

Owego Apalachin Maintenance and
Storage Building Replacement Project

Appendix D
Subgrantee's Environmental
Evaluation Documentation

PART 9 PACKAGE

6/3/2013

MAINTENANCE 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
Maintenance Building - Monkey Run Site
June 3, 2013

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Public Archaeology Facility Report

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W:_2012\12-369P Owego Maintenance Program\FEMA Submission Monkey Run\0 FEMA Maint Monkey Run Part 9 TOC.doc

Executive Summary

Owego Apalachin Maintenance and Storage Building
Building Replacement Project
May 5, 2013

Purpose

To describe the events that destroyed the Owego Maintenance and Storage Buildings 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 Maintenance and Storage buildings 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.

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 Maintenance and Storage buildings and the practicable alternatives to restoring in the floodplain.

Site Identification

The process used by the district was to identify which sites were available as measured against certain criteria and then evaluate each site according to FEMA evaluation methods to ensure consistency. The district engaged the services of a licensed real estate professional to identify¹ any potential sites. The criteria used to identify potential parcels were:

- Sites available for sale (on the open market) or owned by the district
- 3-5 Acres minimum size
- Within 2 mile radius of the Village of Owego (54 % of students live)
- Outside of any floodplains
- Appropriate zoning

The outcome of the search revealed 8 potential sites for consideration of which only 2 were deemed feasible for development:

1. **Monkey Run:** The site is feasible.
2. **63 Route 96, Owego:** Site is feasible.
3. **Tioga Industrial Park:** Is located on the north side of Corporate Drive just west of the intersection of Corporate Drive and Route 38. A high voltage power transmission line runs east/west down the entire length of the site. It would be difficult if not impossible to carry out a major construction project under high voltage transmission lines. The long term health and safety implications of working in such close proximity to high voltage power lines are also a major negative to consider. The site was judged to be totally unacceptable.
4. **E=mt3 Office Park:** 130 South Side Drive, Owego, NY also referred to as the “434 site” (Route 434 = Southside Drive) was ruled out do to the excessive cost of site leveling (~\$25M).
5. **Upper North Avenue:** Located east of Route 96 and south of Dean Street. Access to the site would be from Dean Street approximately 250 feet East of Route 96. Level road frontage is extremely limited with the bulk of the property being on a hill side. The site is not feasible due to site leveling costs.
6. **13 Glen Mary Drive:** Site is too narrow to accommodate the proposed building layout.

¹ See attachment A – letter from Kevin Besser October 31, 2012

7. **1518 Day Hollow Road:** Site is too narrow to accommodate the proposed building layout. Single level church building currently on site would have to be demolished.
8. **84 Lumber Building:** Although not on Kevin Besser's list the site was analyzed and rejected due to being too narrow to accommodate the proposed building.

Site Evaluation Process

The district evaluated the two feasible sites via a team-approach arriving at consensus. Each site was scored and ranked according to the floodplain management guidelines with the most positive (highest) score revealing the preferred and likely practicable alternative.

The committee consists of the district superintendent, his department heads, and 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 immediately following this executive summary.

The scoring approach:

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

Site Evaluation Conclusions:

Site 1 – Monkey Run

This site is the northern most area of the Owego Campus and consists of an area of baseball diamonds. This site has some unique aspects to consider. It is outside of the floodplain, owned by the district, it is immediately adjacent to a rail line, and it has been designated a site which is eligible for placement on the National Register of Historic Places.

3.5 acres is outside of the floodplain which is highly desirable. The geometric shape that is outside of the floodplain will fit the building footprint and operational areas. Some minor area of the parking areas will be within the 500-year floodplain.

This site was considered and discarded as a potential alternative for the elementary school project. Some of the concerns that made the site impracticable for the elementary school are not applicable to the use of the land for maintenance.

Whereas, the use of an elementary school would have created great costs for sanitary sewer and power to be brought in under the adjacent rail line, the lower demands of the maintenance use can be supplied by extending existing power from the campus and installation of a septic system.

