

**Owego Apalachin School District**  
**Owego Administration Building**

**Appendix D**

**Subgrantee's Environmental Evaluation**  
**Documentation**

# PART 9 PACKAGE ADMINISTRATION BUILDING



**HIGHLAND**  
**ASSOCIATES**  
Architecture | Engineering | Interior Design

**SIMMONS**  
RECOVERY CONSULTING



  
**Lend Lease**

**Owego Apalachin** Central School District

**Part 9 Package**  
**Owego Apalachin Central School District**  
**Administration Building**  
January 3, 2013

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# 1. Introduction

## Executive Summary

Owego Apalachin Administrative Building  
Building Replacement Project  
December 26, 2012

### Purpose

To describe the events that destroyed the Owego Administrative Building and the site options for rebuilding a new replacement building in compliance with floodplain regulations. The key issue being:

Is there a practicable alternative(s) to rebuilding the administrative building in the current floodplain location and serve the population as it existed prior to the disaster?

### Conclusion

The Owego Apalachin Central School District's (OACSD) evaluation has concluded that a practicable alternative exists. The district has an area suitable for development of a new building on the Owego Campus. The repair estimate with code compliance is: \$2,617,394 as compared to the relocation cost with demolition of the existing building added is estimated at: \$ 3,284,782. (These estimates are part A only)

As the alternative site does not lie in a floodplain, has access to utilities and is owned by the district, it is a practicable alternative to rebuilding in the current location.

### Background

In September of 2011 Tropical Storm Lee caused widespread flooding in the southern tier of New York. Five major buildings owned by Owego Apalachin Central School District (OACSD) suffered major damages from flooding.

One building, the High School / Middle School, underwent temporary emergency repairs to make the building functional and allow students and faculty to return— within approximately one week after the flood. Repairs continued for months until all systems and damages were fully restored.

The four other buildings, a) elementary school, b) administrative office, c) maintenance facility and d) storage building, could not be repaired as quickly. The elementary school has been determined to be damaged greater than 50% of the replacement cost and therefore will be rebuilt rather than repaired.

The administrative, maintenance and storage buildings have been determined to be “*substantially damaged*” as defined by floodplain regulations. This determination of *substantial damage* means that significant alterations to the building are required to either 1) elevate the building above the floodplain or 2) protect it from a flood through flood-proofing methods such as constructing a concrete wall around the perimeter of the building.

This paper will focus on the damages to the Administrative Building and the practicable alternative to restoring in the floodplain.

### **Site Identification**

A search for open-market properties was not conducted as an ideal site is owned by the district thereby making this site the most practicable – particularly regarding economic and floodplain considerations.

### **Site Evaluation Process**

The district evaluated rebuilding in the current location and new development at the Owego Campus location, via a team-approach arriving at consensus. Each site was scored and ranked among the alternative with the most positive score revealing the preferred and likely practicable alternative.

The committee consists of the district superintendent, his department heads, members of the Board of Education, architects, engineers, construction management professionals and FEMA grant management consultants.

Each factor is assigned a score up to a maximum of 5, with 3 representing a neutral score, 4 and 5 representing positive scores and 1 or 2 representing negative scores. All scores are totaled to reveal the highest score representing the most practicable alternative. The details of the evaluation can be found in section 3 *Site Evaluation*.

Scoring table:

5. Highly positive
4. Positive
3. Neutral
2. Negative
1. Highly negative

Each site was evaluated according to FEMA's list of criteria, found below.

Criteria:

- 1) Natural Environment
  - a. topography
  - b. habitat
  - c. hazards
- 2) Social
  - a. aesthetics
  - b. historical
  - c. cultural
- 3) Economic
  - a. cost of land
  - b. cost of construction
  - c. constructability
- 4) Legal
  - a. zoning

