

# PINE PLAINS CENTRAL SCHOOL DISTRICT

Five-Year Capital Facilities Plan

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FEBRUARY 16, 2024

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CSARCH



# Five-Year Capital Facilities Plan

February 16, 2024



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Pine Plains Central School District

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## 1.0 Executive Summary

Pine Plains Central School District

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The Pine Plains Central School District located 28 miles Northeast of Poughkeepsie in Dutchess County was formed in 1932. The district serves roughly 869 students between Stissing Mountain Middle/High, Seymour Smith Intermediate Learning Center and Cold Springs Early Learning Center.

The 5 buildings owned by the District are well maintained. The last Capital projects was completed in 2023. The district has used the previous 5-year plan as a guide when planning this work and look to continue to reference this document when planning for the future. The recent project included restoration of the Seymour Smith front façade and brick parapet walls. This further included roof replacements, boiler replacements and a conversion to liquid petroleum. The Middle School gymnasium floor and concrete subfloor were replaced to alleviate water issues related to a diminished waterproofing below the floor. At Cold Springs the roof was replaced due to an expired warranty. These efforts focused on maintaining the buildings for continued student success.

The 2019 Enacted Budget included changes to Education Laws §409-d (Comprehensive public school building safety program) and §3641 (Special apportionments and grants-in-aid to school districts). Under the new statute, districts must conduct Building Condition Surveys (BCS) on a staggered schedule as assigned by the Commissioner in calendar years 2020 through 2024, and every five years on that same five-year cycle thereafter. The goal of the five-year plan is to collect, coordinate, analyze, and prioritize facility infrastructure and building program needs on a district-wide basis. The data will allow school districts to properly plan and prioritize capital projects and allow the state to properly plan for building aid reimbursements to districts. Buildings occupied by students and staff must be surveyed per the commissioner's Regulation 200.2(g).

The building condition Survey portion of this report is based upon observations made during visual surveys conducted by the project team led by CSARCH. No in-depth investigation or destructive testing took place to gather this data. Other resources used include record drawings, building reports, the 2015 Building Condition Survey, interviews with the administration, and field observation by members of the project team. This report addresses only the physical condition of each facility and does not assess the programmatic or educational strengths or weaknesses of the facilities. The Building Condition Survey, as filed with the SED, is very broad in its overview and contains a compressed version of the overall data collected and denoted in the more detailed inventory report, included in thus compilation.

### **BUILDING INFORMATION**

The Pine Plains Central School District currently owns these buildings, as depicted in the eyes of the State Education Department and were surveyed accordingly.

### **STUDENT OCCUPIED**

- a) Stissing Mountain Middle/ High School Building (6-12)

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- b) Seymour Smith Intermediate Learning Center (2-5)
- c) Cold Spring Early Learning Center (Pre-K - 1)

## **NON-STUDENT OCCUPIED**

- d) Bus Garage
- e) Maintenance Building

## **FIVE YEAR PLAN**

Planning for a Capital Project is an ongoing process and priorities shift as conditions change at each building. Trying to prioritize this work to address the most critical items is an ever-changing challenge. The Five-Year Capital Facilities Plan is to be used as a tool to help to better focus the District's efforts. Please note that this plan is not a finite inventory of all work that will be performed over the next five but rather it offers a budget and guidance, and a general planning schedule for the five-year period. The projects and budgets contained within this plan are formulated first by analyzing the building through inspection, understanding current needs from district personnel, and updating systems based on either age and function or as required by the governing codes.

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## 2.0 Stissing Mountain Middle/High School

Pine Plains Central School District

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### 2.1 Building Inventory Form

**Building Name:** Stissing Mountain Middle/ High School

**Bed Codes Number:** 13-13-01-04-0-009

**Address:** 2829 Church Street, Pine Plains, NY, 12567

**Use:** Educational- Student Occupied      **Current enrollment:** 502

**Total square:** 176,900 SF

**Ownership:** Owned

**Building Condition Survey Rating:** Satisfactory

**Building Age:** 54 years

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	1969	125,198 SF
<b>Addition #1</b>	2003	51,702 SF

**Heating System Energy Source:** Liquid Petroleum, Fuel Oil

**Energy Consumption:** **Propane** - 56,000 Gallons, **Electric** – 28,530 kWh/month (Average)

**Estimated Replacement Value:** \$25,297,000

**Building Facility Report Card Attached:** No

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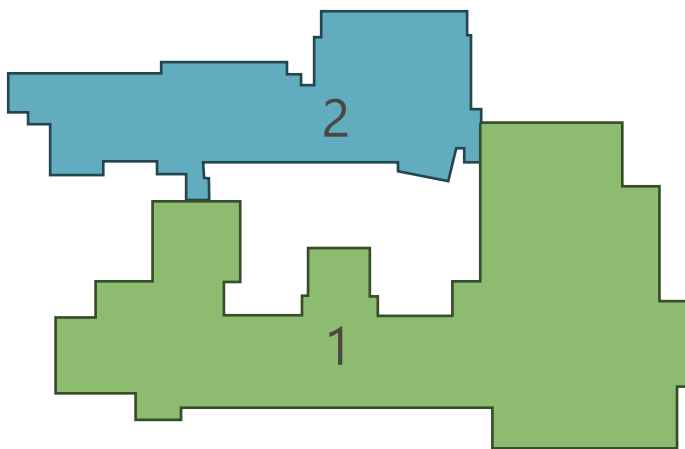
## 2.2 STISSING MOUNTAIN MIDDLE/ HIGH SCHOOL BUILDING ANALYSIS

The Stissing Mountain Middle/ High school building was built in 1969 and is located at 2829 Church Street, Pine Plains, NY, 12567. One addition was added onto the building in 2003 to create a dedicated Middle School space on the north side of the building. The current enrollment is 502 students.

The original 1969 vintage of the school is 2 stories with steel framed structure on reinforced concrete foundation walls and footings. The 2003 addition is 1 story with steel framed structure and the same foundation system. There is a second story in the 2003 addition by the gymnasium, exclusively for the mechanical mezzanine space. The roof structure consists of steel beams and open web joists with metal decking (1969 vintage) as well as metal trusses and joists with concrete on metal trusses (2003 addition). The exterior walls consist of CMU masonry cavity walls and brick masonry on CMU. The interior partitions are a combination of gypsum board on metal stud and CMU. The floors are a combination of reinforced concrete slab on grade, and concrete slab on metal decking and joists. The structural systems are in satisfactory shape, with no visible signs of distress.

The 2003 addition roof is EPDM and will be due for replacement and an update warranty in the next capital project. The High School 1969 vintage was last replaced between 2000 and 2003 and are typically build up roofing (BUR). These will also be due for replacement within the next 5 years. Wet insulation is present throughout the roof areas and will need to be addressed with any upcoming reroofing project.