Another concern with proximity of the rail line to the elementary school was the safety risk to students due to the nearby “attractive nuisance” if not the legal sense but the practical sense. This concern does not apply to the maintenance building use as it will not be a routine destination for the student body thereby eliminating likely foot traffic near the rail line.

The historic preservation concerns can be resolved by executing a Phase III recovery plan within the confines of the proposed excavation. This would essentially 'clear' the site for development by extracting the pre-historic artifacts, cataloging the find and then proceeding with construction.

Site 2 – 63 Route 96, Owego

This site is approximately 1 mile away from the Owego Campus, is currently for sale, and was previously used a golf driving range. The business is no longer active on the site.

The developable are of the lot is outside of the floodplain however, some minor area of the parking areas will be within the 500-year floodplain.

Our analysis of this site revealed that while it is a viable site, the cost of development is prohibitive. Site development costs include a) acquisition, b) phase 3 power distribution extension, c) fire suppression, d) fiber optic, e) retaining wall, f) a well and g) state highway improvements.

- Alternative 1: Relocation of the Maintenance and Storage facilities to the **Monkey Run site has been determined to be the most practicable alternative** to rebuilding in the existing floodplain location due to the reasonable cost of site development and because it is owned and therefore, under the direct control of the district.
- Alternative 2: Relocation of the Maintenance and Storage facilities to the **Rt. 96, Owego site has been determined to be impracticable** due to a) the higher site development costs and b) the uncertainty of closing on the property in a timely manner due to likely delays associated with public-property-acquisition compliance.
- Alternative 3: The do-nothing alternative was considered and determined to be an unacceptable alternative as it would not restore the function to the district.

Summary Score Sheet

Alternative	Site / Location	Facility / Project	Environment	Social	Economic	Legal	Total Score	Rank
1	Monkey Run (Owego Campus)	New Facility	9	8	10	4	31	1
2	Route 96 Site	New Facility	9	9	6	4	28	2
3	Do nothing							3



Site 2
Rt. 96

Site 1
Monkey Run

October 31, 2012

Ron Simmons
Simmons Recovery Consulting
Via email

Re: OACSD Site Search

Ron:

As per our discussions we have performed a site search for the relocation of the maintenance building for the school district. The guidelines were outlined as a three to five acre site minimum, within 2 +/- miles of the current location within the Town of Owego, out of the flood zone, and the site having the appropriate zoning.

See sites that match your search criteria in the summary list below:

POTENTIAL SITES					
Name	Location	Acres	Zoning	Public Water / Sewer	NOTES
Tioga Industrial Park	Town of Owego	44	Industrial	Water and Sewer available	Purchase a portion of the site
E=mt³ Office Park	130 Southside Drive, Owego	87	Business / Agriculture	Sewer onsite / Water within 1000' feet	Purchase a portion of the site
Upper North Avenue	North Ave. & Dean, Owego	62.38	Business	Public Water and Sewer in the road	A lot of site work and grade issues needed – viable by purchasing a portion of the site
63 Route 96, Owego	Town of Owego	5.5	Commercial	None present	For sale for \$110,000 – former Driving range
13 Glenmary Drive	Town of Owego	3.2	None	None Present	For sale for \$42,000 – fairly level lot
1518 Day Hollow Road	Town of Owego	3.4	Commercial	Well and septic at Site	For Sale for \$175,000. Currently has a 10,720SF metal building on site

We can explore any of these sites further. Please review and should you have any further questions please feel free to give me a call.

Sincerely,



Kevin Besser, CCIM
Executive Director

Joe Plunkett

From: Kevin Besser <kbesser@pyramidbrokerage.com>
Sent: Monday, November 19, 2012 10:06 AM
To: 'Joe Plunkett'
Cc: 'Christopher Police'; 'Drew Marcinkevich'; 'Don A. Kalina'; 'Ron Simmons'; 'Dr Bill Russell '
Subject: RE: Parcel for Sale at 63 Route 96, Town of Owego

Joe:

I received clarification from the seller. For all 6.75+/- acres the seller is asking \$200,000.

