



Russell I Doig Middle School

Trumansburg Central School District		System or Component Description	Last Major Reconstruction / Replacement (year)	Probable Useful Life	Remaining Useful Life	Building System Ratings					5-Year Plan Cost Magnitude	District Priority Ranking	Recommendations	PRIORITY			
SED SYSTEM NUMBER	BCK ITEM NUMBER					Item	E	S	U	NF				CF	1	2	3
	33	Parking	Asphalt	1987	20	0		X			\$80,500	Major repairs have been deferred for several years, resurfacing needed. Completed 2005	X				
	34	Entrance Drives	Asphalt	1990	15	0		X			\$52,500	Approx. 4000 SF in need of resurfacing 2004. Should all be done at once to avoid cold joints. Completed 2010		X			
	37	Bollards	Freight Elevator Door		20			X			\$1,500	Recommend adding bollards outside of freight elevator doors to prevent trucks from hitting canopy.	X				
	40	Sidewalks	Concrete. Significant area adjacent to Tech Shop has settled creating a tripping hazard between walk and curb.	1987	20	2		X			\$14,700	Repair sidewalk near Tech Shop. Completed 2010	X				
	43	Playground Equipment	Installed 1986 through community project. PT lumber installed 1986 shared with ES. Requires annual maintenance and bi-annual resealing.	1986	15	0		X			\$206,300	Recommend replacement with modular system. Completed 2010			X		
	44	Playground Surfacing	Original 6" deep pea gravel.	2005	15	15		X			\$50,000	Replace with manufactured wood fiber. Original replacement 2010. Additional 6" required		X			
	45	Other	Flag pole					X			\$3,500	Recommend (1) flagpole - 30' high w/ new pad. Completed 2010			X		
	47	Soccer Field	Also used for Physical Education, in generally fair condition.	1980	30	5		X			\$287,500	Drainage and regrading required.		X			
	50	Softball Field	Also used for Physical Education, in generally fair condition.	1980	30	5		X			\$150,000	Drainage and regrading required.		X			
	51	General Playfield Area	Also used for Physical Education, in generally fair condition.	1980	30	5		X			\$2,100	Drainage and regrading required.		X			
	55	Exterior Bleachers	Portables/Pressure treated	1970	30	0		X			\$125,000	Recommend portable aluminum bleachers (4 w/ capacity of 125 each. Completed 2007/Lifton Grant	X				
	56	Dugouts	Portable	1990	25	10		X			\$20,000	Recommend 2 Wood dugouts 5' x 20'			X		
	60	Retaining Walls	Window wells					X			\$34,400	Add precast cap, reset existing steel rail, repaint, construct concrete wall.		X			
	61	Other	100' x 120' outdoor basketball court - asphalt	1970	20	0		X			\$45,000	Recommend constructing asphalt outdoor basketball courts. Completed 2006		X			
	71	Concrete Tee's	N/A					X			\$13,200	Tees have exposed & corroded steel reinforcement - requires patching in boiler room.			X		
	75	Other	Exterior concrete steps and landings deteriorating					X			\$12,500	Repairs and/or replacement needed specifically at kitchen stairwell. Completed 2006	X				
	77	Repoint / Seal Brick or Masonry	Portion done in 2001-Confirm percentage	1987	10	0		X			\$61,900	Repointing needs completing (70%)		X			



