



## **THE BUILDING CONDITION SURVEY**

As required by the New York State Education Department, the Building Condition Survey (BCS) is intended to provide districts with “all the detailed information necessary to properly maintain safe and healthy school environments for New York public school children. The data will allow school districts to properly plan and prioritize capital improvements, and allow the state to properly plan for building aid reimbursements to districts.” Buildings occupied by students and staff must be surveyed per the commissioner’s Regulation 155.3.

The Building Condition Survey portion of this report is based upon observations made during visual surveys conducted by the project team led by SEI Design Group. No in-depth investigation or destructive testing took place to gather this data. Other resources used include record drawings, building reports, the 2010 Building Condition Survey, interviews with staff members, 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 this compilation.

## **THE FIVE YEAR PLAN**

Planning for Capital Projects is an ongoing process, and priorities shift as conditions change at each building. Trying to prioritize this work to address the most critical needs 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 years, but rather a guideline that offers a potential budget and general planning schedule for the five year period. The projects and budgets contained within this plan are formulated by analyzing the buildings through inspection, gathering current needs from the district personnel, and updating systems based on functional age or as required by the governing codes.

## DATA GATHERING SYNOPSIS

The district has conducted a thorough analysis of their existing facilities for the purposes of satisfying the general requirements of the NYS Education Facilities Planning Department 5-year Building Conditions Survey and to provide pertinent information with which long term district-wide facilities planning can be assessed.

As part of the data gathering process, many groups and individuals were involved in order to be thorough and to obtain as much background data as possible within the given timeframe. Each party was approached in different settings in an attempt to solicit information as well as to provide cross checks amongst the groups and individuals to identify trends and/or irregularities. Input was gathered by a group of professionals who all specialize in K-12 facilities.

## RESEARCH TEAM

This Building Condition Survey data was compiled by Russell O. Brady with SEI Design Group, and was overseen by Matthew S. Monaghan, AIA. The following team of professional consultants were assembled to assist in preparing the plan:

### Architectural

SEI Design Group, D.P.C.  
187 Wolf Road, Suite 304  
Albany, NY 12205

### Mechanical, Electrical, Plumbing Engineering

Engineered Solutions, PLLC  
646 Plank Road, #104  
Clifton Park, NY 12065

### Site/Landscape

Appel Osborne Landscape Architects  
102 West Division Street, Suite 400  
Syracuse, NY 13204

## SARANAC JUNIOR/SENIOR HIGH SCHOOL



**Year Constructed:** 1966

**Stories:** 3

**Building Area:** 185,546 approximate GSF

**Primary Occupancy:** E – Education

**Grades Housed:** 7-12

Saranac Junior/Senior High School is located at 70 Picketts Corners Road, Saranac, NY 12981. The original building was constructed in 1966, with an addition in 1995 to reach the current total square footage. There have also been several improvement projects, most notably for windows, sidewalks, and mechanical upgrades. The latest of these projects was completed in 2014.

The School is a three-story steel framed building bearing on reinforced concrete foundation walls and footings. The roof structure consists of steel beams and open web joists with gypsum and metal decking. The exterior walls consist of brick on CMU and cold-formed metal framing. Interior partition walls are CMU with metal stud. The floors are cast-in-place concrete on metal base. The structural systems are in fair shape, with no visible signs of distress.

The current roof consists of a ballasted built-up membrane, and is nearing the end of its useful life.

The school's site is a 36 acre parcel shared with Saranac Elementary School, Bus Garage and Maintenance Building. Some areas of the asphalt parking lots are in unsatisfactory condition and will need improvement.

The following items were identified as having a need for completion over the next five years:

1. Site Items:

- Resurface / Replace ADA Curb Cuts
- Upgrade Parking Lot Lighting to LED
- Resurface Asphalt Parking Lot
- Upgrade Sports Fields and Track ✓

2. Building Items:

Exterior

- Upgrade Exterior Wall Lighting to LED
- Add Safety Glass or Film at Main Entrance and Offices ✓

- Add Roof Safety Rails at Skylights
- Evaluation of Existing RTUs for Efficiency
- Replace Middle School Curtain Wall ✓

#### Interior

- Replacement of PA System ✓
- Addition of Generator for Entire Building Backup
- Replacement of Sewer Pit Motors
- Auditorium Sound System and Lighting Improvements
- Upgrade Fire Alarm Detectors to Smart Detectors
- Addition of Air Conditioning at Auditorium
- Boiler Replacement at Upper Level Boiler Room
- Replacement of Fixtures and Finishes at Toilet Rooms
- Replacement of Carpet with Tile or Terrazzo at Gym Corridor (Abatement) ✓
- Replacement of Bleachers in Gymnasium
- Replacement of all Spline Ceilings with ACT (Abatement)
- Recondition / Replace Middle School Corridor Lockers
- Replacement of Classroom Locks with Addition of Intruder Function
- Refurbish or Replace Current Elevator
- Replace Conveyor to Basement Storage from Kitchen
- Replacement of Walk-In Cooler and Freezer
- Replacement of Dish Machine in Kitchen
- Secure Entry Layout at Main Entrance
- Addition of New Interior Room Labeling Signage

