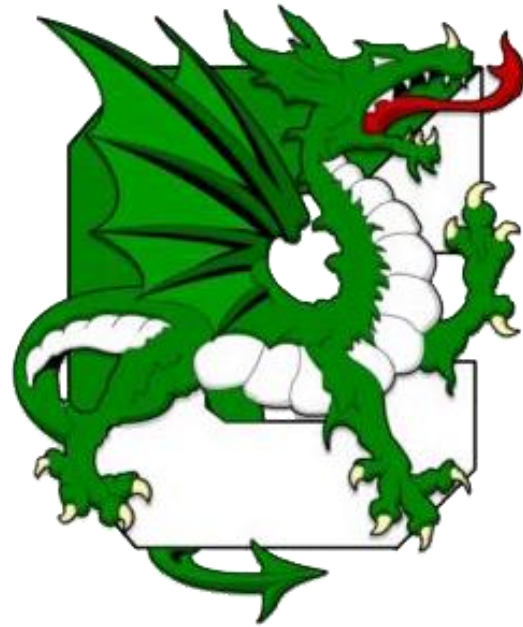
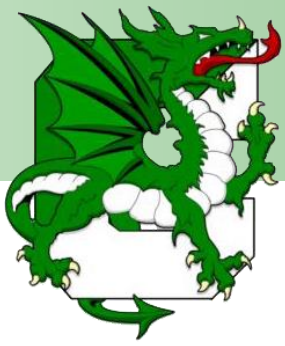


# CORNWALL CENTRAL SCHOOL DISTRICT

## CAPITAL PROJECT UPDATE TO THE FACILITIES COMMITTEE

March 31, 2025

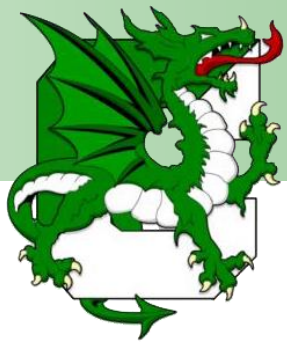




# Agenda

1. Construction Update – Phases 1-2-3
2. MS Classroom L235 Conversion
3. Building Condition Survey
4. 2025 Pre-Referendum:
  1. MS Kitchen / Cafeteria
  2. MS Drop-off Loop
  3. HS Stadium Restrooms
  4. Timeline
  5. Next Steps
5. Q&A





## Construction Updates – Phase 2

The project is on time and within budget.

- The locker room renovation is substantially complete and currently going through the punch list review/closeout.
- The gym (MS) mechanical system ductwork is schedule for final installation the week of 4/14/25.
- The High School lobby mechanical is scheduled for the Summer 2025.

**Coach's / PE Office's Restroom**



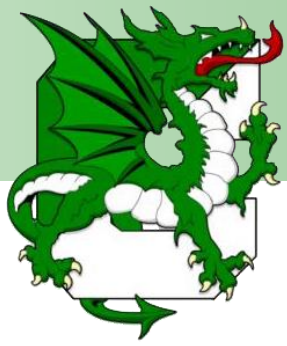
**Locker Room Exit to Hallway**



**Hallway Entry to Coach's / PE Office**







## Construction Updates – Phase 2

**Boy's Locker Room Showers**



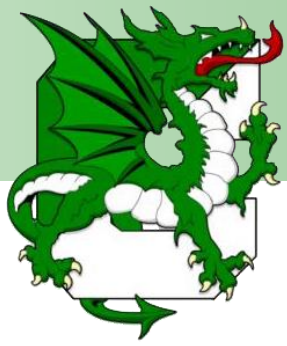
**Boy's Locker Room Restroom**



**Coach's / PE Office Restroom**







## Construction Updates – Phase 2

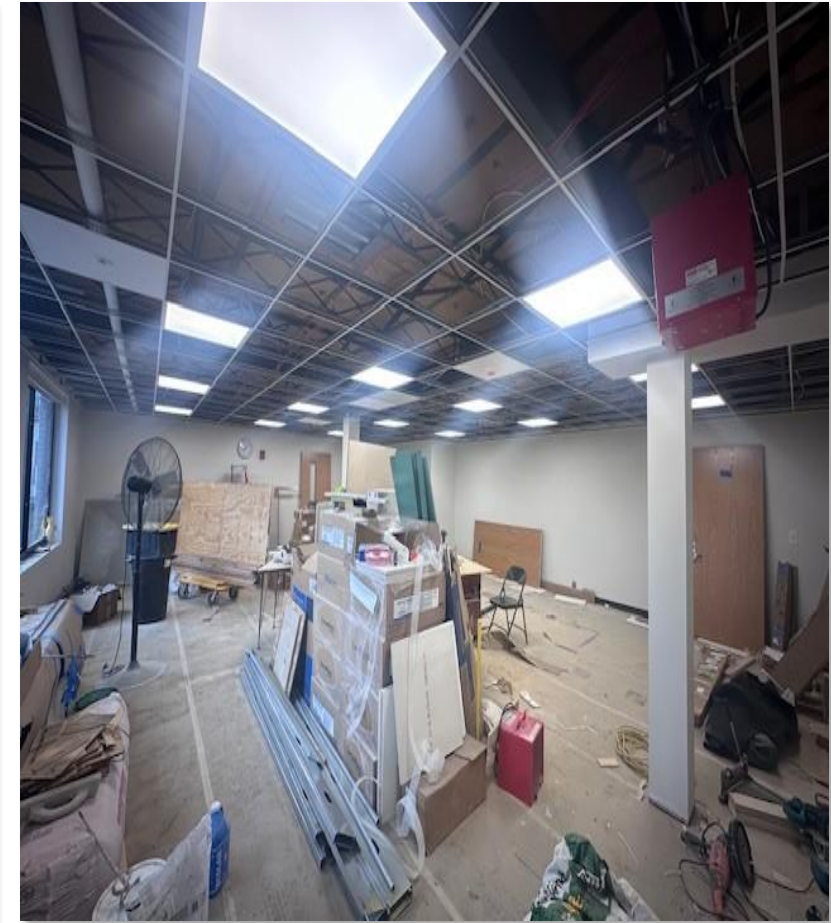
**Boy's Locker Room**



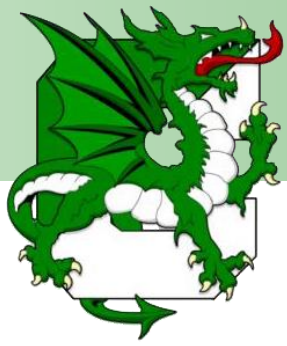
**Girl's Locker Room**



**Classroom L235 (on hold)**







# Construction Updates – Phase 2

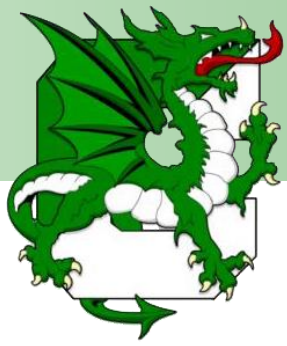
The project is on time and within budget.

- The bleachers, press box and field lights are substantially complete.
- The underground utilities are nearing completion
- The field is currently being prepared for the track drain and bas stone installation.

