

Sources: 2021 Five-year Plan
 2020 Building Condition Survey
 Internal Facility Assessment

~~~~~ Contingency ~~~~~

~~~~~ Priority Codes ~~~~~

| Building | Area | Description | Estimated Cost | Design /
Construction | Cost Escalation | Incidentals | Total Project Costs | Priority
Code | Critical Need (1) | Future Project
(2) | By District (3)
[See Note 1] | Notes |
|----------------------------|---|--|--------------------|--------------------------|------------------|------------------|---------------------|------------------|-------------------|-----------------------|---------------------------------|-------------------|
| | | | | 10.00% | 9.00% | 20.00% | | | | | | |
| High School | Site work | Construct building adjacent to tennis courts to house bathrooms, concession and storage +/- 4,000 SF | \$1,800,000 | \$180,000 | \$162,000 | \$428,400 | \$2,570,400 | 1 | 2,570,400 | | | SED AIDABLE
?? |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Building | Roof - cut/reinsulate/replace various roof sections +/- 15,000 SF | | \$525,000 | \$52,500 | \$47,250 | \$124,950 | \$749,700 | 1 | 749,700 | | | YES |
| | Caulk entire building envelope (allowance) | | \$225,000 | \$22,500 | \$20,250 | \$53,550 | \$321,300 | 1 | 321,300 | | | YES |
| | Replace Kalwalls in stairwells +/- 2,500 SF | | \$437,500 | \$43,750 | \$39,375 | \$104,125 | \$624,750 | 1 | 624,750 | | | YES |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Mechanical | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Athletics | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| TOTAL - HIGH SCHOOL | | | \$2,987,500 | \$298,750 | \$268,875 | \$711,025 | \$4,266,150 | | 4,266,150 | 0 | 0 | |

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|-----------------------|-----------|---|--------------------------|-----------------|-------------|---------------------|------------------|-------------------|-----------------------|---------------------------------|-------|-----|
| | | | 10.00% | 9.00% | 20.00% | | | | | | | |
| Middle
School | Site work | New parent dropoff / pickup -- rear entrance from Lee Ave. Service Road | \$2,850,000 | \$285,000 | \$256,500 | \$678,300 | \$4,069,800 | 1 | 4,069,800 | | | ?? |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | Building | Roof - remove / replace with EPDM -- D wing only | \$225,000 | \$22,500 | \$20,250 | \$53,550 | \$321,300 | 1 | 321,300 | | | YES |
| | | Replace / renovate kitchen, cafeteria, courtyard suite (including floor support system) | \$2,850,000 | \$285,000 | \$256,500 | \$678,300 | \$4,069,800 | 1 | 4,069,800 | | | YES |
| | | M/F Staff Lavatories | \$560,000 | \$56,000 | \$50,400 | \$133,280 | \$799,680 | 1 | 799,680 | | | YES |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Mechanical | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Athletics | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| TOTAL - MIDDLE SCHOOL | | \$6,485,000 | \$648,500 | \$583,650 | \$1,543,430 | \$9,260,580 | | 9,260,580 | 0 | 0 | | |

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[See note 1] | Notes | |
|-----------------------------|-----------|---|--|-----------------------|-----------------|-------------|---------------------|---------------|-------------------|--------------------|---------------------------------|-------|-----|
| | | | | 10.00% | 9.00% | 20.00% | | | | | | | |
| Cornwall Elementary School | Site work | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | Building | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | Convert STEAM lab into a functional classroom | \$250,000 | \$25,000 | \$22,500 | \$59,500 | \$357,000 | 1 | 357,000 | | | YES |
| | | | Replace stairwell and cafeteria doors (8 pair fire doors needed) | \$96,000 | \$9,600 | \$8,640 | \$22,848 | \$137,088 | 1 | 137,088 | | | YES |
| Mechanical | | Replace cafetorium and kitchen air handler units | \$275,000 | \$27,500 | \$24,750 | \$65,450 | \$392,700 | 1 | 392,700 | | | YES | |
| Plumbing | | Install backflow preventer (RPZ) on water service | \$75,000 | \$7,500 | \$6,750 | \$17,850 | \$107,100 | 1 | 107,100 | | | YES | |
| TOTAL - CORNWALL ELEMENTARY | | | \$696,000 | \$69,600 | \$62,640 | \$165,648 | \$993,888 | | 993,888 | 0 | 0 | | |

