Long Range Planning

Lewiston-Porter 5-Year Plan

January 25, 2021

Benefits of Having a Long Range Plan

Provides:

- Clarity on cost trends – utilities, benefits, contractual costs.
- Insight on time needed to plan for long term challenges or opportunities.
- A foundation for supporting educational vision.
- Plan for capital improvements to ensure building safety and facilities development.
- Plan for allocating resources, and ensuring long term stability.
- Assistance in aligning growth of revenues and expenditures.

Legislative Requirements

Each School District Shall:

- Create Long range plans shall include appropriations, revenues, capital improvement, and reserves.
- Have them Board approved.
- Post them online.

5-Year Plan Requirements

- All components must include a list of reasonable assumptions.
- 3-5 years prior year data should considered to assess trends.
- Appropriations: must include all expenditures including, benefits, and capital component. Codes may be condensed.
- Revenues: must take into account all tax revenues, utilizing the 2% tax cap.
- Capital plan: should take into account any critical items noted in the Building Condition Survey, along with programmatic needs.
- Reserve plan: must have name of each fund- balance as of close of 3rd quarter and statement of plans for the ensuing year.

Appropriations

- Assumptions:
  - Teachers Retirement System held constant at 10.25% of salaries.
  - Employees Retirement System 14.6-16.2%.
  - Health – experience rated 8% regional average.
  - Contractual code increases varied by trend/ contracts (utilities, insurance, transportation).

Appropriations: Tri-Part Budget

TRI PART BUDGET	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Administrative	$5,374,998	$5,533,493	$5,761,928	$9,575,714	$6,195,083	$6,426,746	$6,671,517
Program	$31,932,761	$32,183,868	$33,465,509	$34,822,933	$36,241,924	$37,728,296	$39,285,653
Capital	$11,179,772	$11,375,299	$11,509,104	$11,995,284	$11,903,931	$11,766,802	$12,354,508
Total	$48,487,531	$49,092,660	$50,736,541	$56,393,931	$54,340,938	$55,921,844	$58,311,678

Appropriations: Percent of Spending

TRI PART BUDGET	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Administrative	11%	11%	11%	17%	11%	11%	11%
Program	66%	66%	66%	62%	67%	67%	67%
Capital	23%	23%	23%	21%	22%	21%	21%

Long-Term Plan for Appropriations

- As we are losing enrollment we may be able to eliminate positions through attrition.
- Each year we will have to reassess staffing and program to ensure that we are obtaining our goals within the strategic plan and at the same time staying within our budget parameters.
- We have strategically planned our capital projects to create leveled debt.
- We have maintained an appropriate level of fund balance to offset the high cost driving items.

Revenues

- Assumptions:
  - 2% increase to align with tax cap regulations.
  - Continuation of Greenway and NYPA funding.
  - Minimal 1% increases to State Aid.
  - Continue use of appropriated fund balance to ease burden of having to increase the tax levy.
  - Continuation of tuition paying non-resident students.

Estimated Revenues

DESCRIPTION	19-20 Actual	20-21 Approved	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
REAL PROPERTY TAXES (STAR included)	27,097,606	27,807,563	28,363,715	28,930,989	29,509,609	30,099,801	30,701,797
OTHER PAYMENTS IN LIEU OF TAXES	12,607	12,758	13,013	13,273	13,539	13,810	14,086
INTEREST AND PENALTIES ON REAL PROPERTY	30,000	30,000	30,000	30,000	30,000	30,000	30,000
GROSS RECEIPTS TAX							
DAY SCHOOL TUITION - RESIDENT(INDIVIDUALS	125,000	95,000	22,250	22,250	22,250	22,250	22,250
CONTINUING EDUCATION TUITION FROM INDIVI	40,000	54,000	45000	45000	45000	45000	45000
ADMISSIONS FROM INDIVIDUALS	3,500	3,500	3500	3500	3500	3500	3500
DAY SCHOOL TUITION OTHER DISTRICTS	70,000	70,000	50,000	50,000	50,000	50,000	50,000
HEALTH SERV FOR OTHER GOVTS OR DIST	50,000	50,000	45,000	45,000	45,000	45,000	45,000
INTEREST AND EARNINGS	24,000	95,000	75000	75000	75000	75000	75000
RENTAL OF REAL PROPERTY INDIVIDUALS	74,000	74,000	76000	76000	76000	76000	76000
FORFEITURE AND DEPOSITS	50	50	50	50	50	50	50
SALES OF SCRAP AND EXCESS MATERIALS	4,000	4,000	3000	3000	3000	3000	3000
REFUNDS OF PRIOR YEARS EXPENSES	180,000	180,000	180000	180000	180000	180000	180000
UNCLASSIFIED REVENUES	1,313,000	1,313,000	1,316,000	1,319,000	1,321,000	1,313,000	1,313,000
BASIC FORMULA add 1% per year	9,707,694	9,707,695.00	$9,804,772	$9,902,820	$10,001,848	$10,101,866	$10,202,885
HIGH TAX AID	491,475	491,475.00	455000	455000	455000	455000	455000
BOARD OF COOPERATIVE EDUC SERVICES (.568)	1,168,032	1,107,240.00	1,107,240	1,107,240	1,107,240	1,107,240	1,107,240
TEXTBOOKS	131,529	131,086.00	128,464	125,895	123,377	120,910	118,491
COMPUTER HARDWARE AID	30,850	30,329.00	29,722	29,128	28,545	27,975	27,415
COMPUTER SOFTWARE/HARDWARE AID	30,462	30,462.00	29,853	29,256	28,671	28,097	27,535
LIBRARY A/V LOAN PROGRAM AID	14,419	14,419.00	14,131	13,848	13,571	13,300	13,034
OTHER EDU. STATE AID (private and high cost)	753,599	804,627.00	750,000	750,000	750,000	750,000	750,000
TRANSPORTATION AID	1,986,711	1,662,548.00	1,729,050	1,798,212	1,870,140	1,944,946	2,022,744
BUILDING AID	3,339,997	3,514,908.00	3,514,908	4,391,610	3,906,653	3,652,912	3,355,867
MEDICAID ASSISTANCE	109,000	109,000	120000	120000	120000	120000	120000
Appropriated fund balance	1,700,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Pandemic adjustment		-300000					
Revenues	48,487,531	49,092,660	49,405,668	51,016,071	51,278,993	51,778,656	52,258,894

