

2023 CAPITAL IMPROVEMENT PROJECT PROPOSAL

Dear Fellow Residents of the Brockport Central School District,

On Tuesday, December 12, 2023, you will have the opportunity to vote on the District's proposed \$28,270,000 Capital Improvement Project. This project, if approved, is anticipated to begin in 2025 and be completed in 2026. We encourage you to review this newsletter which details the proposal for improvements and explains how the project has no tax impact to District property owners.

The vote is being held apart from our normal budget vote in May to allow time for architects and engineers to prepare drawings and specifications and provide the New York State Education Department with time for review and project approval. Both take several months, and a December vote gives the District the best chance for work to start in 2025.

It is important to note that utilization of New York State building aid and the 2021 Capital Reserve Fund will allow the

District to complete the proposed project with no additional financial contribution by taxpayers. The NYS Building Aid ratio is estimated at 87% and the District will allocate \$5,745,000 from the 2021 Capital Reserve Fund.

If you have any questions, please attend our informational meeting on November 28 at 6 p.m. at the Hill School Cafetorium, or visit our website at www.bcs1.org/capital_project.

Thank you for your interest and investment in our students. Please remember to cast your vote on December 12 on campus at the Technology Training Center.

Very truly yours,



Jeffrey J. Harradine
President, Board of Education



Sean C. Bruno
Superintendent of Schools

Fact Sheet

Cost of Project

\$28,270,000

NYS Building Aid

Estimated 87%

2021 Capital Reserve Fund Utilized

\$5,745,000

Impact on the Levy

NO TAX IMPACT

Information Meeting

Tuesday, November 28, 2023

6 p.m.

Hill School Cafetorium

CAPITAL PROJECT

VOTE

Tuesday,
December 12, 2023

6 a.m. – 9 p.m.

Technology and Training Center (TTC)

40 Allen Street, Building 800

Brockport, New York



Project summary

School districts must complete a Building Condition Survey every five years in accordance with NYS regulations, in which every District building is assessed by architects and engineers for its current and future functionality. This plan is submitted to the New York State Education Department. A Five-Year Capital Facilities Plan is then prepared identifying what systems should be replaced or reconstructed. The last Building Condition Survey was conducted in 2015. Due to NYS Education Department changes in the Building Condition Survey process, Brockport's next submission will be in 2024.

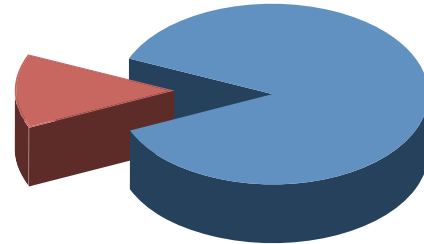
The proposed 2023 Capital Improvement Project follows an extensive facilities conditions assessment, input gathered from District officials and a review and verification of the required 2015 Building Condition Survey. The reconstruction work and improvements to be made will secure continued campus safety, increase comfort of our learning environments, protect our investment in our buildings and will reduce energy usage and cost.

The proposed project will utilize State Building Aid (estimated at 87%) and the 2021 Capital Reserve Fund (\$5,745,000) to allow the project to be completed with no tax impact.

Funding

The revenue necessary to fund this proposal is shown in the chart below. The majority of the funding will be provided by New York State in the form of building aid estimated at 87%. The District will utilize \$5,745,000 from the 2021 Capital Reserve Fund, so there will be no tax impact for District property owners.

Project Total \$28,270,000
NO TAX IMPACT



State Building Aid
Estimated 87%

2021 Capital Reserve Fund
The District will utilize \$5,745,000 from the 2021 Capital Reserve Fund to offset the local share.

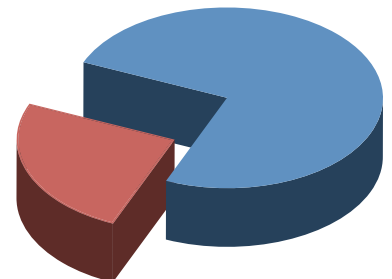
Expense type

Expenses are broken down into two categories: construction costs and incidental/financing costs.

Construction costs refer to the work done directly to school buildings and includes general construction, HVAC, electrical, plumbing, etc.

Site	Construction Costs - Estimated Amount
Ginther Elementary School	\$5,487,406
Barclay Elementary School	\$2,030,861
Hill Elementary School	\$2,709,003
Oliver Middle School	\$6,662,319
Brockport High School	\$3,789,091
Support Buildings	\$516,632
Total	\$21,195,312

Incidental/financing costs include professional services and other expenses not considered direct construction, such as: architect and engineering, construction management, clerical, legal, financial, testing and inspection, asbestos monitoring, printing, insurance, financing costs and Dormitory Authority of the State of New York (DASNY) fees.



Estimated Construction Costs
\$21,195,312 (75%)

Estimated Incidental Costs
\$7,074,688 (25%)

Frequently asked questions

What is the total cost of the project?

