



**2023-2024**

**MAPLE AVENUE BUILDING**

**Presentation of District Options**



## MAPLE AVENUE BUILDING **Presentation of District Options**

The District needs to make a decision on the Maple Avenue building reflective of the future needs of our students and the input of the Chester community.

The building, previously Chester High School, is vacant and has been since 2019.



## MAPLE AVENUE BUILDING

# Presentation of District Options

There are three options to consider, each with associated costs and future implications:

**Option 1: Remains vacant (*mothballed*)**

**Option 2: Listed for sale**

**Option 3: Demolition**

*These options do not include the gym and athletic fields currently in use.*



## MAPLE AVENUE BUILDING

# Presentation of District Options

Option 1: Remains vacant (*mothballed*)

Option 2: Listed for sale

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Not Included in  
Options for  
Consideration

GYM



# MAPLE AVENUE BUILDING

## Presentation of District Options

### Option 1: Building remains vacant (mothballed)

Costs: \$25k Annually (*maintenance, utilities, insurance, fire system*)

#### PROS

- Building remains on site
- Minimal costs associated with this option
- No voter approval required

#### CONS

- Building will continue to deteriorate beyond repair
- Safety concerns for community and spectators near this building
- Security risk for district (*ie, people breaking into this location*)
- Environmental growth (mold) will impact neighboring homes
- Temporary as building will eventually deteriorate beyond repair



# MAPLE AVENUE BUILDING

## Presentation of District Options

**Option 2: Listed for Sale** *does not include the gym and athletic fields currently in use*  
Costs: \$25-50k Estimate to prep facility for sale (survey, lot-line changes, marketing materials)

### PROS

- Possible generation of revenue from sale
- Removes liability from School District
- Reduction in overall insurance costs
- New owner could be on tax roll and potentially generate additional tax revenue

### CONS

- Building would go on open market and future use will be determined by new owner
- Lose access to parking lots for community use
- Costs for survey and lot-line revisions

\* *Current zoning for school district property is determined by the New York State Education Department*

\* *Upon the sale of the property for non-school district use, zoning would be determined by the Village of Chester*



# MAPLE AVENUE BUILDING

## Presentation of District Options

### Option 3: Demolition of Building

Costs: \$3-5 MM (*LAN Associates Estimate*)

*results of insurance claim related to storm is expected to decrease this estimate*

#### **PROS**

- Removes building liability from District
- District maintains ownership of property
- Alleviates concerns related to visible deterioration of the building
- Significant reduction in overall insurance costs

#### **CONS**

- District funds required for demolition
- Sentimental building removed from community\*

*\* Elements associated with the historical design would be saved and incorporated into future use*

*\* Future use would reflect district / community needs*



MAPLE AVENUE BUILDING  
**Presentation of District Options**

**Option 3: Demolition of Building**

Costs: \$3-5 MM (*LAN Associates Estimate*)

<b>BREAKDOWN OF \$3-5 MM ESTIMATE</b>	<b>COSTS</b>
<b>Asbestos abatement</b>	1.5 MM
<b>Demo</b> (based on average of three estimates: \$1.0 MM, \$1.37 MM, \$5.1 MM)	2.49 MM
<b>TOTAL DEMO ESTIMATE</b>	<b>\$3.99MM</b>

*Results of insurance claim related to storm is expected to decrease this estimate.*

## Maple Ave Demo Costs

**Cost per Average Home In Chester (\$160,000 assessed value ~\$390k true value)  
Based on Current Tax Rates (2023)**

Project Cost

\$3 MM

\$5 MM

per year    lifetime

per year    lifetime

Five (5) years at 3.5%

\$ 208    \$ 1,040

\$ 347    \$ 1,735

Ten (10) years at 3.5%

\$ 113    \$ 1,130

\$ 189    \$ 1,890

Fifteen (15) years at 4%

\$ 85    \$ 1,275

\$ 141    \$ 2,115



## MAPLE AVENUE BUILDING

# Presentation of District Options

### Transfer of ownership to a local municipality

*The District only has the authority to transfer ownership as a “gift” to a municipality or municipal corporation.*

- Previously explored with local municipalities with no formal interest.  
*(Village, Town, Library, Etc. as of 10/16/23)*
  - The Chester Public Library, considered a municipality, expressed an interest in the Maple Avenue building with the potential for a transfer of ownership.
  - In an effort to determine costs associated with repurposing the building, the library worked with LAN Associates to complete a building conditions survey.

