

## MANCHESTER SHORTSVILLE CSD – FIVE YEAR CAPITAL PLAN BUILDING INVENTORY

The facilities of the Manchester Shortsville Central School District consist of three sites:

1. The instructional complex serving K-12 school and the Wayne Finger Lakes BOCES K-12 Special Education Program. The instructional complex is home to the primary athletic fields and has some accessory structures consisting of an open wood framed shelter (called the gazebo), a greenhouse, an athletic tower, a concession building, and 5 storage sheds
2. A bus garage facility is located to the south of the instructional complex. The bus garage site accommodates the districts 35 buses, of which a portion are stored inside the bus garage. Two storage sheds are on-site.
3. A storage building (Auxiliary Bus Garage) located remote to the instructional complex.

Discovered Buildings – The concession stand is an occupied district building which does not have an SED issued building number. These types of structures, although built by the community, carry the same liability of ownership to the district and pose a higher liability should there be a problem and the source of the problem is identified as improper life safety standards. Properly planned and constructed, SED approved buildings are of greater service, safer, and of lower long term costs of ownership. This buildings should be appropriately managed in accordance with SED's guidelines for design, construction and project approval of "discovered buildings".

The goal of the five year capital facilities plan is to benchmark the current conditions of the district's facilities and provide a tool for capital improvement planning in support of the district goals. The plan is a compilation of data collection, coordination of facility needs overlaid with district needs, analysis of project packaging and prioritization of infrastructure and program needs.

The basis of the project analysis is the building condition survey completed in June 2010. The survey was a visual observation of all facilities and site components. Also referenced:

- Board of Education list of proposed five year capital projects
- Facilities staff reports of known project needs
- Superintendent meetings establishing district vision and district overview, including history and future planning.
- MSCSD AHERA Plan
- 2005 Building Condition Survey
- 2005 Five Year Capital Plan

- 1996, 2000, and 2004 Capital project drawings
- 2010 Annual Visual Inspection Reports/Fire Safety Inspection
- 2010 Fire Alarm Test Certifications (to be provided by District)
- 2010 Certificates of Occupancy

## CURRENT NEEDS

The work has been categorized into the following SED defined project types and is recommended to include:

(a detailed project list can be found in the Project Prioritization section of this report)

### *New Construction*

Any new structures should be addressed after resolution of the essential existing systems and other required Capital Projects work.

The storage building (auxiliary bus garage) has exceeded its useful life. The building is no longer structurally stable and it is recommended that the building be demolished. Replacement of this building may be considered based on need. Reconstruction of this facility may be considered at the bus garage or main campus for better access and control. Storage buildings larger than 350 SF must be planned and advanced through the SED project approval and authorization process, for both building aid applicability and the Building permits required by SED and state law.

The concession stand is an occupied building that must be approved via the NYSED discovered building process. Non-SED permitted buildings represent a risk and are not legal for use. The permitting process ensures that buildings are safe for occupancy and for their intended use.

The athletic tower does not meet SED regulations and is not able to be used as a press box. This building will be required to be reconstructed to meet current codes.

### *Additions*

None are indicated or program driven at this time. Proposed additional space for the main kitchen/food service can be derived via design efficiencies and careful planning. Full evaluation of the kitchen requirements will determine the need for additional space or reconstruction of space to accommodate need.

### *Alterations / Reconstructions*

Some projects identified in the priority analysis matrix will benefit from a creative approach that provides solutions to the expressed needs with less expensive means. (District-wide storage efficiencies start with removing and organizing the stored materials first, then improved storage systems can be installed and utilized effectively).

Reconstruction projects include the Art Room, Home and Careers, Technology, Elementary School Classroom and program spaces, and toilet rooms.

The utility storage sheds are required to be updated with NYSED required man doors and hardware. The SED project approval process is not required if less than 350 SF.

#### *Major System Replacement*

Repair/replacement are needed for Energy Management System; elementary school windows; window blinds; door hardware; Auditorium seating and lighting; electric panels; fire alarm upgrades; Asbestos tile flooring at BOCES wing(1958); acoustic ceilings; food service equipment and refrigeration; site lighting; pavement reconstruction, and others.

#### *Major Repairs*

Custodial closets, various cosmetic updates such as ceiling tile repairs, gym partitions, paint at canopies, painting of roof mounted gas piping, painting of shop ceiling, carpet replacements, and minor masonry repointing are among the identified tasks.

#### CONCLUSION

Within this plan, projects have been listed as originally prioritized by the board of education, and as defined by SED from the results of the building condition survey (identified as Edge Architecture Priority listing). The survey prioritizations of those requirements take precedence as defined by building codes or building system conditions.

Once the critical health and safety issues are resolved, the balance of the recommended projects may be better organized for cost effectiveness if combined in ways that recognize the types of trades involved, location of work within the complex, and other construction contract logistical factors. Energy savings may result from certain projects, and earlier completion of these will result in longer terms for the savings to accrue.