

A New Life for the Cornell Cooperative Extension Building



The 1924, National Register-listed, Cornell Cooperative Extension Building at the Essex County Fairgrounds is in need of extensive renovation. An estimate of \$2.3 million is being used to justify its demolition. But by eliminating unnecessary project components and modifying the approach to its renovation, the entire building can be renovated for less than \$1.5 million. AND this renovation and restoration project will have greater community value, too.

Our Proposal and Vision

The Cornell Cooperative Extension Building is an existing historic building that is structurally sound and adaptable for a host of modern uses. Our proposed Scope of Work is based on the 2008 Crawford & Sterns, Architects plans to safely renovate the entire building for less than \$1.5 million, far less than the frequently cited \$2.3 million price tag. At \$255/square foot, this compares very favorably to a typical \$370/square foot cost for new public construction projects. Renovation, therefore, is the most cost effective option and will provide more space for less cost. A recent illustration of this compares the Westport Town Hall renovation (\$150/square foot) to the construction of the new Nutrition Building (\$370/square foot).

Westport Town Hall

The 2017 renovation of the Westport Town Hall provides a model for the rehabilitation and reuse of the CCE Building

Grant Funding

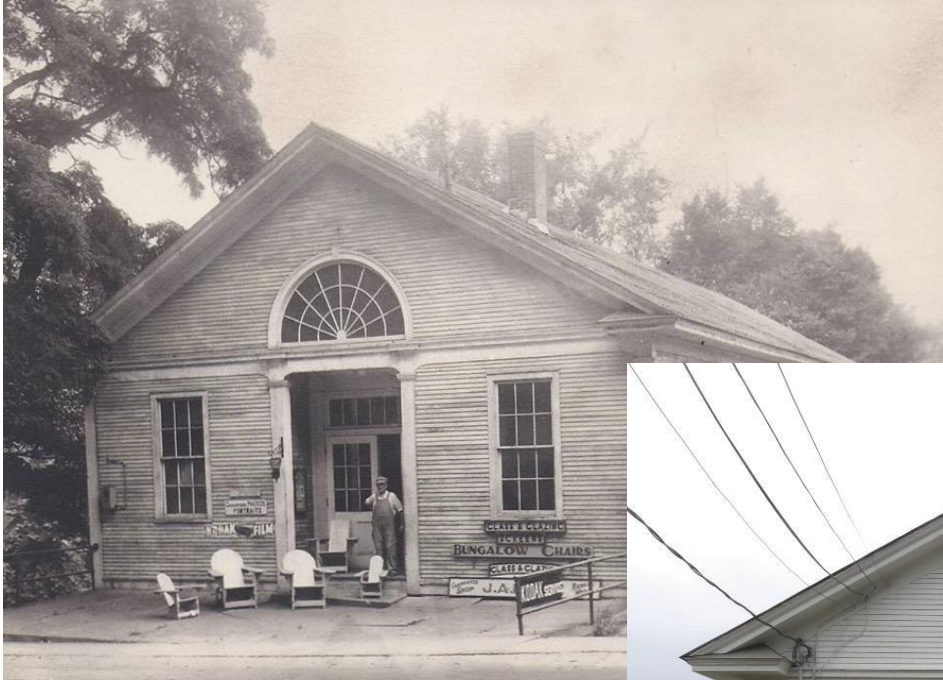
Project Ingenuity

Municipal Crews

Use of Volunteers



A Long History of Use and Change



As it appeared in the 1930's



Façade before restoration



Newly restored entry and facade

South Side: Before and After



New windows installed and building painted. The solar panels and heat pump units were funded by a 2020 \$50,000 grant from NYSERDA

South and Back Sides: Deteriorating and Dangerous



The obsolete ramp was removed and replaced with an interior LULA lift

North Side: Before and After



Obsolete fire escape removed and replaced with a second interior stairwell and area of refuge

Main Meeting Room: Before, During, and After Renovations



Access and Accessibility



Access is provided between floors via a LULA lift, incorporated into the main staircase

Town Crews and Volunteers Helped to Lower the Cost of the Project



Community volunteers and crews from the Town of Westport and the Moriah Shock Incarceration Facility helped to make this project more economical

Even the Lower Level Became Usable Space



From dark and damp (above) to a finished lower level (right, shown in progress)



