



Worcester Central School District

2015 Building Condition Survey Presentation

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What is being studied?

1. 2015 Building Condition Survey

- NYSED required documentation – Provides “general assessment” of your facilities.
 - a) *Submission complete by 1/15/16.*



What is a Building Condition Survey?

Component of the 1998 RESCUE Statue to “Rebuild Schools to Uphold Education” by:

- Providing School Districts with detailed information to properly maintain safe and healthy environments for New York State Public School Children.
- Providing School Districts with data to properly plan and prioritize existing individual building needs, with focus on resolving health and safety issues.
- Providing the NY State with a means to plan for future building aid reimbursement throughout the NYS public school system.



What Does It Involve?

- Visual investigations of all student and staff occupied buildings by a licensed design professional such as an Architect or Engineer.
- Overview of major systems and components to assess the current conditions of such items as the site, building envelope, structure, interior spaces, mechanical, electrical, and plumbing systems, life safety systems, etc.
- Identification of concerns and/or deficiencies that should be addressed in the years to come. Both long and short term.



BCS Form

- Items 1 -26: Front end information provided by the District
- Items 27 – 30: Building rating
- Items 31 – 36: Architect information
- Items 37 – 58: Site / Civil components
- Items 59 – 79: Architectural building components
- Items 80 – 100: Electrical, Plumbing, HVAC & Fire Safety components
- Items 101 – 103: Accessibility / ADA components
- Items 104 – 109: Indoor air quality, comfort & health
- Items 110 – 116: Indoor air quality, District information



Building System Condition Rating & Definitions

- **E - Excellent:** System is new or like-new; only routine maintenance is required.
- **S – Satisfactory:** System functions reliably and as intended; only routine maintenance or repair is required.
- **U – Unsatisfactory:** System in functioning unreliably or has exceeded useful life. Repair or replacement of some or all components is needed.
- **NF – Non-Functioning:** System is not functioning as designed or is unreliable in ways that could endanger occupant health or safety. Repair or replacement of some or all components is needed.
- **CF – Critical Failure:** Same as NF with the addition that the condition of least one component is so poor that least part of the building or grounds should not be occupied until repair or replacement has occurred.



Overall Building Rating Definitions

- **E - Excellent:** All systems classified as health and safety or structural rated “excellent”, no systems rated below “satisfactory”, preventative maintenance plan in place.
- **S – Satisfactory:** All health & safety and structural components rated “satisfactory” or better. No system rated as “non-functioning” or “critical failure”.
- **U – Unsatisfactory:** Any health & safety or structural system rated “unsatisfactory”.
- **F – Failing:** Any health & safety or structural system rated as “non-functioning” or “critical failure”. Building Certificate of Occupancy may be rescinded.



Cost estimate information:

- Cost estimates are required ONLY for systems / features rated “U”, “NF” or “CF”. Cost estimates are NOT required for systems rated “E” or “S” – but, please note that we do provide estimates if a particular component of an otherwise satisfactory system should be addressed in the near future. These estimates are for state and local planning purposes only.
- Costs reflected are in current dollars (2015) and do not include any incidental expenses. Costs are based upon the construction cost index for your county.



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Main Building – Key BCS Findings:





Main Building – Key BCS Findings:

1. Pavement:

- The porous pavement installed in 2013 is degrading. Porous paving requires a higher grade binder to hold it together, if you were to re-mill / resurface – *estimated at \$475,000, but since it is so new SED would most likely not aid this work.*

2. Roof:

- The modified bitumen roof over the 1981 portion of the building is nearing the end of its useful life. Consider replacing with new EPDM roof with 30 year warranty – *estimated at \$460,000.*

3. Fire Alarm Systems:

- Add CO detection to meet current NYS code – *estimated at \$15,000.*



Main Building – Key BCS Findings:

4. Emergency / Exit Lighting Systems:

- Add emergency battery back-up lighting fixtures building wide – *estimated at \$36,000.*

Bus Garage – Key BCS Findings:





Bus Garage – Key BCS Findings:

1. Fire Alarm Systems:

- Add CO detection to meet current NYS code - *estimated at \$10,000.*

2. Emergency / Exit Lighting Systems:

- Add emergency battery-backup power wall packs throughout the building to provide egress path – *estimated at \$18,000.*

Storage Building – Key BCS Findings:





Storage Building – Key BCS Findings:

1. Fire Alarm Systems:

- Add CO detection to meet current NYS code - *estimated at \$500.*



Important Dates

BCS Field Work completed by Nov. 15, 2015

BCS Submitted to NYSED by June 30, 2016*

**The SED portal is not open as of this date.*



Next Steps...

- **Submit BCS to NYSED.**
- **Discuss plan for implementing recommendations contained in the 2015 BCS.**

Dates / process to be determined...



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THANK YOU!

Questions ??

