

Pine Plains CSD – Building Condition Survey Findings

Board of Education Meeting

1.17.2024

CSARCH

Stissing Mountain

- Replace Septic Tanks (40)
- Replace Site Fuel oil tank (41)
- Replace concrete parking lot island, seal cracks(55)
- Provide paved sports field service road(55)
- Elevate Scoreboard, Recondition Tennis Courts and Track, replace infield drainage at ball field (58)
- Provide additional relocatable bleachers (59)
- Replace Dugouts, Provide toilets at Concessions, Replace Greenhouse outer shell (60)
- Remove efflorescence at memorial(60)

Seymour Smith

- Replace and re-layout parking lot(55)
- Replace sidewalk at front of the building(56)
- Replace play field fence and parking fence(58)

Cold Springs

- Replace Building main electric switchboard (43)
- Replace Parking lot(55)
- Replace Basketball Court(58)
- Replace split rail fence, expand metal storage shed and provide water and power to it (60)

Maintenance

- Replace galvanized pipe from adjacent building and provide Reduced Pressure Zone (RPZ)(39)
- Remove dry well and replace with septic system(40)
- Replace Site Gas tank (41)
- Replace existing main and branch panelboards with associated feeders (43)

Stissing Mountain Overview

Original Construction – 1969

- Building Structure
 - Repair concrete foundation wall in Boiler Room(61)
 - Repair structural floor crack in slab, Provide Expansion Joint at Library(65)
- Envelope
 - Repair cracks and efflorescence in masonry, clean north side middle school masonry(66)
 - Repoint and repair chimney(67)
 - Replace (27) original vintage exterior doors and (1) Overhead door (69)
 - Provide permanent ramp at Cafeteria, Provide rail extensions at Loading dock(70)
 - Replace original vintage windows with energy efficient units(72)
- Roof
 - Replace EPDM and BUR roof areas with expired warranties, Remove and replace wet insulation(73)

Stissing Mountain Overview

- Interior Walls
 - Repair hairline cracks in walls(75)
- Classroom Condition
 - Replace VAT and deteriorating VCT with new VCT in classroom areas (77)
 - Replace middle school corridor terrazzo (and slab) with Terrazzo and waterproofed slab (78)
 - Recoat select concrete floors and replace ceramic floor tile in locker rooms with new CFT(78)
 - Replace wood shop wood floors and recoat/ restripe high school gymnasium wood floor(79)
 - Replace original vintage building ceiling system and replace water damaged ceilings (Art Room)(80)
- Interior Doors
 - Replace (100) non-rated interior doors/frames and open wood slat transfer grilles(82)
 - Replace (15) doorknob hardware and (32) wire glazing doors to fire rated glazing(82)
- Interior
 - Provide permanent stair at Boiler room(83)
 - Provide Code compliant railings/ handrails in original vintage(83)
 - Replace High School Bleachers (86)

Stissing Mountain Overview

- ADA
 - Provide ADA access route to Greenhouses, through courtyard(112)
- Mechanical
 - Replace Boiler plant(87)
 - Replace unit ventilators and PTAC office units throughout the high school(88)
- Plumbing
 - Replace expansion tanks and heat exchanger (93)
 - Replace Grease Interceptor (94)
 - Replace water heater (96)
 - Replace plumbing fixtures and drinking fountains in coordination with architectural scope (97,98)

Stissing Mountain Overview

- Electrical/ Security
 - Replace original vintage panelboards, transformers and associated feeder connections (101)
 - Fixture lenses/diffusers are old and require replacement (102)
 - Provide additional emergency lighting units throughout all Corridor areas, Gang Toilet Rooms and Exterior Courtyards (103)
 - Provide replacement addressable system with emergency communications capability (105)
 - Provide additional carbon monoxide devices in Boiler Room area and integrate with fire alarm system(106)
 - Replace existing PA system with tie to the proposed Fire Alarm/Emergency Communication system (107)

Stissing Mountain Overview - Roof

WARRANTY STATUS

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





145

143

141

139

137


NO SMOKING
ALLOWED ON SCHOOL PROPERTY



WE ARE BOMBERNATIO

VISITOR
PARKING
ONLY


ONE WAY




ONE WAY
DO NOT ENTER



NO
SKATEBOARDING
ROLLER BLADING
ROLLER SKATING
SCOOTERS
PIRE PLAINS CENTRAL SCHOOL DISTRICT







ROYGBIV

DO IT WITH PASSION OR NOT AT ALL

- How can viewers "read" a work of art?
- How can viewers interpret artworks through the process of art criticism?
- How can viewers discover artistic intent and meaning in works of art?
- How can the function of art help viewers to see meaning and evaluate the effectiveness of artworks?
- How can works of art communicate personal experience?
- How can artworks and art historical context help us understand people of different times, places, and cultures?
- How can art influence the views of individual and society?

