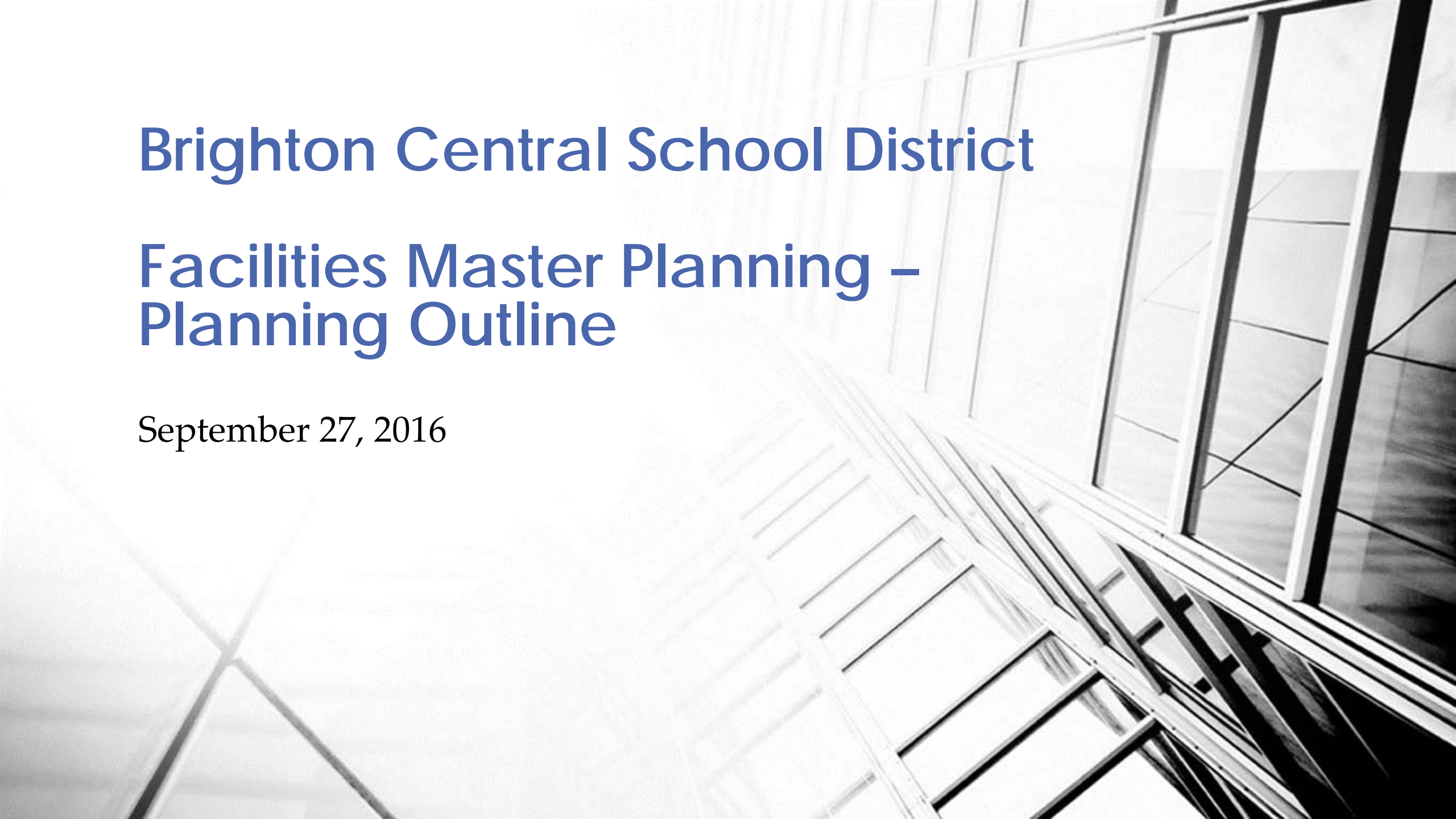


Brighton Central School District

Facilities Master Planning – Planning Outline

September 27, 2016



Mission Statement

- The Brighton Central School District is committed to developing a comprehensive long-range facility plan that prepares us for the future and confirms that our school buildings meet current needs. The long-range facility plan will help ensure that our schools support programs and the educational needs of students, staff and the community while being careful stewards of taxpayer dollars.