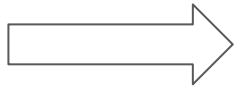


## MAPLE AVENUE BUILDING

# Presentation of District Options

### Transfer of ownership to a local municipality

*The District only has the authority to transfer ownership as a “gift” to a municipality or municipal corporation.*



- **Cost to municipality to restore the building for occupancy estimated at \$10 million (LAN Associates)**
- Costs for survey and lot-line revisions
- Based on the information presented in the BCS and accompanying costs, the library opted not to proceed.



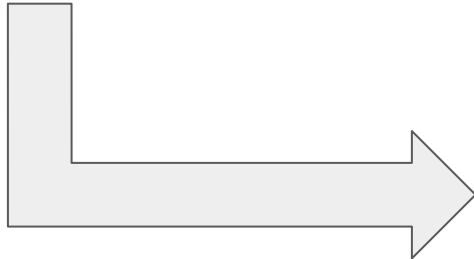
# MAPLE AVENUE BUILDING

## Presentation of District Options

### Transfer of ownership to a local municipality

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**Cost to municipality to restore the building for occupancy estimated at \$10 million. (LAN Associates)**



Maple Ave Rehabilitation	
	<i>Estimated</i>
Category	Cost
Sitework	\$ 500,000
Concrete & Masonary	1,287,000
Mechanical & Plumbing	3,637,000
Electrical	290,000
Windows & Doors	2,102,000
Finishes & Interior	1,587,000
Misc Materials	344,000
	<b>\$ 9,747,000</b>



## MAPLE AVENUE BUILDING

# Presentation of District Options

### Why is Leasing not an Option?

- Cost to restore building for occupancy estimated at **\$10 million** (*LAN Associates*)
- The District would incur the cost of repairs and maintenance, as well as the liability associated with renting the building.



## MAPLE AVENUE BUILDING

# Presentation of District Options

### Why is a targeted sale (targeted buyer or purpose) not an option?

*Must be a public sale open to all interested parties in an effort to obtain the highest sales price.*

- When selling or disposing of school district property, school boards have a fiduciary responsibility to obtain the best price possible. *Ed. Law 1709 (11)*



## MAPLE AVENUE BUILDING

### History: 1935 Building

Built in 1935 and opened in 1937 as part of President Franklin D. Roosevelt's Works Progress Administration project with an art deco design.

The yellow brick building has sculptural elements and a clock tower with a copper cupola bell tower and finial.





