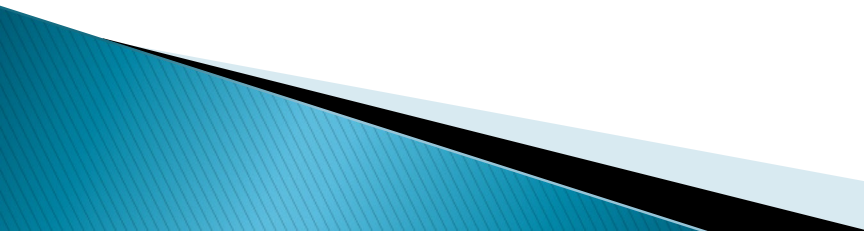


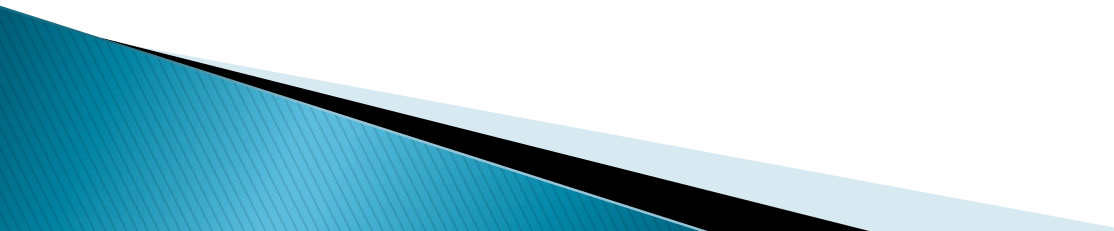
# 2023 Capital Improvement Project Financing/Next Steps

Board of Education Meeting  
October 17, 2023

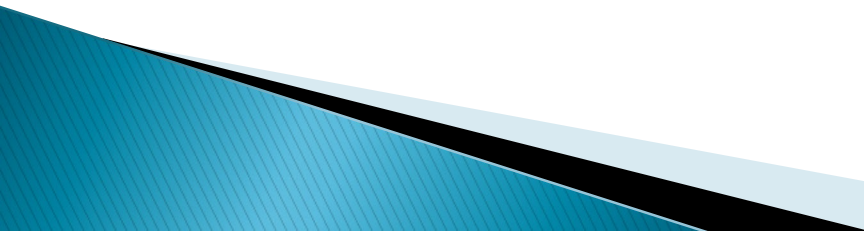
# Agenda

- ▶ Project Goals
  - ▶ Project Scope
  - ▶ Capital Project History
  - ▶ Financial Goals and Analysis
  - ▶ Board of Education items (Physical Plant)
    - Environmental Assessment Form (EAF) (Review)
    - SEQRA determination (Resolution)
    - Call for special meeting and proposition wording (Resolution)
    - Designation of Election Personnel (Resolution)
  - ▶ Questions and Answers
- 

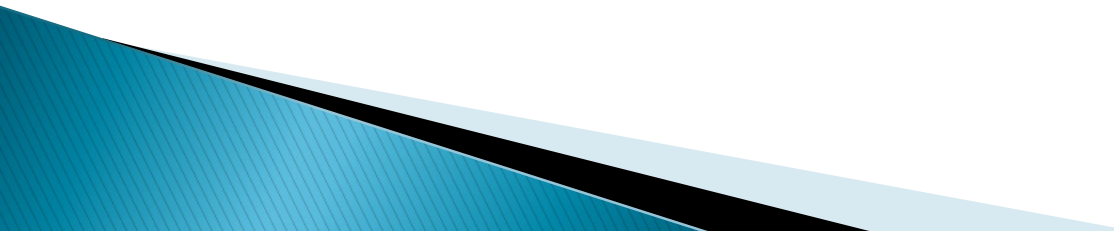
# Project Goals

- ▶ Protect our investment in district buildings and campus facilities
  - ▶ Maintain safe comfortable learning environment
  - ▶ Reduce energy usage / save utility costs (Policy 5650)
  - ▶ Reconstruct kitchen/cafeteria and classroom spaces
  - ▶ Maximize Building Aid–Minimize local tax impact
- 