Kevin Besser, CCIM
Executive Director
Pyramid Investment Properties Group
84 Court Street, 3rd floor
Binghamton, NY 13901
T: 607-754-5990
F: 607-754-7826
M: 607-343-5193



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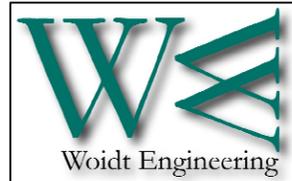
From: Joe Plunkett [<mailto:jplunkett@simmonsrecoveryconsulting.com>]
Sent: Wednesday, November 14, 2012 5:45 PM
To: Kevin Besser
Cc: Christopher Police; Drew Marcinkevich; Don A. Kalina; Ron Simmons; Dr Bill Russell
Subject: Parcel for Sale at 63 Route 96, Town of Owego

Our A&E firm is looking at tax maps and trying to identify specifics around this parcel. They concluded that the parcel dimensions were as shown on the attached sketch. Their preliminary conclusion is we would need the entire parcel as shown in this sketch. The parcel dimensions as indicated on the sketch you sent me will definitely not accommodate our needs. For our feasibility study to continue, I'm going to need immediate confirmation from the owner on the following points:

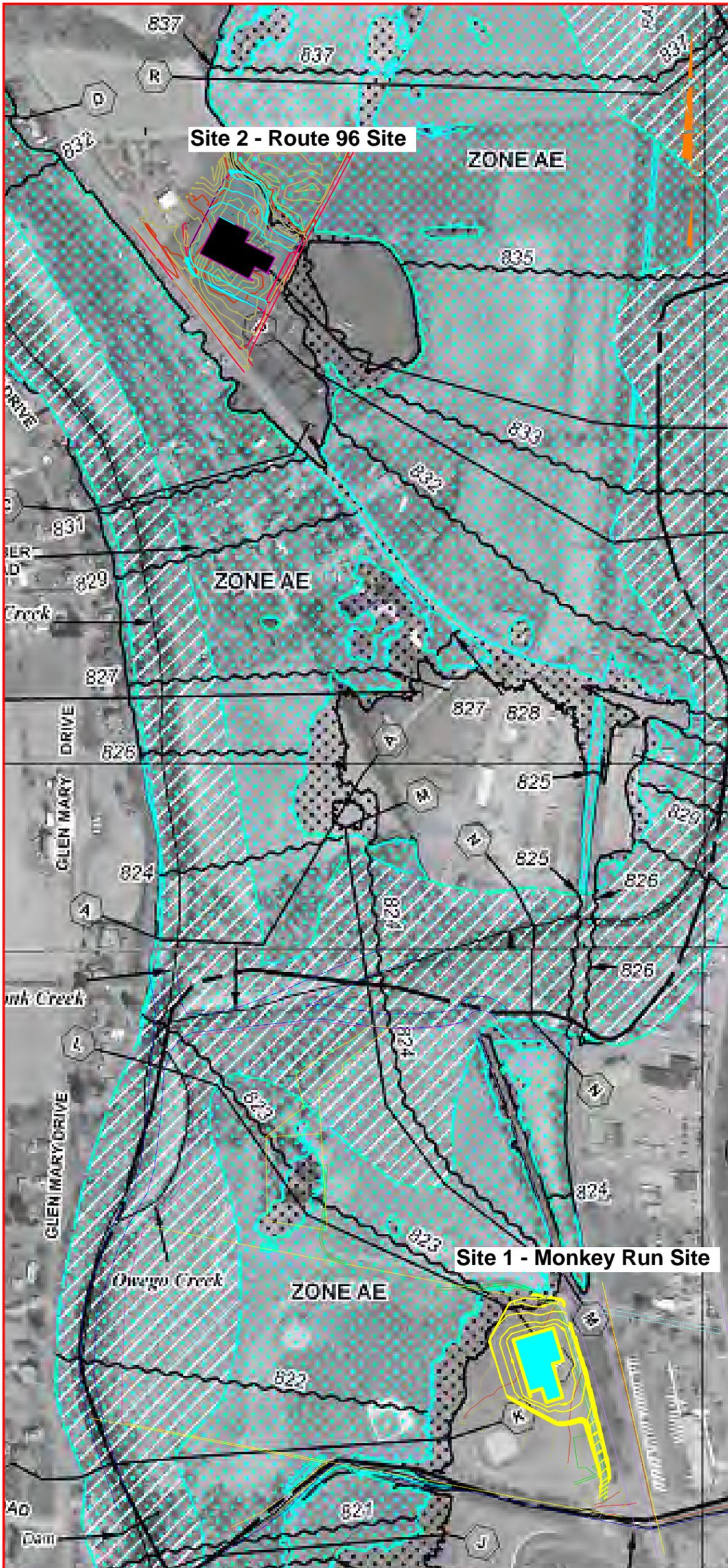
1. Does the seller own the land designated by the yellow lines in the attached sketch?
2. If so, is the full parcel as shown available for sale?
3. What would the price be for the full parcel as shown?
4. We need the owner to provide a tax map or some other definitive dimensioned drawing so we can determine the dimensions and location of the parcel.

