

PITTSFORD

Central School District



SEI design
group

Board of Education Meeting
December 13, 2022

BRINGING
BUILDINGS TO **LIFE**
& **LIFE** TO
BUILDINGS

AGENDA

- Review Planning to Date
- Proposed Project Scope
- Instructional Impact
- Financial Considerations

PROJECT PLANNING

BCS

PROCESS

Physical
Exploration



Document &
Report
Review



Personal
Interviews



Analysis



Confirmation



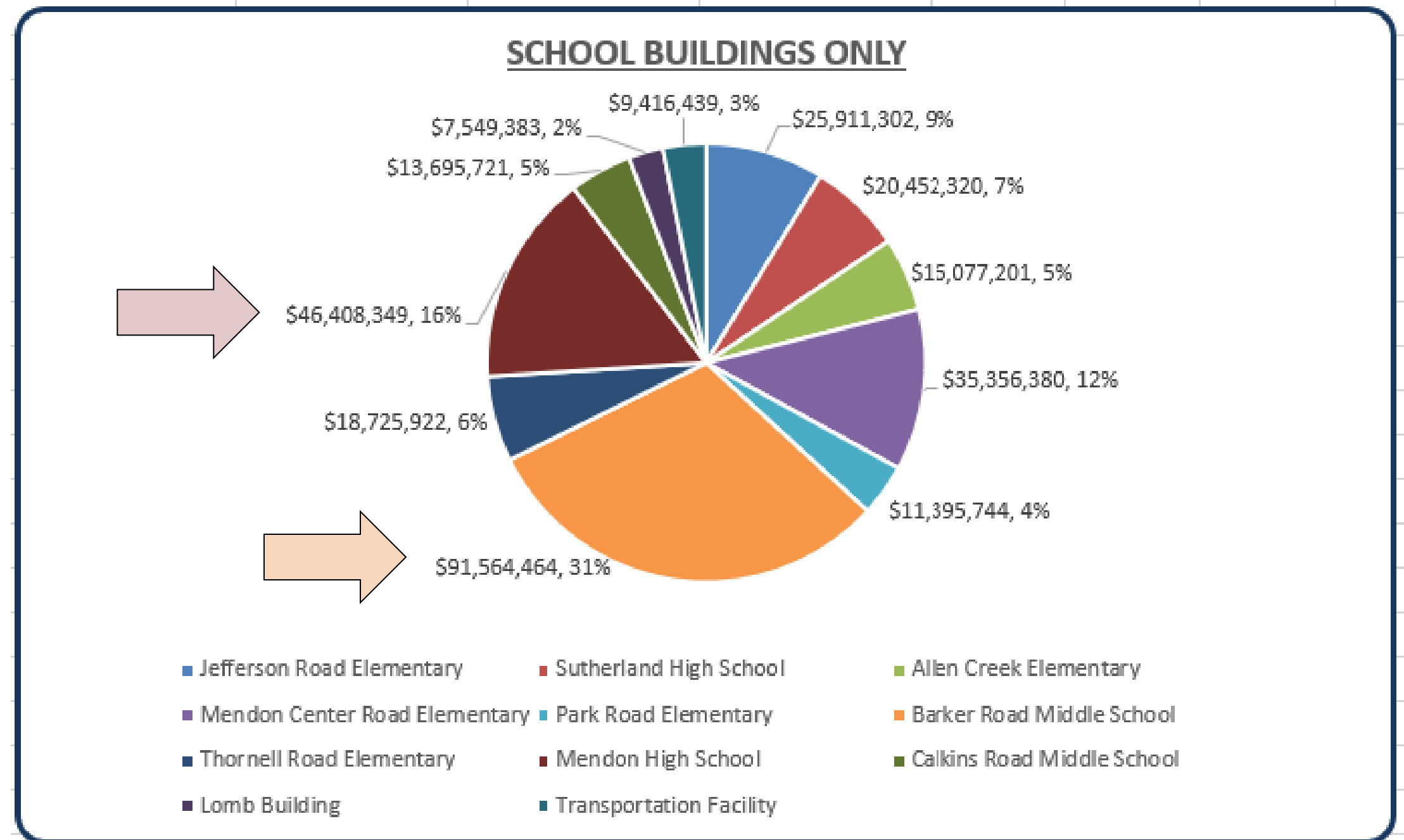
Compilation





BCS Summaries

BUILDING	ESTIMATE
Jefferson Road Elementary	\$25,911,302
Sutherland High School	\$20,452,320
Allen Creek Elementary	\$16,077,201
Mendon Center Road Elementary	\$35,356,380
Park Road Elementary	\$11,395,744
Barker Road Middle School	\$91,564,464
Thornell Road Elementary	\$18,725,922
Mendon High School	\$46,408,349
Calkins Road Middle School	\$13,695,721
Lomb Building	\$7,549,383
Transportation Facility	\$9,416,439
	\$296,553,226



COLLABORATION

Groups Involved:

- Board of Education
- Facilities Team
- District Planning Team
- Building Teams
- Financial Team



BOARD OF EDUCATION



Active Involvement:

- **Monthly Building Tours**
- **Building Condition Survey Review**
- **Long Range Capital Planning**
- **May 22 Workshop to guide planning**
- **Board Updates**
- **Feedback Given to Guide Direction**
- **Responding to Changing Climate**





Continued Collaboration:

- **Bi-monthly Meetings**
- **Building Condition Survey Review and Analysis**
- **Coordination and Feedback with:**
 - Maintenance Teams
 - Athletics
 - Principals
 - Superintendent
 - DPT
- **Providing Board Updates**
- **Development of Building Plans Based on Priorities Generated**
- **Analyzing Costs**
- **Reviewing Constructability**

FACILITIES TEAM





Summary Thoughts

Mendon High School

- Mental health, Science Rooms, Guidance office, Main office, Pool

Sutherland High School

- Mental health, Guidance office, Kitchen Reno

Barker Road Middle School

- Mental health, Science Rooms, Portables, Kitchen, Cafeteria, Pool

Calkins Road Middle School

- Mental health, Main office, Fields (Staircase, power)