Vision Statement

Over the next ten years our buildings will be...

- fully accessible to accommodate the needs of a diverse school community;
- modernized using researched-based design principals that address school safety, flexible learning environments supporting 21st Century learning objectives, and that create opportunities to support well-rounded students in arts, music and athletics;
- able to accommodate a full-day kindergarten program and keep pace with expanding program needs and changes in enrollment;
- current on all infrastructure needs including building envelope, HVAC systems, electrical, plumbing, etc.)
- 40% more energy efficient utilizing innovative and sustainable design concepts.

Guiding Principles

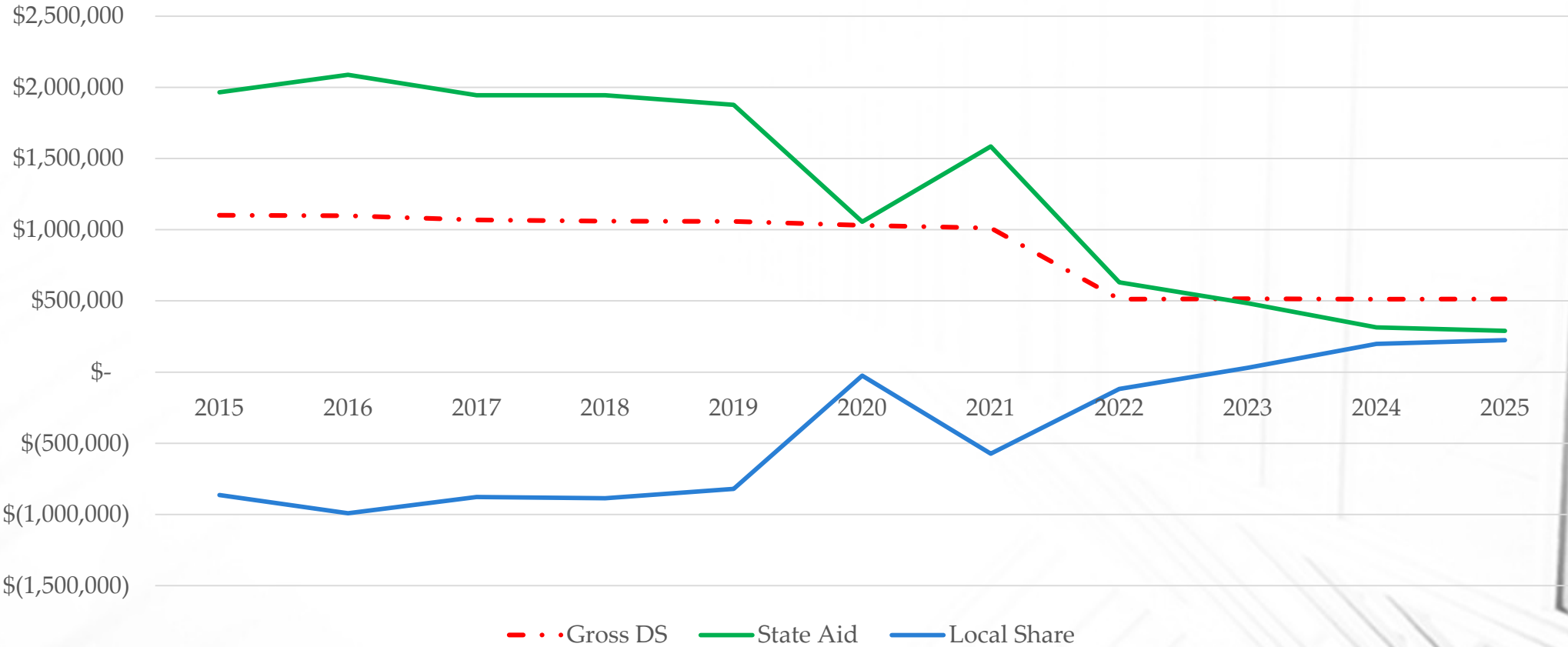
- Provide a safe, secure, and comfortable environment
- Invest in infrastructure to accommodate 21st Century learning
- Respect our global responsibility to conserve energy and promote sustainability
- Be responsible stewards of tax dollars

How Did We Get Here?

