







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. 21st 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

Full Day K Committee (2013-2014) BOE Adoption of Full Day K (Spring 2014)

 CRPS V. Brookside (apples to apples) (2014-2015) Brookside Redevelopment for all K-2 (2015-2016) • Advisory Committee Input

• Community Input

 Regulatory Concerns

• SWBR Design

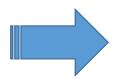
Recommendatio ns and Decision Making

Superintendent Recommendation (Spring 2016)



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
INSTRUCTIONAL SPACE		
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	
Exteneded Studies	1	

Secure Main Entrance 1 Main Office Suite 1 Conference Room 2 Locinference Room 2 Nurses Office Suite 1 Multipurpose Room / Auditorium 1 Stage 1 PE Storage 2 Program Storage Rooms 2 Cafeteria 3 Each sized for 3 - 4 classes = +/-110 Students Kitchen / Servery 1 Teacher Lounge 2 Teacher Lounge 2 Teacher Lounge 2 Teacher Lounge 3 Teaching Assistant Workroom 3 Intermediate Data Closet 3 Student Toilet Room 6 Student Toilet Room Toilets 5 Cuantity to be evaluated based on layout and fixture count Staff Tollets 5 Special Education Room Toilets 5 Quantity to be based Special Education Room Count Custodial Closets 6 Guantity as needed based on layout and fixture count Special Education Room Count Custodial Closets 6 Giunnity as needed based on layout and fixture count Special Education Room Count Custodial Closets 6 Giunnity as needed based on layout and fixture count Special Education Room Count Custodial Closets 6 Giunnity as needed based on layout and fixture count Special Education Room Count Custodial Closets 6 Giunnity as needed based on layout and fixture count Special Education Room Count Custodial Closets 6 Giunnity as needed based on layout and fixture count Special Education Room Count Custodial Closets 6 Giunnity as needed based on layout Custodial Office / Workroom 1 Electric MDP room 1 Electric MDP room 1 Fan Rooms 4 Quantity as needed based on layout Custodian Office / Workroom 1 Electric MDP room 1 Electric MDP ro		ļ	
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Building Condition Survey Items - FMP

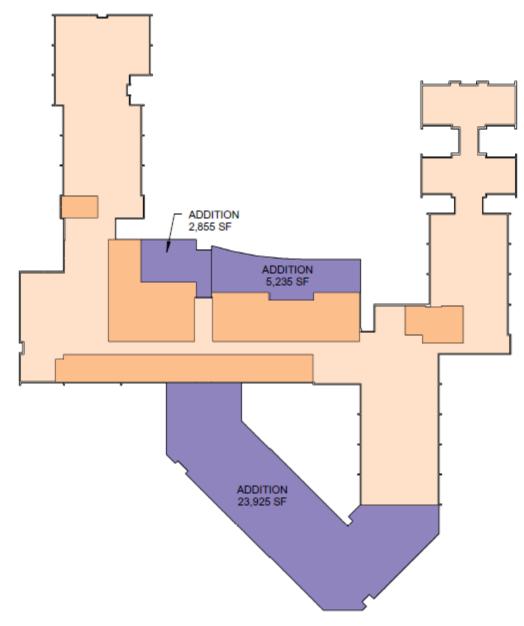
General	Scope Description	Source	PV Budget
Address	ADA issues documented on BCS including:		\$1,000,000
	Design accessible entrance and path on West side of building to South side	BCS	
	Renovate toilet rooms to address ADA and privacy concerns	BCS	
	Replace interior hardware and doors	BCS	
Upgrade	Fire 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 N	Modernization		\$1,200,000
	Renovate Auditorium to meet needs of multi-purpose room	FMP	
1	Redesign and renovate library	FMP	
	Redesign entrance and egress patterns considering safety concerns	FMP	
	Redesign bus loop	FMP	

WBR ARCHITECTS

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87 East Main Street cohester, NY 14604-2107 cice: 585, 232,8300 ax: 585,232,9221 www.awbr.sem





