

## **ADMINISTRATION BUILDING AREA JUSTIFICATIONS**

\*The following information is the justification for increasing the area of the existing building. Some areas in the existing building are not presently building code compliant, do not meet State regulations, mandates and law and do not meet District programmatic needs. These increased areas are required when replacing the existing facility or constructing a new facility to meet these requirements. Items noted with \* have been updated.

### **Existing Administration Building and NYSED Interpretation of Level of Required Alterations**

The existing Administration Building is a 10,514 SF Type IIIB structure consisting of “B” Business and “A-3” Assembly-Community Hall occupancy.

As designated by the New York State Educational Department, see below, the reconstruction of the “substantially damaged” Administration Building would fall under Alteration Levels 1 and 2 and the requirements of Chapters 6 and 7 of the 2010 Existing Building Code of New York State would apply. Also, if the facility is substantially improved, Section 1612 of the Building Code of New York State applies.

The following is a response to the application of the code requirements by the New York State Education Department and their interpretation of the 2010 Existing Building Code of New York State:

*“The Existing Building Code would not automatically designate replacing damaged finishes, construction and systems as a Level 3 Alteration. “Substantially damaged” does not lead you to a Level 3 Alteration. To reach a Level 3 Alteration the “work area” of the building needs to exceed 50% of the area of the building. However “Work Area” is defined as those areas where spaces are reconfigured, in other words areas where existing walls are removed and constructed in new locations (in a new configuration). If they would only be replacing finishes, construction and systems damaged by the water, then those are Level 1 & 2 alterations (essentially renovations or restoration). They are not obligated to upgrade everything to current codes, they just have to put back construction which matches the original. With respect to Hvac, plumbing and electrical systems, current code requirements are enforced more heavily. Replacing Unit Vents in kind may not trigger upgrades in efficiency and air volumes as required by current codes and the energy code but the installation methods and materials would naturally be to code. New Electrical systems (replacing wiring, panels, devices and equipment) would be considered a new system (a Level 2 Alteration) and all would have to comply with current codes. Plumbing work would be similarly handled, the methods and materials and installation would be to current code but fixtures could be replaced “in-kind”.*

*The State Education Department would strongly recommend that the Unit Vent system be replaced by a roof-top air-handling system to avoid flood damage in the future. If you have any questions please do not hesitate to call.”*

*Anthony J. Frandino Jr., R.A.  
Associate Architect  
N.Y.S. Education Dept. Office of Facilities Planning,  
Room 1060, Education Building Annex, Albany NY 12234  
T 518 474 3906  
F 518 486 5918*

## **BUILDING CODES**

Based on the above information, Alterations Level 1 and Level 2 of the 2010 Existing Building Code of New York State apply to the replacement of the Administration Building. Therefore, the evaluation of the replacement of the existing Administration Building will use what is required to be upgraded per code based on the Level 1 and Level 2 Alterations. Sections listed below are from the 2010 Existing Building Code of New York State unless otherwise noted.

### **Alterations – Level 1 That Apply to this Building:**

- Accessible Entrances - 605.1.1 and 605.2 – The main entrance is not presently accessible. The entrance must provide accessibility to the primary function of the building. A ramp to access at minimum the first floor is required.
- Accessible Toilets – 605.1.9 – Alteration of the existing toilet rooms is technically feasible to convert to accessible toilets. The toilet rooms on the first floor shall be accessible.
- Alteration Costs for Accessibility – 605.2 – Alteration costs to achieve accessibility does not need to exceed 20% of the cost of the alterations affecting the area of primary function.
- Energy Conservation – All conservation measures in existing buildings shall be in conformance with Section 101 of the Energy Conservation Construction Code of New York State.

### **Alterations – Level 2 That Apply to this Building:**

- Rated Stairwells – 703.2.1 – All existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.
- Rated Egress and Dead End Corridors – 705.5 and 705.6 – The existing configuration of the first floor has a dead end corridor that exceeds 35 feet. This corridor exits into the board room. A 1 hour corridor shall be constructed through the Board Room to provide egress from the main portion of the building to outside.
- Emergency Lighting – 705.7 – Provide emergency illumination for means of egress lighting for all spaces.
- Accessibility – Comply with Section 605
- Electrical in Existing Installations – 708.1 - All work in the buildings newly installed partitions and ceilings shall comply with all applicable requirements of the NFPA 70.
- Mechanical Altered Existing Systems – 709.2 – In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured or extended shall provide not less than 5 cubic feet per minute (cfm) per person of outdoor air and not less than 15 cfm of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.

## **NEW YORK STATE LEGISLATION, REGULATIONS AND MANDATES**

- Special Education Conferences – NYSED Regulations regarding the required conferences for students with disabilities and special needs.
  - REGULATIONS OF THE COMMISSIONER OF EDUCATION - Pursuant to Sections 207, 3214, 4403, 4404 and 4410 of the Education Law - PART 200 Students with Disabilities - The University of the State of New York - THE STATE EDUCATION DEPARTMENT - Office of P-12 Education - Office of Special Education - Albany, New York 12234 -
- Storage of Records – NYSED Requirements for Retention of Records
  - RECORDS RETENTION AND DISPOSITION SCHEDULE ED-1 Section 185.12, 8NYCRR (Appendix I) 167 p FOR USE BY SCHOOL DISTRICTS, BOCES, COUNTY VOCATIONAL EDUCATION AND EXTENSION BOARDS, TEACHER RESOURCE AND COMPUTER TRAINING CENTERS The University of the State of New York THE STATE EDUCATION DEPARTMENT New York State Archives 1988, revised 2004
- Financial Audits – New York State legislation and requirements for Financial Audits
  - New York State Office of Management and Budget, SINGLE AUDIT REPORT. The Single Audit Act and Office of Management and Budget (OMB) Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, requires non-federal entities that expend equal to or in excess of \$500,000 in federal awards within a fiscal year (July 1 - June 30) to have an audit performed in accordance with the Single Audit Act.
  - New York State Legislation - School District Accountability Pursuant to Chapter 263 of the Laws of 2005 (A6082-A/S5050-A), September 12, 2005 - Establishment of an internal audit function.
  - New York State Office of the State Comptroller - LAWS OF NEW YORK, 2005 CHAPTER 263 AN ACT to amend the education law, in relation to accountability of school districts.
- Information Technology Data Warehousing Requirements
  - NY Commissioner of Education Regulations: NYCRR 100.2 - Accountability. Each year, the Commissioner of Education reviews the performance of all public schools, school districts and charter schools within the state to determine whether they have made adequate yearly progress on specified accountability performance criteria and additional accountability indicators set forth in the commissioner's regulations.

**SPACE BY SPACE DESCRIPTION OF INCREASED AREAS**

**Additional Area Required Due to Building Code and Accessibility Requirements:**

**Men and Women Toilet Rooms**

Existing Number of Rooms: - 4  
Proposed Number of Rooms: - 4  
Existing Area: - 482 sf  
Proposed Area: - 292 sf  
Difference: - 237 sf  
Reason for increase: - Accessibility, Existing Toilet Rooms are multiple fixture rooms, are not accessible and have line of sight into the toilet areas. Additional area is required to block sight lines, and provide for accessibility per ADA Guidelines.

