



Facilities Improvement Plan News

Spring 2017



Dear Community Members,

We are very excited to be sharing the enclosed information with you. We listened to you! Thanks to your valuable feedback, we are ready to provide you with exciting details regarding the Brighton Facilities Improvement Plan.

Over the past several years, the District has been planning for the expansion of our kindergarten program to a full day while reviewing facility needs throughout the District. In both cases, many stakeholders from throughout the District recommended actions and provided input. Throughout last school year, we shared potential plans for a significant facility renovation at Brookside. We carefully reviewed your feedback on those plans and recommendations being made for the rest of our K-12 facilities. The Brookside project was just too expensive. At the conclusion of that process, we have a plan that significantly lowers the cost for local taxpayers, provides much more value for students at every level, and provides essential upgrades and necessary capital investments.

We now have much more cost effective plans to expand and renovate at Council Rock. All students will benefit from more space, improved space, and the building will be well on its way to becoming a 21st century facility. Due to the ways that the state provides funding that can only be used for this type of work, we also have the opportunity to make improvements to all four schools. We have been able to include important classroom upgrades, arts facility upgrades, and athletic space improvements. Once again, this plan would be at about half the cost of plans reviewed last year. We are also excited to let you know that this is just the first phase of a potential three-phase program that will not have any additional tax impact due to opportunities we have to maximize our funding for capital improvements.

The time is now neighbors! Our last significant capital project was voted on in 2005. Compared to most of our neighbors in Monroe County, we have spent the smallest amount on capital improvements over the past decade while rightfully devoting a much higher proportion of your money to instruction. Our students and staff are achieving at an extremely high level thanks to that investment. However, we need to pay the same attention now to aging facilities that will only become much more expensive to maintain and improve in coming years.

This is a challenging time to be proposing this type of work. We realize that it may be confusing for us to be asking you to make this investment while we are battling with the state for fair and equitable funding. We are confident that we can help you understand how these types of state revenue are not allowed to be used for any purpose other than building improvements. We also hope that you will agree that this work is essential to the program and needed sooner rather than at a time when state revenues improve. We simply can't wait to take care of your buildings in this way.

We are looking forward to sharing more information with you and answering all of your questions. There is a great story to be told and exciting improvements are on the horizon for all children.

Thank you for your feedback and helping us develop this important proposal.

Kevin C. McGowan, Ed.D.
Superintendent of Schools

Mark Kokanovich
President, Board of Education



Facilities Improvement Plan: Key Scope Items



Council Rock Primary School

The Council Rock Primary School building's K-2 program and site will be transformed into a flexible 21st Century Learning Environment which will provide additional capacity for grades 1 and 2. Along with the creation of an addition containing 12 learning areas, the District will realize Full-Day Kindergarten for the first time. Additional renovations include:

- 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



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



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



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

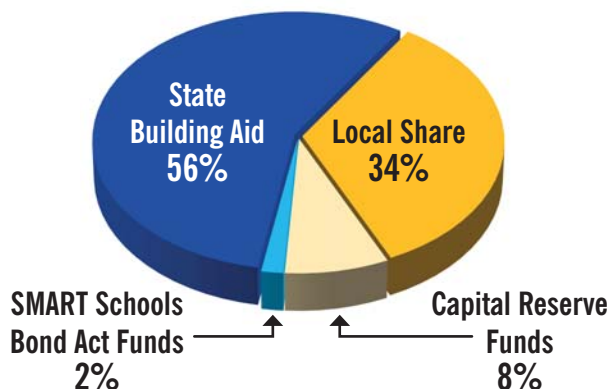
Electrical: Emergency lighting, circuit panel boards, feeders, clock system

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

Project Financing



Facilities Improvement Plan

Average Tax Rate Impact per Household

Project Referendum Amount	\$64,996,500
Average Annual Tax Impact (before exemptions)	\$144

The estimated tax impact is based on a home assessed at \$200,000 and excludes any exemptions, including STAR savings.

Frequently Asked Questions

Q. Why is the District having a bond vote?

A. Our District is committed to providing a safe learning environment and well-maintained facilities for students and public use. Routine facility maintenance and repair work is typically funded within the annual District budget, with local taxpayers bearing the full cost. However, large renovations, repairs and replacement of “end of useful life” items, such as those included in this project, would have a major impact on the tax rate if included in the annual District budget. A bond issue is the fiscally responsible alternative because the State reimburses much of the cost, and the expense is spread out over a longer period of time. Brighton’s capital debt per student is currently among the lowest in Monroe County, and this would be the District’s first significant capital project vote since 2005.