**The outcome of the evaluation revealed the following conclusions:**

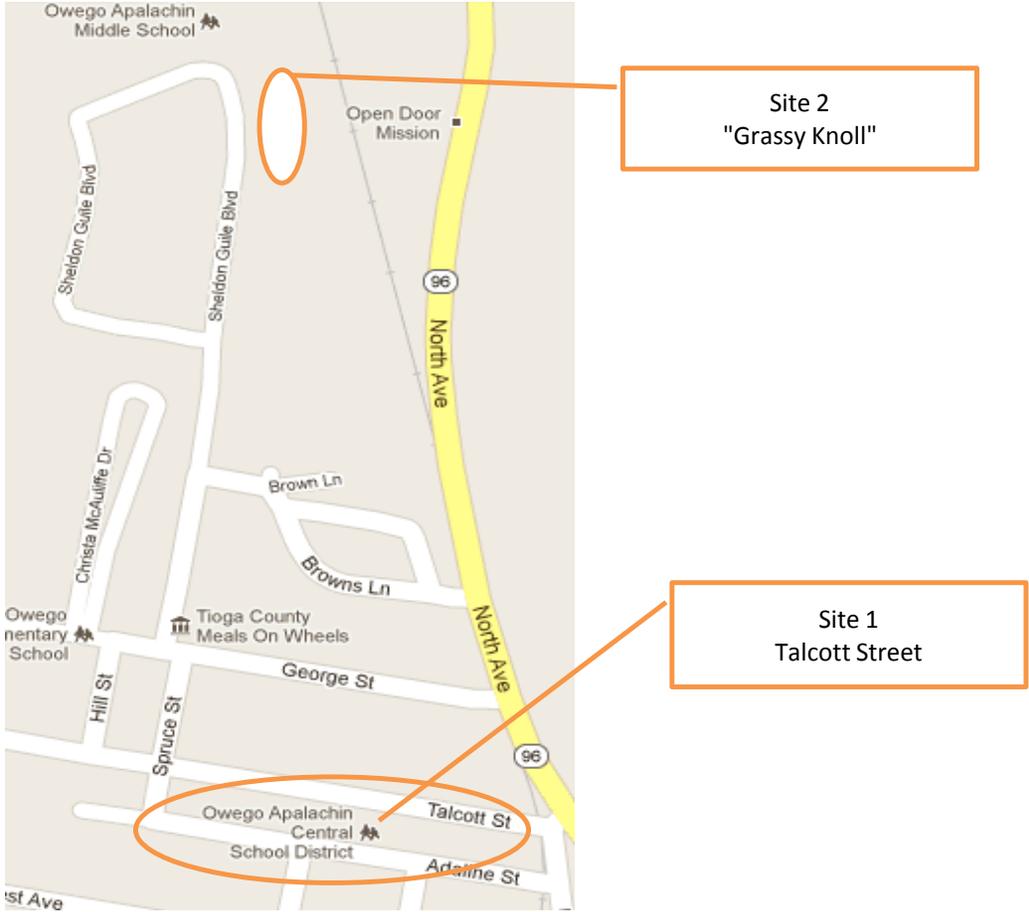
Alternative 1: Repairing and protecting the existing facility in the floodplain is not advisable as a practicable alternative exists – alternative 2.

Alternative 2: Relocating a new administrative building to a new location outside the floodplain is cost-effective and meets all the requirements of the floodplain regulations.

Alternative 3: The do-nothing alternative was considered and discarded from consideration as it would not restore the critical function to the district – thereby it is not a practicable alternative.

# Summary Score Sheet

Alternative	Site / Location	Facility / Project	Environment	Social	Economic	Legal	Total Score	Rank
1	36 Talcott Street, Owego	Repair and Protect from 500-year	4	6	7	5	22	2
2	Sheldon Guile Blvd, Owego, NY	New Elementary Building on Grassy Knoll	10	10	13	5	38	1
3	Do nothing							3



Alternative 1

Site under consideration: **36 Talcott Street, Owego**  
 Facility to be located: **Repair and Protect from 500-year**

Score		Score	
<b>Environment</b>		<b>Economic</b>	
topography	1	cost of land	5
habitat	3	cost of construction	1
hazards	0	constructability	1
<b>group score:</b>	<b>4</b>	<b>group score:</b>	<b>7</b>
<b>Social</b>		<b>Legal</b>	
aesthetics	0	zoning	5
historical	3		
cultural	3		
<b>group score:</b>	<b>6</b>	<b>group score:</b>	<b>5</b>

Total all scores: 22

Rationale:

<u>topography</u>	negative impact due as flood walls create flood rise
<u>habitat</u>	neutral - no negative impacts known
<u>hazards</u>	negative impacts as site will remain in floodplain
<u>aesthetics</u>	floodwall in residential area to have negative impacts
<u>historical</u>	neutral - no negative impacts known
<u>cultural</u>	neutral - no negative impacts known
<u>cost of land</u>	no cost - high impact to project
<u>cost of construction</u>	very expensive to build - exceeds cost of replacement
<u>constructability</u>	difficult and costly techniques
<u>zoning</u>	highly positive impact - no zoning variances required

Alternative 2

Site under consideration:  
Facility to be located:

**Sheldon Guile Blvd, Owego, NY**  
**New Elementary Building on Grassy Knoll**

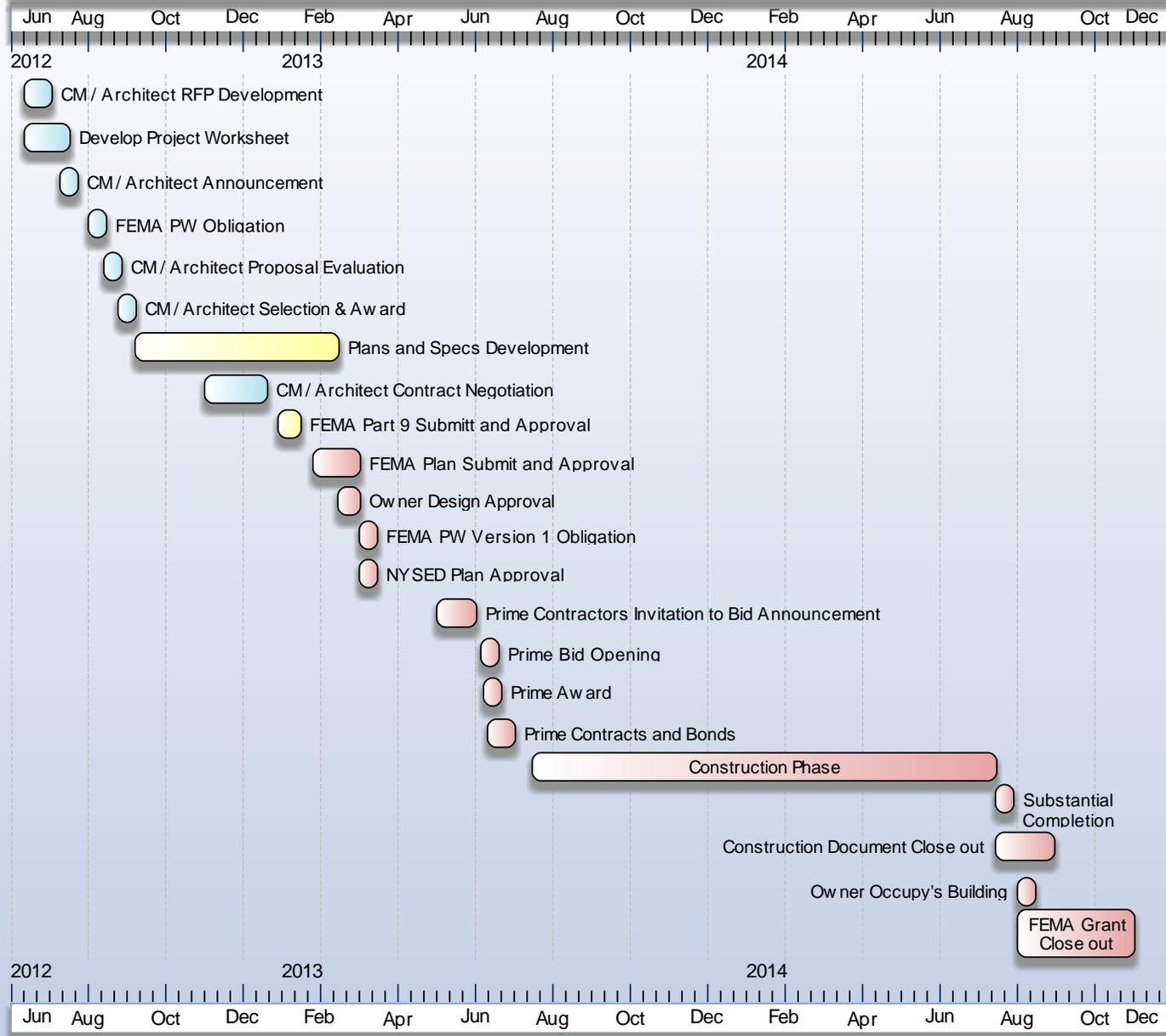
Score		Score	
<b>Environment</b>		<b>Economic</b>	
topography	3	cost of land	5
habitat	3	cost of construction	4
hazards	4	constructability	4
<b>group score:</b>	<b>10</b>	<b>group score:</b>	<b>13</b>
<b>Social</b>		<b>Legal</b>	
aesthetics	3	zoning	5
historical	3		
cultural	4		
<b>group score:</b>	<b>10</b>	<b>group score:</b>	<b>5</b>

