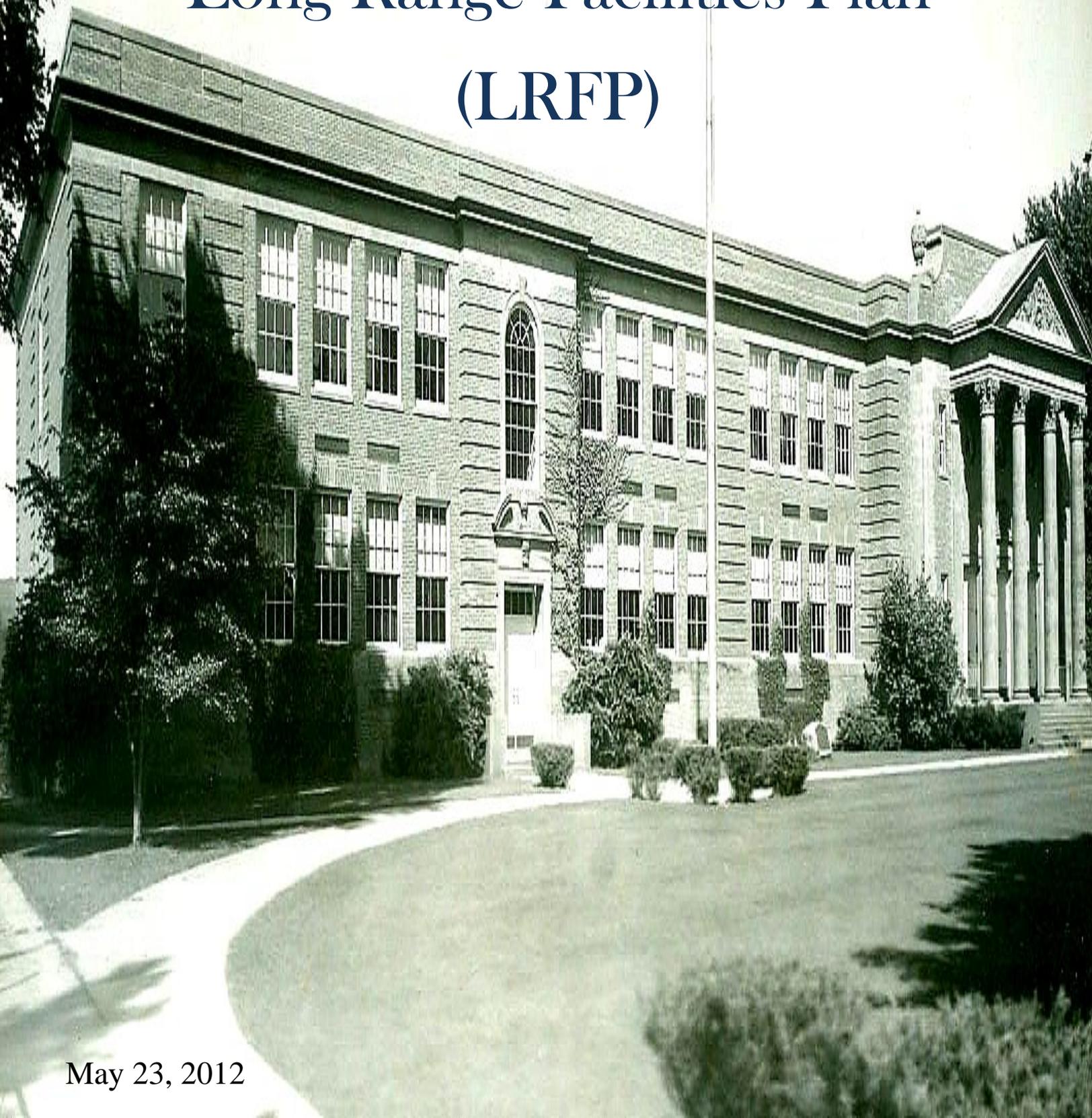


# Cincinnati Central School Long Range Facilities Plan (LRFP)



May 23, 2012

# Cincinnati Central School - Long Range Facilities Plan

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- Estimated Expenditures
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# Cincinnati Central School - Long Range Facilities Plan

## Executive Summary

### Main School Building

Grades Held	Pre-K through 12
BEDS:	11-01-01-04-0000
SED Control:	0001
2011-2012 Enrollment:	665
Square Footage:	144,179
Ownership:	District Owned Facility
Building Condition Survey Rating:	Unsatisfactory - because of F-wing Ramp
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.



