

## A Note from Administration.....

Change is necessary. Change is good. Last year brought many changes to JMOA Engineering as Steve Spangler and I stepped into the official roles as Principals of the firm. This year, JMOA clients are seeing the implementation of changes we are making by pooling our talents to provide the best service in the industry.

Change is also evident in the types of projects we are managing. Last summer we completed the Lake Success Village Hall and Community Building, which includes an upscale golf clubhouse and catering facility. The Westchester County Correctional Facility expansion is in the final phase of work and our portfolio of library projects is increasing. We continue to serve public school clients in both construction management and facilities management. We are proud to say that we were recently awarded a school construction contract that could be the largest bond referendum in JMOA history.

Our Long Island office has moved to a new location. Relocating to Hauppauge into larger, more efficient space in a convenient central location allows us to be closer to our project sites and serve our clients better.

Finally, the continued aggressive marketing of our new Facilities Management division has resulted in the award of a large contract to assess the building conditions of several, diverse properties owned by the County of Westchester. This division is also expanding into healthcare and, of course, continues to service, and re-service, our educational clients by completing annual visual inspections, facility report cards and five year plans.

After a record turnout at our end-of-the-year party, the stage has been set for an exciting year ahead for the entire Savin Group. We look forward to continuing to provide services to our clients and we wish all of you – current, past, and future clients, friends and neighbors - success on all of your ventures.

*Mr. Schiller's professional experience at JMOA is diverse and spans his entire professional career. His current role as Principal includes overseeing the operations of JMOA's Long Island office and projects. Mr. Schiller has also held positions as Senior Estimator and Vice President of Operations. His cost estimating experience spans projects ranging from thousands to hundreds of millions of dollars. JMOA's success in such projects as the Croton Land Fill (\$35 million) and the Westchester County Courthouse (\$70 million) has been attributed to Mr. Schiller's experience in quantity takeoffs and detailed construction cost estimates.*

## LEAD ARTICLE

### THE SKY IS THE LIMIT: BUILDING UP

For many school districts that are facing growing enrollments or lack the space to house programs necessary to achieve the state's mandates, the need for constructing new buildings and additions continues to be the solution. But what happens when the existing properties are at capacity or there is no new land available. Fortunately, the school district does own the space above their existing facilities and in most cases, adding a second (or third) floor is a relatively simple solution to the problem. Engineers can design additions that have no reliance on the structure below them for support. An existing building that was designed for future upward expansion makes the construction less intrusive.

In the first situation, exterior columns are installed against the façade of the existing structure with independent footings. Structural beams span the old roof with one or more center columns introduced through the old building, through the slab on grade, to virgin soil where new footings and columns are installed. The existing exterior façade can be extended upward, or if not in the same plane, a new façade can begin on the new structure.

The difficulty in this project is maintaining a watertight structure due to the penetrations into the old roof that are necessary. The exterior cavity must also be protected if it will be opened up to extend the façade. To successfully pull this off with the least impact on the educational program, timing is essential. The work on the new exterior footings and columns can be done in the Spring while materials are being ordered. Once school ends in June, the interior columns can be installed and the entire steel structure is then erected. Because the goal is to have the shell, the slab and a temporary roof installed before school resumes in September, once the deck has been installed, the slab must be installed and the exterior walls must be built quickly. Any "breakthrough" work such as for connecting corridors, stairs and elevators needs to be completed over the summer as well. Work can resume only when the safety of the occupants is assured.

Brickwork and other exterior activities should be done after school hours. Interior framing, piping, electrical and HVAC work can proceed as normal and within a few months, additional square footage appears without reducing play areas or parking lots. JMOA has completed projects with this type of construction in both the Chappaqua and Lindenhurst school districts.

If the structure was designed for upward expansion, as they were in the Freeport school district, the construction is simplified involving the removal of the roof, extension of steel columns or masonry bearing walls, and the installation of a new roof.



When future expansion is planned, the installation of the old roof deck is usually a flat roof of concrete, as this is intended to become the slab for the next level. With these construction techniques available, the options available for expanding your learning environments to meet the needs of your community and New York State educational mandates are limitless.

## FEATURED ARTICLES

### **BOND REFERENDA SUCCESSFULLY COMPLETED**

The summer of 2002 was a time of endings and new beginnings for several school districts as construction projects were completed and district personnel moved into new spaces. Construction projects were completed at:

*E.M. Baker Elementary School, Great Neck, NY.* The additions and renovations completed at this school represent the last projects that were a part of the \$26 million bond referendum for the Great Neck UFSD.

*Glen Head Elementary School, North Shore, NY.* The additions and renovations at this school wrap up the \$30 million bond referendum for North Shore CSD that included the rebuilding of Sea Cliff Elementary School.

