



# Brighton Facilities Improvement Plan

Board of Education Meeting  
February 14, 2017

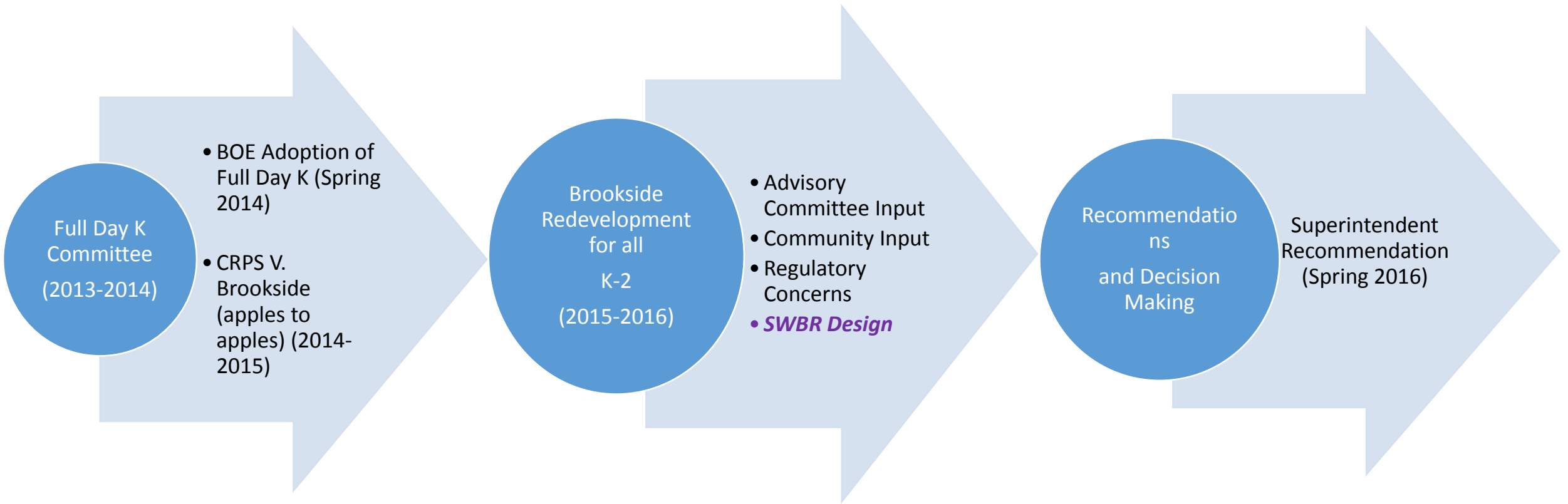


# A Brief History

- ▶ History: Two tracks...
  - ▶ Districtwide facilities master planning – Building Conditions Survey, evaluating impact that physical space has on the learning environment
  - ▶ Full-day kindergarten
  
- ▶ Brookside Redevelopment Advisory Committee Focus:
  1. 21<sup>st</sup> Century Learning Space for K-2 students in Brighton CSD
  2. Full Day K is important, so are all other grade levels

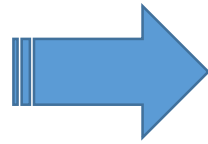


# A Brief History



# We Listened and Modified Plan Based on Community Feedback

**Brookside Redevelopment (K-2)**



**Facilities Improvement Plan (K-12)**



Total Cost = \$63.1 million

Aidability = 33.84%

20 Year Avg Debt =  
\$4,500,000 (P&I)

Net Local Share =  
\$3,550,000  
(PV =7.1%)

Est. Impact on Tax Bill =  
\$354



- Investment of \$55 - \$65 million that makes improvements in each school
- Provides adequate space for full-day kindergarten in most cost effective manner
- Maximizes aidability
- **Cuts the local tax impact in half**