# Cincinnati Central School - Long Range Facilities Plan

## Executive Summary

### New Transportation Facility

BEDS:	11-01-01-04-0000
SED Control:	5010
2011-2012 Enrollment:	N/A
Square Footage:	5,360
Ownership:	District Owned Facility
Building Condition Survey Rating:	Satisfactory
Heating System Energy Source:	Propane Gas
Energy Consumption:	NYSEG Electric
	Municipal Water
Probable Useful Life of Building:	100 Years
Estimated Replacement Value:	\$669,781 Building NYSIR
	\$250,000 Content NYSIR

### Original Building 2009

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.



# Cincinnati Central School - Long Range Facilities Plan

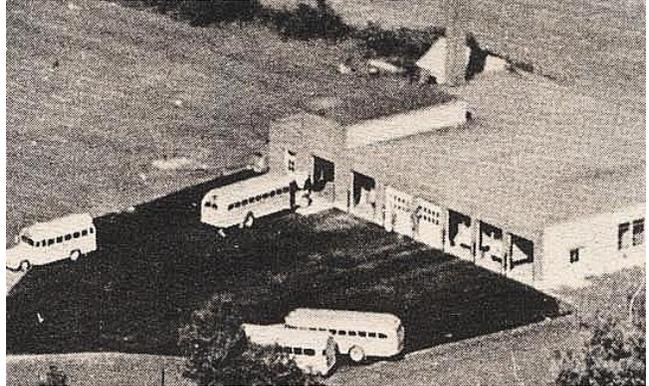
## Executive Summary

### Old Bus Garage 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.



# Cincinnati Central School - Long Range Facilities Plan

## 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:

- Stieglitz/ Snyder Architecture
- Steven Hubbard - Superintendent of Schools
- Michael Aiken - Superintendent of Buildings and Grounds
- Nicole Rice - Director of Technology

### LRFP Plan Recourses 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



# Cincinnati Central School - Long Range Facilities Plan

## Building Inventory & Estimated Expenditures

### Organized by Priority

(BCS - Building Condition Survey)    (FS - Facility Survey)    (NC - New Construction)

	\$ Amount	BCS#	Description Title
1.	\$ 101,000.00	#49	Main Building - Gym partition door repairs
2.	\$1,000,000.00	#68	Main Building - EDM roofing replacement on area A, B, C, & G
3.	\$ 15,000.00	#40	Main Building - Re-seal parking lot, including bus loop area
4.	\$ 10,000.00	#44	Main Building - Foundation cracking in the custodial area foundation
5.	\$ 21,000.00	#45	Main Building - Large gym crack repairs
6.	\$ 10,000.00	#60	Main Building - H-wing floor cracking repairs
7.	\$ 8,000.00	#52	Main Building - Library electrical distribution renovation
8.	\$ 10,000.00	FS	Main Building - Security camera's in needed locations
9.	\$ 30,000.00	#57	Main Building - Cafeteria hall asbestos abatement & floor replacement
10.	\$ 30,000.00	#65	Main Building - F-wing handicap ramp removal
11.	\$ 15,000.00	#67	Main Building - Windows replacement glass, deteriorating seals
12.	\$ 18,000.00	FS	Main Building - Carpet replacement - rooms 204, 300, 307
13.	\$ 75,000.00	FS	Main Building - 313, 314, 319 science room classroom tables with sinks
14.	\$ 15,000.00	FS	Main Building - Classroom furniture replacement, (\$7,500.00 each classroom)
15.	\$ 13,000.00	#30	Main Building - Energy conservation L.E.D. lighting upgrades
16.	\$ 5,000.00	#53	Main Building - Energy conservation office lighting upgrades
17.	\$ 35,000.00	FS	Main Building - Wilbur auditorium stage lighting & control upgrades
18.	\$ 30,000.00	#81	Main Building - Energy conservation HVAC systems DDC controls
19.	\$ 40,000.00	#79	Main Building - Environmental upgrades HVAC systems existing units
20.	\$ 100,000.00	#61	Main Building - Remaining masonry restoration
21.	\$ 7,000.00	#64	Main Building - Back double entrance doors to large gym hall replace
22.	\$ 5,000.00	#49	Main Building - Weight room/ loading dock garage door replacement
23.	\$ 5,000.00	#49	Main Building - Large gymnasium internal storeroom garage door replacement
24.	\$ 10,000.00	FS	Main Building - Wilbur auditorium stage curtain restoration
25.	\$ 8,000.00	FS	Main Building - Library window dressings

