

# Brookside Redevelopment Community Input Meeting #1

# Our plan for this evening....

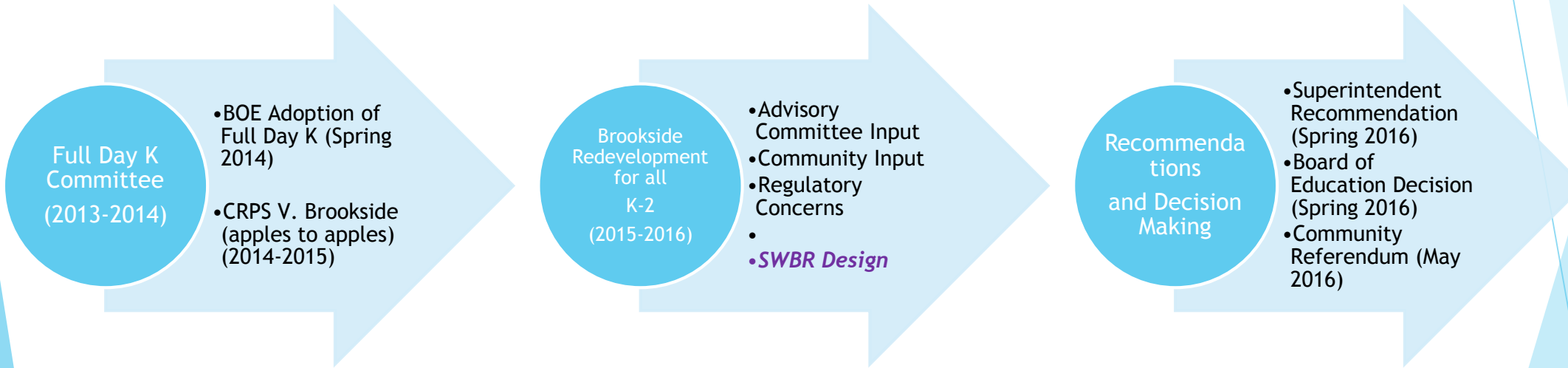
- ▶ Introductions and Overview 15 min
- ▶ Overview of the Sketch 10 min
- ▶ Station Visits 15 min
- ▶ Regroup and Summarize 10 min
- ▶ Large Group Feedback Exercise 20 min
  - ▶ Façade
  - ▶ Traffic Flow
  - ▶ Concept
  - ▶ Community Engagement
- ▶ Q and A 20 min

# Brookside Redevelopment

## The story...

- ▶ History: Two tracks...
  - ▶ FMP
  - ▶ Full Day K
  
- ▶ 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

# Decision Making Process



# Development Process

SWBR/  
District  
(2016-  
2017)

- Final Design
- Financing and Project Development

State  
Education  
Department/S  
WBR/  
District  
(2017-2018)

- Plan review and approval
- Phasing and Planning
- Bid Process
- Contract Award

SWBR/  
Construction  
Managers/  
District  
(2018-2019)

- Construction work
- Instructional Planning
- Open Building, September 2019

# Important Considerations...

- ▶ Impact for students
- ▶ Cost to the community
- ▶ The new facility should support and encourage best practices
- ▶ The new facility should be innovative but malleable. NOT “FADISH”
- ▶ The new facility needs selling points
- ▶ Tenants
- ▶ Neighborhood Impact
- ▶ Town Partnership
- ▶ Decision making model should be disciplined
- ▶ Community will be essential to the process
- ▶ A rushed timeline is a bad timeline. Let’s be flexible.
- ▶ We have one crack at this, let’s do it right.
- ▶ There is no need to build a new building if it will be exactly like the old building, but with fresh paint