# Council Rock Primary School



# Full Day K -2: Program Requirements

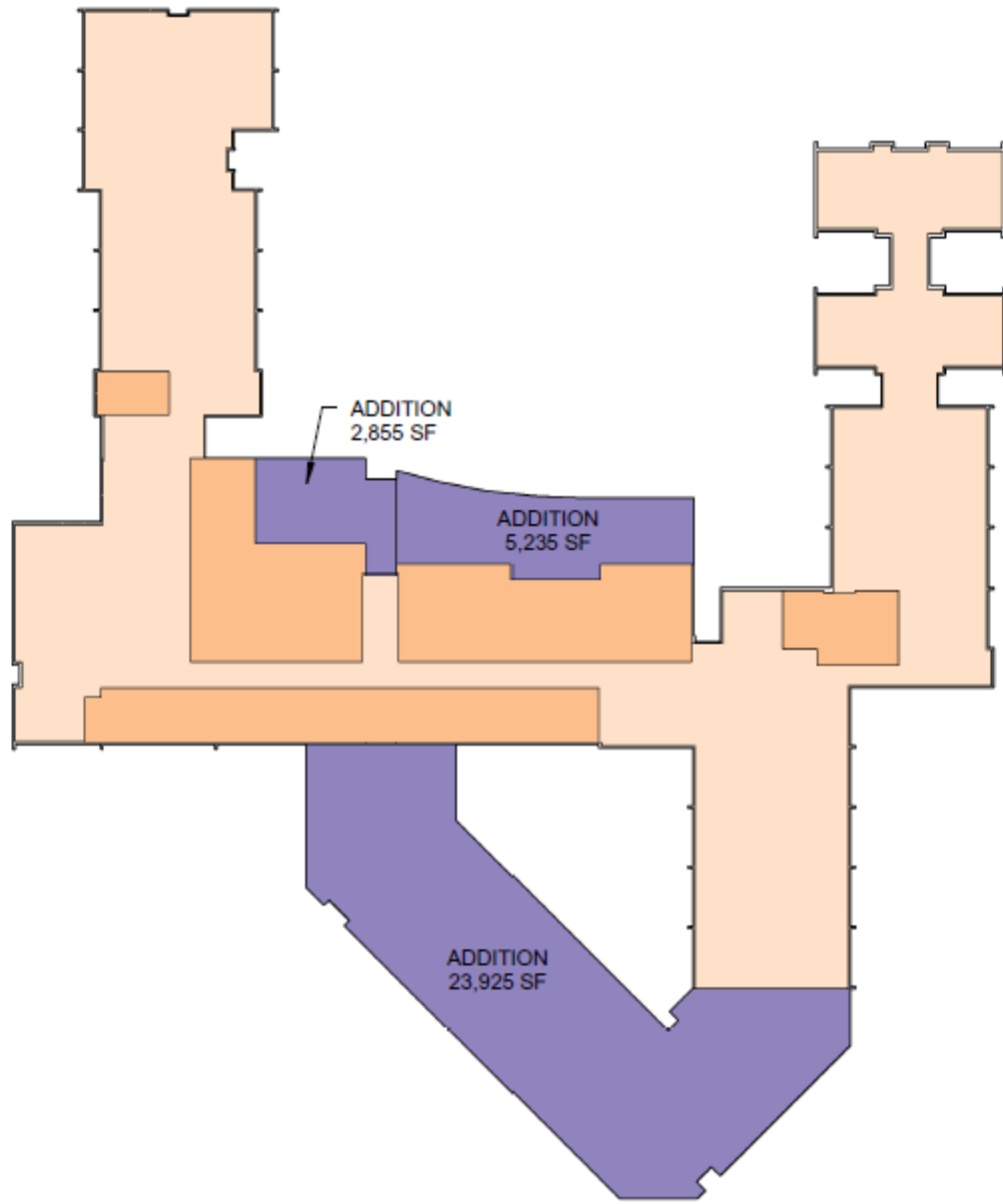
Function/Room Name	Qty	Remarks
<b>INSTRUCTIONAL SPACE</b>		
Pre - Kindergarten Classrooms (incl Toilet and Storage)	4	
Kindergarten Classrooms (incl Toilet and Storage)	14	
Grade 1 - 2 Classrooms ( plus Toilet and Storage)	28	
Self-Contained Special Education Classrooms	5	12:1:1 / 12:1:4 / 8:1:1
Special Education Resource Rooms	2	5-6 Students
Music Classroom (incl storage)	2	Music plus storage
Art Room (incl Storage)	1	
Physical Education Station	2	
Larger Motor Activity Room	3	One per grade level
Library	1	
OT Room	2	
PT Room	2	
Counseling Offices	3	Psychologist, Social Worker, School Counselor
Primary Project	2	
P.E. Office	1	
ELA Specialist Suite	1	2 - Reading Teachers, 4 Tutors - 6 offices
Speech Room	4	
ESOL Room	2	
Health Teacher's office	1	
Small Group work space	2	
Project Kitchenettes	2	Poss 1 per grade level
Literacy Coach Office	1	
Math Coach	1	
Counselor	1	
Extended Studies	1	

<b>NON-INSTRUCTIONAL SPACE</b>		
Secure Main Entrance	1	
Main Office Suite	1	
Conference Room	2	1- (5-7 people), 1-(15 people)
Nurses Office Suite	1	
Multipurpose Room / Auditorium	1	
Stage	1	15' x 52'
PE Storage	2	
Program Storage Rooms	2	
Cafeteria	3	Each sized for 3 - 4 classes = +/-110 Students
Kitchen / Servery	1	
Teacher Lounge	2	or enlarged to accommodate the number of teachers
Staff Workroom / Copier room	3	number based on building location or teacher count
Teaching Assistant Workroom	1	
Tech Office / Server Room	1	
Intermediate Data Closet	3	Quantity as needed based on run length
Student Toilet Rooms	6	Quantity to be evaluated based on layout and fixture count
Staff Toilets	8	Quantity to be evaluated based on layout and fixture count
Special Education Room Toilets	5	Quantity to be based Special Education Room Count
Custodial Closets	6	Quantity as needed based on layout
Boiler Room	1	
Chiller Room	1	
Electric MDP room	1	
Fan Rooms	4	Quantity as needed based on layout
Custodian Office / Workroom	1	
General Building Storage	4	
Maintenance Storage	2	
Receiving	1	
Outdoor Equipment Storage	1	
Sensory Room	1	
Itinerant Room (TOD, Music Therapy, traveling teachers/servi	1	
Computer Room	1	
Book Room	1	
General Supply Closet (currently on stage)	1	See current configuration to know size, etc.
Large equipment Storage space	1	Ex. Wagons, sand tables, etc

