Executive Summary Narrative

Overview

The Homer Central School District retained the services of HUNT Engineers, Architects, & Land Surveyors, P.C., to perform the required 2015 Building Condition Survey and Five-Year Capital Facilities Plan. HUNT's evaluation team of engineers and architects surveyed the academic/administrative and bus garage buildings. The findings of the 2015 Building Condition Survey provide systems descriptions for each of the surveyed buildings as well as recommendations for improvements to the facilities. The recommendations are divided into several categories including Health & Safety, Physically Disabled Access, General Interior Recommendations, General Exterior Recommendations, and Educational Space Needs. The recommendations generated by the Building Condition Survey are prioritized in the District's Five-Year Plan.

The Evaluation Team included the following personnel:

- Project Manager
- Architect
- Structural Engineer
- Civil Engineer
- Mechanical Engineer
- Electrical Engineer
- Information Technology Systems Engineer
- Food Service Designer
- Theatrical Designer

District Personnel involved included the following:

- Superintendent of Schools
- Director of Business and Finance
- Superintendent of Buildings and Grounds
- Technology Coordinator
- Staff and Administrators

Buildings Evaluated:

- Senior High School
- Intermediate/Junior High School
- Homer Elementary School
- Hartnett Elementary School
- Music Building/Bus Garage
- Concession Stand
- Press Box
- Storage Building

Means & Methods

The facilities were evaluated with regard to the requirements of the current Building Codes of New York State, ANSI 117A.1, and the SED Manual of Planning Standards. During the evaluation period, the evaluation team reviewed the buildings' Fire Reports, Building Condition Reports from the District, the existing construction documents, and met with various administrative and maintenance personnel at each building. In addition, the evaluation team conducted on-site physical observations and evaluations of each building.

A System Description was written for each of the major building systems – Site, Architectural, Mechanical, Electrical, Technology and Food Services. These System Descriptions provide a summary of the current condition of the materials and systems of the facilities and cover such

topics as the make and model of equipment, the construction type of various building components and ages of various system component updates and replacements.

The Recommendations portion of the Building Condition Survey suggests repairs, replacements, alterations or additions which may be required to bring the building up to current building code and design standards. The Recommendations cost estimates are based on estimated square footages and quantities. Trade publications indexing typical costs per system, as well as general pricing information obtained from contractors and suppliers were used to develop the estimated costs.

Summary of the Condition of the Buildings

Senior High School Observations:

The building was originally built in 1950 and has had additions in 1960, 2003 and 2009. The building is approximately 185,660 square feet in size and has a current enrollment of approximately 721 students, ninth through twelfth grade. The wall construction is a combination of brick-veneer with CMU back-up and a structural steel framing system. The roof system is a single ply membrane. The exterior doors consist of either aluminum doors and frames or hollow metal doors and frames. The windows are aluminum frames with insulated glass panels. The building's interior spaces, mechanical and electrical systems have been renovated and upgraded at various times in the past. The overall condition of the building is satisfactory. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Senior High School Recommendations:

- Site recommendations include parking lot/drive replacement and sidewalk replacement. Recommendations also include the replacement of existing tennis courts, baseball field dugouts and bleachers.
- Architectural Recommendations include upgrading corridor doors, frames and glazing to meet the current code, renovations to door hardware and toilet rooms for improved accessibility, the replacement of worn and damaged casework, replacement of the locker room/corridor lockers and the improvement of various interior finishes. On the exterior of the building, some exterior doors and windows should be replaced, areas of damaged masonry and plaster ceilings need to be repaired and finishes in various areas require restoration.
- Mechanical recommendations include weight rooms, locker rooms, gymnasium and auditorium heating unit replacements, heating and air conditioning upgrades. Renovations also include replacement of the hot water storage tank.
- Electrical recommendations include replacement of the fire alarm control panel, upgrades and improvements to the emergency notification system, electric distribution system, and lighting systems. Recommendations also include the addition of surge protection devices to computer power panels and replacement of exterior light fixtures.
- Technology recommendations include upgrades and improvements to the data closets, wireless capabilities, voice system, surveillance system, clock system as well as upgrading the cabling infrastructure.
- Food Service recommendations include the replacement of several large pieces of outdated equipment as well as several smaller pieces.
- Theatrical recommendations include the upgrade and improvement to acoustic, audio, lighting and stage rigging systems. Recommendations also include addition of video presentation system.

