

**Averill Park Central School District - District Wide Long Range Planning Process**  
**Buildings: Needs, Deficiencies and Concerns Priority Ranking:**  
**SORTED BY BUILDING - *DRAFT 3.3.18***

No.	Building	Program Review Categories		Identified Needs, Deficiencies & Concerns	Priority Level (1-5)	Comments
1	AMS	B&S	BCS	Provide top-dressing and re-seeding at all playfields		S01
2	AMS	B&S	BCS	Replace the integral concrete curb and sidewalk in front of the building		S02
3	AMS	B&S	BCS	Replace portions of deteriorated asphalt pavements in front of building		S03
4	AMS	B&S	BCS	Replace exterior site lighting with LED fixtures		S04
5	AMS	B&S	BCS	Reconstruct asphalt at main front parking area (asphalt only)		S05
6	AMS	B&S	BCS	Reconstruct asphalt edge at main drive onto site		S06
7	AMS	B&S	BCS	Hardware upgrades at remaining doors without accessible hardware		A01
8	AMS	B&S	BCS	Provide intruder locksets at doors to all offices and staff rooms		A02
9	AMS	B&S	BCS	Chimney at original construction needs cap replaced and some re-pointing of brick.		A03
10	AMS	B&S	BCS	Roofs installed as part of 1997 additions will need to be removed and replaced		A04
11	AMS	Kitch	BCS	Kitchen equipment upgrades		A06
12	AMS	PE	BCS	Replace gym bleachers (2003 vintage gymnasium)		A07 - Currently Being Done by APCSD
13	AMS	B&S	BCS	Repair window heads @ original building in courtyards		A08
14	AMS	TE	BCS	Upgrade/Expand Technology & Art Classrooms		
15	AMS	PA/FA	BCS	Provide A/C in Auditorium		M01
16	AMS	B&S	BCS	Replace heating HW distribution pumps		M02
17	AMS	B&S	BCS	Heating upgrades in 2003 addition		M03
18	AMS	B&S	BCS	Replace 1997 vintage boilers		M04
19	AMS	B&S	BCS	Replace controls for well pumps (tie into BMS)		M05

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20	AMS	B&S	BCS	Address moisture issue in tank pit		M06
21	AMS	B&S	BCS	Replace controls for sewer pumps (tie into BMS)		M07
22	AMS	Kitch	BCS	Lighting replacement in kitchen		E01
23	AMS	GC	BCS	Replace interior lighting with LED fixtures (Classrooms)		E02
24	AMS	Admin	BCS	Replace interior lighting with LED fixtures (Offices)		E03
25	AMS	B&S	ADM - N	Plumbing @ Concession Stand - New Gym		Administrative Meeting 8/22/17 - Need
26	AMS	B&S	ADM - N	Replace Water Fountain @ 6th Grade Wing		Administrative Meeting 8/22/17 - Need
27	AMS	Café	ADM - N	Address Acoustics at Cafeteria		Administrative Meeting 8/22/17 - Need
28	AMS	GC	ADM - N	Collaborative Learning Center - Carpet & Furniture Room 46		Administrative Mtg. 8/22/17 & 2/14/18 - Need
29	AMS	B&S	ADM - N	Update Restrooms @ Main Hallway & POFA Wing		Administrative Mtg. 8/22/17 & 2/14/18 - Need
30	AMS	GC	ADM - D	Overlay Chalkboards with Marker Board Film		Administrative Mtg. 8/22/17 & 2/14/18 - Desire
31	AMS	B&S	LRP	Add Lighting to Entrances from Rt. 66 and Rt. 351		LRP Meeting 2/28/18
32	AMS	B&S	LRP	Site Lighting to have capability to be partially lit at night		LRP Meeting 2/28/18