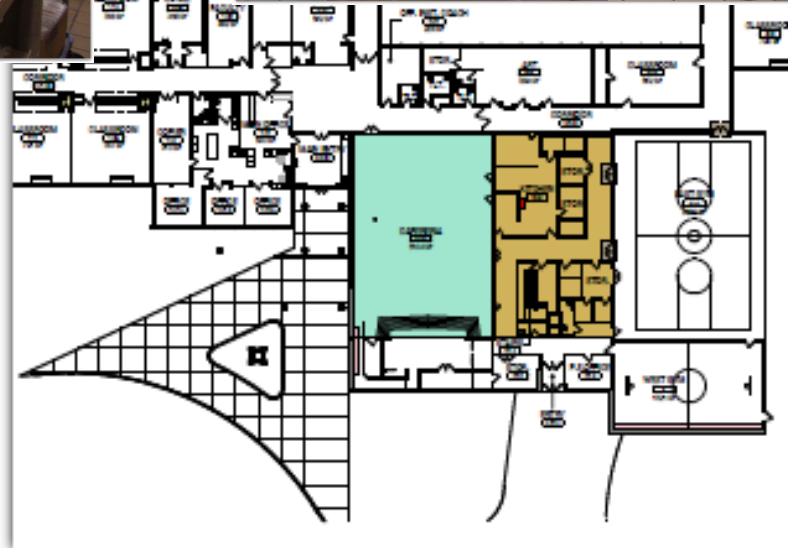
# Project Development

- ▶ Existing Conditions Assessment
  - ▶ Input Gathering
  - ▶ 2015 Building Condition Survey Review and Verification
    - Next BCS is scheduled for 2024
  - ▶ Scope Items Prioritization by AE/District
- 

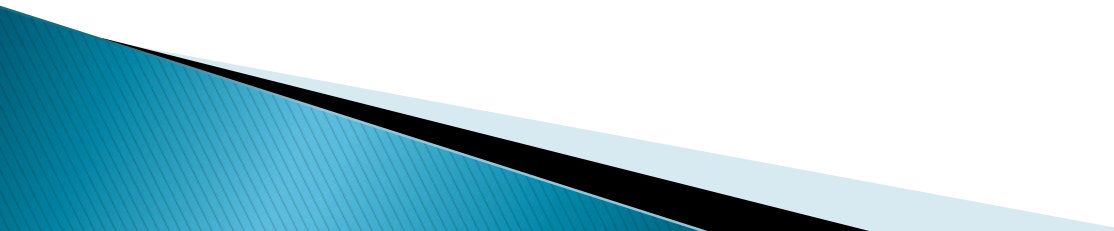
# Ginther School

- ▶ Kitchen reconstruction
  - ▶ Cafeteria finishes
  - ▶ Retrofit existing panelboards
  - ▶ Classroom renovations – sinks/cabinets/toilet rooms
  - ▶ Gym door replacement
- 

# Ginther



# Barclay School

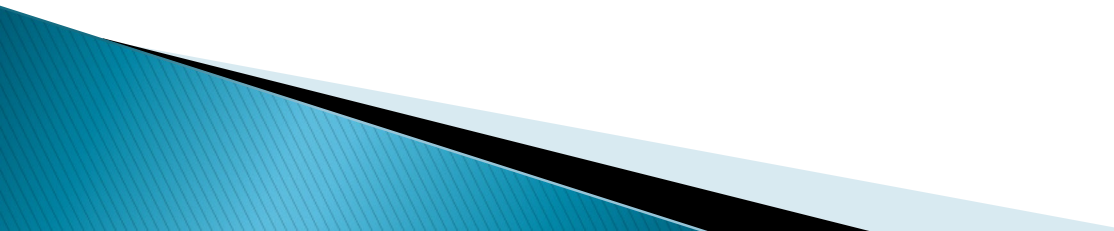
- ▶ Flagpole and lighting
  - ▶ Replace watermain
  - ▶ LED lighting
  - ▶ Replace asphalt/concrete sidewalks
  - ▶ Locker replacements
  - ▶ Classroom renovations – toilet rooms
- 