Q. How were the project’s components chosen?

A. Over the past several years, the District has been planning for the expansion of our kindergarten program to a full day while reviewing facility needs throughout the District. Every five years, all school districts are required by the State to have a certified Architect review the condition of their buildings and grounds. In 2015, our architectural consultants performed a Building Condition Survey (BCS) that examined the District’s facilities and identified problem areas requiring repair or replacement. A District subcommittee studied the BCS items and developed a prioritized list of recommended repairs and upgrades. The District is addressing those issues now, rather than delaying and facing future higher costs and further deterioration. Building Condition Survey items, academic program enhancements (including full-day kindergarten) and safety concerns received top priority, as did code compliance, mechanical systems and building exteriors. In other instances, work is required under the Americans with Disabilities Act (ADA).

Q. What has changed from the Brookside plan that was considered last year?

A. Throughout the last school year, we explored the possibility of redeveloping the Brookside building into a K-2 building that would provide needed space for full-day kindergarten. However, after listening to feedback from the community, the Board of Education and District decided the local tax impact of the Brookside project was too high and the project did not address a broad enough scope of facilities needs across our District. This new project would instead include an addition at Council Rock that would accommodate full-day kindergarten, along with significant work that needs to be done at FRES, TCMS, and BHS. Furthermore, the local tax impact for this project would be significantly lower than the Brookside plan since more of the work qualifies for State Building Aid reimbursement.

Q. When will the work take place?

A. It is anticipated that construction will begin in Spring 2019 and reach completion by the end of 2021, with Full-Day Kindergarten beginning in September 2021.

Q. What is the total cost of this proposed project and how will it affect my taxes?

A. The total cost of the project is \$64,996,500. It will be paid for using a combination of State Building Aid, SMART Schools Bond Act funds, the district’s Capital Reserve Fund (which can be used only for capital improvements) and the local tax levy. The estimated tax impact on an average household would be \$144 per year, based on a home assessed at \$200,000 and before exemptions / STAR savings. This is nearly half of the tax impact that the Brookside redevelopment project would have had.

Q. Isn’t State Aid just my tax dollars too?

A. Yes, it is. The New York State Education Department budget and State Legislature has given all Districts in the state an opportunity to use tax dollars to enhance their communities through school building improvements and renovations. By taking advantage of this opportunity, we can reinvest some of those tax dollars back into Brighton, working to improve the educational setting for our children and the local community.

Q. What if the proposition does not pass?

A. In short, if the proposition does not pass, the project will not proceed as planned. However, the components of the project that are critical building safety issues will still have to be addressed as required by the State. The taxpayers would be responsible for the expenses through the annual budget and tax levy, without the benefit of State aid.

Q. Where can I find more about the capital project proposal?

A. Community presentations are scheduled for April 11 & 25 at 7:00 pm in the Administration Building’s Board Conference Room. There will be an open forum for questions and answers. Additional information resources are also available on the district’s web site at www.bcsd.org.

Voter Qualifications

- You must be a resident of the school district for at least 30 days immediately preceding the vote.
- You must be at least 18 years of age.
- You must be a citizen of the United States.
- You need one proof of residency such as a driver’s license or non-driver’s ID.
- You do not need to be registered.



Absentee Ballots

Absentee ballots are available to qualified school district voters. An application for a ballot must first be completed. Requests for absentee ballots must be received by the Clerk of the District on or prior to May 9 2017, at 4:30 pm if the ballot is to be mailed to the voter, or on or prior to May 15, 2017, at 4:30 pm if the ballot is to be picked up by the voter. For information, call Kim Lanzafame, Board Clerk, at 242-5200 ext. 5080, e-mail kim_lanzafame@bcsd.org, or visit her at 2035 Monroe Avenue. Completed absentee ballots must be received by 5 pm on the date of the school budget vote, May 16.



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www.bcsd.org

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brighton facilities improvement plan



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Learn

More information about the Facilities Improvement Plan is available through the following resources:



Information about the proposed plan will be on display in each school lobby area.



Community presentations with opportunities to ask questions will be held on April 11 & 25.



An Open House will be held in each building on April 24 from 6:00 pm to 8:00 pm — your chance to walk through and learn about current conditions and exciting improvements.



Visit the district web site at www.bcsd.org and click on **Brighton Facilities Improvement Plan**.



Follow us on Twitter at **BrightonBelieve**.



Like us on Facebook at **Brighton Central School District**.

Listen & Discuss



Community Presentations

WHEN: April 11, 7:00 pm
April 25, 7:00 pm

WHERE: Administration Building
Board Conference Room
2035 Monroe Avenue



District-Wide Open House

April 24
6:00 pm - 8:00 pm

Council Rock Primary School
French Road Elementary School
Twelve Corners Middle School
Brighton High School



OTE

FACILITIES IMPROVEMENT PLAN

WHEN: May 16, 2017 7:00 am - 9:00 pm

WHERE: Brighton High School, Lower Level
1150 Winton Road South