Please see if you can get us answers to these questions tomorrow. I will be on off Friday and all of next week. Please send any response to my inquiry to all recipients of this note so they get it in my absence.

Thanks for your help!



41 Chenango Street, Suite 200
 Binghamton, New York 13901
 Telephone: (607) 722-1014
 Fax: (607) 722-1614



Site 2 - Route 96 Site

ZONE AE

ZONE AE

Site 1 - Monkey Run Site

ZONE AE

GRAPHIC SCALE



(IN FEET)
 1 inch = 400 feet

PROJECT TITLE:

**Owego-Apalachin
 Central School District**

**Maintenance Building
 Owego, New York**

**Monkey Run Site
 & NYS Rte. 96 Site
 Floodplain Mapping**

DRAWING TITLE:

DRAWN BY: NPD	CHECKED BY: CFW
DATE: 05/28/2013	PROJECT NO: NY E043.2012
DRAWING NO:	

CAD FILE: PLOT DATE:

HIGHLAND ASSOCIATES

January 29, 2013

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

RE: - **Maintenance Building Area Justification**
Owego Apalachin Central School District

Dear Dr Russell,

Highland Associates has evaluated the existing Maintenance Buildings (Attachment A), located at 75 Elm Street, Owego, NY with regards to current area calculations and how the existing areas relate to current New York State Codes and Regulations.

The two existing Maintenance Buildings total 25,670 square feet and were constructed in 1977 and housed the District's Maintenance Repair and Storage functions. The buildings are 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 25,100 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 and on additional areas required based on the Districts October Program.

Sincerely,

William M. Flynn, AIA
Principal, Highland Associates

W:_2012\12-369P Owego Maintenance Program\FEMA Submission Monkey Run\OACSD MaintBldg Space Allocation Letter 1-29-13.doc

Existing Building Area vs New Required Building Area Justification					
NO.	SPACE	EXISTING BUILDINGS AREA	AS DESIGNED	REQUIRED AREA INCREASE	Justification for Additional Area
	Grounds				
	Welding Bay/Work Bay		3,325		
	Wash Bay		857		
	Open Receiving/Storage Area		In Shared		
	Storage Room		201		
	Total Grounds		4,383		
	Carpentry				
	Carpentry Bay		1,424		
	Storage/Office		206		
	Total Carpentry		1,630		
	HVAC/Electrical				
	HVAC/Electrical Bay/Work		1,660		
	Storage		In Above		
	Total HVAC/Electrical		1,660		
	Custodial				
	Storage Bay		In Shared		
	Total Custodial		0		
	Shared				
	Loading/Receiving Dock/All Storage		9,464		
	Finishing Room		854		
	Work Toilet Room/Shower - M		94		
	Work Toilet Room/Shower - W		92		
	MEP Spaces		2,605		
	Total Shared		13,109		
	Admin				
	Director Office		209		
	Head Mechanic		216		
	Admin Assistant/Reception		195		
	Drawing/Filing Room		237		
	Maintenance/Lunch		344		NYS Requirement for separate lunch area
	Toilet Room - M		143	15	Existing Toilets require accessibility
	Toilet Room - W		149	15	Existing Toilets require accessibility
	Janitor Closet		21		
	Office Supply Stor./IT (Initially w/ Drawings Files)		167		
	Waiting/Conference		213		
	Total Admin		1,894		

