



CHAPPAQUA CENTRAL SCHOOL DISTRICT

Excerpt from Building Condition Survey (BCS) & 5 Year Capital Plan
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Overview – BCS

- The Building Condition Survey (BCS) is:
 - Required by New York State Education Law under Title 8, Chapter II Regulations of the Commissioner, Part 155.4 – Uniform Code of Public School Building Inspections, Safety Rating and Monitoring.
 - Mandated to be completed every 5 years, since 2000
 - Designed,

“To insure that all occupied facilities are properly maintained and preserved to provide for a suitable educational setting...”
 - The BCS must be completed by a team with a licensed Architect or Engineer

BCS - Process

- Completed by KG&D Architects and OLA Consulting Engineers
- Included interviewing administrators and maintenance staff
- Field surveying and visual inspections of all spaces
- Prepared work items list
 - Which was then prioritized and assigned preliminary costs based on quantities and unit prices
- Assigned preliminary budgets based on quantity and general unit prices

5 Year Plan - Prioritization

- Needs identified as part of the process are:
 - Assigned preliminary budgets based on quantity and general unit prices
 - Assigned priorities for the purposes of District planning as follows:
 - Priority 1** - Highest priority
 - Priority 2** - Health & Safety Related
 - Priority 3** - Age Related, Preventative Maintenance, & Code Updates
 - Priority 4** - Desirable Upgrades

Priority Examples

- **Priority 1** - Life Safety Related
 - Paving that is a tripping hazard or a roof that is severely leaking
- **Priority 2** - Health & Property Related
 - Classroom doors that no longer function properly
- **Priority 3** - Age Related, Preventative Maintenance, & Code Updates
 - Classroom casework or ceiling tiles that are worn beyond their useful life
- **Priority 4** - Desirable Upgrades
 - Improvements in service spaces

BCS Findings – Summary

- All schools were rated satisfactory
 - Passing SED requirements
- All systems deemed “Heath, Safety and Structural” by SED were generally observed to be in satisfactory condition
- At each school, items were identified of significant cost that should be addressed within the next five years (Priority 1 and 2 items)

Prioritized Work Item Summary

Building Name	Priority 1	Priority 2	Priority 3	Priority 4	Total
Roaring Brook Elementary School	\$ 75,058	\$ 714,448	\$ 258,026	\$ 3,963	\$ 1,051,496
Douglas Grafflin Elementary School	\$ 1,332,704	\$ 1,189,716	\$ 1,966,542	\$ 9,116	\$ 4,498,077
Westorchard Elementary School	\$ 908,052	\$ 438,665	\$ 2,020,318	\$ -	\$ 3,367,035
Robert Bell Middle School	\$ 1,110,519	\$ 1,097,312	\$ 4,803,095	\$ 3,805	\$ 7,014,730
Seven Bridges Middle School	\$ 142,296	\$ 373,628	\$ 12,622	\$ 212,760	\$ 741,306
Horace Greeley High School	\$ 764,997	\$ 2,110,444	\$ 9,206,811	\$ 110,977	\$ 12,193,229
Education Center	\$ -	\$ 87,068	\$ 315,554	\$ -	\$ 402,622

	Priority 1	Priority 2	Priority 3	Priority 4	Total
Districtwide Totals	\$ 4,333,625	\$ 5,924,213	\$ 18,267,414	\$ 340,622	\$ 28,865,873
Sum of Priority 1 and 2 Work	\$ 10,257,837				

BCS Findings – Roaring Brook E.S.

Year Constructed: 1951

Major Additions: 1956, 1967, 2002

Grade Levels: K-4

Gross Area: 102,457 s.f.

Summary: The Roaring Brook Elementary School was built in 1951 and expanded by building additions in 1956, 1996 & 2002.

The building is in generally good condition and it is listed as satisfactory on the Building Condition Survey.

2010 Building Rating :

Satisfactory

2015 Building Rating:

Satisfactory

BCS Findings – **Roaring Brook E.S.**

Significant (high cost or pressing concerns) Identified Needs include:

- Paving - Replace sidewalks at main entrance and curbs throughout.
- Interior Doors - Many doors need replacement, are not fire rated or lack required hardware.
- Safety Glazing – replace wireglass
- ADA Accessibility – Access to the wing with Art room.
- Fire Alarm – Satisfactory but lacks visual alarm devices

Chappaqua Central School District
2015 BCS-Five Year Plan - Project Work Item Details

