

BROOKSIDE REDEVELOPMENT PROJECT UPDATE

February 2016

Dear Community Members,

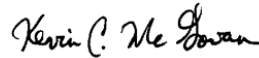
Thank you for all of the feedback that has been provided throughout this process. This update is meant to provide clarification and additional information based on your input. Many people have been under the impression that we're proposing a \$63 million project to create a full-day kindergarten program. That is not the case. We are looking to invest \$63 million to **address the needs of a K-2 primary school with emerging student needs and larger space demands.** The growth of our academic support services, special education services, and large motor requirements is significantly limited by the available space at Council Rock, even before the consideration of a full-day kindergarten program.

Given the landlocked footprint of Council Rock, it would not be a good investment to expand the building only to add full-day kindergarten and not address the current

building's other space concerns. We are proposing to invest in Brookside, which would allow us to add full-day kindergarten, allocate optimal space for our current programs, modernize our entire K-2 program, and be prepared for future growth.

The Board will only decide to move forward with this project after we have thoroughly vetted it with the community. We continue to encourage your input and feedback at the third set of community forums on Feb. 29 and through communication with the Board and District Administration.

Thank you!



Kevin McGowan, Ed.D
Superintendent



Mark Kokanovich
Board President

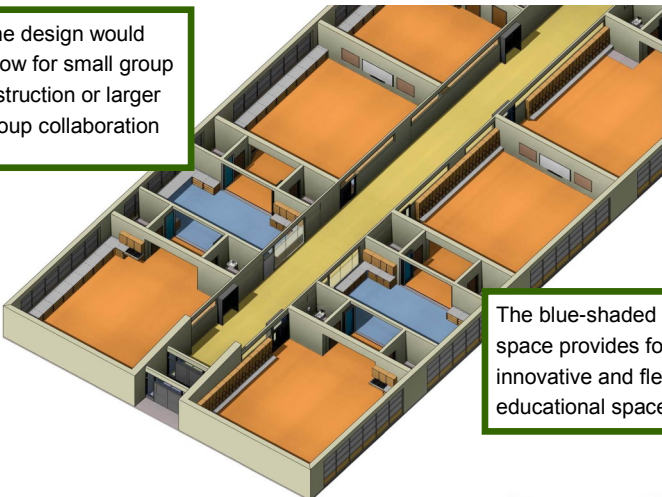
Brookside Is More Than Just Kindergarten

Brookside provides an opportunity to develop a 21st century learning space for students in kindergarten and first and second grades and allows us the opportunity to incorporate a preschool program if it's needed in the future.

A 21st century classroom provides a variety of flexible space options for teachers. The illustration to the right shows a space that can be used for pull-out services, collaborative meeting space or other small-group activities. Alternatively, the space can be opened up for large-group activities using state of the art wall technologies.

The school would feature a two-story library and multiple large motor spaces. The District is also evaluating a full-size gymnasium for community use, as well as space that would support our Visual and Performing Arts programs.

Outside the school, there are plans for a nature trail,



The design would allow for small group instruction or larger group collaboration

The blue-shaded space provides for innovative and flexible educational space

three playgrounds, and regulation soccer field.

The Brookside site is large enough to accommodate future growth should enrollment increase. Additionally, construction can take place without disruption to our academic programs. We are working with the Town to ensure continuation of programming currently at Brookside.

How Did We Get To This Point?

District curriculum and facilities committees studied the student learning implications, design necessities, and cost considerations of full-day kindergarten and 21st century learning during the 2013-14 school year. The Board of Education authorized the superintendent to develop an implementation plan for full-day kindergarten in the spring of 2014.

The District contracted architectural and engineering firms to analyze expanding and redesigning Council Rock versus expanding and renovating Brookside during the 2014-15 school year. The superintendent recommended that the Board pursue the Brookside model for the following reasons:

- Our buildings are currently at capacity and the implementation of full-day kindergarten isn't as

simple as adding on classrooms and reconfiguring current space. 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 areas. Council Rock would allow this, but wouldn't allow for any future growth given the constraints of the site size.
- The Board doesn't want to operate a fifth school or split grade levels across two buildings due to the potential academic and long-term cost impacts of those scenarios.