# Barclay

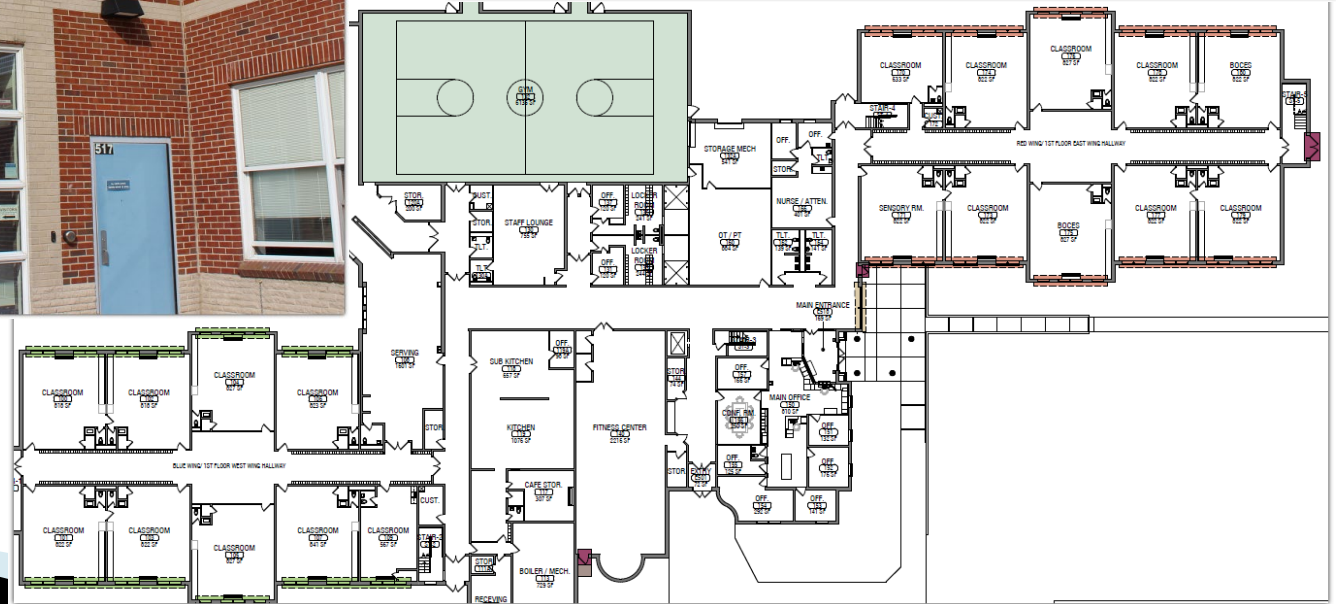




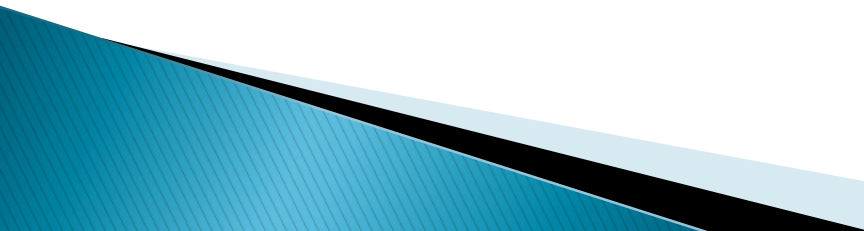
# Fred Hill School

- ▶ Roof reconstruction
  - ▶ Door replacements
  - ▶ Gym renovations – lighting – folding partition–curtain
  - ▶ Window replacements – classrooms and storefronts
  - ▶ Masonry work
- 