Long-Term Plan for Revenues

- Continue to manage level debt approach to capital planning.
- Utilize Capital outlay as a means of improving facilities without to take 100% of the burden off the local tax base.
- Put forth reasonable and responsible tax increases to the community while maintaining the integrity of our programing for students.
- Continue to see out revenue sources outside of the tax base, such as grant funded programs, tuition paying students and other sources of revenue.

Long-Term Plan for Reserves and Fund Balance Plan

- Use of dedicated reserves and fund balance over time to:
  - Contain tax increase as low as possible while maintaining program.
  - Maintain facilities in a safe and effective manner.

Fund Balance and Reserve Plan

5 year plan for fund balance and reserves	Actual						
	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Reserve for encumbrances approp.	$70,000	$1,875,912	$275,000	$275,000	$275,000	$275,000	$275,000
Reserve for retirement contributions TRS	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Reserve for retirement contributions ERS	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Tax Certiaori	$855,985	$1,300,105	$0	$0	0	0	0
Eblar	$60,856	$60,584	$60,584	$60,584	$60,584	$60,584	$60,584
Captial Reserve	$263,711	$263,975	$264,239	$264,503	$264,767	$265,032	$265,297
Repair Reserve	$690,733	$629,135	$750,000	$750,000	$750,000	$750,000	$750,000
Reserve for bonded debt	$7,810	$7,810	$7,810	$7,810	$7,810	$7,810	$7,810
Assigned appropriated fund balance	$1,700,000	$2,000,000	$1,250,000	$700,000	$500,000	$500,000	$500,000
Unassigned fund balance	$2,264,393	$2,108,018	$1,664,939	$714,939	$514,939.00	$514,939.00	$514,939.00
Total	$6,413,488	$8,745,539	$4,772,572	$3,272,836	$2,873,100	$2,873,365	$2,873,630
Spending plan for reserves							
Reserve for encumbrances approp.	-$70,000	-$1,500,000	-$275,000	-$275,000	-$275,000	-$275,000	-$275,000
Reserve for bonded debt							
Repair Reserve							
Assigned appropriated fund balance	-$1,700,000	-$2,000,000	-$1,250,000	-$700,000	-$500,000	-$500,000	-$500,000
Captial Reserve							
Total	-$1,770,000	-$3,500,000	-$1,525,000	-$975,000	-$775,000	-$775,000	-$775,000

Long-Term Plans for Reserve and Fund Balance Planning

- Methodically reduce reserve appropriations in the General fund budget to eliminate funding shortfalls that are projected.
- Careful annual budget and fund balance planning to sustain reserve and fund balances at a levels the protect the fiscal integrity of the District.
- Planned used of designated unappropriated fund balance to maintain levy within the tax cap limit.

Capital Improvement Plan

- Derived form items listed in order of priority from the 5 year Building Condition Survey, as well as programmatic needs and community concerns.
- Ideology of planning to include smaller projects more regularly to maintain a pattern of leveled debt.
- Utilizes capital outlay projects 100K each year to achieve work that would otherwise be accomplished without State Aid alleviating the local community of the majority of the cost burden.
- Takes into account other project and improvement plans such as SmartSchools and E-rate.
- Utilize repair reserve for small projects that are not eligible for State Aid.

