

CCSD BOE Facilities Committee Minutes

Meeting Minutes

October 11, 2022

Present: Harvey Sotland
Jason Semo
Jeanne Rose
John Edelen
Larry Berger
Sean O'Brien
Terry Dade
Walter Moran
William Rolon

Next meeting: **Nov. 15, 2022, 6:00 PM, District office**

1. Call to order at 6:08 PM
2. Updates on the following projects: (Thank you Harvey)

Middle School Library and Aux. Gym Flooring

- Asbestos abatement and new floor coverings completed over the summer.
- Project is complete.

Middle School Drainage

- NYS Grant to improve drainage next to football field – historically floods and water ponds.
- Installed two new concrete catch basins and underground drainage pipe that is tied into existing drainage system.
- Based on past couple of downpours, the system is working as intended.
- Project is complete.

High School Cooling Tower Replacement

- Project set to begin the end of October.
- Most of the work will be done during the normal school day. Where we need an empty building that work will be done after hours, weekends, holidays, and recesses.
- Expected completion and commissioning date is March 2023. System is expected to be fully functional in time for spring cooling needs.

District Office Roofing Replacement and Asbestos Abatement

- Project replaces the failing slate roof and removes the asbestos pipe and duct work wrap in the lower level.
- Awaiting final SED approval – architectural and engineering review completed, just waiting for final sign-off -- expected by the end of October.
- Expected start and completion date is weather and material availability dependent.

Middle School Air-conditioning

- Project provides cooling to the B / C / E wing classrooms.
- SED approval received last week.
- Next step is the bid process and awarding contracts – which should be the end of December / beginning of January. Start date contingent on bid price for work being done on second shift. If not doable – start date will be next summer.

Security Vestibules

- NYS Grant totaling \$274,000 for work on all five school buildings
- Original cost projections by previous architect were done in 2019. A recent cost estimate done in May now puts total cost at approximately \$635,000.
- Changes incorporated into the district-wide 2022 Capital project will eliminate costs at WAES.
- Additional funding needed will have to be addressed as part of the next budget process.

District-wide 2022 Capital Project

- Turn it over to Sean O'Brien with TetraTech. (Refers to attached spreadsheet)
 - Phase 1 design work completed and submitted to SED. Turnaround time 4 – 6 weeks. Bidding should be going out in December and work is projected to start in the spring.
 - Phase 2 design work has started. SED submission projected to be in June '23 with construction starting in summer of '24
 - The District-wide Project 2022_phases pdf is attached to these minutes
3. Walter went over the projects that the district completed this summer...The document of Walter's is at the end of the minutes.

Department of Facility Management

Buildings and Grounds

Project Specific Work Completed as of 10/22

4. Discussion on the focus of this year's committee keeping the Board goal in mind.
- We will be looking at the Building Condition Survey and begin to come up with a revised 5-year facilities plan that will include instructional needs. A presentation is planned for the Board at the December work session.
5. Next Meeting Date and Location: November 15, 2022 in the District Office conference room
6. Adjournment at 7:10 PM

**Department of Facility Management
Buildings and Grounds
Project Specific Work Completed as of 10/22**

Cornwall High School

- Replaced courtyard concrete stairs
- Installed new trench drain at the loading dock
- Repaved loading dock
- Repave truck delivery turn-about
- Corrective repairs on tennis court (fill-in cracks)
- Power & network for NY Live (auditorium & gym)
- Gym floor refinishing
- Install sink, waste, and water service to the B-4 classroom
- Upgrade PA system in the pool area
- Operation review on all exhaust fans
- Air handler tune up & filter change (Merv- 13)

Cornwall Middle School

- Auxiliary gym paint & flooring
- Library: extensive floor repair, flooring, AC split-system, baseboard heat (controls), windows & entrance doors.
- Repair walk-in freezer concrete floor & epoxy coat
- Roof repair D-wing & core corridor
- Replace all water fountains with new/ bottle fillers
- Replace specific sections of waste line in the B & C Wings • Gym floor refinishing & repaint floor lines • Add new drainage at the football field.
- Paint the library exterior ceiling & columns
- Add automating high temp notification to the outdoor freezer
- Unit ventilator tune-up & filter change (Merv- 13)
- Operation review on all exhaust fans
- Air handler tune up & filter change (Merv- 13)

Cornwall ES

- Install baseboard heat in K1 & K2
- Replace all water fountains with new bottle filler/ bubbler
- Replace classroom floor 214
- Gym floor refinishing
- Paint and caulk exterior of the building & roof band
- Custom build teacher mailbox at the main office
- Unit ventilator tune-up & filter change (Merv- 13)
- Operation review on all exhaust fans
- Air handler tune up & filter change (Merv- 13)