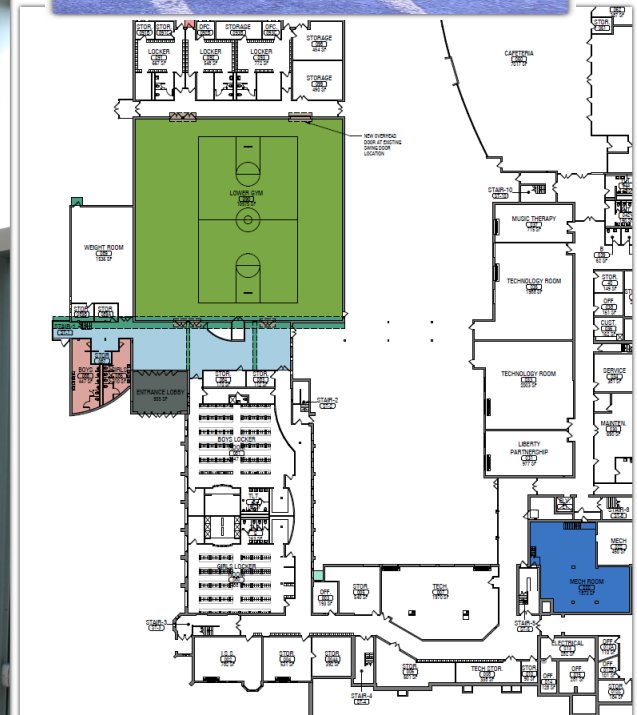
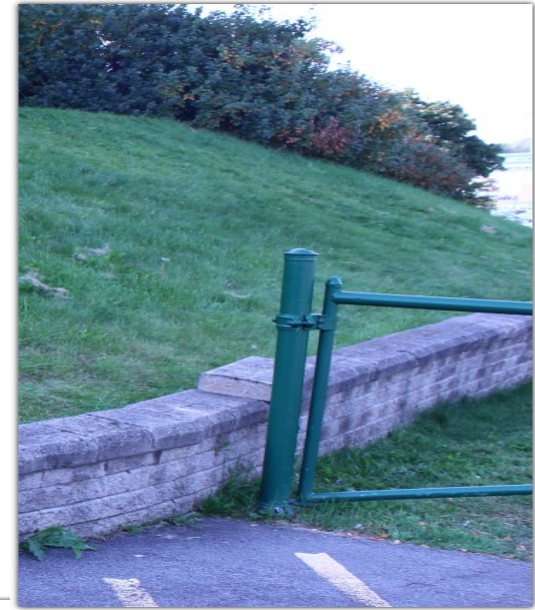
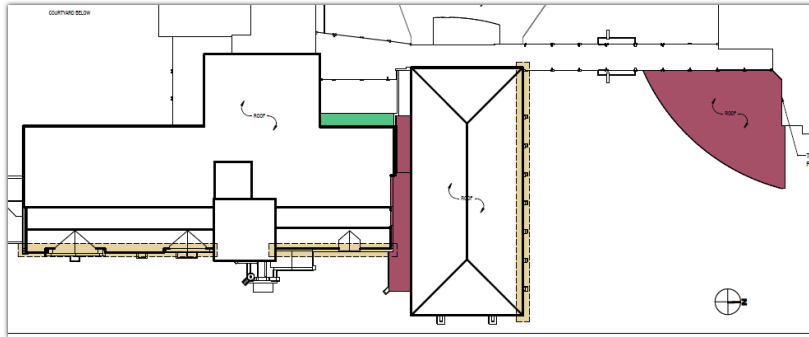
# Fred Hill School



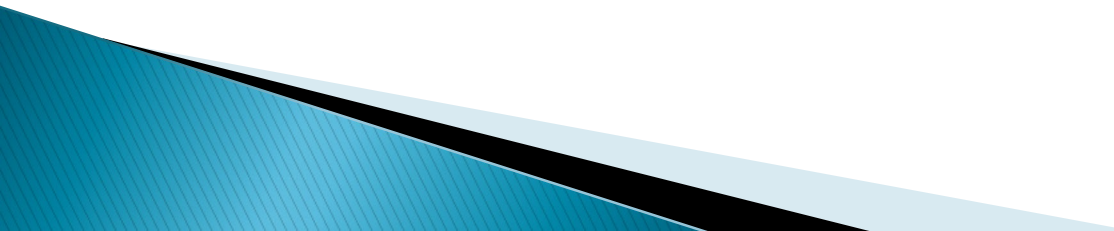
# Oliver Middle School

- ▶ Fire lane and retaining wall
  - ▶ Corridor wall/ceiling improvements
  - ▶ Gym – folding partition–curtain, doors
  - ▶ Gym lobby – flooring, entry, toilet rooms
  - ▶ Brick repointing–masonry work
  - ▶ LED lighting
  - ▶ Office upgrades – counseling–AP–catwalk
  - ▶ Roof reconstruction
  - ▶ Create historical library and LGI upgrades
- 

