



CCSD BOE Facilities Committee
Meeting Minutes

November 29, 2022

Next Meeting Date Feb. 28, 2023

Present:

Harvey Sotland
Jason Semo
John Edelen
Larry Berger
Jim Bouffard
Louis Argenio
Terry Dade
Walter Moran
Brendan Carty

1. Call to order at 6:04 PM
2. Update and questions on the district-wide 2022 capital project
 - a. Harvey reviewed capital project handout (see attached)
 - b. Jim Bouffard from TetraTech went over timeline
 - i. Phase one: Capital project needs from 2020 BCS
 1. Design complete
 2. Plans about to be sent to SED, 3 to 4 months turnaround time
 3. Bids-March 2023
 4. Construction starts summer of 2023—should take 2 summers
 - ii. Phase two
 1. In design
 2. Send to SED Oct 2023
 3. SED review by Jan 2024
 4. Bids Feb 2024
 5. Start construction summer of 2024 should take 2 summers
 - iii. There will never be interaction between job sites and students

a. Executive summary of 2020 BCS was handed out (see attached). The decision was made to take up at a future meeting since a new BCS process starts around 2024

3. Review and discussion of outstanding needs in 2020 BCS.

4. December Board presentation update

a. Walter, Harvey, and Terry discussed the presentation to be made to the Board at the December 5th meeting.

b. Committee members were invited to attend the meeting

5. New Business

a. Town and village will be advised of construction implications to summer camps

b. John had a question on financing and Harvey explained how bond anticipation notes (BANS) work.

6. Next Meeting Date and Location

a. Feb 28th 2023 at the District Office

PLEASE NOTE THAT THIS IS A DIFFERENT DATE THAN WAS DISCUSSED AT THE MEETING

7. Adjournment at 7:23 PM

Cornwall Central School District
 Facilities Committee - 2022 Capital Project by Phases
 11.10.22

PHASE 1 (projected start date = summer 2023)

Building	Area	Description	Total Project Costs
High School	<i>Building</i>	Restore masonry wall - auditorium	\$215,820
	TOTAL - HIGH SCHOOL		215,820
Middle School	<i>Building</i>	Repair exterior masonry crack - D&E wing	\$71,940
	<i>Building</i>	Replace various exterior doors and frames	\$79,134
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$1,079,100
TOTAL - MIDDLE SCHOOL		1,230,174	
Cornwall Elementary	<i>Building</i>	Replace all classroom cabinetry / millwork	\$611,490
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings (includes 200' sewer line replacement)	\$787,024
	<i>Electrical</i>	Move electrical transformer from pole to concrete pad	\$179,850
TOTAL - CORNWALL ELEMENTARY		1,578,364	
Willow Avenue Elementary	<i>Building</i>	Rear loading dock - enclose with roof	\$395,670
	<i>Building</i>	Rear loading dock / exterior auditorium wall - regrade / remedy ground water infiltration	\$215,820
	<i>Building</i>	Replace internal central stairway doors	\$71,940
	<i>Building</i>	Replace hand and guard rails building wide	\$71,940
	<i>Building</i>	Replace exterior egress out of the auditorium	\$120,140
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$748,176
TOTAL - WILLOW AVENUE ELEMENTARY		1,623,686	
Cornwall on Hudson Elementary	<i>Building</i>	Repair / repoint / clean masonry brick exterior (allowance)	\$107,910
	<i>Building</i>	Replace exterior windows building-wide	\$744,579
	<i>Building</i>	Repair / replace lintels as needed (allowance)	\$107,910
	<i>Building</i>	Mitigate water infiltration on back auditorium wall	\$71,940
	<i>Building</i>	Repair terracotta scroll on front of building	\$35,970
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	\$604,296
TOTAL - CORNWALL ON HUDSON ELEMENTARY		1,672,605	
PHASE 1 GRAND TOTAL			6,320,648

PHASE 2 (projected start date = summer 2024)