- Maintaining a strong financial position has allowed the district to adopt a cash strategy to maintain current facilities.
- A cash strategy has required prioritizing funds towards “brick, mortar, and building systems” type projects and has slowed modernization efforts.
- A strategic goal for the district is to ensure that state building aid dollars are 100% reinvested into future capital projects.
- Academic program demands surfaced with the discussion of a the full-day kindergarten program.
- If we are committed to a full-day kindergarten program that requires a significant capital investment, then it is incumbent on us to invest in our entire K-12 system.

Current Debt Service Schedule

Impact of Capital Costs on Local Levy



Building Condition Survey – Preliminary Results

Brighton High School

<u>Category</u>	<u>Cost</u>
Accessibility	\$1,063,403
Building Envelope	\$724,229
Code Issues	\$1,209,648
Fire Safety Systems	\$399,737
HVAC Systems	\$711,500
Indoor Air Quality	\$235,000
Interior Spaces	\$2,932,873
Other	\$300,000
Other Site Features	\$2,412,000
Plumbing (Excluding HVAC Systems)	\$627,500
Site Utilities	\$33,000
Space Adequacy	\$1,950,758
Substructure	\$15,537
Grand Total	\$12,615,185

MCA = \$18,658,080

Twelve Corners

<u>Category</u>	<u>Cost</u>
Accessibility	\$1,148,845
Building Envelope	\$230,243
Code Issues	\$538,437
Environmental/Comfort/Health	\$3,000
Fire Safety Systems	\$447,411
HVAC Systems	\$363,000
Interior Spaces	\$1,266,436
Other	\$5,676
Other Site Features	\$407,000
Plumbing (Excluding HVAC Systems)	\$75,000
Site Utilities	\$15,000
Space Adequacy	\$722,614
Grand Total	\$5,222,663

MCA = \$18,343,522

French Road

<u>Category</u>	<u>Cost</u>
Accessibility	\$414,610
Building Envelope	\$7,518
Code Issues	\$194,500
Fire Safety Systems	\$472,595
HVAC Systems	\$306,000
Interior Spaces	\$1,328,465
Other	\$0
Other Site Features	\$1,022,594
Plumbing (Excluding HVAC Systems)	\$50,000
Site Utilities	\$55,000
Space Adequacy	\$715,977
Grand Total	\$4,567,258

MCA = \$11,917,491

Building Condition Survey – Preliminary Results

Council Rock Primary School

Category	Cost
Accessibility	\$772,000
Building Envelope	\$221,441
Code Issues	\$879,772
Environmental/Comfort/Health	\$0
Fire Safety Systems	\$182,172
HVAC Systems	\$2,054,000
Interior Spaces	\$982,900
Other	\$4,800
Other Site Features	\$968,600
Plumbing (Excluding HVAC Systems)	\$28,500
Site Utilities	\$26,000
Space Adequacy	\$688,754
Grand Total	\$6,808,939

MCA = \$8,847,747

Brookside

Category	Cost
Accessibility	\$321,832
Building Envelope	\$1,938,969
Building Frame	\$35,091
Code Issues	\$306,548
Fire Safety Systems	\$250,335
HVAC Systems	\$1,927,500
Indoor Air Quality	\$238,500
Interior Spaces	\$938,494
Other Site Features	\$1,044,800
Plumbing (Excluding HVAC Systems)	\$235,000
Site Utilities	\$45,000
Space Adequacy	\$38,445
Grand Total	\$7,320,514

Not currently eligible for Building Aid

Admin Building

Category	Cost
Accessibility	\$934,821
Building Envelope	\$21,087
Code Issues	\$320,020
Fire Safety Systems	\$193,750
HVAC Systems	\$820,000
Interior Spaces	\$905,694
Other	\$0
Other Site Features	\$371,800
Plumbing (Excluding HVAC Systems)	\$259,000
Site Utilities	\$45,000
Space Adequacy	\$97,937
Grand Total	\$3,969,110

Options to Consider

- Maintain “pay as you go” capital strategy
 - Pro - Maintains low debt burden and no impact on tax levy
 - Pro - allows the District opportunity to reprioritize projects each year based on needed assessment
 - Con - Slows ability to respond to emerging programmatic demands
- Adopt a financing strategy using reserve funds to mitigate tax impact
 - Pro - Allows District to respond more rapidly to programmatic demands (gets more done faster)
 - Con - larger scale voter approval of scope limits opportunity to respond to emerging capital needs
 - Con - Has a tax impact
- Adopt a blended financing approach

Recommendation

- Adopt a blended financing approach
- Pair up required “bricks and mortar” projects with emerging program demands to accomplish more sooner and maintain appropriate cash levels for emerging building needs.