Summary Thoughts

Allen Creek Elementary School

- Mental Health, Secure Entry, Locker Rooms, Kitch/Caf, Playground

Jefferson Road Elementary School

- Mental Health, Secure Entry, Locker Rooms, Library, Corridor Walls

Mendon Center Elementary School

- Mental Health, Secure Entry, Locker Rooms, Kitch/Caf, Art

Park Road Elementary School

- Mental Health, Secure Entry, Locker Rooms, Library

Thornell Road Elementary School

- Mental Health, Secure Entry, Locker Rooms, Library

All – Infrastructure Items

- Generators, Ventilation, HVAC Systems, Water Lines

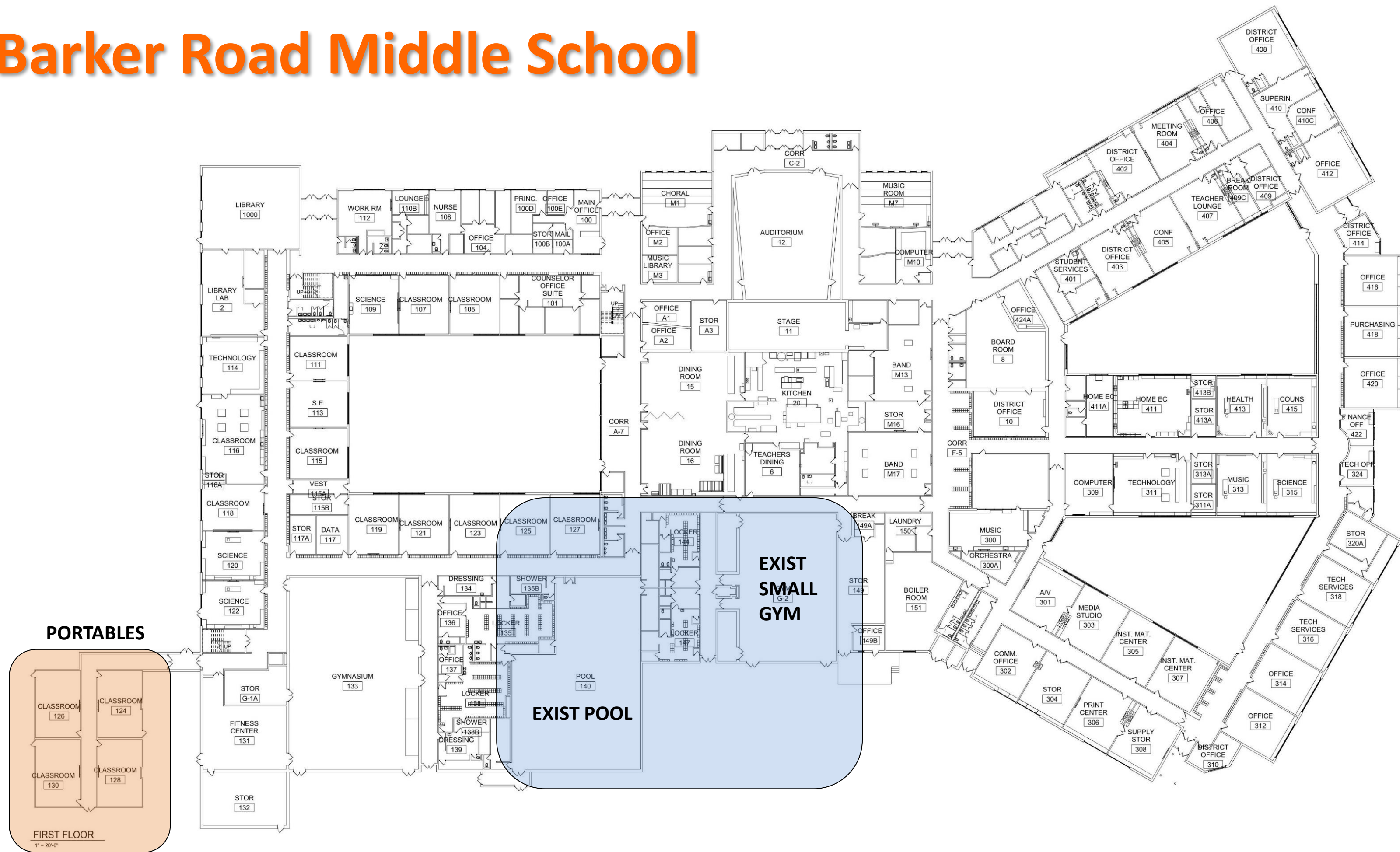


PROJECT SCOPE



Barker Road Middle School

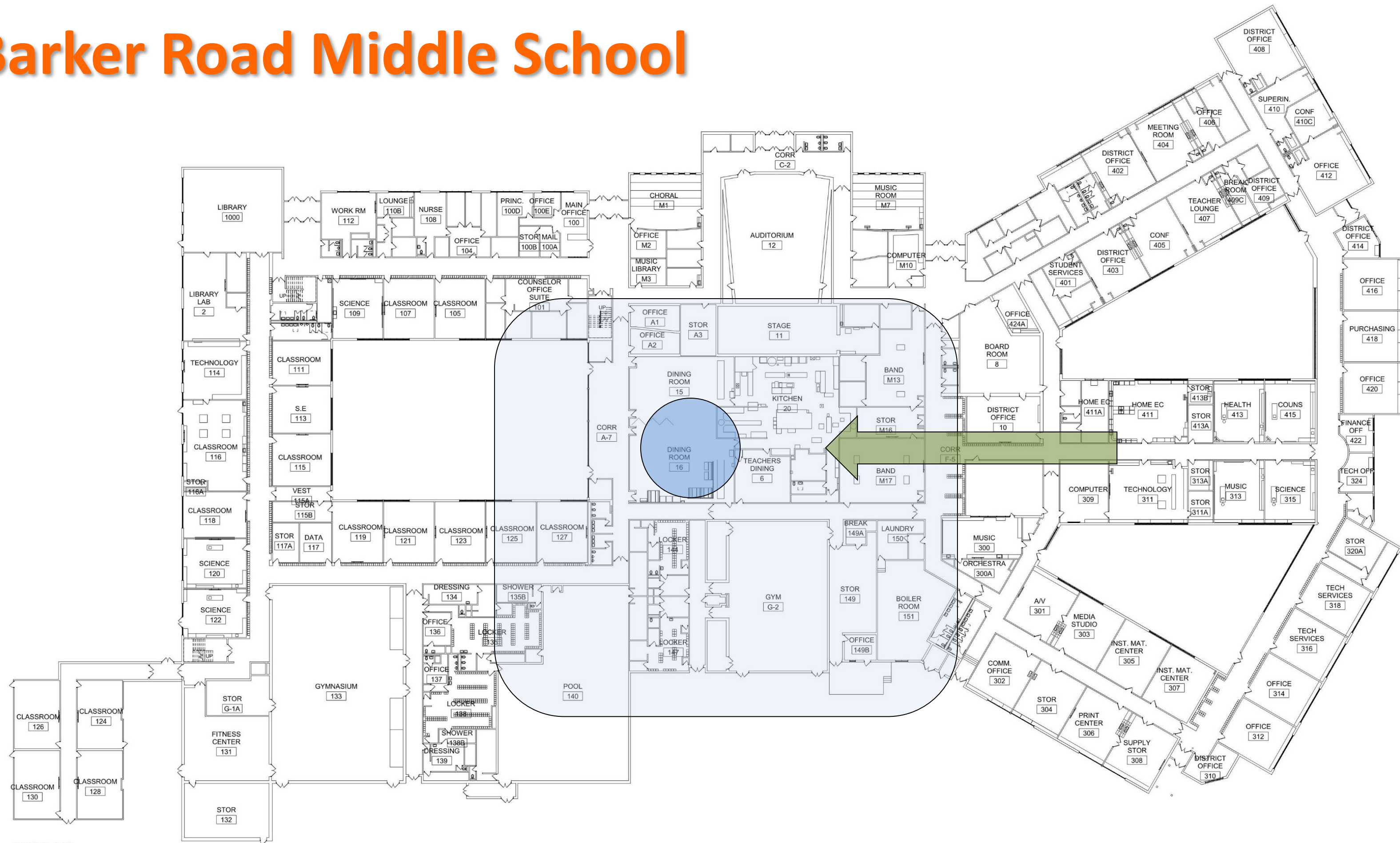
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Barker Road Middle School