## New Athletic Stadium View from Press Box / Bleachers

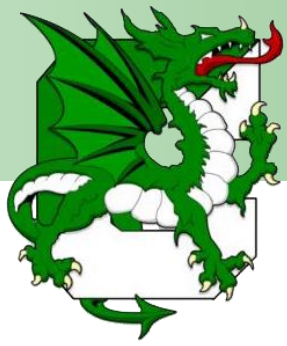




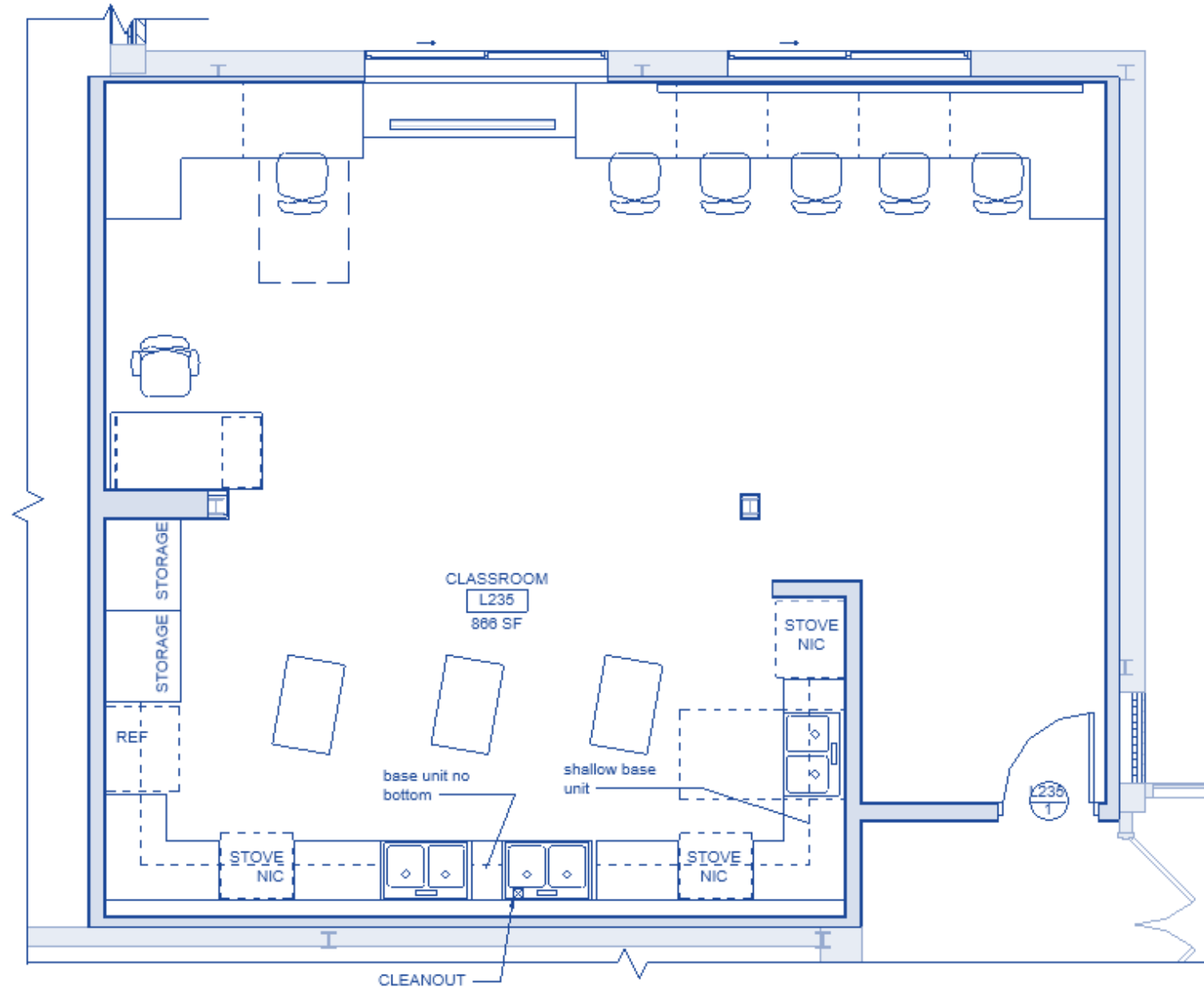


## Construction Updates – Phase 3

- General – Contractors are coordinating for the upcoming Spring break and Summer construction schedules.
- COH:
  - Abatement of window caulk is scheduled for week of 4/14/25.
  - Windows are being manufactured. Expected delivery mid-June 2025.
- CES – Parking lot renovation is scheduled to start 6/30/25.
- MS – Paving work and corridor exterior wall work may be on hold due to the new referendum discussions.



## Phase 2 – MS Classroom L235 Conversion







# Building Condition Survey – Preliminary Findings

## Cornwall Central Middle School Total: \$1,070,000

1. Concrete Replacement: Concrete walks along front bus loop need replacement due to cracking and heaving. \$400,000
2. Rebuild Deck at Cafeteria Floor: Rebuild floor deck and joists below cafeteria floor. \$80,000
3. Replace roof at classroom D-Wing. \$550,000
4. Improve interior to address water penetration. Add French drains and sump pumps in "B" and "C" wings (total of 4 systems). \$40,000

## Cornwall Central High School Total: \$1,220,000

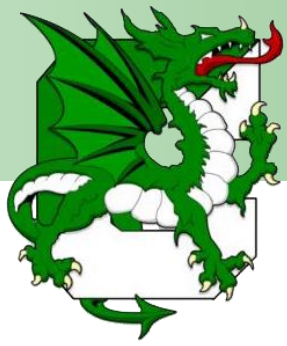
1. Repair Amphitheater: Courtyard has settling brick pavers that need to be removed and replaced. \$200,000
2. Replace Translucent Panel System ("Kalwall"), which is at the end of its useful life. \$305,000
3. Replace the existing PA system including head end, speakers and associated wiring. Replace existing clock system with wireless GPS system, including the master clock, all secondary clocks and all wiring. \$625,000
4. Replace 18 locker room showers that are reportedly leaking into the walls, including wall repair. \$90,000

## Cornwall Elementary School Total: \$314,000

1. Install fire-rated doors. Replace cafeteria and stairwell doors with fire rated doors. Replace approximately 8 pairs and 1 single set of doors at stairwells, 1 single door at stairwells, And 2 corridor doors at cafeteria. \$254,000
2. Replace metal liner flue. Chimney flue leaks, corroding chimney. Replace metal liner flue, from boilers to top of chimney. \$60,000

## Willow Ave. Elementary School Total: \$660,000

1. Replace existing gym flooring. Ongoing moisture issues. Recommend further investigation into site drainage to determine underlying cause of moisture. Cost estimate includes replacement of sub-floor, wood joists, and pedestals. \$300,000
2. Replace metal liner flue. Chimney flue leaks, corroding chimney. Replace metal liner flue, from boilers to top of chimney. \$60,000
3. Replace the existing 1200A 208/120V switchgear in kind. Replace secondary feeders from utility transformer to switchgear. Coordinate with utility company on replacement of utility transformer. \$300,000



# Building Condition Survey – Preliminary Findings

## **Cornwall-On-Hudson ES** **Total: \$100,000**

1. Upgrade PA System: Replace the existing PA system including head-end, speakers / devices, and associated wiring. \$100,000