The school's site is a 52.56 acre parcel shared with parking lots, athletic fields and a solar array. The school asphalt parking lot in the front of the building was last replaced in 2015 and is still in fair condition. The parking lot island, however, is in poor condition and should be replaced. In addition, paving the sports field service road should be considered in the upcoming project. The concrete sidewalks were last replaced in 2015 and are in satisfactory condition. General parking includes 335 parking spaces and 9 handicap parking spaces.



KEYPLAN

1) ORIGINAL BUILDING (1969)	<u>125,198 SF</u>
2) 2003 ADDITION	<u>51,702 SF</u>
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TOTAL AREA	176,900 SF

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## 2.3 STISSING MOUNTAIN MIDDLE/ HIGH SCHOOL BUILDING PRIORITIZATION

The following items were identified as having a need for completion over the next five years (Items listed as unsatisfactory are in **bold**, Health/ Safety specific and unsatisfactory are in **bold**):

1. Site Evaluation:
  - Replace parking lot island and sealing of cracks.
  - Provide paved sports field service road.
  - Removal of efflorescence at memorial.
  - Replace baseball field dugouts (4 total).
  - Provide additional relocatable bleachers.
  - Elevate Scoreboard.
  - Recondition Tennis Courts.
  - Recondition Track surface.
  - Replace infield drainage at bat and ball field.
  - Provide toilets at Concession building.
  - Replace outer plastic shell of greenhouses.
  - Provide ADA route through courtyard and to Greenhouses.
  
2. General Building (Envelope):
  - Repair cracks in the exterior walls and remove efflorescence.
  - Clean CMU masonry on the north side of the Middle School.
  - Repoint and repair brick masonry chimney at the High School.
  - Replace original vintage (27) Exterior doors, frames and hardware.
  - Replace (1) Overhead door.
  - Provide loading dock with required handrail extensions.
  - Provide permanent ramp into the cafeteria.
  - Replace original vintage window units at the High School wing with energy efficient units.
  - Replace EPDM and BUR Roofs out of warranty with EPDM assembly (Wet insulation is present). Consider phasing replacements.
  
3. General Building (Interior):
  - Repair concrete foundation in the Boiler Room.

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- Repair cracks in structural concrete floor slab.
  - Repair cracks in walls at select areas.
  - Replace 9"x9" VAT floor tile with 1x1 VCT floor tile in effected classrooms and rooms of the original building vintage.
  - Replace select areas of deteriorating 1x1 VCT in the original vintage with new 1x1 VCT.
  - Replace Terrazzo and concrete in middle school corridor. Provide proper waterproofing membrane to alleviate similar issue that was found and replaced in the gymnasium.
  - Recoat concrete floor in select areas.
  - Replace ceramic tile in the locker rooms.
  - Replace wood shop floors with coated concrete floor.
  - Recoat and restripe wood gymnasium floor.
  - Replace 2x4 ACT ceiling system that is water damaged (in particular at the Art wing) with a new 2x4 ACT ceiling system.
  - **Replace (100) non-rated interior door and frames and open-wood slat transfer grilles.**
  - Provide permanent stair at Boiler room.
  - Provide expansion joint in Library floor.
  - Replace handrails with code compliant handrails.
  - Replace High School gymnasium bleachers.
4. Building Systems Evaluation:
- Replace septic tanks.
  - Replace boiler plant in its entirety.
  - Replace 64 unit ventilators and 10 office PTAC units.
  - Replace expansion tanks and heat exchanger.
  - Provide additional emergency lighting units throughout all Corridor areas, Gang Toilet Rooms and Exterior Courtyards.

## 2.4 STISSING MOUNTAIN MIDDLE/ HIGH SCHOOL LONG RANGE ITEMS

1. Site Evaluation:
- Replace remaining older vintage asphalt and concrete sidewalks.
2. General Building (Interior):
- Replace (15) interior doors that have knob hardware with SED approved latch hardware.
  - **Replace (32) wire glass door leaf's with fire rated safety glazing.**
  - Continue current elevator maintenance schedule.

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## 3.0 Seymour Smith Intermediate Learning Center

Pine Plains Central School District

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### 3.1 Building Inventory Form

**Building Name:** Seymour Smith Intermediate Learning Center

**Bed Codes Number:** 13-13-01-04-0-001

**Address:** 41 Academy Street, Pine Plains, NY, 12567

**Use:** Educational- Student Occupied      **Current enrollment:** 219

**Total square:** 80,385 SF

**Ownership:** Owned

**Building Condition Survey Rating:** Unsatisfactory

**Building Age:** 91 years

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	1932	65,921 SF
<b>Addition #1</b>	1950	8,208 SF
<b>Addition #2</b>	1957	11,871 SF

**Heating System Energy Source:** Liquid Petroleum

**Energy Consumption:** **Propane** - 92,000 Gallons, **Electric** – 20,780 kWh/month (Average)

**Estimated Replacement Value:** \$10,349,700

**Building Facility Report Card Attached:** No

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## 3.2 SEYMOUR SMITH INTERMEDIATE LEARNING CENTER BUILDING ANALYSIS

The High school building was built in 1932 and is located at 41 Academy Street, Pine Plains, NY, 12567. Several additions were added onto the building in 1950 and in 1957 to keep up with student and community needs throughout the years. The current enrollment is 219 students.

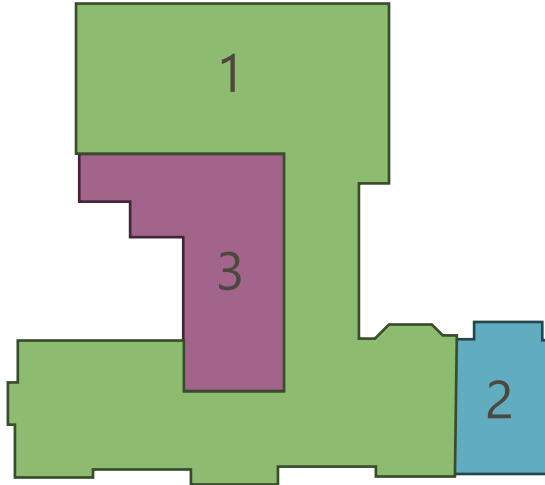
The original 1932 vintage of the school is 3 stories with steel framed structure and masonry bearing walls on reinforced concrete foundation walls and footings. The 1950 and 1957 additions are 3 stories with same structure and foundation system. The roof structure consists of a combination of steel beams and open web joists with metal decking as well as wood trusses and joists with wood decking. The exterior walls consist of multi-wythe brick masonry walls, Brick on CMU masonry walls, cast stone ornamentation, and metal panel with glass block. The older Interior partitions are plaster on terracotta block, the additions were a combination of plaster on CMU block and plaster on brick and newer partitions are gypsum board on metal stud. The floors are a combination of reinforced concrete slab on grade, concrete slab on metal decking and joists, and wood deck on wood joists. The internal structural systems are in satisfactory shape, with minimal visible signs of distress. The one exception being the major crack in the floor in room 210 for the Staff Lounge. In addition, the brick masonry exterior walls are in need for a major repointing project. Also, the remaining parapet walls and cast stone that were not addressed for repairs in the recent capital project should be scoped in the upcoming capital project. This should all be addressed within the next 5 years.