# NEXT STEPS:

When	What	Who	Notes
December 8 <sup>th</sup>	Community Input Meeting 1:30/7:00pm	BOE/Supt/SWBR	Feedback on concepts and cost considerations. Review of BOE report with an opportunity for community input.
December 14 <sup>th</sup>	CRPS staff input meeting 3:00-4:00pm	Supt/SWBR	Feedback on concepts. Review of BOE report with an opportunity for school/community input.
December 21 <sup>st</sup>	Brookside RAC 3:00-4:00pm	Brookside RAC	Vetting program requirements. Report on where we stand after narrowing and receiving BOE and community input. Dig further into detailed program, questions that designers need guidance on. Parameters will be provided.
January 26 <sup>th</sup> 3:00-4:30	Brookside RAC	Brookside RAC	Vetting program requirements.
January 28 <sup>th</sup> 1:30/7:00p,	Community Input Meeting	BOE/Supt/SWBR	Presentation of program requirements
January 26th	BOE meeting	BOE/SWBR	Public Presentation of initial designs based on community, BOE, committee and staff feedback.
February 8 <sup>th</sup>	CRPS staff input meeting 3:00-4:00pm	Supt/SWBR	Feedback on concepts. Review of BOE report with an opportunity for school/community input.
February 29 <sup>th</sup> 1:30/7:00pm	Community Input Meeting	BOE/Supt/SWBR	
March 15th	BOE meeting	Superintendent	Executive Budget – Capital Project Recommendation SEQR Presentation – Part II
March 22nd	BOE meeting	BOE	SEQR Resolution/Bonding Resolution
April 26 <sup>th</sup>	BOE meeting	BOE/SWBR	Public Presentation
May 17 <sup>th</sup>	Vote		

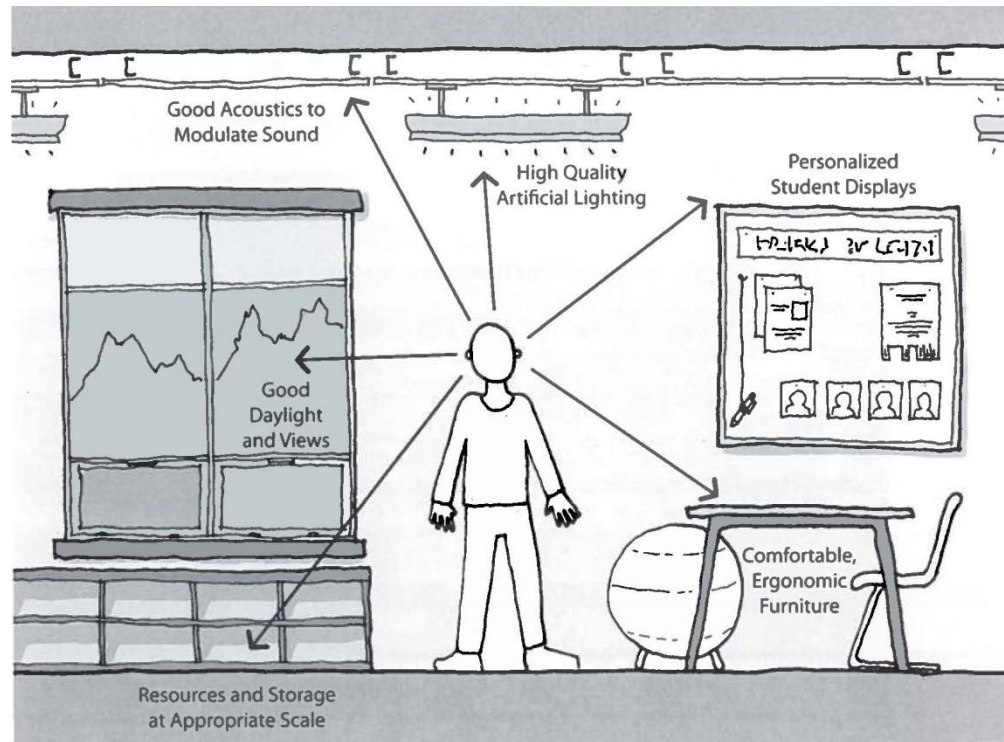
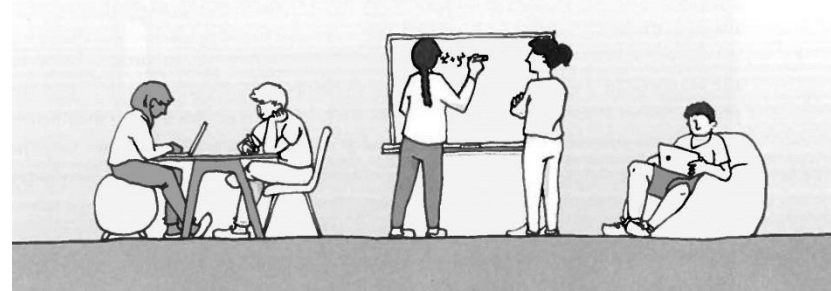
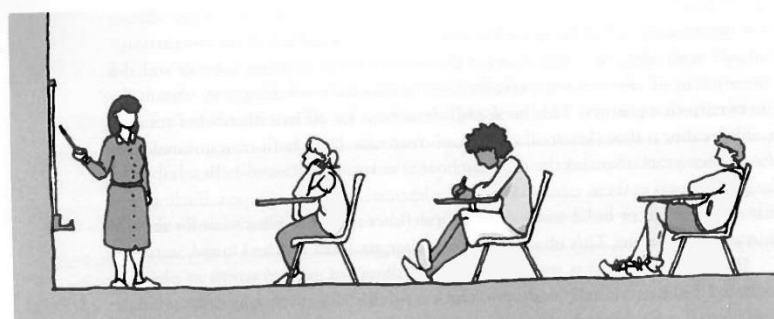
# Flexible & Personalized