# Middle School



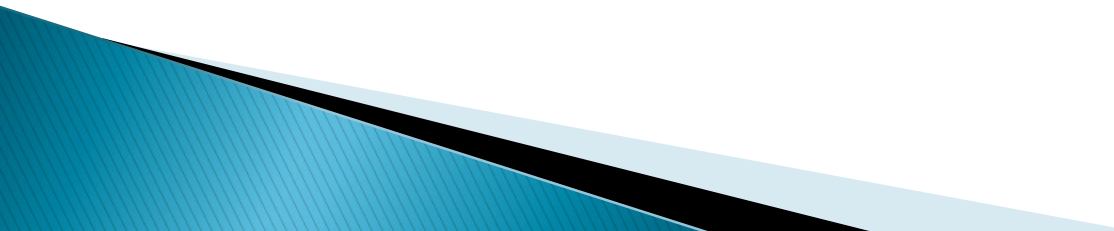
# High School

- ▶ Site – Drainage
  - ▶ Site – Bury overhead fiber line
  - ▶ Roof Reconstruction
  - ▶ Baseball/Softball – fencing/backstops
- 

# High School



# Bus Garage

- ▶ South gate upgrade
  - ▶ Gutter work–heat trace
  - ▶ Roof work
  - ▶ Masonry–firestopping
  - ▶ LED lighting
- 

# Bus Garage





# Capital Project History

<b>Vote Date</b>	<b>Project Name</b>	<b>Authorization Amount</b>	
Dec 1994	Middle School Reconstruction	\$	19,400,000
Dec 1998	District Reconstruction	\$	19,120,000
May 2005	Maintenance Bond	\$	7,400,000
May 2006	Maintenance Bond	\$	2,200,000
Feb 2007	EXCEL Bond	\$	5,700,000
Mar 2009	Bus Garage - TTC	\$	13,875,000
Sep 2012	EXCEL Maintenance	\$	19,494,000
May 2017	Capital Improvement Project	\$	19,873,000
Dec 2021	Capital Improvement Project	\$	11,335,000
Dec 2023 Proposed	Capital Improvement Project	\$	28,270,000

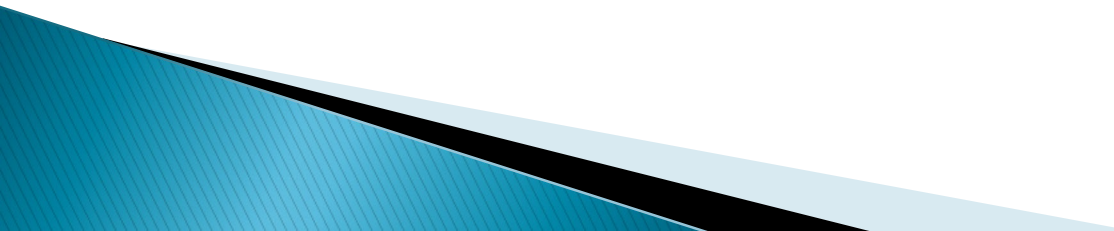
# Project Total \$28,270,000

<b>Construction W/Site</b>	<b>Estimated Amount</b>
High School	\$ 3,789,091
Middle School	\$ 6,662,319
Hill School	\$ 2,709,003
Barclay School	\$ 2,030,861
Ginther School	\$ 5,487,406
Other Buildings	\$ 516,632
<b>Construction Total</b>	<b>\$ 21,195,312</b>
Incidental Costs	\$ 5,298,828
Capitalized Interest	\$ 1,126,250
DASNY Financing	\$ 649,610
<b>Total Project Estimate</b>	<b>\$ 28,270,000</b>

