

LINCOLN SCHOOL ARCHIVE

January 19, 2022 - Lincoln Review Part II

Archive Extract / Compilation

Compiled from the RESCUE Committee materials for the January 19, 2022 meeting. Included are the agenda, City Hall deed and amendment, Mariano Rivera Foundation material, the 2017 City Hall Building Condition Survey summary, and the district history of New Rochelle school buildings.

The pages following this cover are reproduced from the original City School District of New Rochelle / District-Wide Health & Safety (RESCUE) Committee materials without alteration. This cover was added solely to identify the source and make the Lincoln-related material easier to access.

City School District of New Rochelle

Strategic Roadmap



Embracing Diversity: Driving Success

District-Wide Health and Safety Committee

Bill Coleman	Plant Manager, IEYMS
Robert Cox	Parent and Community Member, Co-Chairperson
Mary Breslin	FUSE President
Vic Cristiano	District Health and Safety Chairperson/FUSE Member
Mary Monzon	Parent and Community Member, CSD of New Rochelle
Adina Brooks	BOE Vice President
Steve Newman	NRHS Teacher/FUSE Member
Melissa A. Passarelli	Webster Principal and A&S President
Charles Strome	City Manager, Committee Co-Chairperson

RESCUE Meeting Zoom link

<https://zoom.us/j/98876482233?pwd=RXVyN3dHTk5laEtwYlh1RUpjWkhpUTo9>

Meeting ID: 988 7648 2233

Passcode: 605607

Agenda for January 19, 2022

- I. Call to Order
- II. Relax Robert's Rules of Order
- III. Approve Minutes from November 17, 2021 and December 15, 2021
- IV. Old Business
 - A. BCS 2022 Status
 - B. Master Library Form
 - C. Bond Complete/Mary Filardo
 - D. RESCUE web portal, new photo
 - E. Huguenot Academy Status
 - F. Solar Panels on Trinity Roof
 - G. City extended work into Huguenot Park
 - H. Roots around lake by NRHS tennis courts
 - I. Outdoor signage at NRHS/North Ave

J. Bathroom Availability at NRHS

V. New Business

A. Lincoln Attendance Zone (see below)

1. Deed to City Hall
2. Purchase of Parking Lot Property
3. 2015 BCS Report

VI. Public Comment (Three Minutes Per Speaker)

VII. Adjournment

Neighborhood School in the Lincoln Attendance Zone Discussion Schedule

December 15, 2021 Part I

- Attendance Zone Maps & K-5 Enrollment
- School Assignment & Transportation
- Enrollment Projections
- Public Input on above topics

January 19, 2022 Part II

- City Hall as a Municipal Building
- City Hall as a School Facility
- NYSED Construction and Financing
- Public Input on above topics

February 16, 2022 Part III

- Leveling Lincoln Documentary (1st half)
- Kaufman Decision
- Public Input on above topics

March 23, 2022 Input/Draft Discussion

- Discuss Preliminary Draft of Lincoln Report
- Public Input on all topics

April 27, 2022 Input/Draft Discussion/Finalize

- Discuss / Edit Final Draft of Lincoln Report
- Public Input on all topics
- Adopt Final Draft of Lincoln Report (or Hold)
- Transmit Final Report to Superintendent

May 25, 2022 Adopt

- Adopt Final Draft of Lincoln Report
- Transmit Final Report to Superintendent

District-Wide Health and Safety Committee (RESCUE) Meetings 2021-2022

Zoom Meetings

August 25, 2021 9:00 am
September 22, 2021 2:30 pm
November 17, 2021 2:00 pm
January 19, 2022 2 pm

In Person Meetings at Carew Room in City Hall

October 20, 2021 2 pm
December 15, 2021 2 pm
February 16, 2022 2 pm
March 23, 2022 2 pm
April 27, 2022 2 pm
May 25, 2022 2 pm
June 2022 TBD

1961 Lease for 99 yrs to 2060

THIS AGREEMENT

made the / day of ~~May~~ June 1961, by and between the CITY OF NEW ROCHELLE, a domestic corporation with its principal offices at City Hall, Main Street, New Rochelle, New York, hereinafter known as the "lessor" and BOARD OF EDUCATION, City School District of the City of New Rochelle, hereinafter known as the "lessee".