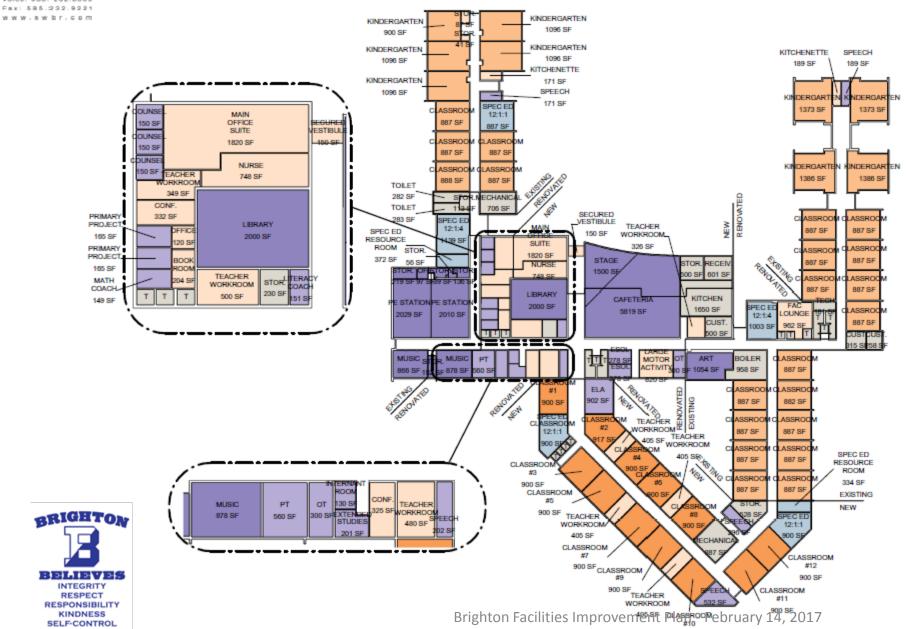
Brighton Facilities Improvement Plan - February 14, 2017

KEY: 8

EXISTING: 58,563 SF

RENOVATED: 21,277 SE

SWBR ARCHITECTS 387 East Main Street Rochester, NY 14604-2107 Voice: 585, 232,8300

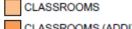


CATEGORIES OF CONSTRUCTION

LOW LEVEL RENOVATION MEDIUM LEVEL RENOVATION 21,277 SF ADDITION

58,563 SF 32.015 SF

KEY:

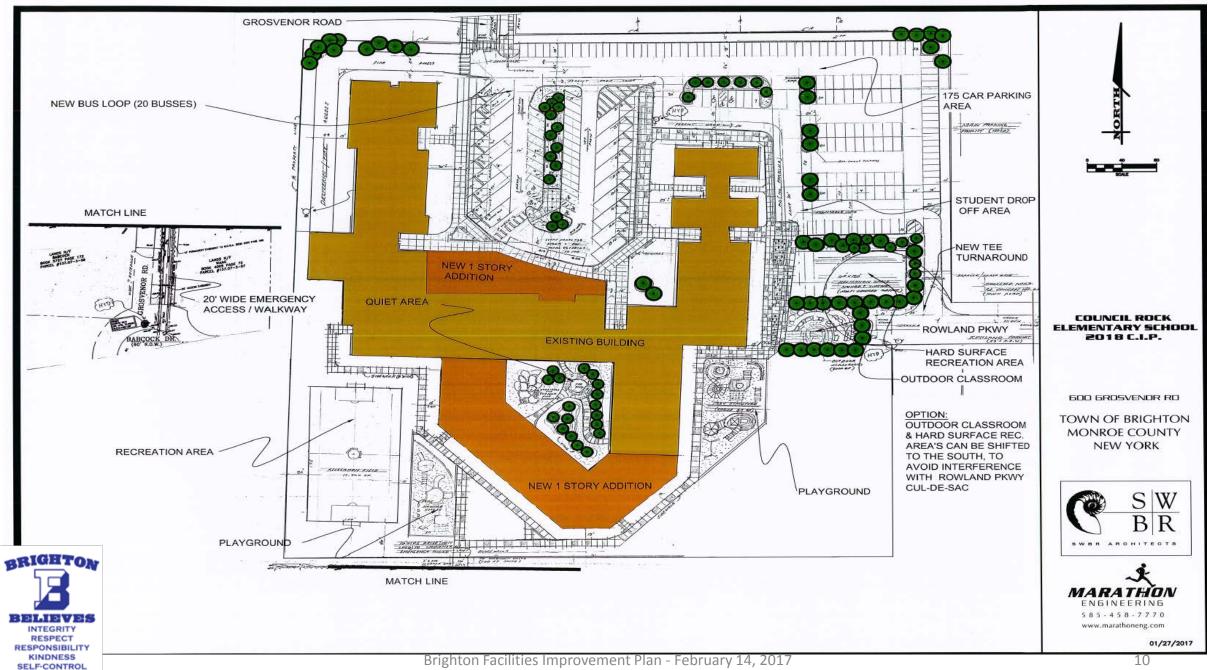


CLASSROOMS (ADDITION)