Cost Saving Measures Proposed for the CCE Building Project

- Use the Building Code flexibility available for historic structures
- Leave the exterior walls intact
- Eliminate the construction of a full basement and reconstruction of existing foundation piers
- Remedial work to roof framing is not needed
- Provide accessibility to the second floor by a lift instead of elevator
- Provide heating and cooling with a high efficiency, cold climate heat pump system, powered by solar electric panels paid for in part with state incentives, as at the Westport Town Hall
- Eliminate expensive north porch conversion

COST ESTIMATE FOR THE RENOVATION OF THE CCE BUILDING

Total Base Contractor Cost	\$ 740,000
Additional Cost for a Public Works Project	\$ 400,000
Overhead and Profit (20%)	<u>\$ 228,000</u>
Sub-Total Construction	\$1,368,000
Architectural Planning	\$ 100,000
TOTAL COST:	\$1,468,000
Cost per Square Foot \$255	

A Greater Community Value

Besides being less expensive, renovation of the CCE Building will enhance the Essex County Fairground's most unique feature and its biggest asset - the beauty and picturesque character of its late 19th and early 20th century buildings. Renovation of the entire CCE building will help restore the fairgrounds as the center of agricultural activity for Essex County. It will provide space to house offices for the new fairground's Manager, the Fair Board and the Cornell Cooperative Extension Service. The CCE building and adjacent grounds will come alive again with activity: meetings and training programs, and events enjoyed by many users. CCE will have space for its staff and programs at a location that is in keeping with the organization's roots in agriculture, nutrition, environmental education, and youth services.




The Fairgrounds - Fully Alive Again

Cornell Cooperative Extension
Eastern NY Commercial Horticulture Program


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2021 ENYCHP Fruit & Veg Conference SPONSORS

CCE ENYCHP




Remote Produce Safety Alliance Grower Training Course

CCE ENYCHP \$30




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12 Course Bundle \$45



2021 BERRY SESSION BUNDLE



2021 VEGETABLE SESSION BUNDLE



Developing an Onboarding Plan for Seasonal Workers





Beginner Hay and Pasture School

Thursday, March 11th, 2021
7:00pm—9:00pm
\$5.00 Registration

This introductory online class, through zoom, will go over the basics of:

- Nutritional Forage Quality Goals
- Forage Sampling & Interpreting Forage Analysis
- Basics of Grazing & Hay Making
- Pasture & Hay Field Renovation, Reclaiming Old Fields

Please register for the webinar by following the link below:
[Beginner Hay and Pasture School - North Country Regional Ag Team - Cornell University - Cornell Cooperative Extension](#)



Cornell Cooperative Extension is an employer and educator recognized for valuing AA/EEO, Protected Veterans, and Individuals with Disabilities and provides equal program and employment opportunities.



2021 Annual Tree and Shrub Sale



Save the date!
April 30th, 2021

Essex County Soil and Water Conservation District

Contact Essex County Soil and Water Conservation District to order your trees, shrubs, fruiting plants, or rain barrel today. Trees and shrubs are great to conserve our precious natural resources, and flowers help attract pollinators.

Order by **March 12th, 2021** to guarantee your selection. Orders will be taken up to the day of the actual sale, however, selections may be limited.

Tree and Shrub Sale is **April 30th, 2021** at the Essex County Fairgrounds in Floral Hall, Westport, NY.

Conifer trees, deciduous trees and shrubs

Essex County Soil and Water
518-962-8225
P.O. Box 407,
Westport, NY 12993
essexswcd@westelcom.com

Berry bushes, fruit trees, and more



ESSEX COUNTY SOIL & WATER CONSERVATION DISTRICT



Support this Better Vision

The loss or retention of an historic building can have a profound effect on a place. Westport experienced this in the mid-1960s when a 19th century hotel in the heart of the village was demolished. Community life centered around the hotel and when it was gone the loss was keenly felt and a period of decline followed in the business center. I'm sure many of you have seen this in your own community. Think of what Port Henry would be like without the Lee House. Former Mayor Bob Brown said that if the Lee House was gone "I wouldn't want to live here anymore." The loss of the CCE Building would forever diminish the character and quality of the fairgrounds and the village and greatly reduce the current opportunity to make the fairgrounds a true center of agricultural activity in the county.

We urge you to halt the wheels that are turning in the direction of demolition and reverse course. Start the wheels turning in the direction of renovation.