W I T N E S S E T H :

The lessor, in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the lessee to be paid and performed hereby demises and lets to the lessee all those lots or parcels of land with the building and improvements thereon erected and situated in the City of New Rochelle, County of Westchester and State of New York, and more particularly described as follows:

That portion of the building designated for the occupancy of the lessee for use as offices of the Board of Education and administration building occupancy as shown upon the plans prepared by Lyon, Knappe & Johndon inspected and approved by the parties hereto and that portion of the grounds surrounding the said building designated for such use and occupancy of the said building as more particularly bounded and described in a certain deed of conveyance made between the lessee as grantor and the lessor as grantee of even date and executed simultaneously herewith.

It is understood and agreed that the space within the building above described and the space of the grounds as described herein to be occupied by the lessee shall be used and occupied by lessee for its Board of Education offices and administration offices and other educational uses and for no other purpose or purposes. It is further understood that the said building and grounds are to be occupied by the

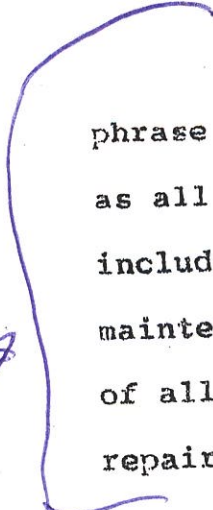
lessor as a City Hall and uses accessory thereto and by the lessee as herein described.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto unto the lessee for and during the full term of ninety-nine (99) years commencing on the date of this agreement and expiring ninety-nine (99) years from such date, it being understood that the said building and grounds are being reconstructed for the uses and purposes herein set forth with the cost thereof being shared between lessor and lessee in proportion to the space to be occupied by each party.

It is agreed that the lessee shall have the option of renewing the within lease upon the same terms and conditions at the expiration of the term demised herein for additional periods of ninety-nine (99) years by giving notice in writing served either personally or by registered mail upon the lessor no less than ninety (90) days prior to the expiration of the term herein demised or any renewal term.

The rental shall be the sum of One Dollar (\$1.00) per year payable for the first year upon the execution of the within agreement and payable thereafter in annual installments, together with a sum of money equal to 24 per cent (24%) of the cost of the maintenance, painting, operation and repair of the building and grounds. Such sum shall be payable annually by the lessee to the lessor on the anniversary date of the within agreement.

It is understood and agreed that the provisions herein contained for payment of rental of the demised premises shall not include the cost of maintenance and repair of any separate or attached building or structure erected by the lessor for its own sole use.

Maint.  It is further understood and agreed that the phrase "operation, maintenance and repair" shall be defined as all costs connected with the operation of the premises, including but not being limited to water, light, gas, fuel, maintenance of grounds, maintenance, painting and repair of all portions of the premises including maintenance and repair of all exterior portions of the building and grounds.

It is further understood and agreed that the cost of fire insurance with respect to the entire structure shall be borne by the respective parties herein in proportion to the space allocated to and used by them. Fire insurance covering contents of the space occupied by each of the respective parties shall be the responsibility of the respective parties individually and so paid for by them. Liability insurance generally covering grounds and buildings shall be individually maintained by the respective parties. The cost of liability insurance coverage within the space individually occupied by the respective parties shall be the responsibility of the respective parties and paid for by them individually.

The cost of custodial services, Workmen's Compensation and employers liability insurance shall be borne by the respective parties as coverage for such employees employed by them individually.

The lessee agrees to comply with all laws, rules, regulations or ordinances applicable to and pertaining to its use and occupancy of the premises hereby demised.

In the event of partial loss or destruction by fire or other cause the parties hereto agree that the cost of repair or replacement shall be borne by the parties in proportion to the space allocated to and used by the parties.

In the event of total loss or destruction by fire or other cause, the within lease shall be cancelled, become void and of no further force and effect unless the parties hereto shall mutually agree to rebuild and restore the said premises, and in such event the cost of reconstruction or replacement shall be borne by the parties hereto in proportion to the space mutually agreed to be allocated to and used by the respective parties herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

CITY OF NEW ROCHELLE,

By Betty A. Neogher
City Manager

BOARD OF EDUCATION, CITY
SCHOOL DISTRICT OF NEW
ROCHELLE,

By Murray S. Buckner
President.