NO.	SPACE	EXISTING BUILDINGS AREA	AS DESIGNED	REQUIRED AREA INCREASE	Justification for Additional Area
	Public Toilet Rooms				
	Women's		0		
	Men's		0		
	Total Toilet Room		0		
	Additional Areas Required				
	Exterior Insulation on Existing Buildings			470	Energy Codes
		EXISTING BUILDINGS AREA	AS DESIGNED AREA	JUSTIFIED AREA	
	Total Building Net Area		22,676		
	Structural and Non Assignable Area		2,424		
	Total Building Gross Area*	25,760	25,100		
	Existing Building Gross Area	25,760			
	Required Area Increase - Codes, Mandates, District Program	500			
	Total Justified Building Area	26,260			The As Designed Building Area is 1,160 sf Under the Justified Building Area
	* Note that the breakout of spaces in the existing facilities overlaps functions across two buildings. Program was developed with separate functions within one building.				

MAINTENANCE 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.

Existing Maintenance Building and NYSED Interpretation of Level of Required Alterations

The existing Maintenance Building is a 16,872 SF (including Mezzanines) Type IIB non-combustible structure S-1 Storage-Moderate Hazard facility. The Storage Building is Type IIIB non-combustible structure S-1 Storage-Moderate Hazard facility.

As designated by the New York State Educational Department, see below, the reconstruction of the “substantially damaged” Maintenance Buildings 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 Maintenance Buildings. Therefore, the evaluation of the replacement of the existing Maintenance Buildings 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 presently accessible.
- 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. Officially 1 story with mezzanines, not applicable.
- Rated Egress and Dead End Corridors – 705.5 and 705.6 – Egress is acceptable, no additional work required.
- 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

- Separate Lunch Area for Staff –

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: - 2
 Proposed Number of Rooms: - 2
 Existing Area: - 98 sf
 Proposed Area: - 128 sf
 Difference: - 30 sf
 Reason for increase: - Accessibility, Existing Toilet Rooms are single fixture rooms and are not accessible. Additional area is required to provide for accessibility per ADA Guidelines.

Exterior Envelope

Existing Exterior Insulation: - No
 Proposed Exterior Insulation: - Yes
 Existing Area: - 0 sf
 Proposed Area: - 470 sf
 Difference: - 470 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 buildings would yield an additional 470 sf of required building floor space.