# MAPLE AVENUE BUILDING

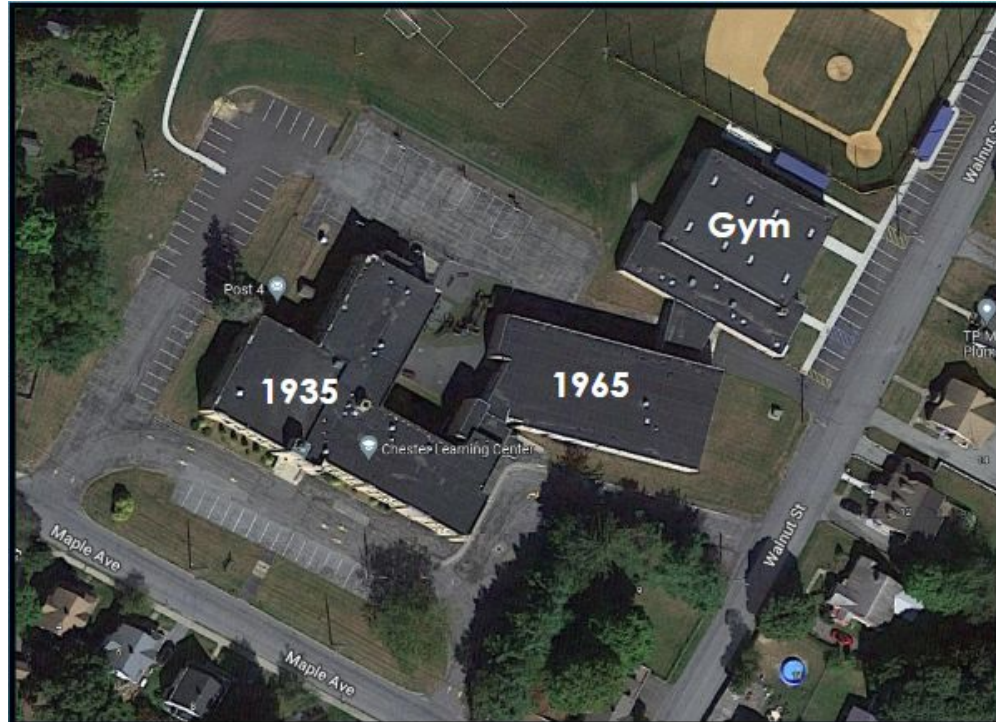
## History: 1935 Building





## MAPLE AVENUE BUILDING History: 1935 and 1965 Building

In 1965, the building was expanded to accommodate the growing student population.





## MAPLE AVENUE BUILDING

### History: 1935 and 1965 Building





## MAPLE AVENUE BUILDING

### **History: 2004 - 2019**

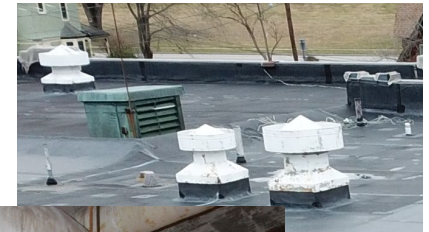
- From 2004-2019 the Chester School District leased both the 1965 & 1935 sections of the building to Orange Ulster BOCES.
- In 2016 a building condition survey was completed by CS ARCH Architectural, outlining \$3,279,000 in building repairs. A BCS is required every 5 years. (*New York State Education law 409-D*)
- Following the 2018-2019 school year, BOCES terminated their lease agreement and vacated the Maple Avenue School citing deteriorating conditions.



## MAPLE AVENUE BUILDING **History: 2004 - 2019**

Prior to vacating the building, Orange Ulster BOCES and QUEST Environmental conducted an environmental analysis, which identified a number of concerns including:

- Domestic water system  
full replacement needed due to lead levels exceeding permissible limits
- Ventilation systems  
lining tested positive for asbestos, not operable
- All plaster walls and ceilings  
tested positive for asbestos
- Fluctuating temperatures and humidity  
increased environmental risks, including mold





# MAPLE AVENUE BUILDING

## History: 2004 - 2019





# MAPLE AVENUE BUILDING

## History: 2004 - 2019





# MAPLE AVENUE BUILDING

## History: 2004 - 2019





## MAPLE AVENUE BUILDING

# History: 2020 Capital Project Proposal

In 2020, the District proposed a \$7.9 million dollar Capital Project to level the building and construct a multi-purpose athletic facility while preserving many of the historical features of the 1935 building.





# MAPLE AVENUE BUILDING

## History: 2020 Capital Project Proposal

# Background

### Chester Union Free School District

*PREPARING FOR OUR FUTURE  
AND PRESERVING OUR PAST*

PROPOSAL FOR CONSTRUCTING A  
MULTIPURPOSE ATHLETIC FACILITY  
ON THE SITE OF  
THE MAPLE AVENUE SCHOOL /  
CHESTER HIGH SCHOOL

- Chester High School plays an important role in the history of the Chester community.
- Respecting this history and the significance of the building to the community is an important consideration for the Board of Education.
- The design of the facility will incorporate and reproduce historical elements from Chester High School.
- This proposal has received the approval of the **New York State Office of Parks, Recreation, and Historic Preservation.**