Example: The air handler in the BHS auditorium needs to be replaced in two years. This is an opportunity to replace seating, make it handicapped accessible and address acoustical deficiencies

Phase 1- Scope and PV Budget (BHS)

General Scope Description	Source	PV Budget
Address ADA issues documented on BCS including:		\$1,100,000
ADA access for main entry	BCS	
Locker room renovations to address ADA and privacy concerns	BCS	
Renovate toilet rooms to address ADA and privacy concerns	BCS	
Replace interior door hardware	BCS	
Renovate nurse's office including sink and countertops	BCS	
Interior signage	BCS	
Auditorium seating	BCS	
Gymnasium west-end bleachers	BCS	
Upgrade Fire Safety Systems		\$500,000
Expand emergency lighting coverage	BCS	
Add and expand fire alarm notification devices to common areas	BCS	
Upgrade HVAC Systems		\$1,100,000
Gym air handling unit - opportunity to add AC	BCS	
Lower gym air handling unit	BCS	
Auditorium air handling unit	BCS	
Ventilation and exhaust systems in Science areas	BCS	
Building Power and Interior Systems		\$1,400,000
Upgrade general use lighting in Auditorium.	BCS	
Update CAT5 data network cable and expand fiber backbone	BCS	
Replace original vintage branch circuit panelboards	BCS	
Facility Modernization		\$7,500,000
Renovations to Art, Science, Technology, Music and Library spaces	FMP	
Renovations to Auditorium - addition of gallery space	FMP	
Replace Pool bleachers with new 5 tier telescoping bleacher system	BCS	
Resurface track and improvements around (long jump pits, railings, fencing, etc.)	BCS	
Replace synthetic turf with new carpet	BCS	
Rehabilitation of tennis courts	BCS	
Fencing replacement around baseball fields, dug out rehabilitation/addition/replacements	BCS	

Phase 1- Scope and PV Budget (TCMS)

General Scope Description		Source	PV Budget
Address ADA issues documented on BCS including:			\$1,400,000
	ADA access for cafeteria and auditorium	BCS	
	Locker room renovations to address ADA and privacy concerns	BCS	
	Renovate toilet rooms to address ADA and privacy concerns	BCS	
	Replace interior hardware and doors	BCS	
Upgrade Fire Safety Systems			\$900,000
	Expand emergency lighting coverage	BCS	
	Add and expand fire alarm notification devices to common areas	BCS	
	Update emergency stand-by system		
Upgrade HVAC Systems			\$300,000
	Replace unit ventilators for unit past or near useful life	BCS	
Building Power and Interior Systems			\$700,000
	Upgrade to PA system	BCS	
	Update CAT5 data network cable and expand fiber backbone	BCS	
	Replace original vintage branch circuit panelboards	BCS	
Facility Modernization			\$3,500,000
	Redesign of auditorium	FMP	
	Renovation and redesign of cafeteria	FMP	
	Upgrades to Art and Technology classrooms	FMP	
	Redesign of library media center	FMP	
	Partial locker replacement	BCS	
	Install code compliant guardrails, balusters and handrails	BCS	
	Abate VAT and install new flooring	BCS	
	Addition of localized video server	BCS	

Phase 1- Scope and PV Budget (FRES)