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FIRST FLOOR
1" = 20'-0"



Barker Road Middle School

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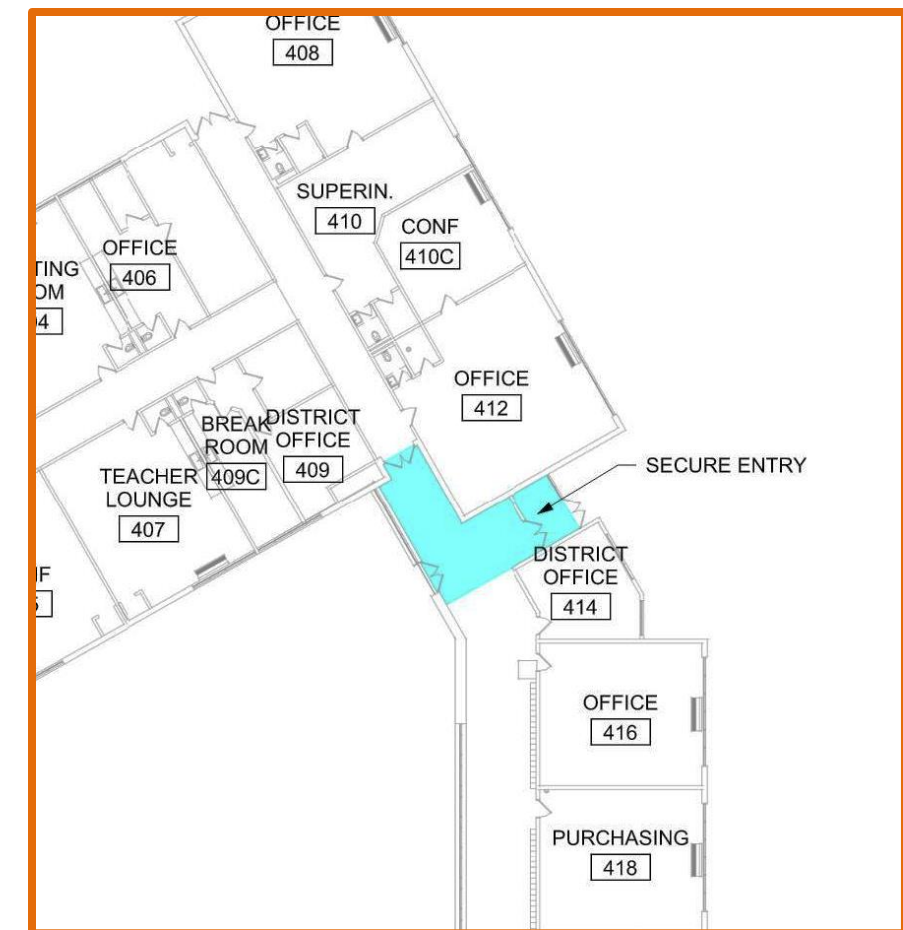
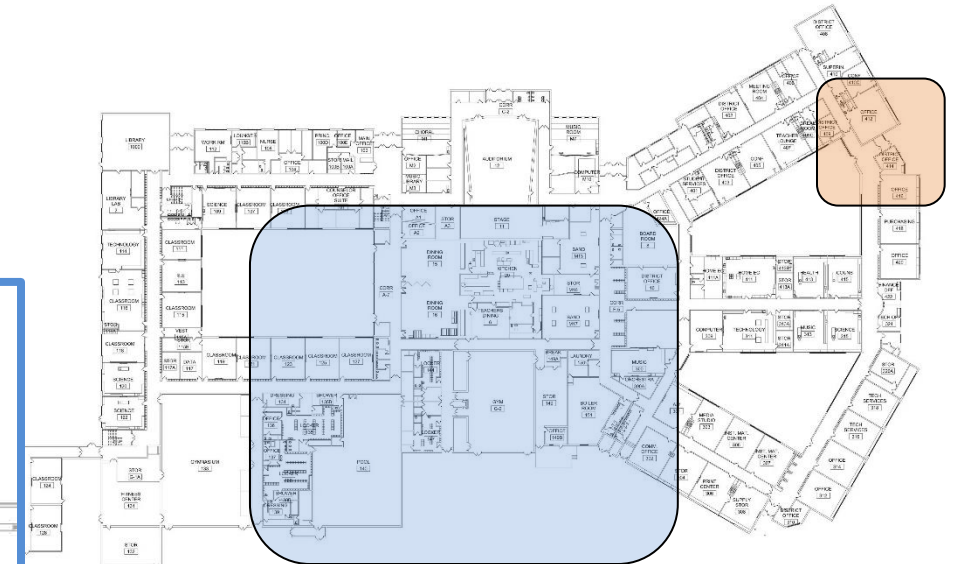
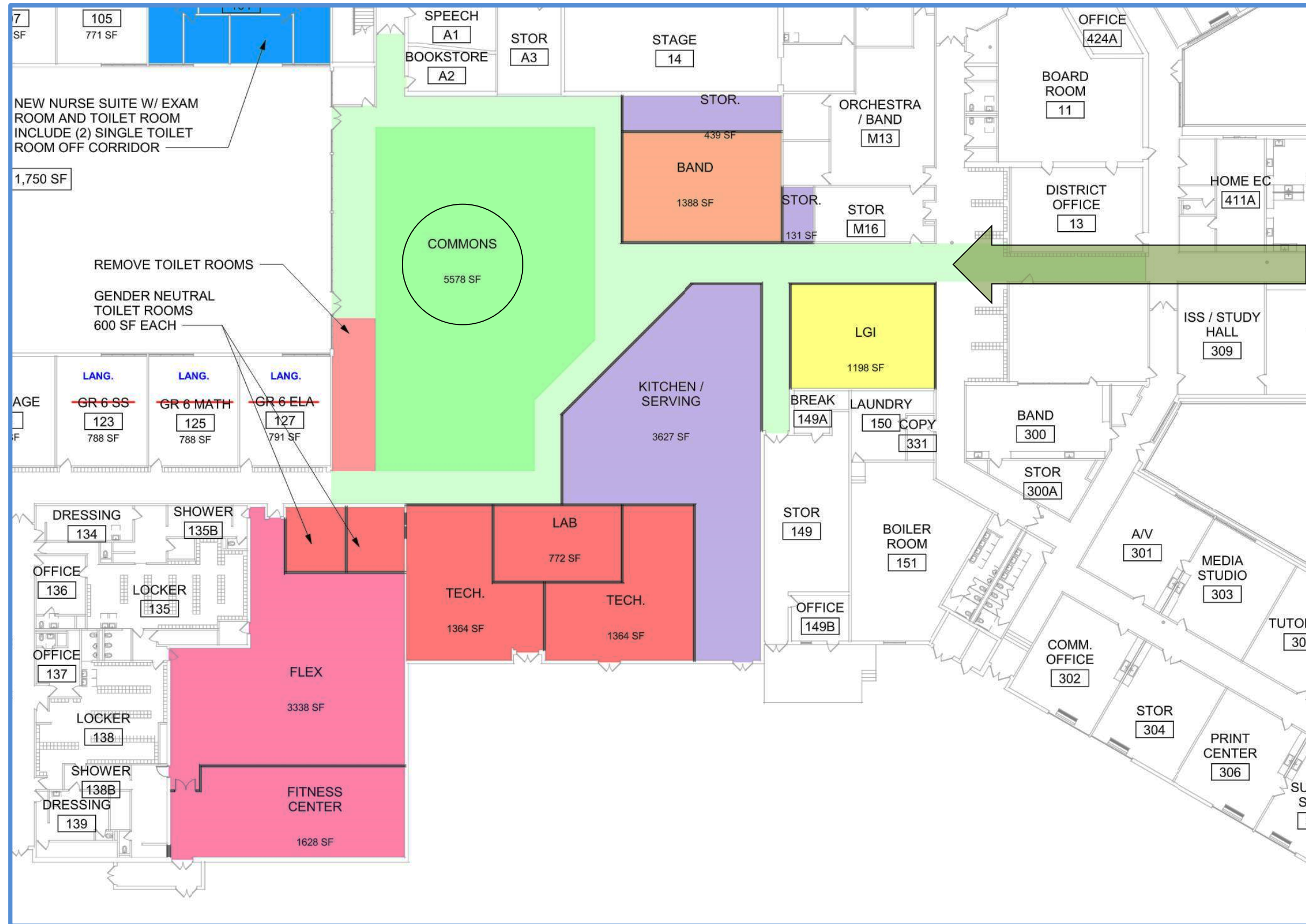