Capital Improvement Plan and Long Term Plans

- See attachment for plan which includes upcoming 17.25M project.
- Plans will change as buildings age and found items are discovered.
- Urgent and emergency items may be changed as safety and program needs are discovered.
- Repair reserve may be used for some items of urgent nature which in the long run may change the capital improvement plan.

Final Thoughts on 5-Year Plan

- There are many variable that are unknown from year to year such as: ERS, TRS, contractual costs, utilities, and State Aid.
- Trying to look out 5 years, with so many areas of uncertainty can be frightening, and unrealistic.
- There will be many changes in the next five years, as governmental offices change priorities change, there are many agendas outside of our control that can impact these numbers both positively and negatively.
- As we move forward we will keep a careful eye on costs and trends to ensure that we are able to fulfill our goals within the strategic plan and maintain fiscal accountability.

Lewiston-Porter Central School District
2020 Building Condition Survey

TRAUTMAN ASSOCIATES

ARCHITECTS / ENGINEERS

TA Process - BCS

- Meetings with District Representatives to Review Each Building:
  - MEP (Mechanical, Electrical, Plumbing) engineers
  - Architects
  - Structural Engineer
  - Civil Engineer
- Team members complete field work after meeting.
- Team members review the following to assist with determining the age of the materials and equipment:
  - Existing as-built drawings
  - Last completed BCS
- Field notes/observations were analyzed and put into the BCS form.
- Meet with District representatives to review findings and get further input.
- Upload to SED by March 1, 2021

Name	Role, Years In Field
Brad V. Vaillancourt, AIA, CSI, LEED AP BD+C	Principal-in-Charge, 17
John W. Sisting, RA, LEED AP, NCARB	Project Manager, 20
Charles W. Moore, RA, LEED AP	Project Architect, 40
Paul R. Rosnak, PE	Mechanical/Plumbing Engineering, 40
Ivan McMillan, LC, LEED AP	Electrical Engineering, 40
Robert P. Stelianou, PE, F NSPE, LEED AP, CBIE	Civil/Structural Engineering, 40

2020 Building Condition Survey

2020 BUILDING CONDITION SURVEY - 2020

Building Information

Building Information

1. Name of school district
2. SED District 8-Digit BEDS Code
3. Building Name:
4. SED 4-Digit Facility Code:
5. Survey Inspection Date:
6. Building 911 Address:
7. City:
8. Zip Code:
9. Certificate of Occupancy Status:
   - ☐ A - Annual
   - ☐ T - Temporary
   - ☐ N - None
10. Certificate of Occupancy Expiration Date:

    10a. Is this a manufactured building? (Relocatable, modular, portable)
    - ☐ Yes
    - ☐ No

Building Age, Gross Square Footage and Maintenance Staff

11. Building Age

	Year
Original Construction	
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

12. Square feet of construction

	Sq Feet
Original construction	
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

13. Gross square ft. of Building as currently configured:
14. Number of Floors:
15. How many full-time and part-time custodians are employed at the school (or work in the building)?

	Count Employees
Full-time custodians:	
Part-time custodians:	

2020 BUILDING CONDITION SURVEY - 2020

HVAC Systems

HVAC Systems

89. Heat Generating Systems (H)
    - ☐ Yes
    - ☐ No

    89a. Heat generation source (check all that apply):
    - ☐ Biomass
    - ☐ Boiler / Hot Water
    - ☐ Boiler / Steam
    - ☐ Cogeneration Plant
    - ☐ Electric
    - ☐ Furnace / Forced Air
    - ☐ Geothermal
    - ☐ Heat Pump
    - ☐ Unit Ventilation
    - ☐ Other (describe below)

    89a.1 Other heat generation source:

    89b. Overall condition of heat generating systems:
    - ☐ Excellent
    - ☐ Satisfactory
    - ☐ Unsatisfactory
    - ☐ Non-Functioning
    - ☐ Critical Failure

    89c. Year of Last Major Reconstruction/Replacement:

    89d. Expected Remaining Useful Life (Years):

    89e. Cost to Reconstruct/Replace $:

    89f. Comments:

90. Ventilation System (exhaust fans, etc) (H)
    - ☐ Yes
    - ☐ No

    90a. Type of ventilation system (check all that apply)
    - ☐ Natural ventilation
    - ☐ Central system
    - ☐ Energy recovery ventilator
    - ☐ Rooftop units
    - ☐ Unitary (UVs, FC/BC, PTAC)
    - ☐ Forced air furnace
    - ☐ Heat pump
    - ☐ Split system/ variable refrigerant
    - ☐ Powered relief air system
    - ☐ Gravity/barometric relief
    - ☐ Other (specify)

    90b. If "Other" please specify here

    90c. Overall condition of ventilation systems
    - ☐ Excellent
    - ☐ Satisfactory
    - ☐ Unsatisfactory
    - ☐ Non-functioning
    - ☐ Critical Failure

    90d. Year of last major reconstruction/replacement

    90e. Expected remaining useful life (years):

    90f. Cost to reconstruct/replace $:

    90g. Comments

Building Condition Survey

2020 BUILDING CONDITION SURVEY - 2020

HVAC Systems

90. Ventilation System (exhaust fans, etc) (H)

- [x] Yes
- [ ] No

90a. Type of ventilation system (check all that apply)

- [ ] Natural ventilation
- [ ] Central system
- [ ] Energy recovery ventilator
- [ ] Rooftop units
- [x] Unitary (UVs, FC/BC, PTAC)
- [ ] Forced air furnace
- [ ] Heat pump
- [ ] Split system/variable refrigerant
- [x] Powered relief air system
- [x] Gravity/barometric relief
- [ ] Other (specify)

90b. If "Other" please specify here

90c. Overall condition of ventilation systems

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

90d. Year of last major reconstruction/replacement: 2000

90e. Expected remaining useful life (years): 5

90f. Cost to reconstruct/replace: $2,706,000

90g. Comments

Replace sixty-four (64) unit ventilators. Replace AHU serving Gym & Cafeteria. Relocate shop dust collector outside and provide fresh air. Add eight (8) range hoods in Home Economic Classrooms.

BCS Enhanced Services - Five Year Plan

Five Year Capital Facilities Plan

District Name: Lewiston-Porter Central School District

Building Name: Middle School

SED Number: 40-03-01-06-0-004

Units
LUMP SUM
EACH
SF = Square Feet
LF = Linear Feet

System Type
H = Health and Safety
S = Structure
C = Comfort
A = Aesthetic

System Rating
E = Excellent
S = Satisfactory
U = Unsatisfactory
NF = Non-Functioning
CF = Critical Failure

Cost Type
NEW = New Building
ADD = Addition
ALT = Alteration
MSR = Major System Replacement
REP = Repair
ENG = Energy
MNT = Maintenance

Prepared by:
TRAUTMAN ASSOCIATES
ARCHITECTS / ENGINEERS
Fall 2020

Line Number	Description	Priority	System Type	System Rating	Date of Last Major Reconstruction	Probable Useful Life Remaining	Cost Type	Quantity	Unit	Unit Cost	Total Cost Year 1 (2021)	Total Cost Year 2 (2022)	Total Cost Year 3 (2023)	Total Cost Year 4 (2024)	Total Cost Year 5 (2025)	Remarks
83-00	**Interior Stairs**		H	S	2000	10										
84-00	**Elevators, Lifts and Escalators**		H	U	2000	2										
84-01	Replacement of interior lift from the basement to the 1st floor	2	H	U		2	MSR		LUMP SUM	$132,000		$132,000				The existing interior lift is old and repairing may be difficult
85-00	**Swimming Pool and Swimming Systems**			NA												
86-00	**Interior Bleachers**			NA												
89-00	**Heat Generating Systems**		H	U	1991	5										
89-01	Cast iron steam boiler replacement	5	H	U		5	MSR		LUMP SUM	$363,000					$363,000	Cast iron steam boiler near end of life expectancy
90-00	**Ventilation System (exhaust fans, etc)**		H	U	2000	5										
90-01	Unit ventilator replacement	5	H	U		5	MSR	64	LUMP SUM	$33,000					$2,112,000	Nearing end of life expectancy
90-02	AHU serving Gym & Cafeteria replacement	5	H	U		5	MSR		LUMP SUM	$330,000					$330,000	Nearing end of life expectancy
90-03	Relocation of shop dust collector outside & provide air	5	H	U		5	ALT		LUMP SUM	$198,000					$198,000	
90-04	Add (8) range hoods in Home Economics Classroom	5	H	U		5	ADD		LUMP SUM	$66,000					$66,000	
91-00	**Mechanical Cooling / Air-Conditioning Systems**		H	U	2007	3										
91-01	Replacement of (10) PTAC units & split systems	3	H	U		3	MSR		LUMP SUM	$184,800			$184,800			10 of 11 PTAC units & split systems near end of life expectancy
92-00	**Piped Heating & Cooling Distribution Systems:**		H	U	1982	2										
92-01	Steam pipe replacement	2	H	U		2	MSR		LUMP SUM	$1,650,000		$1,650,000				Majority of steam piping is original (1957), numerous leaks & end of life expectancy
93-00	**Ducted Heating & Cooling Distribution Systems**		H	S	2000	10										Minimal duct systems in gym, fitness and cafetorium
94-00	**HVAC Control Systems**		H	U	2000	5										
94-01	Upgrade pneumatic to all direct digital controls	5	H	U		5	ALT		LUMP SUM	$660,000					$660,000	

Five Year Plan – Categories & Sortability

Five Year Capital Facilities Plan

(Per Regulation 155.1(a)(4) and 155.3(c)

District Name: Niagara Wheatfield Central School District

Building Name: Errick Road Elementary

SED Number: 40-07-01-06-0-005

System Type
H = Health and Safety
S = Structure
C = Comfort
A = Aesthetic

System Rating
E = Excellent
S = Satisfactory
U = Unsatisfactory
F = Failure
I = Indeterminate