- ▶ Project Based Learning (PBL)
- ▶ Space Options
- ▶ Variety of Learning Styles
- ▶ Sense of Place





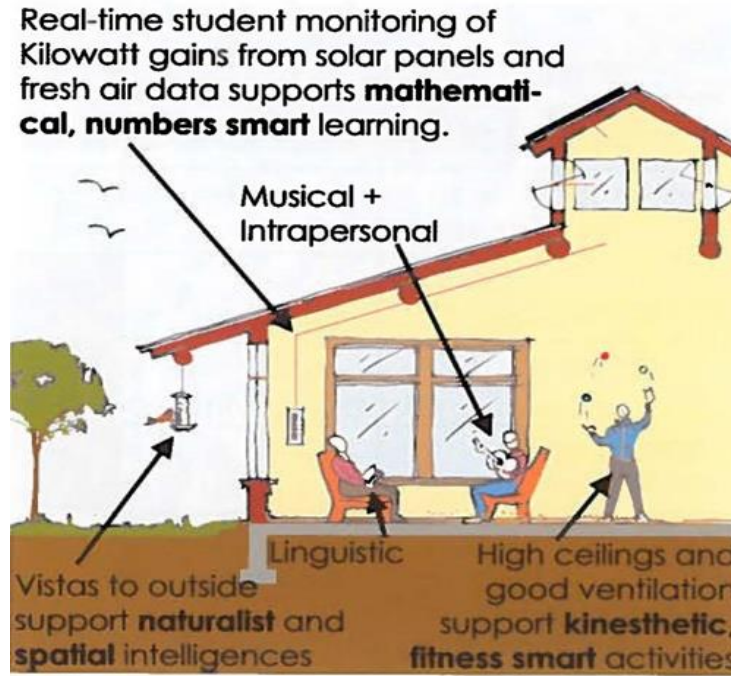
# Research Informed & Collaborative



# Learner Centered & Active Learning



# Learner Centered & Active Learning



# Integrated & Multiple Uses



# Exterior Design Elements

- ▶ History
- ▶ Adjacent Architecture
- ▶ Respect of Site
- ▶ Materiality
- ▶ Form and Function