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1	APHS	B&S	BCS	Provide soil top-dressing and re-seed soccer / football fields		S01
2	APHS	B&S	BCS	Reconstruct exterior envelope of press box (there is present water intrusion)		S02
3	APHS	B&S	BCS	Electric service upgrade at Press box		S03
4	APHS	B&S	BCS	Provide chain-link fence enclosure and security lighting at Press box / bleachers		S04
5	APHS	B&S	BCS	Reconstruct asphalt at front main drive (asphalt only)		S05
6	APHS	B&S	BCS	Exterior lighting upgrades and replacements		S06
7	APHS	B&S	BCS	Reconstruct main front parking area (asphalt only)		S07
8	APHS	B&S	BCS	Hardware upgrades at remaining doors without accessible hardware (incl. doors)		A01
9	APHS	B&S	BCS	Provide intruder locksets at doors to all offices and staff rooms		A02
10	APHS	TE	BCS	Wood shop renovations, equipment layouts and finishes		A03
11	APHS	PE	BCS	Reconstruct floor boards at existing gymnasium bleachers.		A04
12	APHS	B&S	BCS	Limited brick re-pointing at 1957 chimney		A05
13	APHS	B&S	BCS	Limited brick re-pointing at 1967 chimney		A06
14	APHS	B&S	BCS	Replace 1996 vintage roofs		A07
15	APHS	Kitch	BCS	Kitchen Equipment		A08
16	APHS	B&S	BCS	Ventilation upgrades at Boy's / Girl's toilets		M01
17	APHS	TE	BCS	Ventilation upgrades at Wood Shop, including dust control		M02
18	APHS	Admin	BCS	PTAC units serving main office need to be replaced		M03
19	APHS	Admin	BCS	Remove electric heat at District Offices and replace with hydronic UV system		M04
20	APHS	GC	BCS	Interior Lighting upgrades (Classrooms)		E01

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21	APHS	Admin	BCS	Interior Lighting upgrades (Offices)		E02
22	APHS	PE	BCS	Replace plumbing fixtures in locker rooms at 1996 addition.		P01
23	APHS	B&S	BCS	Refurbish Restrooms at Boys & Girls - 1st & 2nd Floor		P02
24	APHS	Admin	BCS	Sanitary Waste upgrades at District Offices		P03
25	APHS	GC	ADM - N	Address Moisture Issues - 300 Wing		Administrative Meeting 8/22/17 - Need
26	APHS	B&S	ADM - N	Address Roof Leaks Misc. Areas (need more definitive locations)		Administrative Meeting 8/22/17 - Need
27	APHS	B&S	ADM - N	Address Heating Issue @ Bus Atrium		Administrative Meeting 8/22/17 - Need
28	APHS	GC	ADM - N	Address Art Room Kiln Ventilation		Administrative Meeting 8/22/17 - Need
29	APHS	PE	ADM - N	Weight Room Additional Storage		Administrative Meeting 8/22/17 - Need
30	APHS	PE	ADM - N	Upgrade Fitness Room		Administrative Meeting 8/22/17 - Need
31	APHS	PE	ADM - N	Adequate Office Space for Athletic Trainer		Administrative Meeting 8/22/17 - Need
32	APHS	PE	ADM - N	Location for Game Officials to Change		Administrative Meeting 8/22/17 - Need
33	APHS	PE	ADM - N	Additional Outdoor Restrooms		Administrative Meeting 8/22/17 - Need
34	APHS	PE	ADM - N	Upgrade Press box		Administrative Meeting 8/22/17 - Need
35	APHS	PE	ADM - N	New Scoreboard @ Football Field		Administrative Meeting 8/22/17 - Need
36	APHS	PE	ADM - N	Public Address System for Football Stadium		Administrative Meeting 8/22/17 - Need
37	APHS	PE	ADM - N	Address Congestion on Loop Rd to Tennis Courts		Administrative Meeting 8/22/17 - Need
38	APHS	PA/PF	ADM - N	Provide Additional Storage for Theater		Administrative Mtg. 8/22/17 & 2/14/18 - Need
39	APHS	TE	ADM - N	CTE Expansion due to Enrollment & Space Constraints		Administrative Mtg. 8/22/17 & 2/14/18 - Need
40	APHS	B&S	ADM - N	All Radio Communications to be on One Line		Administrative Mtg. 8/22/17 & 2/14/18 - Need
41	APHS	B&S	ADM - N	Repair Courtyard Drainage Issue		Administrative Meeting 2/14/18 - Need

