



Capital Project Update



Public Presentation
January 17th, 2023

On the agenda tonight.

01. Capital Project Review

02. Phase One

03. Phase Two

04. In-House Update

05. Q&A

Capital Project Review



Capital Project Review



On May 17th, voters approved both pieces of the capital project.

1. **District-wide facilities upgrades** - \$14.5 million
2. **Multi-sport athletic facility** - \$8.7 million

Capital Project Review



On May 17th, voters approved both pieces of the capital project.

1. **District-wide facilities upgrades** - \$14.5 million
2. **Multi-sport athletic facility** - \$8.7 million

That's a \$23.2 project that will be achieved **without raising taxes district-wide.**

Capital Project Review



What's included?

1. **District-wide facilities upgrades** - \$14.5 million

The project will allow the district to address critical needs at all five academic buildings, including: rebuilding the bathrooms at four schools, mitigating water infiltration, replacing aging windows, fixing cracked pavement, repairing HVAC, and more.

Capital Project Review



What's included?

2. **Multi-sport athletic facility** - \$8.7 million

The project will create a multi-sport synthetic turf field and synthetic track at the high school that could support over 400 athletes and 1250 spectators.

Plan for completion



Plan for completion



Overview

The project will be completed in TWO PHASES:

- **Phase One - Most critical needs**
 - Mostly interior (bathrooms, classroom work, water mitigation, electrical)
\$6,320,648
- **Phase Two - All other needs**
 - Mostly exterior site work (parking lots, walking paths) and the multi-sport athletic complex
\$16,673,689

Plan for completion



Overview

The project will be completed in TWO PHASES:

- **Phase One - Most critical needs**
 - Mostly interior (bathrooms, classroom work, water mitigation, electrical)
\$6,320,648 - *Estimated completion - Summer 2024*
- **Phase Two - All other needs**
 - Exterior site work (parking lots, walking paths, multi-sport athletic complex)
\$16,673,689 - *Estimated completion - Summer 2025*

Phase One



Phase One



Most critical needs

These projects are vital to ensuring the continuous operation of our school buildings. If these areas reached critical failure, we would have to fix them immediately, likely at a higher cost, just to keep our schools open.

They are the projects that can't wait.

They are being addressed first, with a target completion date of summer 2024.

Phase One



High School

Restore masonry wall (auditorium) to mitigate water issues	\$215,820
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Phase One

High School

*Restore exterior
masonry wall
(auditorium)*



Phase One



Middle School

Repair exterior masonry crack - D&E wing	\$71,940
Replace various exterior doors and frames	\$79,134
Rebuild bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$1,079,100

Phase One

Middle School

*Repair exterior
masonry
crack
(D&E wing)*



Phase One

Middle School

*Repair exterior
masonry
crack
(D&E wing)*



Phase One

Middle School

*Repair exterior
masonry
crack
(D&E wing)*



Phase One

Middle School

*Replace exterior
doors and frames*



Phase One

Middle School

*Rebuild
bathrooms*



Phase One

Middle School

*Rebuild
bathrooms*



Phase One

Middle School

*Rebuild
bathrooms*



Phase One

Middle School

*Rebuild
bathrooms*



Phase One



Cornwall Elementary School (CES)

Replace all classroom cabinetry and millwork	\$611,490
Move electrical transformer from pole to concrete pad	\$179,850
Rebuild bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$797,024

Phase One

CES

*Replace all
classroom
cabinetry*



Phase One

CES

*Replace all
classroom
cabinetry*



Phase One

CES

*Rebuild
bathrooms*



Phase One

CES

*Rebuild
bathrooms*



Phase One

CES

*Rebuild
bathrooms*



Phase One



Willow Avenue Elementary

Enclose the rear loading dock with roof	\$395,670
Remedy groundwater infiltration for rear loading dock / exterior auditorium wall	\$215,820
Replace the internal central stairway doors	\$71,940
Replace exterior egress out of the auditorium	\$120,140
Replace hand and guard rails building-wide	\$71,940
Rebuild bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$748,176

Phase One

Willow Ave.