SPECIAL EDUCATION CLASSROOMS

INSTRUCTIONAL SUPPORT

MECHANICAL/TOILET ROOM

















Summary of Scope - BHS

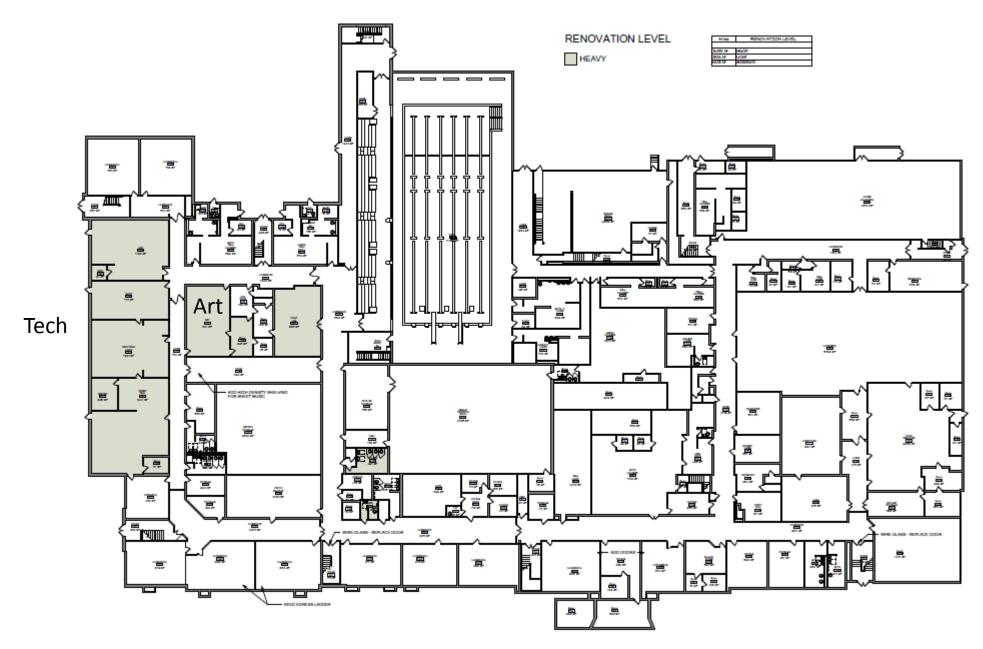
Modernization Scope

- 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

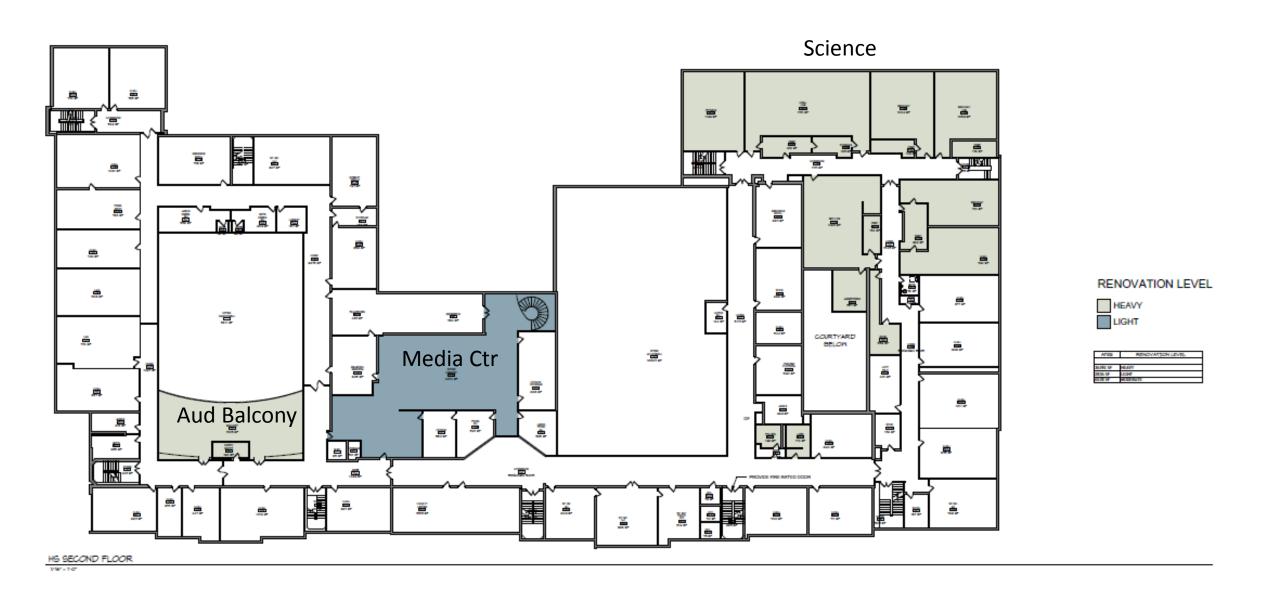
Category	BCS Descriptions
Architectural –	Pool bleachers, interior doors, floor finishes, structural.
Accessibility/Privacy	Locker rooms, toilet rooms, classroom accommodations, interior hardware.
Electrical	Emergency lighting, circuit panel boards, feeders, clock system.
Technology	Data cabling, fiber 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.