Bldg	Name	Type/Location	Cat.	Description	Total Cost	Cond	Priority	Project	Build Year
0010	RBES	First Floor - 135 M.Office	46	Replace un-rated glazing in corridor.	\$ 27,321	U	1	1	2015
0010	RBES	First Floor - 137 Library	56	Replace carpet (whole suite of rooms).	\$ 23,038	U	1	1	2015
0010	RBES	Basement - General	64	Replace gated doors at areaway exits.	\$ 13,552	U	1	1	2015
0010	RBES	Exterior	42	Repave sidewalks at front entrance.	\$ 11,113	U	1	1	2015
0010	RBES	First Floor - 101 Classrm.	67	Add rescue window tag to appropriate window at rooms 101, 103 and 106.	\$ 34	U	1	1	2015
0010	RBES	Second Floor - 206 3rd Gr.	67	Remove window stop at one window to allow for proper rescue window operation.	\$ -	U	1	1	2015
0010	RBES	Second Floor - 209 4th Gr.	67	Remove screen to allow for proper rescue window operation.	\$ -	U	1	1	2015
0010	RBES	Second Floor - 211 4th Gr.	67	Remove screen to allow for proper rescue window operation.	\$ -	U	1	1	2015
0010	RBES	First Floor - Main Office & Boiler	54	The head end of public address systems appears to have been replaced within the last five years but is still located in the open area of the boiler room. The head end should be located in an environmentally controlled room or enclosure. The microphone is located in the main office. The system is not experiencing any malfunctions presently. The speakers in the newer additions of the school appear to be newer while the in the older original sections of the school the speaker are old and appear to have exceeding their life but still functioning. The speakers and wiring in the older sections of the school should be replaced within the next five years. The head end unit should also be installed in a controlled environment.	\$ 146,578	U	2	2	2017
0010	RBES	Building Wide	82	Classrooms do not have visual alarm devices installed as required by the latest NY building code. Visual alarm devices in classrooms should be installed within the next year.	\$ 131,921	U	2	2	2017
0010	RBES	Exterior	40	Replace curbs.	\$ 87,947	U	2	2	2017
0010	RBES	Boiler Room	26	Water enters the building via a 6" service. The water then passes through a 3" water meter and continues as a 4" domestic line to the plumbing system. Currently there is no RPZ backflow preventer on the water service. As such, the water service is not up to current condos. Install RPZ backflow preventer on water service.	\$ 51,302	U	2	2	2017
0010	RBES	Exterior	41	Replace stone at terrace outside library.	\$ 46,905	U	2	2	2017
0010	RBES	Math Office	78	No air conditioning in District Math Office. A split unit should be considered.	\$ 36,645	U	2	2	2017
0010	RBES	First Floor - 110C Corridor	50	Access to wing with Art room does not meet ADA requirements, install chair lift.	\$ 29,316	U	2	2	2017
0010	RBES	Basement - 311A Music	89	Provide ramp to second means of egress (currently door to exterior is inaccessible).	\$ 29,316	S	2	2	2017
0010	RBES	Basement - General	49	Replace all doors that open to corridor in area below cafeteria.	\$ 26,384	U	2	2	2017
0010	RBES	First Floor - 137 Library	46	Replace cushions in tiered reading room.	\$ 14,658	S	2	2	2017
0010	RBES	Staff Toilets	82	No fire alarm strobe alarms in Staff Toilets. Strobes should be installed within next year.	\$ 14,658	U	2	2	2017
0010	RBES	First Floor - Stair 1	49	Replace doors (Door does not positively latch, wire glass installed).	\$ 8,795	S	2	2	2017
0010	RBES	First Floor - Stair 1	49	Replace doors between stair and vestibule.	\$ 8,795	S	2	2	2017
0010	RBES	Exterior	41	Repair bluestone and brick at exit near art rooms.	\$ 7,329	S	2	2	2017
0010	RBES	Basement - 313 Orchestra	89	Provide second means of egress if this is a student occupied space (no RW currently).	\$ 7,329	S	2	2	2017
0010	RBES	2nd Grade Wing - Toilets & Conference Room	82	Staff Toilets have no fire alarm strobe alarms. No strobe in faculty confernce room. The Strobes should be added within next year.	\$ 7,329	U	2	2	2017
0010	RBES	Custodian Room & Toilet	82	No fire alarm strobe in Custodian's office or toilet. Strobes should be installed within next year.	\$ 7,329	U	2	2	2017
0010	RBES	First Floor - 113 Kiln	49	Replace door with 2 hour rated door (NYSED requirement).	\$ 4,397	U	2	2	2017
0010	RBES	First Floor - 136 Cafeteria	46	Replace wireglass in interior windows.	\$ 3,752	S	2	2	2017
0010	RBES	First Floor - 136A Kitchen	46	Replace wireglass in windows into kitchen.	\$ 3,752	S	2	2	2017
0010	RBES	First Floor - 134 Gym	50	Add railing at stage steps.	\$ 3,591	U	2	2	2017
0010	RBES	Second Floor - Stair 1	49	Replace existing wireglass with fire rated glass in doors & sidelights.	\$ 3,518	S	2	2	2017
0010	RBES	First Floor - 100A Boys T.	49	Replace louvered door with flush door.	\$ 3,078	S	2	2	2017

KG&D architects