## MAPLE AVENUE BUILDING

# History: 2020 Capital Project Proposal

## Conclusion

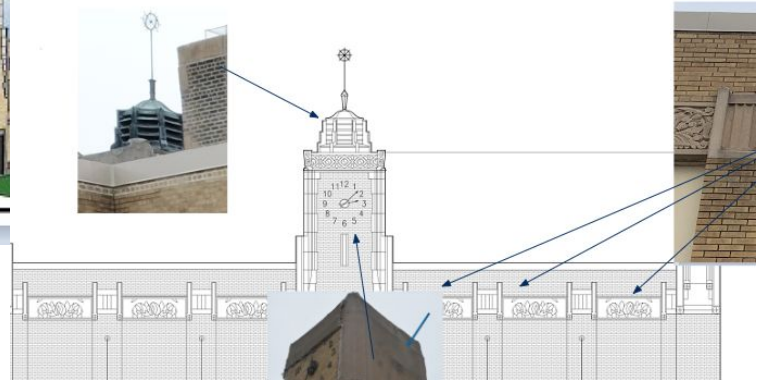
- The New York State Office of Parks, Recreation, and Historic Preservation has reviewed the District's review of options and has stated:

***“Based upon our review we concur with your determination that there are no prudent and feasible alternatives to the demolition of this National Register eligible property.”***



# MAPLE AVENUE BUILDING

## History: 2020 Capital Project Proposal





## MAPLE AVENUE BUILDING

# History: 2020 Capital Project Proposal

In 2021, the District made the financial decision to “mothball” this location with the exception of the 1965 gymnasium.



**This project was overwhelmingly voted down.**



## MAPLE AVENUE BUILDING

### History: 2021-2022

- All utilities with the exception of lighting and the fire protection systems were terminated to the 1965 & 1935 buildings.
- Only routine maintenance and security inspections were performed after this point.
- This decision reduced costs to approximately \$25,000 annually.



# MAPLE AVENUE BUILDING

## Conditions Prior to the July 3, 2023 Storm



▶ A majority of the flooring throughout these buildings are positive for asbestos and have become disturbed (friable).



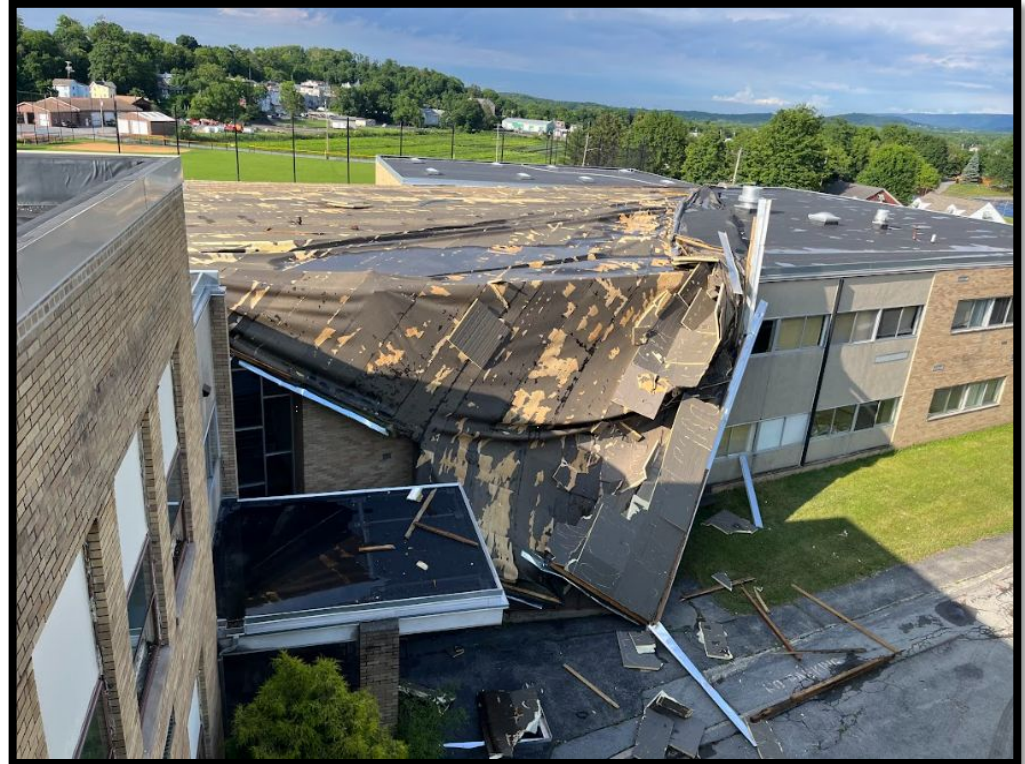
▶ A large portion of the paint has tested positive for lead and is peeling away.