Additional items:

1. Area of assembly Locks
2. Emergency Generator

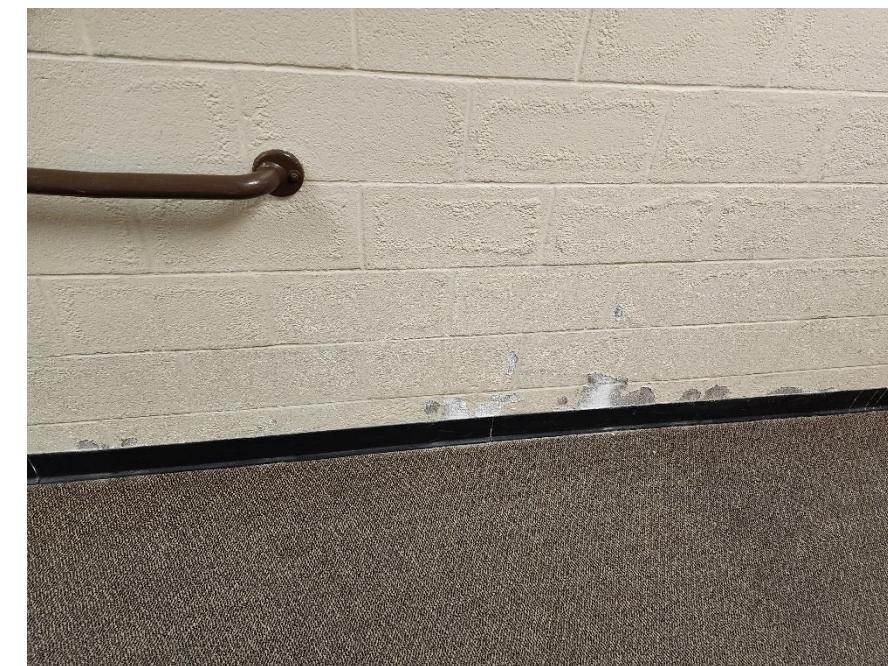
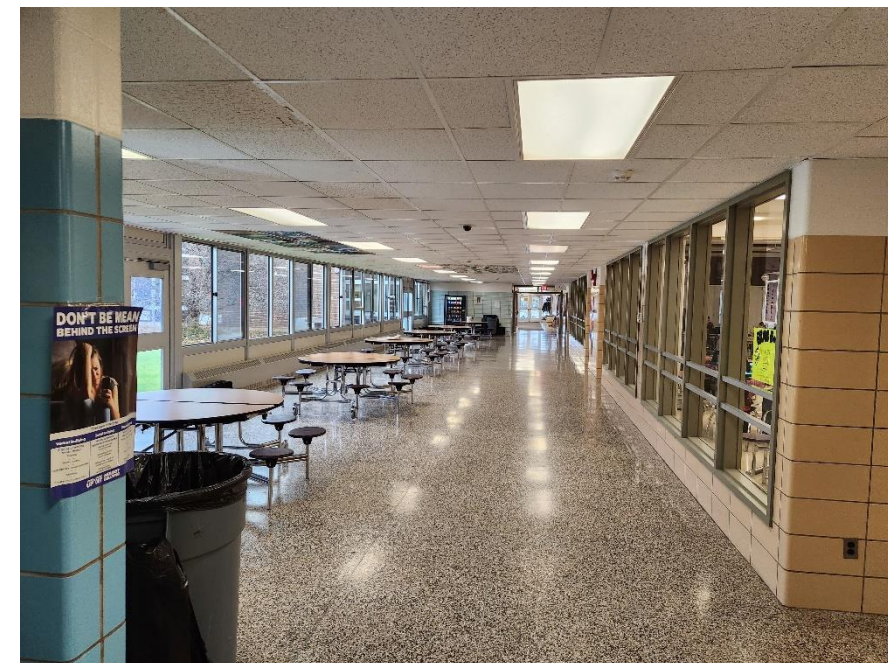