Authorized by the Council of the City of New Rochelle by Resolutions Nos. 150 of July 27, 1960 and 146 of May 19, 1961; authorized by the Board of Education, City School District, City of New Rochelle, by Resolutions Nos. 61-69 and 61-69A of August 3, 1960.

APPROVED

Dated 6/11/61
Murray C. Furst
Corporation Counsel

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS.:
CITY OF NEW ROCHELLE)

On this *28* day of *June*, 1961, before me personally came BETTY A. MEAGHER to me known, who being by me duly sworn, did depose and say that she resides in the City of New Rochelle, New York; that she is the CITY MANAGER of THE CITY OF NEW ROCHELLE, the corporation described in and which executed the above instrument; that she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the Common Council of said corporation and she signed her name thereto by like order.

Rose Mary D. Phillips
Notary Public, Westchester
County
Filed in West Co
Com. Expires 7/30/63

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS.:
CITY OF NEW ROCHELLE)

On this *1* day of *June*, 1961 before me personally came MERRYLE S. RUKEYSER, to me known, who being by me duly sworn did depose and say that he resides at 150 West Pinebrook Drive, New Rochelle, New York; that he is the President of the BOARD OF EDUCATION, CITY SCHOOL DISTRICT OF THE CITY OF NEW ROCHELLE, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by resolution of the Board of Education and that he signed his name thereto by like order.

Notary Public, Westchester
County

MURRAY C. FUERSI
Notary Public in the State of New York
Appointed for Westchester County
Commission Expires March 30, 19*62*

Rear Parking Lot

1974 Amendment

99 JRS Jmm 6/1/68 6/1/2160

Amendment to agreement made June 1, 1961, by and between the City of New Rochelle and the Board of Education City School District of the City of New Rochelle hereinafter referred to as "LESSOR" and "LESSEE" respectively.

WHEREAS, the LESSOR has contracted to purchase property known as 2 Manor Place described on the official tax assessment map of the City of New Rochelle as Section 3, Block 822, Lot 43 for the sum of \$40,000.00 for municipal parking purposes, and

WHEREAS, the LESSOR has undertaken to construct a municipal parking lot on said premises accessory to City Hall and School District Administration Offices and the LESSEE has agreed to share the cost of acquisition of 2 Manor Place, demolition of existing improvements thereon and construction of the said municipal parking lot to the extent of \$20,000.00, and

WHEREAS, LESSOR and LESSEE desire to amend the agreement of lease dated June 1, 1961, made between them relative to the said property to be acquired by the LESSOR,

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, LESSOR and LESSEE agree as follows:

1. The agreement of lease dated June 1, 1961, made between LESSOR and LESSEE is hereby amended as follows:

A. On the closing of title by the LESSOR for the premises known as 2 Manor Place, the LESSEE shall pay to the LESSOR the sum of \$20,000.00 in accordance with the undertaking by LESSEE dated May 31, 1974, a copy of which is herewith annexed and marked Attachment "A".

B. The premises known as 2 Manor Place, upon its acquisition by the LESSOR and its improvement for municipal parking purposes, shall be included within the terms, covenants and conditions of the agreement made June 1, 1961, by and between the LESSOR and LESSEE and the LESSEE shall pay, in addition to the rent reserved under the agreement dated June 1, 1961, the additional sum of 24% of the cost of the maintenance, operation and repair of the municipal parking lot to be constructed at 2 Manor Place and the LESSEE shall have the use of said parking lot upon the same terms, covenants and conditions as are contained in the agreement dated June 1, 1961.

C. The LESSOR shall neither abandon nor discontinue the said parking lot use at 2 Manor Place without the prior approval of the LESSEE. If approval to abandonment or discontinuance is granted by the LESSEE the LESSOR shall, upon such abandonment or discontinuance, reimburse the LESSEE for its actual cost incurred in the acquisition, development and construction of the parking lot, not to exceed the sum of \$20,000.00.