The roof was recently replaced in 2022 with EPDM and is in excellent condition. The only exception was the lead clad copper roof over the main entrance. This should continue to be monitored to ensure that it is functioning satisfactorily. The chimney is original vintage and should go through continued routine maintenance and repointing as required. The skylights are unsatisfactory and should be replaced in the next project.

The school's site is a 13.35-acre parcel shared with the Bus Garage, the Maintenance Building, parking lots, a playground and a playfield. The parking lot was last replaced in 2010 and is in satisfactory condition, however it is not functioning as desired and should be reviewed for a possible layout design that meets the district's current needs. The front of the school's sidewalk needs replacement. General Parking includes 80 parking spaces and 4 handicapped parking spaces.

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1) ORIGINAL BUILDING (1932)	<u>65,921</u> SF
2) 1950 ADDITION	<u>8,208</u> SF
3) 1957 ADDITION	<u>11,871</u> SF
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TOTAL AREA	80,385 SF

## 3.3 SEYMOUR SMITH INTERMEDIATE LEARNING CENTER BUILDING PRIORITIZATION

The following items were identified as having a need for completion over the next five years (Items listed as unsatisfactory are in **bold**, Health/ Safety specific and unsatisfactory are in **bold**):

1. Site Evaluation:
  - Re-layout and replace the asphalt parking lot.
  - Replace the concrete sidewalk at the front of the building.
  - Continue removal and replacement of wood fiber chips at playground equipment.
  - Replace play field fence.
  - Provide accessible route at the main entrance of the building.
2. General Building (Envelope):
  - Repoint Brick masonry exterior walls and remove efflorescence.
  - Recoat front entry cast stone.
  - Replace cracked brick at chimney and repoint.
  - **Reconstruct failing parapet walls and flashing.**
  - Replace knob hardware at Transformer room with more secure hardware.
  - **Replace deteriorating stairs and ramps at the rear of the building.**
  - Replace older vintage skylights above the stage and clock tower areas with energy efficient units.
  - Provide roof access ladder and hatch from Fan Room to gymnasium roof.

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## 3. General Building (Interior):

- Replace missing concrete wall in basement boiler room that is allowing water infiltration and address efflorescence on wall.
- Repair cracks in structural floor.
- Repair cracks and spalling on structural walls and fire walls in the boiler room and at various classrooms.
- Repair wall tile coverings in vestibules and toilet rooms.
- Repair plaster at Lobby, Stage, Projector Booth and Boiler room.
- Remove 9"x9" VAT floor tile in the Library beneath the carpet layer and replace with new carpet.
- **Remove 9"x9" VAT floor tile in the classrooms and replace with 1x1 VCT floor tile.**
- **Replace 1x1 VCT in the Main office suite and corridors with new 1x1 VCT floor tile.**
- Recoat concrete floor in the boiler room.
- Recoat wood gym floor, stage floor and the classroom stage floor on the second floor.
- Repair peeling plaster ceilings in assembly spaces and classrooms.
- Replace the spline ceiling in the cafeteria and assembly spaces with 2x2 ACT ceiling tile.
- Replace Secondary Egress locations with ADA compliant hardware.
- **Replace (14) doors with fire safety glazing.**
- Provide ADA drinking fountains.
- Provide ADA lift at stage.

## 4. Building Systems Evaluation:

- Replace 39-unit ventilators.
- Replace piping that is at the end of its useful life.
- Replace Grease trap.
- Replace (2) - original (Frank Adam) Kitchen panels with associated feeders back to Main Switchboard.
- Provide additional emergency lighting in all Corridor areas, gang toilet rooms and Library.

## 3.4 SEYMOUR SMITH INTERMEDIATE LEARNING CENTER LONG RANGE ITEMS

### 1. General Building (Interior):

- Phase replacement of discolored/ curling 2x4 ACT ceiling in the 1932 vintage classrooms with new 2x4 ceiling and grid.
- **Replace 1932 vintage wing lockers.**
- Replace remaining (51) knob hardware with SED approved latch hardware.
- Replace (26) doors currently with wire glass with fire safety glazing.
- Continued elevator maintenance schedule.

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## 4.0 Cold Springs Early Learning Center

Pine Plains Central School District

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### 4.1 Building Inventory Form

**Building Name:** Cold Springs Early Learning Center

**Bed Codes Number:** 13-13-01-04-0-002

**Address:** 358 Homan Road, Stanfordville, NY 12581

**Use:** Educational- Student Occupied      **Current enrollment:** 148

**Total square:** 43,300 SF

**Ownership:** Owned

**Building Condition Survey Rating:** Satisfactory

**Building Age:** 55 years

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	1968	40,657 SF
<b>Addition #1</b>	1996	2,653 SF

**Heating System Energy Source:** Liquid Petroleum for (1) boiler, Fuel Oil

**Energy Consumption:** Propane – 15,000 Gallons, Fuel Oil -5,500 Gallons, Electric – 15,607 kWh/month (Average)

**Estimated Replacement Value:** \$7,079,400

**Building Facility Report Card Attached:** No

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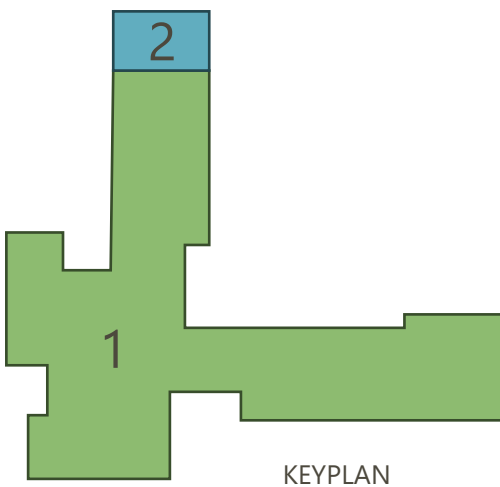
## 4.2 COLD SPRINGS EARLY LEARNING CENTER BUILDING ANALYSIS

The High school building was built in 1968 and is located at 358 Homan Road, Stanfordville, NY 12581. One addition was added onto the building in 1996 to keep up with student and community needs throughout the years. The current enrollment is 148 students.

The original vintage and addition of the school are 1 story with steel framed structure on reinforced concrete foundation walls and footings. The roof structure consists of steel beams and open web joists with metal decking. The exterior walls consist of brick masonry on CMU walls, EIFS and a corrugated metal panel system at the Gymnasium. The Interior partitions are gypsum board on metal stud. The floors are reinforced concrete slab on grade. The structural systems are in satisfactory shape, with no visible signs of distress.