MINDSET IS EVERYTHING

- How do artists analyze, interpret, and select artwork for an exhibit-om?
- How can artists improve upon and complete their artworks for exhibition?
- How might artists express meaning through displays of artwork?
- What aesthetic criteria might artists use in selecting artworks for presentation?

Connecting

Art through

Technology

and

Community

Engagement

and

Learning

Outcomes

Assessment

and

Reflection

on

Learning

Outcomes

Assessment

and

Reflection

on

Learning



SHOP FOX

KEEP CLOSED

KEEP CLOSED

FLAMMABLE
KEEP FIRE AWAY

IN CASE OF FIRE
- STOP THE FAN -
- UNPLUG THE SAW -
- CALL THE FIRE DEPARTMENT -

SEARCH
Use All
Sawdust
Shavings
Staples
Grapes
Agrates

RACEWAY



Seymour Smith Overview

Original Construction – 1932

- Building Structure
 - Provide additional concrete wall in Basement, remove efflorescence(61)
 - Repair structural floor cracks in slab(65)
- Envelope
 - Repoint Masonry, remove efflorescence, Front Entry masonry repairs(66)
 - Repoint and replace cracked brick at chimney(67)
 - Replace knob hardware at Transformer room with more secure hardware(69)
 - Replace stairs and ramp by Gymnasium and Music room(70)
- Roof
 - Replace older vintage skylights at clock tower/ stage and provide roof access from fan room(73)
- Interior Walls
 - Repair cracks, spalling and repointing in Boiler room and various Classrooms(74)
 - Replace wall tile at vestibules and toilet rooms, Repair plaster at Lobby/Stage/Projector/Boiler (75)

Seymour Smith Overview

- Classroom Condition
 - Replace carpet in Library and remove VAT beneath with new carpet (76)
 - Replace VAT in classrooms and replace with VCT, Replace Main office and corridor VCT with new VCT(77)
 - Replace remaining Spline ceilings and discolored ACT ceilings with new ACT (80)
- Support Room Condition
 - Recoat concrete in Boiler room(78)
 - Recoat Gymnasium wood floor, stage wood floor and classroom stage wood floor(79)
 - Repair peeling plaster ceilings (80)
- Lockers
 - Replace original vintage wing lockers(81)
- Interior Doors
 - (14) Secondary Egress Locations have non-ADA hardware, glazing in doors lack fire rating, (51) Doors with knob hardware and (26) Doors with wire glass(82)

Seymour Smith Overview

- Mechanical
 - Replace unit ventilators (88)
- Plumbing
 - Replace piping that is at the end of its useful life (93)
 - Replace Grease trap (Sanitary) (94)
 - Replace failing piping and grease trap (Stormwater) (95)
 - Replace plumbing fixtures and drinking fountains in coordination with architectural scope (97,98)
- Electrical
 - Replace original Kitchen panels with associated feeders back to Main Switchboard (101)
 - Replace existing Classroom and Office light switches (102)
 - Provide additional emergency lighting in all corridor areas, gang toilet rooms and Library (103)
 - Replace Public Address Speaker wall units (107)