**Superintendent Toilet Room**

Existing Number of Rooms: - 1  
Proposed Number of Rooms: - 1  
Existing Area: - 41 sf  
Proposed Area: - 52 sf  
Difference: - 11 sf  
Reason for increase: - Accessibility, Existing Toilet Room is not accessible. Additional area is required to provide for accessibility per ADA Guidelines.

**Elevator**

Existing Number of Rooms: - 0  
Proposed Number of Rooms: - 2, 1 on each floors  
Existing Area: - 0 sf  
Proposed Area: - 354 sf  
Difference: - 354 sf  
Reason for increase: - Accessibility, The existing building is 2 story and does not have an elevator. An elevator is required for accessibility.

**Stairs**

Existing Number of Stairs: - 2  
Proposed Number of Stairs: - 2  
Existing Area: - 220 sf, 2 stairs 2 floors  
Proposed Area: - 1,048 sf, 2 stairs 2 floors  
Difference: - 828 sf  
Reason for increase: - Egress, The existing building has 2 stairs, only one of the stairs exits directly to grade. Additional exit width is required in both existing stairs. Areas of rescue assistance also need to be provided.

**Interior Ramp**

Existing Number of Ramps: 0  
Proposed Number of Ramps: 0  
Existing Area: 0 sf  
Proposed Area: 385 sf

Difference: 385 sf  
Reason for increase: \*Accessibility and Egress, The existing building is not on grade. If the building were to be renovated, a ramp would be required to access any floor of the building. An area of 385 sf is required to access at least one floor.

**\*Dead End Corridor**

Existing Dead End Corridor: 1  
Proposed Dead End Corridors: 0  
Existing Area: 0 sf  
Proposed Area: 130 sf  
Difference: 130 sf  
Reason for increase: Accessibility and Egress, The existing building has a dead end corridor condition. If the building were to be renovated, a corridor would be required to be added through the existing Board Room. An additional area of 130 sf is required to eliminate the dead end corridor.

**Exterior Envelope**

Existing Exterior Insulation: No  
Proposed Exterior Insulation: Yes  
Existing Area: 0 sf  
Proposed Area: 375 sf  
Difference: 375 sf  
Reason for increase: Energy Efficiency, Exterior insulation is required at the outside wall. An additional 4" of insulation around the perimeter of the existing building would yield an additional 375 sf of required building floor space.

**Additional Area Required Due to \*New York State and SED Requirements and District Program:**

**Public Gathering/\*Waiting**

Existing Number of Rooms: 0  
Proposed Number of Rooms: 1  
Existing Area: 0 sf  
Proposed Area: 787 sf  
Difference: 787 sf  
Reason for increase: Program requirement, space needed for pre-function activities, board adjournments, waiting. Presently this function happens outside. \*Also the area is required for a waiting area for NYSED mandated conferences for children with disabilities and special needs.

**\*Conference Room/Caucus/Break/Special Ed Conference Room**

Existing Number of Rooms: 0  
Proposed Number of Rooms: 1  
Existing Area: 0 sf  
Proposed Area: 486 sf  
Difference: 486 sf

Reason for increase: - NYSED regulations require a multitude of conferences throughout the year for children with disabilities and special needs. As of BEDS day, October 3rd, 2012 OACSD was serving 30 preschool students with disabilities and 352 school aged students with disabilities. On average OACSD serves 60 to 70 preschool students a year with special needs and over 400 hundred school aged students with special needs. In addition, the District currently has 92 school aged students that are classified with a handicapping condition and have a 504 Accommodation Plan. A designated space to accommodate the meetings and conferences required for this group is needed.

**\*Central Records/Files/Archives**

Existing Number of Rooms: - 1  
Proposed Number of Rooms: - 1  
Existing Area: - 326 sf  
Proposed Area: - 465 sf  
Difference: - 139 sf  
Reason for increase: - NYSED requires retention of District Records based on Records Retention and Disposition Schedule ED-1 of 2004. The additional regulations require additional storage area to accommodate the files, archives and records.

**Associate Superintendent Office Curriculum and Instruction**

Existing Number of Rooms: - 0  
Proposed Number of Rooms: - 1  
Existing Area: - 0 sf  
Proposed Area: - 231 sf  
Difference: - 231 sf  
Reason for increase: - Program requirement, this staff position is required due to extended and expanded programs and curriculum.

**\*Administration Suite Waiting/Tax Collector Waiting**

Existing Number of Rooms: - 0  
Proposed Number of Rooms: - 1  
Existing Area: - 0 sf  
Proposed Area: - 133 sf  
Difference: - 133 sf  
Reason for increase: - Program requirement, a separate area is required for waiting for the Tax Collector.

**\*Auditor**

Existing Number of Rooms: 0  
Proposed Number of Rooms: 1  
Existing Area: 0 sf  
Proposed Area: 55 sf  
Difference: 55 sf

Reason for increase: - State Legislation, New York State has enacted legislation requiring audits to be performed within school districts. The space allocation in the building yields a 55 sf increase to the plan.