The roof was recently replaced in 2022 with EPDM and is in excellent condition. The chimney is original vintage and should go through continued routine maintenance and repointing as required.

The school's site is a 30.77 acre parcel shared with a parking lot, playground, basketball court and baseball field. The school asphalt parking lot was last replaced in 1986 and is in poor condition. The general parking lot provides 48 spaces and 2 handicap spaces. The secondary lot has 5 spaces and 2 handicap spaces. This parking lot should undergo a layout redesign and repave in whole. The sidewalks were last fully addressed in 1986, however the district has been replacing asphalt sidewalks with concrete over time. The remaining concrete conversion scope should become part of the parking lot scope. This will need to be addressed within the next 5 years.



1) ORIGINAL BUILDING (1968)	<u>40,657 SF</u>
2) 1996 ADDITION	<u>2,653 SF</u>
<hr/>	
TOTAL AREA	43,300 SF

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## 4.3 COLD SPRINGS EARLY LEARNING CENTER BUILDING PRIORITIZATION

The following items were identified as having a need for completion over the next five years (Items listed as unsatisfactory are in **bold**, Health/ Safety specific and unsatisfactory are in **bold**):

1. Site Evaluation:
  - **Re-layout and replace the asphalt parking lot.**
  - Replace remaining asphalt sidewalks with concrete.
  - Replace Basketball court.
  - Replace split rail fence.
  - Remove existing metal storage shed and replace with a larger sized shed for equipment.
  - Provide ADA route to playground equipment.
  
2. General Building (Envelope):
  - Repair cracks in concrete foundation.
  - Repair exterior cracks and repoint masonry at Gymnasium northwest corner.
  - Replace chimney cap, repoint chimney, and provide new clean-out door at boiler room level.
  - **Replace single leaf door hardware.**
  - **Replace (2) exterior doors and frames.**
  - **Review and provide secondary accessible means of egress out of the Boiler room.**
  - Repair loading dock including spalling at edges.
  - Replace exterior windows with energy efficient units, including blinds and roller shades.
  
3. General Building (Interior):
  - Recoat concrete walls in boiler rooms.
  - Replace 9"x9" VAT flooring in classrooms, offices, gymnasium, and cafeteria with 1x1 VCT.
  - Recoat concrete floor in kitchen room.
  - Recoat wood stage floor and consider refurbishment.
  - Replace 2x4 ACT ceiling systems in classrooms with new 2x4 ACT ceiling system.
  - Replace (46) doors and frames with ADA compliant hardware, closers and fire rated safety glass, doors and frames.
  - Replace Kitchen doors and frames with emergency egress hardware and fire rated doors and frames.
  - Provide ADA extension at stage stair railings.
  - Provide ADA ramp or lift at stage.
  
4. Building Systems Evaluation:

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- Replace Building existing main electric service switchboard - beyond useful service life.
- Replace unit ventilators and PTAC units.
- Remove HW Storage tank.
- Replace (10) - original building panelboards and associated feeder conductors/conduit - beyond useful service life.
- Provide additional emergency lighting in all Corridor areas, Faculty lounge, Main Office, Gang Toilet Rooms and Gymnasium.

## 4.4 COLD SPRINGS EARLY LEARNING CENTER LONG RANGE ITEMS

1. Site Evaluation:
  - Replace Main electric service switchboard that is beyond useful service life.
  - Continued annual maintenance/ replacement of wood fiber chips at playgrounds.
2. General Building (Envelope):
  - Replace exterior Metal Panels at gymnasium with insulated units/ wall assembly.
3. General Building (Interior):
  - Replace (10) knob hardware with SED approved latch hardware.
  - Consider upgrading the kitchen toilet room to ADA standards for additional accessible toilet.

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## 5.0 Bus Garage

Pine Plains Central School District

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### 5.1 Building Inventory Form

**Building Name:** Bus Garage

**Bed Codes Number:** 13-13-01-04-5-013

**Address:** 10 Factory Lane, Pine Plains, NY 12567

**Use:** Bus Maintenance & Storage

**Current enrollment:** N/A

**Total square:** 6,514 SF

**Ownership:** Owned

**Building Condition Survey Rating:** Satisfactory

**Building Age:** 7 years

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	2016	6,514 SF

**Heating System Energy Source:** Liquid Petroleum, waste oil heating tanks

**Energy Consumption:** **Fuel Oil** – 4,625 Gallons, **Electric** – 6,820 kWh/month (Average)

**Estimated Replacement Value:** \$98,300

**Building Facility Report Card Attached:** No

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## 5.2 BUS GARAGE ANALYSIS

The bus garage was built in 2016 and is located at 10 Factory Lane, Pine Plains, NY 12567. The building is used for bus/district owned vehicle maintenance and houses offices, meeting spaces and toilets.

The building is a two-story slab on grade metal frame building with corrugated metal panel exterior walls, and a standing seam metal roof. The second story is concrete on metal deck with metal joists. The exterior doors, windows, exterior corrugated metal walls and standing seam roof are in excellent condition with the exception of the wash bay area and the combination of water and salt induced corrosion that has escalated within the last few years.

The garages site is a 13.35-acre parcel shared with Seymour Smith Intermediate Learning Center, the Maintenance Building and parking lots. The parking lot is in satisfactory condition and is for buses and district owned vehicles. General parking includes 6 staff parking spaces and 1 handicapped parking spaces.

The diesel fueling station and above ground tank is located between the Bus Garage parking lot and Maintenance Building lot. The tanks and fueling station were installed in 1998. The fueling station is corroding and the District is currently evaluating how to proceed with future operations. The district should investigate alternative fueling options as state regulations could change in the future.



KEYPLAN

1) ORIGINAL BUILDING (2016)	<u>6,514 SF</u>
<hr/>	
TOTAL AREA	6,514 SF

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## 5.3 BUS GARAGE PRIORITIZATION

The following items were identified as having a need for completion over the next five years (Items listed as unsatisfactory are in **bold**, Health/ Safety specific and unsatisfactory are in **bold**):

1. Site Evaluation:
  - Provide recoating of fuel tank. (Capital Outlay 2023)
  - Replace the existing dispensing equipment and related components at the fuel tank station. (Capital Outlay 2023)
2. General Building (Envelope):
  - Replace boots and curbs at roof level that allow water to infiltrate through penetrations.
3. General Building (Interior):
  - **Replace corroded equipment at Wash Bay, consider reprogramming the space as it is not meeting needs.**
4. Building Systems Evaluation:
  - Provide additional emergency lighting units in Driver's Room and Parts (Electric Service) Room.

## 5.4 BUS GARAGE LONG RANGE ITEMS

1. General Building (Interior):
  - Monitor Wash Bay corrosion, in particular at structural components.
  - Monitor and repair structural floor crack at Mechanical Mezzanine.