Building	Area	Description	Total Project Costs
High School	Site work	Install walking paths to athletic fields +/- 500 ft	\$57,480
	Site work	Install drainage to lower athletic fields	\$215,820
	Mechanical	Install baseboard heating/duct work in band & chorus rooms	\$110,788
	Mechanical	Install HVAC in main lobby area	\$503,580
	Athletics	Tennis courts - demo / complete re-build +/- 40K SF	\$611,490
TOTAL - HIGH SCHOOL			1,499,158
Middle School	Site work	Rear parking lot - demo, repave, and stripe +/- 20K SF	\$697,818
	Site work	Rear parking lot - repair catch basin	\$39,567
	Building	Replace rear entrance storefront system	\$159,707
	Building	Locker rooms - demo and entire re-build	\$2,266,110
	Mechanical	Replace gymnasium air handling units (2 RTU's)	\$647,460
	Mechanical	Replace HVAC system in locker rooms	\$86,328
TOTAL - MIDDLE SCHOOL			3,896,990
Cornwall Elementary	Site work	Parking lot and bus loops - demo, repave, stripe +/- 65K SF	\$2,136,618
	Building	Replace all classroom ceiling tile and lighting	\$669,042
TOTAL - CORNWALL ELEMENTARY			2,805,660
High School Athletic Complex	Athletics	Multi-sport synthetic turf field, inclusive of the following: ~~ Site improvements: including asphalt walkways, perimeter fencing, bathroom and concession concrete pads, reconfigured drive / parking, and drainage improvements.	\$8,471,882
		~~ Utilities: including LED pole lights and electrical service connections.	
		~~ Equipment / Amenities: including stadium bleachers / pressbox, scoreboard, synthetic turf maintenance equipment, and a 6 lane 400 meter all-weather track.	
TOTAL - HIGH SCHOOL ATHLETIC COMPLEX			8,471,882
PHASE 2 GRAND TOTAL			16,673,689

NOTE: Total Project Cost is inclusive of incidentals (20%), cost escalation (9%), and design / construction contingency (10%).

PHASE 3 (projected start date = TBD)

Phase 3 reflects future project(s) identified from the 2020 Building Condition Survey and 2021 Five-year Plan not reflected in Phase 1 and Phase 2 above, as well as needs newly identified through the District's continuous facilities assessment process.

A. INTRODUCTION

The Cornwall Central School District Board of Education has directed CSArch to prepare a Facilities 5 Year Plan to evaluate the District's school buildings and grounds to identify future needs. This Executive Summary includes a brief narrative on the general conditions and goals for the District.

This report, as required by the New York State Education Department (SED), is based upon observations made during visual surveys conducted by the project team led by CSArch Architecture, Engineering & Construction Management. No in-depth investigation or destructive testing has been performed. The present report addresses only the physical condition of each facility and does not assess the programmatic or educational strengths or weaknesses of the facilities. The Cornwall Central School District does not lease or operate any other facilities and currently owns the buildings included in this report.

Included in this report are the following facilities:

- Cornwall Central High School located at 10 Dragon Drive, New Windsor, NY.
- Cornwall Central Middle School located at 122 Main Street, Cornwall, NY.
- Cornwall-on-Hudson Elementary School located at 234 Hudson Street, Cornwall-on-Hudson, NY.
- Willow Avenue Elementary School located at 67 Willow Avenue, Cornwall, NY.
- Lee Road Elementary School located at 99 Lee Road, Cornwall, NY.
- Central Administration Building located at 24 Idlewild, Cornwall-on-Hudson, NY.
- Buildings and Grounds Building located at 130 Main Street, Cornwall, NY.

B. PROJECT TEAM

The following team of professional consultants participated in preparing this report:

Architect

CSArch Architecture | Engineering | Construction Management
19 Front Street
Newburgh, NY 12550
www.csarchpc.com

Site/Civil Engineer

The Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601
www.chazencompanies.com

C. RESOURCES

This report is based upon observations made during field investigations and meetings conducted by the project team, led by CSArch, between the summer and winter of 2020. Other resources used in the preparation of this report include previous construction documents, information obtained from the District's maintenance staff and information contained in the 2015 Building Condition Survey (BCS).

