

# BUILDING CONDITION SURVEY & FIVE YEAR PLAN

Putnam Valley Central School District  
Putnam Valley, New York

June 2021

# BACKGROUND

- School Buildings occupied by students and staff are surveyed by a licensed Architect or Engineer for the purpose of identifying and planning for facilities needs
- The Building Condition Survey (BCS) and Five Year Plan is required per regulation of the Commissioner of New York State Department of Education
- In 2019 NYSED instituted a state-wide staggered schedule for surveys. Putnam Valley is unaffected by the staggered schedule.
- The Building Condition Survey form is prescribed by New York State Education Department, Office of Facilities Planning
- Required Milestones for the 2020 BCS / 5 Year Plan:
  - **Complete Visual Surveys** **Between Jan 1, 2020 and Dec 31, 2020**
  - **File BCS forms with NYSED** **No Later than March 1, 2021**

# TEAM

**KG+D Architects**  
Architecture & Interiors

**Barile Gallagher & Associates**  
MEFP Engineering

**Insite Engineering**  
Site Engineering

**Watsky Associates**  
Roofing Consultant



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# ASSETS

- 3 Student Occupied School Buildings
- 2 Administrative Buildings
- 290,000 ~ Gross Square Feet of Space
- Approximate Replacement Value of \$174,000,000

# PRIORITIZATION

Priority 1: Life Safety

Priority 2: Health & Safety or Property Damage

Priority 3: Age Related or Required Per New Code

Priority 4: Desirable Upgrades

# RECENT WORK

## DISTRICT WIDE EPC 2016

PVES Window Replacement

PVES Geothermal System

District Wide Solar Panel Installation

## 2018 CAPITAL PROJECTS

PVES Maker Space & Auditorium Alterations

PVMS Social Commons Addition

PVHS Health & Wellness Center Addition

## PVMS

- Elevator Repairs

## PVHS

- Fire Alarm Panel Upgrade
- Heat Pump Replacements

## CAPITAL PROJECTS PHASE 2

- PVMS Toilet Room Alterations

# PUTNAM VALLEY ELEMENTARY SCHOOL

2015 Overall Building Rating:	Satisfactory
2020 Overall Building Rating:	Satisfactory
Year Constructed:	1935
Major Additions:	1955, 1962, 2008

## Summary of Major Identified Needs:

- Paving Replacement & Drainage Repairs (Priority 3)
- Window Replacements 1955 Wing (Priority 3)
- Replace Mechanical Equipment (Priority 3)
- Electrical Panel Board Replacement (Priority 3)
- Fire Alarm Replacement (Priority 3)

# PUTNAM VALLEY MIDDLE SCHOOL

2015 Overall Building Rating: Satisfactory

2020 Overall Building Rating: Satisfactory

Year Constructed: 1972

## Summary of Major Identified Needs:

- Pavement Replacement (Priority 3)
- Replace Geothermal Heat Pumps and Piping (Priority 3)
- Electrical Panel Board Replacement (Priority 3)
- Masonry Maintenance (Priority 3)



# PUTNAM VALLEY HIGH SCHOOL

2015 Overall Building Rating: Satisfactory

2020 Overall Building Rating: Satisfactory

Year Constructed: 2000

## Summary of Major Identified Needs:

- Paving & Walkway Replacements (Priority 3)
- Replace Outdoor Turf Field (Priority 3)
- Roof Replacement & Masonry Maintenance (Priority 3)
- Replace Heat Pumps & Geothermal Pumps (Priority 3)

# PVCSD ADMINISTRATION BUILDING

2015 Overall Building Rating: Not Applicable

2020 Overall Building Rating: Satisfactory

Year Constructed: 2017

Summary of Major Identified Needs:

- Minor Maintenance Items (Priority 4)

# PVCSD BUS GARAGE

2015 Overall Building Rating: Satisfactory

2020 Overall Building Rating: Satisfactory

Year Constructed: 2010

## Summary of Major Identified Needs:

- Replace Corroded Hot Water Distribution Piping (Priority 2)
- Install Snow Guards Along North Eave (Priority 4)

# SUMMARY

## ANTICIPATED PRIORITY CAPITAL PROJECTS

District Wide Site Improvements	\$ 3,055,517
PVHS Roof Replacement	\$ 2,597,907
PVHS & PVMS Heat Pump Replacement	\$ 3,511,481
PVMS & PVES Electrical Panel Board Replacement	\$ 1,027,962
PVES 1955 Wing Window Replacement	\$ 508,580
PVES Fire Alarm Replacement	\$ 305,012
Budget Estimate Total	\$ 11,006,458

## NEXT STEPS

- Submit Building Condition Survey forms via the NYSED portal
- Deliver Hard & Digital Copies for District use and records



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