The total cost will not exceed \$28,270,000, including all construction and incidental/financing costs.

What is the annual cost to district taxpayers?

The proposed project will be completed with no tax impact. The District will utilize New York State Building Aid (estimated at 87%) and the 2021 Capital Reserve Fund (\$5,745,000).

Why do a project now?

Performing work now will protect your investment and prevent further deterioration of the District's school buildings. The timing is also fiscally responsible due to high state building aid ratios and available capital reserve funding.

When will the work take place?

If approved by voters, work is anticipated to be completed in 2025 and 2026.

When was the last capital project vote that included work for school buildings?

The last capital project vote was in December of 2021.

Where can I find additional information?

You may attend the informational meeting on Tuesday, November 28 at 6 p.m. in the Hill School Cafetorium, visit www.bcs1.org/capital_project or call the Business Office at (585) 637-1820.

Building repairs and improvements

Ginther Elementary School

- Kitchen Reconstruction
- Cafeteria Finishes
- Gym Door Replacement
- Classroom Renovations: Sinks/ Cabinets/Toilet Rooms
- Retrofit/Replace Existing Panelboards
- Site Drainage
- Roof Reconstruction

Barclay Elementary School

- Flagpole and Lighting
- Replace Watermain
- Replace Asphalt Sidewalk
- Locker Replacements
- Classroom Renovations: Toilet Rooms
- LED Lighting
- Roof Reconstruction

Hill Elementary School

- Window Replacements - Storefronts
- Window Replacements - Classrooms
- Door Replacements
- Masonry Work
- Gym Renovations: Folding partition - Lighting
- Roof Reconstruction

Oliver Middle School

- Site: Firelane and Retaining Wall - Curbing
- Corridor Wall/Ceilings improvements - Plaster - Peeling Paint
- Gym Entrance: Lobby and Toilet Rooms
- Folding Partition
- LGI Upgrades
- Brick Repointing
- LED Lighting
- Masonry Work
- Create Historical Library
- Office Upgrades: Counseling/AP/ Bridge
- Roof Reconstruction

Brockport High School

- Site Drainage Reconstruction
- Site Fiber Line - Bury Overhead Line
- Site Baseball/Softball Fencing - Backstops - Drainage
- Toilet Room Renovations
- Roof Reconstruction

Support Buildings

- Gutter - Heat Trace
- South Gate Upgrades
- Firestopping
- Masonry Work
- LED Lighting
- Roof Work

Project goals

- Protect our investment in District buildings and campus facilities
- Maintain a safe and comfortable learning environment
- Reduce energy usage and save utility costs
- Improve Cafeteria and Gymnasium spaces

Financial goals

- Maximize State Building Aid
- Utilize Capital Reserve Fund
- Minimize interest expense
- Minimize local tax impact



Ginther Cafeteria Rendering



Ginther Cafeteria Rendering



Kitchen Reconstruction



Renovate OMS Entrance Doors



BHS Baseball Fencing

Voter qualifications

- A citizen of the United States
- A resident of the District for at least thirty (30) days prior to the vote
- Proof of residency, such as a driver's license, utility bill, etc.
- At least eighteen (18) years of age

You do not have to

- Own property
- Register in advance
- Have a child registered in the District



What will you see on the ballot?

2023 Capital Project Proposition

Shall the proposition set forth in the legal notice of this special voter meeting, authorizing construction, reconstruction and equipping of existing school buildings and facilities, site and incidental improvements, all at an estimated maximum aggregate cost of \$28,270,000; with the expenditure of \$5,745,000 from the existing Capital Reserve Fund for such costs, the issuance of not to exceed \$22,525,000 of debt obligations of the School District therefor, and the levy of a tax in annual installments therefor, with such tax to be offset by state aid available therefor, all as more fully described in said notice, be approved?



CAPITAL PROJECT

VOTE

**Tuesday,
December 12, 2023**

6 a.m. – 9 p.m.

**Technology and Training
Center (TTC)**

Jeffrey Harradine, President
Term Expires June 30, 2027

Robert Lewis, Vice President
Term Expires June 30, 2028

Michael Turbeville, Member
Term Expires June 30, 2028

David Howlett, Member
Term Expires June 30, 2025

Terry Ann Carbone, Member
Term Expires June 30, 2024

Kathleen Robertson, Member
Term Expires June 30, 2024

David Stroup, Member
Term Expires May 21, 2024

Sean Bruno
Superintendent

Jerilee Gulino
Assistant Superintendent
for Human Resources

Darrin Winkley
Assistant Superintendent
for Business

Lynn Carragher
Assistant Superintendent for Inclusive
Education and Instruction

Ryan Lanigan
Assistant Superintendent
for Instruction

Jill Reichhart
Director of Finance

Sonya Kordovich
Editor

Lisa Constantine
Graphic Designer



An Official Publication of the
Brockport Central School District,
Brockport, New York 14420-2296