

Goshen CSD Central Administration Building
227 Main Street
Operational Overview & Capital Outlook



1912

Constructed

29,144

Total Footprint (sq ft)

113 Years of continuous operation

The Strategic Footprint

**Goshen Central
School District**

1st Floor, 10,894 sq ft



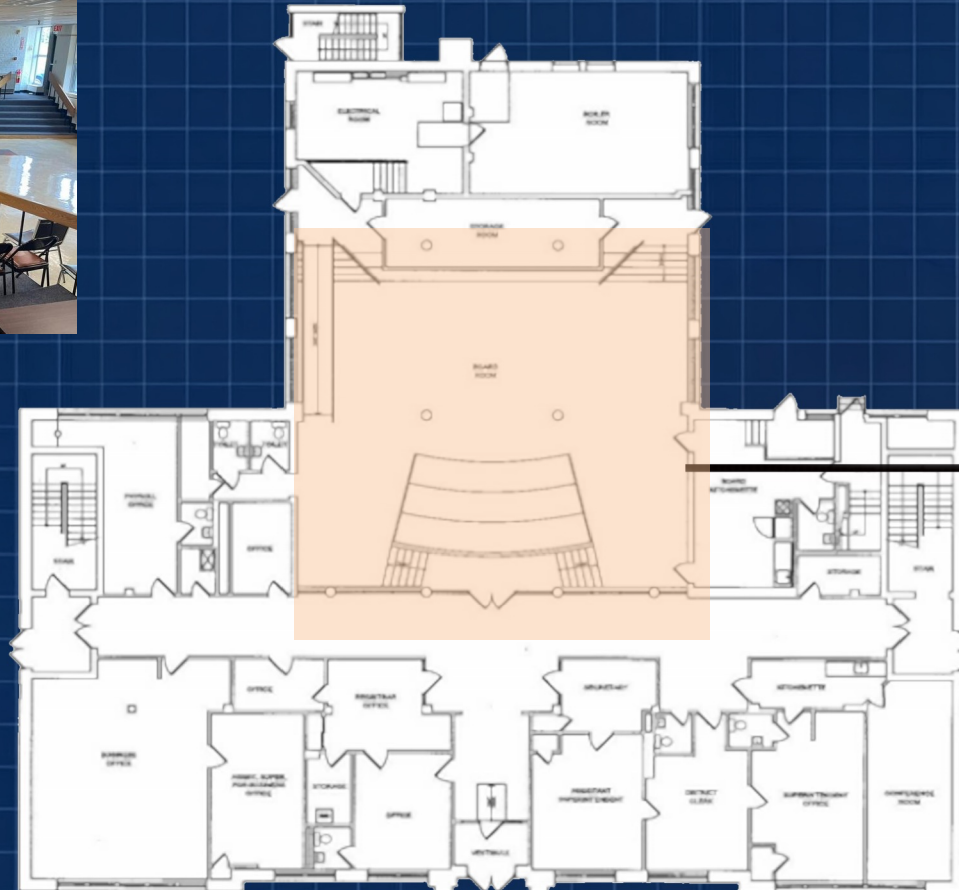
Orange-Ulster BOCES

Floors 2 & 3, 18,250 sq ft

Diagrammatic Representation

The District's Hub of Operations

The Central Administration Building is a high-traffic community and administrative center.



District Board Room

Functions as the primary conference center for the district.

Utilization Rate: Hosts an average of 2 meetings per day throughout the year.

1st Floor

Diagrammatic Representation

The Revenue Engine



The strategic partnership with BOCES transforms the 2nd and 3rd floors into an active revenue generator for Goshen CSD.

2025-26 Baseline Operations

Utilities	Maintenance & Supplies
Electric: \$39,813.02	Cleaner Staff: \$10,783.44
Gas: \$25,195.78	Grounds Staff: \$6,518.99
Water/Sewer: \$7,904.94	Supplies (Mulch, Salt, Cleaning): \$713.00
Total \$72,913.74	Total \$18,015.43

The Reality of 1912 Infrastructure: 2025-26 Repairs

Extraordinary Events

Asbestos Abatement: \$584,381.32

Water Main Break: \$10,000

Other Maintenance & Repairs: \$18,270

Grand Total 2025-26 Costs: \$612,651.32

Repairs for the water main break totaled a cost of \$112,416.73; however, the impact to the School District was \$10,000 since insurance covered this less a deductible.

Future Roadmap: The \$2.1M Requirement

Based on the Five Year Building Condition Survey required by NYSED

**Grand Total Future Building
Repairs: \$2,119,500.00**

Securing the building's next century requires shifting from reactive repairs to structured capital investments across two distinct categories.