*Manhasset UFSD, Manhasset, NY.* Earlier in 2002 work was completed on their \$21.5 million capital bond project. The construction, which lasted 3-4 years, included prominent projects such as the award-winning design of the Munsey Park Elementary School classroom and auditorium additions. Leftover funds are being considered for a variety of projects.

*Blind Brook Union Free School District, Rye, NY.* Building projects completed in late August at the Blind Brook-Rye UFSD included both additions and renovations. New construction at the Middle School/High School included a Middle School classroom wing consisting of eleven classrooms, science labs, an art room, home and careers classroom, a technology lab, and administrative spaces; a new gymnasium; a new 500-seat auditorium; and expanded cafeteria space.

A redesigned lobby; library and cafeteria, Main Office and Nurse's Suite; and renovations of chemistry, physics and computer labs and existing classroom spaces completed the \$16 million capital improvements building project.

*New Rochelle City School District, New Rochelle, NY.* December 2002 marked the completion of building projects that were a part of the district's 1998, \$38.6 million bond referendum. Projects included three additions at the Isaac E. Young Middle School that provided a total of twenty-three teaching spaces, state-of-the-art science labs, music and art rooms, two computer labs and expanded cafeteria and gymnasium spaces; renovations and upgrades to athletic fields at four schools and technology upgrades district wide; a two-story, fourteen classroom addition at Columbus Elementary School; a three-story addition and one-story kindergarten wing at Trinity Elementary School; and infrastructure upgrades at Davis and Barnard Elementary Schools.

## FEATURED ARTICLES

### SYRACUSE CITY SCHOOL DISTRICT MAKES GRADE

Congratulations to the City of Syracuse Public Schools on receiving straight A's on the Commissioner of Education's recent *Regulation 155* compliance audit!

The first school district to be randomly audited was found to be in compliance with all regulations enacted in 2000. This includes: *Building Condition Surveys, Annual Visual Inspections, a Five-Year Capital Facilities Plan* updated annually, *Facilities Report Cards, Building Inventories, a Monitoring System, a comprehensive Maintenance Plan* for all major building systems, a comprehensive *Long-Range Plan* for all educational facilities, *Safety Standards*, and the establishment and involvement of a *Health & Safety Committee*.

***Are you prepared? JMOA can help to assure that you don't "fail" to maintain compliance with these regulations. If you forgot any of the important SED due dates listed below, contact Ivan Carrasquillo, Facilities Management Division at 914-769-3200 ext. 244 – we can help you turn that failing grade into an A+.***

#### Regulation 155 Compliance Checklist

- √ **Annual Visual Inspection for 2002:** To be conducted by: 11/15/2002
- √ **Annual Visual Inspection for 2002:** To be submitted to SED by: 1/15/2003
- √ **Facilities Report Cards:** To be prepared for review at a public meeting: Jan. 2003
- √ **Five-Year Capital Facilities Plan:** To be updated: Prior to July 1, 2003

JMOA can also assist with Monitoring Systems, Maintenance Plans, Long-Range Plans, Building Inventories, and Health & Safety Committee requirements.

## Noteworthy

**CHANGE ORDERS** - Beginning September 1, 2002, all change orders must be sent to the New York State Education Department accompanied by a new form that must be completed by the school district or the district's architect. SED may reject change orders that they deem to be added scope since the work was not approved prior to bidding. General explanations such as "per Owner's request" are not acceptable. The added scope must be directly related to the previously approved scope of work. If the work was included on the approved drawings as alternates, they can be awarded later as change orders. Typical field condition change orders are also acceptable, however, there must be a detailed explanation and any sketches that are used to estimate the cost of the work must be attached to the form. Additional information and a copy of the form can be found by visiting the following website:

[http://unix32.nysed.gov:9210/facplan/forms/change\\_order\\_certification\\_071702.PDF](http://unix32.nysed.gov:9210/facplan/forms/change_order_certification_071702.PDF)

## Noteworthy

**INTERNATIONAL BUILDING CODE** – As of January 1, 2003, all projects must be designed according to the International Building Code including the New York enhancements (known as “The Building Code of New York State”). Changes include exiting requirements, fire code revisions and energy compliance.

**MINIMUM TEMPERATURE IN SCHOOLS** – Effective January 1, 2003, indoor occupiable spaces must be supplied with heat from **September 15<sup>th</sup>** through May 31<sup>st</sup>. Previously schools were required to provide heat beginning October 15<sup>th</sup>. This change in mandated operating requirements also requires that a temperature of not less than 65°F be maintained during the period the spaces are occupied. Gymnasiums and vigorous physical activities areas, coolers and/or freezers are exempt.