*Enclose rear
loading dock*



Phase One

Willow Ave.

*Remedy ground
water infiltration
near rear loading
dock*



Phase One

Willow Ave.

*Replace exterior
egress out of
auditorium*



Phase One

Willow Ave.

*Replace internal
central stairway
door*



Phase One

Willow Ave.

*Replace guardrails
and handrails
building-wide*



Phase One

Willow Ave.

*Rebuild
bathrooms*



Phase One

Willow Ave.

*Rebuild
bathrooms*



Phase One



Cornwall-on-Hudson Elementary

Repair / repoint / clean masonry brick exterior	\$107,910
Replace exterior windows building-wide	\$744,579
Repair / replace lintels as needed	\$107,910
Mitigate water infiltration on back auditorium wall	\$71,940
Repair terracotta scroll on front of building	\$35,970
Rebuild bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$604,296

Phase One

COH

*Repair/repoint
masonry brick
exterior*



Phase One

COH

*Repair exterior
windows
building-wide*



Phase One

COH

*Repair exterior
windows
building-wide*



Phase One

COH

Mitigate water infiltration on back auditorium wall



Phase One

COH

Mitigate water infiltration on back auditorium wall



Phase One

COH

Repair terracotta scroll on front of building



Phase One

COH

*Rebuild
bathrooms*



Phase One

COH

*Rebuild
bathrooms*



Phase One Timeline



Phase One Timeline



Multi-stage process

Each project must go through a series of steps to ensure the work is done effectively, efficiently, and in compliance with the NYS Education Department.

Phase One Timeline



Multi-stage process

<i>Stage</i>	<i>Status</i>
Design	Already complete
SED Review	Currently - 3/2023
Procurement	Spring 2023
Begin work	Summer 2023
Conclude work	End of summer 2024

Phase Two



Phase Two



The remaining projects

These are the projects that are in critical need of repair but whose condition does not threaten the ability to open school.

These include most of the exterior site work (parking lots, etc), some heating and HVAC work, and the multi-sport athletic facility.

The work for phase two will be completed one year behind phase one, with a target completion date of summer 2025.

Phase Two



High School

Install baseboard heating/duct work in band and chorus rooms	\$110,788
Install HVAC in the main lobby area	\$503,580
Demo and rebuild tennis courts	\$611,490
Install drainage to lower athletic fields	\$215,820
Install walking paths to athletic fields	\$57,480

Phase Two

High School

*Demo and
rebuild tennis
courts*



Phase Two

High School

*Demo and
rebuild tennis
courts*



Phase Two

High School

*Install drainage
to lower athletic
fields*



Phase Two

High School

*Install drainage
to lower athletic
fields*



Phase Two

High School

*Install drainage
to lower athletic
fields*



Phase Two



Middle School

Demo, repave, and stripe rear parking lot	\$697,818
Repair catch basin for rear parking lot	\$39,567
Replace HVAC system in locker rooms	\$86,328
Replace rear entrance storefront system	\$159,707
Demo and rebuild the locker rooms	\$2,266,110
Replace gymnasium air handling units	\$647,460

Phase Two

Middle School

*Demo and repave
rear parking lot*



Phase Two

Middle School

*Demo and repave
rear parking lot*



Phase Two

Middle School

*Demo and rebuild
locker rooms*



Phase Two

Middle School

*Demo and rebuild
locker rooms*



Phase Two

Middle School

*Demo and rebuild
locker rooms*



Phase Two

Middle School

*Replace rear
entrance storefront
system*



Phase Two

Middle School

*Replace gym
air handling unit*



Phase Two



Cornwall Elementary School (Lee Road)

Demo, repave, and stripe parking lot and bus loops	\$2,136,618
Replace all classroom ceiling tile and lightning	\$669,042

