

CAPITAL IMPROVEMENT PROJECT



VOTE

Tuesday, August 23
11 AM – 8 PM
District Offices

Public Meeting



WHEN

Wednesday
July 27, 2022
5:45 PM



WHERE

OHS Auditorium
130 East Street
Oneonta, NY 13820

VOTE



WHEN

Tuesday
August 23, 2022
11 AM - 8 PM



WHERE

31 Center Street
Oneonta, NY 13820



Questions?

Call the District:

607-433-8200

Ext. 1300

A MESSAGE FROM THE SUPERINTENDENT OF SCHOOLS

Dear Oneonta City School District Community,

I hope that this correspondence finds you all well. As I complete my third year as superintendent and twenty-third year as a member of this Yellowjacket team, my respect and appreciation for our faculty, staff, students, parents, and the community continues to grow. The Oneonta City School District has a rich history of providing high-quality programs and facilities for our children and it is our mission to continue to do so. Our district with its incredible school facilities serves as a source of great pride as well as a significant investment by our stakeholders. It is for this reason that I am writing to present a Capital Improvement Project that will serve our District for decades to come.

In 1952, the Oneonta City School District purchased 130 acres on East Street to build a new high school. With the additions of the pool, middle school, science wing, and the upgrades to our athletic facilities and a multitude of academic areas within the complex, we have watched that campus transform into the impressive learning environment that it is today. When the property was purchased, there were a couple of additional structures on it. The 'Grey Barn' that sits near the entrance to the campus is the remaining original structure from that purchase. For decades, that structure has served as an integral component in the upkeep of the Oneonta Senior High and Middle School campus and continues to serve as the maintenance storage facility for the East Street campus.

Estimates suggest that the original barn dates to the late 1800s with a newer addition completed in the 1930s. The structure has served our District well for approximately 7 decades. However, the building has outlived its useful purpose as we are beginning to experience some original construction failures leading to rapid deterioration resulting in serious and dangerous disrepair that required the shoring of the failing first floor more than a year ago.

On Tuesday, August 23rd of this year, the Oneonta City School District is asking voters to support a \$1,453,000 Capital Project. Through your continued support, this project will result in the demolition of the failing 'Grey Barn' and the construction of a new OCSD maintenance storage facility at the same location on the East Street campus. The Middle and High School campus is a very large area that is constantly being maintained by our Buildings and Grounds Team. Many of the large and heavy maintenance implements serving 130 East Street are housed in this facility. Although we do have a transportation/maintenance facility on Silas Lane, this is several miles away and would result in a great deal of inefficiency relative to the time taken to transport equipment daily as well as wasted fuel. While we understand that this is not an instructional facility, it is necessary to maintain our beautiful campus and support our students in their educational programs as well as the athletic program.

Thank you for your interest and investment in our students and our District. We encourage you to cast your vote on August 23.

Sincerely,
Thomas Brindley
Superintendent of Schools

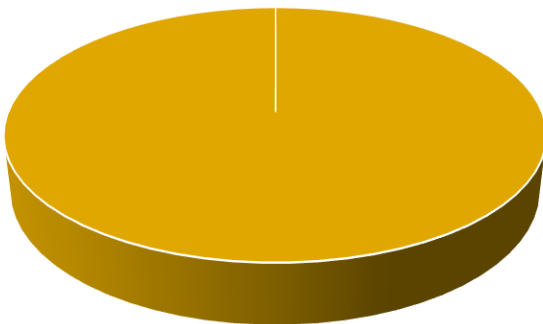
SCOPE HIGHLIGHTS

High School – Middle School Campus Maintenance Storage Facility

- Surveys, sampling, and testing which include topographical, asbestos, and lead.
- Foundation Structural Rehabilitation in order to avoid catastrophic failure. This would include excavation, removal, and disposal of the existing foundation
- Utility Upgrades
- Demolition and Removal of the current structure, which would include asbestos and lead-containing materials.
- Construction and Replacement of Maintenance Storage Facility utilizing a Pre-manufactured building, which will include the main floor and a mezzanine to provide additional storage.
 - This building will be slightly larger than the current structure although the footprint has not yet been finalized. It is estimated to be approximately 4,000 square feet.
- Site modifications as needed, including asphalt, seed, and mulch.