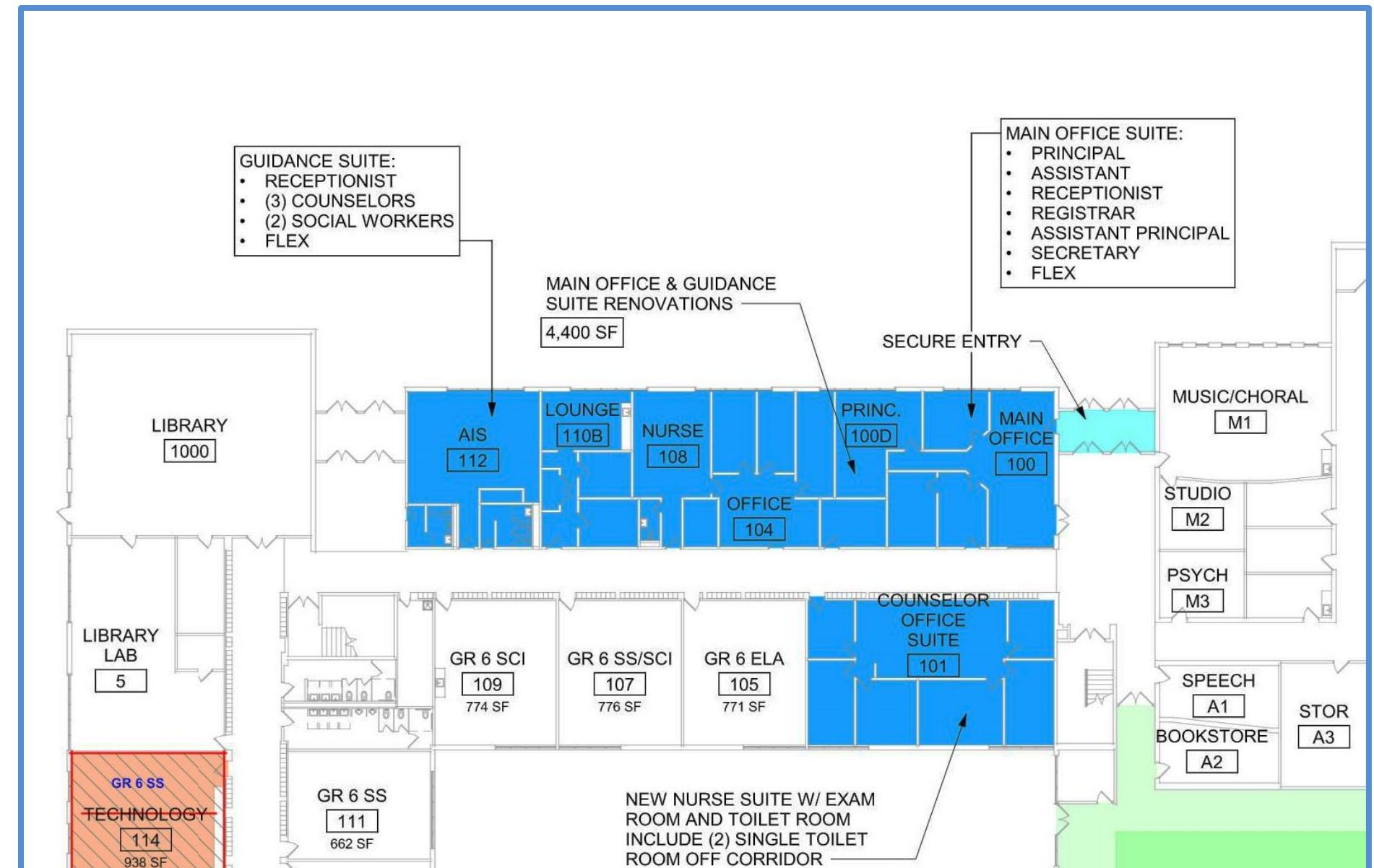
Barker Road Middle School





Barker Road Middle School