Cost Type
NEW = New Building
ADD = Addition
ALT = Alteration
MJR = Major System Replacement
REP = Repair
ENG = Energy
MNT = Maintenance

Prepared by: TRAUTMAN ASSOCIATES ARCHITECTS / ENGINEERS

Date Prepared: 21 Oct 14

BY SORTING THE DATA WE CAN LIST BY PRIORITY, COST TYPE, SYSTEM RATING, AND REPLACEMENT YEAR

TYPE OF COST:
SYSTEM REPLACEMENT
REPAIR
MAINTENANCE

LIFE CYCLE

EXTENDED DESCRIPTION WHERE APPLICABLE

SYSTEM TYPE AS DETERMINED BY SED

SAMPLE OF SYSTEMS DATA

Line Number	Description	Priority	System Type	System Rating	Date of Last Major Reconstruction	Probable Useful Life Remaining	Cost Type	Quantity	Unit	Unit Cost	Total Cost 2014 / 2015	Total Cost 2015 / 2016	Total Cost 2016 / 2017			Remarks
1																
2	**00 - UTILITY COSTS**															
3	Utility Cost: Natural Gas	N/A	N/A	N/A	N/A	N/A	ENG				$82,569	$101,560	$124,919	$153,650	$188,989	Assume 23% yearly cost increase.
4	Utility Cost: Electricity	N/A	N/A	N/A	N/A	N/A	ENG				$159,583	$178,733	$200,181	$224,203	$251,107	Assume 12% yearly cost increase.
5	Utility Cost: Water	N/A	N/A	N/A	N/A	N/A	ENG				$6,112	$6,418	$6,738	$7,075	$7,429	Assume 5% yearly cost increase.
6																
7	**27 - SITE SANITARY**	3	H	S	1948	5	REP	1	lump sum	$5,000	0	0	0	0	$5,000	
8																
9	**30 - SITE ELECTRICAL**		H													
10	Provide 1,200A, 3-Phase, 120/408V Electric Service	3	H	S	1999	5	REP	1	lump sum	$37,000	0	0	0	0	$27,000	
11	Replace 10 60A, 208V 3-Phase Disconnects	3	H	S	1999	5	REP	1	lump sum	$25,000	0	0	0	0	$25,000	
12	Replace 15 Canopy Lights and 15 Wall Packs	3	H	S	1999	5	REP	1	lump sum	$15,000	0	0	0	0	$15,000	
13																
14	**40 - PAVEMENT**		A	U	1980											
15	Reconstruct West Parking Lot	2	A	U	1980	2	REP	35,000	SF	$6	0	$210,000	0	0	0	
16	Reconstruct North Parking Lot bus loading/unloading	2	A	S	2006	2	REP	21,000	SF	$6	0	$126,000	0	0	0	
17																
18	**41 - SIDEWALKS**		A	U	1980											
19	Reconstruct Sidewalk Adjacent to West Parking lot	1	A	U	1980	1	REP	2,500	SF	$6	$15,000	0	0	0	0	
20	Reconstruct Sidewalk Adjacent to North Parking lot	1							F	$6	$24,000	0	0	0	0	
21											0	0	0	0	0	
22	**49 - INTERIOR DOORS**	3							sum	$31,000	0	0	0	0	$31,000	Replace All Non-ADA Knobs on Classroom Doors
23																
24	**52 - INTERIOR ELEC. DISTRIBUTION**		H	S	1989											
25	Replace 7 Panels	3	H	S	1989	5	REP	1	lump sum	$120,000	0	0	0	0	$120,000	
26	Replace 50 Duplex Receptacles	3	H	S	1989	5	REP	1	lump sum	$5,000	0	0	0	0	$5,000	
27																
28	**53 - LIGHTING FIXTURES**		A	S	1999						0	0	0	0	0	
29	Replace 50 Light Switches	3	A	S	1999	5	REP	1	lump sum	$5,000	0	0	0	0	$5,000	
30	Provide Occupancy Sensors	3	A	S	1999	5	REP	1	lump sum	$13,000	0	0	0	0	$13,000	In closets and bathrooms
31																
32	**54 - COMMUNICATIONS**	3	H	S	1999	5	REP	1	lump sum	$155,000	0	0	0	0	$155,000	Replace Public Address System & Security Upgrades Including Inter. Gym
33																
34	**61 - EXTERIOR WALLS/COLUMNS**		S	S												
35	Repoint Selected Areas of Exterior Walls	3		S	2001	5	REP	2,500	SF	$35	0	0	0	0	$87,500	Seal at lintels
36	Replace Deteriorated Metals Panels	3	A	S	2001	5	REP	80	SF	$250	0	0	0	0	$20,000	Including sealant repalcement
37	Recoat EIF's System	3	A	S	2001	5	REP	1	lump sum	$52,500	0	0	0	0	$52,500	Including sealant repalcement
38																
39	**68 - ROOFS**	3	S	S	2008	5	REP	35,850	SF	$35	0	0	0	0	$1,255,000	Replace portion of roof
40																
41	**72 - PLUMBING DRAINAGE**	3	H	S	1989	5	REP	1	lump sum	$45,000	0	0	0	0	$45,000	Replace Sanitary and Storm Cross Connection
42																
43	**72 - HOT WATER HEATERS**	3	H	S	1989	5	REP	1	lump sum	$58,000	0	0	0	0	$58,000	Replace Hot Water Heaters