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	84	Steel Lintels	Over all exterior doors and windows. Rusting and paint flaking (needs repair)	1986	50	31			X			\$7,000	Recommend complete strip and repainting.		X	
	87	Control Joints	Between multiple additions and exterior walls	1964	20	0			X			\$39,000	Needs recaulking on all building sections except 1988 and 2002 additions.		X	
	90	Masonry	70 feet tall, brick with lightning protection and aluminum screened cap (1988)	1927	50	0			X			\$51,900	Remove top 25 courses - Report was completed January 2005 by International Chimney. Recap - power vented burners allow this to function. Complete 2007	X		
	102	Hollow Metal Doors & Frames	10 set showing significant signs of deterioration with heaving thresholds.	1987	20	2			X			\$137,500	Recommend replacement of Doors and Hardware w/ FRP. 1 set replaced 2007, 1 set replaced 2008.	X		
	104	Other	Decorative Oak trim around all exterior doors.						X			\$9,400	Recommend stripping and refinishing. Completed 2010			X
	119	Other	Stairwell Arch windows (2 piece framing at North stairwells and music/library) Fixed glass (5 sets) 3 Arch panels and 2 glass panels (All leaky)	1987	5	0			X			\$16,900	Remove and reconstruct. Completed 2007	X		
	122	Single Ply Roofing	Sarnafil over tapered rigid foam insulator over precast gypsum deck for main building. Tectum deck for Annex and metal deck on PE storage addition.	1988	20	3			X			\$627,800	Warranty expired in 1998. Presently showing signs of shrinkage and deterioration. Complete 2009 / 15 yr warrantee		X	
	130	Skylights	Located at gym. 1988-12 skylights - extend curbs to 12"; skylight-leaks	1987	30	12			X			\$27,000	Due to existence of parapet walls, snow often builds up over skylights creating leaks, recaulked 2002. Recaulked 2008, replaced 2009		X	
	131	Canopies at Exterior Doors	Currently do not exist.		30							\$19,000	Recommend installing at all building entrances.			X
	152	Vinyl Tile - Non-asbestos	12 x 12 in rooms 301, 302, 224, Art, Science, gym, foyer.	1988	20	3			X			\$15,500	1970 - 1987 in need of replacement 5300 SF. Tile coming up 12" x 12" (subfloor conditions). Completed 2010		X	
	154	Sheet Vinyl	90% building in classrooms and corridors, carpet type product in corridors	1988	15	0			X			\$343,800	Deterioration in seams, some areas showing wear. Welded seams coming apart (cannot be rewelded)			X
	165	Gypsum Board	Locker rooms and toilet rooms.		30				X			\$18,800	Two locker rooms need 12" x 12" ceiling tiles replaced with painted sheet rock. Completed 2010	X		
	169	Exposed deck	Gymnasium only - painted Technology - exposed painted tectum	1988	50	33		X				\$8,000	Indirect lighting. Needs paint or replace lights. Lighting replaced 2009		X	
	173	Locker Room Lockers	All lockers are in need of replacement	1988	20	3			X			\$70,600	Replace all.			X
	178	Wood	Throughout except for stairwells	1927 1988	30	0 / 13			X			\$134,300	Door assembly does not meet code. Hardware needs replacement throughout			X
	182	Panic Hardware	Stairwell doors	1988	20	3			X			\$62,700				X



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	183	Classroom Function Hardware	Band Room / Chorus room	2001	20	16		X			\$1,300		Recommend replacement of classroom function hardware in band room and chorus room. Completed 2001			X
	190	Other	Rubber treads delaminating from substrate in stairwells.	1988		3		X			\$32,900		Repair rubber treads.			X
	197	General Purpose Receptacles	Inadequate number in many classrooms.	1984	30	9		X			\$10,000		provide 2 additional quadruplex's per room. Put 2 classrooms on a 20 amp circuit (4 quads will be on a 20 amp circuit).		X	
	198	Computer Receptacles	4 per room. Additional needed		30		X				\$15,000		Provide 2 additional isolated ground computer grade receptacles in classrooms and some office areas to accommodate additional data jacks			X
	202	Panelboards	Westinghouse 120/208	1988	20	3		X			\$43,800		Nearing end of useful life - parts hard to find - recommend replacement of older Westinghouse panel boards. Very few spare circuits available.		X	
	204	Emergency Generator	N/A		25						\$62,500					X
	208	Computer - Switches / hubs	some 10Mb hubs existing. Additional switches needed	2001	5	1		X			\$7,500		Replace hubs with 100Mb switches in network closets Partial Replacement 2006, 2008. Completed 2010	X		
	209	Computer - Classroom network drops	2 per room, additional jacks needed		15			X			\$18,800		2 additional data jacks in each classroom needed to provide more flexibility in each room. 15-20 additional data jacks needed in library area. Library complete 2010			X
	210	TV Distribution System	Coax drops in every classroom, admin areas in need of a few drops	2002	30	27		X			\$1,000		Coax drops needed in admin areas. Completed 2010	X		
	211	Security - Exterior door card readers			15			X			\$7,500		proxy readers at 4 entrances. Deleted from Capital project			X
	212	Security - Cameras			15			X			\$30,000		6 cameras, 12 port multiplexer, digital recorder and a monitor. Deleted from Capital Project			X
	216	Other	transformer vault water problem					X			\$6,300		Water is entering thru the transformer vault, running in the secondary feeder conduits and then into the building. Further investigation to be done and have problem corrected. All incoming conduits sealed 2006. Problem minimized	X		
	218	Fluorescent, T8 or T12,	T12 Fluorescents throughout building	1988	25	8		X			\$67,500		Replace all existing T12's with T8 to improve energy efficiencies, T5? Completed 2010	X		
	222	Metal Halide	Gymnasium has indirect that is old	1988	25	8		X			\$6,800		Replace indirect type MH lighting in gym with high bay style to increase light levels and increase ease of re-lamping, T5? Completed 2010	X		