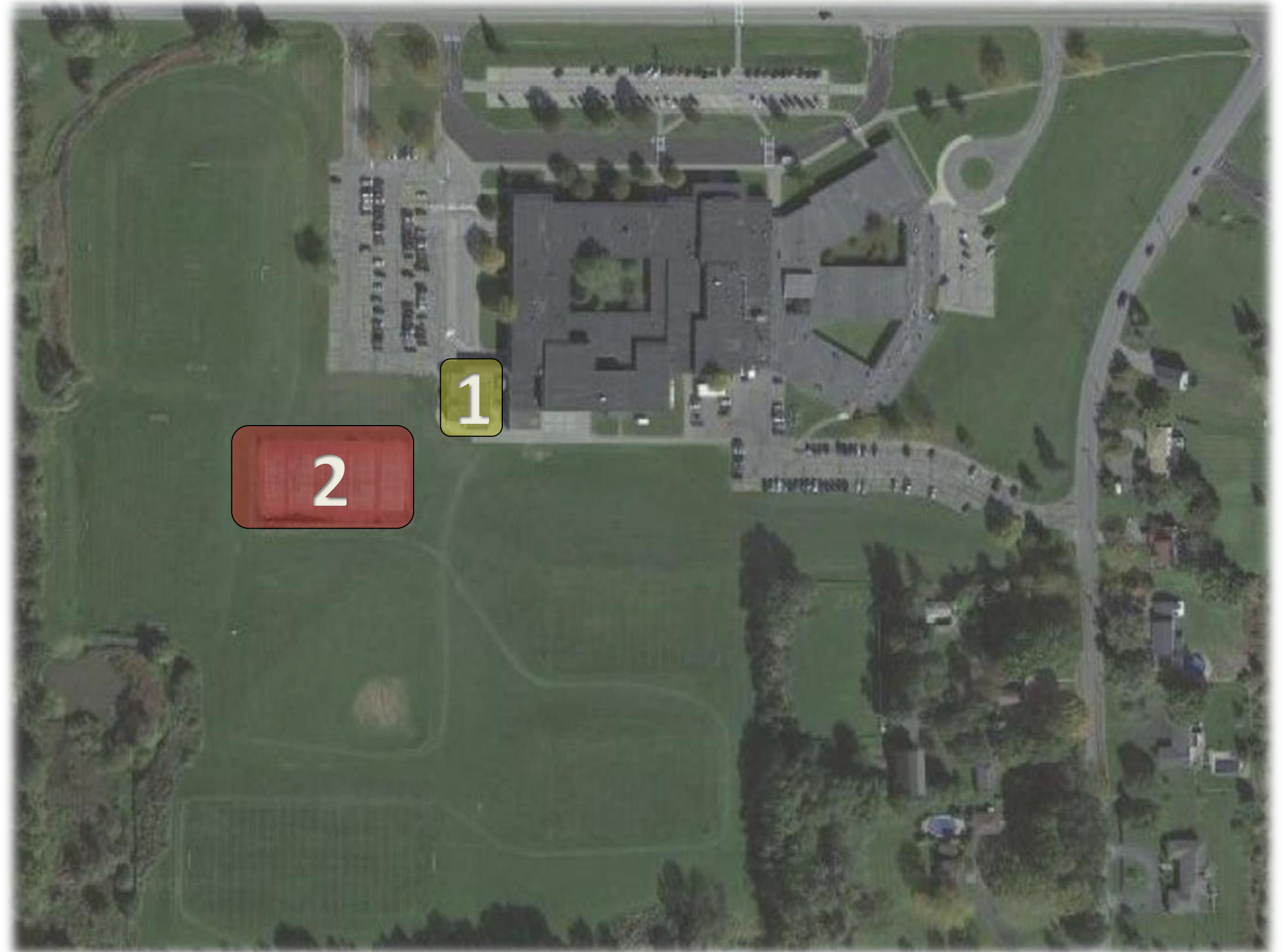


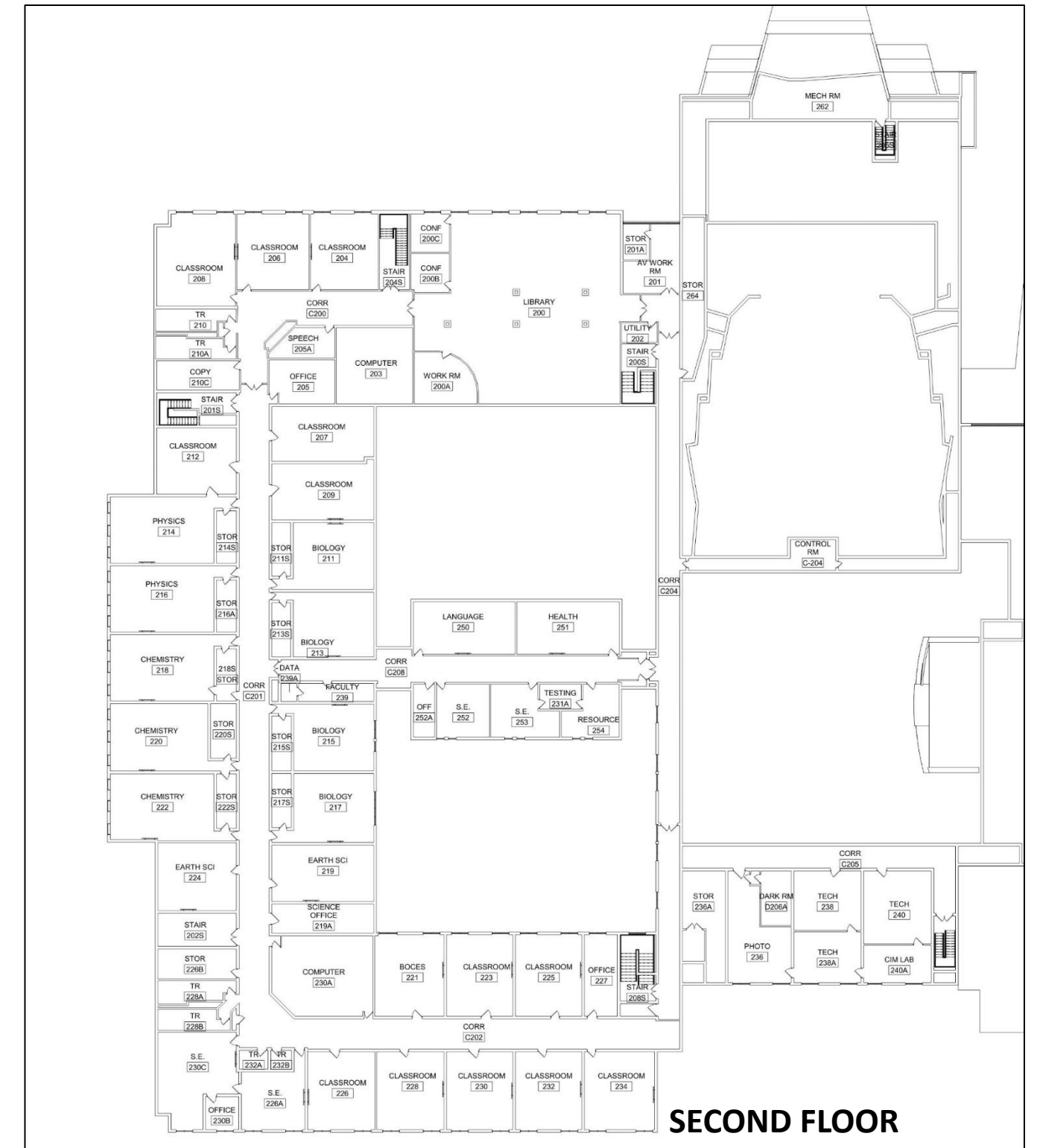
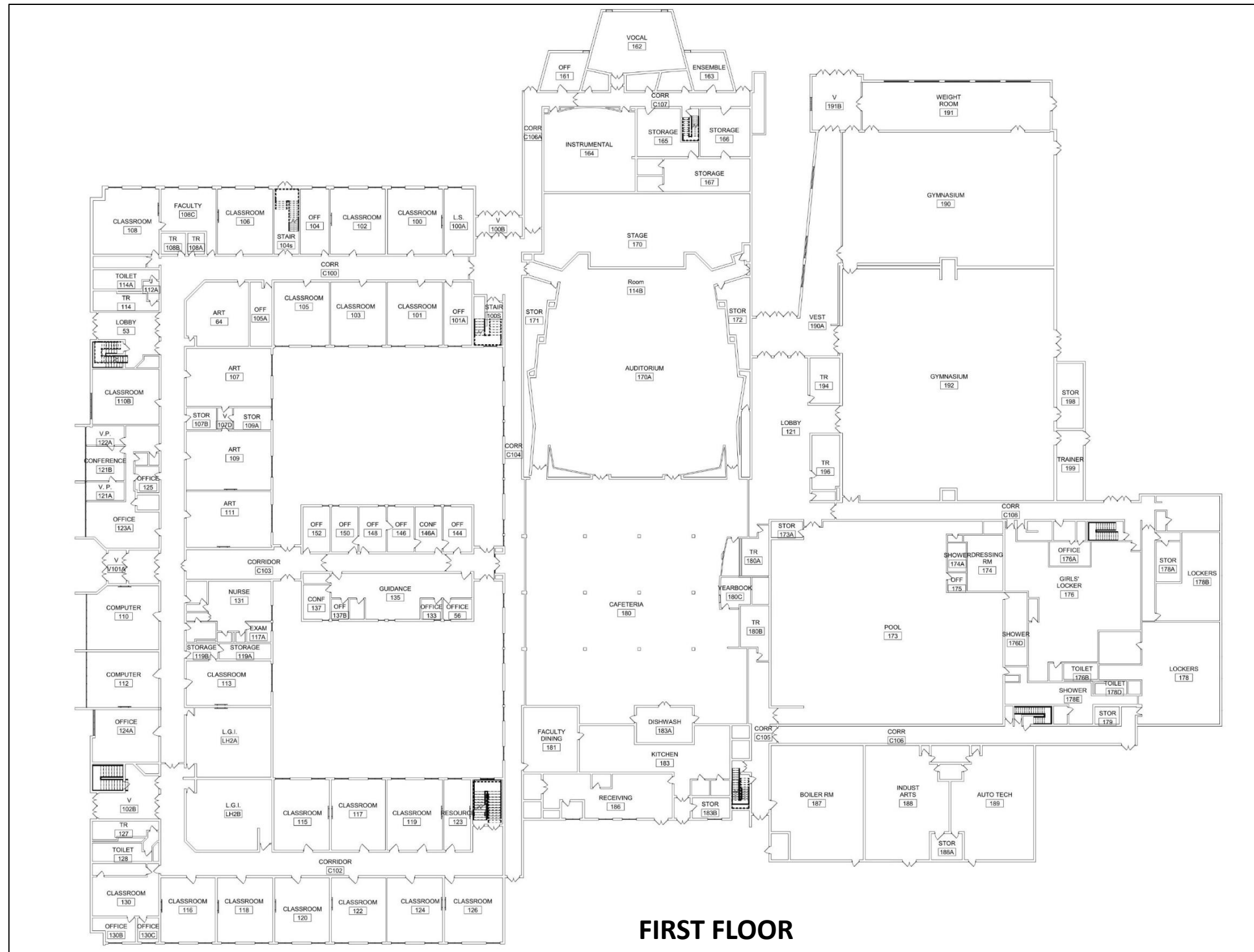