Phase Two

CES

*Demo and repave
parking lot and
bus loop*



Phase Two

CES

*Demo and repave
parking lot and
bus loop*



Phase Two

CES

*Demo and repave
parking lot and
bus loop*



Phase Two

CES

*Replace all
classroom ceiling
tile and lighting*



Phase Two



Multi-Sport Athletic Facility

Site preparation demolition	\$100,716
Site earthwork & erosion control	\$241,000
Site lighting	\$884,862
Perimeter fencing and gates	\$75,537
Walkways around the track	\$47,480
Concrete pads for portable bathroom and concession stand	\$35,970
Reconfigured parking	\$982,460

Phase Two



Multi-Sport Athletic Facility

Goal posts and pads, soccer goals, ball stopper fence	\$50,358
Synthetic turf maintenance equipment	\$21,582
Scoreboard	\$122,298
Bleachers	\$1,115,070
6 lane 400 meter track	\$319,414
Pole vault / discus / shot put / steeple chase	\$107,910

Phase Two



Multi-Sport Athletic Facility

Synthetic turf carpet with infill and shock pad	\$1,197,082
Aggregate base and drainage	\$924,573
Concrete curb/edge	\$25,898
Trench drain	\$96,004
Line striping	\$54,674
Midfield logos/end zone graphics	\$43,164

Phase Two



Multi-Sport Athletic Facility

HDPE storm water drainage pipe	\$215,820
Storm water trench drain	\$33,373
Drop inlets	\$25,898
Trench drain catch basins	\$3,597
Underground detention system	\$179,850
Site drainage improvements	\$323,730

Phase Two



Multi-Sport Athletic Facility

Asphalt paving	\$352,506
Resilient surfacing	\$53,955
Flag pole	\$10,791
General conditions	791,340