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	226	Occupancy Sensors	N/A		25			X			\$8,500	Provide in all classrooms and offices where lacking to improve energy efficiencies. Completed 2009	X			
	231	PA System	Rauland Telecenter IV not functioning properly	1992	20	7		X			\$103,200	Replace entire system including rack, speakers and wiring. Head end replace 2009. speakers 1987	X			
	235	Clock / Bell System	Master clock (1993), Secondary clock.	2002	20	17		X			\$41,300	System is not functioning properly and is need of replacement to reduce maintenance calls. Recommend wireless system and tie to PA			X	
	236	CCTV	N/A				x				\$12,500	Provide CCTV camera, monitor, and modulator in a lockable enclosed cart for broadcast over the existing CATV system from any CATV jack. Cabling and modulator installed to allow for in-house broadcasting 2007		X		
	252	Other	Hose Bibbs					X			\$5,500	Add additional			X	
	254	Storm Sewer (Roof drain piping)		27/28 1948	50			X			\$15,700	Replace leaking "boxes" and down leaders. Temp repairs 2005. Completed 2009		X		
	255	Sanitary Sewer		1998	25	8		X			\$21,900	Replace ejector. Pump replaced 2006,2007. System replacement incl. controls 2009	X			
	268	General Condition	Faucets	1988	40	23		X			\$3,200	Replace all. Lav Faucets rebuilt 2007 Toilet room countertops in ned of replacement			X	
	270	Flush Valves	Standard Flush type	1988	40	23		X			\$5,000	add auto flush type. Completed 2006	X			
	272	Other	Wash sinks	1988				X			\$5,700	Replace Bradley's. Completed 2009	X			
	277	Classrooms	UV					U			\$9,500	Correct Rms. 105/105B. Completed 2009				
	280	Music	CV-AHU					U			\$22,500	Add AC, DX coil. FCU set up to accept. Completed 2010. Split modular units.	X			
	285	Combustion Air	gravity	2001	30	26		X			\$7,500	Install Mech. Comb. Air		X		
	322	Exhaust - Fans	Units in locker rooms are inefficient - top at 680	1988	40	23		X			\$7,500	Output 800-900 CFM on 3600 CFM Units. Under investigation. Replaced 2009		???		
	329	Exhaust - Dust Collection	Installed 1970	1970	40	5		X			\$15,700	Provide new system	X			
	342	Number of Zones	2	1988	30	13		X			\$15,700	Replace pumps (1988)		X		
	362	Cabinet Unit Heaters	Ok	1988	35	18		X			\$11,900	Add 4 to Gym		X		



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	386	Main Panel	Zoned/ Not addressable- (3 phases 1987, 1988, 2001)	87 / 88 2001	20	3			X		\$172,000	Replace entire system with new addressable to meet current NFPA standards and improve life safety. Completed 2009	X			
	411	Exit Signs	Existing are old inefficient incandescent	1988	20	3			X		\$6,500	Provide new LED type exit signs to increase energy efficiency and decrease maintenance. Completed 2009	X			
	413	Emergency Lights - Wall Pack w/ battery	Yes but lacking in many areas	1988	20	3			X		\$1,700	a variety of styles and vintages exist	X			
	422	Other									\$0	Recommend school wide accessibility study be done.				
	428	Accessible Signage	None	1988					X		\$12,500	Allowance to provide accessible signage. Partial 2007. Completed 2009	X			
	481	Gym Bleachers	5 tier 24' long - (2). 15' from wall to base line; less required set back - maximize bleacher area						X		\$32,500	Recommend new bleacher system to utilize total useable area between wall and baseline.		X		
	482	Kitchen Equipment	(1) 6' L x 4' D x 3' H Hot serving line with 4 wells.						X		\$21,900	Recommend cutting top and re-welding. Completed 2009		X		

TOTAL 5 YEAR PLAN COST MAGNITUDE = \$3,639,400