BCS Enhanced Services

– Roof Inspection and Thermal Roof/Moisture Scan (MS, HS, IEC, PEC, CRC, MB)

All roofs on the Lewiston Porter Central School District were inspected and inf
scanned in June 2020 in coordination with Trautman Associates and the Dist
Approximately 422,000 square feet of roofing was inspected.

Roof Core Construction

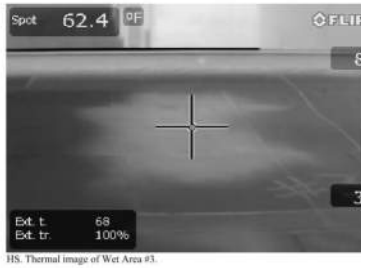
- Since all EPDM single ply membrane roofs are under existing warranties, no
were taken during the inspections.

Inspection Findings

- Maintenance Building
  - Overall condition: Good.
  - Roof Drain Strainers: Clean.
  - Ponding: None noted.
- Community Resource Center
  - Overall condition: Fair-to-Good.
  - Roof Drain Strainers: Heavily clogged with debris and preventing drai
    - Ponding: Caused by clogged roof drains.
  - Low flashing heights (6") along walls.
  - Several punctures/slices and one large seam failure noted in EPDM.
- Primary Education Center
  - Overall condition: Fair-to-Good.
  - Roof Drain Strainers: Clogged with debris and preventing drainage.
    - Ponding: Caused by clogged roof drains.
  - Low heights at masonry through-wall flashings,
  - Two completely loose metal curb caps not attached to their rail curbs.
  - Extremely low vent pipes (3" above roof) noted.
  - Several punctures and one open EPDM seam noted.

TREMCO Roof Analysis Report Pag

HS. Wet Area #3 (66 Sq. Ft.) with puncture circled within wet area.



HS. Thermal image of Wet Area #3.

TREMCO Roof Analysis Report Page 48

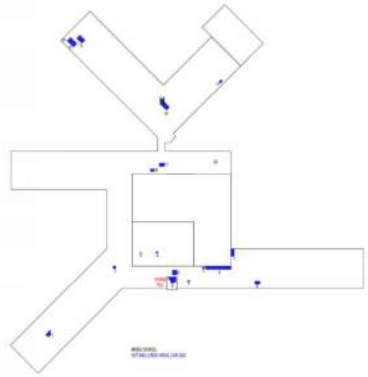
MS. Debris pile of old scaffolding parts should be removed from the roof surf

MS. Many drains were severely clogged on the Middle School roofs.

TREMCO Roof Analysis Report

Infrared Moisture Survey Findings

- **Middle School**
  - 18 wet insulation areas located.
  - Total of 904 square feet wet insulation.
  - Punctures noted in wet areas 4, 12, 13, 16, 17.



TREMCO Roof Analysis Report Page 7 of 48

BCS Enhanced Services

– Stage Rigging and Lighting Inspection (IEC & HS)

SYRACUSE SCENERY & STAGE LIGHTING CO., INC.

STAGE RIGGING SYSTEMS SURVEY REPORT
LEWISTON PORTER CENTRAL SCHOOL DISTRICT
INTERMEDIATE EDUCATION CENTER
YOUNGSTOWN, NEW YORK
SURVEY DATE: 8/13/20

A. SITE SURVEY CRITERIA
1. Qualifications of the inspector
   a. The survey was conducted by Harold (Ike) Sh experience in the design, installation, mainte theatrical rigging systems.
   b. Ike Shippers is an ETCP-certified Stage Rigger
2. General survey scope
   a. Moving or static rigging systems used to mov luminaries and other related equipment.
   b. Stage track systems
   c. Stage curtains
   d. Survey is conducted from the stage floor. No performed. No structural or architectural rev
   e. The suitability of the buildings to properly an loads imposed by the rigging systems is beyo
3. Systems survey scope
   a. System hardware was observed for suitabilit
   b. Moveable rigging systems were operated to throughout the available range of travel and
   c. Tracks were observed to determine that the for use and functionality.
   d. Stage curtains were observed for overall con indicating up to date flame retardancy inforn

B. LEWISTON PORTER INTERMEDIATE EDUCATION
1. GENERAL SYSTEM INFORMATION
   a. The approximate date of the original installat
   b. The rigging system includes 2 static hung set
   c. Static hung system information
      1) Batten length: 34'-6" main valance batte
      2) Batten attachment: batten is suspend wi
      3) Attachment spacing: 7'
      4) Number of batten attachments: 5 on val

Page 1

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p: 315-453-8096, 800-453-7775 f: 315-453-7897
e: ishippers@syracusescener

SYRACUSE SCENERY & STAGE LIGHTING CO., INC.

