

# BRIGHTON CENTRAL SCHOOL DISTRICT

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FACILITIES MASTER PLANNING –

PRESENTED TO THE BOARD OF EDUCATION

MARCH 14, 2023





# HISTORY OF CAPITAL SPENDING

Bld	2012 \$1.4M	2013 \$1.4M	2014 \$1.4M	2015 \$1.5M	2016 \$1.4M	2017 \$1.4M	2018-2020 \$64.9M	2021-22 \$5.1M	2022-23 \$7.2M	2023 \$19.5M
BHS	Roof Parking lot	Lower gym floor		Kitchen/ Cafe		Tennis Courts, Pool	Brighton Facilities Improvement Plan – May 2017	Locker Room Pool- mechanical Maker space Site work Stadium lights	Gym floor, bleachers, walls  Roofing	Music suite Tech suite Greenhouse
TCMS			Gym Roof, Parking Lot	Café equip.	Chiller			Roof replacement	Boilers Hot water boilers HVAC controls	Exterior doors, FACS suite, Elevators Flooring
FRES		Windows			Fire alarm, Lockers				Gym floor Cooling tower Playgrounds	Ceilings, HVAC Building rehab Vestibule
CRPS										
Other		Door	Fire Alarm			Oil sep. HVAC upgrades				

# PROJECT SCOPE: COUNCIL ROCK PRIMARY SCHOOL



- ***21st Century Learning Environment***
- ***Addition containing 12 learning areas***
- ***Full-Day Kindergarten***
- Secure single point of entry and main office addition
- Nurse's suite addition
- Adaptive reuse of auditorium into multi-functional space
- Library relocation and expansion
- Additional support services
- Entry lobby off new Cafetorium addition
- Building-wide fire suppression (sprinkler system)
- Mechanical, electrical and plumbing upgrades
- Expanded parking for buses and cars
- Increased parking lot lighting
- ADA building accessibility via new sidewalks and play areas



# PROJECT SCOPE: FRENCH ROAD ELEMENTARY SCHOOL



## Modernization:

- Library Media Center renovation
- Cafetorium renovation
- Art/Music Suite renovation

**Architectural:** New gym floor, roof replacement, interior door hardware

**Accessibility:** Bathroom & toilet room renovations, classroom sink replacement (ADA)

**Electrical:** Lighting upgrades, emergency lighting, fire alarm notifications, replace circuit and panel boards

**Technology:** Replace CAT5 data network cable plant with CAT6A

**Mechanical:** Boiler replacement, cooling tower upgrades, exhaust fans

**Site:** Bus loop and parking lot asphalt and milling/topping



# PROJECT SCOPE: TWELVE CORNERS MIDDLE SCHOOL

## Modernization:

- Cafeteria renovation
- Art room renovations & upgrades
- Library renovations
- Music room renovations
- Fitness Suite renovations
- Faculty work room / dining

**Architectural:** Interior door hardware, bathroom renovations, floor finishes,

structural

**Accessibility:** Locker rooms, toilet rooms, interior door clearances, classroom accommodations.

**Electrical:** Emergency lighting, fire alarm notifications, PA system, lighting, fiber

**Mechanical:** Unit vents & HVAC upgrades/repairs

**Site:** Concrete walkways, athletic field resurfacing, dugout repairs



# PROJECT SCOPE: BRIGHTON HIGH SCHOOL

## **Modernization:**

- Art room renovations & upgrades
- Auditorium renovations
- Library renovations
- Science room renovations
- Solar project (Rotary sponsored)

