

A photograph of a large, classical-style brick school building with a prominent portico supported by columns. In the foreground, a large, bushy tree with vibrant pink blossoms stands on a green lawn. A sign for Cincinnati Central School is visible near the tree. The sky is a clear, light blue.

Cincinnati Central School District Long Range Facilities Plan LRFP

Eric Benedict
Director of Facilities
December 6, 2018

Cincinnati Central School - Long Range Facilities Plan

Table of Contents

| | |
|---|-----|
| ▪ Executive Summary; | pg. |
| ▪ Main Building | 3 |
| ▪ Transportation | 8 |
| ▪ Maintenance Building | 10 |
| ▪ Building Inventory | 4 |
| ▪ Executive Summary | 12 |
| ▪ District-Wide Analysis and Prioritization | 13 |
| ▪ Estimated Expenditures | 21 |
| ▪ Building Inventory Map | 23 |

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

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 New Bus Canopy in 2016

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 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
Main Building UPK - 12

Action Item

Comments

1. Replace PA System



Current system is about 20 years old and parts are no longer available

2. Install new 2 – way radio repeater

To improve safety and security communications

3. Replace/ repair inoperable fire dampers



43 Fire dampers failed inspection on 8/23/16 by Brand Services

4. Replace hot water pump and controller



Current pump and controller continuously go into fault

Cincinnati Central School
Main Building UPK - 12

Action Item

Comments

5. HVAC hot water loop balancing and strapping repair



South east corner of building has very little flow in main loop of water

6. Domestic water manifold replacement



Replace manifold and gate valves

7. Remaining gate valve replacement



Replace remaining gate valves, approximately 30

8. Connect coolers, freezers, and ovens to the generator



Cincinnati Central School
Main Building UPK - 12

Action Item

Comments

9. Install circulating line on Hot water in Kitchen

Quicker hot water and reduce water waste

10. Excessive moisture in F-wing crawlspace



Install a moisture mitigation system