This report addresses the physical condition of each facility, assesses if those conditions meet the programmatic and educational needs as provided by administrators, faculty and staff, and includes recommendations for improvements.

Refer to the latest edition of the State Education Department's Manual of Planning Standards (MPS), the Building Code of New York State (BCNYS) and the Americans with Disabilities Act (ADA/ANSI) for references to code compliance.

D. DISTRICT GOALS

1. SUMMARY

The Board of Education, administrators, faculty and staff concur that, in addition to the important goal of maintaining and improving the existing facilities, there is a need for adequate flexibility to accommodate future facility needs.

Recommendations and priorities have been organized so that appropriate improvements to the existing facilities in the areas of health and life safety, code compliance, energy conservation and building-wide system upgrades have received the highest priorities.

E. GENERAL CONDITION OF DISTRICT FACILITIES

(Refer to Section 2 of the Building Condition Survey Report for additional information and a complete evaluation of existing building systems.)

1. CORNWALL CENTRAL HIGH SCHOOL

- Cornwall Central High School located at 10 Dragon Drive, New Windsor, NY.
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is approximately 207,000 square feet
- Three story masonry and steel frame building
- Existing documents indicate the original building was built in 2003
- As of October 1, 2019, the building housed 1,129 students in grades 9-12
- General classrooms are supplemented with Art, Auditorium, Cafeteria, Computer Room, Guidance, Gymnasium Health Suite, Library, Music, Remedial Rooms, Resource Room, Science Lab, Special Education and Technology/Shop
- Administration, counseling, and support spaces are also provided.
- Cornwall Central High School is rated as 'Satisfactory' per SED guidelines.

2. CORNWALL CENTRAL MIDDLE SCHOOL

- Cornwall Central Middle School is located at 122 Main Street, Cornwall, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is approximately 98,250 square feet
- Two story masonry and steel frame building
- Existing documents indicate the original building was built in 1956, the middle school building was expanded with three (3) additions; one (1) two-story classroom addition (D&E Wing), an auxiliary gymnasium with locker rooms, and science classrooms were added to the original building
- As of October 1, 2019, the building housed 938 students in grades 5-8
- General classrooms are supplemented with Art, Auditorium, Cafeteria, Computer Room, Guidance, Gymnasium, Health Suite, Library, Music, Remedial Rooms, Resource Room, Science Lab, Special Education and Technology/Shop Administration, guidance, and support spaces are also provided
- Cornwall Central Middle School is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':
 - Exterior Walls and Columns (S) – 'Unsatisfactory'
 - Repair cracked unit masonry along the south classroom wing
 - Install control joints where necessary
 - Roof and Skylights (S) – 'Unsatisfactory'
 - Replace roof area of south classroom wing
 - Repair 'stretched' perimeter condition for existing membrane
 - Heat Generating Systems (H) – 'Unsatisfactory'
 - Gymnasium blower coiler units
 - Ventilation System (H)- 'Unsatisfactory'
 - Locker room systems only
 - Plumbing Fixtures (H)- 'Unsatisfactory'
 - Renovate eight (8) toilet rooms to repair concealed galvanized drainage lines.
 - Replace valves on the domestic water line.