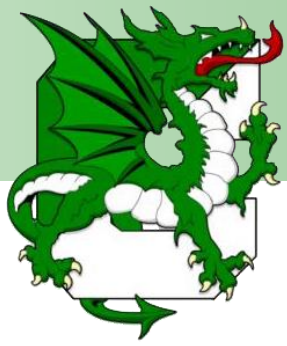
## **Central Administration Office** **Total: \$510,000**

1. Retaining wall to be removed and replaced with cast-in-place retaining wall. Masonry steps to be replaced with cast-in-place steps. \$100,000
2. Replace Heating System: Replace steam boiler (circa 1970) & HVAC system with high efficiency hot water system. Scope includes hot water distribution system installed throughout building (i.e., new piping), terminal equipment (i.e., new radiators), and controls. \$300,000
3. Replace Windows and Exterior Doors: Building-wide replacement with thermally broken double-pane units. Costs may increase if building is considered historical. \$110,000

## **Buildings & Grounds** **Total: \$0**

1. Building is in good standing condition, and no high-priorities were identified for this building. \$0

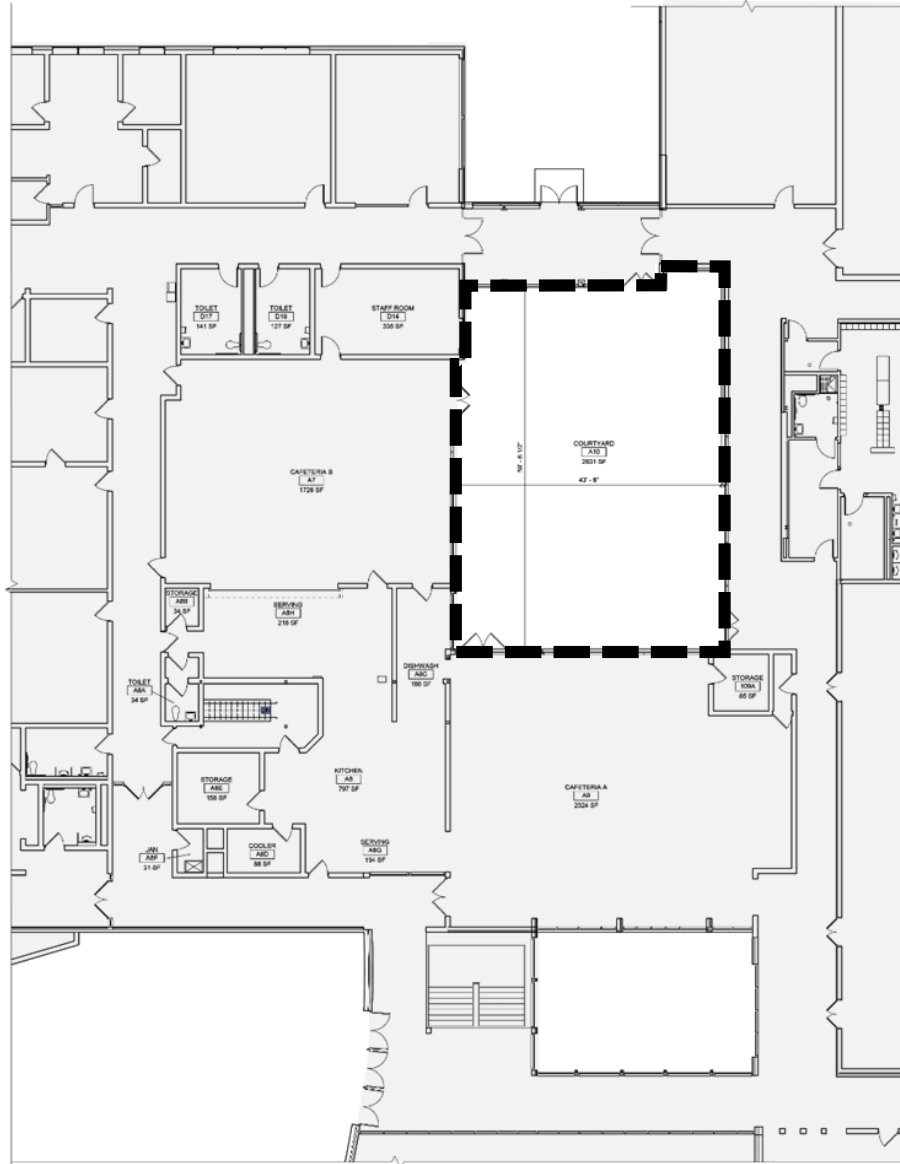




# Preliminary Concepts – MS Kitchen / Cafeteria

## Color Key:

- Existing
- Reconstruct
- Addition



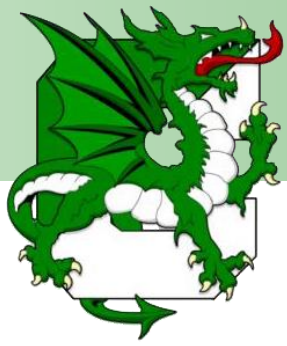
Existing Plan



Option A-1



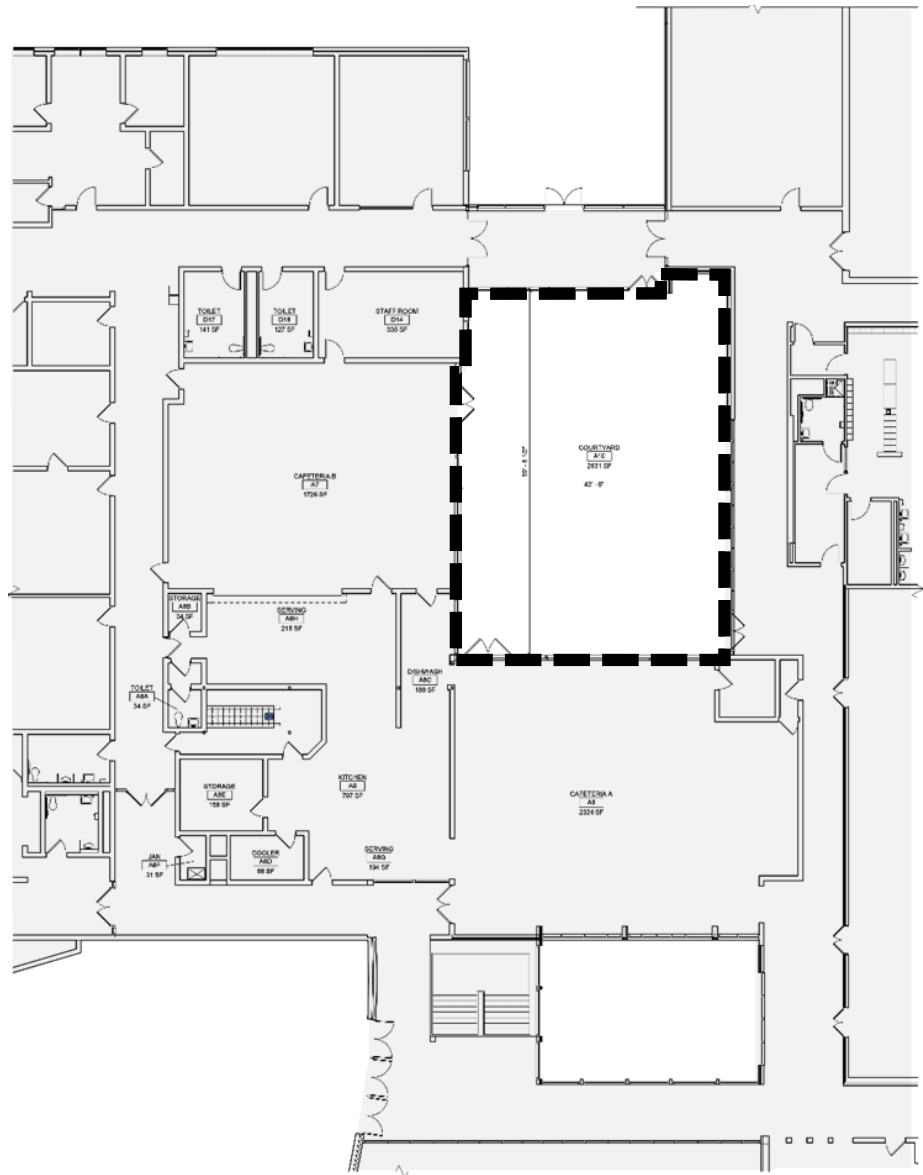




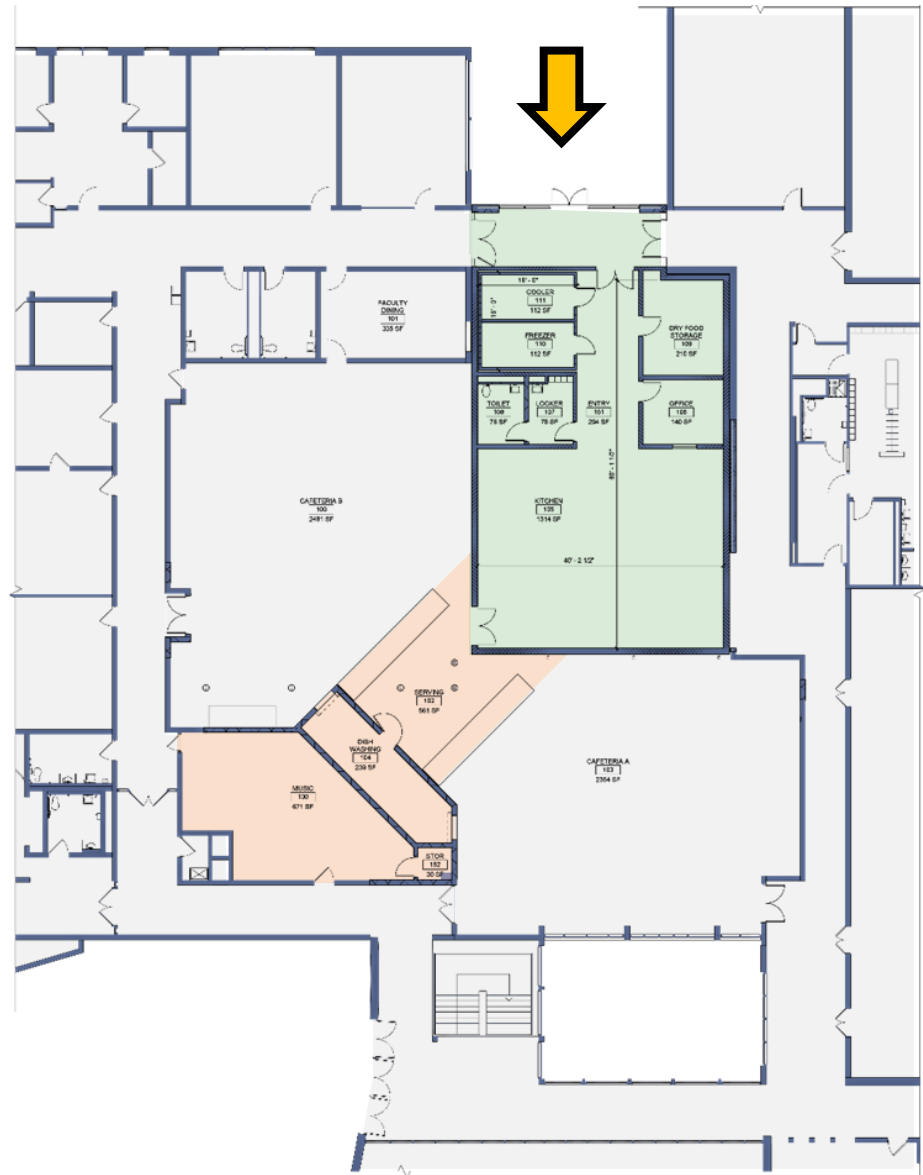
# Preliminary Concepts – MS Kitchen / Cafeteria

**Color Key:**

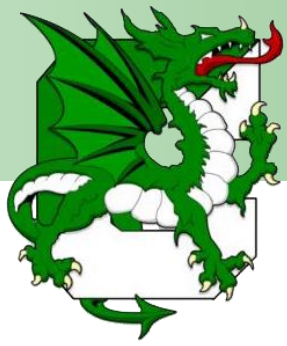
- Existing
- Reconstruct
- Addition



Existing Plan



Option A-3



# Preliminary Concepts – MS Kitchen / Cafeteria

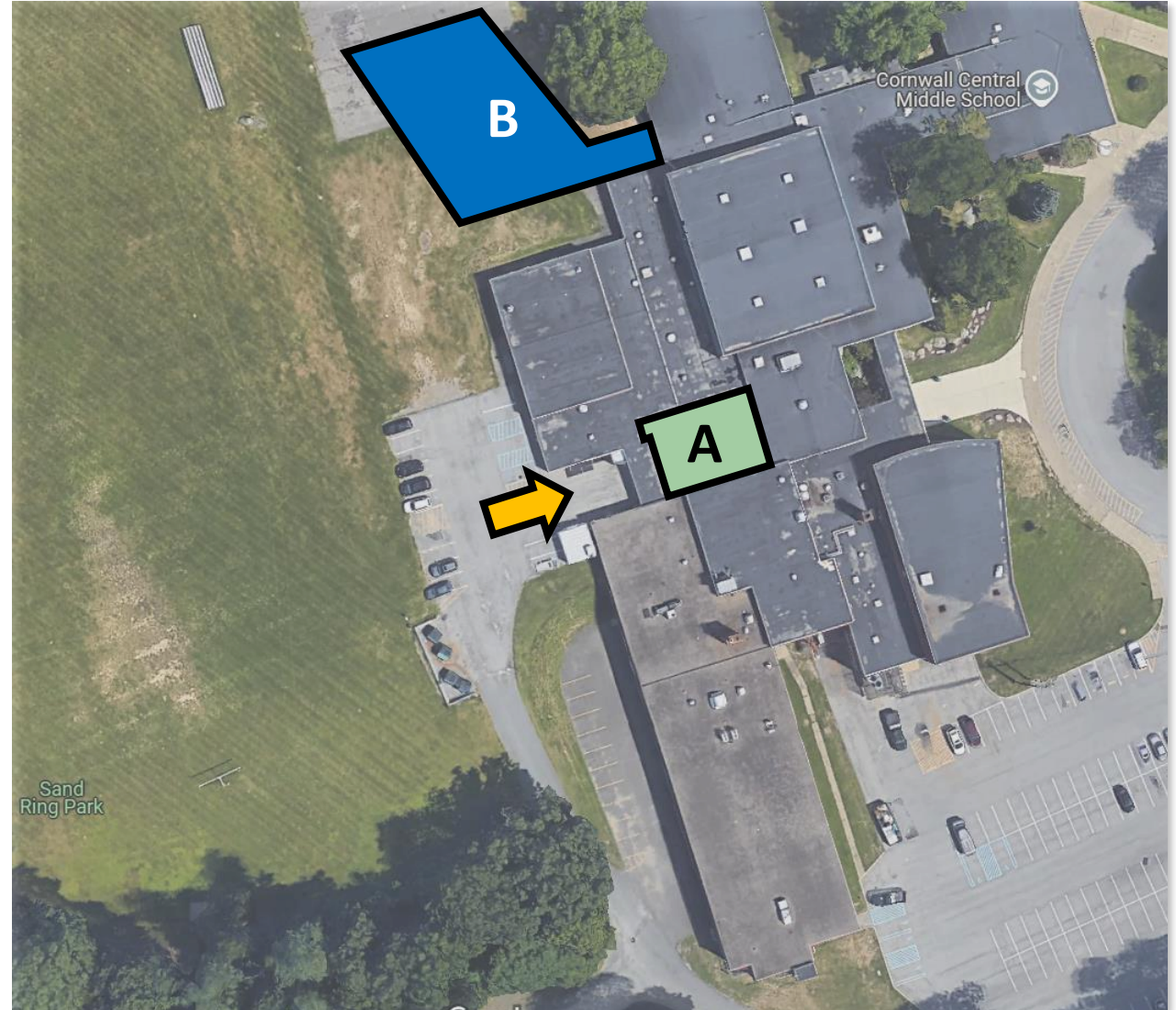
## Considerations:

- Fire Walls & Building Code.
- Natural Light in Cafeterias, Classrooms.
- Phasing – Inside Building; Adjacent Site Work.
- Deliveries / Access to Kitchen.
- Potential Partial Building Aid from SED.
- Corridor & Paving Work in Phase 3.

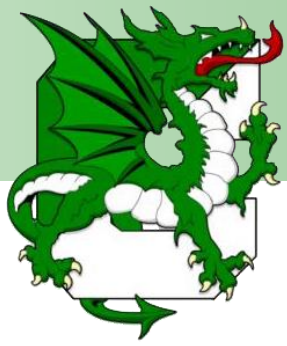
## Potential Courtyard Infill (A)

Or...

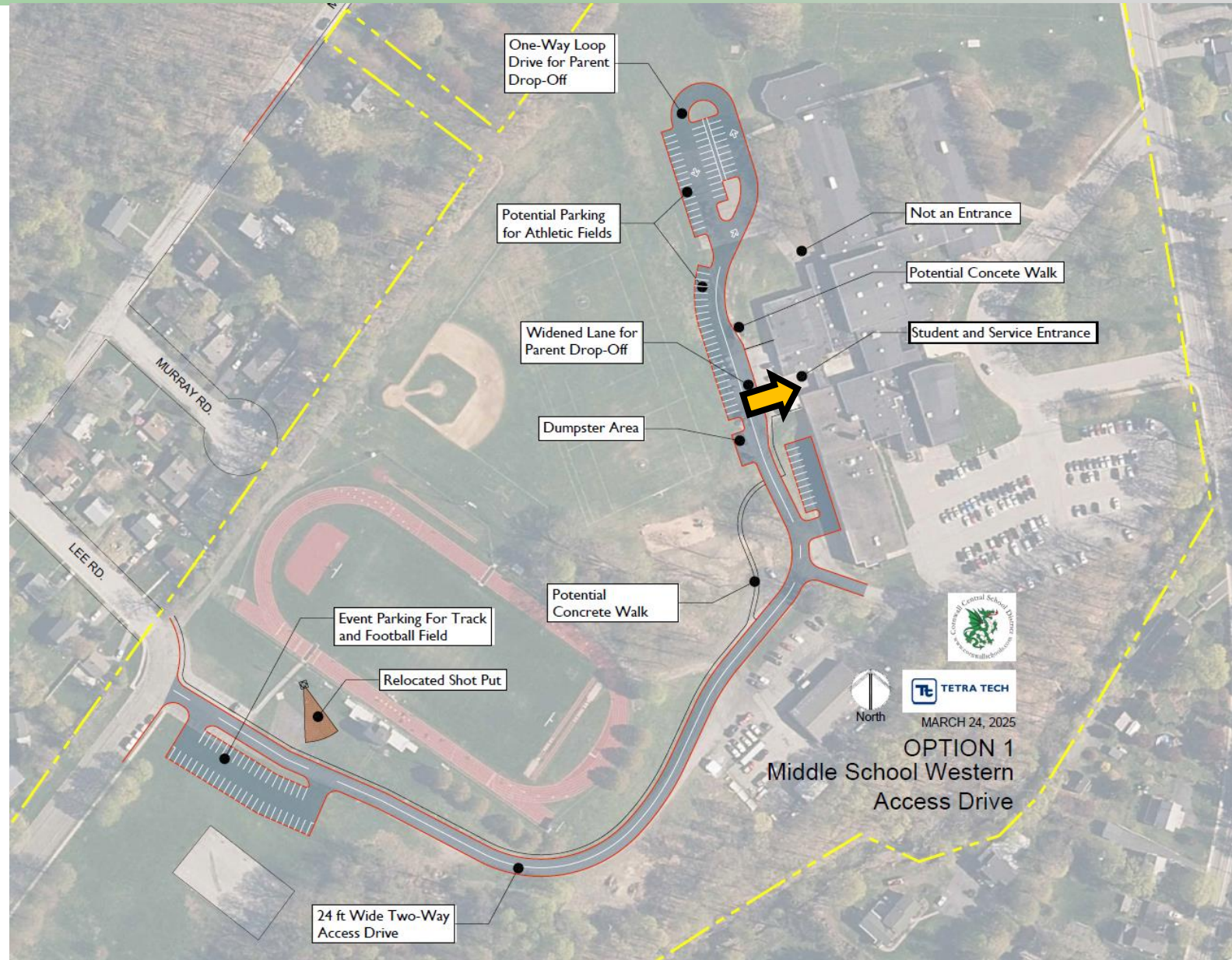
## Potential Building Addition (B)





