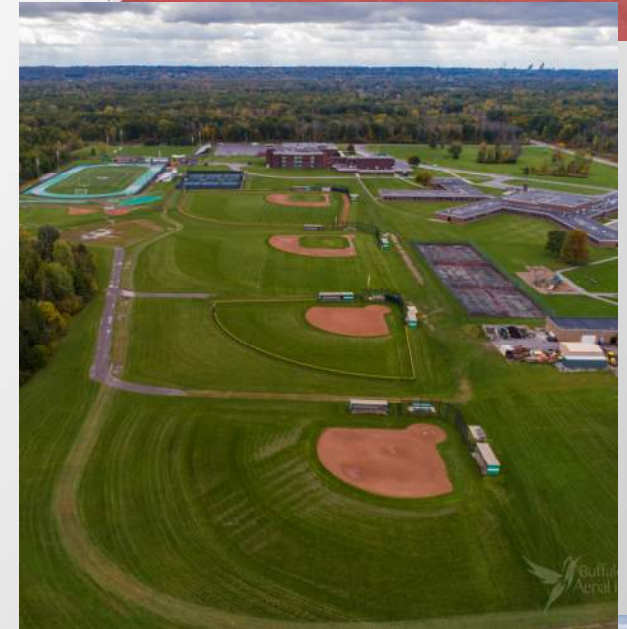
Bus Garage

- Parking Lot & Roadways Reconstruction - \$340k
- Roof Replacement - \$260k
- Replace electric PTAC units, cabinet heaters & furnace heater - \$75k
- Replace make-up air unit - \$50k
- Replace Water Heaters - \$15k
- Fire Alarm System Upgrade - \$20k
- EV Charging Bus Stations - \$2.1m



Athletic Fields

- Athletic Field Drainage - \$100k
- Athletic Field Drainage - North Fields - \$250k
- Athletic Field Lighting Replacement at and Elia Stadium - \$750k
- Synthetic Turf Replacement at Blakeslee Stadium - \$2.0m
- Synthetic Turf at Elia Stadium - \$5.4m
- Reconstruct Tennis Courts - \$1.6m
- Lighting and Grandstands at Tennis Courts - \$1.4m
- Synthetic Turf and Lighting at Varsity Baseball - \$10.5m
- Synthetic Turf and Lighting at JV Baseball - \$10.5m
- Synthetic Turf and Lighting at Varsity Softball - \$4.25m
- Synthetic Turf and Lighting at JV Softball - \$4.25m
- Concession Stand/Restroom at Ball Fields - \$1m
- Synthetic Turf and Lighting at North Fields - \$13.4m
- Concession Stand/Restroom at North Fields - \$790k



Questions?



*2024 CIP – Phase II
Elia Stadium*