Barker Road Middle School – Site

Highlighted items:

1. Remove Portables
2. Replace Tennis area with track like surface for track practice and PE

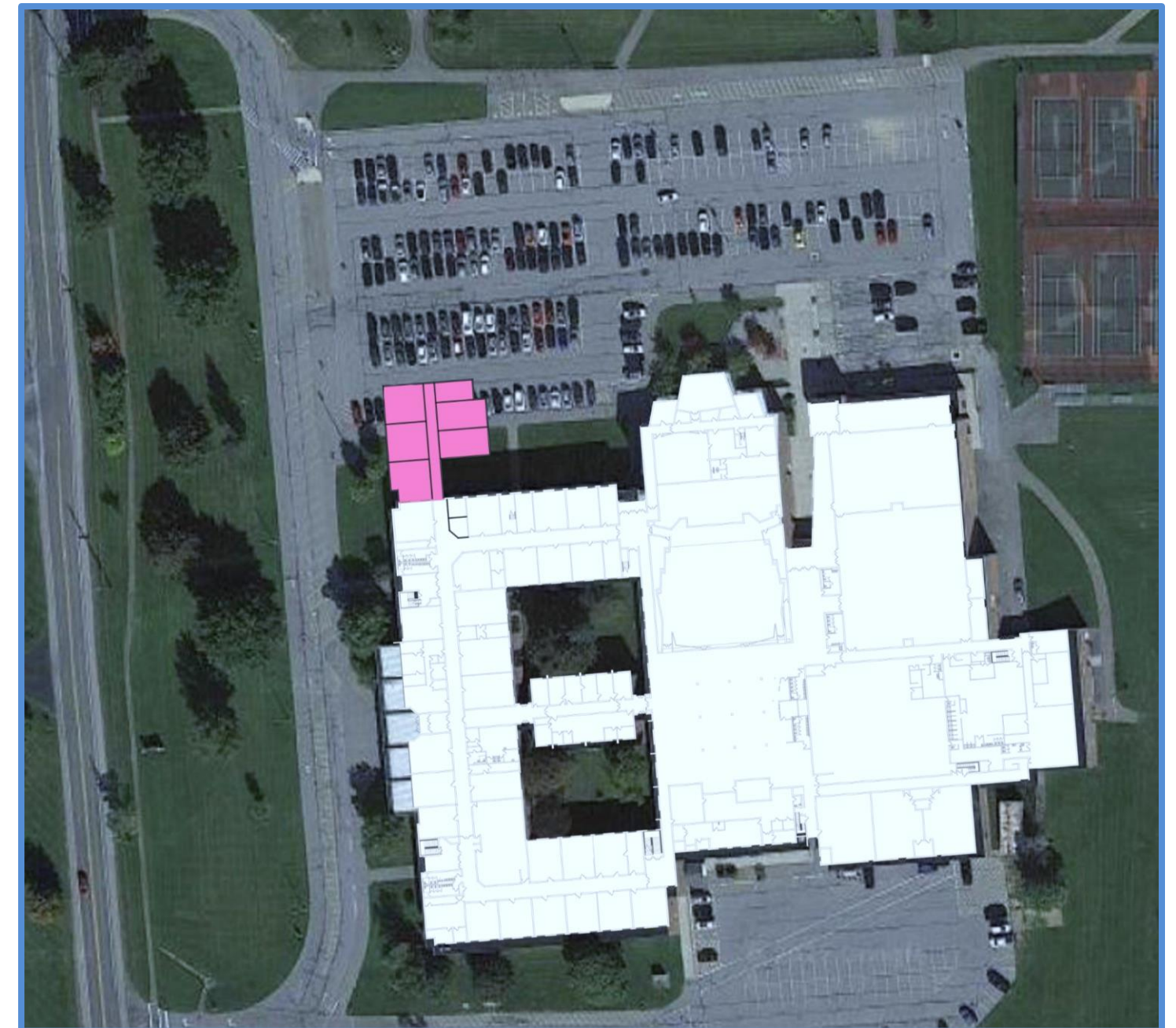
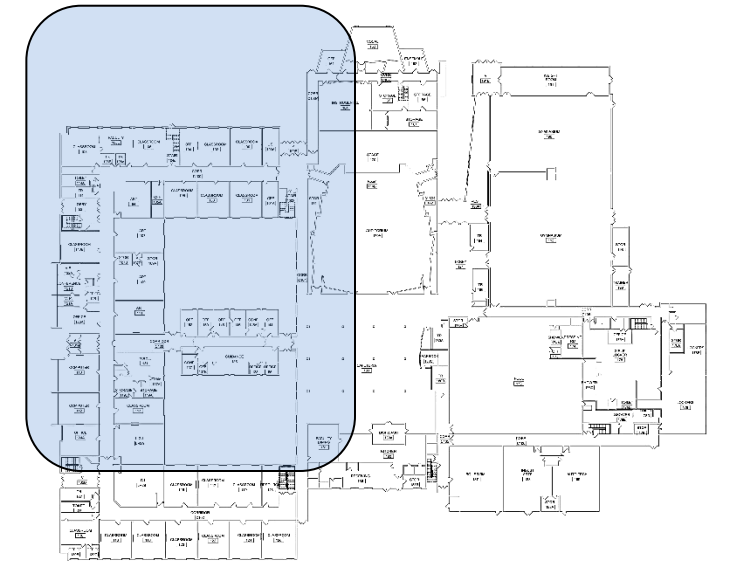
