

**SUMMARY RESULTS OF THE 2010-11
BUILDING CONDITION SURVEYS (BCS)
AND SUBSEQUENT DISTRICT
FACILITY PRIORITIES FOR PLANNING**

**A TOOL TO HELP PLAN AND DISCUSS THE FUTURE
FOR THE
KENMORE-TOWN OF TONAWANDA
UNION FREE SCHOOL DISTRICT**

April 2013

*“Custom tools and research to aid a school district in defining a vision and
decision options for serving students in the future.”*

In order to provide up-to-date information about the physical conditions of the various buildings within the District, the Study Team initially examined the Building Condition Surveys completed in 2010-11 and then sought updates to the various items from District officials.

The Building Condition Survey (BCS) is a facility review process to be conducted every five years as required by the New York State Education Department. A licensed architect or engineer has completed the survey for each of the buildings within the two school districts of the study. There are approximately 114 items on the survey. The various categories of items include questions about:

- Space adequacy
- Site utilities and features
- Substructure (ex. foundation)
- Building envelope
- Interior spaces
- Plumbing
- Heating, ventilation, and air conditioning systems
- Fire safety systems
- Accessibility
- Environment/comfort/health
- Indoor air quality
- Relation with the American Red Cross and emergency shelter use

The information listed below is a summary of examples obtained from the BCS for each District building. These were completed during the 2010-11 school year as prepared by the architects and forwarded to SED by the Districts. (For a complete Building Condition Survey that was filed with the SED, please contact the district office.) Please note that items identified with (*) were completed in 2010, 2011 or 2012. **Items identified in red have not been addressed at the time of this study.** On the line following the items listed from the BCS for each building is a January, 2013 list of capital project items provided by the District as priority items for any future capital improvement projects. Cost estimate totals for future capital projects as provided by the District for each separate building and gross square footage are found in the chart at the end. Note that this Data does not include information about the Administration, Buildings & Grounds, Transportation, Jefferson Elementary or Longfellow buildings as not applicable to this study.

The items of the Building Condition Survey are rated by the engineer/architect using the following scale:

- Excellent: System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
- Satisfactory: System functioning reliably; routine maintenance and repair needed.
- Unsatisfactory: System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed.
- Non-Functioning: System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.
- Critical Failure: Same at 'non-functioning' with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement or some or all components is needed

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Kenmore-Town of Tonawanda UFSD	
SUMMARY OF THE 2010-11 BUILDING CONDITION SURVEYS	
^Kenmore East High School (original 1957)	
<p>Items judged unsatisfactory:</p> <p><i>(There are no 'non-functioning' or 'critical failure' items identified in the survey.)</i></p> <p>Estimated capital construction items anticipated through 2015-2016</p>	<p>Replace PA system, clocks, telephone, auditorium sound system; replace unit ventilators, fans & add ventilation in data closets; *replace emergency generator</p> <p>None</p> <p>*Backflow preventer & enclosure for domestic water; ^emergency gas shut off in classrooms; remove underground fuel tank; *replace some roof drains; replace asphalt in parking lots & drives;</p> <p>*replace broken concrete sidewalks; *replace gym & cafeteria ceilings; *replace locker room lockers;</p> <p>*replace gym, cafeteria, office doors; *upgrade elevator to code; upgrade some electrical receptacles; replace auditorium lighting; replace pool filtration system; *repoint brick/masonry; replace some outside doors; replace stairs and install ramps to meet code; *replace original windows; *replace gym & pool roof; *replace gym skylights; *install backflow preventer; *replace kitchen grease traps;</p> <p>*replace hot water heaters; *renovate select plumbing fixtures; replace boiler feed unit; update unit ventilator controls; update fire system & smoke detection codes; *upgrade emergency exit lighting;</p> <p>*provide locker room accessibility</p>
<p>Priority items to be addressed in future capital projects (as reported by District)</p>	<p>Heat exchangers; relief dampers; waste drains; uni-vent valves; replace condensation return pumps; replace circulation pumps; replace electrical disconnects; replace exterior doors; relocate current dumpster; replace auditorium roof; replace 3 skylights; replace all hall lockers; resurface parking lot; replace pool deck and sound panels; seal library windows; create new exterior patio; install new corridor drop ceilings; renovate existing closed porch area; full auditorium renovation</p>