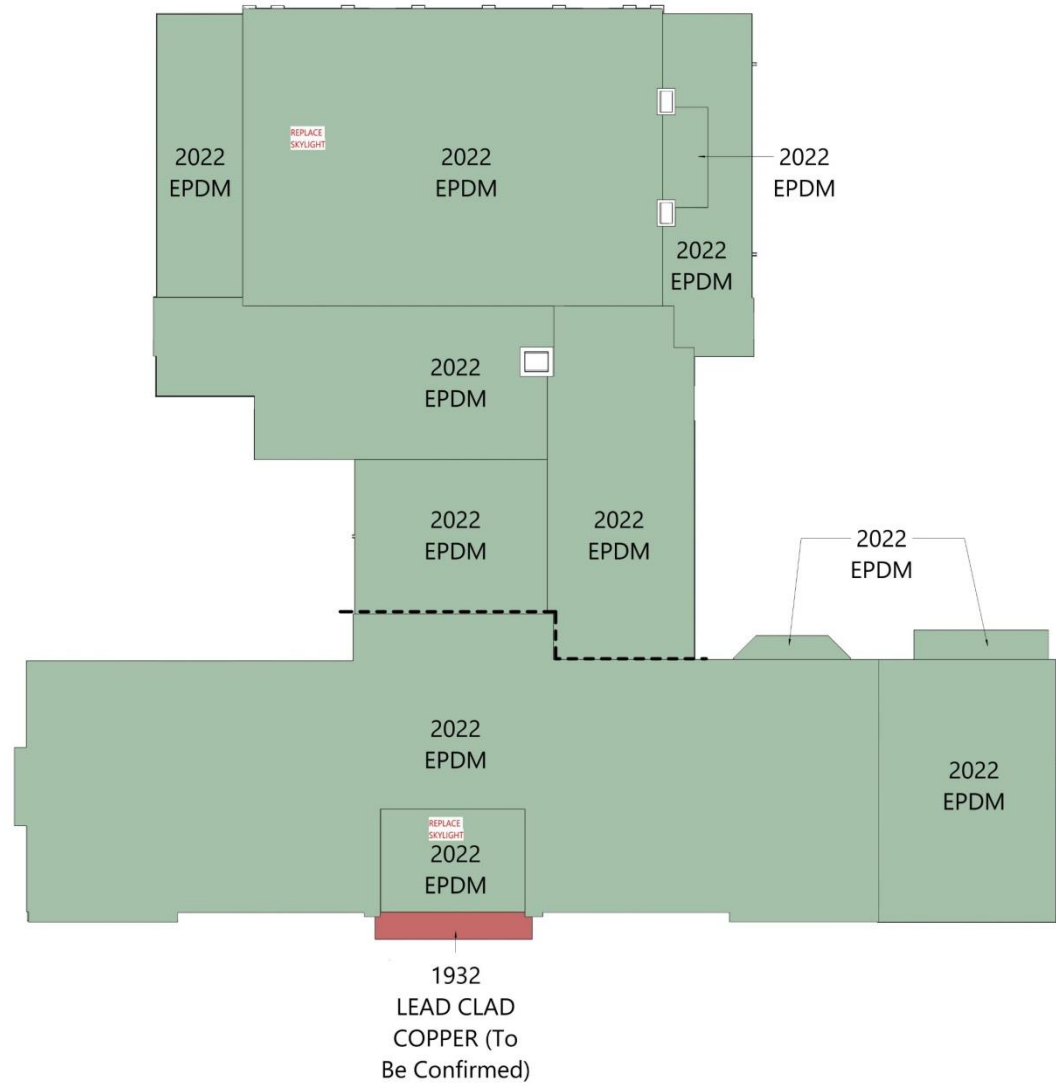
Seymour Smith Overview

- ADA
 - Provide accessible route at main entrance(112)
 - Provide ADA drinking fountains (115)
 - Provide ADA hardware where required at doors(115)
 - Provide lift at stage for ADA access (116)
- Emergency Shelter
 - Provide power generator for shelter requirements and needs(129)

Seymour Smith Overview - Roof

WARRANTY STATUS

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









Cold Springs Overview

Original Construction – 1968

- Building Structure
 - Repair cracked foundation walls(61)
- Envelope
 - Repair cracks at Gymnasium Northwest corner, Replace Gymnasium metal panel with thermally insulated wall assembly, repoint brick masonry(66)
 - Repoint chimney and replace cap, provide new clean out door into boiler room(67)
 - Upgrade single leaf doors, provide second means of egress from boiler room, Replace (2) doors and frames (69)
 - Repair spalling and chipping at Loading Dock(70)
 - Replace windows with energy efficient units (Including shades)(72)
- Interior Walls
 - Recoat concrete walls in Boiler Room(75)