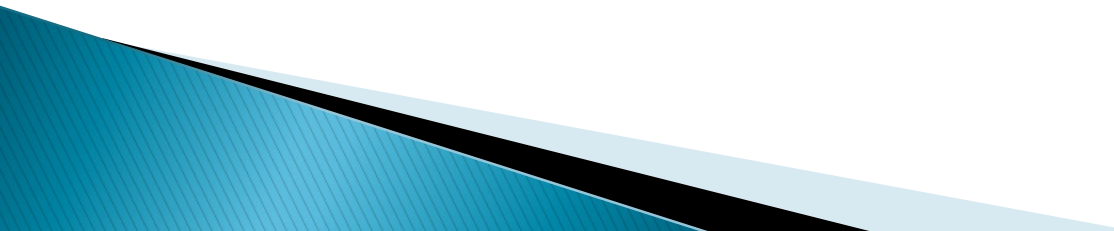
Incidental Costs include:

**Professional services and other expenses not considered direct construction such as;** architect and engineering, construction management/clerk, legal, financial, testing and inspection, asbestos monitoring, printing and insurance.

# Financial Goals

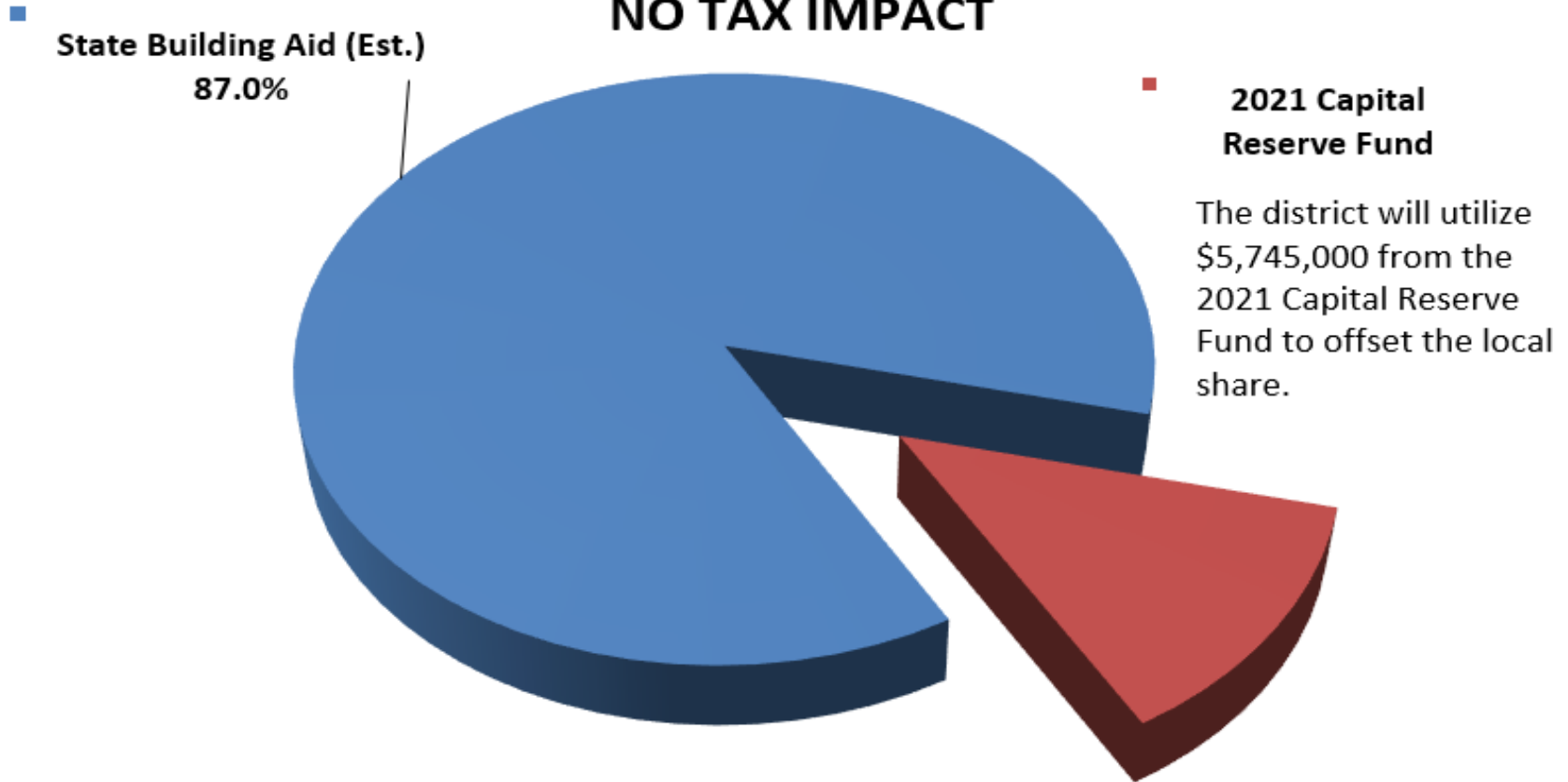
- ▶ Maximize State Building Aid
  - ▶ Minimize Interest Expense
  - ▶ Utilize Capital Reserve Fund
  - ▶ Minimize Tax Impact
- 