BHS ART ROOMS











BHS AUDITORIUM







BHS EXISTING SCIENCE ROOMS





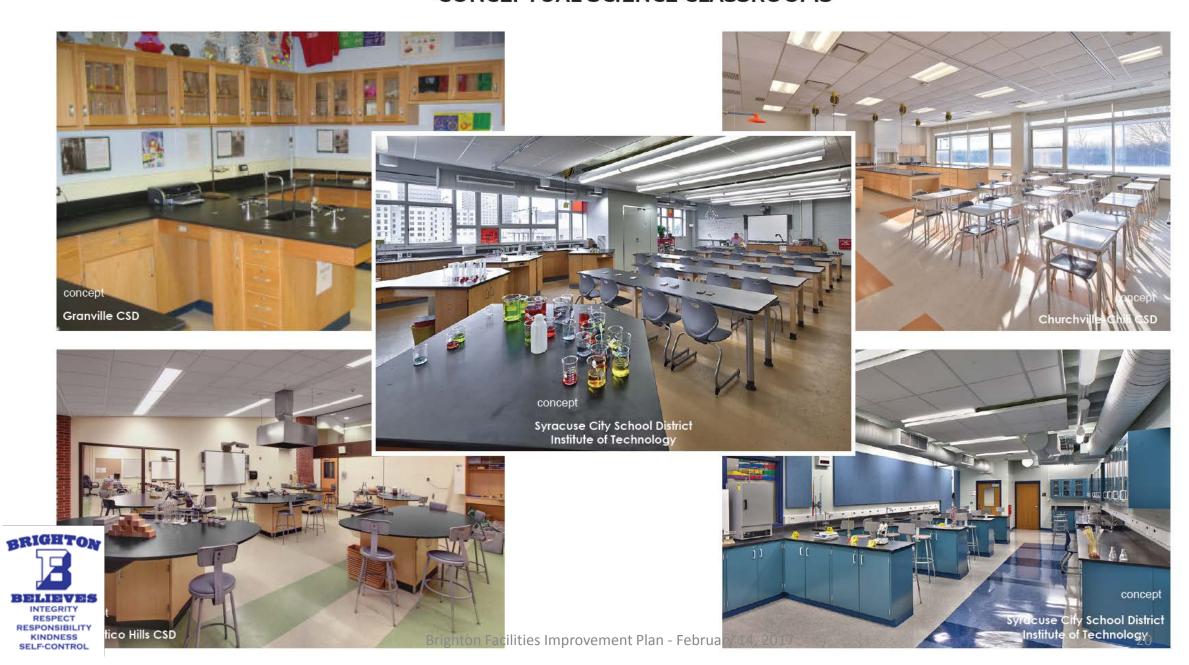


BRIGHTON

KINDNESS SELF-CONTROL



CONCEPTUAL SCIENCE CLASSROOMS



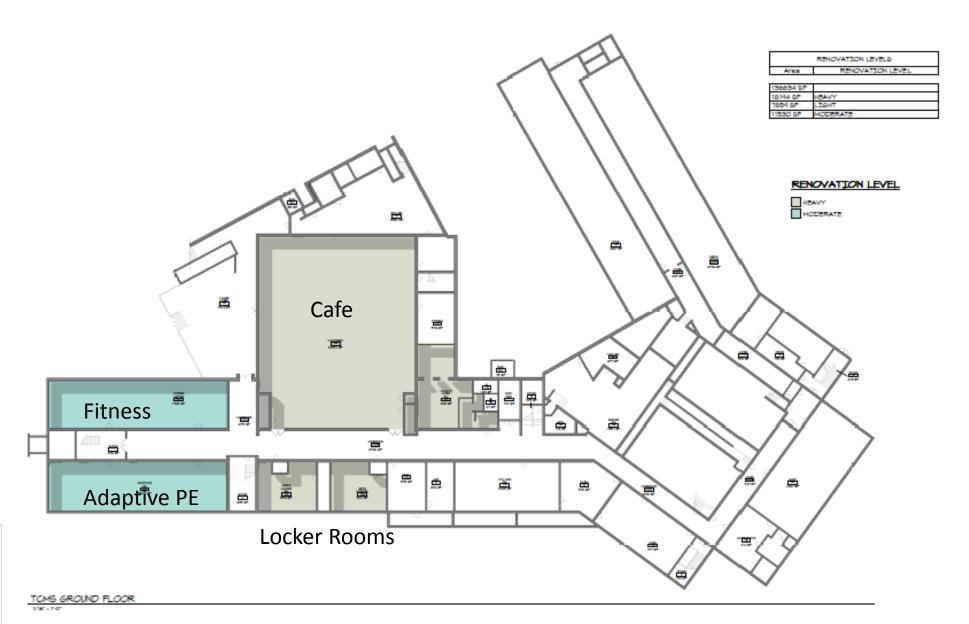
Summary of Scope - TCMS

Modernization Scope

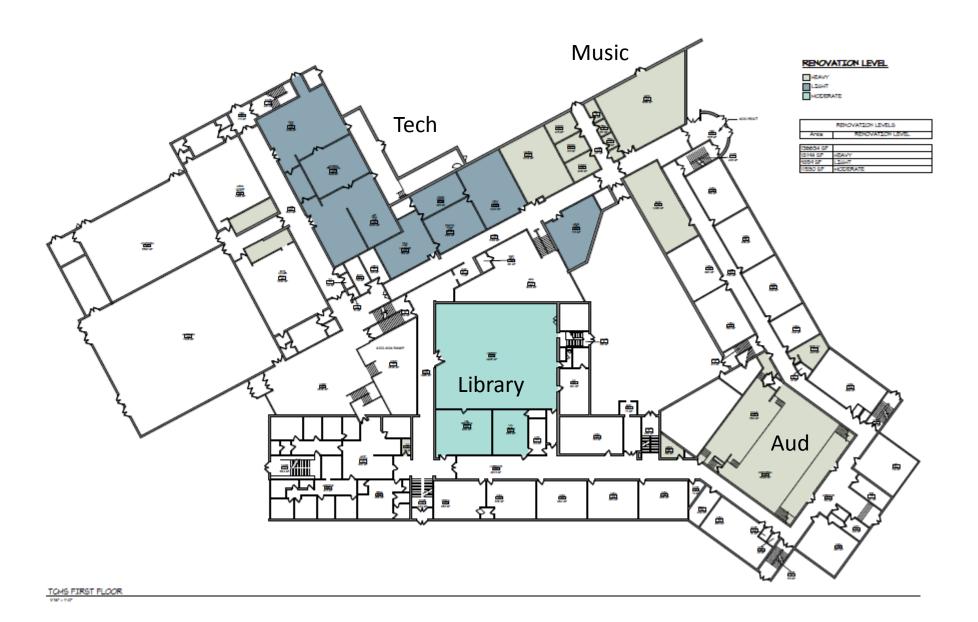
- Cafeteria renovation
- Art Room renovations and upgrades
- Renovations to Auditorium
- Library renovation
- Music room renovations
- Tech room renovations
 - Fitness Suite renovations

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.















TCMS CAFETERIA









TCMS LIBRARY MEDIA CENTER