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42	APHS	PE	ADM - D	Replace Smaller Lockers @ Gym w/ Larger Lockers		Administrative Meeting 8/22/17 - Desire
43	APHS	PE	ADM - D	Provide Secured Storage Under Football Field Bleachers		Administrative Meeting 8/22/17 - Desire
44	APHS	PE	ADM - D	Provide Bleachers @ Auxiliary Fields		Administrative Meeting 8/22/17 - Desire
45	APHS	PE	ADM - D	Provide Storage for Auxiliary Fields		Administrative Meeting 8/22/17 - Desire
46	APHS	PE	ADM - D	Improve Water Drainage @ Baseball Field		Administrative Meeting 8/22/17 - Desire
47	APHS	PE	ADM - D	Extend Fences @ Softball Field		Administrative Meeting 8/22/17 - Desire
48	APHS	PE	ADM - D	Replace Main Football Field w/ Synthetic Turf		Administrative Meeting 8/22/17 - Desire
49	APHS	GC	ADM - D	Create STEM / Research Rooms		Administrative Meeting 8/22/17 - Desire
50	APHS	B&S	ADM - D	Remove Lockers in Certain Areas of the Building (need more information)		Administrative Meeting 8/22/17 - Desire
51	APHS	B&S	ADM - D	Continue Ceramic Tile Wainscot to Additional Areas of the Building (need to define locations)		Administrative Meeting 8/22/17 - Desire
52	APHS	GC	ADM - D	Convert FACS Room to Resource Room - Room 602		Administrative Mtg. 8/22/17 & 2/14/18 - Desire
53	APHS	B&S	ADM - D	Drive Access & Parking - Baseball Fields		Administrative Meeting 2/14/18 - Desire
54	APHS	B&S	ADM - D	Lighting @ Tennis Courts		Administrative Meeting 2/14/18 - Desire
55	APHS	TE	ADM - D	Create Maker Space		Administrative Meeting 2/14/18 - Desire
56	APHS	B&S	LRP	Main Gymnasium Entrance Canopy is deteriorating		LRP Meeting 2/28/18
57	APHS	B&S	LRP	Front Entrance Canopy Steel & Footing starting to deteriorate		LRP Meeting 2/28/18
58	APHS	B&S	LRP	Plumbing Fixtures - Trim to be replaced w/ auto-sensing and auto-flush trim		LRP Meeting 2/28/18

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1	GWES	B&S	BCS	Provide top soil dressing and seed at all playfields and play areas		S01
2	GWES	B&S	BCS	Reconstruct concrete sidewalk near SW Gymnasium exit		S02
3	GWES	B&S	BCS	Reconstruct asphalt at main front loop and parking		S03
4	GWES	B&S	BCS	Reconstruct concrete sidewalk at entrance / ramp at front drive		S04
5	GWES	B&S	BCS	Reconstruct ADA ramp at concrete sidewalk near west parking lot		S05
6	GWES	B&S	BCS	Reconstruct concrete walk to playground (due to heaving and unevenness)		S06
7	GWES	B&S	BCS	Hardware upgrades at remaining doors without accessible hardware (incl. doors)		A01
8	GWES	B&S	BCS	Provide intruder locksets at doors to all offices and staff rooms		A02
9	GWES	B&S	BCS	Security upgrades at building entry		A03
10	GWES	B&S	BCS	Demolish and remove abandoned boiler chimney		A04
11	GWES	B&S	BCS	Provide flashing repairs at metal roofs in limited areas		A05
12	GWES	GC	BCS	Replace carpeting in classrooms and at main offices		A06
13	GWES	B&S	BCS	Roof Replacement at 1995 and 1998 Additions (Roofs out of warranty)		A07
14	GWES	B&S	BCS	Replace three HW circulating pumps in heating distribution system		M01
15	GWES	B&S	BCS	Upgrade and replace exterior site lighting		E01
16	GWES	GC	BCS	Upgrade and replace interior lighting (Classrooms)		E02
17	GWES	Admin	BCS	Upgrade and replace interior lighting (Offices)		E03
18	GWES		ADM - N	District to discuss w/ BOCES potential items		Administrative Meeting 2/14/18 - Need