**Architectural:** Pool bleachers, interior doors, floor finishes, structural

**Accessibility:** Locker rooms, toilet rooms, classroom

accommodations, interior door hardware

**Electrical:** Emergency lighting, circuit panel boards, feeders, clock system

**Technology:** Data cabling, fiber backbone

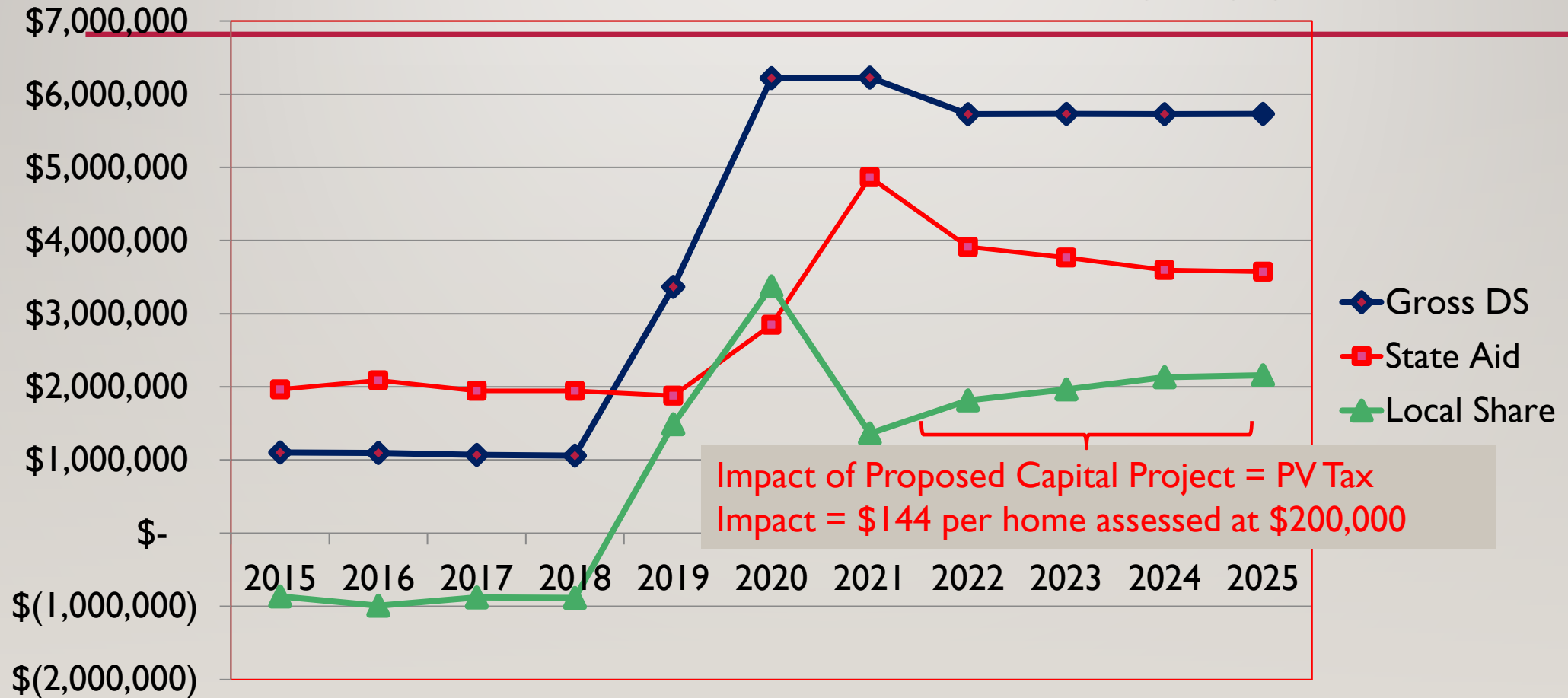
**Mechanical:** Heat pumps, air handlers, exhaust fans, piping and shutoff valve replacement