General Scope Description		Source	PV Budget
Address ADA issues documented on BCS including:			\$600,000
	Replace classroom sinks with ADA compliant	BCS	
	Renovate toilet rooms to address ADA and privacy concerns	BCS	
	Replace interior hardware and doors	BCS	
Upgrade Fire Safety Systems			\$500,000
	Expand emergency lighting coverage	BCS	
	Add and expand fire alarm notification devices to common areas	BCS	
	Update emergency stand-by system	BCS	
	Expand night lighting	BCS	
Upgrade HVAC Systems			\$400,000
	Boiler replacement		
	Replace cooling towers and rooftop exhaust fans	BCS	
Building Power and Interior Systems			\$1,600,000
	Upgrade lighting systems	BCS	
	Upgrade internal communications systems (PA, computer panelboards)		
	Update CAT5 data network cable and expand fiber backbone	BCS	
	Replace original vintage branch circuit panelboards	BCS	
Facility Modernization			\$1,500,000
	Redesign and renovation of media center	FMP	
	Renovation and redesign of cefetorium	FMP	

Phase 1- Scope and PV Budget (CRPS)

General Scope Description		Source	PV Budget
Address ADA issues documented on BCS including:			\$1,000,000
	Design accessible entrance and path on West side of building to South side	BCS	
	Renovate toilet rooms to address ADA and privacy concerns	BCS	
	Replace interior hardware and doors	BCS	
Upgrade Fire Safety Systems			\$400,000
	Expand emergency lighting coverage	BCS	
	Add and expand fire alarm notification devices to common areas	BCS	
Upgrade HVAC Systems			\$4,500,000
	Replace air handling systems on East and West wing to improve classroom airflow	BCS	
	Replace unit ventilators at end of useful life	BCS	
Building Power and Interior Systems			\$600,000
	Upgrade interior power systems (circuit breakers, panel boards, switching, etc.)	BCS	
	Upgrade internal communications systems (phone and PA)		
	Update CAT5 data network cable and expand fiber backbone	BCS	
	Replace original vintage branch circuit panelboards	BCS	
Facility Modernization			\$1,200,000
	Renovate Auditorium to meet needs of multi-purpose room	FMP	
	Redesign and renovate library	FMP	
	Redesign entrance and egress patterns considering safety concerns	FMP	
	Redesign bus loop	FMP	

Phase 1 Summary

PV Project Costs		MCA
BHS	\$11,600,000	\$18,658,080
TCMS	\$6,800,000	\$18,343,522
FRES	\$4,600,000	\$11,917,491
CRPS	\$7,700,000	\$8,845,747
Total Est. Present Value	\$30,700,000	
Contingency and Incidentals	30%	
Escalation	\$2,000,000	
	<u>\$41,910,000</u>	

Brighton Central School District

PROJECTED NET LOCAL SHARE OF DEBT SERVICE

Proposed \$41,900,000 Capital Project

Proposed 17 -Year Maturity Schedule

Various Buildings

Assumptions:
 Vote: December 6, 2016
 SED Approval: January 2018
 First Borrowing: June 2018
 First Interest: June 2019
 First Principal: June 2020
 Final Cost Report/CSC: June 2020
 DASNY Fee: \$1,080,000
 Capitalized Interest: \$1,835,000

NOTE:

This Financial plan is used for illustrative purposes only and is based upon many variables: timing of events, interest rates and District cash flow needs. Your particular financial plan may vary significantly based upon actual future events.