# Building Condition Survey Items - FMP

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	





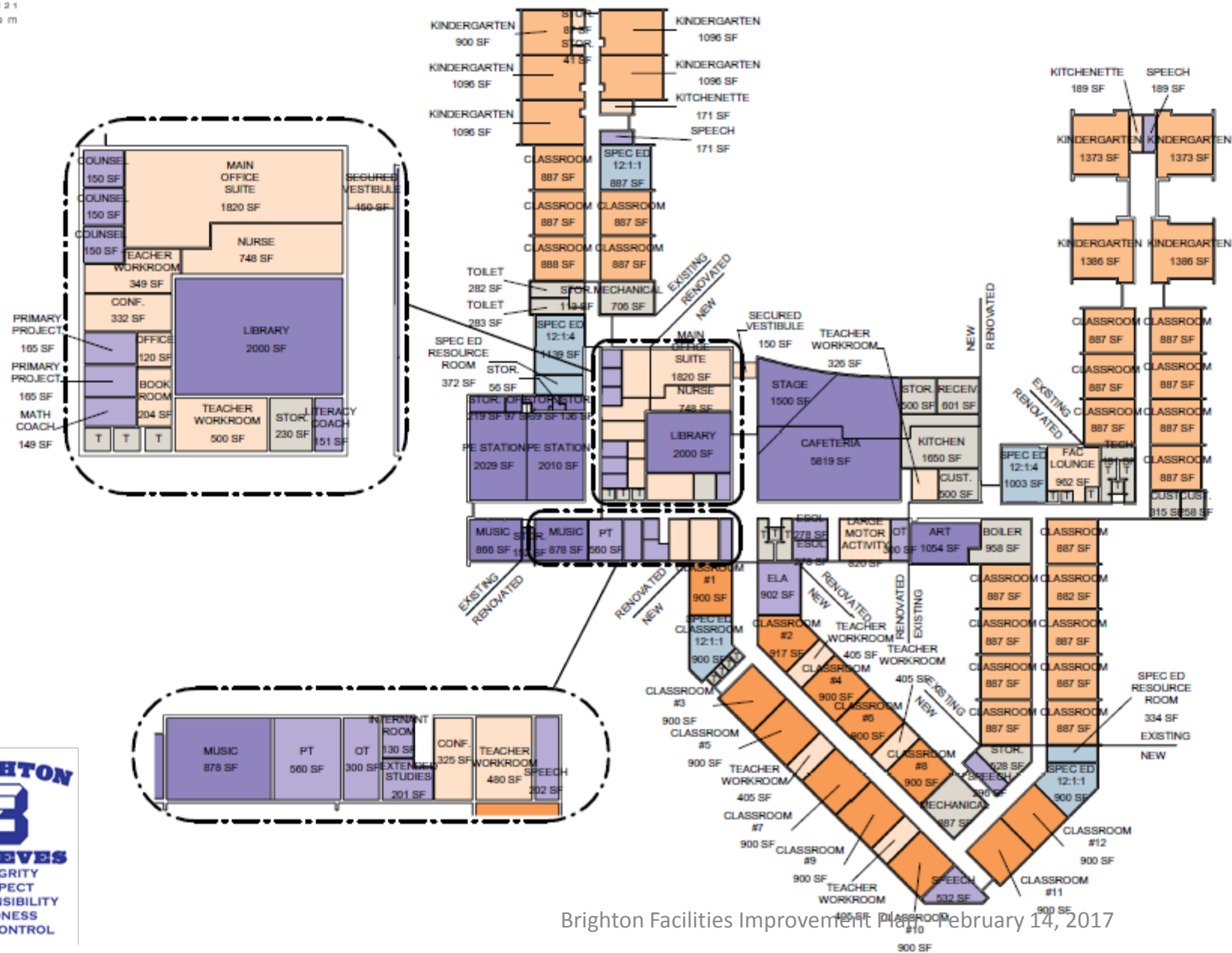
Brighton Facilities Improvement Plan - February 14, 2017

**KEY:**

EXISTING:	58,563 SF
RENOVATED:	21,277 SF









**CATEGORIES OF CONSTRUCTION:**

LOW LEVEL RENOVATION	58,563 SF
MEDIUM LEVEL RENOVATION	21,277 SF
ADDITION	32,015 SF

- KEY:**
- CLASSROOMS
  - CLASSROOMS (ADDITION)
  - SPECIAL EDUCATION CLASSROOMS
  - INSTRUCTIONAL SUPPORT
  - MECHANICAL/TOILET ROOM





  
 NORTH  
  
 SCALE

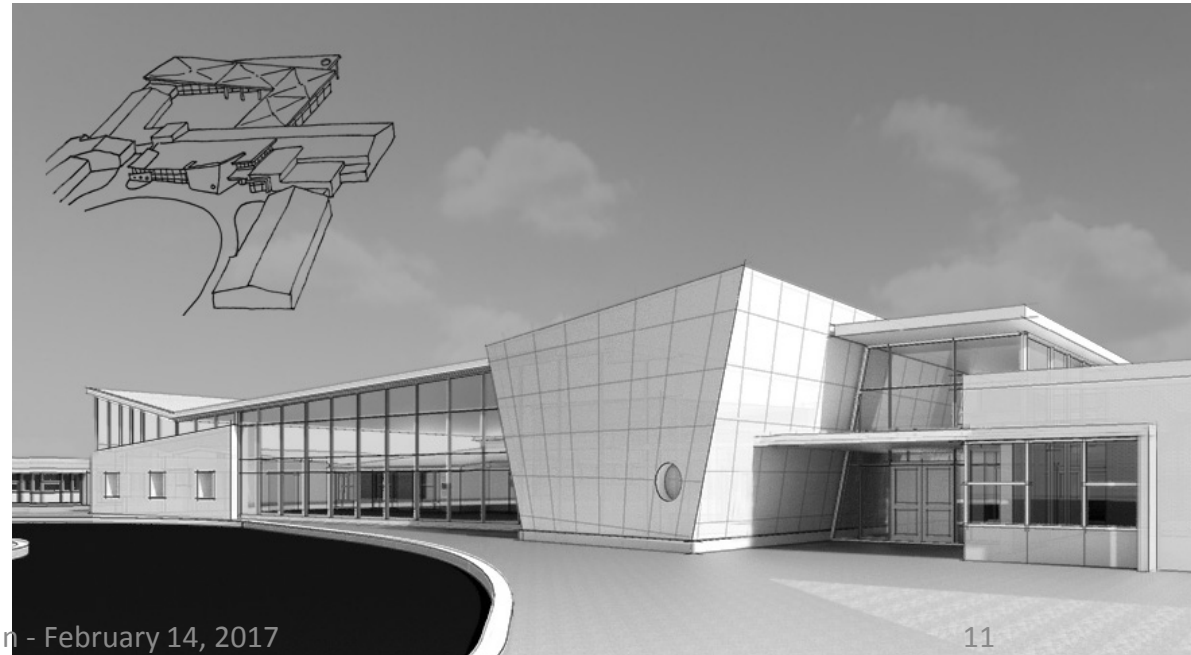
**COUNCIL ROCK  
 ELEMENTARY SCHOOL  
 2018 C.I.P.**