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^Kenmore West High School (original 1938)	
Building:	*Replace emergency generator
<p>Items judged unsatisfactory:</p> <p><i>(There are no 'non-functioning' or 'critical failure' items identified in the survey.)</i></p> <p>Estimated capital construction items anticipated through 2015-2016</p>	<p>None</p> <p>Replace water main, fire hydrant & add irrigation station & backflow preventers; install emergency gas shutoff in classrooms; remove underground fuel tank; replace catch basins; parking lot resurfacing; realign ADA student walk path; replace some interior doors and hardware; upgrade elevator to code; provide GFCI receptacles & replace old wiring; replace auditorium lighting system; replace PA, telephone, clock & auditorium sound systems; *replace pool filtration system; replace auditorium carpeting; replace wood floor in old aux gym; exterior coating on gym; *replace chimney cap; replace security motion sensors; replace roof over boiler room; replace sky lights; install backflow preventer on boiler; clean out basement drains; replace hot water heaters; replace corridor drinking fountains & other plumbing issues; replace boilers; replace unit ventilators, etc; replace boiler feed unit; replace pool duct supports; upgrade air handling control units; upgrade fire alarm system; upgrade smoke detection & sprinkler systems; additional exit signage & lighting</p>
<p>Priority items to be addressed in future capital projects (as reported by District)</p>	<p>Replace domestic hot water tank; replace pool duct work hangers; replace assorted valves & traps; replace some floor drains; replace sinks & controls in bathrooms; replace exhausters in attic; exterior wind break enclosure; replace some carpet; install new backboards; add locksets and card readers; resurface parking lot & realign ADA/student walk path; brick work & restoration; remove copulas & replace roof access door; repair sidewalks; full auditorium renovation; replace gym ceiling tiles; exterior coating on gym</p>

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^ Hoover Elementary & Middle School Complex (original 1956)	
Building:	
Items judged unsatisfactory:	<p>*Replace PA, auditorium sound system, upgrade telephone system; repair pool deck cracks; replace pool hot water heater; replace boilers & accessories; *replace unit ventilators, fans, etc; *replace emergency generator;</p>
Items judged 'non-functioning' <i>(There are no 'critical failure' items identified in the survey.)</i>	<p>Remove underground tank, etc and contaminated soil</p>
Estimated capital construction items anticipated through 2015-2016	<p>Relocate water meters, etc from building; *install emergency gas shutoffs; replace catch basins; *replace sidewalks; regrade athletic fields; replace track; replace select ceilings; *replace door hardware; provide GFCI receptacles, etc; replace select lighting fixtures; replace select carpeting; replace select ceramic tile; replace wood flooring in gym and classrooms; masonry restoration; repointing; replace exterior doors & security motion sensors; replace 1967 wing windows; replace 1967 addition roof; install backflow preventer; *replace grease traps; replace hot water heater, etc; renovate locker room plumbing, drinking fountains, etc; *replace boiler feed unit; clean ductwork; update HVAC controls; provide fire code & smoke detection signals; upgrade auditorium sprinkler system; upgrade exit signage & lighting; provide locker room accessibility; address mold in 3rd floor rooms</p>
Priority items to be addressed in future capital projects (as reported by District)	<p>Replace locker room heating units; replace boilers & controls; regrout pool and deck; install hose bibs in bathrooms; repair new wing roof; replace exterior doors; brick work; full auditorium renovation; resurface track; replace roof ladders; replace block & single pane windows; full locker room renovations; regrade driveway; resurface parking lot</p>

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^Franklin Elementary & Middle School Complex (original 1953)	
Building:	^Franklin Elementary & Middle School Complex (original 1953)
Items judged unsatisfactory:	*Replace emergency generator & system
Items judged 'non-functioning' <i>(There are no 'critical failure' items identified in the survey.)</i>	Remove underground tank, etc and contaminated soil
Estimated capital construction items anticipated through 2015-2016	<p>Relocate backflow preventer; install emergency gas shutoff in classrooms; regrade catch basins; repave north parking lot; replace broken sidewalks; replace corridor, classrooms and gym ceilings; *replace interior doors; install new riser covers on stairs; *install new elevator; provide GFCI receptacles, etc; replace older light fixtures; replace PA, clock & telephone system; replace auditorium carpet; replace some tile flooring; replace & refinish wood flooring; masonry restoration; replace exterior doors & security motion detectors; replace single pane windows; install backflow preventer; replace kitchen grease trap; replace hot water storage tank; renovate locker rooms; replace boiler room equipment; *replace unit ventilators, etc; *replace boiler feed unit; *clean ductwork; *update unit ventilator controls; *provide visual fire alarm signals & smoke detection; sprinkler system @ stage; additional exit signage & lighting;</p>
Priority items to be addressed in future capital projects (as reported by District)	<p>RegROUT pool & replace drain gutters; add house fans motors, controls and roof top dampers; replace boiler burner controls; add fresh air to all bathrooms; AC in community room; renovate gang bathrooms; remedy main corridor wall crack; brick work; new carpet in MS library;replace single pane windows; remove block windows; install drop ceilings; new corridor lighting; repaint total building;</p>