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

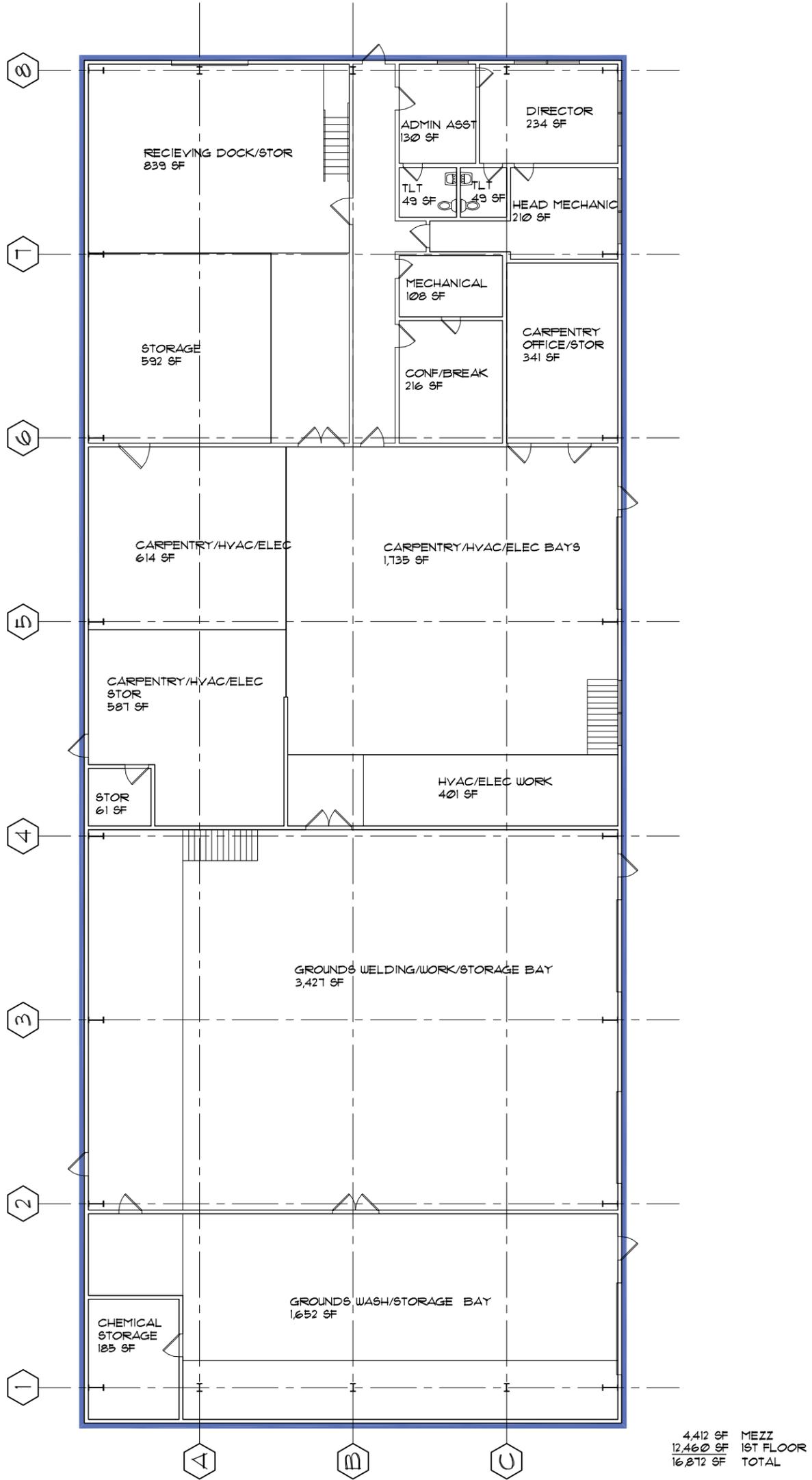
Maintenance/Lunch Room

Existing Number of Rooms: 0
 Proposed Number of Rooms: 1
 Existing Area: 0 sf
 Proposed Area: 344 sf
 Difference: 344 sf
 Reason for increase: NYS regulations require that staff have a separate lunch area

Additional Area Requirements Space Summary

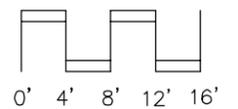
The above justifications will give the following resultant Gross Building Area for the New Maintenance Building.

16,874	sf	Total Existing Gross Maintenance Building Area
8,888	sf	Total Existing Gross Storage Building Area
1,504	sf	Total Justified Additional Gross Building Area
26,604	sf	Total Justified Gross Building Area
25,100	sf	Total As Designed Area



- MAIN BUILDING FIRST FLOOR
- MAIN BUILDING SECOND FLOOR
- ADJACENT BUILDING FIRST FLOOR
- ADJACENT BUILDING SECOND FLOOR

MAINTENANCE BUILDING
EXISTING FIRST FLOOR



**Owego-Apalachin
Central School
District**

TITLE:
MAINTENANCE

DRAWN BY:

CHECKED BY:

DATE:

9/26/2012

PROJECT NO.