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|----------------------------------|------------|-------------|--|-----------------------|-----------------|-------------|---------------------|---------------|-------------------|--------------------|---------------------------------|-------|-----|
| | | | | 10.00% | 9.00% | 20.00% | | | | | | | |
| Willow Avenue Elementary | Site work | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | Additional parking - widen one-way road - shift softball | \$581,000 | \$58,100 | \$52,290 | \$138,278 | \$829,668 | 1 | 829,668 | | | YES |
| | Building | | Replace 1972 addition roof (top portion) +/- 5,000 SF | \$175,000 | \$17,500 | \$15,750 | \$41,650 | \$249,900 | 1 | 249,900 | | | YES |
| | | | | | | | | | | | | | |
| | | | Gym - replace floor, including any subflooring abatement | \$375,000 | \$37,500 | \$33,750 | \$89,250 | \$535,500 | 1 | 535,500 | | | YES |
| | Mechanical | | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | | | |
| Electrical | | | | | | | | | | | | | |
| TOTAL - WILLOW AVENUE ELEMENTARY | | | \$1,131,000 | \$113,100 | \$101,790 | \$269,178 | \$1,615,068 | | 1,615,068 | 0 | 0 | | |

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[See note 1] | Notes |
|-------------------------------|----------|-----------------------------|----------------|-----------------------|-----------------|-------------|---------------------|---------------|-------------------|--------------------|---------------------------------|-------|
| | | | | 10.00% | 9.00% | 20.00% | | | | | | |
| Cornwall on Hudson Elementary | Building | Replace Reminaing Bathrooms | \$350,500 | \$35,050 | \$31,545 | \$83,419 | \$500,514 | 1 | 500,514 | | | YES |
| | | Auditorium air-conditioning | \$140,000 | \$14,000 | \$12,600 | \$33,320 | \$199,920 | 1 | 199,920 | | | YES |

| | | | | | | | | | | | |
|--|--|------------------|-----------------|-----------------|------------------|--------------------|---|------------------|----------|----------|-----|
| Mechanical | Replace boilers with high efficiency units (qty 2) | \$450,000 | \$45,000 | \$40,500 | \$107,100 | \$642,600 | 1 | 642,600 | | | YES |
| | | | | | | | | | | | |
| Plumbing | Install backflow preventer (RPZ) on water service | \$35,000 | \$3,500 | \$3,150 | \$8,330 | \$49,980 | 1 | 49,980 | | | YES |
| TOTAL - CORNWALL ON HUDSON ELEMENTARY | | \$975,500 | \$97,550 | \$87,795 | \$232,169 | \$1,393,014 | | 1,393,014 | 0 | 0 | |

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|--|-------------------|---|---------------------|--------------------------|--------------------|--------------------|---------------------|------------------|-------------------|-----------------------|---------------------------------|-------|
| | | | | 10.00% | 9.00% | 20.00% | | | | | | |
| Buildings &
Grounds | Site work | Install 4-bay garage / storage (electric utilities only) +/- 3,000 SF | \$720,000 | \$72,000 | \$64,800 | \$171,360 | \$1,028,160 | 1 | 1,028,160 | | | ?? |
| | Mechanical | | | | | | | | | | | |
| TOTAL - BUILDINGS & GROUNDS | | | \$720,000 | \$72,000 | \$64,800 | \$171,360 | \$1,028,160 | | 1,028,160 | 0 | 0 | |
| District
Offices | Building | | | | | | | | | | | |
| | Plumbing | | | | | | | | | | | |
| TOTAL - DISTRICT ADMINISTRATIVE OFFICES | | | \$0 | \$0 | \$0 | \$0 | \$0 | | 0 | 0 | 0 | |
| GRAND TOTAL | | | \$12,995,000 | \$1,299,500 | \$1,169,550 | \$3,092,810 | \$18,556,860 | | 18,556,860 | 0 | 0 | |

Note 1: Those items identified to be done in house will cost significantly less due to the use of in house labor and little to no incidental costs.