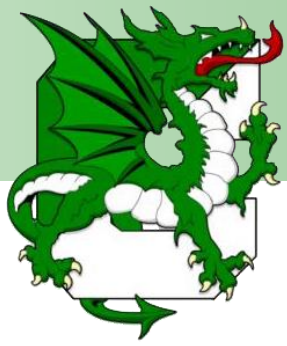


# Preliminary Concepts – MS Dropoff Loop



MS Dropoff Loop  
OPTION 1



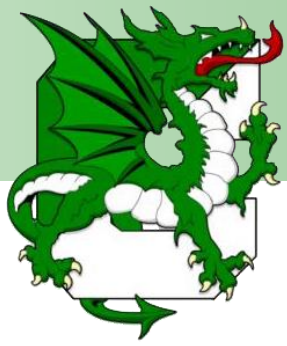


# Preliminary Concepts – MS Dropoff Loop



MS Dropoff Loop  
OPTION 2





# HS Stadium Restrooms

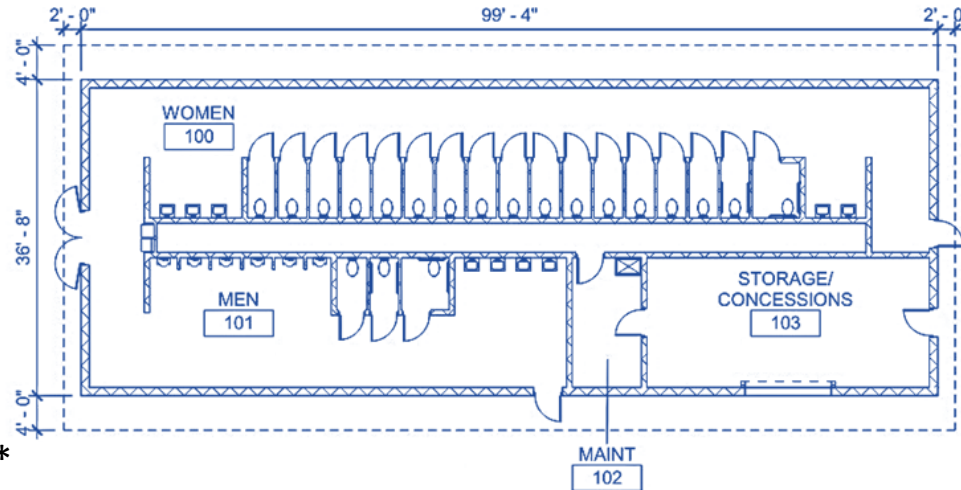
## Minimum Fixture Counts Needed:

- Toilets (Water Closets):

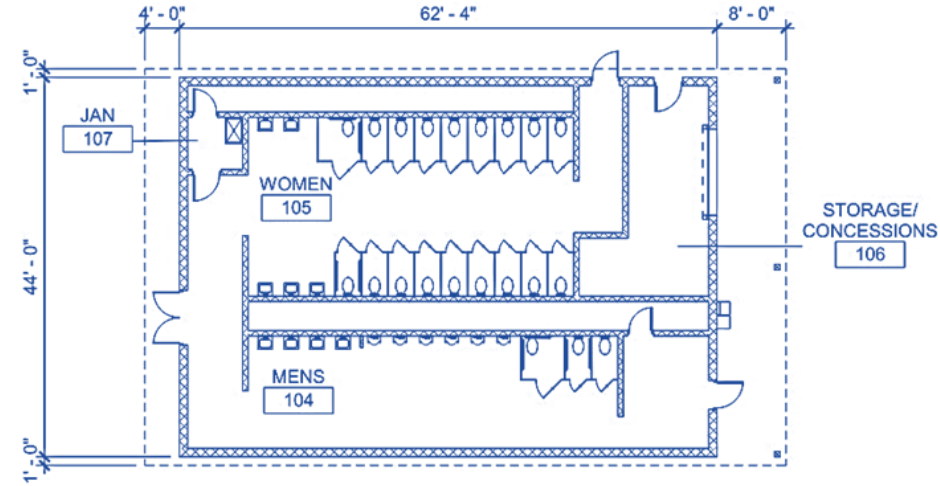
Female:	17
Male:	9
<b>Total:</b>	<b>26 *</b>
  - Sinks (Lavatories):

Female:	5
Male:	4
<b>Total:</b>	<b>9 *</b>
  - Service Sinks:

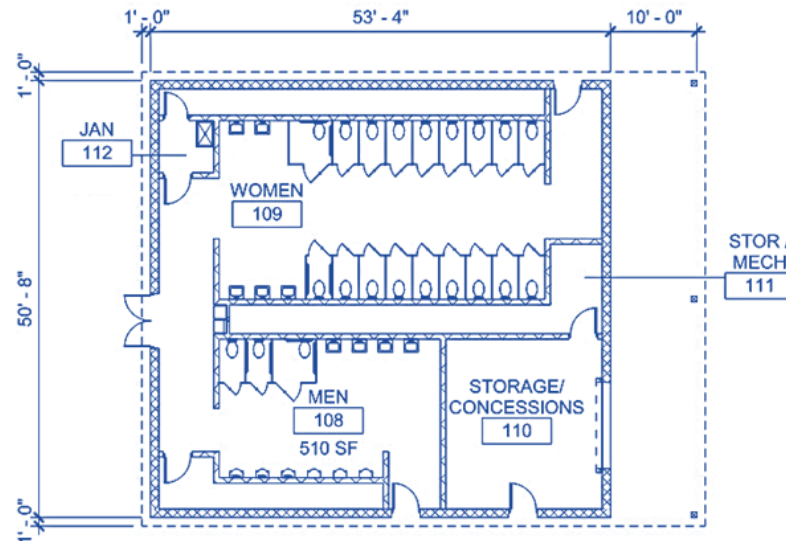
<b>Total:</b>	<b>1</b>
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- \* Min. 5% HC Accessible



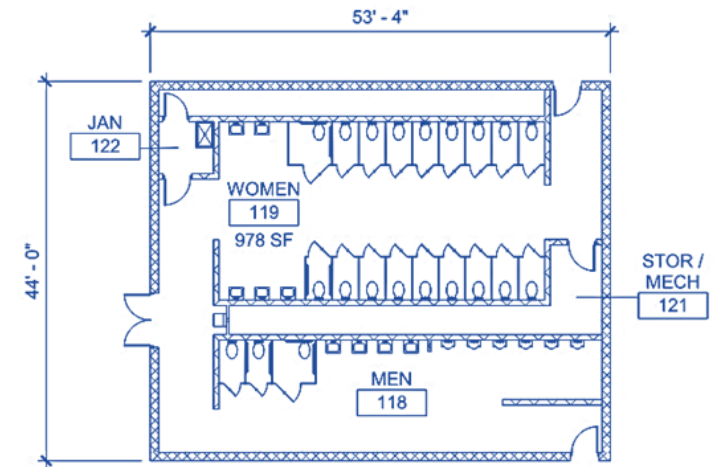
**Concept 1** (approx. 3,650 sf.)



