



Buildings / Grounds / Transportation

Chair: Chris Lomonaco

Monday, April 12, 2021

Start

6:00 p.m.

End

6:45 p.m.

Chris Lomonaco, Dave Gill, Steve Thesier, Andrew Burlingame, Beth Donahue, Gene Hulbert, Jim Penwell, Mark Farren, and Steve Carr

Motion to begin meeting – Chris Lomonaco  
2<sup>nd</sup> – Steve Carr

The purpose of this meeting was to discuss the potential acquisition of the closest depot building/property currently belonging to GSA/Broome County. This is a building that we currently use for storage and have used in the past. This building has the mural painted on the side of it.

Last week school district officials and Broome County/GSA met and toured the area to discuss the gifting of this portion of the depot property to Chenango Valley.

In addition to using this building for storage – it was also thought that we could use as an emergency fall-out shelter for all middle/high school students should we need to evacuate our middle/high school building. Steve T. will confirm with SED that the building could be used for evacuation purposes. NYSED would need to know that we are securing this building for storage and assign an SED number – which is done for all school-owned buildings.

The building is approximately 200' x 1000' – or 200,000 square feet. Overall condition – good. Some areas may need some attention – but no major issues.

The roof would need work – it is a built-up roof system with some surface cracking so a coating would be recommended. An early quote of \$10-12 per square foot would be approx. \$2 million dollars. A less expensive material could be used at \$5-6 per square foot could cut the cost in half. Another option would be to take a portion of the building down – leaving 2 out of 5 bays which cuts the size considerably and leaves more land for district use.

Mark F. asked about school district liability if something is found/clean-up needed to be done? GSA has indicated that they would respond and remediate anything that needed to be done. Of course, the district would require this in writing.

Why would we want this building? It would solve storage issues, we are currently fighting an easement issue with a business located within that property, and we never know who it may be sold to at some point. Only cost to acquire would be deed transfer.

A few years ago a cost was given to demo the three depot buildings – approx.. \$700K+

Jim P. stated that he has always advocated against acquiring due to the liability potentially posed to the school district. He does agree that “securing the property would help CV maintain control” over who may develop. Contamination was present in those buildings and more studies and investigations need to be done before acquiring.

Next Steps –

Refine the cost numbers for roof and/or demo, find previous environmental reports, and determine the cost of environmental engineers.

Motion to close meeting – Steve Carr

2<sup>nd</sup> – Chris Lomonaco