Cold Springs Overview

- Classroom/ Support space Conditions
 - Remove and replace VAT in Classrooms, Office, Gym and Cafeteria with VCT(77)
 - Recoat kitchen room concrete floor(78)
 - Recoat wood stage floor and consider refurbishment (79)
 - Replace ceilings in classrooms with new ACT (80)
- Interior Doors and Stairs
 - Provide (46) Fire rated doors and frames at corridors, Replace (10) knob hardware, Doors in Kitchen area need emergency egress hardware and fire rated doors/frames(82)
 - Provide extensions to stage stair railings(67)
- Mechanical
 - Renovate boiler room in its entirety (87)
 - Replace unit ventilators and PTAC units (88)
- Plumbing
 - Remove HW Storage tank (93)
 - Replace Grease Trap (sanitary) (94)
 - Replace plumbing fixtures and drinking fountains in coordination with architectural scope (97,98)

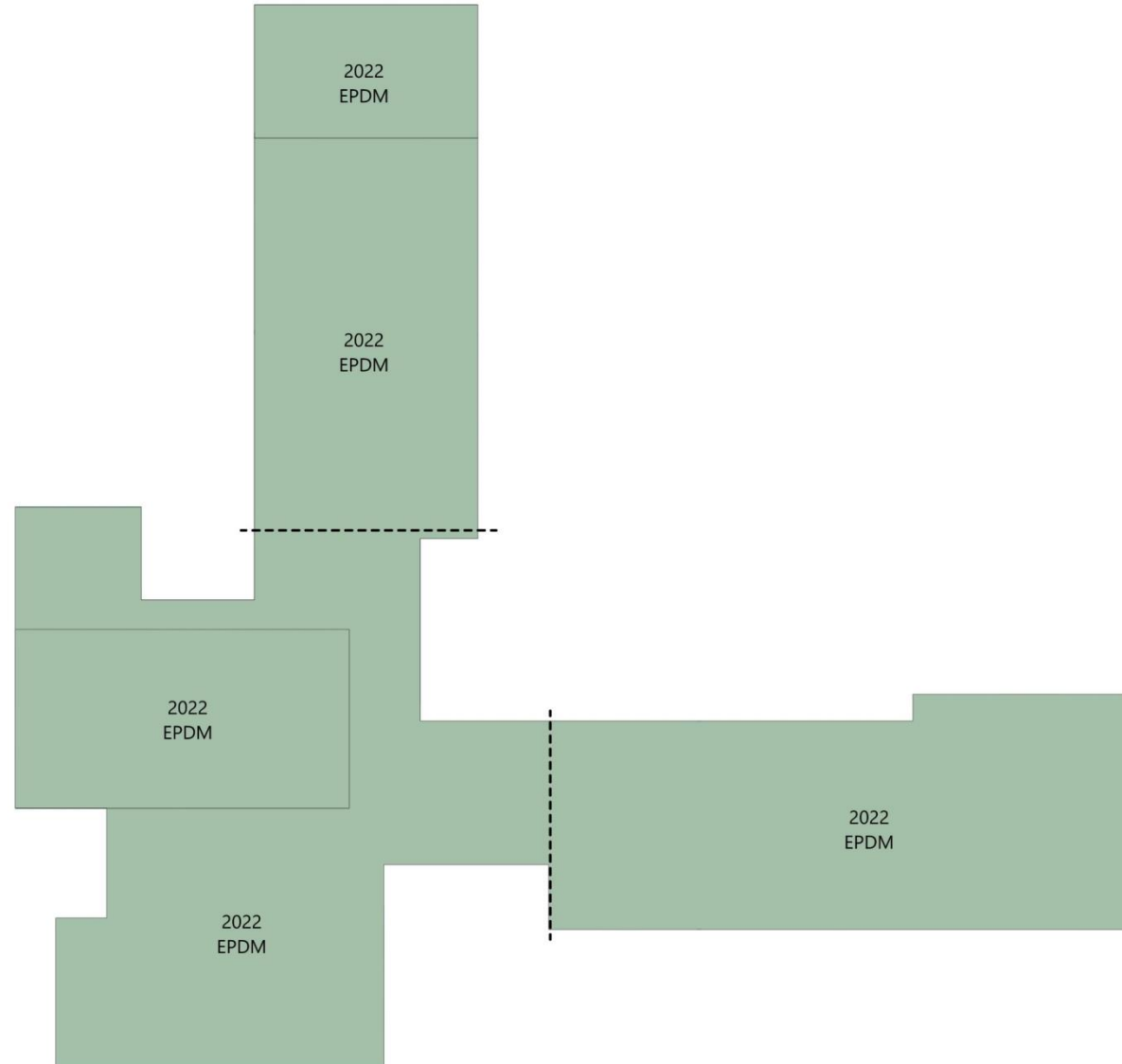
Cold Springs Overview

- Electrical
 - Replace original vintage panelboards and associated feeder conductors/conduit(101)
 - Provide additional emergency lighting in all Corridor areas, Faculty lounge, Main Office, Gang Toilet Rooms and Gymnasium (103)
 - Replace existing combination Master Clock/Public Address Speaker wall units(107)
- ADA
 - Provide ADA route to playground equipment(113)
 - Provide lift at stage, accessible route out of Boiler Room, compliant ADA toilet rooms(116)
- Emergency Shelter
 - Provide power generator for shelter requirements and needs(129)

Cold Springs Overview - Roof

WARRANTY STATUS

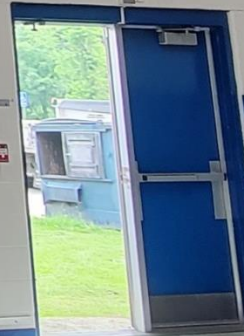
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- EXPIRED - TYPE 1
- EXPIRED - TYPE 2







WARNING
DO NOT ENTER
PROHIBITED
RE-ENTRY





0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R
- S
- T
- U
- V
- W
- X
- Y
- Z

red
orange
yellow
green
blue

potatoes

blackboard

Shelving unit with various items

Maintenance Overview

Original Construction – 1950

- Building Structure
 - Repair cracking and spalling on structural floors(65)
- Envelope
 - Reconstruct cracked and damaged masonry(66)
 - Rebuild cracked and damaged masonry parapet(68)
 - Replace (2) overhead doors(69)
 - Replace exterior windows with energy efficient units(72)