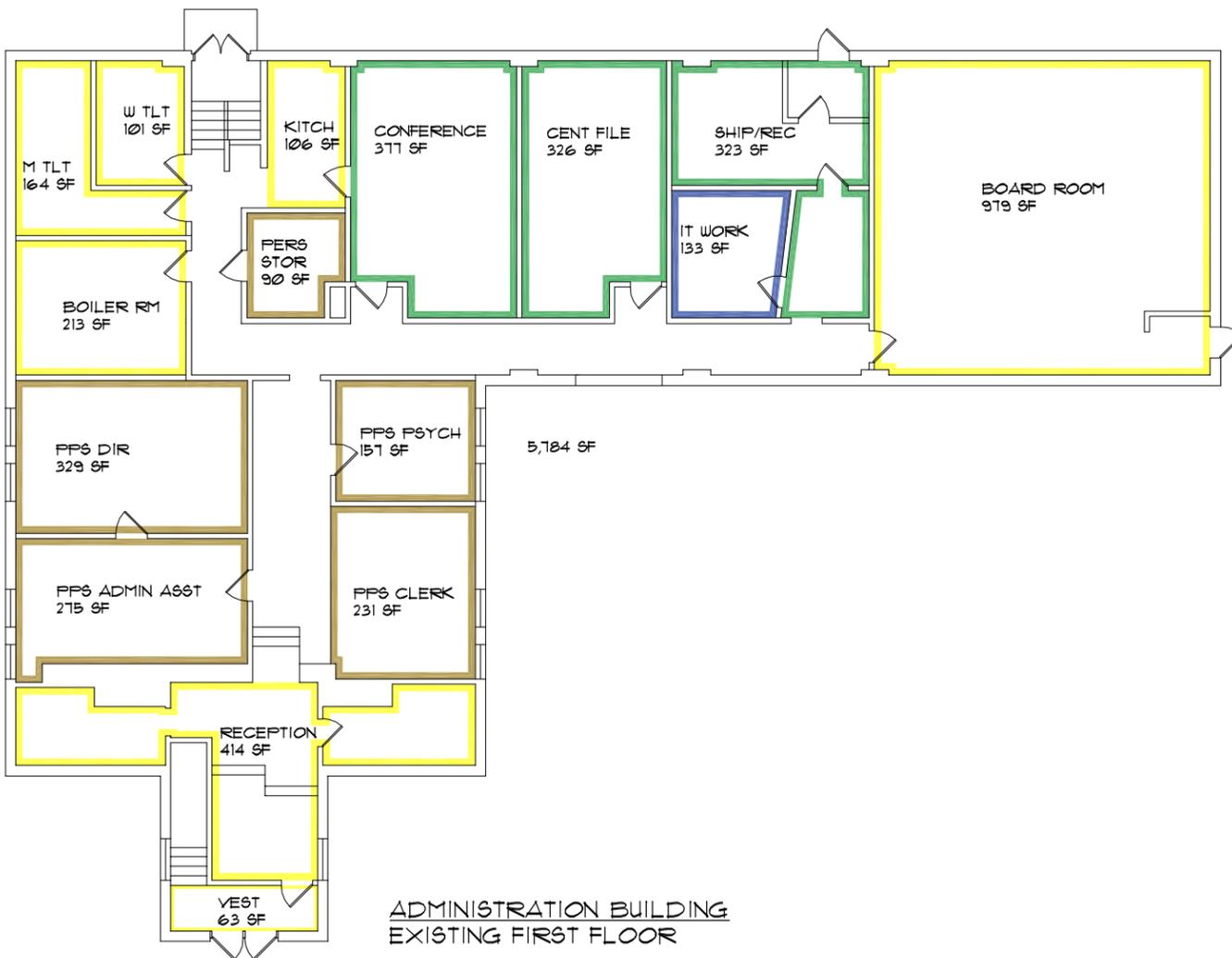
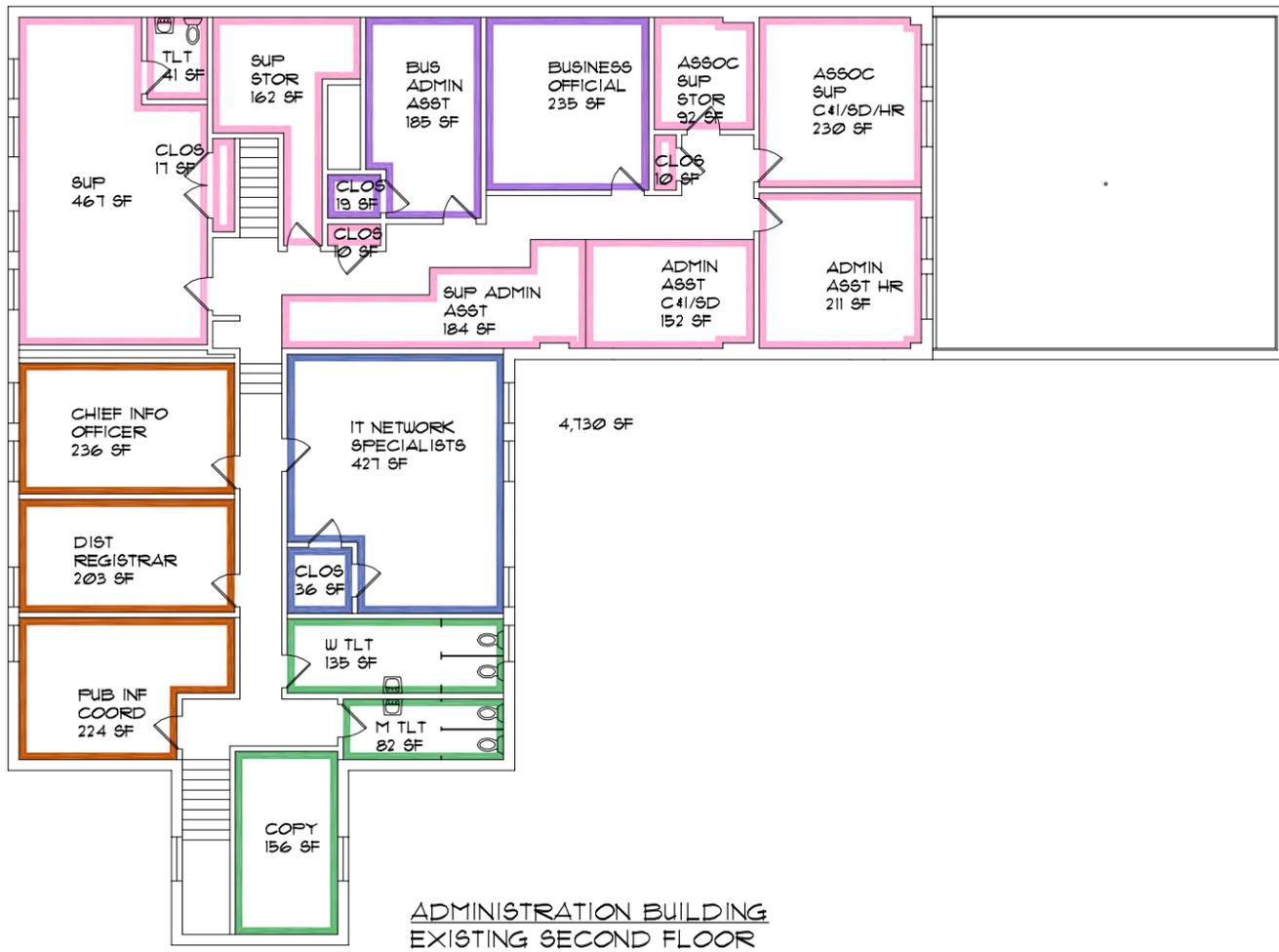
**\*Information Technology Spaces**

Existing Number of Rooms: - 3  
 Proposed Number of Rooms: - 3  
 Existing Area: - 596 sf  
 Proposed Area: - 716 sf  
 Difference: - 120 sf  
 Reason for increase: - The New York Commissioner of Education requires specific Data Warehousing of records regarding yearly progress and accountability of performance criteria. This regulation required additional space for the Information Technology area in the building.

**\*Additional Area Requirements Space Summary**

The above justifications will give the following resultant Gross Building Area for the New Administration Building.

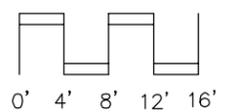
10,514	sf	Total Existing Gross Building Area -
<u>*4,214</u>	<u>sf</u>	<u>Total Justified Additional Gross Building Area -</u>
<b>*14,728</b>	<b>sf</b>	<b>Total Justified Gross Building Area</b>



- PUBLIC SHARED
- PRIVATE SHARED
- ADMIN SUITE
- INFORMATION EXEC PR
- BUSINESS
- INFORMATION TECHNOLOGY
- PUPIL PERSONNEL SERVICES

4,730 SF 2ND FLOOR  
 5,784 SF 1ST FLOOR  
 10,514 SF TOTAL

**ATTACHMENT A**



**Owego-Apalachin  
Central School  
District**

TITLE:  
**ADMINISTRATION BUILDING**

DRAWN BY:

CHECKED BY:

DATE:

9/26/2012

PROJECT NO.