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.

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.

How Could This Impact My Taxes?

This project would call for approximately \$43 million in construction costs, \$16 million in site development, professional fees and other incidental costs, and \$4 million in upfront financing costs for the debt that will need to be issued.

Based on current State Aid formulas, which are driven primarily by enrollment, approximately 33% of these project costs are eligible for building aid. Of that 33% maximum cost allowance, the District will receive 74% reimbursement. As a result, the estimated impact on the average District homeowner with a \$200,000 full-value assessed home is \$354 starting with the 2018-19 school year.

Some residents have asked if the Board considered

moving only kindergarten to Brookside. Doing so would lower the project cost to approximately \$25 million (using the same assumptions as the feasibility study). However, the maximum cost allowance would only be based on approximately 300 kindergarten students instead of the 900 projected students with the expansion of a full-day kindergarten program. Therefore local property taxes would pick up a greater percentage of the project costs. We also explored renovating and expanding Council Rock. The cost of that project estimated during the feasibility study was \$47 million with 36.6% being eligible for State Aid.

While the District has considered the lesser tax impact of the alternatives, we believe this project is in the best long-term interest of the District.

Building A Sustainable And Environmentally Friendly School

The District's architects researched numerous environmental and sustainable design programs that would be available for the Brookside project.

The architects recommend that Brighton utilize the LEED for Schools Rating System as a benchmark system for sustainability. As a balanced and multi-faceted system, LEED provides an opportunity for operational energy savings over the life cycle of the building as well as meaningful and measurable improvements across an array of categories that positively impact human health and the environment.

Furthermore, opportunities within the system will leverage educational opportunities embedded in the project to positively impact the many generations of students that would attend Brookside.

Our survey found that 66% of respondents would like the building to be environmentally conscious, but believe that this should be balanced with the cost and return on investment projections. The District is currently working with our architectural and engineering team to conduct that cost-benefit analysis.

A Good Fit For The Neighborhood

It's important to the District that the Brookside project be a good fit for the neighborhood and community. In the latest design, most traffic would be directed through the Winton Road entrance. No buses would enter through the Evans Farm neighborhood. We expect some parents, particularly those in the neighborhood, to use the Idlewood 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 site plan also allows for an improved bus loop and increased parking spaces to accommodate evening events.

Brighton would explore requesting a stoplight at the Winton Road entrance from the Monroe County Department of Transportation. The District's engineers are conducting traffic studies on Winton Road and Westfall Road.

During the last community forum, residents asked about the risk of flooding. Our site engineer said the stormwater drainage designed for the Brookside Redevelopment Project is going to follow NYSDEC stormwater conservation requirements, as well as Irondequoit Creek Watershed Collaborative requirements. The existing rate of stormwater runoff will be maintained or reduced.

What About The Rest Of The District?

We are choosing to save our existing reserve funds to improve the other five buildings in the District. Leveraging the reserve funds for these smaller projects extends the life of the reserve and still allows us to pay cash for necessary structural and mechanical projects. We will get more accomplished by applying the reserves to smaller projects.

The District is also developing a Facilities Master Plan based on the 2015 building condition survey that we expect to be published in March. From this we will identify all structural and mechanical needs in each of the remaining five buildings, as well as begin to plan for instructional modernization with a focus on 21st century

learning initiatives across all curricular areas.

We believe Council Rock is in good shape and could be a viable home for the current tenants of Brookside. We would like to continue our valuable partnerships with those organizations.

We have one more set of community input sessions scheduled for Monday, Feb. 29 at 1:30 and 7 p.m. in the Administration Building Board Room, 2035 Monroe Ave. We will focus on answering your questions and gathering your input. We hope you can join us!

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



2035 Monroe Avenue
Rochester, New York 14618
(585) 242-5200
www.bcsd.org

Non Profit Organization
U.S. Postage
P A I D
Rochester, New York
Permit No. 929

New Update: Brookside Redevelopment

We have one more set of community input sessions scheduled for Monday, Feb. 29 at 1:30 and 7 p.m. in the Administration Building Board Room, 2035 Monroe Ave. We will focus on answering your questions and gathering your input.

We hope you can join us!

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