Intermediate/Junior High School Observations:

The building was originally built in 1965 and has had additions in 1975 and 2003. The building is approximately 147,890 square feet in size and has a current enrollment of approximately 951 students, third through eighth grade. The wall construction is a combination of brick-veneer with CMU back-up and a structural steel framing system. The roof system is a single ply membrane. The exterior doors consist of either aluminum doors and frames or hollow metal doors and frames. The windows are aluminum frames with insulated glass panels. The building's interior spaces, mechanical and electrical systems have been renovated and upgraded at various times in the past. The overall condition of the building is satisfactory. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Intermediate/ Junior High School Recommendations:

- Site recommendations include parking lot/drive replacement and sidewalk replacement. Recommendations also include the replacement of existing baseball field dugouts
- Architectural Recommendations include upgrading corridor doors, frames and glazing to meet the current code, renovations to door hardware and toilet rooms for improved accessibility, the replacement of worn and damaged casework, replacement of the locker room lockers, installation of acoustical treatments in the music rooms and the improvement of various interior finishes. On the exterior of the building, several exterior doors and windows should be replaced, areas of damaged masonry need to be repaired and finishes in various areas require restoration.
- Mechanical recommendations include unit ventilator replacements, fitness room and locker room unit replacement, heating and air conditioning upgrades. Renovations also include replacement of the hot water storage tank.
- Electrical recommendations include replacement of the fire alarm control panel, upgrades and improvements to the emergency notification system, electric distribution system, and lighting systems. Recommendations also include the addition of surge protection devices to computer power panels.
- Technology recommendations include upgrades and improvements to the data closets, wireless capabilities, voice system, surveillance system, clock system as well as upgrading the cabling infrastructure.
- Food Service recommendations include the replacement of several large pieces of outdated equipment as well as several smaller pieces.
- Theatrical recommendations include the upgrade and improvement to acoustic, audio, lighting and stage rigging systems.

Homer Elementary School Observations:

The building was originally built in 1925 and has had additions in 1948, 1950, and 2009. The building is approximately 82,600 square feet in size and has a current enrollment of approximately 376 students, pre-K through second grade. The wall construction is a combination of brick-veneer with CMU back-up and a structural steel framing system. The roof system is a single ply membrane. The exterior doors consist of aluminum doors and frames. The windows are aluminum frames with insulated glass panels. The building's interior spaces, mechanical and electrical systems have been renovated and upgraded at various times in the past. The overall condition of the building is satisfactory. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Homer Elementary School Recommendations:

- Site recommendations include sidewalk repair and replacement, parking lot replacement and repair of the existing playground equipment. Recommendations also include the addition of access walks for classroom exits.
- Architectural recommendations include upgrading corridor doors, frames and glazing to meet the current code, upgrades to toilet rooms, lockers and door hardware for improved accessibility, the replacement of outdated and damaged casework and the replacement of various interior finishes. On the exterior of the building, several existing windows are recommended for replacement. The masonry also needs to be repaired and finishes in various areas require restoration.
- Mechanical recommendations include the replacement of HVAC units in several rooms, replacement of the boilers and replacing the remaining steam system with a hot water system.
- Electrical recommendations include replacement of the fire alarm control panel, upgrades and improvements to the emergency notification system, electric distribution system, and lighting systems.
- Technology recommendations include upgrades and improvements to the data closets, wireless capabilities, voice system, surveillance system, clock system as well as upgrading the cabling infrastructure.
- Food Service recommendations include installation of slip resistant flooring and repairing the condensate problem in the walk in freezer.
- Theatrical recommendations include the upgrade and improvement to acoustic, audio, lighting and stage rigging systems.