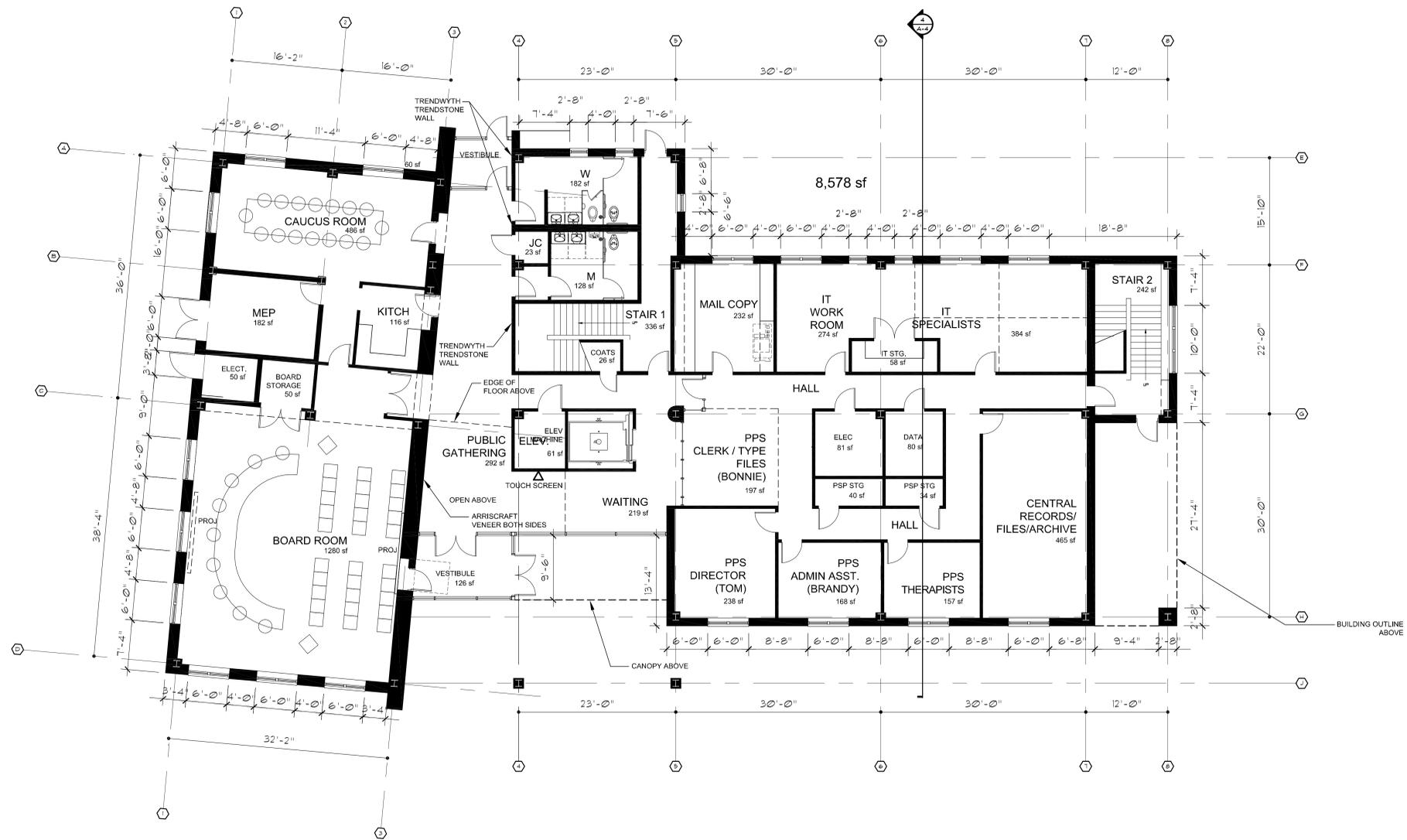
2012-368P

**HIGHLAND  
ASSOCIATES**

Architecture Highland Center (570) 586-4334  
 Engineering 102 Highland Avenue Clark Summit, PA 18411 (570) 586-5990  
 Interior Design www.Highlandassociates.com

SK. NO. **ADMIN-1**

REVISION NO:



1  
A-1  
COMPOSITE FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

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PROJECT TITLE:

**Owego-Apalachin  
 Central School  
 District**

**Owego Administration Building  
 Owego, New York  
 Schematic Design**

SEALS:

DRAWING TITLE:

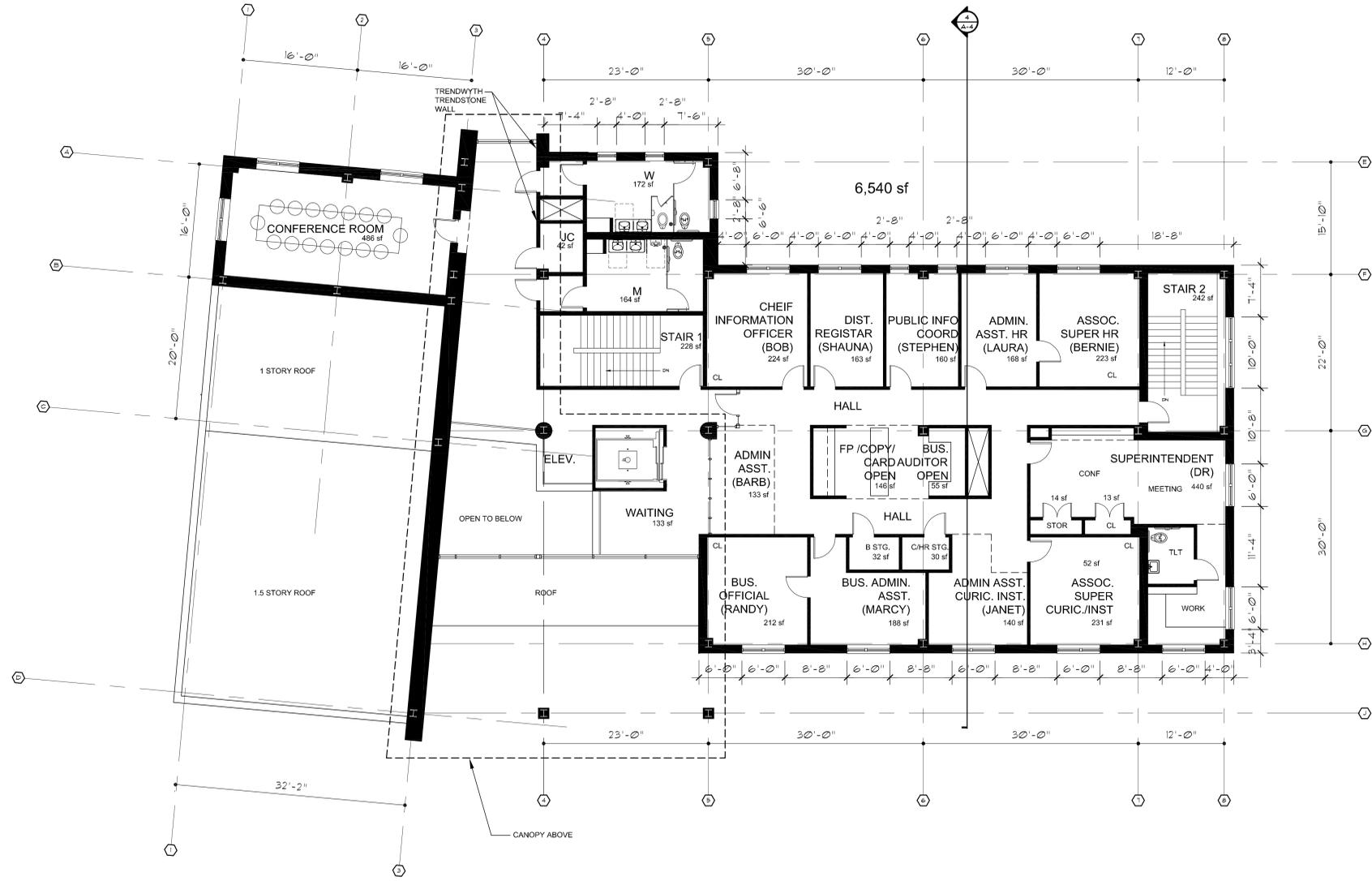
**COMPOSITE BUILDING  
 FIRST FLOOR PLAN**