Track 1: Critical Infrastructure

Track 2: Functional Modernization

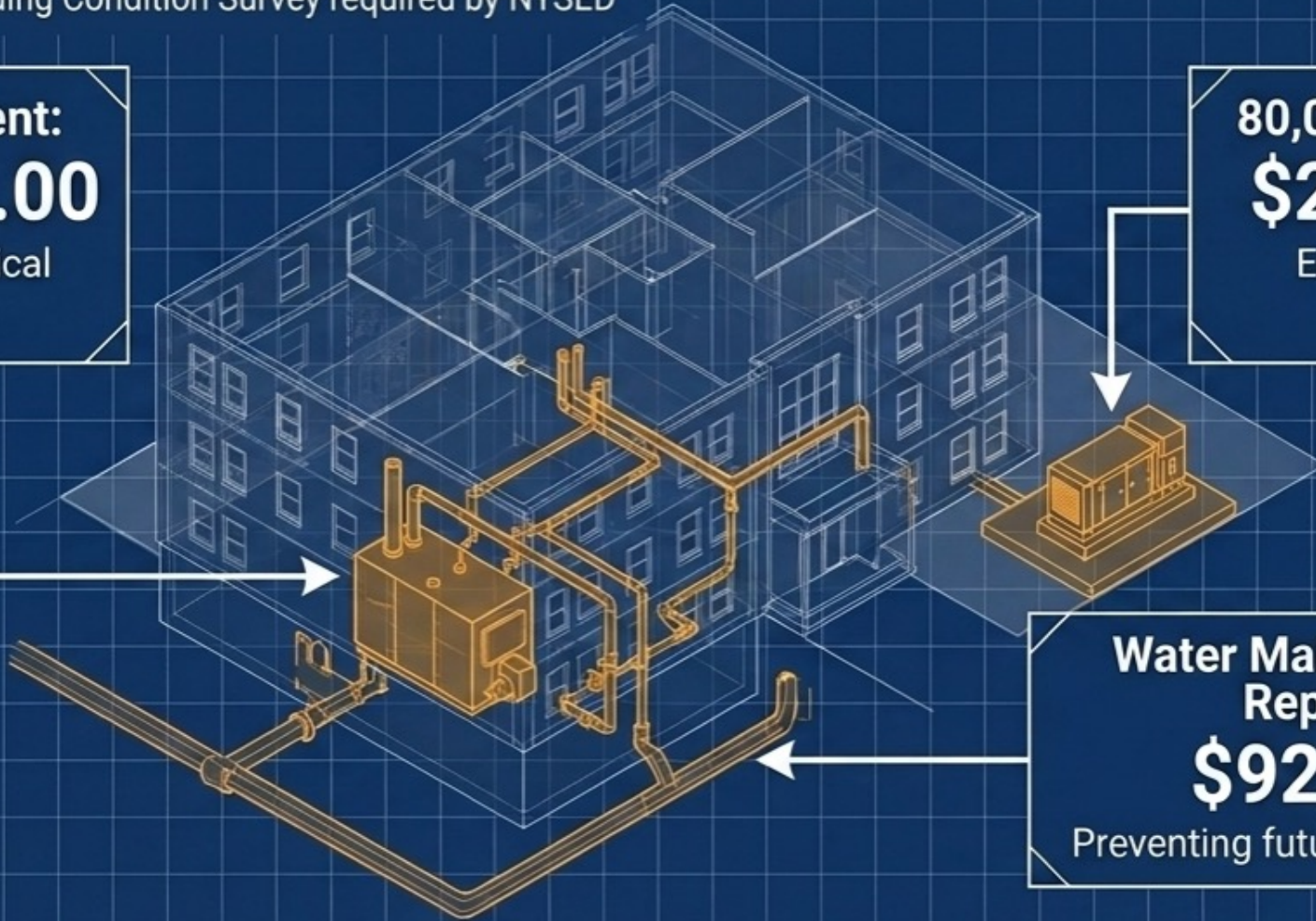
Phase 1: Critical Infrastructure Investments

Based on the Five Year Building Condition Survey required by NYSED

Boiler Replacement:
\$1,200,000.00
The primary mechanical requirement

80,000 KW Generator:
\$223,584.00
Ensuring operational continuity

Water Main to Main Street Replacement:
\$92,300.00
Preventing future catastrophic breaks



\$1.5M+ dedicated purely to core system viability.

Phase 2: Functional Updates

Based on the Five Year Building Condition Survey required by NYSED

Board Room Usability

Replace air handler & add
AC (\$189,750.00)

+ Replace flooring
(\$125,000.00)

Note: Driven by the
2-meeting/day utilization rate.



Diagrammatic Representation

Facilities Updates

Renovate Board room
bathrooms
(\$225,996.00)

Site Access

Parking Lot resealing & stripe
(\$62,870.00)

227 Main Street Building Pros & Cons

The Asset's Value	The Operational Reality
Generates ~\$241,150 annually in BOCES revenue/offsets.	Main Street building repairs in 2025-26 totaled \$612,651.32.
Functions as the high-traffic operational hub for Goshen CSD.	Annual maintenance: \$18,015.43. Annual utilities: \$72,913.74.
29,144 sq ft of historic community infrastructure.	Total Annual Costs: \$90,929.17.

Appraised Value \$3.3 Million

One District.....



One Mission.....

Thank You

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