Hartnett Elementary School Observations:

The building was originally built in 1934 and had an addition in *1964**. The building is approximately 29,800 square feet in size and has a current enrollment of approximately 113 students, Kindergarten through fifth grade. The wall construction is a combination of brick-veneer with CMU back-up. The roof system is a single ply membrane. The exterior doors consist of aluminum doors and frames or hollow metal doors and frames. The windows are aluminum frames with insulated glass panels. The building's interior spaces, mechanical and electrical systems have been renovated and upgraded at various times in the past. The overall condition of the building is satisfactory. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Hartnett Elementary School Recommendations:

- Site recommendations include parking lot/drive replacement and the addition of storm drainage. Recommendations also include the replacement of existing playground equipment.
- Architectural recommendations include upgrading corridor doors, frames and glazing to meet the current code, upgrades to toilet rooms, lockers and door hardware for improved accessibility, the replacement of outdated and damaged casework and the replacement of various interior finishes. On the exterior of the building, the existing windows and some doors are recommended for replacement.
- Mechanical recommendations include the replacement of HVAC units in several rooms, providing toilet room exhaust, replacement of the hot water storage tanks and replacing the heating system.

- Electrical recommendations include replacement of the fire alarm control panel, upgrades and improvements to the emergency notification system, electric distribution system, and lighting systems.
- Technology recommendations include upgrades and improvements to the data closets, wireless capabilities, voice system, surveillance system, clock system as well as upgrading the cabling infrastructure.
- Food Service recommendations include the replacement of several large pieces of outdated equipment as well as several smaller pieces.
- Theatrical recommendations include the upgrade and improvement to acoustic, audio, lighting and stage rigging systems. Recommendations also include addition of video presentation system.

Music Building/Bus Garage Observations:

The building was originally built in 1950 and has had additions in 1960 and 1986.The building is approximately 24,650 square feet in size. The music building is used for the high school music program and the bus garage is used for vehicle maintenance and transportation staff administration functions. The wall construction is concrete masonry with a structural steel framing system (brick veneer exists at the music building). The roof system is a single ply membrane. The exterior doors consist of both aluminum doors and frames or hollow metal doors and frames with metal overhead sectional doors at the bus bays. The windows are thermally insulated glass with aluminum frames. The overall condition of the building is fair but lacks adequate space for the district's bus storage and maintenance needs. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Music Building/Bus Garage Recommendations:

- Site recommendations include the resurfacing and paving of existing parking lots.
- Architectural recommendations include installation of concrete aprons at the overhead doors, masonry and expansion joint repairs, as well replacement of interior and exterior doors. Recommendations also include the replacement of the entire roof and some sections of damaged roof decking.
- Electrical recommendations include the upgrades and improvements to the emergency notification system, electric distribution system, and lighting systems
- Technology recommendations include upgrading the wireless capabilities, surveillance system, clock system as well as upgrading the cabling infrastructure.

Miscellaneous Buildings Observations:

The District maintains various miscellaneous buildings accessory to the various athletic fields and maintenance operations. These buildings consist of the following:

Concession Stand: This single storey masonry structure was constructed in 2005. The facility contains public restrooms, concessions and maintenance. The wall construction is concrete masonry units. The building has a concrete floor and a metal roofing system on wood trusses. Doors are hollow metal with hollow metal frames. The overall condition of the building is satisfactory. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Concession Stand Recommendations:

- Architectural recommendations include replacement of the serving line counters, installation of gutters, downspouts and fascias on the building's roof edge.

- Electrical recommendations include the addition of power outlets to the serving/preparation area.

Press Box: This two storey masonry structure was constructed in 1990. The press box is provided with a maintenance storage area below the second floor press box. The building has hollow core concrete plank floors on the second and roof levels the ground floor is composed of slab on grade. Walls are constructed of concrete masonry units. The doors are hollow metal doors and frames. This building is in fair condition. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Press Box Recommendations:

- The site recommendation is to provide an additional sidewalk to the press box.
- Architectural recommendations include replacement of the windows, doors, guardrails, masonry repairs as well as painting.
- Electrical recommendations include light fixture replacement and the installation of exit lights and signs.
- Technology recommendations include additional video surveillance and access control.

Storage Building: This single storey wood structure was constructed in 1985. The building floor system is an exposed slab on grade. Walls are constructed of vinyl siding over wood stud framing. The doors are hollow metal doors and frames. This building is in fair condition. The recommendations described below are not a comprehensive list of the District's needs, but rather touch upon some of the more significant issues at this building.

