

December 14, 2015
Updated 08/02/19

Mrs. Mary Lynne Szczerba
Superintendent for Schools
Camden Central School District
51 Third Street
Camden, NY 13316-1199

Re: 2015 Building Condition Survey
Summary of Findings

Dear Mary Lynne,

As you know, our team has been working throughout the summer to compile information associated with the 2015 Building Condition Survey. The intent of this letter is to highlight work identified during our onsite visits and our meetings with district representatives (see pages 2 – 6 of this letter).

With regards to the "Overall Building Rating," we have included the rating of each building based on SED's definitions (*See Note 1*). This, along with our observations, will be discussed further with the District's Health & Safety Committee.

As of this week, the 2015 Building Condition Survey work must be uploaded prior to January 15, 2016. Assuming there are no further questions or comments from the Health & Safety Committee or the Board of Education's review, this will conclude the information-gathering portion of this survey. The last step will involve King + King Architects submitting all data to the State Education Department through their web site.

Should you have any questions or need additional information, please feel free to contact our office.

Thank you,

KING + KING, Architects LLP



Amanda Thomas

Attachments

Cc: Karl Keil, Camden CSD
Jim King, King + King Architects
Phil Squadrito, King + King Architects

Camden Elementary School

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- (H) Recommend replacing water service that is at end of its useful life = \$50k
- (H) Recommend replacing sewer lateral that is beyond useful life = \$45k

Architectural:

- Recommend replacing balance of doors around building= \$15k
- (H) Recommend replacing 1989 roof (46,000+/- SF) = \$960k
- Recommend replacing Media Center carpet = \$20k
- Recommend replacing original classroom VCT in the 90's wing = \$215k
- Recommend replacing quarry tile in kitchen = \$22K
- Recommend replacing original classroom ceilings in the 90's wing = \$127k

Electrical:

- (H) Recommend upgrading wireless network, surveillance and telephone system_ = \$350k
- Recommend adding carbon monoxide detectors = \$15k

Plumbing:

- Recommend replacing grease trap = \$15k
- Recommend replacing plumbing fixtures in the Locker Rooms = \$100k

Mechanical:

- (H) Recommend adding air conditioning in the speech room and replace cooling coil in the Media Center = #\$75k
- (H) Recommend replacing unit ventilator, air handling units, HRU and fans = \$750k
- (H) Recommend replacing fin tube in Gym = \$15k
- (H) Recommend increasing exhaust in Dish Room and replacing the kitchen hood_ = \$35k
- (H) Recommend upgrading DDC controls for new equipment = \$100k

*TOTAL ANTICIPATED EXPENSES- Camden Elementary = **\$2,909,000** (See Note 2)*

McConnellsville Elementary

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- Recommend replacing main water line that is beyond its useful life= \$300k
- Recommend replacing LRG piping this is beyond its useful life= \$15k

Architectural:

- Recommend future block repointing to keep building water tight= \$20k
- (S) Recommend replacing chimney flues= \$35k
- Recommend replacing original VCT in classrooms= \$275k
- Recommend replacing quarry tile in kitchen= \$16k
- Recommend replacing casework in classroom for ADA accessibility = \$225k

Electrical:

- Recommend replacing existing exterior HID wall mounted fixtures with LED = \$50k
- (H) Recommend telephone system upgrades = \$50k
- Recommend adding carbon monoxide detectors = \$15k

Plumbing:

- Recommend replacing piping, RPZ, valves and insulation = \$175k
- Recommend replacing hot water heater= \$35k

McConnellsville Elementary, continued

- Recommend replacing plumbing fixtures that are beyond their useful life = \$200k

Mechanical:

- (H) Recommend replacing boilers at end of useful life = \$550k
- (H) Recommend replacing oil piping to boilers and water heater = \$25k
- (H) Recommend replacing original PTAC units = \$100k
- (H) Recommend replacing unit ventilators, air handling units and fans = \$750k
- (H) Recommend replacing heating units, piping system, valves and insulation including adding heat to kitchen = \$250k
- (H) Recommend upgrading DDC controls for new equipment = \$100k

TOTAL ANTICIPATED EXPENSES - McConnellsville Elementary = \$3,186,000 (See Note 2)

Camden Middle School

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- Upgrades to four fields and walking cinder track. Poor planarity, drainage and surfaces over compacted = \$4.5 million

Architectural:

- (S) Recommend minor repointing at the 90's wing = \$10k
- Recommend replacing balance of door in the 90's wing = \$47k
- Recommend replacing windows in 1934 wing not replaced in 2013 = \$170k
- (S) Recommend replacing roof on 1930's wing that is beyond its useful life = \$764k

Electrical:

- Recommend replacing Auditorium houselights and exterior building lights with LED fixtures = \$150k
- (H) Recommend upgrading wireless data network, telephone, and surveillance systems = \$400k
- (H) Recommend adding visual only notification appliances at various areas = \$30k
- (H) Recommend upgrading detectors at various locations = \$50k

Plumbing:

- (H) Recommend replacing hot water heaters = \$35k

Mechanical:

- Recommend adding air conditioning to Auditorium Lobby = \$150k
- (H) Recommend replacing 1990 air handling units, HRU, fans and unit ventilators = \$750k
- (H) Recommend adding additional heat to a few classrooms = \$25k
- (H) Recommend adding additional ventilation to tunnel = \$100k
- (H) Recommend upgrading/replacing DDC system = \$300k

TOTAL ANTICIPATED EXPENSES - Middle School = \$7,481,000 (See Note 2)

Camden High School

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- (S) Recommend replacing exterior sanitary sewer piping that is at end of useful life = \$150k

High School, continued

Architectural:

- (H) Recommend replacing balance of corridor ceilings= \$91k
- Recommend replacing lockers in all location = \$250k
- Recommend replacing stair treads in both stair towers= \$25k
- *Recommend replacing majority of roof (1999 & 2004) = \$3.25 million*

Electrical:

- Recommend replacing exterior building and pole lights with LED fixtures = \$200k
- (H) Recommend upgrading wireless data network, telephone, and surveillance systems = 500k
- Recommend providing main fire alarm panel upgrade = \$50k
- Recommend adding carbon monoxide detectors = \$15k

Plumbing:

- Recommend replacing hot water heater at end of life of useful life = \$25k

Mechanical:

- Recommend adding air conditioning to date room = \$20k
- Recommend replacing fans = \$100k
- Recommend replacing remaining sections of original heat piping, valves, and units = \$550K

- Recommend replacing damper and adding terminal units for zone control = 400k
- Recommend upgrading DDC controls = \$250k

*TOTAL ANTICIPATED EXPENSES - High School = **\$5,876,000** (See Note 2)*

Maintenance Building

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- Recommend replacing underground water piping = \$15k
- Recommend replacing site sanitary = \$20k
- Recommend replacing asphalt pavement = \$120k

Architectural:

- Recommend replacing chimney = \$10k
- Recommend recoating metal roof = \$15k

Electrical:

- Recommend replacing/upgrading lighting = \$75k
- (H) Recommend upgrading data, telephone system, and surveillance system to District wide network = \$100k
- (H) Recommend replacing emergency exit lighting system = \$25k

Plumbing:

- (H) Recommend replacing water heater due to end of life = \$16k
- (H) Recommend replacing drainage piping that is beyond its useful life = \$25k
- (H) Recommend replacing water piping that is beyond its useful life = \$35k
- Recommend replacing plumbing fixtures that are beyond their useful life = \$20k

Mechanical:

- (H) Recommend replacing furnace = \$25k
- (H) Recommend replacing air handling/ ventilation units = \$75k

Maintenance Building, continued

- (H) Recommend replacing /adding dampers and zone controls = \$75k
- (H) Recommend adding DDC controls = \$75k

TOTAL ANTICIPATED EXPENSES - Maintenance Building = \$726,000 (See Note 2)

Administration Building

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- No recommendations at this time.

Architectural:

- Recommend replacing all ceilings in original office area = \$75k

Electrical:

- Recommend upgrading aged interior florescent fixtures with LED fixtures and controls = \$60k
- (H) Recommend upgrade telephone systems, surveillance and wireless network to District wide network = \$150k
- (H) Recommend adding carbon Monoxide detection = \$5k
- (H) Recommend upgrading older emergency units = \$10k

Plumbing:

- (H) Recommend replacing piping that is beyond its useful life = \$35k
- (H) Recommend replacing hot water heater = \$5k
- Recommend new fixtures and trim with auto-sensing faucets and flush valves = \$40k

Mechanical:

- (H) Recommend providing a high efficiency oil fired boiler = \$100k
- (H) Recommend replacing Air Conditioning condensing unit = \$50k
- (H) Recommend replacing air handling unit on mezzanine = \$125k
- (H) Recommend replacing heat piping systems and valves = \$100k
- (H) Recommend upgrading VAV zone control and replacing heating coils = \$100k
- (H) Recommend upgrading controls for new HVAC equipment = \$50k

TOTAL ANTICIPATED EXPENSES - Administration Building = \$905,000 (See Note 2)

Bus Maintenance

Overall Building Rating = "Satisfactory" (See Note 1)

Site:

- (H) Recommend replacing the oil water separator = \$50k

Architectural:

- (S) Recommend replacing chimney and flues = \$75k
- Recommend replacing balance of doors around building = \$15k
- (H) Recommend recoating roof on original building = \$25k
- (H) Recommend replacing existing life that is beyond its useful life = \$85k

Electrical:

- (H) Recommend upgrading the telephone system and surveillance system to district wide network = \$150k

Bus Maintenance, continued

- (H) Recommend adding carbon monoxide detectors = \$15k

Plumbing:

- (H) Recommend replacing water heater at end of useful life = \$15k
- Recommend replacing fixtures at end of useful life = \$50k

Mechanical:

- (H) Recommend replacing furnace = \$50k
- (H) Recommend replacing LP piping = \$25k
- (H) Recommend replacing condensing unit = \$25k
- (H) Recommend replacing air handling/ ventilation units due to end of useful life = \$150k
- (H) Recommend replacing fans and upgrade dampers = \$20k
- (H) Recommend upgrading DDC controls = \$75k

TOTAL ANTICIPATED EXPENSES - Bus Maintenance = \$825,000 (See Note 2)

Notes:

1. The "Overall Building Rating" is based on SED's definitions (noted below). For convenience, the designation (H) "Health" or (S) "Safety or Structural" is indicated.

- E Excellent - "All systems categorized as health and safety or structural related "excellent," no systems rated below "satisfactory," preventive maintenance plan in place."*
- S Satisfactory - "All systems categorized as health and safety or structural related "satisfactory," or better. No system rates "non-functioning," or "critical failure."*
- U Unsatisfactory - "Any system categorized as health and safety or structural rated "unsatisfactory." No health and safety or structural systems rated "non-functioning" or "critical failure."*
- F Failing - "Any system categorized as health and safety or structural rated "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded."*

2. The "total anticipated expenses" are based on order-of-magnitude cost estimates and reflect only general assumptions regarding the scope of work. These preliminary cost estimates include 2010 construction costs, along with 15% contingency, 25% incidental costs, and escalation @ 4% for 5 years. Should the district proceed with a capital project, all cost estimates will require further development based on a specific scope of work.