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 ScienceClassroom

	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.



BELIEVES
INTEGRITY
RESPECT
RESPONSIBILITY
KINDNESS
SELF-CONTROL

FRES ART / MUSIC ROOMS











FRES LIBRARY MEDIA CENTER







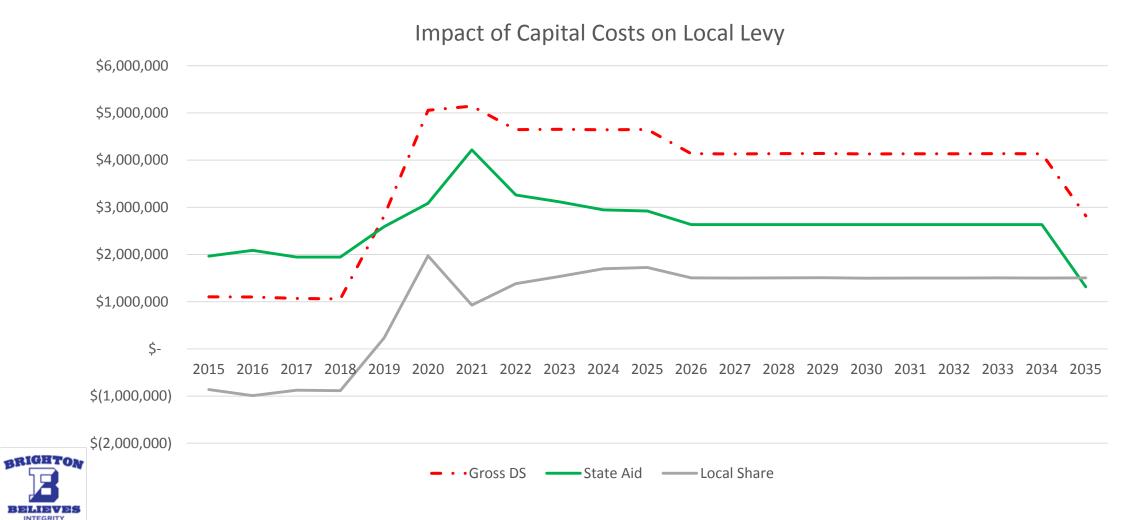


BELIEVES
INTEGRITY
RESPECT
RESPONSIBILITY
KINDNESS
SELF-CONTROL

Brighton Facilities Improvement Plan - February 14, 2017

Debt Service Illustration

SELF-CONTROL





Brighton

Central School District

Brighton Facilities Improvement Plan

Preliminary Schedule

Updated 2/9/2017







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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.