Storage Building Recommendations:

- Architectural recommendations door hardware replacement, concrete floor repairs, and overhead door replacement.
- Technology recommendations include providing network connectivity to the storage building and adding video surveillance.

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Project Summary by Building
Homer Central School District

	FACILITY NAME	PRIORITY 1	PRIORITY 2	PRIORITY 3	YR 1 TOTAL	10% design contingency	5% inflation per Year	10% constr contingency	CONST COST	22% incid cost	YEAR 1 PROJ COST
Year 1											
11-07-01-06-0	**Homer Central HS**	$14,466,250	$0	$0	**$14,466,250**	$1,446,625	$795,644	$1,670,852	**$18,379,371**	$3,675,874	**$22,055,245**
11-07-01-06-0	**Homer Intermediate/Jr. HS**	$4,591,280	$0	$0	**$4,591,280**	$459,128	$252,520	$530,293	**$5,833,221**	$1,166,644	**$6,999,865**
11-07-01-06-0	**Homer Elementary School**	$2,247,900	$0	$0	**$2,247,900**	$224,790	$123,635	$259,632	**$2,855,957**	$571,191	**$3,427,148**
11-07-01-06-0	**Hartnett Elementary School**	$3,526,500	$0	$0	**$3,526,500**	$352,650	$193,958	$407,311	**$4,480,418**	$896,084	**$5,376,502**
11-07-01-06-5	**Bus Garage**	$1,107,000	$0	$0	**$1,107,000**	$110,700	$60,885	$127,859	**$1,406,444**	$281,289	**$1,687,732**
11-07-01-06-7	**Concession Stand**	$6,500	$0	$0	**$6,500**	$650	$358	$751	**$8,258**	$1,652	**$9,910**
11-07-01-06-7	**HS Press Box**	$120,300	$0	$0	**$120,300**	$12,030	$6,617	$13,895	**$152,841**	$30,568	**$183,409**
11-07-01-06-4	**Storage Building**	$76,000	$0	$0	**$76,000**	$7,600	$4,180	$8,778	**$96,558**	$19,312	**$115,870**
	TOTAL	**$26,141,730**	**$0**	**$0**	**$26,141,730**	$2,614,173	$1,437,795	$3,019,370	**$33,213,068**	$6,642,614	**$39,855,682**

DISTRICT WIDE TOTAL	$26,141,730	$0	$0	**$26,141,730**
10% design contingency	$2,614,173	$0	$0	**$2,614,173**
5% inflation / Year	$1,437,795	$0	$0	**$1,437,795**
10% construction contingency	$3,019,370	$0	$0	**$3,019,370**
CONSTRUCTION COST	**$33,213,068**	**$0**	**$0**	**$33,213,068**

22% incidental cost	$6,642,614	$0	$0	**$6,642,614**
YEAR 1 PROJECT COST	**$39,855,682**	**$0**	**$0**	**$39,855,682**

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Year 2											
11-07-01-06--	**Homer Central HS**	$80,300	$0	$0	**$80,300**	$8,030	$8,833	$9,716	**$106,879**	$21,376	**$128,255**
11-07-01-06-0	**Homer Intermediate/Jr. HS**	$81,800	$0	$0	**$81,800**	$8,180	$8,998	$9,898	**$108,876**	$21,775	**$130,651**
11-07-01-06-0	**Homer Elementary School**	$15,500	$0	$0	**$15,500**	$1,550	$1,705	$1,876	**$20,631**	$4,126	**$24,757**
11-07-01-06-0	**Hartnett Elementary School**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-5	**Bus Garage**	$1,600	$0	$0	**$1,600**	$160	$176	$194	**$2,130**	$426	**$2,556**
11-07-01-06-7	**Concession Stand**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-7	**HS Press Box**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-4	**Storage Building**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
	TOTAL	**$179,200**	**$0**	**$0**	**$179,200**	$17,920	$19,712	$21,683	**$238,515**	$47,703	**$286,218**