      5) Batten size: 1-1/4" schedule 40 batten
      6) Batten splicing: pipe coupler
   d. Manual counterweight system information
      1) Guide type: wire guide
      2) Lift lines per set: 4
      3) Set centers: 6"
      4) Cable type: ¼" 6x7 improved plow wire
      5) Cable fittings: malleable cable installed bi
      6) Batten size and splices: 1-1/4" schedule 4
      7) Batten attachment: clove hitch with twist
      8) Batten attachment spacing: 7', 14', 7'
      9) Handline type: 5/8" Manila
      10) Head block orientation: underhung with a
      11) Loft block orientation: underhung
      12) Number of locking rails: 2 locking rail
      13) Locking rail rope lock spacing: 6"
      14) Rope lock type: short handle
      15) Counterweight size: 4"
2. OVERALL EVALUATION:
   a. System is in very poor condition.
   b. The static hung system is suspended with jack suspension. The jack chain should be replaced
   c. Battens use pipe couplers to splice pipes toge used. Internal batten sleeving should be used entire length of the batten.
   d. Head block sheave is an uneven pitched shea head block sheave.
   e. Operating and warning signage is missing.
   f. Maintenance and service log was not availabl
   g. Battens are missing batten end caps. These ar end of the pipe batten to give a visual signal o a softer surface to come into contact with sho batten.
   h. The cable and cable fittings in the system is su
   i. Loft blocks and head blocks have no bearings wearing out and making noise.
   j. More investigation is needed to see about ad increase the number of pickup points on the below the center beam that may need to be

Page 2

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   k. Stage curtains have reached there serviceable life and serious consideration should be given to replace the curtains.
   l. Handline in the curtain tracks needs to be replaced. The current handline is manila that has become dry rotted and is giving off splinters while being used.
   m. Counterweight arbors have cast iron tops and loose nuts on the arbor rods. These arbors should be replaced.
   n. Floor blocks in the counterweight system have bushing rather than bearing and are making noise during operation.
   o. Rope locks are very worn and some do not function.
   p. The locking rail is constructed with nuts and bolts that have become loose over time. A new locking rail should be installed with welded connections.
   q. The school district should ensure that all of the personnel who operate the counterweight rigging systems have been trained for its use.

Page 3

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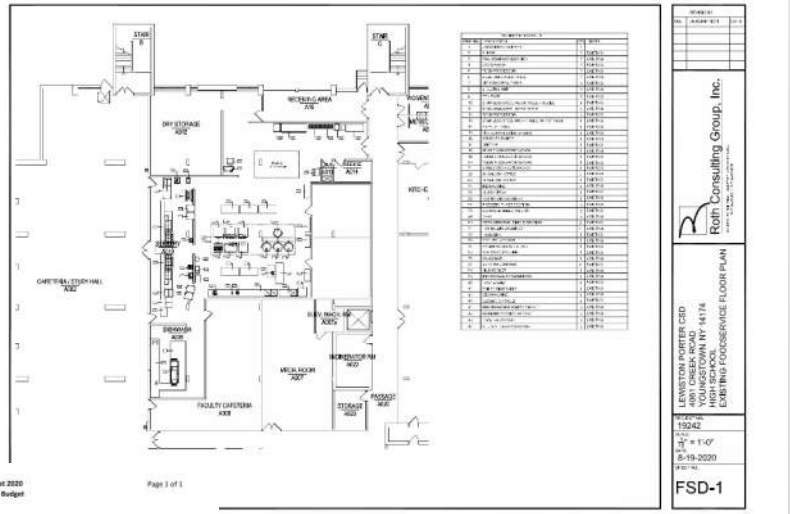
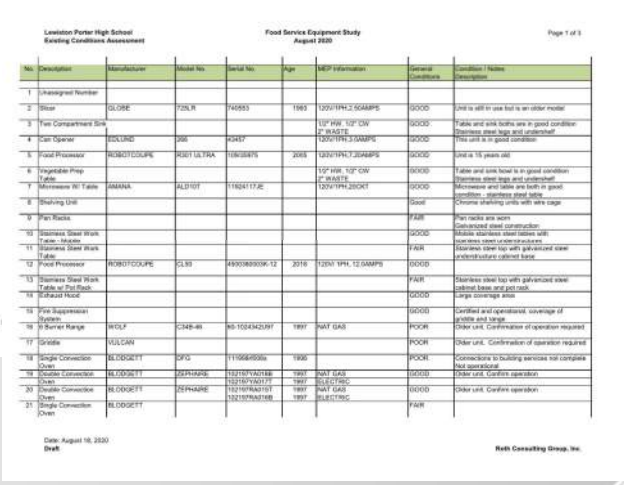
BCS Enhanced Services

