Cincinnatus Central School District
Long Range Facilities Plan
LRFP

Eric Benedict
Director of Facilities
December 6, 2018
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Executive Summary

Main School Building
Grades Held: Pre-K through 12
BEDS: 11-01-01-04-0000
SED Control: 0001
2018-2019 Enrollment: 567
Square Footage: 144,179
Ownership: District Owned Facility
Building Condition Survey Rating: Satisfactory
Heating System Energy Source: #2 Fuel Oil
Energy Consumption: NYSEG Electric
Municipal Water
Probable Useful Life of Building: 100 Years
Estimated Replacement Value: $17,345,768 Building NYSIR
$1,647,675 Content NYSIR
Original Building 1935 (A-wing, High School)

Brick building with internal wood structure. Two floors with terrazzo poured hallways and wood parquet classroom floors. Auditorium/ Gymnasium with wood parquet floors. Rear bus drive and loop for student drop off. Site has sports fields, soccer, baseball, & softball.

Addition #1 – 1948 (B-wing, Kitchen/ Cafeteria)

Added to the second floor two classrooms and two conference rooms. First floor added to expand the cafeteria and kitchen area. Music/ Band, (chorus and practice rooms), and added a shop classroom.

Addition #2 – 1950 (C-wing, Library)

Added four classrooms and a playroom, (smaller-gymnasium). Currently the area is used as a Library/ Computer Media Center. The old playroom is now used for Home and Careers and AIS rooms.
Addition #3 - 1961 (B-wing, Primary)

Added six elementary classrooms and elementary office area. Also the site courtyard between this addition and the current library was made into the elementary playground.

Addition #4 - 1982 (G-wing, Large Gym)

Large gymnasium added for PE instruction and athletics. This area is also used to welcome visitors to our facility and for a weight room/loading dock.

Addition #5 - 1989 (D wing, Elementary)

Added eight elementary classrooms which include kindergarten, first and second grades.
Addition #5 – 1989 (F-wing, Middle School)

Added nine Middle School classrooms, which include fifth, sixth, and seventh grades, and one art room.

Addition #5 – 1989 (E-wing, Auditorium)

Auditorium added for choral & band concerts. This area is also used for alumni celebrations and Board of Education meetings/presentations.

Addition #6 – 2008 (J-wing, Kitchen/ Cafeteria)

Renovated kitchen/ cooking area and added to the existing cafeteria - inclusive new serving area. The expanded cafeteria can be used for meetings, community events, and presentations along with the Wilbur Auditorium.
Addition #6 - 2008 (H-wing)

Added four classrooms and a handicap lift. This addition allowed the District to enclosed the large Courtyard and created an instructional footprint encompassing the elementary all into one wing.

Addition #6 - 2008 (K-wing, Bus Drop Off)

Created a natural auditorium foyer area that is accessible from the cafeteria as well. Additionally the new bus loop was created to segregate bus traffic from visitor and employee traffic.

Addition #7 - 2010 (M-wing)

Added four elementary classrooms, which include first and fourth grades, and two rooms for reading and OT/PT. Also added a canopy for easier access to the Library from the elementary wing.
Executive Summary

<table>
<thead>
<tr>
<th>Transportation Facility</th>
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</thead>
<tbody>
<tr>
<td><strong>BEDS:</strong></td>
</tr>
<tr>
<td><strong>SED Control:</strong></td>
</tr>
<tr>
<td><strong>2011-2012 Enrollment:</strong></td>
</tr>
<tr>
<td><strong>Square Footage:</strong></td>
</tr>
<tr>
<td><strong>Ownership:</strong></td>
</tr>
<tr>
<td><strong>Building Condition Survey Rating:</strong></td>
</tr>
<tr>
<td><strong>Heating System Energy Source:</strong></td>
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<tr>
<td><strong>Energy Consumption:</strong></td>
</tr>
<tr>
<td><strong>Probable Useful Life of Building:</strong></td>
</tr>
<tr>
<td><strong>Estimated Replacement Value:</strong></td>
</tr>
</tbody>
</table>