DISTRICT WIDE TOTAL	$179,200	$0	$0	**$179,200**
10% design contingency	$17,920	$0	$0	**$17,920**
5% inflation / Year	$19,712	$0	$0	**$19,712**
10% construction contingency	$21,683	$0	$0	**$21,683**
CONSTRUCTION COST	**$238,515**	**$0**	**$0**	**$238,515**

22% incidental cost	$47,703	$0	$0	**$47,703**
YEAR 2 PROJECT COST	**$286,218**	**$0**	**$0**	**$286,218**

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	FACILITY NAME	PRIORITY 1	PRIORITY 2	PRIORITY 3	YR 3 TOTAL	10% design contingency	5% inflation per Year	10% constr contingency	CONST COST	22% incid cost	YEAR 3 PROJ COST
Year 3											
11-07-01-06--0	**Homer Central HS**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-0	**Homer Intermediate/Jr. HS**	$7,500	$0	$0	**$7,500**	$750	$1,238	$949	**$10,436**	$2,087	**$12,524**
11-07-01-06-0	**Homer Elementary School**	$33,400	$0	$0	**$33,400**	$3,340	$5,511	$4,225	**$46,476**	$9,295	**$55,771**
11-07-01-06-0	**Hartnett Elementary School**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-5	**Bus Garage**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-7	**Concession Stand**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-7	**HS Press Box**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-4	**Storage Building**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
	TOTAL	**$40,900**	**$0**	**$0**	**$40,900**	$4,090	$6,749	$5,174	**$56,912**	$11,382	**$68,295**

DISTRICT WIDE TOTAL	$40,900	$0	$0	**$40,900**
10% design contingency	$4,090	$0	$0	**$4,090**
5% inflation / Year	$6,749	$0	$0	**$6,749**
10% construction contingency	$5,174	$0	$0	**$5,174**
CONSTRUCTION COST	**$56,912**	**$0**	**$0**	**$56,912**

22% incidental cost	$11,382	$0	$0	**$11,382**
YEAR 3 PROJECT COST	**$68,295**	**$0**	**$0**	**$68,295**

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	FACILITY NAME	PRIORITY 1	PRIORITY 2	PRIORITY 3	YR 5 TOTAL	10% design contingency	5% inflation per Year	10% constr contingency	CONST COST	22% incid cost	YEAR 5 PROJ COST
Year 5											
11-07-01-06--0	**Homer Central HS**	$1,663,000	$0	$0	**$1,663,000**	$166,300	$457,325	$228,663	**$2,515,288**	$503,058	**$3,018,345**
11-07-01-06-0	**Homer Intermediate/Jr. HS**	$4,405,500	$0	$0	**$4,405,500**	$440,550	$1,211,513	$605,756	**$6,663,319**	$1,332,664	**$7,995,983**
11-07-01-06-0	**Homer Elementary School**	$1,182,500	$0	$0	**$1,182,500**	$118,250	$325,188	$162,594	**$1,788,531**	$357,706	**$2,146,238**
11-07-01-06-0	**Hartnett Elementary School**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-5	**Bus Garage**	$165,500	$0	$0	**$165,500**	$16,550	$45,513	$22,756	**$250,319**	$50,064	**$300,383**
11-07-01-06-7	**Concession Stand**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-7	**HS Press Box**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
11-07-01-06-4	**Storage Building**	$0	$0	$0	**$0**	$0	$0	$0	**$0**	$0	**$0**
	TOTAL	**$7,416,500**	**$0**	**$0**	**$7,416,500**	$741,650	$2,039,538	$1,019,769	**$11,217,456**	$2,243,491	**$13,460,948**

DISTRICT WIDE TOTAL	$7,416,500	$0	$0	**$7,416,500**
10% design contingency	$741,650	$0	$0	**$741,650**
5% inflation / Year	$2,039,538	$0	$0	**$2,039,538**
10% construction contingency	$1,019,769	$0	$0	**$1,019,769**
CONSTRUCTION COST	**$11,217,456**	**$0**	**$0**	**$11,217,456**

22% incidental cost	$2,243,491	$0	$0	**$2,243,491**
YEAR 5 PROJECT COST	**$13,460,948**	**$0**	**$0**	**$13,460,948**