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## 6.0 Maintenance Building

Pine Plains Central School District

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### 6.1 Building Inventory Form

**Building Name:** Maintenance Building

**Bed Codes Number:** 13-13-01-04-5-004

**Address:** 41 Academy Street, Pine Plains, NY, 12567

**Use:** Maintenance & Storage

**Current enrollment:** N/A

**Total square:** 5,800 SF

**Ownership:** Owned

**Building Condition Survey Rating:** Unsatisfactory

**Building Age:** 73 years

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building</b>	1950	5,800 SF

**Heating System Energy Source:** Liquid Petroleum

**Energy Consumption:** **Fuel Oil** – 3,200 Gallons, **Electric** – 1,170 kWh/month (Average)

**Estimated Replacement Value:** \$1,727,800

**Building Facility Report Card Attached:** No

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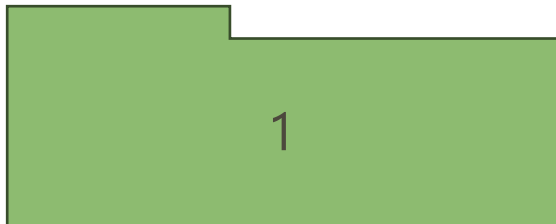


## 6.2 MAINTENANCE BUILDING ANALYSIS

The Maintenance Building was built in 1950 and is located at 41 Academy Street, Pine Plains, NY, 12567. The building is used for district maintenance and houses offices, meeting spaces and toilets.

The building is a single-story slab on grade metal frame building with coated CMU exterior, and plywood decking with EPDM roof. There is an outdoor storage stall that is of wood framed structure and plywood roof deck. Several exterior doors were last replaced in 2015, however there are two wooden overhead doors that are unsatisfactory and will require replacement in the next few years. Exterior CMU is satisfactory while the EPDM roof was last replaced in 1999 and is expected to require extensive repairs upon replacement.

The Maintenance Building site is a 13.35-acre parcel shared with Seymour Smith Intermediate Learning Center, the Bus Garage and parking lots. The parking lot is in satisfactory condition and still has some useful remaining life left but should be monitored and noted for a future replacement project. General parking includes 5 staff parking spaces and 0 handicapped parking spaces. A handicap space should be added in the next project.



KEYPLAN

1) ORIGINAL BUILDING (1950)	<u>5,800 SF</u>
<hr/>	
TOTAL AREA	5,800 SF

# Five-Year Capital Facilities Plan

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## 6.3 MAINTENANCE BUILDING PRIORITIZATION

The following items were identified as having a need for completion over the next five years (Items listed as unsatisfactory are in **bold**, Health/ Safety specific and unsatisfactory are in **bold**):

1. Site Evaluation:
  - Provide Handicap Parking
  - Rework site and provide additional drainage at rear of building to alleviate water infiltration along CMU wall.
  
2. General Building (Envelope):
  - Reconstruct cracked and damaged masonry.
  - **Rebuild parapet along front edge of the building, replace cracked and damaged masonry units.**
  - **Replace (2) Wooden overhead doors past their useful life.**
  - **Replace (10) windows with thermal insulated units.**
  - **Replace EPDM roof assembly with new EPDM and replace roof deck, flashing and drains.**
  
3. General Building (Interior):
  - **Replace Concrete floors, repair cracks and spalling on floors that are still functional.**
  - **Replace wood paneling and gypsum board partitions that are past useful life.**
  - Replace older vintage (6) interior doors and hardware.
  - Renovate the toilet rooms to meet accessibility standards and a 5' turning radius.
  -
  
4. Building Systems Evaluation:
  - **Replace galvanized pipe from adjacent building and provide RPZ**
  - Remove dry well and replace with septic system.
  - Replace fuel tank.
  - Replace existing main and branch panelboards with associated feeders.
  - **Replace 2 general exhaust fans, and provide ventilation.**
  - Replace Stand-alone thermostatic controls
  - **Remove oil water separator**
  - **New water heater recommended, existing unit is beyond its useful life**
  - Provide additional interior and exterior general purpose receptacles/branch circuits
  - **Provide additional combination exit/emergency lighting fixtures throughout.**
  - Provide addressable fire alarm system connections to adjacent School with Control panel, initiation and notification devices.

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- Provide CO detectors with fire alarm system connection.

## 6.4 MAINTENANCE BUILDING LONG RANGE ITEMS

- N/A

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## 7.0 District-Wide Estimated Expenses

Pine Plains Central School District

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The following estimates were put together by CSARCH and reviewed by the Business Manager. These costs put together include inflation costs and should be reviewed in detail when developing a future project.

**BUDGET BY CATEGORY - BUILDING**

CATEGORY	CAT.	TOTAL	BUILDING				
			CS	SSS	HS/MS	MB	BG
Nothing	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health	H	\$ 10,954,246	\$ 1,992,493	\$ 2,653,680	\$ 6,129,374	\$ 178,699	\$ -
Safety	S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health and Safety	HS	\$ 5,908,994	\$ 997,515	\$ 567,771	\$ 3,696,629	\$ 587,303	\$ 59,775
		<b>\$ 16,863,240</b>	<b>\$ 2,990,009</b>	<b>\$ 3,221,451</b>	<b>\$ 9,826,004</b>	<b>\$ 766,002</b>	<b>\$ 59,775</b>

**BUDGET BY BUILDING - PACKAGE**

BUILDING	BLDG.	TOTAL
Stissing	HS/MS	\$ 25,296,978
Seymour Smith	SSS	\$ 10,349,641
Cold Spring	CS	\$ 7,079,327
Bus Garage	BG	\$ 98,254
Maintenance Building	MB	\$ 1,727,791
		<b>\$ 44,551,992</b>