Phase Two

Athletic Facility

Field and track



Phase Two

Athletic Facility

Field and track



Phase Two

Athletic Facility

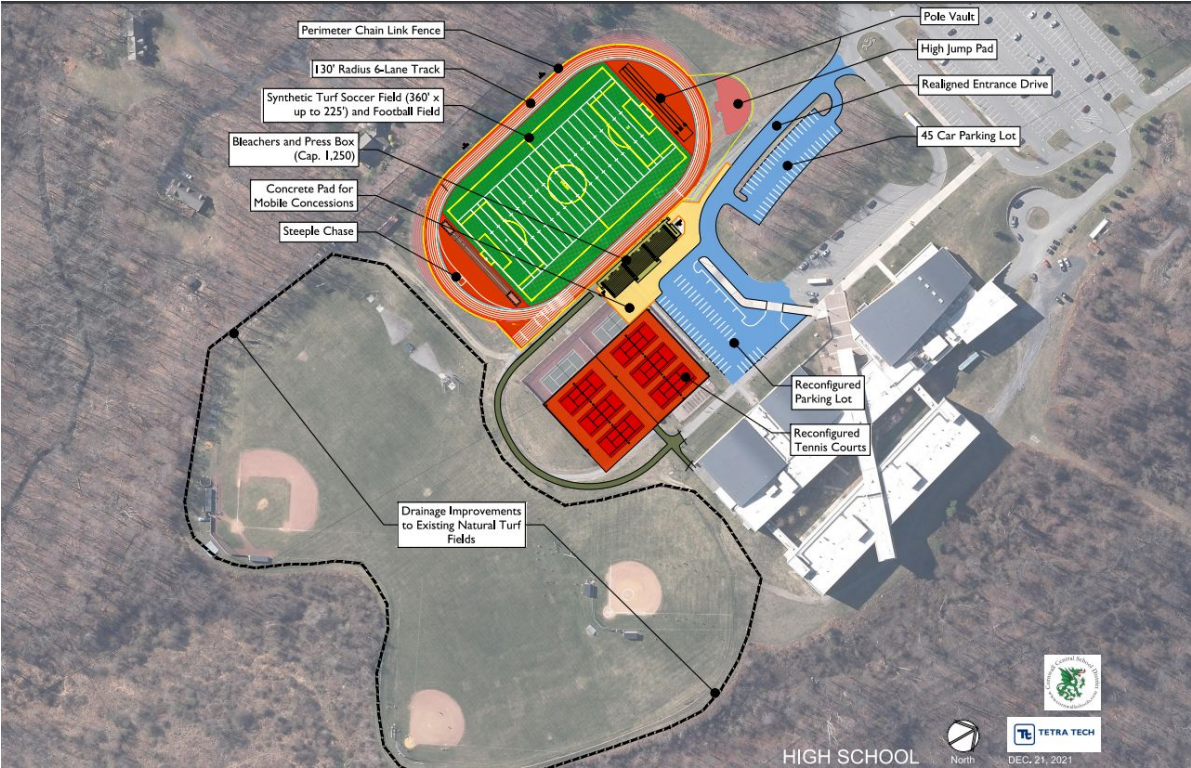
Current seating



Phase Two

Athletic Facility

Full imprint



Phase Two Timeline



Phase Two Timeline



Multi-stage process

Each project must go through a series of steps to ensure the work is done effectively, efficiently, and in compliance with the NYS Education Department.

Phase Two Timeline



Multi-stage process

<i>Stage</i>	<i>Status</i>
Design	Currently underway
SED Review	10/2023 - 1/2024
Procurement	1/2024 - 3/2024
Begin work	Summer 2024
Conclude work	End of summer 2025

Update on In-House Work



Update on In-House Work



Reminder...

The Facilities Committee, along with the district's Director of Facilities, Walter Moran, identified \$2.4 million of projects that can be handled by our in-house team.

While it will take a few years to complete everything, many of those projects are already moving toward completion.

Update on In-House Work



High School

Replace loading dock trench drain	Completed
Repair rear building perimeter walkway	Planning

Middle School

Install pole lighting - staff parking lot	Planning
Install pole lighting - rear parking lot	Planning
Backflow preventer on water service	Designing for submittal to SED

Update on In-House Work



Cornwall Elementary School (Lee Road)

Backflow preventer on water service

Designing for submittal to SED

Willow Avenue Elementary

Backflow preventer on water service

Designing for submittal to SED

Cornwall-on-Hudson Elementary School

Backflow preventer on water service

Designing for submittal to SED

Update on In-House Work



Buildings and Grounds Office

Install pole mounted lighting for maintenance yard	Planning
Replace HVAC system building-wide	Planning

District Administration Office

Replace slate roof (including gutter system)	SED Approval Received
Replace windows building-wide	Planning
Asbestos abatement on ductwork	SED Approval Received
Replace boiler with new HVAC system	Planning

Update on In-House Work



Review

- 14 projects
 - 1 completed
 - 2 approved by SED
 - 4 designing and submitting to SED
 - 7 in planning stage

In Review...



In Review...



Timeline

	<i>Phase One</i>	<i>Phase Two</i>
Design	Already complete	Currently underway
SED Review	Currently - 3/2023	10/2023 - 1/2024
Procurement	Spring 2023	1/2024 - 3/2024
Begin work	Summer 2023	Summer 2024
Conclude work	End of summer 2024	End of summer 2025

Important Notes



Important Notes



Safety first

- The projects are managed so that workers have no interactions with students.

Continuous operation of school activities

- SED approval ensures that students and staff have sufficient access to bathrooms and other essential facilities. A project cannot secure SED approval without that.

Will work as quickly as possible

- Although the bulk of work will be done during the summer, progress will be made during the school year whenever possible - during evenings and weekends.

Facilities not open for public use during summer

- The summer is our best chance to complete the work within a reasonable timeframe, without disrupting student life.

Questions?