Constructed a new, offsite transportation facility with fueling station. The building is used to maintain the District’s fleet of school buses. The site includes employee parking spaces, a maintenance garage, two offices and an employee conference room.
Executive Summary

Maintenance Building – Storage/ Maintenance

BEDS: 11-01-01-04-0000

SED Control: 500B

2011-2012 Enrollment: N/A

Square Footage: 6,768

Ownership: District Owned Facility

Building Condition Survey Rating: N/A

Heating System Energy Source: #2 Fuel Oil

Energy Consumption: NYSEG Electric

Municipal Water

Probable Useful Life of Building: 100 Years

Estimated Replacement Value: $520,310 Building NYSIR

$124,533 Content NYSIR
Original Bus Garage Building 1948

Building added when the District decided to purchase a bus fleet. This building was used to house and maintain the school bus fleet.

Addition #1 – 2008

Removed damaged section of the original bus garage and built new cement, block wall. Currently this building is used for maintenance/grounds and athletic equipment, supplies, classroom equipment storage, and emergency access.
Executive Summary

Goal:

*The LRFP is organized in accordance with SED’s Office of Facilities Planning and provides substantial information to the Board of Education as to the school’s history and the condition of the school’s facilities and systems. The information provided herein is intended to be used for further study and to determine future facility improvement needs and capital projects.*

Names of LRFP Plan Preparers:

- HUNT Engineering/ Architecture
- LaChase Construction Managers
- Steven Hubbard – Superintendent of Schools
- Troy Bilodeau – Business Administrator
- Eric Benedict – Director of Facilities

LRFP Plan Resources Used:

- Building Condition Survey
- Annual Visual Inspections
- Fire Inspection
- AHERA Management Plan
- N.Y.S.I.R. Building Inspections and Value Report
- Capital Project History and Budget Expenditure History
<table>
<thead>
<tr>
<th>Action Item</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Replace PA System</td>
<td>Current system is about 20 years old and parts are no longer available</td>
</tr>
<tr>
<td>2. Install new 2 – way radio repeater</td>
<td>To improve safety and security communications</td>
</tr>
<tr>
<td>3. Replace/ repair inoperable fire dampers</td>
<td>43 Fire dampers failed inspection on 8/23/16 by Brand Services</td>
</tr>
<tr>
<td>4. Replace hot water pump and controller</td>
<td>Current pump and controller continuously go into fault</td>
</tr>
<tr>
<td>Action Item</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------</td>
<td>----------</td>
</tr>
<tr>
<td>5. HVAC hot water loop balancing and strapping repair</td>
<td>South east corner of building has very little flow in main loop of water</td>
</tr>
<tr>
<td>6. Domestic water manifold replacement</td>
<td>Replace manifold and gate valves</td>
</tr>
<tr>
<td>7. Remaining gate valve replacement</td>
<td>Replace remaining gate valves, approximately 30</td>
</tr>
<tr>
<td>8. Connect coolers, freezers, and ovens to the generator</td>
<td></td>
</tr>
</tbody>
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Cincinnatus Central School
Main Building UPK - 12
<table>
<thead>
<tr>
<th>Action Item</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>9. Install circulating line on Hot water in Kitchen</td>
<td>Quicker hot water and reduce water waste</td>
</tr>
<tr>
<td>10. Excessive moisture in F-wing crawlspace</td>
<td>Install a moisture mitigation system</td>
</tr>
<tr>
<td>11. Replace Library HVAC units</td>
<td>The 1989 HVAC units in need of upgrading</td>
</tr>
<tr>
<td>12. Replace carpets in rooms 204, 300, 307</td>
<td></td>
</tr>
</tbody>
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**Cincinnatus Central School**