## MAPLE AVENUE BUILDING July 3, 2023 Storm Damage

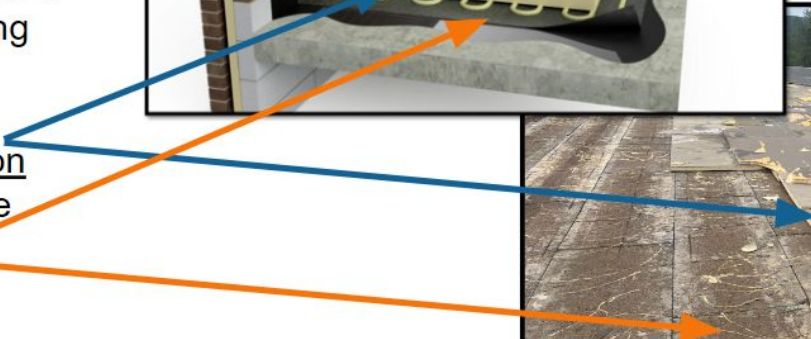
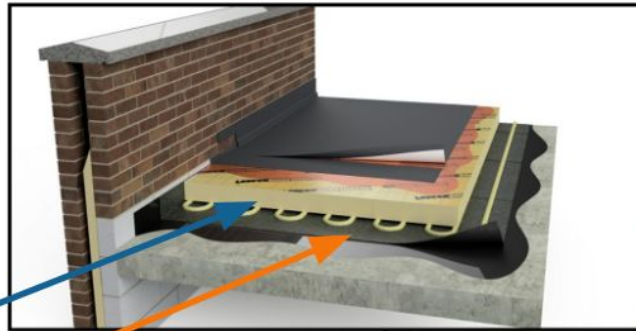
- Severe high winds caused a failure of the roofing system over the 1965 section of the building.





# MAPLE AVENUE BUILDING July 3, 2023 Storm Damage

- A failure in the adhesion technique used during the roof installation caused the polystyrene insulation to pull away from the TECTUM decking





# MAPLE AVENUE BUILDING

## July 3, 2023 Storm: Securing the Debris





## MAPLE AVENUE BUILDING

# July 3, 2023 Storm: Assessment of Damage

- Roof Damage
- Complete loss of floors and ceilings
- All sheetrock walls positive for asbestos
- All storage in building will be removed as a loss
- Disturbed asbestos requires a complete abatement of building





## MAPLE AVENUE BUILDING

### Current Status

- ▶ The damaged roof of the 1965 building has been replaced.
- ▶ All damaged materials, including walls, ceilings and floors have been environmentally remediated (removed under controlled conditions).
- ▶ More than half of the known asbestos in the 1965 side has been removed.
- ▶ There are no utilities to either the 1965 or the 1935 building. Only temporary lighting for security checks are in place.
- ▶ The district will be reimbursed for the value of the damaged infrastructure and stored items by our insurance carrier, New York State Insurance Reciprocal (NYSIR).



# MAPLE AVENUE BUILDING

## Community Engagement

DATE	COMMUNITY ENGAGEMENT	OBJECTIVE
Thursday, October 5, 2023	CUFSD Parent Advisory Panel Meeting	Overview of District Goals Presentation of Maple Avenue Options for Consideration Input on community survey and presentation on Maple Avenue Representatives (4) identified for Maple Avenue Task Force
Monday, October 16, 2023	Maple Avenue Task Force Meeting #1	Purpose & objectives defined Presentation of Maple Avenue Options for Consideration Input & discussion on results of Maple Avenue Task Force Survey
Friday, October 20, 2023 - Friday, November 3, 2023	Survey open to the community for input	Opportunity for all community members to provide input on the options for consideration.
Wednesday, November 8, 2023	BOE Presentation of Maple Avenue Options for Consideration	Public Presentation of Maple Avenue Options for Consideration
Monday, November 20, 2023	Maple Avenue Task Force Meeting #2	Review Community Survey Results
Tuesday, November 21, 2023	BOE Presentation of Community Survey Results	Public Presentation of Community Survey Results Announce Community Forum Wednesday, November 29
Wednesday, November 29, 2023	Community Forum	Presentation of Maple Avenue Options for Consideration Presentation of Community Survey Results, Input Q & A