DRAWN BY: CTP	CHECKED BY: D.G.
DATE: 12/7/12	PROJECT NO: 2012-368P

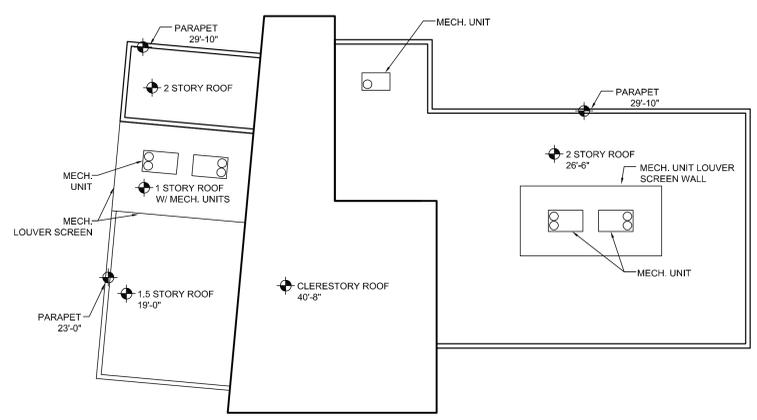
DRAWING NO:

**A-1**

REVISION NO:



1 COMPOSITE SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



2 COMPOSITE ROOF PLAN  
 SCALE: 1/16"=1'-0"

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PROJECT TITLE:  
**Owego-Apalachin Central School District**  
**Owego Administration Building**  
 Owego, New York  
**Schematic Design**

SEALS:

DRAWING TITLE:  
**COMPOSITE BUILDING SECOND FLOOR PLAN AND ROOF PLAN**

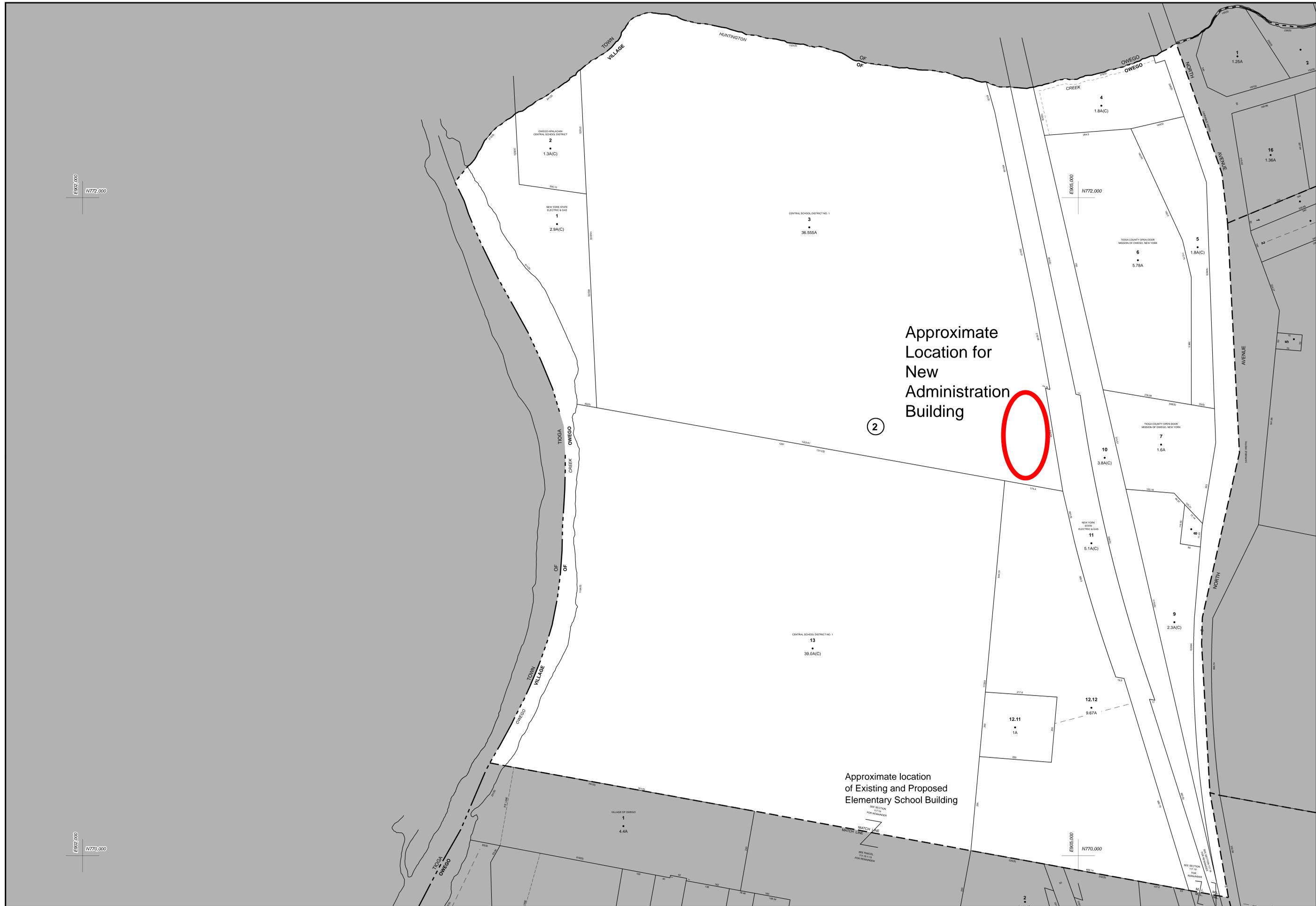
DRAWN BY: CTP	CHECKED BY: D.G.
DATE: 12/1/12	PROJECT NO: 2012-368P

DRAWING NO:  
**A-2**



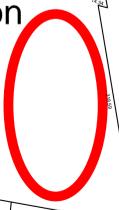


## 4. Site Planning and Development



Approximate Location for New Administration Building

②



Approximate location of Existing and Proposed Elementary School Building

ENR2.000  
N772.000

ENR2.000  
N770.000

PREPARED BY  
**MRB GROUP**  
HORNELL, NEW YORK  
PREPARED FOR  
**TIOGA COUNTY LEGISLATURE**  
OWEGO, NEW YORK

NOTES	
THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY AND IS NOT TO BE REPRODUCED OR USED FOR SURVEYING OR CONVEYANCING.	
MAP CONVERTED TO AUTOCAD DIGITAL FORMAT BY WEILER MAPPING INC. JULY 18, 1996	
MAP REPROJECTED TO N.A.D. 83 SEPTEMBER 9, 1999	

REVISION TABLE		
DATE	MADE BY	CHANGES OR ADDITIONS
10/26/1998	SMC	
4/7/1990	SMF	
12/31/1984	SMF	
12/31/1983	MSA	
5/4/1981	SMC	