600 GROSVENOR RD  
 TOWN OF BRIGHTON  
 MONROE COUNTY  
 NEW YORK



01/27/2017







**BRIGHTON**  
**B**  
**BELIEVES**  
INTEGRITY  
RESPECT  
RESPONSIBILITY  
KINDNESS  
SELF-CONTROL

# Summary of Scope - BHS

## Modernization Scope

- Art Room renovations and upgrades
- Renovations to Auditorium – Addition of Gallery
- Library renovation – additional seating and circulation]
- Music room renovations
- Tech room renovations
- Science room renovations and upgrades

Category	BCS Descriptions
Architectural –	Pool bleachers, interior doors, floor finishes, structural.
Accessibility/Privacy	Locker rooms, toilet rooms, classroom accommodations, interior hardware.
Electrical	Emergency lighting, circuit panel boards, feeders, clock system.
Technology	Data cabling, fiber backbone.
Mechanical/Plumbing	Heat pumps, air handlers, exhaust fans, piping and shut off valve replacement.
Site Work	Replace turf field, resurface track, tennis court resurfacing, fencing.

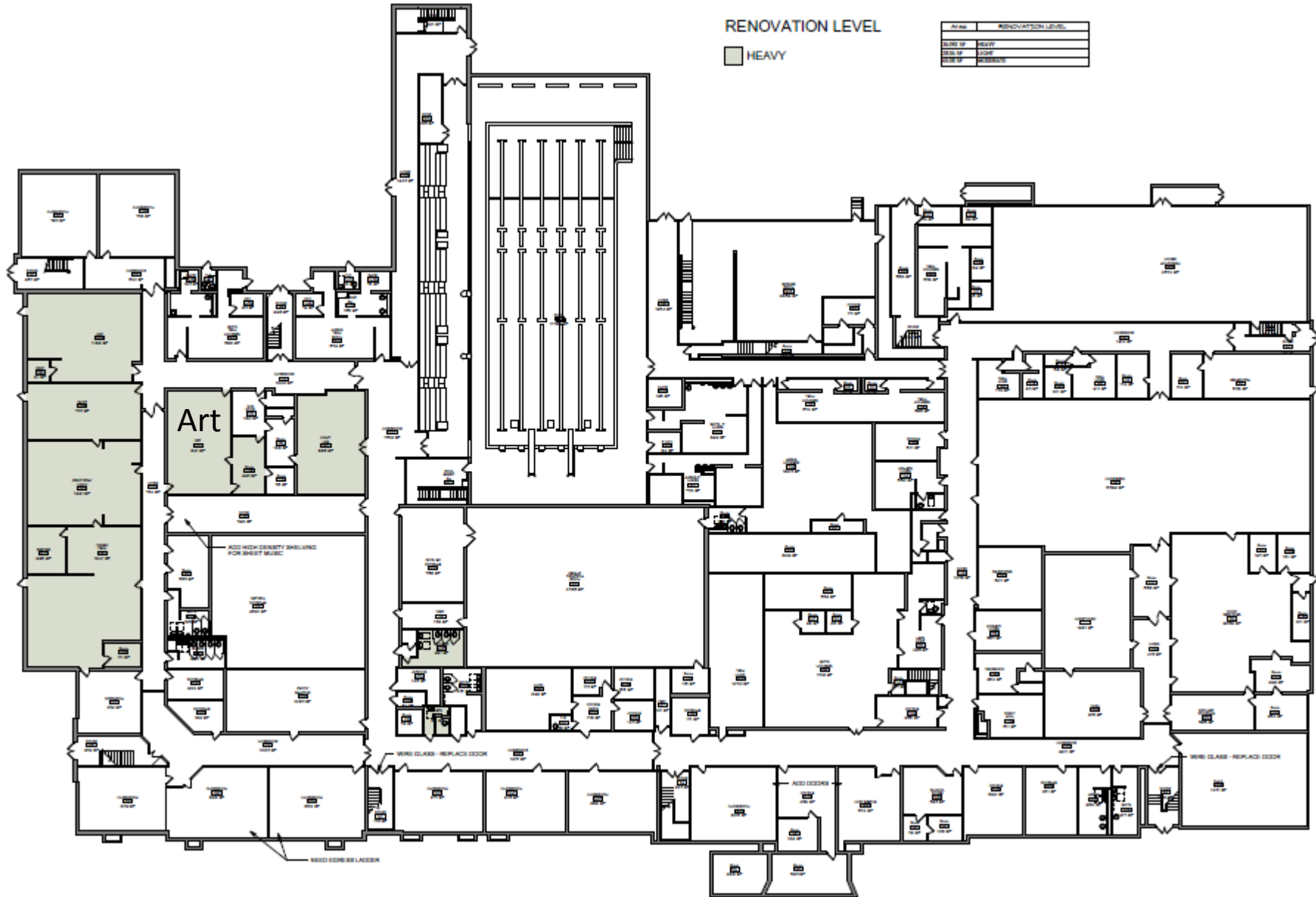


Tech

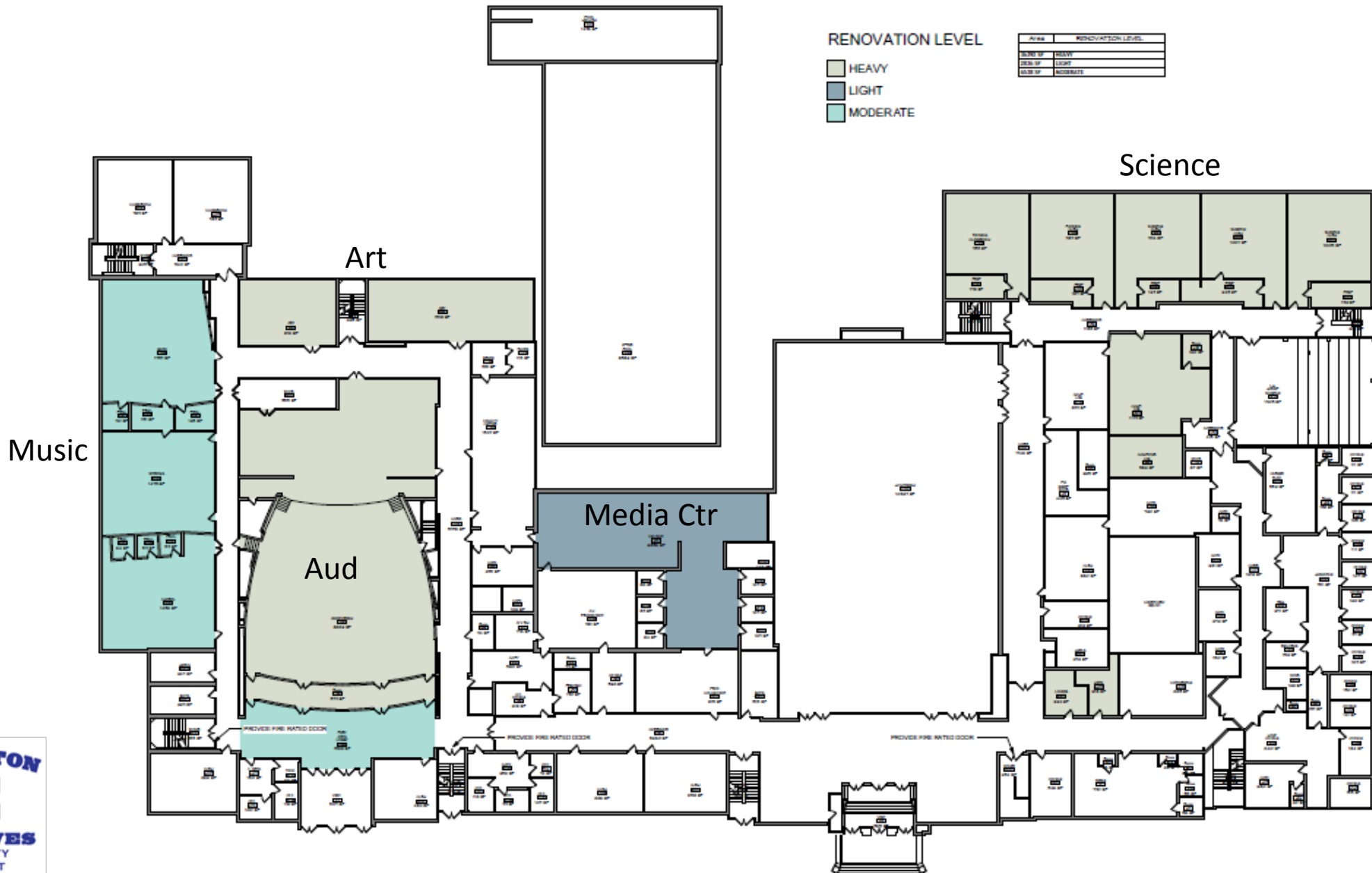
RENOVATION LEVEL

HEAVY

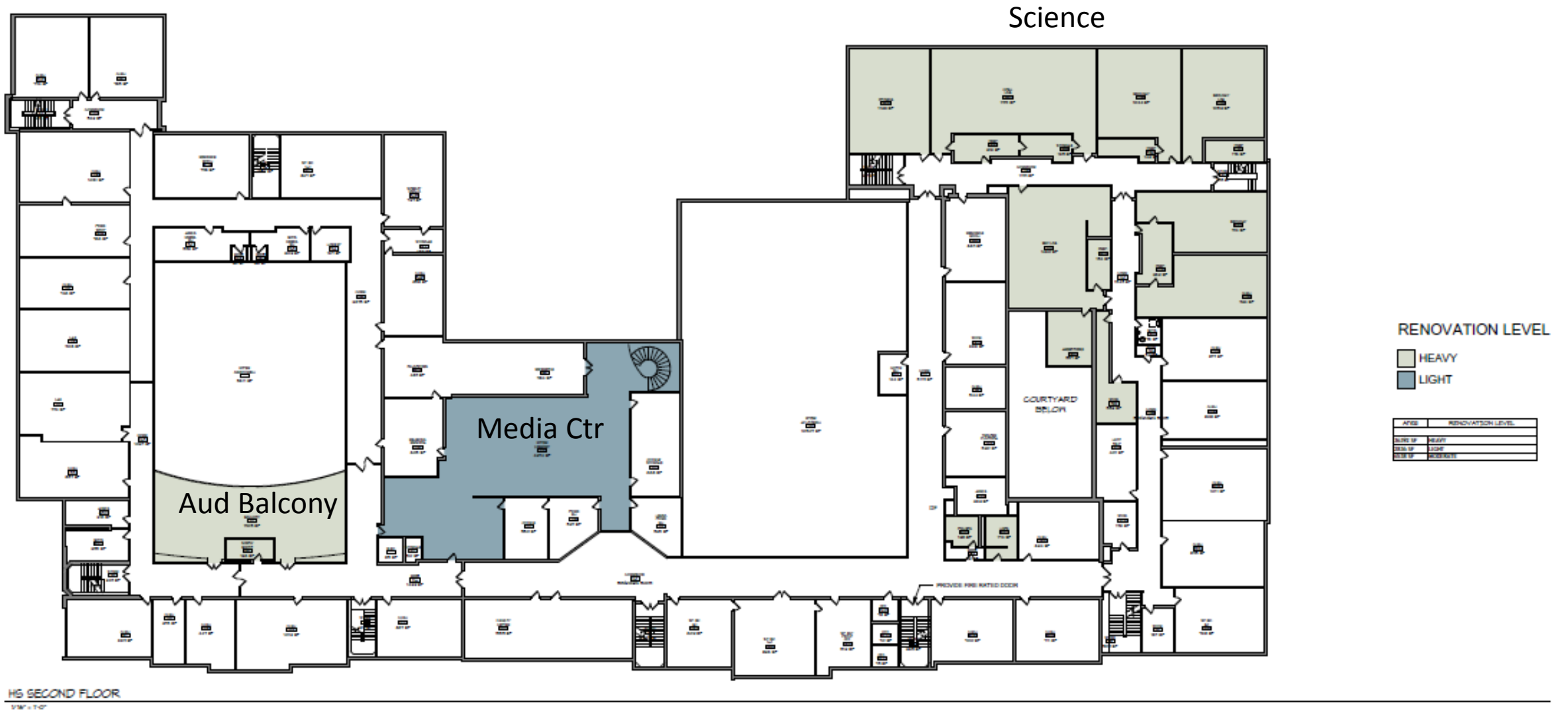
AREA	RENOVATION LEVEL
AREA 1	HEAVY
AREA 2	HEAVY
AREA 3	HEAVY
AREA 4	HEAVY



HS GROUND FLOOR  
V16-10



HS FIRST FLOOR PLAN  
 1/8" = 1'-0"

