

Brookside Redevelopment Project Update

Dear Community Members,

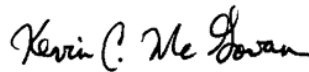
We need your help! The District has conducted a significant amount of research, preparation, and discussion regarding 21st-century learning spaces, a long-term Facilities Master Plan, and a full-day kindergarten program. As we explored these topics, it became very clear that it is necessary to make the long-term investment to redevelop the Brookside campus as a new K-2 primary building and transfer existing Brookside programs to Council Rock. This is a generational project and a unique opportunity to develop and design 21st-century learning spaces.

We realize there are many questions that the community will have regarding this significant investment. In fact, we hope there are many questions being asked. We want nothing more than to answer

your questions, hear your ideas, and take direction from each of you, the taxpayer. We are writing today with some basic information and a request for your feedback. There are community forums that you are invited to and the entire Board and leadership team would like to hear your perspectives in any way you wish to give it.

Please review the enclosed material, pencil in a time to join us at an upcoming forum, and let us know what you think.

Thank you!

A handwritten signature in blue ink that reads "Kevin C. McGowan".

Kevin McGowan, Ed.D
Superintendent

A handwritten signature in blue ink that reads "Mark P. Kokanovich".

Mark Kokanovich
Board President

A Primary Building at Brookside

As we pursue this educational objective, the fact remains that our buildings are at capacity based on the space demands of our current program. Unlike many other local districts, the implementation of a full-day kindergarten program is not as simple as adding classrooms and reconfiguring current space. To do it right, we determined that either Council Rock Primary School needed to be significantly redesigned and expanded, or the Brookside facility needed to be gutted, rehabilitated, and added onto.

Why can't we just expand Council Rock?

Council Rock currently has six kindergarten classrooms and 24 first and second grade classrooms. Enrollment projections indicate we would need at least 14 kindergarten classrooms and 28 first and second grade classrooms. Additional space is needed for art, music, and academic support service areas. The footprint of

Council Rock would allow us to do this, but wouldn't allow for any future growth given the constraints of the site's size. Additionally, Council Rock's restricted entranceway doesn't allow for all buses to be loaded in the bus loop or for proper parent drop-off. The magnitude of construction that would be necessary couldn't be done over the summer and would require a transition program, which could significantly disrupt our educational program for first and second grade students.

As Council Rock doesn't fit the Board of Education set parameters for accommodating the space required:

- We do not want to open and operate a fifth school in our District.
- We want to ensure that grade levels will not be split among two buildings. We do not want to turn Council Rock and French Road into two K-5 buildings.

For more information, visit www.brookside.bcsd.org

Why Full-Day Kindergarten?

The Brighton Central School District is among 24 public school districts out of the 722 districts in New York State that use a half-day kindergarten program. In fact, within the next two years, Brighton and Pittsford may be the only half-day programs in Monroe County.

Consistent with the District Priority Area for Early Childhood Programming, Brighton has thoroughly studied the academic advantages of implementing full-day kindergarten and believes it is in the best interest of

our community's youth. The curricular requirements, expectations for children, and needs of parents necessitated our desire to expand our educational program.

We are not planning on pushing a first-grade curriculum into kindergarten. Rather, we are hoping to be able to expand and deepen an already effective program where children discover, learn, and interact through experiences, lessons, and play.

Why is Brookside the Best Option?

- Brookside has a larger site, which would accommodate future growth should enrollment increase.
- Greater access to play areas and play fields.
- Construction can take place without disruption to current academic programs.
- Allows the District to develop a new 21st-century learning environment for all K-2 students.
- Improved bus loop and vehicular traffic patterns.
- Opportunities for innovative sustainable design.
- Greater opportunities for the community to benefit from the possible addition of a larger gymnasium.
- Opportunity to install new mechanical systems throughout the building.
- Using Brookside would allow us to maintain Council Rock as a community resource similar to how Brookside is used today.
- Maintains building configurations for grade levels and avoids redistricting.

How Could This Impact My Taxes?

- The redevelopment of Brookside and implementation of a full-day kindergarten program will have two significant cost drivers:
 - 1) The initial feasibility study estimated construction costs to total \$63,000,100.
 - 2) The District would need to add more than 17 staff and faculty members to accommodate the full-day kindergarten program and provide kindergarteners with the same opportunities and services as first and second graders.
- A significant capital investment is necessary to bring the building up to current academic classroom standards. In addition, Brookside's mechanical systems are at the end of their useful life.
- Using current state aid formulas, the estimated impact on the average District homeowner with a \$250,000 full-value assessed home is \$160, a 2 to 3% increase.
- The District's financial consultants estimate that a project of this magnitude could result in an average net increase to the tax levy of approximately \$354 or 7% per year.
- The District will attempt to mitigate these significant increases by phasing in these costs over the next three budget years.
- However, the District must still contend with the annual budget pressures it has faced in recent years. The five-year average increase in the tax levy has been 2.8 percent.

How is the District Assessing Impact to the Community?

- This project would direct most parent traffic, bus traffic, and deliveries through the Winton Road entrance. In fact, Winton Road would be the address for the new school.
- However, we would want to provide parent drop-off for residents of the Evans Farm neighborhood via the Idlewood Road entrance.
- The reason for this is twofold: access for emergency vehicles and we want to prevent Idlewood Road from becoming the de facto drop-off location for parents who may try to circumvent the Winton Road entrance.
- We recognize there are no sidewalks in the Evans Farm neighborhood, so we want to design a traffic flow that mitigates risk to pedestrian traffic.
- The District has engaged Marathon Engineering to conduct traffic studies on Winton Road and Westfall Road. Brighton would explore requesting a stoplight at the Winton Road entrance from the Monroe County Department of Transportation.
- Please refer to our website for a preliminary site plan with explanatory notes.

How Will the District Decide to Go Forward or Not?

- The community must support the redevelopment of Brookside as the District's new K-2 building and the implementation of the full-day kindergarten program for us to move forward.
- This is a community decision that will be put to a public referendum as soon as May 2016.
- If community support is favorable, full-day kindergarten in Brighton could be implemented for the 2019-20 school year, at the earliest.
- Please visit www.brookside.bcsd.org for more background information, presentations, and visuals.
- Please contact the District at (585) 242-5200 for any questions about the project.



IMPORTANT UPDATE: Brookside Redevelopment Project

We Want To Hear From You

The District is hosting more community input meetings in the future. Meetings are scheduled for **Thursday, Jan. 28 at 1:30 and 7 p.m.** and **Monday, Feb. 29 at 1:30 and 7 p.m.** All meetings are in the Administration Building Board Room, 2035 Monroe Avenue.