Willow Ave ES

- Replace exterior steps from basketball court to the street (Elm St)
- Replace steps from back of building to the playground
- Install PA system building wide
- Replace all water fountains with new/ bottle fillers
- Gym floor refinishing
- Replace certain section of failed supply & waste line piping
- Repair & recoat exterior gymnasium foundation
- Unit ventilator tune-up & filter change (Merv- 13)
- Operation review on all exhaust fans
- Air handler tune up & filter change (Merv- 13)

Cornwall On Hudson ES

- Gym floor refinishing
- Unit ventilator tune-up & filter change (Merv- 13)
- Operation review on all exhaust fans
- Air handler tune up & filter change (Merv- 13)

District Office

- Install natural gas-powered generator
- Due to illegal dumping, remove asbestos containing siding from rear property
- Clear brush, general clean-up, and regrade rear property
- Establish lawn & install (6) new trees
- Expand parking lot: stabilizer fabric & drainage stone
- Install fence around generator and at the property line

Buildings & Grounds

- Clear brush and regrade land adjacent to the parking lot
- Extend perimeter fencing around the storage yard
- Expand parking lot: stabilizer fabric & drainage stone

Cornwall Central School District
District-wide Capital Project 2022



Sources: 2021 Five-year Plan
2020 Building Condition Survey

Building	Area	Description	Estimated Cost	Incidentals	Contingency		Total Project Costs
					Cost Escalation	Design / Construction	
				20%	9%	10%	
HIGH SCHOOL							
	Site work	Install walking paths to athletic fields +/- 500 ft	39,950	7,990	4,315	5,225	\$57,480 PH2
	Site work	Install drainage to lower athletic fields	150,000	30,000	16,200	19,620	\$215,820 PH2
	Building	Restore masonry wall - auditorium (to mitigate water issue)	150,000	30,000	16,200	19,620	\$215,820 PH1
	Mechanical	Install baseboard heating/duct work in band & chorus rooms	77,000	15,400	8,316	10,072	\$110,788 PH2
	Mechanical	Install HVAC in main lobby area	350,000	70,000	37,800	45,780	\$503,580 PH2
	Athletics	Tennis courts - demo / complete re-build +/- 40K SF	425,000	85,000	45,900	55,590	\$611,490 PH2
		TOTAL - HIGH SCHOOL	1,191,950	238,390	128,731	155,907	\$1,714,978
MIDDLE SCHOOL							
	Site work	Rear parking lot - demo, repave, and stripe +/- 20K SF	485,000	97,000	52,380	63,438	\$697,818 PH2
	Site work	Rear parking lot - repair catch basin	27,500	5,500	2,970	3,597	\$39,567 PH2
	Building	Repair exterior masonry crack - D&E wing	50,000	10,000	5,400	6,540	\$71,940 PH1
	Building	Replace various exterior doors and frames	55,000	11,000	5,940	7,194	\$79,134 PH1
	Building	Replace rear entrance storefront system	111,000	22,200	11,988	14,519	\$159,707 PH2
	Building	Locker rooms - demo and entire re-build	1,575,000	315,000	170,100	206,010	\$2,266,110 PH2
	Mechanical	Replace gymnasium air handling units (2 RTU's)	450,000	90,000	48,600	58,860	\$647,460 PH2
	Mechanical	Replace HVAC system in locker rooms	60,000	12,000	6,480	7,848	\$86,328 PH2
	Plumbing	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	750,000	150,000	81,000	98,100	\$1,079,100 PH1
		TOTAL - MIDDLE SCHOOL	3,563,500	712,700	384,858	466,106	\$5,127,164

Building	Area	Description	Estimated Cost	Contingency			Total Project Costs
				Incidentals	Cost Escalation	Design / Construction	
	Athletics	- reconfigured drive / parking		20%	9%	10%	PH2
	Athletics	- drainage improvements					PH2
	Athletics	~~ Utilities:					PH2
	Athletics	- LED pole lights					PH2
	Athletics	- electrical service connections					PH2
	Athletics	~~ Equipment / Amenities:					PH2
	Athletics	- Stadium bleachers / pressbox (1,250 seats)					PH2
	Athletics	- scoreboard					PH2
	Athletics	- synthetic turf maintenance equipment					PH2
	Athletics	~~ 6 lane 400 meter all-weather track					PH2
TOTAL - ATHLETIC COMPLEX			5,888,158	1,177,632	635,921	770,171	\$8,471,882

GRAND TOTAL

Phase 1 Grand Total	\$22,994,338
Phase 2 Grand Total	\$6,320,648
Total	\$16,673,689



Cornwall Central School District
 24 Idlewild Ave., Cornwall On Hudson, NY 12520