3. CORNWALL-ON-HUDSON ELEMENTARY SCHOOL

- Cornwall-on-Hudson is located at 234 Hudson Street in Cornwall-on-Hudson, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is 39,158 square feet
- Four-story masonry and steel frame building
- Existing documents indicate the original building was built in 1922
- As of October 1, 2019, the building housed 227 students in grades K-4
- General classrooms are supplemented with Auditorium, Cafeteria, Computer Lab Gymnasium, Health Office, Large Group Instruction, Library, Resource Room, and Special Education.
- Administration, counseling, and support spaces are also provided.
- Cornwall-on-Hudson Elementary School is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':

- Exterior Walls/Columns (S) – ‘Unsatisfactory’
 - Repair cracked / spalled unit masonry, masonry cleaning required.
 - Replace building-wide window system and recoat / replace steel lintels.
- Exterior Steps, Stairs, Ramps (S)- ‘Unsatisfactory’
 - Replace rear exterior stair system (Cafeteria) with an ADA ramp / stair system.
 - Restore front stair by the auditorium.
- Sanitary System (H)- ‘Unsatisfactory’
 - Replace all cast iron waste line which have begun to fail.
- Lighting Fixtures (H)- ‘Unsatisfactory’
 - Replace stage lighting/dimming system; currently not working and the system is past its useful life (over 50 years old).

4. WILLOW AVENUE ELEMENTARY SCHOOL

- Willow Avenue is located at 67 Willow Avenue Hudson Street in Cornwall, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is 39,318 square feet
- Three-story masonry and steel frame building
- Existing documents indicate the original building was built in 1930, the elementary school was expanded with two (2) additions; one (1) two-story classroom addition and an elevator addition were added to the original building.
- As of October 1, 2019, the building housed 259 students in grades K-4
- General classrooms are supplemented with Auditorium, Cafeteria, Computer Lab Gymnasium, Health Office, Large Group Instruction, Library, Resource Room, and Special Education.
- Administration, counseling, and support spaces are also provided.
- Willow Avenue Elementary School is rated as ‘Unsatisfactory’ per SED guidelines due to the following Health and Safety and/or Structural items are rated as ‘Unsatisfactory’:
 - Foundation (S) – ‘Unsatisfactory’
 - Water infiltration along the foundation was observed, rear Gymnasium wall, ‘72 wing classrooms, loading dock.
 - Exterior Walls / Columns (S)- ‘Unsatisfactory’
 - Masonry restoration program is recommended, repair cracked brick, cracking in lower parged section, repointing required.
 - Chimneys (S)- ‘Unsatisfactory’
 - Chimney base wall finish has cracks in parge finish
 - Exterior Steps, Stairs, Ramps (S)- ‘Unsatisfactory’
 - Replace metal stair, open handrail and guard rail system at loading dock, existing system not code compliant.
 - Fire Escapes (S)- ‘Unsatisfactory’
 - Demolish existing fire escape stair system from auditorium, construct new exit stair
 - Interior Stairs (H)- ‘Unsatisfactory’
 - Replace hand and guardrail system building wide, picket spacing is beyond the allowable dimension

- Electrical Power Distribution System (H)- 'Unsatisfactory'
 - Main switchgear has water damage, replace.
 - Replace building distribution panels

5. LEE ROAD ELEMENTARY SCHOOL

- Lee Road is located at 99 Lee Road in Cornwall, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is 57,598 square feet
- Two-story masonry and steel frame building
- Existing documents indicate the original building was built in 1967
- As of October 1, 2019, the building housed 549 students in grades K-4
- General classrooms are supplemented with Art, Cafetorium, Computer Room, Gymnasium, Health Services, Library, Music, Resource Room, and Special Education.
- Administration, counseling, and support spaces are also provided.
- Cornwall Elementary School (Lee Road) is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':
 - Water (H) – 'Unsatisfactory'
 - Water utility service lines are in poor condition
 - Chimneys (S)- 'Unsatisfactory'
 - Masonry restoration required, cracked, missing brick and efflorescence
 - Heat Generating Systems (H)- 'Unsatisfactory'
 - Units serving the kindergarten section are malfunctioning and should be replaced
 - Sanitary System (H)- 'Unsatisfactory'
 - Sanitary lines (galvanized / cast iron) under slab are failing
 - Plumbing Fixtures (H)- 'Unsatisfactory'
 - Original fixtures are in poor condition, built-in urinals etc.