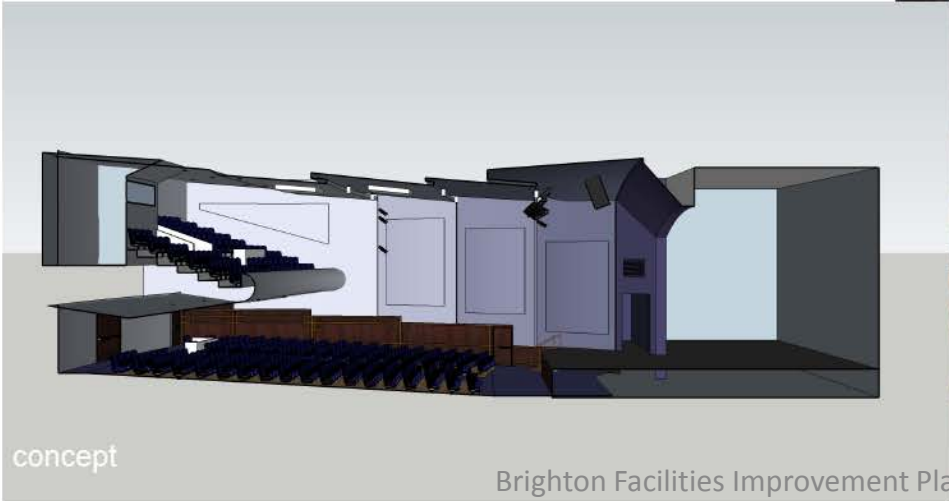




# BHS ART ROOMS



# BHS AUDITORIUM



# BHS EXISTING SCIENCE ROOMS



# CONCEPTUAL SCIENCE CLASSROOMS

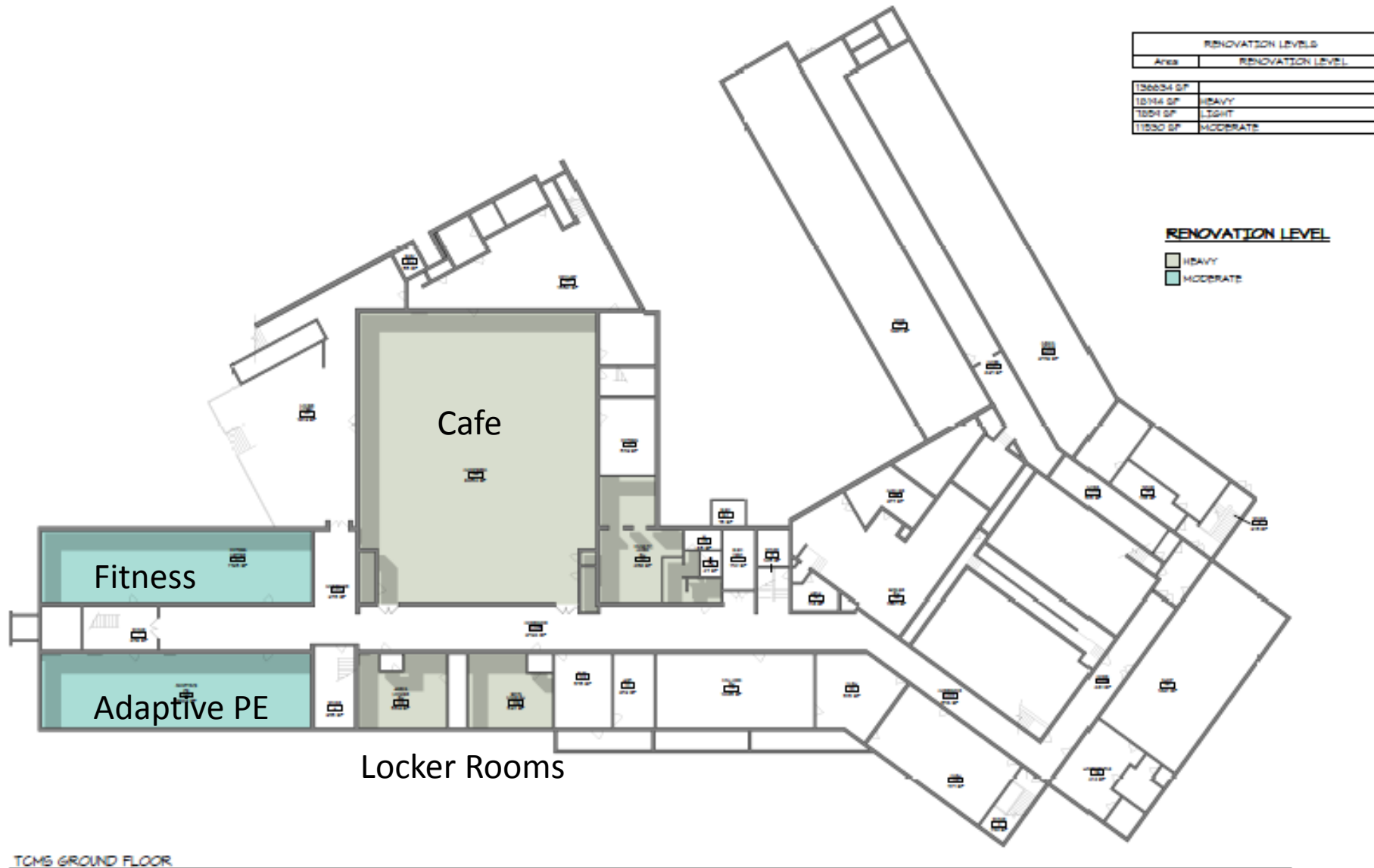


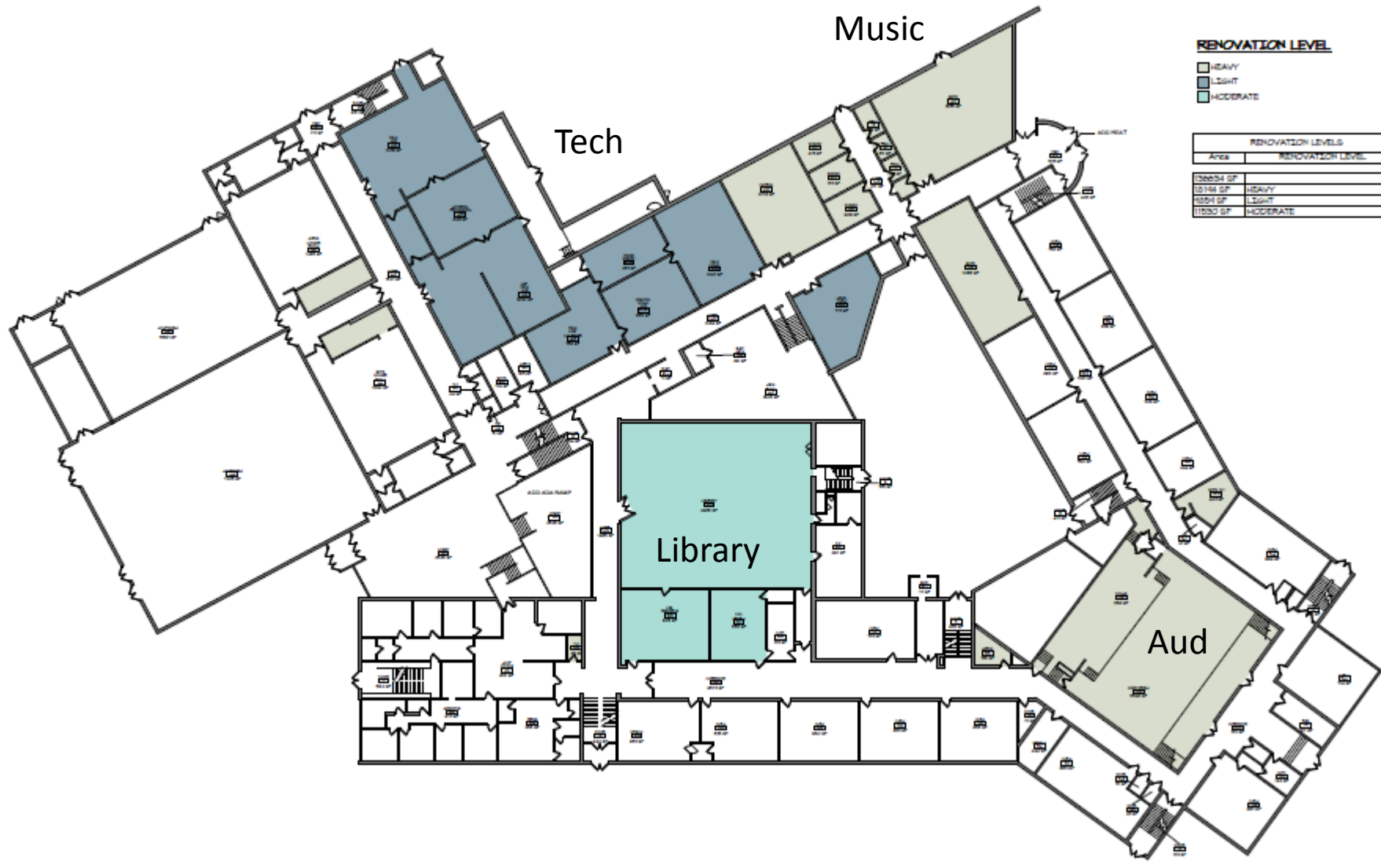
# Summary of Scope - TCMS

## Modernization Scope

- Cafeteria renovation
- Art Room renovations and upgrades
- Renovations to Auditorium
- Library renovation
- Music room renovations
- Tech room renovations
- Fitness Suite renovations

Category	BCS Descriptions
Architectural	Interior doors, bathroom renovations, floor finishes, structural.
Accessibility/Privacy	Locker rooms, toilet rooms, interior door clearances, classroom accommodations.
Electrical	Emergency lighting, fire alarm notifications, PA system, lighting, fiber.
Mechanical	Unit vents and HVAC upgrades/repairs
Site	Concrete walkways, athletic field resurfacing, dugout repairs.