D. The LESSOR shall not sell the said parking lot without the prior approval of the LESSEE. If such approval is granted, the LESSOR shall reimburse the LESSEE, out of the consideration received upon such sale, to the extent of 21.4% of the sales price.

2. Except as specifically set forth in Paragraph I above, all of the terms, covenants and conditions of the agreement dated June 1, 1961, made between the LESSOR and LESSEE shall remain unchanged and in full force and effect.

CITY OF NEW ROCHELLE

By *Sam E. Holm*
City Manager

BOARD OF EDUCATION CITY SCHOOL
DISTRICT

✓ By *James Faust*
President

Authorized by the City Council by Resolution No.179 of June 4, 1974.

Authorized by the City School District of New Rochelle by Resolution No.75-29 of July 2, 1974.

APPROVED

Dated

7/10/74

W. E. Grant

Corporation Counsel

The Gainesville Sun | Gainesville.com

NEWS

Mariano Rivera Foundation to mentor six young men



Alan Festo

The Gainesville Sun

Published 9:58 a.m. ET June 3, 2021

Hall of Fame pitcher Mariano Rivera spent 19 seasons with the New York Yankees making opposing batters chase balls in and around the strike zone. Now he's helping youth right here in Gainesville chase their dreams.

Rivera was at the Ignite Life Center, 404 NW 14th Ave., in Gainesville Wednesday to announce his foundation's new Youth Mentorship Program.

"This is our future. If we don't invest in our future, then who will?" Rivera said, motioning to the group of six young men that will make up the program's inaugural class. "I believe in these youngsters. I believe they are capable of doing something special. I want them to be seen as the future of Gainesville."

The Mariano Rivera Foundation program will offer teens and young adults ages 16 to 20 the opportunity to engage with a personal mentor, receive vocational training, academic tutoring and more.

Those in the program will have access to state-of-the-art equipment, such as Smartboard TVs and Apple computers, and resources as they prep for success in school and the workforce. Vocational training will include opportunities in areas such as copier field specialist, graphic design and Adobe.

Foundation Executive Director Lisa Vega briefly touched on Rivera's childhood in Panama, saying he was bullied in the small fishing village of Puerto Caimito. He later worked for his father, Mariano Sr., who earned money as a fisherman. At age 20, Rivera was discovered by the Yankees.

"Because he received that opportunity, he wants to make sure to give that opportunity to others and reciprocate that," Vega said. "And one of the ways that we're doing that is through

this mentorship program here in Gainesville.”

Vega said the foundation chose Gainesville because “Mariano and Clara love Gainesville,” while also noting that their son Jafet also lives in town and works with the foundation.

Midway through the program the six enrollees each received a gift box with a message from Mariano, custom journals and shirts. The underside of the box read “Strong, Brave and Capable.”

The foundation, established in 1998, “is dedicated to providing children from impoverished families with life skills that will set them on the path to a brighter future,” according to its website.

Foundation officials plan to break ground next month on the Mariano Rivera Learning Center in New Rochelle, New York, and annually awards two Mariano and Clara Rivera Scholarships, which cover four years of tuition, room and board. The foundation also helps provide access to educational resources and holds annual back-to-school events. Disaster relief also is a major part of the foundation’s work.

Executive Summary

This Building Condition Survey is based upon observations made during walk-through surveys conducted by the project team lead by CSArch. Other resources used include original documents for the District's facilities, discussions with the facilities staff, and review of previous reports and drawings.

The intent of this Building Condition Survey is to identify the current condition of the New Rochelle City Hall building facilities; and to serve as a tool for the District to actively manage its capital needs.

This report is prepared in conformity with Part 155.1 and 155.3 of the Regulations of the Commissioner of Education of the State of New York.

The recommendations contained in this report conform where applicable to the following current codes and standards:

- New York State Uniform Fire Prevention and Building Code, 19 NYCRR
- New York State Energy Conservation Construction Code (NYSECCC) Jan 1991
- New York State Education Department Manual of Planning Standards
- Americans with Disabilities Act (ADA)
- American National Standards Institute (ANSI)
- National Fire Protection Association Guidelines
- FEMA 428 / BIPS 07: Primer to Design Safe School Projects, January 2012
- Occupational Safety & Health Administration (OSHA)

Building Condition Survey Authors

This survey was prepared by District personnel and consultants retained by the District.