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Kenmore Middle School (original 1923)	
Building:	Kenmore Middle School (original 1923)
Items judged unsatisfactory:	*Replace PA system & auditorium sound system; replace clock, telephone systems ; *replace unit ventilators, etc; *replace emergency generator system;
Items judged 'non-functioning' <i>(There are no 'critical failure' items identified in the survey.)</i>	Remove underground tank, etc and contaminated soil
Estimated capital construction items anticipated through 2015-2016	Relocate water meters, backflow preventers, etc; install gas shutoff system in classrooms; regrade catch basins; replace broken sidewalks; replace some ceilings; replace all corridor & athletic room lockers; replace interior door hardware; *replace stair riser treads; provide GFCI receptacles, etc; replace old lighting fixtures; replace pool hot water heater; *replace auditorium, guidance carpet; replace library carpet; *replace pool deck tiles; masonry restoration; *repointing front of building; *replace chimney cap; replace security motion sensors; replace window hardware; *replace roof membrane; install backflow preventer; replace grease trap; replace hot water heater; renovate locker rooms for ADA; replace drinking fountains, etc; replace boilers & accessories; replace boiler feed unit; clean ductwork; update HVAC controls; add fire safety & smoke detection signals; stage reconstruction & sprinkler system; provide exit signage & lighting; provide ADA accessibility in locker rooms;
Priority items to be addressed in future capital projects (as reported by District)	Replace pool area piping; replace some bathroom plumbing; install exhaust fans in bathrooms; add science room waste drains; replace ductwork in kitchen; repair/replace window hardware; repair brickwork; renovate emergency exits; replace exterior doors; repair door steps; renovate men's bathroom; renovate kitchen areas; replace library carpet; repaint auditorium & replace seating; replace cafeteria floor

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Edison Elementary School (original 1954)	
Building:	Items judged unsatisfactory
<p>Items judged 'non-functioning' (There are no 'critical failure' items identified in the survey.)</p> <p>Estimated capital construction items anticipated through 2015-2016</p>	<p>*Replace emergency generator system</p> <p>Remove underground tank, etc and contaminated soil</p> <p>Provide backflow preventer; site sanitary; replace some asphalt paving; replace broken sidewalks; regrade athletic fields; replace 1961 wing ceilings; replace all locker room lockers; replace select door hardware; provide GFCI receptacles, etc; replace older electrical panels; replace auditorium lighting; replace clock, telephone, sound systems; replace carpet in kindergarten rooms & library; replace kitchen ceramic tile; *masonry restoration; replace misc exterior doors; replace security motion sensors; install ADA ramp at entrances; install backflow preventer; upgrade kitchen plumbing; replace hot water heaters, etc; replace drinking fountains, etc; replace boiler & equipment; replace/add unit vents, etc; replace boiler feed unit; clean ductwork; update HVAC controls; provide fire alarm system & smoke detection signals; provide exit signage & lighting; upgrade sprinkler system; provide ADA accessibility in locker rooms</p> <p>Replace boiler feed & condensate water tank; repair sidewalks & driveway apron; replace exterior doors; replace library carpet; improve exterior lighting; auditorium repaint, new lights & controls; replace boiler room elevator</p>
<p>Priority items to be addressed in future capital projects (as reported by District)</p>	