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No.	Building	Program Review Categories		Identified Needs, Deficiencies & Concerns	Priority Level (1-5)	Comments
1	MHES	B&S	BCS	Replace concrete walks and curbs at front entry.		S01
2	MHES	B&S	BCS	Reconstruct asphalt at main front loop and parking (asphalt only)		S02
3	MHES	B&S	BCS	Reconstruct asphalt at main parking area		S03
4	MHES	B&S	BCS	Provide 4' high fence at top of jersey barriers at back wall (safety item)		S04
5	MHES	B&S	BCS	Reconstruct asphalt at bus drive and drop-off (asphalt only)		S05
6	MHES	B&S	BCS	Hardware upgrades at remaining doors without accessible hardware		A01
7	MHES	B&S	BCS	Provide intruder locksets at doors to all offices and staff rooms		A02
8	MHES	B&S	BCS	Security upgrades at building entry		A03
9	MHES	Café	BCS	Replace VCT flooring @ Cafeteria		A04
10	MHES	Café	BCS	Replace wall panels @ Cafeteria		A05
11	MHES	Café	BCS	Abate acoustic plaster @ ceiling soffit in Cafeteria		A06
12	MHES	B&S	BCS	Provide Toilet Room upgrades, including floor drains (if possible)		A07
13	MHES	B&S	BCS	Remove and replace storefronts at 1997 addition in two locations		A08
14	MHES	B&S	BCS	Remove and replace 1997 vintage roofs; focus on skylight issues		A09
15	MHES	B&S	BCS	At original chimney, remove and replace concrete cap and re-point brick on all four sides		A10
16	MHES	B&S	BCS	Stairs from K rooms out to playgrounds need to be removed and re-built.		A11
17	MHES	B&S	BCS	Water management at Electric Service		E01
18	MHES	B&S	BCS	Site lighting upgrades and replacement		E02
19	MHES	GC	BCS	Interior lighting upgrades and replacements (Classrooms)		E03
20	MHES	Admin	BCS	Interior lighting upgrades and replacements (Offices)		E04

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		B&S	BCS			
21	MHES	B&S	BCS	Pipe risers to toilet rooms (concealed in walls) need to be removed and replaced due to system-wide galvanic action.		P01
22	MHES	B&S	BCS	Remove and replace plumbing fixtures at toilet rooms (same locations)		P02
23	MHES	CG	ADM - N	Investigate noise of unit ventilators in classroom from 1995/1996 Capital Project		Administrative Meeting 8/22/17 - Need
24	MHES	Café	ADM - N	Cafeteria is too small - need 140 seat capacity		Administrative Mtg. 8/22/17 & 2/14/18 - Need
25	MHES	PE	ADM - N	Better utilization of space - stage currently being used as storage		Administrative Meeting 8/22/17 - Need
26	MHES	B&S	ADM - N	Install storage shed @ loading dock for exterior storage		Administrative Meeting 8/22/17 - Need
27	MHES	B&S	LRP	Add asphalt walkway from Rear Entrance to Playground		LRP Meeting 2/28/18