SPECIAL DISTRICTS	
SCHOOL	OWEGO-APLACHIN SCHOOL DISTRICT
SEWER	
FIRE	OWEGO VILLAGE FIRE DISTRICT
WATER	
	AGRICULTURE

LEGEND	
COUNTY LINE	---
TOWN LINE	---
CORPORATION LINE	---
BLOCK LINE	---
RIGHT OF WAY LINE	---
STREAM	---
RAILROAD	---
PROPERTY LINE	---
ORIGINAL LOT LINE	---
SCHOOL DISTRICT LINE	---
WATER DISTRICT LINE	---
FIRE DISTRICT LINE	---
SEWER DISTRICT LINE	---
DENOTES COMMON OWNER	---
ORIGINAL BLOCK NUMBER	---
TAX MAP BLOCK NUMBER	---
CALCULATED ACRES	---
DEED ACRES	---
SCALED DIMENSION	---
DEED DIMENSION	---

DEED LOT NUMBER  
TAX MAP PARCEL NUMBER  
COORDINATE LOCATOR

ENR2.000  
N770.000

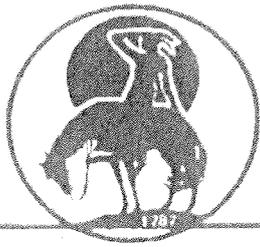
117.12  
117.16  
117.19  
117.20

SHEET INDEX

MAP DATE 5/3/76

GRAPHIC SCALE  
1" = 100'

TAX MAP  
VILLAGE OF OWEGO  
TIOGA COUNTY, NEW YORK



FOUNDED 1787

## Village of Owego

20 Elm Street

Owego, New York 13827

Office of the Mayor	607/687-1710	Village Police Dept	607/687-2233
Village Clerk/Treas	607/687-3555	FAX	607/687-2235
FAX	607/687-1787	Dept. of Public Works/Code	607/687-1101
Sewer Dept	607/687-2282	FAX	607/687-2062
FAX	607/687-2344	Village Garage	607/687-1221

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TO: Owego Apalachin Central School District Administration

DATE: August 29, 2012

RE: Owego Apalachin Central School District - Flood Proofing

TO: Dr. William Russell

After reviewing the reports by Highland Associates regarding flood proofing measures for the Owego Apalachin School District and on August 29, 2012 visiting and inspecting three sites; the bus garage/storage building, the maintenance building on Elm Street along with the administration building located on Talcott Street, there is no question that all three sites are substantially damaged from the flood of September 8, 2011. The proposed flood walls, in my opinion, are the only practical means of flood proofing compliance.

Given the facts from visiting the three structures, and reviewing the proposed flood walls, this office feels that the most effective remediation is to demolish and remove all three structures from the flood plain.

Sincerely,

James S. Mead  
Code Enforcement Officer/Floodplain Manager  
Village of Owego



PUBLIC ARCHAEOLOGY FACILITY  
Nina M. Versaggi, PhD RPA Director  
[nversagg@binghamton.edu](mailto:nversagg@binghamton.edu)

PO Box 6000  
Binghamton, New York 13902-6000  
607-777-4786, FAX 607-777-2288

December 12, 2012

Dr. Bill Russell, Superintendent  
Owego Apalachin Central School District  
36 Talcott Street  
Owego, NY 13827

Re: Summary of Findings (Administration Building Area)

Dear Dr. Russell:

Per your conversation today, I now have a summary of the Phase 1 archaeological survey completed for the administration building area.

PAF's crews completed a total of 44 STPs within the project area, which includes the parcel for the new building and any new walkways leading to the building. No prehistoric artifacts were recovered within any of the STPs. Testing produced a total of 14 historic artifacts across the project area. However, the artifacts (glass, bottle glass, cut nails, lamp glass, 2 pieces of ironstone, and 1 piece of whiteware) appear to be general refuse not related to previous historic structures. Therefore, no historic site was designated.

In the summary, Phase 1 testing did not identify prehistoric or historic archaeological sites within the proposed administration building parcel and walkways. Our final report will not be recommending any additional archaeological work.

Our maps are not available at this time. We plan on having the report done next week. Please let me know if you have questions.

Sincerely,

Nina M. Versaggi, PhD RPA  
Director of PAF

enc.



U.S. Fish and Wildlife Service

## Trust Resources List

**This resource list is to be used for planning purposes only — it is not an official species list.**

**Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:**

**New York Ecological Services Field Office**  
3817 LUKER ROAD  
CORTLAND, NY 13045  
(607) 753-9334  
<http://www.fws.gov/northeast/nyfo/es/section7.htm>

***Project Name:***

Owego Appalachin School



U.S. Fish and Wildlife Service

## Trust Resources List

### *Project Location Map:*



### *Project Counties:*

Tioga, NY

### *Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):*

MULTIPOLYGON (((-76.2780628 42.1244397, -76.2732584 42.1249808, -76.2704689 42.1238986, -76.2701685 42.1201744, -76.2692483 42.1184448, -76.2689669 42.1166728, -76.2693102 42.1129163, -76.2687934 42.1112294, -76.2762178 42.1121208, -76.2779773 42.1125029, -76.2765182 42.1146677, -76.2766899 42.1175646, -76.2775482 42.1182012, -76.2786168 42.1202067, -76.2788721 42.1221802, -76.2788721 42.1223776, -76.2780628 42.1244397)))

### *Project Type:*

Federal Grant / Loan Related



## Trust Resources List

### ***Endangered Species Act Species List ([USFWS Endangered Species Program](#))***

There are a total of 1 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

#### **Species that should be considered in an effects analysis for your project:**

northern long-eared Bat ( <i>Myotis septentrionalis</i> ) Population:	Proposed Endangered	<a href="#">species</a> <a href="#">info</a>		New York Ecological Services Field Office

#### **Critical habitats within your project area:**

*There are no critical habitats within your project area.*

### ***FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#))***

*There are no refuges found within the vicinity of your project.*

### ***FWS Migratory Birds ([USFWS Migratory Bird Program](#))***

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see: <http://www.fws.gov/migratorybirds/RegulationsandPolicies.html>.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern



## Trust Resources List

(2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html>.

To search and view summaries of year-round bird occurrence data within your project area, go to the Avian Knowledge Network Histogram Tool links in the Bird Conservation Tools section at: <http://www.fws.gov/migratorybirds/CCMB2.htm>.

For information about conservation measures that help avoid or minimize impacts to birds, please visit:

<http://www.fws.gov/migratorybirds/CCMB2.htm>.

### Migratory birds of concern that may be affected by your project:

There are **15** birds on your Migratory birds of concern list. The underlying data layers used to generate the migratory bird list of concern will continue to be updated regularly as new and better information is obtained. User feedback is one method of identifying any needed improvements. Therefore, users are encouraged to submit comments about any questions regarding species ranges (e.g., a bird on the USFWS BCC list you know does not occur in the specified location appears on the list, or a BCC species that you know does occur there is not appearing on the list). Comments should be sent to [the ECOS Help Desk](#).