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Roosevelt Elementary School (original 1927)	
Building:	Roosevelt Elementary School (original 1927)
Items judged unsatisfactory:	*Replace/add unit vents, hoods & exhaust fans; replace boiler feed units, etc; *replace emergency generator, etc.;
Items judged 'non-functioning' <i>(There are no 'critical failure' items identified in the survey.)</i>	Remove underground tank, etc and contaminated soil
Estimated capital construction items anticipated through 2015-2016	Provide backflow preventer, etc; repipe sump pump to storm sewer; repave asphalt; *partial replacement of sidewalks; regrade athletic field; address water penetration in gym; replace corridor & kitchen ceilings; replace lockers in locker rooms; replace interior door hardware; provide GFCI receptacles, etc; replace auditorium lighting; replace clock system; *replace media center carpet; replace gym wood floor; masonry restoration, regrout, repoint, etc; repair exterior steps; *replace attic windows; install backflow preventer; upgrade kitchen plumbing; replace grease trap; replace hot water heaters; replace fixture trim; replace boilers & accessories; *add new AC in offices; *clean ductwork; *update HVAC equipment controls; provide additional fire alarm, smoke detection code signals; new stage sprinkler system; *new exit signage & emergency lighting; provide ADA accessibility in locker rooms
Priority items to be addressed in future capital projects (as reported by District)	Replace domestic hot water tank; address structural movement at cafeteria; redesign ADA ramp; replace auditorium door hardware; address gym floor water; auditorium repaint & seating replacement; repair courtyard concrete

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Lindbergh Elementary School (original 1928)	
<p>Items judged unsatisfactory:</p> <p>Items judged 'non-functioning'</p> <p><i>(There are no 'critical failure' items identified in the survey.)</i></p> <p>Estimated capital construction items anticipated through 2015-2016</p>	<p>Building:</p> <p>*Replace emergency generator, etc.</p> <p>Remove underground tank, etc and contaminated soil, etc</p> <p>Provide backflow preventer, etc; replace ceilings in gym, main office & corridors; replace interior door hardware; replace old wiring; upgrade auditorium lighting & sound systems; replace clock, sound & telephone systems; replace auditorium & main office carpet; replace locker room ceramic tiles; replace gym floor; masonry restoration, repointing; repair & repoint chimney; replace exterior doors & security motion sensors; repair brick steps; ;replace all windows; install backflow preventer; flush kitchen sewers w& drains; upgrade kitchen plumbing & replace grease trap; replace hot water tank; install ADA water coolers & assorted plumbing; replace boilers, etc; *replace unit vents, exhaust fans, hoods, etc; *replace boiler feed, etc; *clean ductwork; *update HVAC controls; provide additional fire alarm, smoke detection code signals; new stage sprinkler system; new exit signage & emergency lighting; provide ADA accessibility in locker rooms</p> <p>P-Tak unit; brick work; window replacement; door access readers; replace exterior doors and hardware; remove wood gym floor; renovate exit stairway enclosures; auditorium upgrades, skylight cover & curtain; new storage garage; remove coal door</p>
<p>Priority items to be addressed in future capital projects (as reported by District)</p>	

Hamilton Elementary School (original 1958)	
<p>Items judged unsatisfactory:</p> <p><i>(There are no 'non-functioning' or 'critical failure' items identified in the survey.)</i></p> <p>Estimated capital construction items anticipated through 2015-2016</p>	<p>*Remove underground tank, etc and contaminated soil, etc; *replace unit vents, exhaust fans, hoods, etc; *replace emergency generator , etc</p> <p>Provide backflow preventer; install fence at gas meter; *upgrade site electrical; replace some storm & roof drain piping; reconstruct asphalt drive & parking lot; replace broken sidewalks; regrade & reseed athletic feed; replace corridor ceilings; replace interior doors & hardware; *provide GFCI receptacles, etc; replace auditorium lighting; replace clock system, auditorium sound system; lower telephone sets; replace *library & office carpet; replace kitchen & locker area ceramic tiles; replace kindergarten room concrete floor slab; replace exterior doors & replace security motion sensors; install concrete stairs & ADA ramps; install back flow preventer; upgrade kitchen plumbing & replace grease trap; replace hot water heater; replace corridor drinking fountains, etc; replace boilers & accessories; *address cooling system; replace unit vents valves; *clean ductwork; update HVAC controls; *provide additional fire alarm, smoke detection code signals; *new stage sprinkler system; *new exit signage & emergency lighting; provide ADA accessibility in locker rooms</p> <p>Brick work; replace main entrance roof & drain; replace doors, frames, etc; paint & replaster entire building; auditorium upgrades, replace seats, ADA, lights, etc</p>
<p>Priority items to be addressed in future capital projects (as reported by District)</p>	