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1	PES	B&S	BCS	Provide testing @ San.Waste discharge beds and venting improvements		S01
2	PES	B&S	BCS	Provide soil top-dressing at all playfields		S02
3	PES	B&S	BCS	Milling and topping main drive and parking area (limited area)		S03
4	PES	B&S	BCS	Remove Classroom Trailer		S04
5	PES	B&S	BCS	Hardware upgrades at remaining doors without accessible hardware		A01
6	PES	B&S	BCS	Provide intruder locksets at doors to all offices and staff rooms		A02
7	PES	B&S	BCS	Security upgrades at building entry		A03
8	PES	B&S	BCS	Concrete flatwork at front entry needs to be replaced		A04
9	PES	B&S	BCS	At 1997 vintage chimney; re-point joints in concrete cap.		A05
10	PES	B&S	BCS	At 1967 vintage chimney - entire cap needs to be replaced and some limited brick re-pointing.		A06
11	PES	B&S	BCS	Replace heating HW circulating pumps in boiler room.		M01
12	PES	B&S	BCS	Replace 25 year old Burnam boiler		M02
13	PES	B&S	BCS	Provide Site Lighting upgrades and replacement		E01
14	PES	GC	BCS	Provide replacement of interior lighting (Classrooms)		E02
15	PES	Admin	BCS	Provide replacement of interior lighting (Offices)		E03
16	PES	B&S	ADM - N	Additional Storage for Building		Administrative Meeting 8/22/17 - Need
17	PES	B&S	ADM - N	Additional Locker Space for Classrooms		Administrative Meeting 8/22/17 - Need
18	PES	Admin	ADM - N	Designated Space for Faculty Room		Administrative Meeting 8/22/17 - Need
19	PES	Admin	ADM - N	Designated Space for Conference Room		Administrative Meeting 8/22/17 - Need
20	PES	GC	ADM - N	AIS Rooms currently being used as storage - repurpose to classroom		Administrative Meeting 8/22/17 - Need

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21	PES	GC	ADM - N	Remove Movable Walls @ Classrooms		Administrative Meeting 8/22/17 - Need
22	PES	B&S	ADM - N	Move Storage in Corridors into classroom to gain teachable area		Administrative Meeting 2/14/18 - Need
23	PES	B&S	ADM - N	Install shower in Nurse's Area		Administrative Meeting 2/14/18 - Need
24	PES	B&S	ADM - N	Repair leaking roofs - potential source 1997/1998 roofs		Administrative Meeting 2/14/18 - Need
25	PES	B&S	ADM - D	Operable Windows @ Pitched Roof are inoperable		Administrative Meeting 8/22/17 - Desire
26	PES	B&S	ADM - D	Playground - Not currently usable during winter - find alternate solution		Administrative Meeting 8/22/17 - Desire
27	PES	B&S	ADM - D	Canopy @ Main Entrance		Administrative Meeting 2/14/18 - Desire

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1	WSLES	B&S	BCS	Reconstruct asphalt at main front drive loop (asphalt only)		S01
2	WSLES	B&S	BCS	Repair existing storm structures and piping at front loop		S02
3	WSLES	B&S	BCS	Reconstruct asphalt at side drop-off lane near main parking		S03
4	WSLES	B&S	BCS	Reconstruct asphalt at main parking area (asphalt only)		S04
5	WSLES	B&S	BCS	Hardware upgrades at remaining doors without accessible hardware (incl. some exterior doors)		A01
6	WSLES	B&S	BCS	Provide intruder locksets at all office doors		A02
7	WSLES	Kitch	BCS	Kitchen upgrades (incl. serving line, exhaust hood and make-up air)		A03
8	WSLES	B&S	BCS	Slate roof repairs (1935 and 1940 vintage construction)		A04
9	WSLES	B&S	BCS	Re-point 1935 vintage brick chimney		A05
10	WSLES	B&S	BCS	Re-point 1967 vintage brick chimney		A06
11	WSLES	B&S	BCS	Soffit repairs at 1935 / 1940 construction		A07
12	WSLES	B&S	BCS	Clean and re-point brick veneer where roof drainage splashes back onto wall.		A08
13	WSLES	Kitch	BCS	Kitchen exhaust fan and make-up air unit		M01
14	WSLES	B&S	BCS	Replace two (2) HW circulation pumps at Boiler Room 2		M02
15	WSLES	B&S	BCS	Replace PVI DHW boiler (convert fuel to gas?)		M03
16	WSLES	B&S	BCS	Replace fuel pumps		M04
17	WSLES	GC	BCS	Interior lighting replacements (Classrooms)		E01
18	WSLES	Admin	BCS	Interior lighting replacements (Offices)		E02
19	WSLES	B&S	ADM - N	Repair doors that don't lock correctly with crash bars(need locations)		Administrative Meeting 8/22/17 - Need
20	WSLES	B&S	ADM - N	Operable Windows @ Pitched Roof are inoperable		Administrative Meeting 8/22/17 - Need