City School District of the City of New Rochelle

Dr. Brian G. Osborne, Superintendent of Schools
Carl Thurnau, Director of Facilities
Jeffrey White, Assistant Superintendent

Consultants

CSArch Architecture | Engineering | Construction Management
19 Front Street, Newburgh, NY 12550

DISTRICT FACILITIES

515 North Avenue – City Hall Building

- Water penetration at foundation of old Police Barracks
- Plaster damage and potential abatement at Exterior Walls
- Replacement of aluminum exterior doors
- Replacement of aluminum exterior windows
- Plaster damage and potential abatement at Interior Walls
- Replacement of non-fire rated egress components
- Refurbish Elevator cab & controls
- Abatement of VAT floor tile throughout building
- Roofing replacements
- Abatement of Police Station firing range
- On-going repairs to old / original piping
- Replacement of ACT ceiling systems
- Replacement of Interior doors / frames
- Upgrade of incoming service switchboard & various panels
- Lighting fixture replacements
- Reconfiguration of communication system for current / proposed usage
- Plumbing fixture replacements
- Toilet Room renovations
- Patch & repair pipe insulation
- Building-wide duct cleaning
- Review of existing sprinkler / standpipe system
- Replacement of Emergency / Exit lighting system
- Upgrade to Building signage (interior & exterior)
- Upgrades to ADA Accessibility in Auditorium

City School District of the City of New Rochelle

Building Condition Survey Summary - November 2017



- Only building systems or components that have been rated as Unsatisfactory (U), Non-Functioning (NF) or Critical Failure (CF) or have a useful life of five or less years are listed below and include a repair or replacement cost.
- Any health, safety and / or structural system that is rated "Unsatisfactory" results in an overall building rating of "Unsatisfactory".
- Any health, safety and / or structural system that is rated "Non-functioning" or "Critical failure" results in an overall building rating of "Poor".

Building Name	BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety	Health and Safety Costs	Other Item Costs
City Hall								
	59	Foundation	10+	S	Signs of water penetration located in the jail cells / police barracks	Y	\$80,000	
	61	Exterior Walls	20+	S	2nd Floor Storage, Print Room, Purchasing areas have major plaster damage at exterior walls. Exterior lintels are heavily rusted.	Y	\$125,000	
		Exterior Walls			Masonry Cleaning, Lintel repairs (scrape & paint)	N		\$182,000
	64	Exterior Doors	5	U	Replace original aluminum exterior doors	N		\$240,000
	67	Windows	5	S	Anodized Aluminum windows from 1961 renovation at the Fire Dept., 2nd & 3rd Floor levels are nearing useful life. Spandrel panels contain 1/4" asbestos panels. 1st floor windows have been replaced recently	N		\$1,449,000
	68	Roof and Skylights	5+	S	Replace existing roof systems	Y	\$1,905,000	
	69	Interior Bearing Walls and Fire Walls	20+	S	Plaster damage throughout, concentrated around windows. Cracking and crack repair throughout building. Large vertical cracking at stair fire walls	Y	\$25,000	
	70	Other Interior Walls	0	S	2nd Floor Board Room wooden storefront framing to be replaced with fire-resistive materials	N		\$101,475
	71	Carpet	5	S	Broadloom carpeting in office areas. Many areas covering up VAT floor tile	N		\$201,000
	72	Resilient Tiles	5	S	Large amount of VAT floor tile. Areas where VCT is present, most likely covering up VAT.	N		\$1,550,000
	74	Wood	2	S	Abate & replace wood flooring located on the 2nd floor storage areas.	N		\$516,725
	75	Ceilings	5	S	Replace ACT & concealed spline ceilings from 1961 renovation.	Y	\$476,796	