## SARANAC ELEMENTARY SCHOOL



**Year Constructed:** 1939

**Stories:** 2

**Building Area:** 47,134 approximate GSF

**Primary Occupancy:** E – Education

**Grades Housed:** K-6

Saranac Elementary School is located at the corner of NY Route 3 and Picketts Corners Road in the Town of Saranac, NY. The original building was constructed in 1939, and has since had several additions to reach the current total square footage. There have also been several improvement projects throughout its history. The latest of these projects was completed in 2014, and consisted of large-scale mechanical system improvements.

The school is a two-story steel framed building bearing on cast-in-place concrete foundation walls and footings. The roof structure consists of steel beams and open web joists with gypsum and metal decking. The exterior walls in the original building wing are brick veneer with CMU back-up, and the new wing exterior walls are EIFS with metal stud backup. Interior partition walls are CMU at the gymnasium and multipurpose room, with metal stud/gypsum at classrooms and corridors. The floors are cast-in-place concrete. The structural systems are in fair shape, with no visible signs of distress.

The roof at the original wing consists of slate shingles that appear to be in good condition, though several shingles should be replaced in various locations. The main school addition has a ballasted membrane roof of unknown material. The District has commissioned a scan of this roof for the current condition. The entry addition consists of an EPDM membrane roof which is likely reaching the end of its life cycle.

The school's site is a 36 acre parcel shared with the Junior/Senior High School, Bus Garage and Maintenance Building. Asphalt parking lot refinishing and sidewalk upgrades were completed in 1994.

The following items were identified as having a need for completion over the next five years:

**1. Site Items:**

- Resurface Parking Lot
- Resurface Tennis Courts
- Provide New Signage at Road with Information Banner
- Upgrade Parking Lot Lighting to LED

## 2. General Building Items:

### Exterior

- Roof Repairs Based on Scan
- Add Safety Glass/Film at Main Entrance
- Replace Column Covers at Bus Entrance
- Replace Exterior Steps to Activity Room
- Window Restoration/Replacement at Main Offices and Library
- Addition for Pre-K Space
- Upgrade Exterior Wall Pack Lighting to LED

### Interior

- Replace Walk-In Cooler and Freezer
- Replace Bleachers at Gymnasium
- Remove Carpet (Abatement) and Replace with Tile or Terrazzo
- Replace Fixtures and Finishes at Toilet Rooms
- Replace Dish Machine at Kitchen
- New Interior Room Signage
- Replace Classroom Locks for Intruder Function
- Addition of Secure Entry Layout at Main Entrance
- Encapsulate Contaminated Soil at Crawl Space
- Reverse Boiler Room Door Swing for Egress
- Update Two-Way Communications at Basement Storage
- Correct Gym Doors Swinging into Corridor
- Evaluation of PA System and Possible Upgrades ✓
- Addition of Emergency Backup Generator for Entire Building
- Add Various Electrical Panels
- Replace Fire Alarm Detectors with Smart Detectors
- Upgrade EXIT Signs to LED
- Replace Original Building Exhaust Fans
- Upgrade Boiler Room Piping to Primary/Secondary for HW Reset

## MORRISONVILLE ELEMENTARY SCHOOL



**Year Constructed:** 1961

**Stories:** 1

**Building Area:** 38,354 approximate GSF

**Primary Occupancy:** E – Education

**Grades Housed:** K-6

Morrisonville Elementary School is located at 47 Sand Road, Morrisonville, NY 12962. The original building was constructed in 1961, with additions built in 1995 to reach its current square footage. The building's current enrollment is 313 students.

The School is a one-story steel framed building bearing on reinforced concrete foundation walls and footings. The roof structure consists of steel beams and open web joists with gypsum decking. The exterior walls are brick façade over CMU or metal studs. Interior partition walls are metal stud / gypsum. The floors are cast-in-place concrete slab on grade. The structural systems are in fair shape, with no visible signs of distress.

The roof consists of an EPDM membrane roof which has 7 remaining years of warranty.

Asphalt parking lot in West Lot was refinished in 2014. Most of the asphalt parking lot area is in good condition with the exception of the Bus Loop which is in an unsatisfactory condition and will need repair and improvement.