 - Replace EPDM roof assembly (73)
- Interior Walls
 - Replace wood paneling and gypsum board partitions past their useful life(75)
- Interior Doors
 - Replace older doors and hardware(82)

Maintenance Overview

- Mechanical
 - Replace overhead gas-fired infrared heaters (propane fired) (87)
 - Replace 2 general exhaust fans, and provide ventilation (88)
 - Replace Stand-alone thermostatic controls (92)
- Plumbing
 - Remove oil water separator (94)
 - New water heater recommended, existing unit is beyond its useful life (96)
 - Replace plumbing fixtures in coordination with architectural scope (97)
- Electrical
 - Provide additional interior and exterior general-purpose receptacles/branch circuits [101]
 - Provide enclosed/gasketed LED fixtures for maintenance bays [102]
 - Provide additional combination exit/emergency lighting fixtures throughout [103]
 - Provide addressable fire alarm system connections to adjacent School with Control panel, initiation, and notification devices [105]
 - Provide CO detectors with fire alarm system connection [106]
 - Provide connection of building to adjacent School phone system [107]

Maintenance Overview

- ADA
 - Provide handicap parking(112)
 - Renovate toilet area to ADA fixtures and clearances(116)
- Water Infiltration
 - Rework site and provide additional drainage at hill behind masonry wall (123)

Bus Garage Overview

Original Construction – 2016

- Building Structure
 - Corrosion at wash bay structure, consider redesign of space to meet needs(63)
- Exterior Envelope
 - Replace exterior doors and overhead doors experiencing corrosion at wash bay (69)
- Interior
 - Replace interior doors experiencing corrosion at wash bay(82)
- Roof
 - Replace roof boots and curbs that are allowing water to infiltrate at roof level(73)
- Electrical
 - Add additional emergency lighting units in Driver's Room and Parts (Electric Service) Room (103)

Estimate

• Stissing Mountain:	\$25,297,000
• Seymour Smith:	\$10,349,700
• Cold Spring:	\$7,079,400
• Maintenance Building:	\$1,727,800
• Bus Garage:	\$98,300
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• Total:	\$44,552,200

CSARCH