**CCA LUMBER** – Beginning March 15, 2003, public agencies (including school districts) may no longer use CCA-treated lumber for the construction of playgrounds. For more information visit the SED website or go directly to:

[http://unix32.nysed.gov:9210/facplan/Laws&Regs/CCA\\_letter\\_2002.html](http://unix32.nysed.gov:9210/facplan/Laws&Regs/CCA_letter_2002.html)

**MOLD IN SCHOOL FACILITIES** – Mold problems are surfacing at an alarming rate. Communities are becoming more aware of, and vulnerable, to mold-related problems. Some schools have been faced with major repair expenses and even evacuation of areas where mold has been detected. Public school design, construction and construction management professionals, and facilities staff must recognize and address potential mold situations before problems develop.

*JMOA has taken a proactive approach to this growing problem. Our field personnel and staff have been trained on identifying mold, common sources of mold found in schools, basic mold cleanup, and preventive measures to reduce mold growth. If you need assistance on how to reduce or prevent mold growth in your schools, please contact us.*

## FACILITY OF THE MONTH

### VILLAGE OF LAKE SUCCESS OPENS NEW VILLAGE HALL & COMMUNITY BUILDING



Residents of the Village of Lake Success are enjoying the fitness center, restaurant and catering facility in their new \$8.5 million Community Building and Village Hall located on Lakeville Road in Lake Success, New York. Lake Success, situated just east of the Queens-Nassau border on Long Island's north shore, is a small but prestigious community that was once the headquarters of the United Nations.

The construction began in April 2001 with the demolition of almost the entire Vanderbilt Mansion and was completed within fifteen months. The original home built in the 1920's remains having been refurbished inside and out. The new building construction consists of concrete foundations, metal stud exterior walls with EIFS (exterior insulation finish system) and GFRC panels, and asphalt shingle and EPDM roofs.

The lobby and reception area is finished with wood trim and crown moldings. The wood panels that adorn the walls were the original lockers installed in 1940. Marble tile floors covered with lavish rugs, couches, tables and lamps and the refurbished gold-leafed "Egyptian" table that greeted visitors in the old building complete the décor. Most rooms, including the corridors and the banquet room are wallpapered.



The banquet room, designed to accommodate 250 guests is carpeted and adorned in wood trim and crown molding. There are extensive windows overlooking the lake and a 1,800 square foot bluestone terrace. A folding partition can be opened to accommodate smaller parties or for hosting two events simultaneously. A full service kitchen, restaurant, and bar complete the first floor of the community center portion of the building.



Replacing the old golf course clubhouse, the lower level includes a fitness center where private trainers use state-of-the-art equipment, an attendant area for golfers, steam and sauna rooms, and men and women's locker rooms. Locker rooms include full and half height mahogany lockers with shelving, a mirror and a safe provided in each; fluorescent cove lights installed above the lockers; carpeted benches; grooming stations for men and make-up stations for women. Both locker rooms have a steam and sauna with showers, granite counters and lounge areas complete with televisions, sofas and chairs.



The second floor, which previously housed the locker rooms and attendant's station, was converted to a caretaker's apartment, bridal suite and caterer's office.

With the contracts awarded \$500,000 under budget, the Village was able to enhance the facility with bluestone pavers on the terraces, a larger parking lot, added moldings and upgraded wall finishes and lockers.

The first event held at the building was a charity golf outing, benefiting the New York City Firemen's Children and Widows Fund on July 15, 2002. New York City Mayor Michael Bloomberg and actors Dennis Quaid and Jerry Orbach attended the celebrity fundraiser. Mayor Robert Bernstein hosted the official dedication ceremony, held on July 21st. An estimated 575 guests that included officials from neighboring towns and villages, and the school district were in attendance as well as representatives from county government, who gave congratulatory speeches and presented the Village trustees with inscribed plaques on behalf of their offices.



## KIDSPEAK

"To those of us faced with the challenge of managing the construction of a new school building on an empty lot, the headaches and frustration never seem to end until we see the facial expressions of the end users: The Little Ones with the Wooooooooooooow, Terrific, Oh my God.

The New Visions School of Exploration and Discovery welcomed its students on January 6, 2003 despite some major hurdles along the way. Although each worker, trade contractors, had divergent responsibilities towards the completion of the project, the goal was clear in terms of embracing the reactions each student and faculty member expressed upon entering the building for the very first time.

From a modern millennium schoolhouse, internet ready, fully sprinklered, and energy efficient building, the students are now enjoying the maximum comfort necessary to excel and become successful in their respective grades. Measuring these smiling and satisfied faces against the hardship faced during construction makes it all worth every ounce of effort. The words of appreciation from these students and their parents are something that we shall carry with us for the remainder of our years as Construction Professionals.

Such a "winning combination" of an accident free project, within budget, in record time despite the illegal boycotts, pickets, and the effects of 911, is something to be proud of. We, at SAVIN/JMOA, are glad to have had the opportunity to be part of the project, and also appreciate the collaborative work by all involved in completing the work.

Congratulations to the Freeport Community"

**WOW!**