Pine Plains CSD BCS								
Current BCS 2023								
Resp.	Building	Section	Applies	#	Item	Category	Description	Potential Total Project
Architecture	BG	Building Envelope		69	Exterior Doors	HS	Replace overhead wash bay door	\$ 35,740
Architecture	BG	Building Envelope		69	Exterior Doors	HS	Replace Rusting exterior doors	\$ 17,870
Architecture	BG	Building Envelope		73	Roof and Skylights (S)	IN	Metal Roof, replace boots	\$ 33,565
Architecture	BG	Building Interior		82	Interior Doors	HS	Replace rusting interior door and frame in wash bay	\$ 6,165
Electrical	BG	Electrical Systems		103	Emergency / Exit Lighting Systems	SW	Provide additional emergency lighting units in Driver's Room and Parts (Electric Service) Room.	\$ 4,914
Civil	CS	Site Utilities	Yes	43	Site Electrical, Including Exterior Distribution	HS	Replace Existing Building Main Electric Service Switchboard - Beyond Useful Service Life.	\$ 254,646
Civil	CS	Site Features		55	Pavement	SW		\$ 1,289,423
Civil	CS	Site Features		58	Athletic Fields and Play Fields	SW	Basketball court replacement	\$ 208,520
Civil	CS	Site Features		60	Related Structures	SW	Replace split rail fence	\$ 15,726
Civil	CS	Site Features		60	Related Structures	SW	Replace and enlarge storage shed	\$ 84,882
Structure	CS	Building Structure		61	Foundation	IN	Repair Crack in foundation	\$ 154
Structure	CS	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Metal Panel at Gymnasium	\$ 579,664
Structure	CS	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Masonry, cost for cracks in walls	\$ 922
Structure	CS	Building Envelope		67	Exterior Walls/ Columns (S)	IN	Masonry, repointing	\$ 89,349
Structure	CS	Building Envelope		67	Chimney (S)	IN		\$ 53,610
Architecture	CS	Building Envelope		69	Exterior Doors	HS	Replace 3 doors, add 1 new	\$ 35,740
Architecture	CS	Building Envelope		69	Exterior Doors	HS	Replace hardware at	\$ 24,124
Structure	CS	Building Envelope		70	Exterior Steps, Stairs, Ramps	IN	Replace Loading Dock	\$ 12,464
Architecture	CS	Building Envelope		72	Windows	IN	Replace Storefront	\$ 631,254
Architecture	CS	Building Interior		75	Other Interior Walls	IN	Recoat concrete wall in Boiler Room	\$ 6,433
Architecture	CS	Building Interior		77	Resilient Tiles or Sheet Flooring	IN	VAT Replacement	\$ 782,022
Architecture	CS	Building Interior		78	Hard Flooring	IN	Concrete	\$ 536
Architecture	CS	Building Interior		79	Wood Flooring	IN	Wood at Stage, Recoat	\$ 15,811
Architecture	CS	Building Interior		80	Ceilings	IN	ACT	\$ 291,743
Architecture	CS	Building Interior		82	Interior Doors	HS	Replace door and frames with fire rated	\$ 283,595
Architecture	CS	Building Interior		82	Interior Doors	HS	Replace Knob Hardware	\$ 26,805
Architecture	CS	Building Interior		83	Interior Stairs (H)	IN	Provide second means of egress from Boiler	\$ 26,805
Architecture	CS	Accessibility		113	Exterior Accessible Route to Recreational Facilities	HS	Provide route to playground	\$ 23,695
Architecture	CS	Accessibility		116	Interior Accessible Spaces	HS	Provide lift at stage	\$ 26,805
Architecture	CS	Accessibility		116	Interior Accessible Spaces	HS	Provide ADA bathroom at kitchen	\$ 35,740

Mech.	CS	HVAC Systems	Yes	88	Ventilation System	H	Ptacs in office? 4 total	\$ 71,480
Mech.	CS	HVAC Systems	Yes	88	Ventilation System	H	30 unit ventilators, 2 are from 1997	\$ 1,876,339
Plumb.	CS	Plumbing Systems	Yes	93	Water Supply System	H	Remove Hot Water Storage Tank	\$ 8,935
Plumb.	CS	Plumbing Systems	Yes	94.1	Sanitary System	H		\$ 35,740
Electrical	CS	Electrical Systems	Yes	101	Electrical Power Distribution System	HS	Replace (10) - original building panelboards and associated conductors/conduit - beyond useful service life.	\$ 194,514
Electrical	CS	Electrical Systems	Yes	103	Emergency/Exit Lighting Systems	HS	Provide additional emergency lighting in all Corridor areas, Faculty Lounge, Main Office, Gang Toilet Rooms and Gymnasium.	\$ 40,475
Electrical	CS	Electrical Systems	Yes	107	Communication Systems	HS	Replace existing combination Master Clock/Public Address speaker wall units - end of useful service life.	\$ 51,376
Mech.	HS/MS	Site Utilities	Yes	40	Site Sanitary	SW	The rest	\$ 178,699
Mech.	HS/MS	Site Utilities	Yes	42	Site Fuel Oil	SW	Double wall fiberglass tank	\$ 178,699
Civil	HS/MS	Site Features		55	Pavement	SW	Replace Concrete Parking Lot Island	\$ 104,853
Civil	HS/MS	Site Features		55	Pavement	SW	Access Road	\$ 331,179
Civil	HS/MS	Site Features		58	Athletic Fields and Play Fields	SW	Reseal Track	\$ 1,003,573
Civil	HS/MS	Site Features		58	Athletic Fields and Play Fields	SW	Seal Tennis courts	\$ 669,049
Civil	HS/MS	Site Features		58	Athletic Fields and Play Fields	SW	Bat and Ball infield drainage replacement	\$ 17,870
Civil	HS/MS	Site Features		58	Athletic Fields and Play Fields	SW	Elevate Scoreboard	\$ 715
Civil	HS/MS	Site Features		59	Exterior Bleachers/Stadiums	SW	Additional relocatable bleachers	\$ 112,580
Civil	HS/MS	Site Features		60	Related Structures	SW	Efflorescence at memorial	\$ 858
Civil	HS/MS	Site Features		60	Related Structures	SW	Replace Dugouts	\$ 357,398
Civil	HS/MS	Site Features		60	Related Structures	SW	Toilet Facilities at Concession Building	\$ 285,918
Civil	HS/MS	Site Features		60	Related Structures	SW	Replace Greenhouse Plastic	\$ 2,680
Structure	HS/MS	Building Structure		61	Foundation	IN	Patch and repair concrete in Boiler room (Spalling, missing chunks)	\$ 1,680