TOMS FIRST FLOOR



TCMS SECOND FLOOR  
 1/14/17



# TCMS CAFETERIA



# TCMS LIBRARY MEDIA CENTER



existing



concept



existing



concept

# Summary of Scope - FRES

## Modernization Scope

- Redesign and renovation of Library Media Center
- Renovation and partial redesign of Cafetorium
- Renovation and redesign of Art/Music Suite
- Renovation of Science Classroom

Category	BCS Descriptions
Architectural	New gym floor, roof replacement, interior doors.
Accessibility	Bathroom and 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.





FRES FIRST FLOOR  
11-2017



# FRES ART / MUSIC ROOMS



existing



concept



existing



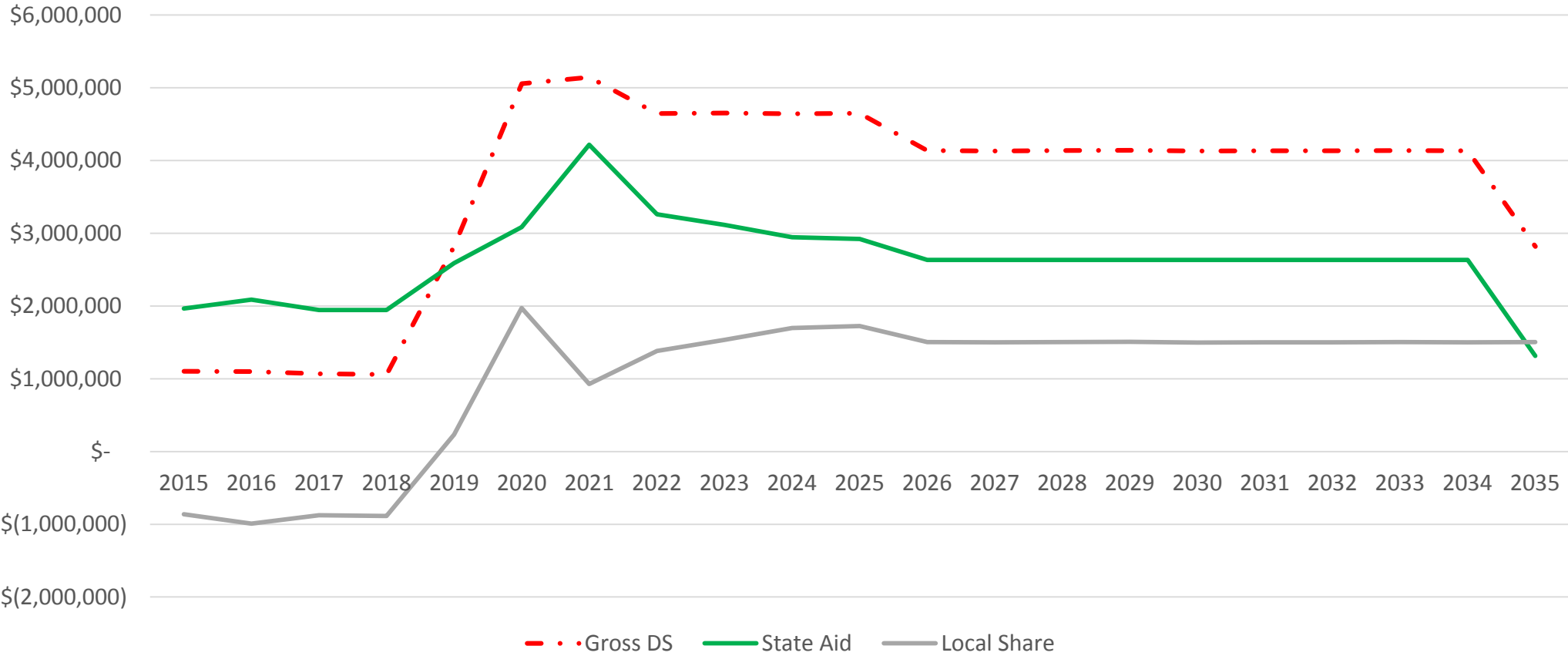
concept

# FRES LIBRARY MEDIA CENTER



# Debt Service Illustration

Impact of Capital Costs on Local Levy





**Brighton**  
Central School District

# Brighton Facilities Improvement Plan

Preliminary Schedule

Updated 2/9/2017



2017												2018												2019												2020												2021											
Jan	Feb	Mar	Apr	###	Jun	Jul	###	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	###	Jun	Jul	###	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	###	Jun	Jul	###	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	###	Jun	Jul	###	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	###	Jun	Jul	###	Sep	Oct	Nov	Dec
				10 months				9 months				2 months		31 months										3 months																																			
BO E R E S				PU B I N F O				V O T E				Design Phase				SED Review				Bid / Award		Construction										Close-out																											





# Next Steps

- Continue to prioritize and phase Plan to complete as much work as possible considering tax impact.
- Begin to develop informational material for community input on 2/28
  - Postcard will be mailed this week inviting community input
- Considering community feedback on 2/28, prepare formal communication plan including fact sheet, newsletter, building tours, information video, additional community forums, etc.