FINANCIAL INFORMATION

Estimated cost of \$1,453,000 to be paid for with Unappropriated Fund Balance. No additional annual tax levy would be necessary to fund this project.



- Unappropriated Fund Balance = 100%
- Increase to Tax Levy = 0%

One-time funding sources have allowed us to save enough to replace this unstable facility while not passing any of this expenditure on to our taxpayers.

WHY IS THIS NECESSARY?

Klepper, Hahn & Hyatt, a Structural Engineering firm from East Syracuse examined the Grey Barn and had numerous concerns. The engineers located many areas of cracked concrete flooring as well as many areas where the concrete has broken into smaller pieces. The structural support beams for the barn floor have rusted and have resulted in the concrete around cracking and falling apart. This report revealed extensive rust throughout the flooring system and the posts that support the floor. The engineer cited “irregularities” with the original construction techniques as they are no longer accepted in the building industry. The masonry chimney as well as the basement walls were easily chipped away during the inspection raising concern for the building’s prolonged usage. The extensive cracks in the foundation were also deemed as areas of increased water infiltration. The building has simply outlived its useful life. Below please find some photos shared during the inspection by the structural engineers:



EXTERIOR OVERVIEW FROM THE WEST



DETERIORATED BRICK CHIMNEY



TOP OF INTERMEDIATE STEEL POST



DETERIORATION OF OUTSIDE FACE OF CONCRETE WALL



SIGHTING ALONG EAST FLOOR SLAB EDGE



BOTTOM OF CENTER STEEL POST



CRACKING & DETERIORATION OF SLAB TOP SURFACE



OCSD GREY BARN, 2021

PROJECT Q&A'S

Q. What projects are proposed?

A. Demolition and Replacement of the 'Grey Barn' – maintenance storage facility located on the East Street campus.

Q. Why does this work need to be done?

A. *Age and Deterioration of Facility* - The current structure is very old, dating back to the 1890s, and has outlived its useful life. The facility is unsafe and poses a safety risk not only for the equipment housed in it but also for our personnel. The district has temporarily stabilized the floor. This project has been discussed for many years, but up until now, we have not had the funding to take this on.

Q: Why does this storage facility need to exist at the Oneonta Middle School/High School?

A: The Middle School/High School Campus is a very large area that is constantly being maintained by our Buildings and Grounds Team. A lot of large/heavy equipment is housed in this facility. Although we do have a transportation/maintenance facility on Silas Lane, this is several miles away and would result in a great deal of inefficiency relative to the time taken to transport equipment daily and wasted fuel. While we understand that this is not an instructional facility, it is necessary to maintain our beautiful campus and support our students in their educational programs as well as the athletic program.

Q. How much will this work cost and how will we pay for it?

A. The total cost of this entire project is projected to be \$1,453,000 to be paid for with Unappropriated Fund Balance. No additional annual tax levy would be necessary to fund this project. One-time funding sources have allowed us to save enough to replace this unstable facility.

Q. When can this work start?

A. After voter approval, the plans and specifications will need to be completed by the architects and engineers and will be submitted to New York State for approval. This process and approval from the state can take a little time. However, we are hopeful that this work can start in the Summer of 2023. The actual start date will be dependent on the ability to obtain materials and a contractor. Lead times for materials in the current environment have been delayed.

Q. How long will it take to do the work?

A. Depending on the variables associated with building projects, this work could take between six months and one year.

Q. Can we sell the wood from the existing structure?

A. Testing and analysis of the current structure have revealed the possibility of lead-containing paint and possible asbestos around the boarded-up windows. For this reason, the district would not support this method of demolition, as it would pose a great deal of liability and safety concerns.

Q. Will there be an opportunity for the public to attend a meeting about this project?

A. Yes. The OCS D will host an informational meeting, open to the public, on Wednesday, July 27, 2022 at 5:45 PM in the Belden Auditorium, located in the Oneonta High School.