Structure	HS/MS	Building Structure		65	Structural Floors (S)	IN	Reinforced Concrete, Original Vintage, repair cracks, Provide Expansion joint at Library	\$ 3,431
Structure	HS/MS	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Clean masonry at 2002 North Side	\$ 340,486
Structure	HS/MS	Building Envelope		67	Chimney (S)	IN	Repoint Chimney	\$ 47,355
Architecture	HS/MS	Building Envelope		69	Exterior Doors	HS	Replace 22 original vintage Exterior Doors	\$ 241,244
Architecture	HS/MS	Building Envelope		69	Exterior Doors	HS	Replace Overhead doors	\$ 17,870
Architecture	HS/MS	Building Envelope		70	Exterior Steps, Stairs, Ramps	IN	Create permanent ramp at Cafeteria	\$ 16,083
Architecture	HS/MS	Building Envelope		70	Exterior Steps, Stairs, Ramps	IN	Replace Loading Dock railings	\$ 2,680
Architecture	HS/MS	Building Envelope		72	Windows	HS	Replace original vintage Storefront	\$ 1,726,679
Architecture	HS/MS	Building Envelope		73	Roof and Skylights (S)	IN	2003, Replacement upcoming	\$ 8,692,016
Architecture	HS/MS	Building Interior		75	Other Interior Walls	IN	Repair cracks in walls	\$ 6,969
Architecture	HS/MS	Building Interior		77	Resilient Tiles or Sheet Flooring	IN	VAT Replacement	\$ 1,444,853
Architecture	HS/MS	Building Interior		77	Resilient Tiles or Sheet Flooring	IN	VCT	\$ 3,765
Architecture	HS/MS	Building Interior		78	Hard Flooring	IN	Concrete, recoat	\$ 85,711
Architecture	HS/MS	Building Interior		78	Hard Flooring	IN	CFT at toilets	\$ 46,358
Architecture	HS/MS	Building Interior		78	Hard Flooring	IN	Terrazzo	\$ 318,120
Architecture	HS/MS	Building Interior		79	Wood Flooring	IN	Wood at Gym, Recoat	\$ 130,336
Architecture	HS/MS	Building Interior		79	Wood Flooring	IN	Wood at Tech Shop, Replace	\$ 62,259
Architecture	HS/MS	Building Interior		80	Ceilings	IN	ACT	\$ 46,425
Architecture	HS/MS	Building Interior		82	Interior Doors	HS	Replace door and frames with fire rated	\$ 616,511
Architecture	HS/MS	Building Interior		82	Interior Doors	HS	Replace Knob Hardware	\$ 40,207
Architecture	HS/MS	Building Interior		82	Interior Doors	HS	Replace door leafs (Wire Glass)	\$ 142,959
Architecture	HS/MS	Building Interior		83	Interior Stairs (H)	IN	Provide permanent stair from Boiler	\$ 26,805
Architecture	HS/MS	Building Interior		83	Interior Stairs (H)	IN	Replace handrails with code compliant rails	\$ 147,427
	HS/MS			86	Interior Bleachers	PE	HS Bleacher, (Replace)	\$ 804,145
Architecture	HS/MS	Accessibility		112	Exterior Accessible Route to Building	HS	Provide ADA access route to greenhouses	\$ 47,391
Mech.	HS/MS	HVAC Systems	Yes	87	Heat Generating Systems	H	Replace boiler plant in its entirety.	\$ 1,786,990
Mech.	HS/MS	HVAC Systems	Yes	88	Ventilation System	H	HS Office Ptacs? 1970 org building	\$ 178,699
Mech.	HS/MS	HVAC Systems	Yes	88	Ventilation System	H	Verify quantity, total should be accurate	\$ 2,001,428
Mech.	HS/MS	HVAC Systems	Yes	88	Ventilation System	H	Verify quantity, total should be accurate	\$ 2,001,428
Plumb.	HS/MS	Plumbing Systems	Yes	93	Water Supply System	H	HW heat exchanger and expansion tanks.	\$ 89,349
Plumb.	HS/MS	Plumbing Systems	Yes	94.1	Sanitary System	H		\$ 35,740
Plumb.	HS/MS	Plumbing Systems	Yes	96	Hot Water Heaters	H		\$ 35,740
Electrical	HS/MS	Electrical Systems	Yes	101	Electrical Power Distribution System	HS	Replace (22) - original building panelboards and (2) - transformers (maunufactururer: Frank Adam) and associated feeder connections to existing main electrical switchboard.	\$ 374,857

Electrical	HS/MS	Electrical Systems	Yes	102	Lighting Fixtures	HS	Most fixtures have been retrofitted with LED lamps. Fixture lenses/diffusers are old and require replacement.	\$ 13,492
Electrical	HS/MS	Electrical Systems	Yes	103	Emergency/Exit Lighting Systems	HS	Provide additional emergency lighting units throughout all Corridor areas, Gang Toilet Rooms and Exterior Courtyards.	\$ 43,737
Electrical	HS/MS	Electrical Systems	Yes	105	Fire Alarm System (Manual, Automatic Fire Detection, and Notification Appliances)	HS	System is approaching the end of useful service life. Provide replacement addressable system with emergency communications capability.	\$ 234,989
Electrical	HS/MS	Electrical Systems	Yes	106	Carbon Monoxide Alarm System	HS	Existing devices are standalone with local area audible bases. Replacement/additional devices should be integrated with the building fire alarm system. Provide additional devices in Boiler Room area.	\$ 11,741
Electrical	HS/MS	Electrical Systems	Yes	107	Communication Systems	HS	Replace existing PA system with tie to the proposed Fire Alarm/Emergency Communication system.	\$ 184,953
Mech.	MB	Site Utilities	Yes	39	Water	SW	No RPZ, fed from SSS, galvanized	\$ 178,699
Mech.	MB	Site Utilities	Yes	40	Site Sanitary	SW	Drywell, not Septic	\$ 178,699
Mech.	MB	Site Utilities	Yes	41	Site Gas	SW	Replace tank	\$ 17,870
Civil	MB	Site Utilities	Yes	43	Site Electrical, Including Exterior Distribution	HS	Replace Existing main and branch panelboards with associated feeders.	\$ 16,440
Structure	MB	Building Structure		65	Structural Floors (S)	IN	Reinforced Concrete, repair spalling	\$ 97,855
Structure	MB	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Replace Cracked masonry units	\$ 6,254
Structure	MB	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Masonry, cost for cracks in walls	\$ 7,684
Structure	MB	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Masonry, repointing	\$ 60,758
Structure	MB	Building Envelope		68	Parapets (S)	IN	Rebuild cracked and damaged masonry	\$ 14,385
Architecture	MB	Building Envelope		69	Exterior Doors	HS	Replace 2 overhead doors	\$ 35,740
Architecture	MB	Building Envelope		72	Windows	HS	Replace Windows	\$ 178,699
Architecture	MB	Building Envelope		73	Roof and Skylights (S)	IN	Active Leaks reported	\$ 362,759
Architecture	MB	Building Interior		75	Other Interior Walls	IN	Replace with GWB walls	\$ 36,826
Architecture	MB	Building Interior		82	Interior Doors	HS	Replace door and frames with fire rated	\$ 36,991
Architecture	MB	Accessibility		112	Exterior Accessible Route to Building	HS	Provide Handicap Parking	\$ 5,790
Architecture	MB	Accessibility		116	Interior Accessible Spaces	HS	Provide (2) ADA bathrooms in facility	\$ 71,480
Architecture	MB	Indoor Air Quality		123	Mold	HS	Rework site at drainage issue (number is temporary, will require more accurate number and scope)	\$ 178,699
Mech.	MB	HVAC Systems	Yes	87	Heat Generating Systems	H	Over head propane radiant heaters	\$ 35,740
Mech.	MB	HVAC Systems	Yes	88	Ventilation System	H	Provide ventilation and replace exhaust fans	\$ 89,349