6. CENTRAL ADMINISTRATION BUILDING

- Central Administration is located at 24 Idlewild in Cornwall-on-Hudson, NY
- Owned and used by the district for district administration
- Gross square footage of the building is 6,396 square feet
- Two-story masonry and wood frame building
- Existing documents indicate the original building was built in 1870
- The administration building is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':
 - Foundation (S) – 'Unsatisfactory'
 - Repair and upgrade subsurface drainage; front basement wall has plaster damage
 - Exterior Steps, Stairs, Ramps (S)- 'Unsatisfactory'
 - Replace masonry stair at basement entrance; consider replacing main entry stair system
 - Roof and Skylights (S)- 'Unsatisfactory'
 - Replace existing slate roof

- Heat Generating Systems (H)- 'Unsatisfactory'
 - Replace one (1) boiler; convert building to hot water
- Ventilation Systems (H)- 'Unsatisfactory'
 - Replace existing HV unit; provide self-contained dehumidifier in Basement
- Interior / Exterior Accessible Route (H)- 'Unsatisfactory'
 - Building is not barrier-free, Main Floor is inaccessible, lower floors are multi-level
- Based on the vintage of the building, NYS Historic Preservation office should be contacted for guidance

7. BUILDINGS AND GROUNDS BUILDING

- Buildings and Grounds is located at 130 Main Street in Cornwall, NY
- Owned and used by the district for other district purposes
- Gross square footage of the building is 6,000 square feet
- One-story steel frame building
- Existing documents indicate the original building was built in 1998
- The Buildings and Grounds building is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':
 - Ducted Heating and Cooling Distribution Systems (H)- 'Unsatisfactory'
 - Add duct mounted electric heating coil for additional heating and ventilation in Training Room and Offices

F. RECOMMENDED FACILITY IMPROVEMENTS

The following is a brief outline of recommended district-wide improvements. Recommendations were developed based upon meetings with each of the building administrators, key administrative staff members, directors, and the District's Buildings & Grounds Committee. Recommendations address improvements to education program areas, updates for improved building operations, life safety, and energy performance. A summary by building is provided below:

Cornwall Central High School:

- Upgrades to athletic fields for drainage, irrigation, and athletic parking.
- Athletic field upgrades including artificial turf, lighting, bleachers, press box, toileting/concessions.
- Recoat running track.
- Renovation/replacement of tennis courts.
- Extend sidewalk to NYS Route 94, provide perimeter walkway at east side of school.
- Replace/Repair roof.
- Select masonry repointing and restoration.
- Soundproofing for Band and Chorus Rooms.
- Replace existing VCT flooring.
- Replace Kalwall at academic stair towers.
- Replace existing chiller.
- Replace existing boilers.
- Add heat to Band Room, Chorus Room and Bridges.
- Add ventilation to Lobby and Gymnasium.
- Renovate P.E. and Natatorium Locker Rooms.

Cornwall Central Middle School:

- Bus loop, student drop-off and parking lot upgrades.
- Athletic field upgrades including artificial turf, lighting, bleachers, press box, toileting/concessions.
- Recoat running track.
- Replace/Repair select roof areas.
- Select masonry repointing and restoration.
- Replace existing door and storefront systems.
- Repair ramp near 1964 addition.
- Select carpet replacement.
- Provide ADA to the Auditorium stage.
- Replace heating & ventilation (H&V) units in gymnasium and weight room.
- Replace unit ventilators in locker rooms.
- Replace fan units in Auditorium.
- Replace VRF system in B&C Wings.
- Replace existing electric panelboards in school.
- Replace lighting in cafeteria and all classrooms with LED.
- Add backflow preventor.
- Renovate toilets building wide.
- Replace classroom ceilings in B&C wings.
- Replace doors, frames and hardware at B&C wings.
- Renovate Library.
- Provide 2 Hr. separation at Kitchen, replace serving lines.
- Renovate Locker Rooms, and Auxiliary Gymnasium.

