

**Greenwich Central School District**  
**Five-Year Capital Facilities Plan**  
**(2011 through 2015)**  
**Executive Summary**

The Greenwich Central School District includes major portions of the Towns of Greenwich and Easton, as well as portions of six other towns all located within Washington County, New York. The District's one campus is centrally located in the Village of Greenwich and accommodates three separate educational buildings, an elementary school, middle grade school and a junior/senior high school, along with athletic fields and the transportation department.

In 1999 the District embarked on a District-wide \$19 million capital construction project to update and expand the educational and mechanical facilities. As a result of the extensive nature of this capital project the District received a waiver by the State Education Department from the Five-Year Capital Facilities Plan (Five-Year Plan) requirement. The development of the current Five-Year Plan is designed to prioritize and schedule remediation of health and safety related items identified during the Building Condition Survey completed in the summer of 2010 and to address current education program facility constraints and to plan for future educational program design. Although current enrollment projections suggest a stable student enrollment population, several proposed housing developments in the District, along with the Luther Forest Technology Park progression indicate that future student enrollment increases may eventually occur within the District.

The Five-Year Capital Facilities Plan has identified several district-wide, high-priority health and safety related issues identified during the District's Building Condition Survey. Four District facilities have conditions that require attention or need to be brought into compliance with building code requirements. Items include: Roof replacements on the junior senior high school, middle grade school, primary school and bus garage, restoration of a portion of the running track pavement, with resurfacing the entire circumference, installing entry security in both the middle grade and primary buildings, flooring replacement in parts of all buildings, site work including resurface tennis courts, reconstruct baseball field, and upgrade paving. Other needs include replacing pneumatic temperature controls, adding emergency lighting and bus garage window and lift replacement.

The following parties will be responsible for preparation of the Five-Year Capital Facilities Plan:

- District Standing Health & Safety Committee
- Superintendent of Buildings & Grounds and Buildings & Grounds staff
- Superintendent of Schools
- School Business Administrator

The following resources will be used in preparation of the plan:

- St. John Architects (Building Condition Survey Reports)
- BOCES Risk Management Specialist assigned to the Greenwich CSD
- Washington County Code Enforcement Official
- Current Annual Visual Inspection report for the 2009-2010 school year.
- 2008 Appraisal Reports conducted by Industrial Appraisal Company.

#### Jr/Sr High School:

This facility was originally constructed in 1964 of steel and concrete block having a brick veneer. It was built as a 2-story structure. The original building was 33,906 square feet. In 1968 the rear wing, which was identified as the Jr. High wing, was added on as well as the addition of an auditorium. The cafeteria was expanded and a metal shop and an agriculture shop were added. In 1980 an energy performance project was performed involving roofing and insulation repairs and additions as well as heating system revisions. In 2000 the building underwent another renovation with the expansion of the Jr. High wing, expansion of the locker room areas, media center and band room additions. In 2003 the building footprint was again revised with the addition of an attached atrium in the agriculture shop area and loading dock expansion. In 2007, the cafeteria was renovated, several fields were renovated, sidewalks were added, and several entryways were replaced. Currently the building is considered to be in good condition with a total square footage of 93,443 square feet and housing approximately 510 students. The Five-Year Plan in years 2011-2012 calls for installation of a lift for the auditorium stage, repair of the track, roof replacement, floor repairs in the gym and computer lab, and upgrade of the building temperature control system to full direct digital. The Five-Year Plan also recommends that future capital work in the 2013-2014 school years include resurface tennis courts and replace lights, reconstruct baseball field, replace original auditorium seating, convert home ec room to science lab, re-carpet the media center, replace stage curtains, lighting, and video projection in the auditorium, add emergency lighting per code, roadway and parking area replacement. Also identified as a need is an emergency electrical generator.

#### Primary Building:

This building was built in 1954 to a size of 32,712 square feet. The building size has not changed since its construction but the inside has seen recent renovations. In 1999 the building received major upgrade through a capital project. All services were upgraded, as well as new ceilings, floors and heating units. In 2003 the cafeteria floor was abated and replaced; a new secondary egress from the lower floor basement was installed as well as new lower floor restrooms. In 2007, other floor work was completed, and in 2008 the fuel tank was replaced. The building is considered to be in good condition and houses approximately 250 students. The Five-Year Plan calls for installation of building security system components, including cameras doorways, and HVAC system repairs and upgrades in the 2011 through 2012 school years. The Five-Year Plan also recommends that future capital work in the 2013-2014 school years include the replacement of spf roofing, replacing the gym floor with wood, and adding emergency lights and strobes per code.

#### Middle Grade Building:

This building was originally constructed in 1926 as the District's central school. The building is constructed of masonry, concrete, wood and plaster. The original building was 46,514 square feet. In 1948 two classroom wings were added increasing the building size and adding six new classrooms. In 1956 the north-east wing was expanded to add three more rooms. In 1980 another project encompassed roofing, insulation, boiler revisions and lighting upgrades as part of an energy performance contract. In 2007, pieces of the façade were falling off, and this repair was added to a project that included floor replacement along with other corrections to bring systems up to code. The building has a current square footage of 59,460 and houses approximately 300 students. The Five-Year Plan calls for security system vestibule and camera installation and HVAC control system upgrades in the 2011 and 2012 school years. The Five-Year Plan also recommends that future capital work in the 2013-2014 school years include replacement of the spf roofing, upgrade kitchen hood, add emergency lights, and improvements to the gymnasium.

### Transportation Garage:

This building was constructed in 1954 of concrete block with brick veneer. Its square footage is 8,625 square feet. In 1980 the building was renovated as part of an energy performance contract, which consisted of new roofing and insulation. In 1999 the building was again renovated with the addition of concrete floors in the bus bays that previously had only dirt floors, along with the addition of a drainage system for water run off from the buses. The door openings were also raised and new bay doors installed. The heating system was also upgraded. The building condition survey identified a problem with the lip at the overhead doors as needing work in 2011. In the 2013-14 time frame, the roof will need replacement, electrical panels need upgrading and handicapped accessibility requires bathroom and door improvements. There is also a need for a new bus lift to replace the original, and to replace original steel windows. There is a drainage problem in the parking lot. Overall the building is in good condition.

Conclusion, all of the Greenwich Central School District facilities are clean and well maintained. With a stable enrollment, the need is to maintain space and upgrade to meet new changes in building code requirements. The current Five-Year Capital Facilities Plan identifies the highest priority projects necessary to insure that all occupied school facilities are properly maintained and preserved and provide a suitable educational setting for students, staff and community members of the Greenwich Central School District.