**Concept 2** (approx. 2,750 sf.)

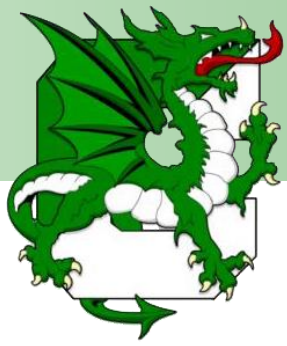


**Concept 3** (approx. 2,710 sf.)

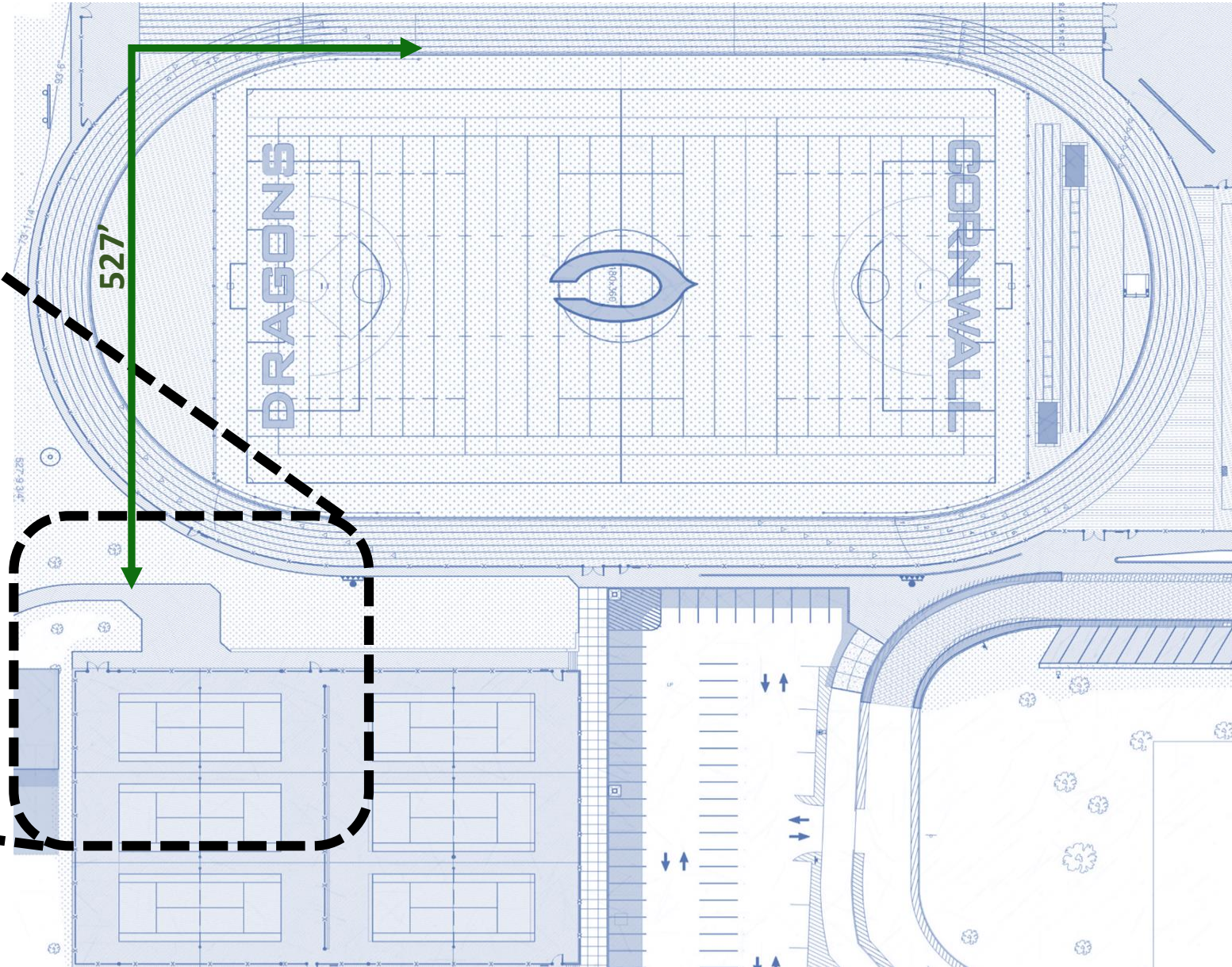
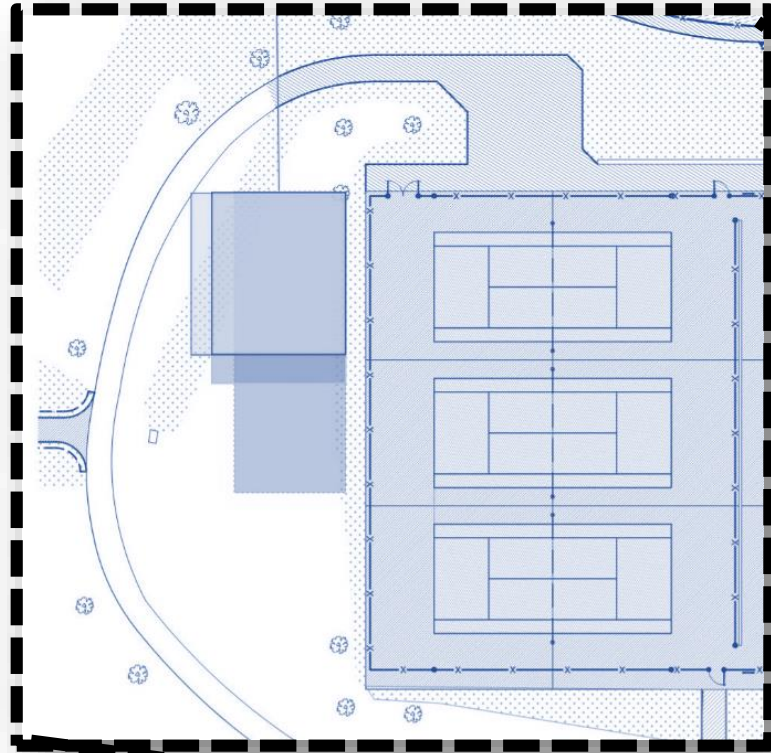