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21	WSLES	B&S	ADM - N	Evaluate VCT Floor Tile in approximately 1/2 of building		Administrative Meeting 8/22/17 - Need
22	WSLES	B&S	ADM - N	Update restrooms in oldest part of building		Administrative Meeting 8/22/17 - Need
23	WSLES	B&S	ADM - N	Research basement flooding		Administrative Meeting 8/22/17 - Need
24	WSLES	B&S	ADM - N	Replace worn carpet in certain parts of the building (need locations)		Administrative Meeting 8/22/17 - Need
25	WSLES	GC	ADM - N	Investigate student classrooms in building as some of the plumbing leaks		Administrative Meeting 8/22/17 - Need
26	WSLES	B&S	ADM - N	Research water supply outages - water pressure drops out at times and water is not available		Administrative Meeting 8/22/17 - Need
27	WSLES	GC	ADM - N	Investigate noise of unit ventilators in classroom from 1995/1996 Capital Project		Administrative Meeting 8/22/17 - Need
28	WSLES	GC	ADM - N	Remove Movable Walls @ Classrooms		Administrative Meeting 8/22/17 - Need
29	WSLES	B&S	ADM - N	Provide canopy @ Gym Entrance		Administrative Meeting 2/14/18 - Need
30	WSLES	B&S	ADM - N	Repair floor settlement @ Music Room, Art Room & Teacher Flannigan Room		Administrative Meeting 2/14/18 - Need
31	WSLES	B&S	ADM - N	Repair leaking roofs - potential source 1997/1998 roofs		Administrative Meeting 2/14/18 - Need
32	WSLES	B&S	ADM - D	Replace Storage Building @ Courtyard		Administrative Mtg. 8/22/17 & 2/14/18 - Desire
33	WSLES	Admin	ADM - D	Upgrade Main Office		Administrative Meeting 8/22/17 - Desire
34	WSLES	Admin	ADM - D	Provide Secure Entrance to Main Office		Administrative Meeting 8/22/17 - Desire
35	WSLES	B&S	ADM - D	Provide storage area in corridor for boots & coats		Administrative Meeting 2/14/18 - Desire
36	WSLES	B&S	LRP	Verify age of all roofs for replacemnt cycle		LRP Meeting 2/28/18
37	WSLES	B&S	LRP	Replace slate roofs with metal roof system		LRP Meeting 2/28/18

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1	BG	B&S	BCS	Some glazing panel seals have ruptured and entire unit needs to be replaced		A01
2	BG	B&S	BCS	Roof area over service and storage bays is 1997 vintage and should be replaced in 5 years.		A02
3	BG	B&S	BCS	Site lighting replacements and upgrades, including controls		E01
4	BG	B&S	BCS	Interior lighting replacements and upgrades (LED type)		E02
5	BG	B&S	BCS	Propane DHW heaters needs to be replaced.		P01
6	BG	B&S	ADM - N	All overhead doors need replacement		Administrative Meeting 2/14/18 - Need
7	BG	B&S	LRP	Replace all overhead bus garage doors		LRP Meeting 2/28/18
<b>TOTAL ITEMS</b>		<b>206</b>				

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Standardized Evaluation Categories		
1	GC	General Classroom
2	PA/FA	Performing Arts & Fine Arts
3	A&G	Assembly & Group Space
4	SP	Science Program
5	TE	Technology Education
6	L/MC	Library & Media Center
7	TI	Technology Infrastructure
8	SE	Special Ed & Related Services
9	PE	Physical Education & Athletic Fields
10	Caf	Cafeteria
11	Admin	Administration Offices
12	HO	Health Office
13	B&S	Building & Site - General
14	Kitch	Kitchen

Building Designations
AMS - Algonquin Middle School
APHS - Averill Park High School
GWES - George Washington Elementary
MHES - Miller Hill Elementary
PES - Poestenkill Elementary
WSLES - West Sand Lake Elementary
BG - Bus Garage

Items Combined or Deleted by Planning Committee During Review Discussions					
1	All	B&S		Security Cameras - District Wide	Being Replaced with Smart Schools \$\$
2					
3					