Total all scores: 38

Rationale:

<u>topography</u>	neutral - no negative impacts known
<u>habitat</u>	neutral - no negative impacts known
<u>hazards</u>	building is located outside of a floodplain
<u>aesthetics</u>	neutral - no negative impacts known
<u>historical</u>	neutral - no negative impacts known
<u>cultural</u>	highly positive impact - facility is close to schools
<u>cost of land</u>	no cost - high impact to project
<u>cost of construction</u>	cost is limited to replacement cost
<u>constructability</u>	typical construction - no flood walls
<u>zoning</u>	highly positive impact - no zoning variances required

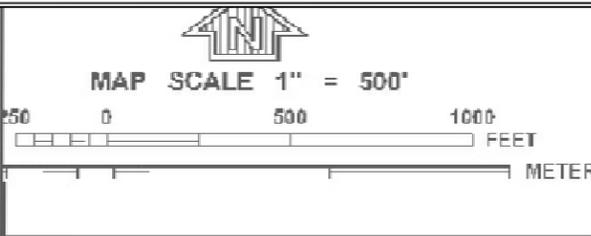
# Owego Apalachin Administrative Office DRAFT Reconstruction Timeline



Legend:

Complete InComplete Under Development

## 2. Existing Conditions and Events



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0382E

**FIRM**  
FLOOD INSURANCE RATE MAP

for TIOGA COUNTY, NEW YORK  
(ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
OWEGO, TOWN OF	360839
OWEGO, VILLAGE OF	360840
TIOGA, TOWN OF	360842

PANEL 382 OF 551  
MAP SUFFIX: E  
(SEE MAP INDEX FOR FIRM PANEL AFFILIATION)

Notice to User: The Map Number shown above should be used when placing new orders. The Community Number shown above should be used on all new applications for the subject community.


**MAP NUMBER**  
36107C0382E  
**EFFECTIVE DATE**  
APRIL 17, 2012  
Federal Emergency Management Agency

This is an official copy of a pull out of the above referenced flood map. It was extracted using FIRM On Line. This map does not reflect changes or amendments which may have been made subsequent to the date on this block. For the most current information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



OWEGO ADMINISTRATION BUILDING WITH 100 AND 500 YEAR FLOODPLAIN

OWEGO-APALACHIN SCHOOL DISTRICT ADMINISTRATION BUILDING

TIOGA COUNTY, NY

DATE:	01/2013
DESIGNED BY:	-
DRAWN BY:	GDF
CHECKED BY:	RW
ENTRUX JOB NO.	EO43.2012
PLAN NO.	<b>1</b>
SHEET	1 of 1

### 3. Building Justification and Planning

# HIGHLAND ASSOCIATES

January 3, 2013  
Revised January 21, 2013

Dr. William Russell, Superintendent  
Owego Apalachin Central School District  
Administration Building  
36 Talcott Street  
Owego, NY 13827

RE: - **Administration Building Area Justification, Revised**  
Owego Apalachin Central School District

Dear Dr Russell,

Highland Associates has evaluated the existing Administration Building (Attachment A), located at 36 Talcott Street, Owego, NY with regards to current area calculations and how the existing areas relate to current New York State Codes and Regulations.

The Existing 10,514 square foot Administration Building was constructed in 1912 and housed the District's Administrative functions. The building is currently registered with the N.Y.S.E.D. (Ref. #6060106). Based on current applicable New York State building codes, N.Y.S.E.D. regulations and standards and the District Program which was conducted in October 2012, the proposed total area of the building is approximately 15,118 square feet.

The preceding information identifies spaces within the existing facility and a comparison of the existing spaces to new spaces. The area comparison also includes additional space required due to code upgrades for compliance, additional areas required based on the Districts October Program \*and on New York State Education requirements, regulations, mandates and code.

Sincerely,

---

William M. Flynn, AIA  
Principal, Highland Associates

*\* Updated 1/21/13*

*W:\\_2012\12-368P Owego Admin Program\FEMA Submission\OACSD Admin Bldg Space Allocation Letter 1-3-13 Revised 1-21-13.doc*