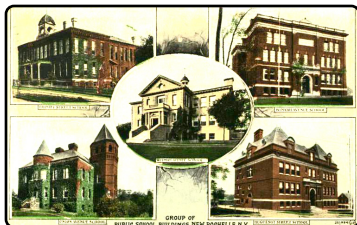
Building Name	BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety	Health and Safety Costs	Other Item Costs
	77	Interior Doors	5	S	Replace interior doors containing wire glass, non-ada hardware, wood transom panels.	N		\$1,352,000
	78	Interior Stairs	10+	S	Interior stair handrails loose at wall connections	N		\$30,000
	79	Elevators	5	S	Refurbish elevator cab & controls	N		\$300,000
	80	Interior Electrical Distribution	5	S	Incoming service switchboard and many panels throughout building are from 1961 and should be considered for replacement.	Y	\$400,000	
	81	Lighting Fixtures	5	S	Replace existing T8 fluorescent fixtures. Replace manual lighting controls & occupancy sensors, including light switches.	N		\$973,696
	82	Communication System	10	S	Communication system appears to be in good condition, but configured based on current usage and should be evaluated in more detail based on future usage.	Y	\$304,280	
	84	Water Distribution		S	Backflow preventors and pressure relief valves at building water service entrance should be tested to confirm operation in compliance with Dept. of Health.	Y	\$50,000	
	87	Plumbing Fixtures			Replace original fixtures dating back to 1961 with more efficient fixtures.	N		\$25,000
	90	Heating Fuel / Energy Systems			Recommend getting confirmation of abandoned oil fuel tank <i>Improperly Abandoned?</i>	Y		
	93	Piped Heating & Cooling Distribution			Patch / Repair Pipe Insulation	Y	\$10,000	
	94	Ducted Heating and Cooling Distribution	10	S	Recommend building wide duct cleaning.	Y	\$50,000	
	95	HVAC control system	10	S	Pneumatic controls appear to have been completely replaced, although there is some existing infrastructure to be removed	Y	\$5,000	
	98	Fire Suppression System		S	Recommend reviewing condition of sprinkler/standpipe system	Y	\$25,000	
	99	Emergency/Exit Lighting System		S	Exit lighting is original to the 1961 renovation and should be considered for replacement.	Y	\$182,568	
	103	Additional Information on Accessibility			Provide building wide signage, auditorium accessibility, and assistive listening devices.	Y	\$115,000	

Building Name	BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety	Health and Safety Costs	Other Item Costs
					Replace & upgrade Toilet Rooms to ADA	N		\$460,600
Building Sub Totals							\$3,753,644	\$7,381,496
Building Total							\$11,135,140	

+

Note on History of New Rochelle School Buildings (incomplete draft)

1911



- Weyman Avenue School
- Huguenot Avenue School
- Winyah Avenue School
- Union Avenue School
- Trinity Street School

Schools Renamed 1919

- Washington School (Union Avenue School)
- Lincoln School (Winyah Avenue School)
- Jefferson School (Weyman Avenue School)

Schools Built in 1920s and 1930s

Webster School
Isaac Young
Albert Leonard (City Hall)??
Jefferson School

Schools Built in 1950s and 1960s

Albert Leonard (Grenada Lane)

Columbus School	20
Davis School	21
Trinity School	22
Ward School	23
##### Schools Closed in 1950s and 1960s	24
Washington School	25
Lincoln School	26
##### Schools Closed in Early 1980s	27
Stephenson School	28
Barnard School	29
Mayflower School	30
Roosevelt School	31
Barnard and Davis Combined	32
Washington Merged into Columbus	33
Stephenson Merged into Trinity	34
Roosevelt and Mayflower Merged into Ward	35
1997	36
##### Magnet School Programs	37
Barnard Early Childhood Center	38
Christopher Columbus Elementary School	39
Daniel Webster Elementary School	40
##### Schools Available to Lincoln Attendance Zone Students	41

George M. Davis Jr. Elementary School	42
William B. Ward Elementary School	43
Thomas Jefferson Elementary School	44
Trinity Elementary School	45
##### Lottery for Magnet Schools	46
Daniel Webster Elementary School	47
Christopher Columbus Elementary School	48
Barnard Early Childhood Center	49
If a middle school aged youngster moves into the Lincoln district, the student is assigned to Albert Leonard Middle School otherwise children attend the Middle School associated with their elementary school.	50
Albert Leonard: Davis, Ward, Webster	51
Isaac Young: Columbus, Jefferson, Trinity	52