**Main Building UPK - 12**
<table>
<thead>
<tr>
<th>Action Item</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. Replace ceiling tile and grid in rooms 204, 205</td>
<td></td>
</tr>
<tr>
<td>14. Refinish / replace remaining 32 classroom wood doors</td>
<td></td>
</tr>
<tr>
<td>15. Complete classroom and hallway LED upgrades</td>
<td>Increase energy savings for the District</td>
</tr>
<tr>
<td>16. Removal of old piping and add lighting in crawl spaces</td>
<td>Piping from old projects and currently no lighting in crawl spaces</td>
</tr>
<tr>
<td>Action Item</td>
<td>Comments</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>1. Rebuild parking lot basins and re-set grates</td>
<td>7 basins throughout the grounds</td>
</tr>
<tr>
<td>2. Re-point F-wing entrance brick/cladding</td>
<td>Brick and mortar are deteriorating</td>
</tr>
<tr>
<td>3. Baseball and softball infield infill</td>
<td></td>
</tr>
<tr>
<td>4. Construct a pavilion in the large courtyard</td>
<td></td>
</tr>
</tbody>
</table>
5. Install a hard floor in the small courtyard
   Use this space for an outdoor classroom

6. Install a concession stand and storage shed near the athletic fields
Cincinnatus Central School
Transportation center

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.</strong> Remove breakroom walls for expanded training room</td>
<td>Remove wall between breakroom, hallway, and office</td>
</tr>
<tr>
<td><strong>2.</strong> Repair rust on exterior siding and door frames</td>
<td></td>
</tr>
<tr>
<td><strong>3.</strong> Install siding on South end of bus canopy</td>
<td></td>
</tr>
<tr>
<td><strong>4.</strong> Replace T-8 fluorescent fixtures with LED fixtures</td>
<td>Increased energy savings for the District</td>
</tr>
</tbody>
</table>
### Action Item

1. Re-point/ repair exterior brick/cladding

2. Maintenance Garage repairs and upgrades

<table>
<thead>
<tr>
<th>Cincinnatus Central School Maintenance Garage</th>
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<table>
<thead>
<tr>
<th>Action Item</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Re-point/ repair exterior</td>
<td></td>
</tr>
<tr>
<td>brick/cladding</td>
<td></td>
</tr>
<tr>
<td>2. Maintenance Garage repairs</td>
<td></td>
</tr>
<tr>
<td>and upgrades</td>
<td></td>
</tr>
</tbody>
</table>

![Image 1](image1.png)

![Image 2](image2.png)

![Image 3](image3.png)
Main Building UPK-12

1. Replace PA system $395,000
2. Install new 2-way radio repeater $80,000
3. Replace/ repair inoperable fire dampers $16,500
4. Replace hot water pump and controller $8,000
5. HVAC hot water loop balancing and strapping repair $17,800
6. Domestic water manifold replacement $20,000
7. Remaining gate valve replacement $17,000
8. Connect coolers, freezers, and ovens to generator $24,000
9. Install circulating line on hot water in Kitchen $2,500
10. Install a moisture mitigation system in F-wing basement $283,000
11. Replace library HVAC units $71,500
12. Replace carpets in rooms 204, 300, 307 $26,000
13. Replace ceiling tile and grid in rooms 204, 205 $28,500
14. Refinish/ replace 32 classroom and hallway doors $85,000
15. Complete classroom and hallway LED upgrades $290,000
16. Remove old piping and add lighting in crawlspaces $19,500
Grounds
1. Repair 7 parking lot basins and re-set grates $56,600
2. Re-point F-wing entrance brick/ cladding $20,700
3. Baseball and softball infield infill $80,000
4. Construct a 20’x20’ pavilion in the large courtyard $44,000
5. Install a hard floor in the small courtyard with outdoor carpeting $35,500
6. Install a concession stand and storage shed near the athletic fields $14,500

Transportation
1. Remove breakroom walls for expanded training room $15,500
2. Repair rust on siding and door frames $85,000
3. Install siding on South end of bus canopy $28,300
4. Replace T-8 fluorescent fixtures with LED fixtures $26,000

Maintenance Garage
1. Repoint/ repair exterior brick/ cladding $167,300
2. Maintenance garage repairs and office upgrades per Hunt drawings $791,000

Total Listed Expenditures $2,748,700
Questions ????