# Project Details

- ▶ Project total – \$28,270,000
  - ▶ State Building Aid ratio (est.) – 87.0%
  - ▶ 2021 Capital Reserve Fund use – \$5,745,000
  - ▶ Tax impact – No tax impact
- 

# Project Total \$28,270,000

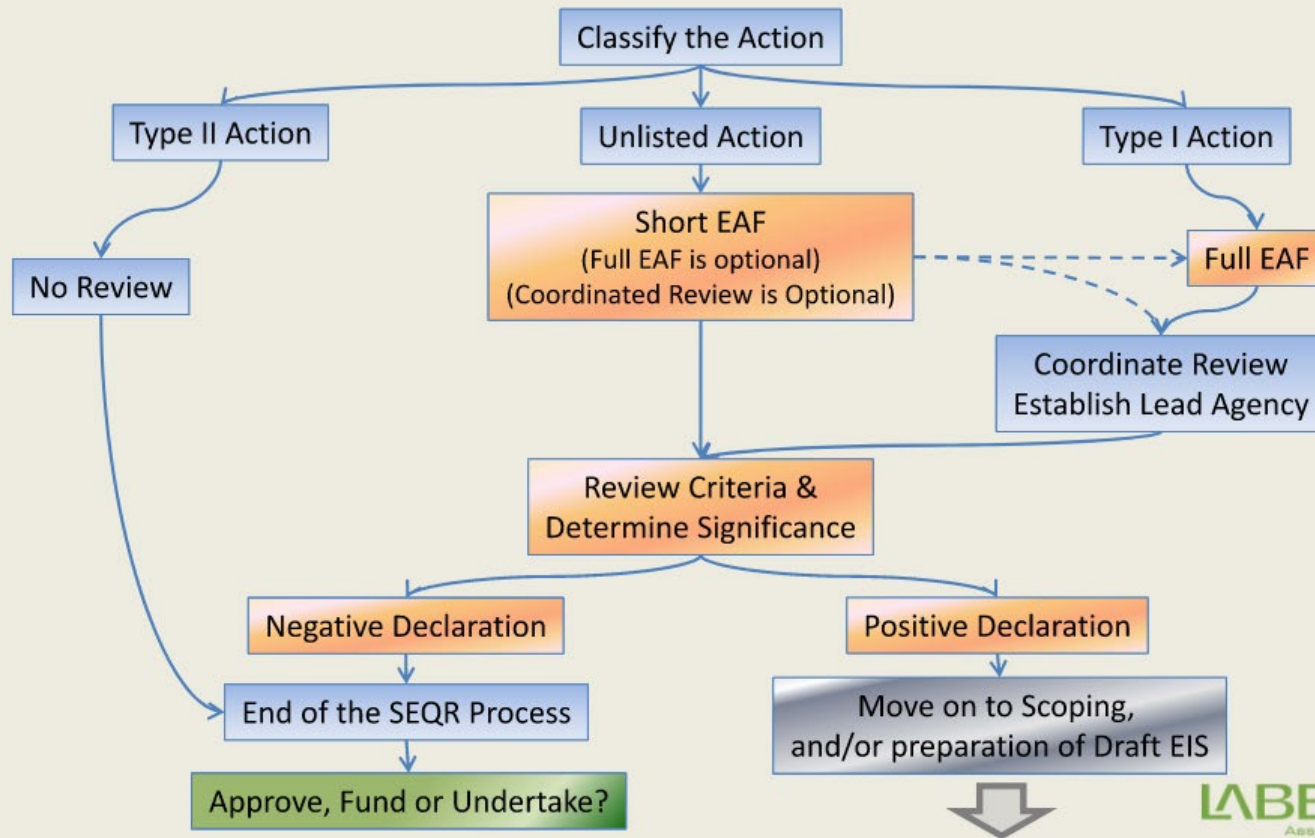
**Project Total \$28,270,000  
NO TAX IMPACT**