Cornwall -on-Hudson Elementary School:

- Pavement upgrades at front driveway and back of building.
- Install drainage along driveway to eliminate icing/ponding.
- Select masonry repointing and restoration.
- Replace existing window systems.
- Replace select lockers.
- Replace doors, frames and hardware at Classrooms.
- Replace Auditorium stage floor.
- Provide ADA to Auditorium stage.
- Replace toilet room exhaust fans.
- Replace domestic hot water heater.
- Upgrade ventilation in Auditorium.
- Replace existing boilers.
- Replace stage lighting/dimming systems.
- Add backflow preventor.
- Replace all cast iron waste lines.
- Renovate toilet rooms on 1st and 3rd floors.

Cornwall Elementary School (Lee Road):

- Bus loop, student drop-off and parking lot upgrades.
- Replace basketball court pavement.
- Improve courtyard drainage, replace handrail system.
- Replace architectural "band" around roof edge which is failing.
- Select masonry repointing and restoration.
- Replace building storefront systems.
- Replace interior/exterior doors, frames, and hardware.
- Remove VAT floor tiles.
- Install exhaust system for Gymnasium.
- Replace H&V units for Cafeteria and Gymnasium.
- Replace unit ventilators building wide.
- Replace damaged service end electrical box.
- Replace existing electrical panelboards.
- Replace galvanized drainage piping.
- Add backflow preventor.
- Renovate toilet rooms building wide.
- Replace classrooms ceilings and lights.
- Replace classroom casework and cabinetry.

Willow Avenue Elementary School:

- Replace concrete stair at main entry.
- Bus loop, student drop-off and parking lot upgrades.
- Loading dock upgrades.
- Select masonry repointing and restoration.
- Replace interior/exterior doors, frames, and hardware.
- Replace select window systems.
- Replace 72' Wing roofing.
- Replace resilient flooring.
- Replace gymnasium wood flooring.
- Replace select areas of carpeting.
- Provide ADA to Auditorium stage.
- Replace exhaust fans serving Gymnasium.
- Replace H&V units for Main Office, Cafeteria and Library.
- Replace existing 1200-amp service switch.
- Replace existing electrical panelboards.
- Replace old T-8 lighting with LED.
- Add backflow preventor.
- New Security Vestibule.
- Relocate Main Office, convert existing into Classrooms.
- Renovate toilet rooms building wide.
- Replace Classroom storage (built-in) units building wide).
- Restore exiting in Auditorium (requires relocation of Nurse).

Buildings & Grounds Building:

- Parking lot upgrades including drainage.
- Storage yard fencing.
- Add a 4-bay garage/storage facility.
- Provide ventilation to B&G Building (building wide).
- Provide pole mounted lighting for vehicle maintenance yard.

Central Administration:

- Parking lot expansion and upgrades.
- Replace sidewalks.
- Replace existing slate roofing.
- Replace windows building wide.
- Provide an accessible entry to the building and to toileting facilities.
- Repair wood decay on existing structural members.
- Repair masonry stairs to basement.
- Replace existing boiler with new HVAC system.
- Replace 200-amp service.
- Provide generator for standby power.
- Replace fire safety devices with a centralized system.

G. COST ESTIMATING

Budget estimates have been prepared for the various recommended improvements identified in this 5-Year Capital Report. The estimates are based upon the current 2021 dollars, regionalized to Orange County, and include a 7% estimating contingency, 9% escalation (reflective of 24 months), and a 10% construction contingency to account for latent and unforeseen conditions that may be present during construction. The budget estimates also include "incidental costs" which are costs required to support such recommended improvements including: architectural/engineering fees, project oversight (construction management), insurances, bonding, legal fees, furniture, fixtures, equipment, and administrative expenses. Incidental costs reflect 20% of the construction costs identified.

As this estimate has been prepared at a specific point in time and are subject to changes in market conditions, as well as project schedules which can impact the overall cost of the work being considered.