American bittern ( <i>Botaurus lentiginosus</i> )	Yes	<a href="#">species info</a>	Breeding
Bald eagle ( <i>Haliaeetus leucocephalus</i> )	Yes	<a href="#">species info</a>	Year-round
Black-billed Cuckoo ( <i>Coccyzus erythrophthalmus</i> )	Yes	<a href="#">species info</a>	Breeding
Blue-winged Warbler ( <i>Vermivora pinus</i> )	Yes	<a href="#">species info</a>	Breeding
Canada Warbler ( <i>Wilsonia canadensis</i> )	Yes	<a href="#">species info</a>	Breeding
Golden-Winged Warbler ( <i>Vermivora chrysoptera</i> )	Yes	<a href="#">species info</a>	Breeding
Kentucky Warbler ( <i>Oporornis formosus</i> )	Yes	<a href="#">species info</a>	Breeding



## Trust Resources List

Least Bittern ( <i>Ixobrychus exilis</i> )	Yes	<a href="#">species info</a>	Breeding
Louisiana Waterthrush ( <i>Parkesia motacilla</i> )	Yes	<a href="#">species info</a>	Breeding
Pied-billed Grebe ( <i>Podilymbus podiceps</i> )	Yes	<a href="#">species info</a>	Breeding
Prairie Warbler ( <i>Dendroica discolor</i> )	Yes	<a href="#">species info</a>	Breeding
Red-headed Woodpecker ( <i>Melanerpes erythrocephalus</i> )	Yes	<a href="#">species info</a>	Breeding
Short-eared Owl ( <i>Asio flammeus</i> )	Yes	<a href="#">species info</a>	Wintering
Wood Thrush ( <i>Hylocichla mustelina</i> )	Yes	<a href="#">species info</a>	Breeding
Worm eating Warbler ( <i>Helmitheros vermivorum</i> )	Yes	<a href="#">species info</a>	Breeding

### ***NWI Wetlands ([USFWS National Wetlands Inventory](#)).***

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

### **Data Limitations, Exclusions and Precautions**

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.



## Trust Resources List

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

**Exclusions** - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Precautions** - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

*IPaC is unable to display wetland information at this time.*



# U.S. Fish and Wildlife Service National Wetlands Inventory

Admin Building

Nov 17, 2014



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

## Riparian

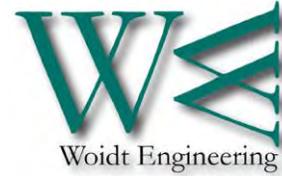
- Herbaceous
- Forested/Shrub

## Riparian Status

- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



December 7th, 2012

Mr. Dan Griffiths, P.E.  
Griffiths Engineering, LLC  
13 South Washington Street, Suite 1  
Binghamton, NY 13903

Re: Owego Elementary Flood Protection

WEC Project: E043.2012

Dear Mr. Griffiths:

I have reviewed Highland Associates 11/30/2012 site plan (copy attached) for the Relocated Owego Central School District Administration Building. I have also reviewed the Digital Flood Insurance Rate Maps (DFIRMS) and Owego Creek Flood Profiles from the 2012 Flood Insurance Study (FIS) for Tioga County. The approximate base flood elevation (1% annual chance flood) at the proposed Administration Building is 818.7+/- . The approximate 500-year (0.2% annual chance flood) water surface elevation is 819.8+/- .

The proposed building finished first floor elevation (820.75) is above both the base flood and the 0.2% annual chance flood elevations. In addition, all associated site work is at or above the base flood elevation of 818.7. As such, I concur that the proposed facility is located outside the special flood hazard area, is in compliance with the Village of Owego Flood ordinances/codes and will not encroach into or displace base flood storage volume as currently designed.

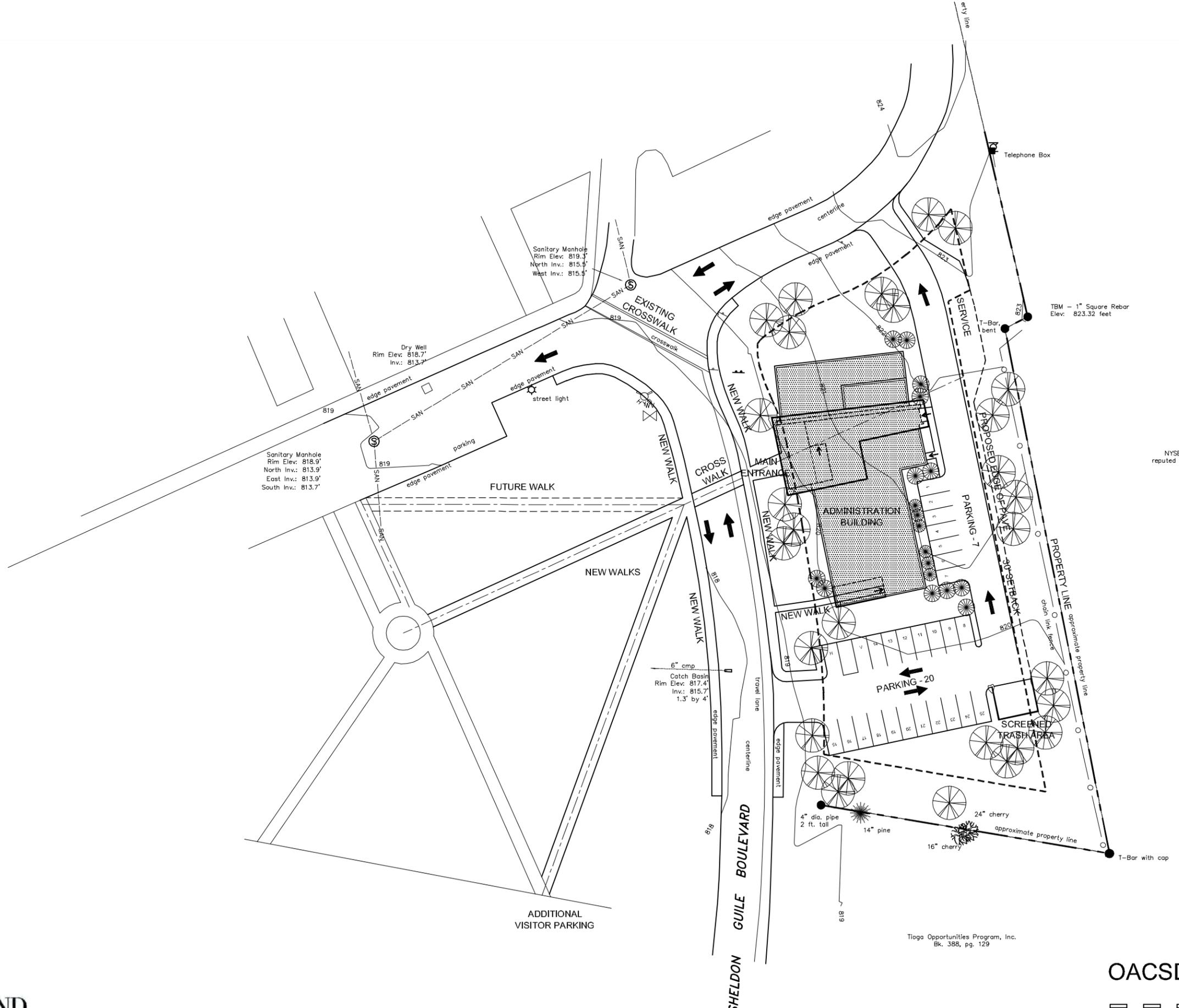
If you have any questions concerning this assessment, please do not hesitate to call.