The following items were identified as having a need for completion over the next five years:

### 1. Site Items:

- Replacement of Surfacing at ADA Curb Cuts
- Upgrade Parking Lighting to LED
- Sports Field Improvements
- Replace Mulch with Repurposed Tires at Playground ✓
- Resurface Asphalt at Front Bus Loop

### 2. Building Items

Exterior

- Upgrade Exterior Wall Lights to LED
- Addition of Safety Glass or Film at Main Entrance and Offices ✓

- Roof Improvements Based on Scan
- Masonry Joint Restoration at Chimney

#### Interior

- Assessment of Space for Pre-K
- Assessment of Boiler / Conversion to Propane
- Generator Backup for Entire Building
- Various New Electrical Panels
- Upgrade / Replacement of Fire Alarm System
- Replacement of Walk-In Cooler and Freezer
- Secure Entry Layout at Main Entrance
- Replacement of Motor at Sewer Pit (Pumps, Controllers, Etc.)
- Addition of New Room Identification Signage
- Upgrade Emergency Wall Packs to LED
- Improvements to PA System ✓
- Replace Original Air Handling Units in Crawlspace ✓
- Replace Original Building Exhaust Fans
- Upgrade Siemens Control System



## BUS GARAGE

**Year Constructed:** 1961

**Stories:** 1

**Building Area:** 9,675 approximate GSF

**Primary Occupancy:** S – Storage



The Bus Garage is located at 3268 Route 3, Saranac, NY 12981. The building was constructed in 1961 and has no additions. There have been several improvement projects, most notably the complete roof replacement and mechanical upgrades in 2014.

The Bus Garage is a one-story steel framed building bearing on cast-in-place concrete foundation walls and footings. The roof structure consists of steel beams and corrugated metal decking. The exterior walls are CMU. Interior partition walls are also CMU. The floors are cast-in-place concrete on metal base. The structural systems are in fair shape, with no visible signs of distress.

The roof is EPDM membrane roof which was replaced in 2014 and still has 18 years of warranty left.

The school's site is a 36 acre parcel shared with Saranac Elementary School, Junior/Senior High School and Maintenance building. Asphalt parking lot is in poor condition and in need of improvement.

The following items were identified as having a need for completion over the next five years:

### 1. General Items:

- Upgrade Parking Lights to LED
- Resurface Asphalt Parking Lot
- Provide Backup Generator for Entire Building
- Upgrade Exterior Wall Lights to LED
- Upgrade Fire Alarm
- New Line for Drainage at Oil/Water Separator
- New Security Cameras ✓

## MAINTENANCE BUILDING

**Year Constructed:** 1948

**Stories:** 1

**Building Area:** 8,988 approximate GSF

**Primary Occupancy:** S – Storage



The Maintenance Building is located 3268 Route 3, Saranac, NY 12981. The building was constructed in 1948 with no additions having been made since.

The Maintenance Building is a one-story steel framed building bearing masonry on cast-in-place concrete foundation walls and footings. The roof structure consists of steel beams and open web joists with steel decking. The exterior walls are CMU. The interior partition walls are CMU. The floors are cast-in-place concrete on metal base. The structural systems are in fair shape, with no visible signs of distress.

The roof consists of EPDM membrane roofing on standing seam metal.

The school's site is a 36 acre parcel shared with Saranac Elementary School, Junior/Senior High School and Bus garage. Asphalt parking is in disrepair.

The following items were identified as having a need for completion over the next five years:

1. **General Items:**

- Upgrade Parking Lights to LED
- Resurface Asphalt Parking Lot
- Provide Backup Generator for Entire Building
- Upgrade Exterior Wall Lights to LED
- Upgrade Fire Alarm
- New Line for Drainage at Oil/Water Separator
- New Security Cameras ✓
- Roof Upgrades Based on Scan

## SARANAC DISTRICT OFFICE



**Year Constructed:** 1965

**Stories:** 2

**Building Area:** 6,062 approximate GSF

**Primary Occupancy:** B - Business

**Grades Housed:** N/A

The Saranac Central Schools District Office is located at 32 Emmons Street in Dannemora, NY. The original building was constructed in 1965, and has had no major renovations since. The building is currently owned by the District.

The facility is a two-story wood framed building bearing on reinforced concrete foundation walls and footings. The roof structure consists of wood rafters with wood sheathing, with a single-ply membrane at the roof finish. The exterior walls consist of brick veneer over wood framing. Interior partition walls are wood framed. The floors are wood framed with wood subfloor, and slab-on-grade at the ground level. The structural systems are in fair shape, with no visible signs of distress.

The building's site is a parcel shared with no other facilities. Asphalt parking lot is in poor condition.

The following items were identified as having a need for completion over the next five years:

- Replacement of Stucco Portion of Exterior Façade
- Replace Carpet at First and Second Floor Corridors (Abatement Required)
- Replace Boiler Circulator Pumps
- Roof Repair as Outlined in Garland Roof Report
- Window Replacements
- Add Card Reader at Front Entry