

Cornwall Central School District  
 Facilities Committee - Final Recommendation  
 1/3/2022

Sources: 2021 Five-year Plan  
 2020 Building Condition Survey

					~~~~~ Contingency ~~~~~		
Building	Area	Description	Estimated Cost	Incidentals	Cost Escalation	Design / Construction	Total Project Costs
				20%	9%	10%	
<b>High School</b>	<i>Site work</i>	Install walking paths to athletic fields +/- 500 ft	39,950	7,990	4,315	5,225	\$57,480
		Install drainage to lower athletic fields	150,000	30,000	16,200	19,620	\$215,820
	<i>Building</i>	Restore masonry wall - auditorium (to mitigate water issue)	150,000	30,000	16,200	19,620	\$215,820
	<i>Mechanical</i>	Install baseboard heating/duct work in band & chorus rooms	77,000	15,400	8,316	10,072	\$110,788
		Install HVAC in main lobby area	350,000	70,000	37,800	45,780	\$503,580
	<i>Athletics</i>	Tennis courts - demo / complete re-build +/- 40K SF	425,000	85,000	45,900	55,590	\$611,490
<b>TOTAL - HIGH SCHOOL</b>			<b>1,191,950</b>	<b>238,390</b>	<b>128,731</b>	<b>155,907</b>	<b>1,714,978</b>
<b>Middle School</b>	<i>Site work</i>	Rear parking lot - demo, repave, and stripe +/- 20K SF	485,000	97,000	52,380	63,438	\$697,818
		Rear parking lot - repair catch basin	27,500	5,500	2,970	3,597	\$39,567
	<i>Building</i>	Repair exterior masonry crack - D&E wing	50,000	10,000	5,400	6,540	\$71,940
		Replace various exterior doors and frames	55,000	11,000	5,940	7,194	\$79,134
		Replace rear entrance storefront system	111,000	22,200	11,988	14,519	\$159,707
		Locker rooms - demo and entire re-build	1,575,000	315,000	170,100	206,010	\$2,266,110
	<i>Mechanical</i>	Replace gymnasium air handling units (2 RTU's)	450,000	90,000	48,600	58,860	\$647,460
		Replace HVAC system in locker rooms	60,000	12,000	6,480	7,848	\$86,328
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	750,000	150,000	81,000	98,100	\$1,079,100
<b>TOTAL - MIDDLE SCHOOL</b>			<b>3,563,500</b>	<b>712,700</b>	<b>384,858</b>	<b>466,106</b>	<b>5,127,164</b>

Building	Area	Description	Estimated Cost	Incidentals	~~~~~ Contingency ~~~~~			Total Project Costs
					Cost Escalation	Design / Construction		
				20%	9%	10%		
<b>Cornwall Elementary</b>	<i>Site work</i>	Parking lot and bus loops - demo, repave, stripe +/- 65K SF	1,485,000	297,000	160,380	194,238		\$2,136,618
	<i>Building</i>	Replace all classroom cabinetry / millwork	425,000	85,000	45,900	55,590		\$611,490
		Replace all classroom ceiling tile and lighting	465,000	93,000	50,220	60,822		\$669,042
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings (includes 200' sewer line replacement)	547,000	109,400	59,076	71,548		\$787,024
	<i>Electrical</i>	Move electrical transformer from pole to concrete pad	125,000	25,000	13,500	16,350		\$179,850
<b>TOTAL - CORNWALL ELEMENTARY</b>			<b>3,047,000</b>	<b>609,400</b>	<b>329,076</b>	<b>398,548</b>		<b>4,384,024</b>
<b>Willow Avenue Elementary</b>	<i>Building</i>	Rear loading dock - enclose with roof	275,000	55,000	29,700	35,970		\$395,670
		Rear loading dock / exterior auditorium wall - regrade / remedy ground water infiltration	150,000	30,000	16,200	19,620		\$215,820
		Replace internal central stairway doors	50,000	10,000	5,400	6,540		\$71,940
		Replace hand and guard rails building wide	50,000	10,000	5,400	6,540		\$71,940
		Replace exterior egress out of the auditorium	83,500	16,700	9,018	10,922		\$120,140
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	520,000	104,000	56,160	68,016		\$748,176
<b>TOTAL - WILLOW AVENUE ELEMENTARY</b>			<b>1,128,500</b>	<b>225,700</b>	<b>121,878</b>	<b>147,608</b>		<b>1,623,686</b>
<b>Cornwall on Hudson Elementary</b>	<i>Building</i>	Repair / repoint / clean masonry brick exterior (allowance)	75,000	15,000	8,100	9,810		\$107,910
		Replace exterior windows building-wide	517,500	103,500	55,890	67,689		\$744,579
		Repair / replace lintels as needed (allowance)	75,000	15,000	8,100	9,810		\$107,910
		Mitigate water infiltration on back auditorium wall	50,000	10,000	5,400	6,540		\$71,940
		Repair terracotta scroll on front of building	25,000	5,000	2,700	3,270		\$35,970
	<i>Plumbing</i>	Bathrooms - replace water supply and waste lines, fixtures, floors, walls, and ceilings	420,000	84,000	45,360	54,936		\$604,296