Mech.	MB	HVAC Systems	Yes	92	HVAC Control Systems	H	Standalone	\$ 17,870
Plumb.	MB	Plumbing Systems	Yes	94.1	Sanitary System	H	Doesn't require it remove	\$ 17,870
Plumb.	MB	Plumbing Systems	Yes	96	Hot Water Heaters	H		\$ 17,870
Electrical	MB	Electrical Systems	Yes	101	Electrical Power Distribution System	HS	Provide additional interior and exterior general purpose receptacles/branch circuits.	\$ 4,691
Electrical	MB	Electrical Systems	Yes	102	Lighting Fixtures	HS	Provide enclosed/gasketed LED fixtures for maintenance bays.	\$ 3,172
Electrical	MB	Electrical Systems	Yes	103	Emergency/Exit Lighting Systems	HS	Provide additional combination exit/emergency lighting fixtures throughout.	\$ 2,949
Electrical	MB	Electrical Systems	Yes	105	Fire Alarm System (Manual, Automatic Fire Detection, and Notification Appliances)	HS	Provide addressable fire alarm system connections to adjacent School with Control panel, initiation and notification devices.	\$ 36,991
Electrical	MB	Electrical Systems	Yes	106	Carbon Monoxide Alarm System	HS	Provide CO detectors with fire alarm system connection.	\$ 4,494
Electrical	MB	Electrical Systems	Yes	107	Communication Systems	HS	Provide connection of building to adjacent School phone system.	\$ 11,169
Civil	SSS	Site Features		55	Pavement	SW	Relayout and replace parking lot	\$ 2,312,652
Civil	SSS	Site Features		56	Sidewalks	SW	Replace sidewalk	\$ 425,607
Civil	SSS	Site Features		58	Athletic Fields and Play Fields	SW	Replace fence at playfields	\$ 155,486
Structure	SSS	Building Structure		61	Foundation	IN	Repair missing foundation in Boiler room	\$ 25,947
Structure	SSS	Building Structure		61	Foundation	IN	1957 Vintage, clean efflorescence	\$ 5,147
Structure	SSS	Building Structure		65	Structural Floors (S)	IN	Reinforced Concrete, repair concrete cracks	\$ 5,225
Structure	SSS	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Masonry Repointing	\$ 1,548,337
Structure	SSS	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Masonry, efflorescence	\$ 20,586
Structure	SSS	Building Envelope		66	Exterior Walls/ Columns (S)	IN	Masonry, Recoat front entry	\$ 41,430
Structure	SSS	Building Envelope		68	Parapets (S)	IN	Reconstruct Parapet walls (some reconstructed in 2022)	\$ 131,451
Architecture	SSS	Building Envelope		69	Exterior Doors	HS	Replace hardware at Transformer room	\$ 2,680
Structure	SSS	Building Envelope		70	Exterior Steps, Stairs, Ramps	IN	Replace rear stair and ramp	\$ 43,558
Architecture	SSS	Building Envelope		73	Roof and Skylights (S)	IN	Roof, EPDM; provide Roof Access at Fan Room	\$ 44,675
Architecture	SSS	Building Envelope		73	Roof and Skylights (S)	IN	Replace Skylights	\$ 41,976
Architecture	SSS	Building Interior		74	Interior Bearing Walls	IN	Original Vintage 1932, Repair CMU/concrete walls	\$ 54,089
Architecture	SSS	Building Interior		74	Interior Bearing Walls	IN	Vintage 1957, Repair wall cracks	\$ 14,753
Architecture	SSS	Building Interior		74	Interior Bearing Walls	IN	Repoint CMU wall	\$ 9,650
Architecture	SSS	Building Interior		75	Other Interior Walls	IN	Repair Plaster Walls in Entry/Stage/Projector Booth, Boiler Room	\$ 82,530
Architecture	SSS	Building Interior		75	Other Interior Walls	IN	Ceramic Tile at Entry walls	\$ 27,319
Architecture	SSS	Building Interior		76	Carpet	IN	Carpet at Library	\$ 25,432
Architecture	SSS	Building Interior		77	Resilient Tiles or Sheet Flooring	IN	VAT Replacement	\$ 1,296,247

Architecture	SSS	Building Interior		77	Resilient Tiles or Sheet Flooring	IN	VCT	\$ 63,583
Architecture	SSS	Building Interior		78	Hard Flooring	IN	Concrete coat	\$ 15,697
Architecture	SSS	Building Interior		79	Wood Flooring	IN	Wood at Stage, Recoat	\$ 97,798
Architecture	SSS	Building Interior		80	Ceilings	IN	ACT	\$ 163,378
Architecture	SSS	Building Interior		80	Ceilings	IN	Spline Ceiling Replacement	\$ 63,780
Architecture	SSS	Building Interior		80	Ceilings	IN	Plaster Ceiling Repairs	\$ 293,915
Architecture	SSS	Building Interior		81	Lockers	IN	Original Vintage, Consider Replacement	\$ 117,941
Architecture	SSS	Building Interior		82	Interior Doors	HS	Replace door and frames with fire rated	\$ 86,312
Architecture	SSS	Building Interior		82	Interior Doors	HS	Replace Knob Hardware	\$ 136,705
Architecture	SSS	Building Interior		82	Interior Doors	HS	Replace door leafs	\$ 116,154
Architecture	SSS	Accessibility		113	Exterior Accessible Route to Recreational Facilities	HS	Provide Main entry ramp	\$ 43,558
Architecture	SSS	Accessibility		115	Interior Accessible Route	HS	Drinking Fountains	\$ 26,805
Architecture	SSS	Accessibility		116	Interior Accessible Spaces	HS	Provide lift at stage	\$ 26,805
Mech.	SSS	HVAC Systems	Yes	88	Ventilation System	H	Unit Ventilators	\$ 2,439,241
Plumb.	SSS	Plumbing Systems	Yes	93	Water Supply System	H		\$ 178,699
Plumb.	SSS	Plumbing Systems	Yes	94.1	Sanitary System	H		\$ 35,740
Electrical	SSS	Electrical Systems	Yes	101	Electrical Power Distribution System	HS	Replace (2) - original (Frank Adam) Kitchen panels with associated feeders back to Main Switchboard.	\$ 30,558
Electrical	SSS	Electrical Systems	Yes	102	Lighting Fixtures	HS	Replace existing Classroom and Office light switches - beyond useful life.	\$ 12,420
Electrical	SSS	Electrical Systems	Yes	103	Emergency/Exit Lighting Systems	HS	Provide additional emergency lighting in all Corridor areas, Gang Toilet Rooms and Library.	\$ 38,420
Electrical	SSS	Electrical Systems	Yes	107	Communication Systems	HS	Replace Public Address Speaker wall units - end of useful life. Head end console was replaced in 2020.	\$ 47,355

# Five-Year Capital Facilities Plan

February 16, 2024



## 8.0 Scoping Plans

Pine Plains Central School District

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The following plans were put together by CSARCH and reviewed by the Business Manager. These plans graphically show locations and extents of the data outlined in the five-year capital facilities plan.





WARRANTY STATUS

- GOOD - TYPE 1
- GOOD - TYPE 2
- MINIMAL - TYPE 1
- MINIMAL - TYPE 2
- EXPIRED - TYPE 1
- EXPIRED - TYPE 2