Sincerely

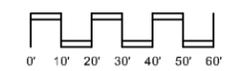
*Charles F. Woidt Jr.*

Charles (Rick) Woidt Jr., P.E., CFM

with attachment



**OACSD ADMINISTRATION FACILITY**  
**Site Plan**



Tioga Opportunities Program, Inc.  
 Bk. 388, pg. 129

NYSEG  
 reputed owner

PROPERTY LINE approximate property line

SCREENED TRASH AREA

PARKING - 20

NEW WALK

SHELDON GUILLE BOULEVARD

NEW WALK

NEW WALK

NEW WALK

NEW WALK

NEW WALK

NEW WALK

NEW WALKS

FUTURE WALK

parking

Dry Well

Sanitary Manhole  
 Rim Elev: 818.9'  
 North Inv.: 813.9'  
 East Inv.: 813.9'  
 South Inv.: 813.7'

Sanitary Manhole  
 Rim Elev: 819.3'  
 North Inv.: 815.5'  
 West Inv.: 815.5'

Telephone Box

TBM - 1" Square Rebar  
 Elev: 823.32 feet

T-Bar with cap

approximate property line

16" cherry

24" cherry

14" pine

4" dia. pipe  
 2 ft. tall

chain link fence

PROPERTY LINE approximate property line

## 5. Cost Estimate

OWEGO APALACHIN CSD  
**CONCEPTUAL ESTIMATES FOR ADMINISTRATIVE BUILDING**

12/24/2012

Component	Repair		Relocate	
	1		2	
Building	1	\$ 449,000	2	\$ 3,004,375
Floodwall	3	\$ 1,659,940		
25% Oh/p of primes omitted from 7/11/12 letter	4	\$ 414,985		
Site Work		\$ 93,469		\$ 93,469
Demolition				\$ 186,938
Total		\$ 2,617,394		\$ 3,284,782

The values represent bare construction cost only with overhead and profit for the primes only.  
 No values represent any soft costs.

1 Value taken from FEMA Project Worksheet # 2000

1 No accounting for code requirements are included - handicap accessibility, energy code, etc.  
 These costs could be calculated if required.

2 Value as calculated \$240.35 times 12500 SF.

2 Basis of \$240.35 derived from Appendix: Attachment 5 Replacement Cost Estimate

2 12,500 SF is used as a likely size outcome of an actual code compliant building - actual may be + / -

3 Flood wall calculations are derived from Appendix: Attachment 6b Floodwall Estimate

4 The correspondence from OACSD to NYSOEM July 11, 2012 erroneously omitted overhead and profit from the estimate for the flood wall work.

It is believed that this estimate, after correcting for overhead and profit, remains low as compared to historic costs for similar structures.

Lourdes Hospital actual cost was approximately \$6,000 per LF with all costs, whereas our estimate is only in the \$3,000 range for hard costs.

Administration Building  
Letter

# Owego Apalachin Central School District

36 Talcott Street – Owego, New York 13827

*Dr. William C. Russell*  
*Superintendent of Schools*

*Phone: (607) 687-6224*  
*Fax: (607) 687-6313*

July 11, 2012

Mr. James Casey  
New York State Office of Emergency Management  
1220 Washington Avenue  
Building 22, Suite 101  
Albany, NY 12226-2251

RE: FEMA DR-4031-NY Owego Apalachin Central School District – PW 2000 Admin Building

Dear Mr. Casey:

This letter outlines and formalizes our request to amend the subject Project Worksheet to accommodate costs associated with floodplain management regulations. We also propose an alternative to the existing repair project for FEMA's consideration, as required by Part 9 Floodplain Management.

FEMA did not include the costs of floodplain compliance at time of the original PW submission as the documentation of substantial damage was not available from the local code enforcement official. These documents are now available and included for review.

The district's architect has evaluated the site for floodplain compliance and has concluded that the most cost-effective method of achieving code compliance with all building and floodplain codes is to erect a new concrete wall around the property. This method is required as the existing loose-laid stone foundations will not withstand the hydrostatic pressures of a flood at the level of protection required.

These measures are eligible under the Public Assistance Program as code requirements and they are submitted for approval by version of the PW. They are separate and distinct from Section 406 Hazard Mitigation funding. They total an additional cost of \$1,659,940. When added to the Part A (of the FEMA CEF) cost estimate for repair the new Part A total for the project becomes: \$2,108,940.

Version 0 Repair :	\$ 449,000
Version 1 Code compliance:	\$ 1,659,940
total part A cost:	\$ 2,108,940
Replacement Cost:	\$ 1,869,385

The district proposes to build a new building on property currently owned by the district at the district's campus located in Owego, NY. The cost of a replacement building \$1,869,385, the cost of demolition (estimated to be 10% of the replacement cost or \$186,938) and the cost of connec-

tion to existing site services (estimated to be 5% of the replacement cost or \$93,469) total \$2,149,792.

The alternative project is \$280,407 greater than the replacement cost – a 15% increase. As the cost to remove this critical facility from the floodplain is 15% greater than the replacement cost, the district concludes this is a “*practicable alternative*” for FEMA’s consideration. FEMA should fund this project as a “*relocation*” project consistent with 44 CFR 206.226 (g) *Relocation* as floodplain regulations under 44 CFR 9.6 *Decision-making processes* require FEMA to fund *practicable alternatives*.

#### 44 CFR 206.226 (g) Relocation

##### (g) *Relocation.*

(1) The Regional Administrator may approve funding for and require restoration of a destroyed facility at a new location when:

- (i) The facility is and will be subject to repetitive heavy damage;
- (ii) The approval is not barred by other provisions of title 44 CFR; and
- (iii) The overall project, including all costs, is cost effective.

- The district concludes that the facility is effectively destroyed as the repair cost exceeds replacement cost as determined by the code enforcement official granting the building permit.
- The district concludes that the facility is and will be subject to repetitive heavy damage. It was destroyed during Tropical Storm Lee and is subject to future damages due to the location within the floodplain.
- The district is unaware of any provision barring relocation.
- The overall project is cost effective. Once demolition costs and the cost of connecting to existing site services are added to the base cost, the relocation cost is likely to be approximately 115% of replacement costs – and the replacement on the current site alternative would leave the facility within the floodplain.

#### 44 CFR § 9.6 Decision-making process

*Step 3. Identify and evaluate practicable alternatives to locating the proposed action in a floodplain or wetland (including alternative sites, actions and the “no action” option) (see § 9.9). If a practicable alternative exists outside the floodplain or wetland FEMA must locate the action at the alternative site.*

- A practicable alternative exists outside the floodplain on land owned by the district. The costs of demolition and new construction of a code-compliant facility are reasonable when compared to the replacement cost.

The basis for our conclusions follows as attachments and is organized as:

1. Floodplain Management Overview

- a. Law
  - b. Regulation
  - c. Policy
  - d. Program Guidance
2. Correspondence from Highland Associates (district architect) to code official
  3. Correspondence from code official to district
  4. Floodplain map demonstrating proposed new location of Admin Building
  5. Replacement cost estimate.
  6. Flood Wall cost estimate.
    - a. Highland Associates design
    - b. Cost estimate

The district requests a relocation project consistent with 44 CFR 206.226 (g) to include relocation of an Administrative Building to be located on the district campus – outside of the floodplain, demolition of the existing facility and connection to existing site services. The total project amount is to be the sum of 1) the “replacement cost” \$1,869,385 2) demolition cost \$186,938, 3) cost of connection to existing site services \$93,469 and 4) soft costs as determined by FEMA’s Cost Estimating Format.

Very truly yours,

A handwritten signature in black ink that reads "William C. Russell". The signature is written in a cursive, flowing style.

William C. Russell, Ph.D.  
Superintendent of Schools