**Site:** Replace turf field, resurface track, tennis court resurfacing, fencing

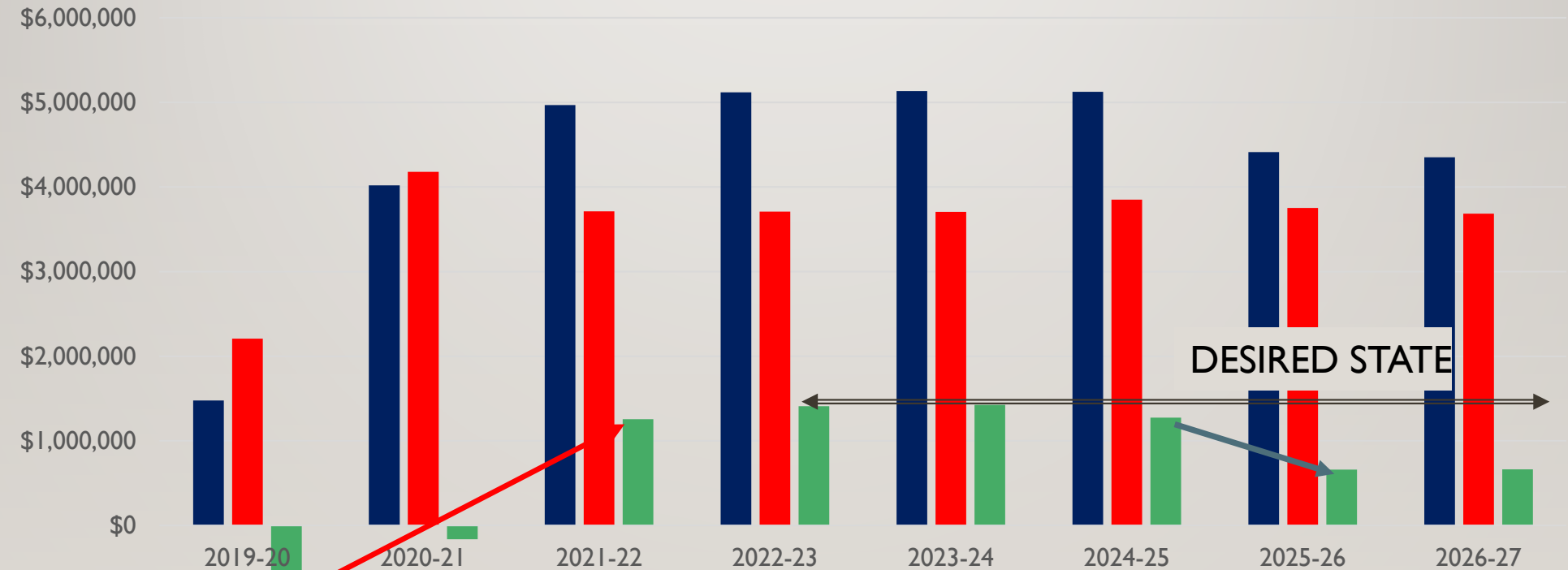




# DEBT SERVICE SCHEDULE – PROPOSED IN 2017



# CAPITAL PROJECT PLANNING



Opportunity for \$38M investment in facilities with no impact on current Tax Levy

■ Debt ■ Building Aid ■ Net Levy





## POTENTIAL STRATEGY TO PHASE CAPITAL PLAN OVER TWO VOTES

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- Present in Two Phases – May and December
- May = BHS Tech Suite (\$5.7M), BHS Music Suite (\$2.4M), TCMS FACs suite (\$2.2M), plus BCS items = \$19 million
- December = Recommendation: Use Brookside Proceeds and leverage allowable building aid to construct multi-season/sport turf field AND reconfigure BHS parking lot utilizing acquired church property – keep this scope zero tax impact – NOT replenishing “car payment”.
  - Shows 100% reinvestment of public property to scope that benefits the community
  - Opportunity for additional \$10 million investment in BCS items and modernization – THIS replenishes the “car payment”



# MAY 2023 REFERENDUM

<b><i>2023 Capitol Improvement Project</i></b>	<b>Conceptual Budget</b>
Twelve Corners Middle School	\$4,960,065
French Rd Elementary School	\$1,979,725
Brighton High School	\$6,695,202
Reauthorization of Funds	\$250,000
<b>Subtotal Construction Budget</b>	<b>\$13,884,992</b>
<b>Construction Contingency</b>	<b>\$954,449</b>
<b>Incidental Budget</b>	<b>\$3,209,677</b>
<b>Capitalized Interest/DASNY</b>	<b>\$1,423,930</b>
<b>2023 Capitol Improvement Project</b>	<b>\$19,473,048</b>



# MAY 2023 REFERENDUM

## *Twelve Corners Middle School*

### **Renovations**

1. Winton Rd Entrance Door (6) and Storefront Replacement
2. Five Additional Card Readers
3. Renovate FACS Classrooms
4. Elevator Cab and Mechanical Replacement
5. Hallway Ceiling, Flooring and Lighting Replacement
6. Hallway Floor Abatement
7. Stair Safety Modifications

## *French Rd Elementary School*

### **Renovations**

1. Redesign Front Vestibule
2. Exterior Façade and Signage Replacement
3. Hallway Ceiling, Flooring and Lighting Replacement - Priority 1
4. Heat Pump Replacement - Priority 1

## *Brighton High School*

### **Addition**

1. Greenhouse

### **Renovations**

1. Music Suite Full Renovation - Inc. 2nd Ceiling
2. Music Suite Instrument Storage
3. Tech Suite Full Renovation - ACT (includes HVAC Renovation)
4. Tech Suite Dust Collection System with Enclosure
5. Tech Suite New Equipment

## *Reauthorization of Funds*

### **District**

1. Brighton HS Sitework - Phase 4



## NEXT STEPS

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- Assess BOE support for phased “investment” in school facilities considering impact on local tax levy.
- Process feedback from the BOE to assess prioritized site improvements for December 2023 vote
  - Requires extensive SEQRA review
- Complete SEQRA for May 2023 referendum and engaged Bond Counsel and financial consultants.