Existing Building Area vs New Required Building Area Justification					
NO.	SPACE	EXISTING BUILDING AREA	AS DESIGNED AREA	REQUIRED AREA INCREASE	Justification for Additional Area
	<b>Public Shared</b>				
	Reception	414	219		
8	Waiting - 8	IN ABOVE			
	Coat Closet	IN ABOVE	26		
	<b>*Public Gathering/Waiting</b>	0	<b>*787</b>	<b>*787</b>	<b>*Required for public functions and waiting area for NYSED mandated Special Education Conferences.</b>
	Board Room - 40	979	1,280		
	<b>*Conference Room/Caucus/Break/Sp Ed Conf - 16</b>	<b>*0</b>	486	<b>*486</b>	<b>*Required for NYSED mandated Special Ed Conferences</b>
	Board/Conf Storage	0	108		
	Kitchen	106	116		
	M/W Toilets (With JC)	265	333	68	Existing Toilets Require Accessibility
	Elevator	0	354	354	Required for accessibility
	MEP	213	182		
	<b>Private Shared</b>				
	<b>*Conference Room - 16</b>	<b>*377</b>	544		
	Central Records/Files/Archives	326	465	<b>*139</b>	<b>*NYSED requirements for storage of records, archives and files</b>
	Receiving/Mail Room/Copy Center	479	232		
	M/W Toilets	217	336	119	Existing Toilets Require Accessibility
	Janitor		42		
	<b>Admin Suite</b>				
1	Superintendent Office w/ Seating 6, Conf 6 - Bill	467	440		
	Sup Closet	17	13		
	Sup Tlt	41	52	11	Existing Toilet Requires Accessibility
1	Assoc Sup HR Office w/ Conf 6 - Bernie	230	223		
	Assoc Sup Closet (in above)	10			
1	Admin Assistant HR Office - Laura	211	163		
1	Assoc Sup Office Curr & Inst	0	231	224	Additional Staff Requirement
	Assoc Sup Closet (in above)	10			
1	Admin Asst Sup - Barb	184	133		
1	Admin Assistant Curr & Inst - Janet	152	140		
	Admin Suite/Tax Collector Waiting - 4	0	133	<b>*133</b>	<b>*Secure area required for Tax Collector Waiting</b>
	Badge/Paperwork/Fingerprint/Copy Room	0	146		
	Sup Stor	162	14		
	Assoc Sup Stor	92	30		
	<b>Information Exec PR</b>				
1	Chief Information Office w/ Conf 8 - Bob	236	224		
1	District Registrar - Shauna	203	168		
1	Public Information Coordinator - Stephen	224	160		

NO.	SPACE	EXISTING BUILDING AREA	AS DESIGNED AREA	REQUIRED AREA INCREASE	Justification for Additional Area
	<b>Business</b>				
1	Business Official Office - Randy	235	212		
1	Admin Asst Bus Off/ Board Clerk - Marcy	185	188		
	Auditor	0	55	*55	*NYSED requirements for State mandated audits
	Storage Closet	19	30		
	<b>Information Technology</b>				
3	IT Specialists - Eric K, Erik W, Sam	427	384	*120	NYSED Data Warehousing requirements
	Work Area	133	274		
	Storage Closet	36	58		
	Network Operations Center - <i>Not in Admin</i>		0		
	Computer Technicians - <i>Not in Admin</i>		0		
	<b>Pupil Personnel Services</b>				
1	Director w/ Conf 6 - Tom	329	238		
1	Admin Asst - Brandy	275	168		
1	Clerk/Typist/PPS Files - Bonnie	231	197		
8	Therapist/Psych Office - 5 Ther, 3 Psych	157	157		
	Storage Closet	90	74		
	<b>Additional Areas Required</b>				
	Exterior Insulation on Existing Building Both Floors			375	Energy Codes
	Increase Existing Stairs Widths			828	Stair egress requirements, exit widths, exit direct to grade, rescue assistance
	Add Rescue Assistance at Stairs				
	Rated Stair Enclosures				
	Interior Ramps for 1st Floor Accessibility			385	Ramps required for egress on interior
	*Eliminate dead end corridor at first floor			*130	*Egress Requirements
		EXISTING BUILDING AREA	AS DESIGNED AREA	JUSTIFIED AREA	
	<b>Total Building Net Area</b>	<b>7,732</b>	<b>9,320</b>		
	*Structural and Non Assignable Area	2,782	5,798		
	<b>Total Building Gross Area</b>	<b>10,514</b>	<b>15,118</b>	<b>2,656</b>	
	<b>Existing Building Gross Area</b>			<b>10,514</b>	
	*Required Area Increase – Codes, Mandates and District Program			<b>*4,214</b>	
	<b>Total Justified Building Area</b>			<b>*14,728</b>	<b>*The As Designed Building Area is 390 sf Over the Justified Building Area</b>
	* Updated 1/21/13				