# Cincinnati Central School - Long Range Facilities Plan

## Building Inventory & Estimated Expenditures

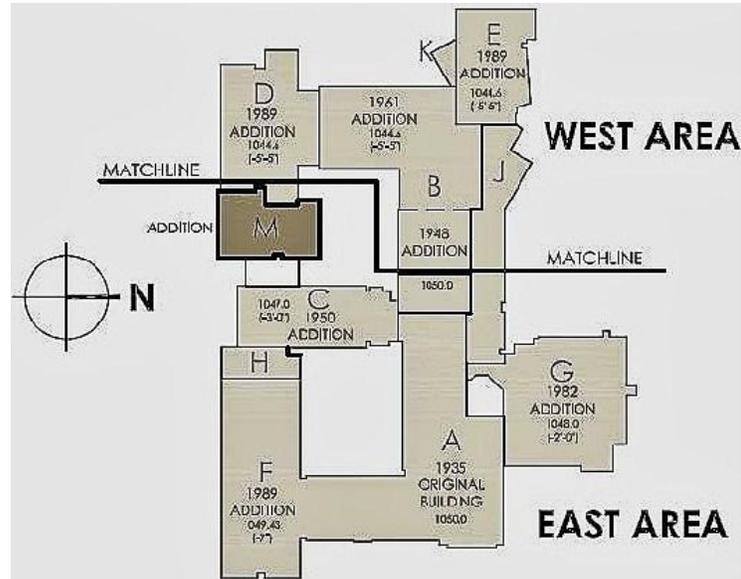
### Organized by Priority

(BCS - Building Condition Survey)    (FS - Facility Survey)    (NC - New Construction)

\$	Amount	BCS#	Description Title
26.	\$ 7,500.00	FS	Main Building - Library lighting upgrades
27.	\$ 9,000.00	FS	Main Building - Site bleachers
28.	\$ 5,000.00	#49	Main Building - Building door hardware replacements - (closers, panic devices)
29.	\$ 5,000.00	FS	Main Building - Classroom door refinish - F-wing second floor/ other areas
30.	\$ 25,000.00	#59	Main Building - Large gym wood floor strip and re-line project
31.	\$ 47,000.00	FS	Main Building - Large gymnasium bleacher replacement
32.	\$ 16,000.00	FS	Main Building - Large & small gymnasium - paint walls
33.	\$ 300,000.00	FS	Main Building - Small courtyard infill/ sports & fitness complex
34.	\$ 10,000.00	#41	Main Building - Sidewalk, north side of large gym
35.	\$ 5,000.00	FS	Main Building - OT/ PT room window
36.	\$ 18,000.00	FS	Main Building - Ornamental landscaping
37.	\$ 6,000.00	FS	Main Building - Playfield fencing near river
38.	\$ 500,000.00	#40	Transportation- Driveway/ parking lot pavement
	\$2,569,500.00	Total	

# Cincinnati Central School - Long Range Facilities Plan

## District-Wide Analysis



1. #49 Main Building - Gym Partition Door Repairs/ Weight Room Door - \$101,000.00

The Gym Partition door was installed in 1989 and has been maintained well since. However, it is past the life expectancy and is in need of major overhauls to the trolley system, mechanicals, and panels.

2. #68 Main Building - Roofing on A,B, C, & G - \$1,000,000.00

Roofing for these four areas is beyond their life expectancies and will need to be replaced.



3. #40 Main Building - Re-seal Parking Lot, including Bus Loop area - \$15,000.00

Original 2008 parking area needs to be maintained by re-sealing all pavements.



4. #44 Main Building - Foundation cracking in the Custodial Area Foundation - \$10,000.00  
Cracks in the corners and sides of walls need to be repaired.



5. #45 Main Building - Large Gym Crack Repairs and Painting Walls - \$21,000.00  
Large cracks in the original 1989 gymnasium wall mortar joints and through the concrete masonry units caused by building movement. Repairs will be required to prevent further deterioration. Walls and beams need to be patched and painted.