# Form and Function



# Form and Function

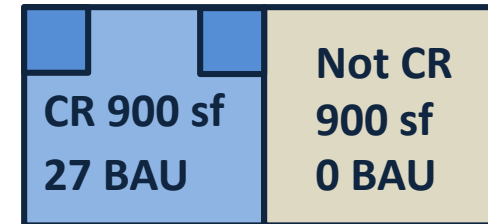
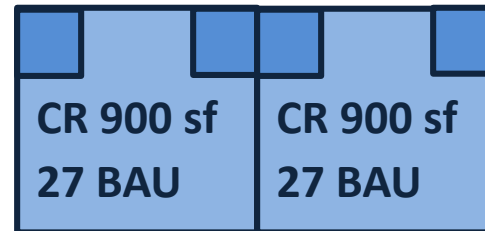
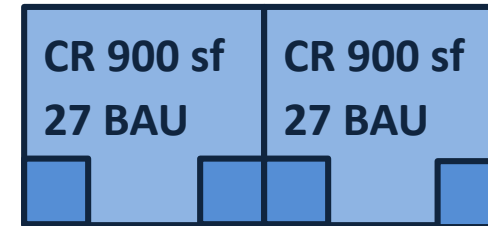
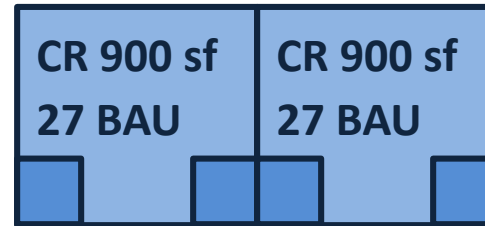


# Form and Function





# Building Aid 101



Gross area = 6,650 sf  
 Estimated Cost = **\$ 1,662,500**  
 B.A.U. = 4 x 27 = 108  
 Cost Index = \$ 10,991  
 M.C.A. = **\$ 1,187,028**  
 M.C.A. / Cost = **71.4%**  
 Building Aid Ratio = 73.7 %  
 M.C.A. x B.A.R. = \$ 874,840  
 Difference = <\$ 787,660>

Gross area = 3,960 sf  
 Estimated Cost = **\$ 990,000**  
 B.A.U. = 4 x 27 = 108  
 Cost Index = \$ 10,991  
 M.C.A. = **\$ 1,187,028**  
 M.C.A. / Cost = **119.9%**  
 Building Aid Ratio = 73.7 %  
 M.C.A. x B.A.R. = \$ 874,840  
 Difference = <\$ 115,160>

Gross area = 3,960 sf  
 Estimated Cost = **\$ 990,000**  
 B.A.U. = 3 x 27 = 81  
 Cost Index = \$ 10,991  
 M.C.A. = **\$ 890,270**  
 M.C.A. / Cost = **89.9%**  
 Building Aid Ratio = 73.7 %  
 M.C.A. x B.A.R. = \$ 656,129  
 Difference = <\$ 333,871>

# Schedule & Next Steps

BRIGHTON CENTRAL SCHOOL DISTRICT  
 Brookside CIP: Pre-Referendum  
 1-Dec-15

BROOKSIDE	Duration	2015*				2016*																																													
		August				September				October					November				December				January					February				March				April				May											
Activity:		1	2	3	4	1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Building Aid Analysis with SED (Single Scheme Review)	1 time																																																		
Submit Letter of Intent (LOI) to SED	1 time																																																		
Agency Meetings (Town & County - Sustainability Overview/Future Growth at Brookside)	2 times																																																		
Brookside Redevelopment Advisory Committee	7 times																																																		
1 Staff Input Meeting & 1 Staff Informational Meeting	2 times																																																		
Public Presentations (At Board of Education Meetings)	3 times																																																		
1 Community Input Meeting & 2 Community Informational Meetings	3 times																																																		
Amend Conceptual Floor Plans	1 month																																																		
Large Scale Presentation Boards	2 times																																																		
3-D and Photorealistic Renderings and/or Fly-Throughs	3 weeks																																																		
Update Conceptual Estimates	1 time																																																		
Newsletter & Slideshow Layout and Design	2 times																																																		
Traffic Impact Analysis (TIA)	5 months																																																		
SEQR Process – Full Environmental Assessment Form (EAF)	5 months																																																		
Stormwater Analysis	2 months																																																		
Wetlands Report	2 months																																																		
Archeological Findings Summary	2 months																																																		
District Budget Presentation	1 time																																																		
BOE Vote: Referendum Date & Proposition Text (45 Day Notice Requirement for Financing Method and SEQR Type 1 Resolution)	1 time																																																		
Final Project Finances to Board of Education	1 time																																																		
Referendum Vote	1 time																																																		
<b>TOTAL DURATION</b>	<b>9 months</b>																																																		