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Holmes Elementary School (original 1964)	
Building:	
Items judged unsatisfactory:	None
Items judged 'non-functioning' <i>(There are no 'non-functioning' or 'critical failure' items identified in the survey.)</i>	Remove underground tank, etc and contaminated soil, etc; *replace emergency generator, etc
Estimated capital construction items anticipated through 2015-2016	Provide backflow preventer; *replace sanitary sewer piping; replace some storm water sewer piping; replace existing catch basins; replace corridor ceilings; replace interior doors & *hardware; provide GFCI receptacles, etc; replace auditorium lighting; replace clock, telephone and auditorium sound systems; *replace auditorium carpeting; *replace precast window panels; *chimney repointing; replace exterior doors & security motion sensors; *replace all windows; install backflow preventer; *upgrade kitchen plumbing & replace grease traps; *replace hot water heaters, etc; *replace plumbing trim; replace rooftop AC unit; *replace unit vents; *replace heating pipes; *clean ductwork; *update HVAC controls; provide additional fire alarm, smoke detection code signals; new stage sprinkler system; new exit signage & emergency lighting; provide ADA accessibility in locker rooms
Priority items to be addressed in future capital projects (as reported by District)	Rebuild waste drains; remove vacuum controller; auditorium carpeting; rebuild loading dock; rebuild gym floor; auditorium upgrade, replace seats, ADA, lights, etc
Sheridan Elementary School (original 1949)	
Building:	
Items judged unsatisfactory:	replace emergency generator, etc; replace/add unit vents, hoods, fans, etc;
Items judged 'non-functioning' <i>(There are no 'non-functioning' or 'critical failure' items identified in the survey.)</i>	Remove underground tank, etc and contaminated soil, etc;
Estimated capital construction items anticipated through 2015-2016	Provide backflow preventer; reconstruct asphalt parking lot paving; replace broken sidewalks; remove playground; regrade athletic field; replace corridor, kitchen and misc classroom ceilings; replace locker room lockers; replace misc interior doors; provide GFCI receptacles, etc; replace auditorium & older building lighting; replace clock, telephone & auditorium sound system; masonry restoration, repoint and regROUT brick; *repoint, regROUT, etc chimneys; replace misc exterior doors & security motion sensors; install ADA ramp at entrance; install backflow preventer; replace basement floor drains; upgrade kitchen plumbing; replace grease traps, etc; renovate locker rooms & toilets for ADA; replace boilers; replace boiler feed unit, etc; Update HVAC controls; provide additional fire alarm, smoke detection code signals; new exit signage & emergency lighting; provide ADA accessibility in locker rooms
Priority items to be addressed in future capital projects (as reported by District)	Masonry repointing; remove playground; auditorium upgrade

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KENMORE-TOWN OF TONAWANDA SCHOOL BUILDING	TOTAL DISTRICT ESTIMATED COST OF FUTURE CAPITAL IMPROVEMENT PROJECT (CIP)	GROSS BUILDING SQ FT (AS PER 2010-11 BCS)
^ KENMORE EAST HIGH SCHOOL	\$4,850,300	288,965
^ KENMORE WEST HIGH SCHOOL	\$4,118,700	282,662
^ HOOVER ELEMENTARY & MIDDLE SCHOOL	\$12,487,800	201,957
^ FRANKLIN ELEM & MIDDLE SCHOOL	\$9,383,721	176,085
KENMORE MIDDLE SCHOOL	\$3,081,000	176,145
EDISON ELEMENTARY SCHOOL	\$877,000	88,240
ROOSEVELT ELEMENTARY SCHOOL	\$1,176,000	70,988
LINDBERGH ELEMENTARY SCHOOL	\$3,477,000	81,885
HAMILTON ELEMENTARY SCHOOL	\$1,470,000	78,880
HOLMES ELEMENTARY SCHOOL	\$1,075,000	72,700
+SHERIDAN ELEMENTARY SCHOOL	\$452,500	91,690
JEFFERSON ELEMENTARY SCHOOL	N.A.	66,198
TOTAL COST OF ALL NAMED BUILDINGS	\$42,449,021	1,676,395
^ identified by District as “cornerstone locations”		
+ estimated total cost to bring facility to full habitation in its current condition		

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