6. #60 Main Building - H-Wing Floor Cracking Repairs - \$10,000.00  
Crack in the Terrazzo floor, caused by building movement, needs to be repaired.



7. #52 Main Building - Library Electrical Distribution Renovation - \$8,000.00  
The distribution panel in the Library needs to be increased in size to handle the demands of the current air conditioning systems.



8. FS Security camera's in needed locations - \$10,000.00

9. #57 Main Building - Cafeteria Hall Asbestos Abatement/ Floor Replacement - \$30,000.00  
Older floor tile contains asbestos and is falling apart. Need to replace this section of flooring



10. #65 Main Building - F-Wing Handicap Ramp Removal - \$30,000.00

This Handicap ramp is no longer required and has deteriorated. Need to remove this ramp.



11. #67 Main Building - Windows need replacement glass, lost their seal - \$15,000.00  
Failing seals on 1985 window panes need to replace window glass with new.



12. FS Main Building - Carpet replacement - rooms 204, 300, 307 - \$18,000.00
13. FS Main Building - 313, 314, 319 science room classroom tables with sinks - \$75,000.00
14. FS Main Building - Classroom furniture replacement, (\$7,500.00 each room) - \$15,000.00
15. #30 Main Building - L.E.D. Lighting upgrades, energy savings - \$13,000.00

Upgrades to the existing external lighting system can result in reduced costs. New L.E.D. technology can offer advantages for energy conservation.



16. #53 Main Building - Office Lighting Upgrades for energy savings - \$5,000.00

Older discontinued T-12 fluorescent needs to be upgraded to T-8 fluorescent lighting for energy conservation and savings to the District.

17. FS Main Building - Wilbur auditorium stage lighting & control upgrades - \$35,000.00

18. #81 Main Building - HVAC Systems DDC Controls needed - \$30,000.00

Digital HVAC controls are needed for certain systems in the building. This will increase energy savings as well as create a better learning environment.



19. #79 Main Building - Environmental HVAC Systems Existing Unit Upgrades - \$40,000.00

Certain HVAC unit upgrades are needed within the interior of the building.



20. #61 Main Building - Remaining Masonry Restoration - \$100,000.00

Certain exterior areas of the building are in need of restoration because of years of building movement.



21. #64 Main Building - Back Entrance Doors (Large Gym) - \$7,000.00

Originally installed in 1989, has passed its life expectancy, existing doors need to be replaced.



22. #49 Main Building - Weight room/ loading dock garage door replacement - \$5,000.00

- 23. #49 Main Building - Large gymnasium internal storeroom garage door replacement - \$5,000.00
- 24. FS Main Building - Wilbur auditorium stage curtain restoration - \$10,000.00
- 25. FS Main Building - Library window dressings - \$8,000.00
- 26. FS Main Building - Library lighting upgrades - \$7,500.00
- 27. FS Main Building - Site bleachers - \$9,000.00
- 28. #49 Main Building - Building door hardware replacements - \$5,000.00
- 29. FS Main Building - Classroom door refinish - F-wing second floor/ other areas - \$5,000.00
- 30. FS Main Building - Large Gym Floor Strip and Re-line Project - \$25,000.00  
Lines on the Basketball/ Volleyball court are faded and chipping away.



- 31. FS Main Building - Large Gym Bleacher Replacement - \$47,000.00  
Bleachers in the large gymnasium were installed in 1989 and are beyond their life expectancy. Steel reinforcements are failing and need constant maintenance.



- 32. FS Main Building - Large & small gymnasium - paint walls - \$16,000.00
- 33. FS Main Building - Small Courtyard Infill - \$300,000.00  
Courtyard infill for safety and security of the building, as well as creating a Sports/ Fitness Center for community and PE.



34. #41 Main Building - Sidewalk North side of Large Gym - \$10,000.00

Need to install new sidewalk to adjoin east visitors center sidewalk with the back exit of the large gymnasium.  
Also need to complete sidewalk from food service loading dock to existing sidewalk outside of Cafeteria.



35. FS Main Building - OT/ PT room window - \$5,000.00

36. FS Main Building - Ornamental landscaping - \$18,000.00

37. FS Main Building - Playfield fencing near river - \$6,000.00

### Transportation Facility

38. #40 Transportation Facility - Driveway/ Parking Lot Pavement - \$500,000.00

Current driveway is made from tar and stone. Need to pave this drive area and the bus parking area.



Total \$2,569,500.00