# SEQR Flowchart

SEQR: Overview, Changes to EAFs and Case Law Review

## Overview of SEQR Process - Prior to EIS



# SEQR –Part 2 Impact Assessment

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]  
 Project : Brockport Central School District (CSD) 2024  
 Date : 10/5/23

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/> <small>small impact</small>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# Part 3 Impact Assessment Cont.

*Full Environmental Assessment Form*  
*Part 3 - Evaluation of the Magnitude and Importance of Project Impacts*  
*and*  
*Determination of Significance*

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.



# SEQR –Part 3 Narrative Attachment

## **BROCKPORT CENTRAL SCHOOL DISTRICT 2023 CAPITAL IMPROVEMENT PROJECT**

### **FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) - PART 3 NARRATIVE**

#### **PROJECT DESCRIPTION**

Brockport Central School District (CSD) is seeking NYSED funding for its 2023 Capital Improvement Project (CIP), to undertake several projects at the Brockport CSD Campus, including Barclay Elementary School (ES), Fred Hill ES, Ginther ES, AD Oliver Middle School (MS), Brockport High School (HS), the transportation facility, bus garage, District administration building, grounds building and maintenance building, located on three tax parcels (Tax Parcel IDs 068.20-1-4, 083.02-1-4 and 069.03-1-2.11) totaling +/- 140 acres, at 40 Allen St, Hartshorn Pl and 58 Owens Road, in the Village of Brockport and Town of Sweden in Monroe County. The transportation facility is the only building located on 58 Owens Road (Tax Parcel ID 069.03-1-2.11).

The proposed action includes bus drop off improvements at Barclay ES; gym renovation and classroom window replacements at Fred Hill HS; a building addition, classroom additions, cafeteria upgrades, and kitchen renovation at Ginther ES; gym upgrades at AD Oliver MS; a building addition, gym and pool reconstruction, softball and baseball field renovations, and sidewalk improvements at Brockport HS; and interior renovations and maintenance improvements to the transportation facility, bus garage, District administration building, grounds building and maintenance building. Also proposed are routine site and building improvements at all of the buildings on campus, drainage reconstruction, as well as parking improvements. Building improvements will primarily repair or replace aged infrastructure and reconstruct learning spaces within existing school building footprint. Exterior building improvements focus on foundations, roofs, exterior walls, doors, and windows. Interior building improvements range from classroom renovations to wall repairs to HVAC upgrades. There will be approximately 9.1 acres of land disturbance as a result of the proposed building and site work on the campuses.

#### **PART 3: EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS AND DETERMINATION OF SIGNIFICANCE**

# Project Next Steps

- ▶ 10/17/23 FEAF/SEQR/Proposition wording
- ▶ Nov–Dec Staff and community presentations
- ▶ 11/28/23 Public information meeting
- ▶ 12/12/23 – Vote date (6am –9pm)
  - Location – Technology and Training Center
- ▶ Prepare drawings and specifications
- ▶ State Education Department review
- ▶ Solicit bids for work
- ▶ Complete construction
  - Est. 2025 and 2026

# Questions?