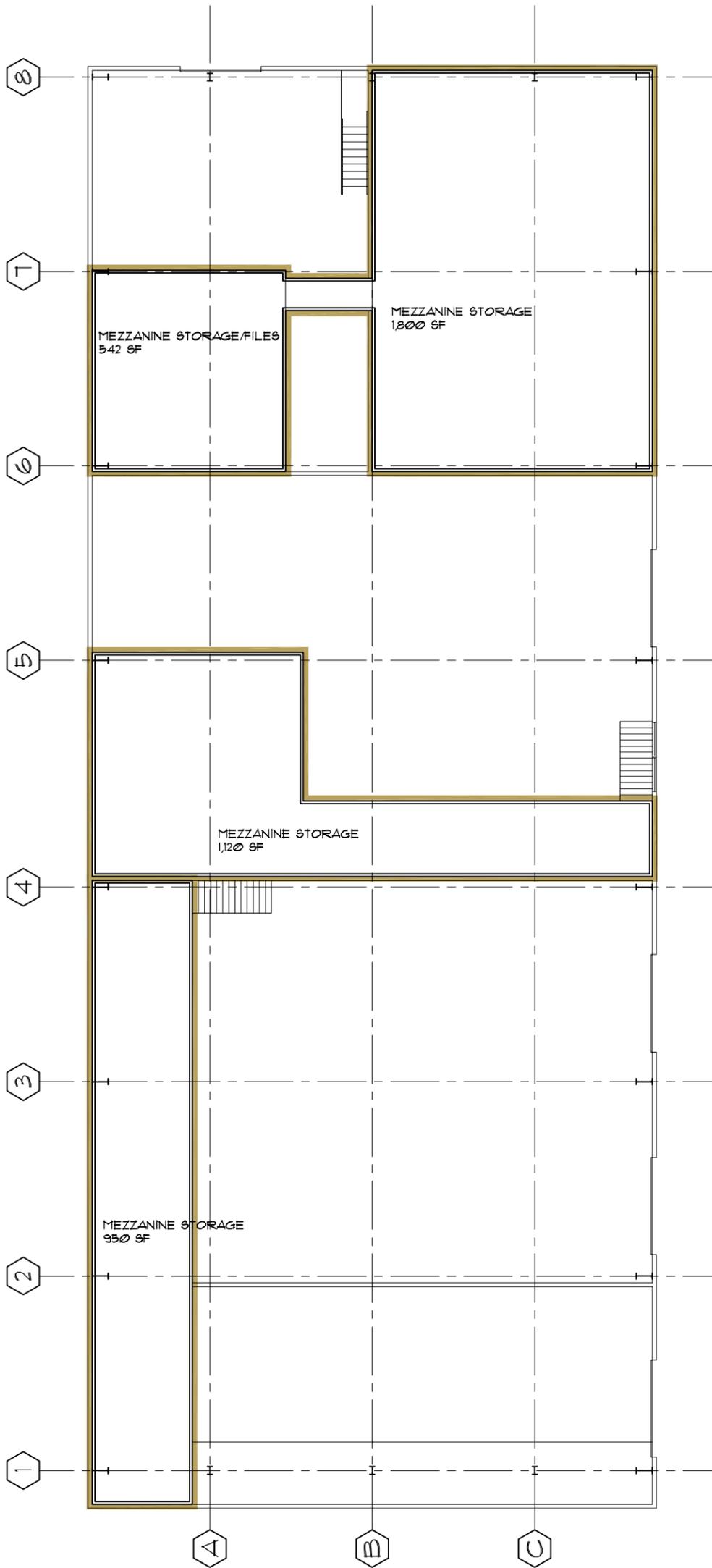
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Interior Design www.HighlandAssociates.com

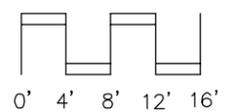
SK. NO.

MAINT-1



- MAIN BUILDING FIRST FLOOR
- MAIN BUILDING SECOND FLOOR
- ADJACENT BUILDING FIRST FLOOR
- ADJACENT BUILDING SECOND FLOOR

MAINTENANCE BUILDING
EXISTING MEZZANINE FLOOR



**Owego-Apalachin
Central School
District**

TITLE:
MAINTENANCE

DRAWN BY:

CHECKED BY:

DATE:

9/26/2012

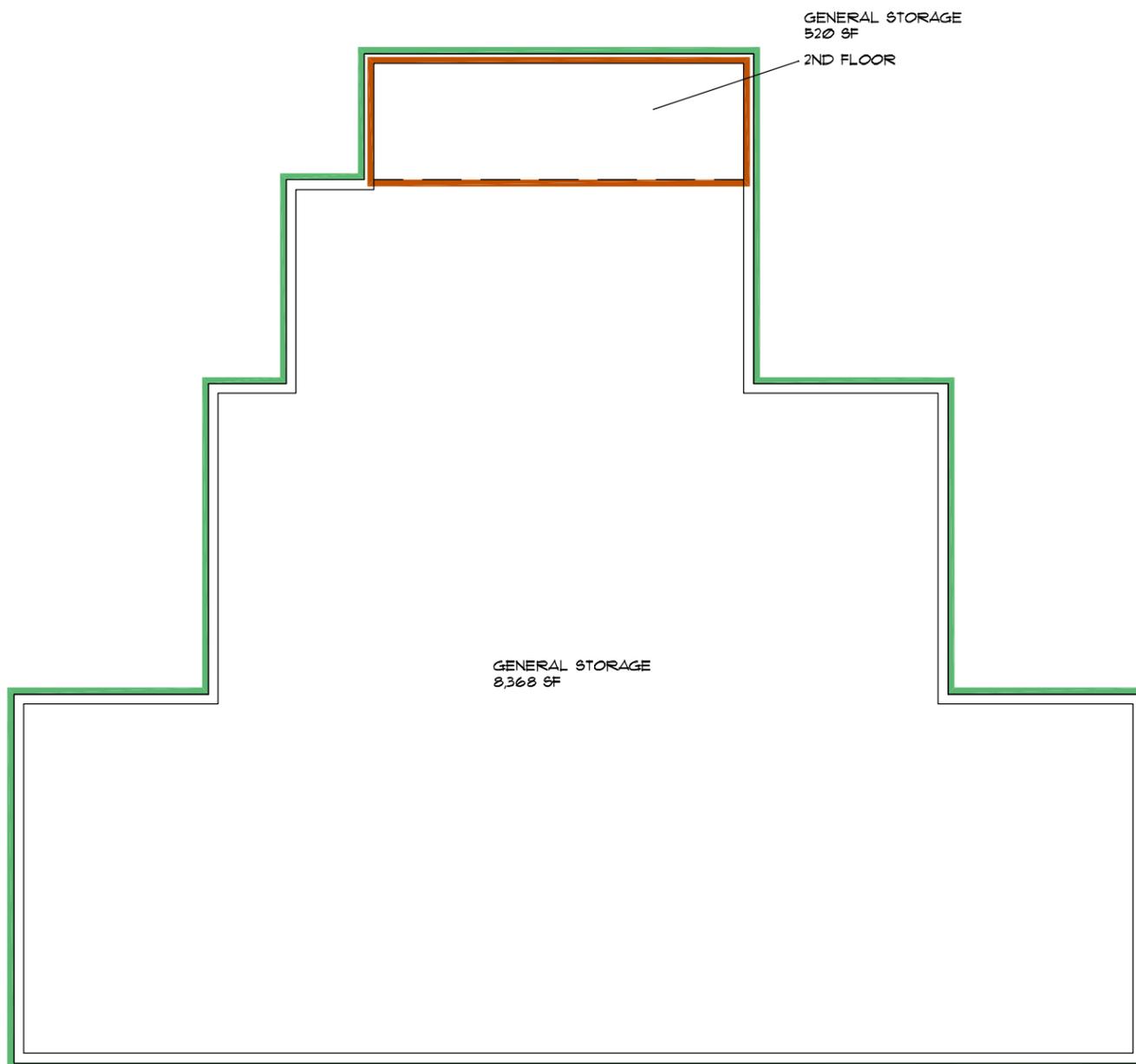
PROJECT NO.

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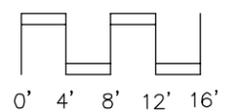
SK. NO. **MAINT-2**



MAINTENANCE STORAGE BUILDING
EXISTING FIRST AND SECOND FLOOR

520 SF 2ND FLOOR
8,368 SF 1ST FLOOR
8,888 SF TOTAL

- MAIN BUILDING FIRST FLOOR
- MAIN BUILDING SECOND FLOOR
- ADJACENT BUILDING FIRST FLOOR
- ADJACENT BUILDING SECOND FLOOR



**Owego-Apalachin
Central School
District**

TITLE:
MAINTENANCE

DRAWN BY:

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