- Kitchen Investigation (MS, HS, IEC, PEC)





Top Findings at Each Building

- Middle School
- Intermediate Education Center
- Primary Education Center
- High School
- Community Resource Center
- Maintenance Building

2017 CIP
HS Guidance Offices & Running Track

Middle School

- Parking Lot, Roadways, and Sidewalk Reconstruction - $792k
- Exterior and Interior Door Replacements - $805k
- Window Replacements – $1.84m
- Boiler and Steam Piping Replacement - $363k
- Unit Ventilator & RTU Replacement - $2.44m
- Mechanical Cooling/AC System - $185k
- Steam Piping Replacement - $1.65m
- HVAC Control Upgrades - $660k
- Kitchen Upgrades - $1.06m
- Crawlspace Ventilation - $80k

Intermediate Education Center

- Parking Lot and Sidewalk Reconstruction - $1.75m
- Interior Door Replacements - $354k
- Boiler Replacement - $330k
- AHU & RTU Replacement - $528k
- Split System Replacement - $66k
- Steam Condensate Piping Replacement - $1.45m
- Radiator and Convector Replacement - $528k
- HVAC Control Upgrades - $488k
- Phone & PA System Upgrade - $179k
- Boys and Girls Locker Rooms - $1.58m
- Kitchen Upgrades - $1.06m
- Crawlspace Ventilation - $80k

Primary Education Center

- Parking Lot, Roadways, and Sidewalk Reconstruction - $528k
- Masonry Wall and Foundation Repairs - $607k
- Window Replacements – $1.76m
- Interior Door Replacements - $449k
- Boiler Replacement - $264k
- Water and Sanitary Piping Replacements - $290k
- Phone & PA System Upgrade - $179k
- Boys and Girls Locker Rooms - $868k
- Kitchen Upgrades - $924k
- Crawlspace Ventilation - $132k

High School

- Athletic Field Lighting Replacement - $1.45m
- Parking Lot, Roadways, and Sidewalk Reconstruction - $3.07m
- Synthetic Turf Replacement - $750k
- Masonry Wall Repairs - $430k
- VCT Replacement in A-Wing - $231k
- HC Access to Seating in Pool - $330k
- Heat Exchange Replacement - $132k
- Plumbing Fixture Replacements - $495k
- Kitchen Upgrades - $1.06m
- Crawlspace Ventilation - $158k

Community Resource Center

- Parking Lot & Roadways Reconstruction - $726k
- Gym AHU & Exhaust Fan Replacement - $158k
- Cooling / AC - $142k
- HVAC Control Upgrades - $66k
- Analog Phone System Upgrade - $26k

Maintenance Building

- Parking Lot & Roadways Reconstruction - $475k

Police Building

- Fire Alarm Replacement - $60k
- Roof Replacement - $175k
- RTU Replacement - $75k

Summary of Five Year Plan

Five Year Capital Facilities Plan

TA# 20039 date prepared: Fall 2020

Summary of Building Improvement Costs

Lewiston-Porter Central School District

SED Control Number	Building Name	Building 5 Year Total	Total Cost Year 1 (2021)	Total Cost Year 2 (2022)	Total Cost Year 3 (2023)	Total Cost Year 4 (2024)	Total Cost Year 5 (2025)
40-03-01-06-0-004	Middle School	$10,985,299	$425,040	$1,795,200	$184,800	$114,840	$8,465,419
40-03-01-06-0-005	Intermediate Education Center	$8,723,616	$13,200	$3,541,560	$0	$112,200	$5,056,656
40-03-01-06-0-006	Primary Education Center	$5,891,358	$79,200	$674,784	$217,800	$118,800	$4,800,774
40-03-01-06-0-015	High School	$8,755,912	$1,989,240	$750,000	$264,000	$66,000	$5,686,672
40-03-01-06-1-014	Community Resource Center	$1,460,940	$0	$114,840	$1,092,000	$46,200	$207,900
40-03-01-06-3-018	Maintenance Building	$504,900	$475,200	$15,840	$4,620	$0	$9,240
		Sub Totals =	**$2,981,880**	**$6,892,224**	**$1,763,220**	**$458,040**	**$24,226,661**

NOTES:

A. All estimated costs represent 2nd quarter 2021 building cost index figures. Inflation or other escalation has not been factored.

B. Index numbering on the following pages reference the 2020 Building Condition Survey.

C. This information is provided for planning purposes only. Priority, cost and scope for new work and/or repairs listed here are general in nature and should be more closely examined prior to design/construction.

Grand Total =	**$36,322,025**

Questions?

2017 CIP
High School - Commons Area