File: FBC-R

Prioritization of Facility Improvements

**Priority Group 1 - Critical Projects**

This group includes those projects that are deemed to be of utmost importance. For

this reason, projects in this group need to be accomplished as soon as feasible and preferably within a year, subject to the availability of funds. The following are the types of projects that are included in priority Group 1.

1. Projects involving health and safety (water supply that may become

contaminated, poor traffic patterns that endanger safety, potential structural

failures, installation of emergency systems, etc.)

2. Projects mandated by law (Americans with Disabilities Act, EPA regulations,

state/local health department regulations, code revisions, etc.)

3. Projects necessary to avoid a building or facility being temporarily closed

(leaking boiler, cracked combustion chamber in a furnace, etc.)

4. Projects that are necessary to prevent other damage to a building or site

(extensive roof leaks that can cause interior damage, severe erosion along

foundations and footings, etc.)

5. Projects which retard deterioration or which will cause an inordinate increase in

scope or cost if delayed beyond one year (roof deterioration that will impact

other building components such as deck, insulation, electrical, flooring, wall

finishes, if not corrected, extensive deterioration in pavement that could

adversely affect subgrade conditions or that creates a safety hazard if not

repaired, etc.)

**Priority Group 2 - Necessary Projects**

This group includes those projects that are essential to support the facilities' mission and purpose. Although they are important in nature, they are not as critical and urgent as those projects in Group 1. Group 2 projects should be accomplished within the next five years, subject to availability of funds. Examples include:

1. Necessary preventative repairs and improvements to maintain the integrity of

and keep in operation a building or facility (replacement of equipment and

systems that have served their useful life, including boilers, electrical panels,

roofs, floor replacement, pavement overlay, etc.)

2. Projects which provide operational efficiencies and economies (energy

conservation projects, pavement sealing/overlays, ditch water irrigation

systems, HVAC control automation and automated irrigation systems, and

projects that provide a substantial cost avoidance or return on investment)

A large number of capital improvement needs are usually identified as Group 2

priorities. Therefore this priority group is divided into sub-groups as follows:

**Priority Group 2A**

Necessary repairs and improvements to maintain the safety and integrity of

the building and avoid imminent failure of a building system that would cause

the facility to be shut down and/or result in a substantial loss (roof

replacement, boiler replacement, heating pipe and domestic water pipe

replacement, etc.)

**Priority Group 2B**

Necessary maintenance or repairs to maintain the site facilities (pavement,

drainage and other projects which provide operational efficiencies and

economies)

**Priority Group 3 - Deferrable Necessary Projects**

Projects in this group are identical to those in Group 2 except they may be deferred

beyond five years.

**Priority Group 4 - Desirable Projects**

Desirable projects are those that improve the environmental qualities of a building or site above adopted BOCES standards (installation of plantings and shrubs, carpet

replacement for esthetic reasons, etc.)

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