**Concept 4** (approx. 2,350 sf.)

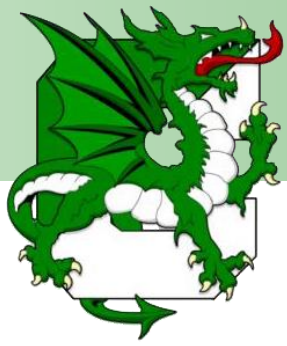




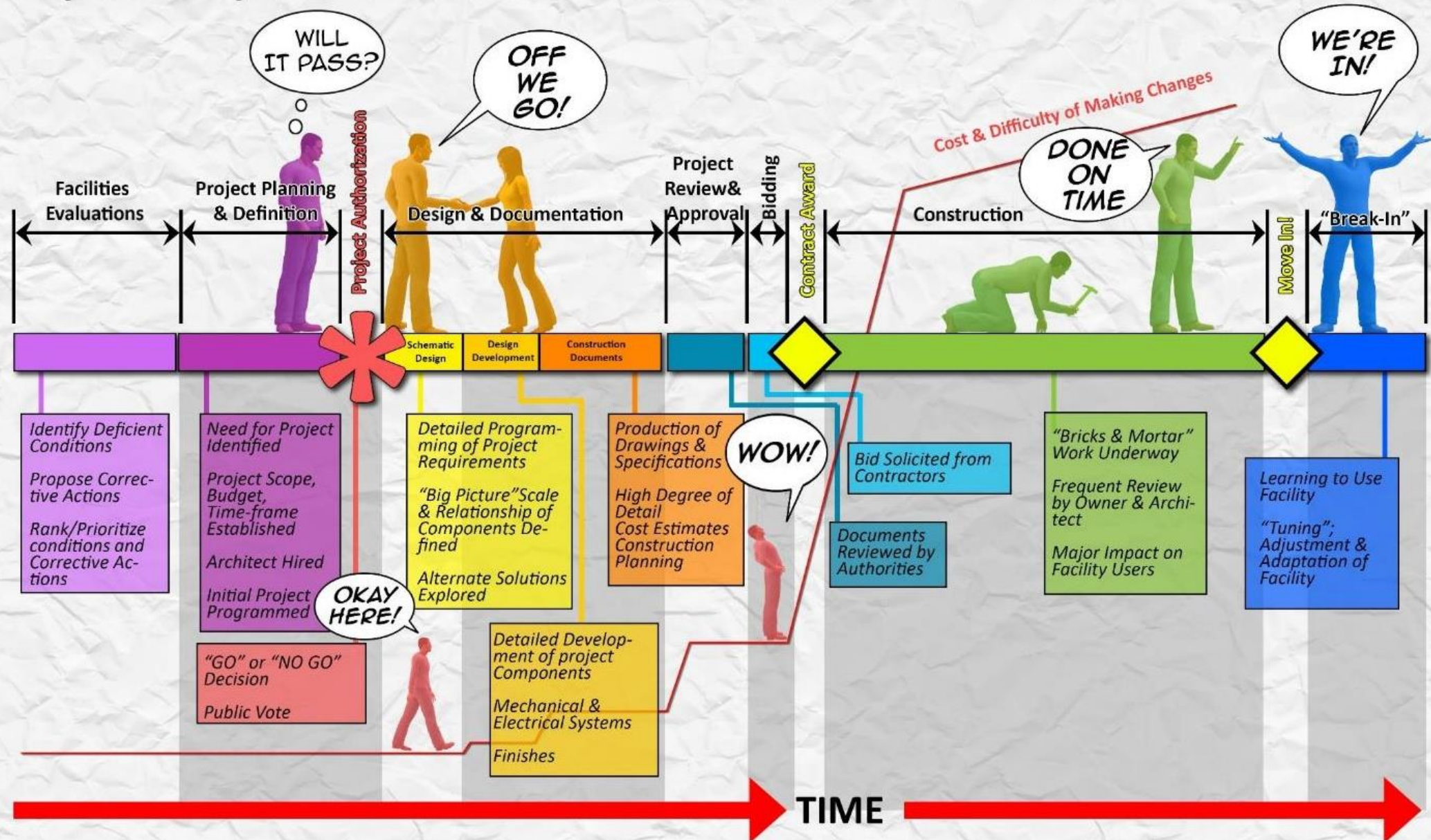
# HS Stadium Restrooms



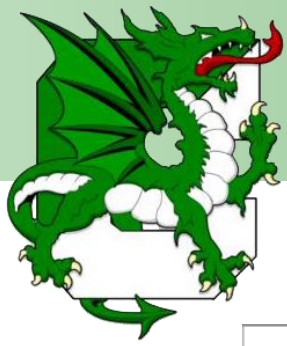




# Capital Project Process Our Proven Formula for Success

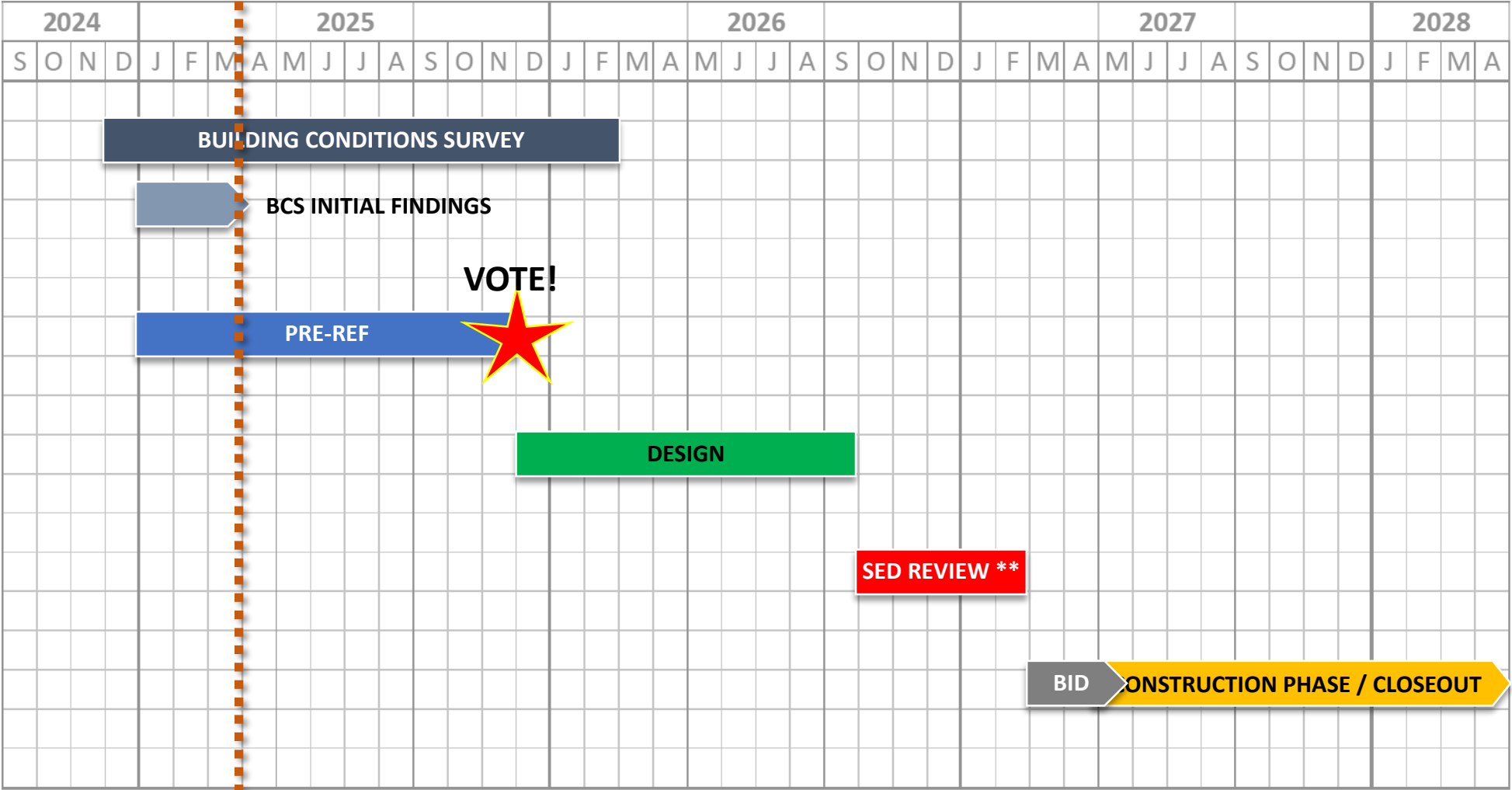






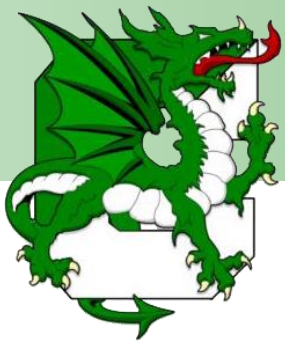
# Preliminary Capital Project Timeline

Based upon voter referendum in Nov./Dec. 2025 and contingent upon confirmation of scope and budgets.



\*\* SED Review times vary.



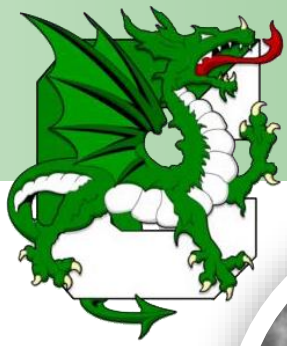


## Pre-Referendum Next Steps...

1. Overall Project Budget
2. Scope Development & Pricing
3. SEQRA Determination / Wetlands?
4. Retain Subconsultants
5. Refinements to Timeframe
6. Communication & Interpretation







## Questions?

*"Children are the World's most valuable resource and its best hope for the future."*  
~John F. Kennedy