A	B	C	D	E	F C + E	G	H F - G	I	J H - I
Maturity Date	Capital Reserve	Annual Principal Payment	Remaining Principal Amount Outstanding	Annual Interest Payment	Annual Debt Service	Less State Building Aid	Gross Local Share	Less Debt Service Offsets	Net Local Share
6/15				5.00% Bonds 4.00% Notes		4.5000% 97.0% B.P.			
			\$ 40,400,000						
2019	\$ 1,500,000	\$ -	40,400,000	\$ 1,616,000	\$ 1,616,000	\$ -	\$ 1,616,000	\$ 615,000 ¹	\$ 1,001,000
2020	-	1,605,000	38,795,000	2,020,000	3,625,000	1,400,355	2,224,645	1,220,000 ¹	1,004,645
2021	-	1,865,000	36,930,000	1,939,750	3,804,750	2,800,710	1,004,040	-	1,004,040
2022	-	1,955,000	34,975,000	1,846,500	3,801,500	2,800,710	1,000,790	-	1,000,790
2023	-	2,055,000	32,920,000	1,748,750	3,803,750	2,800,710	1,003,040	-	1,003,040
2024	-	2,155,000	30,765,000	1,646,000	3,801,000	2,800,710	1,000,290	-	1,000,290
2025	-	2,265,000	28,500,000	1,538,250	3,803,250	2,800,710	1,002,540	-	1,002,540
2026	-	2,380,000	26,120,000	1,425,000	3,805,000	2,800,710	1,004,290	-	1,004,290
2027	-	2,495,000	23,625,000	1,306,000	3,801,000	2,800,710	1,000,290	-	1,000,290
2028	-	2,620,000	21,005,000	1,181,250	3,801,250	2,800,710	1,000,540	-	1,000,540
2029	-	2,750,000	18,255,000	1,050,250	3,800,250	2,800,710	999,540	-	999,540
2030	-	2,890,000	15,365,000	912,750	3,802,750	2,800,710	1,002,040	-	1,002,040
2031	-	3,035,000	12,330,000	768,250	3,803,250	2,800,710	1,002,540	-	1,002,540
2032	-	3,185,000	9,145,000	616,500	3,801,500	2,800,710	1,000,790	-	1,000,790
2033	-	3,345,000	5,800,000	457,250	3,802,250	2,800,710	1,001,540	-	1,001,540
2034	-	3,510,000	2,290,000	290,000	3,800,000	2,800,710	999,290	-	999,290
2035	-	2,290,000	-	114,500	2,404,500	1,400,355	1,004,145	-	1,004,145
Totals	\$ 1,500,000	\$ 40,400,000		\$ 20,477,000	\$ 60,877,000	\$ 42,010,649	\$ 18,866,350	\$ 1,835,000	\$ 17,031,350
Averages		\$2,376,471		\$1,204,529	\$3,581,000	\$2,471,215	\$1,109,785		\$1,001,714
		Interest/Principal		50.69%		Current Tax Levy		\$ 50,140,000	
						Average Net Local Share/Current Tax Levy		2.00%	

Note: 1 Use of Capitalized Interest

FMP Coordination with Brookside and FDK

	Option 1 Brookside Gut and Rehab for K)		Option 2 Brookside 1st and 2nd Grade		Option 3 CRPS Add 8 Classrooms and Café		FMP Illustration
Estimated Expenses	\$19,690,865	\$19,690,865	\$51,014,425	\$51,014,425	\$9,160,447	\$9,160,447	\$45,010,000
Estimated Bond %	43.7%	43.7%	29.8%	29.8%	61.1%	61.1%	97.0%
Estimated Revenues							
Capital Reserve	\$0	\$3,000,000	\$0	\$3,000,000	\$0	\$3,000,000	\$2,500,000
Bonding Amount	\$19,690,865	\$16,690,865	\$51,014,425	\$48,014,425	\$9,160,447	\$6,160,447	\$42,510,000
Total Revenues	\$19,690,865	\$19,690,865	\$51,014,425	\$51,014,425	\$9,160,447	\$9,160,447	\$45,010,000
Avg. Net Local Share	\$1,245,159	\$967,026	\$3,121,219	\$2,888,144	\$397,011	\$164,661	\$1,116,159
Avg % Impact on Levy	2.26%	1.71%	6.23%	5.76%	0.79%	0.33%	2.00%
\$ Impact	\$122.00	\$93.00	\$338.00	\$312.00	\$43.00	\$18.00	\$108.00

Phase 2

Focus on Capacity Adjustments Requiring New Construction

- BHS/TCMS Campus
 - Additions to accommodate emerging program demands in STEAM
 - Capacity adjustments for alternative programming
 - Renovation and repurpose of existing instructional
 - Addition of multi-purpose field space to accommodate PE and athletic demands
- FRES –
 - Renovate and redesign multi-purpose room currently used for Music instruction
 - Repurpose existing space to accommodate quiet small group instruction/testing/AIS
 - Addition of 4-6 general education classrooms and 5 special education to adjust for expanded services and increased enrollment.
 - Expand multi-purpose room into full size gymnasium
- CRPS –
 - Phase 2 project priorities contingent on programs housed in the building

Next Steps

- Facilities Master Planning Committee will review scope priorities and further define scope.
- A&E firm will begin to sketch schematic designs and update budget estimates