11. Replace Library HVAC units



The 1989 HVAC units in need of upgrading

12. Replace carpets in rooms 204, 300, 307



Cincinnati Central School
Main Building UPK - 12

Action Item

Comments

13. Replace ceiling tile and grid in rooms 204, 205



14. Refinish / replace remaining 32 classroom wood doors



15. Complete classroom and hallway LED upgrades



Increase energy savings for the District

16. Removal of old piping and add lighting in crawl spaces



Piping from old projects and currently no lighting in crawlspaces

Cincinnati Central School Grounds

Action Item

Comments

1. Rebuild parking lot basins and re-set grates



7 basins throughout the grounds

2. Re-point F-wing entrance brick/cladding



Brick and mortar are deteriorating

3. Baseball and softball infield infill



4. Construct a pavilion in the large courtyard



Cincinnati Central School Grounds

Action Item

5. Install a hard floor in the small courtyard



Comments

Use this space for an outdoor classroom

6. Install a concession stand and storage shed near the athletic fields

Cincinnati Central School Transportation center

Action Item

Comments

1. Remove breakroom walls for expanded training room



Remove wall between breakroom, hallway, and office

2. Repair rust on exterior siding and door frames



3. Install siding on South end of bus canopy



4. Replace T-8 fluorescent fixtures with LED fixtures



Increased energy savings for the District

Cincinnati Central School Maintenance Garage

Action Item

Comments

1. Re-point/ repair exterior brick/ cladding



2. Maintenance Garage repairs and upgrades



Cincinnati Central School – Long Range Facilities Plan

Building Inventory & Estimated Expenditures

Organized by Priority

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 |

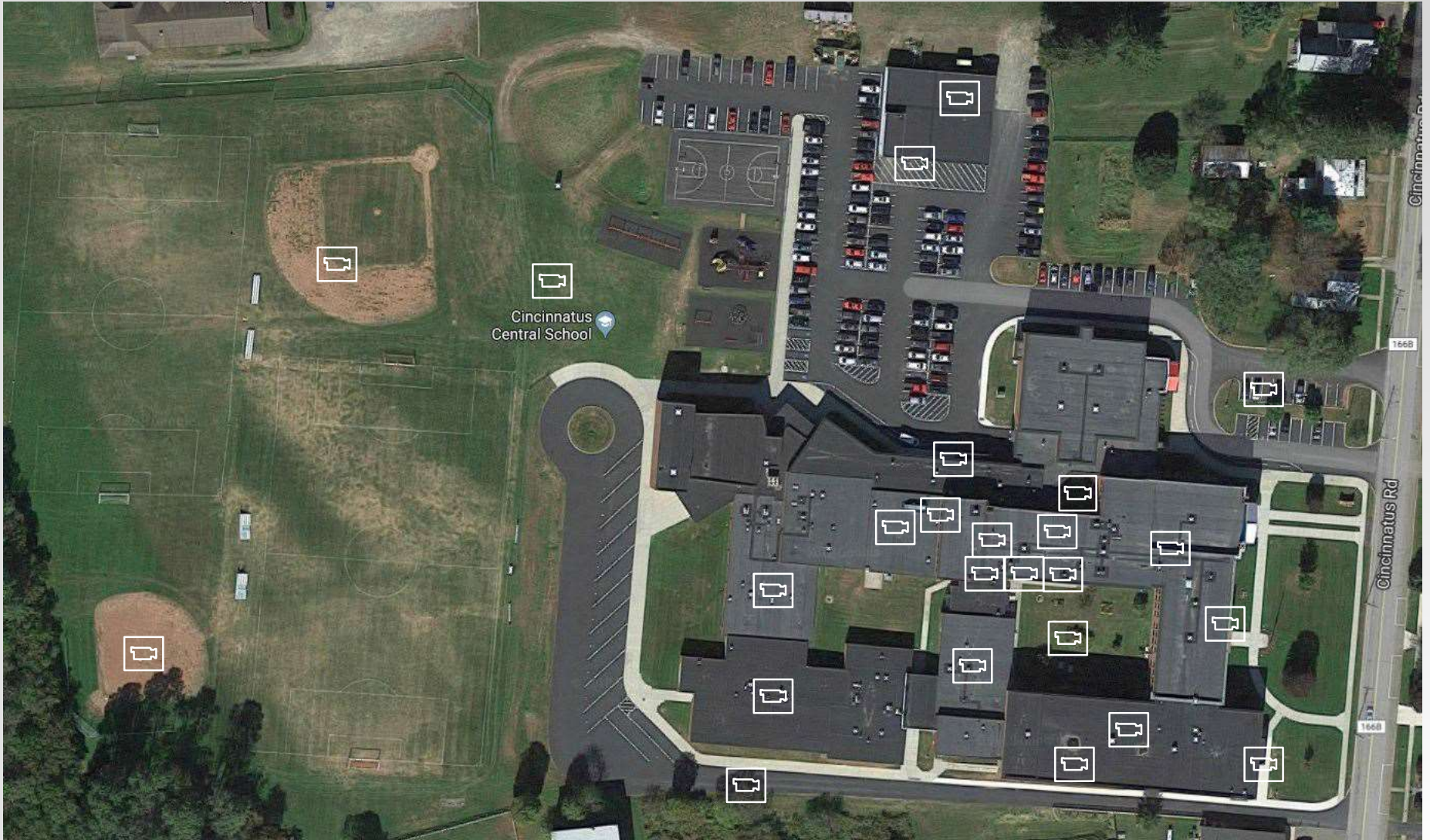
Maintenance Garage

| | |
|---|-----------|
| 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**

Cincinnatus Central School District

Long Range Facilities Plan – Main Property



Cincinnati Central School District

Long Range Facilities Plan – Transportation facilities



Questions ????