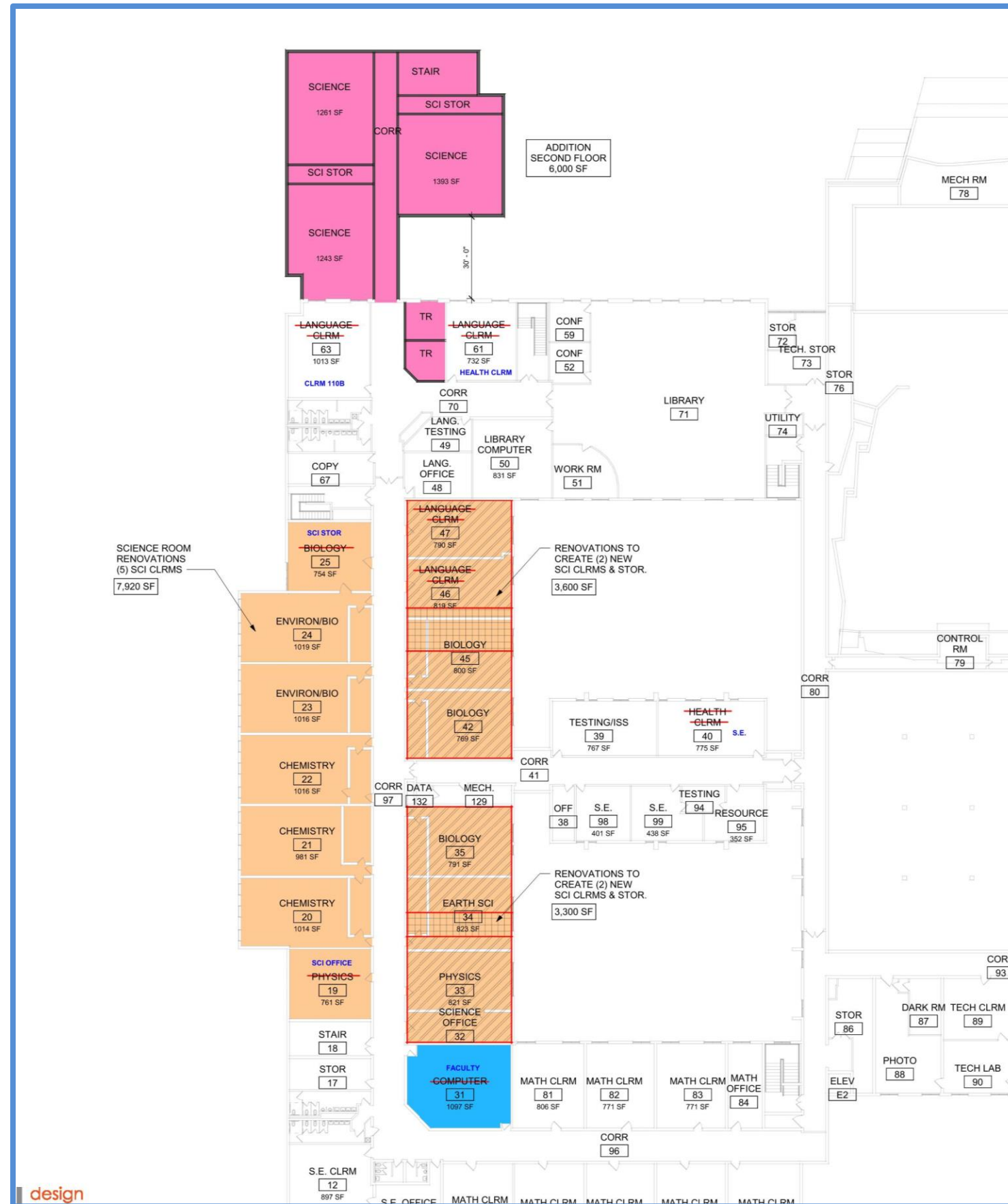






Mendon High School

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Mendon High School

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Mendon High School

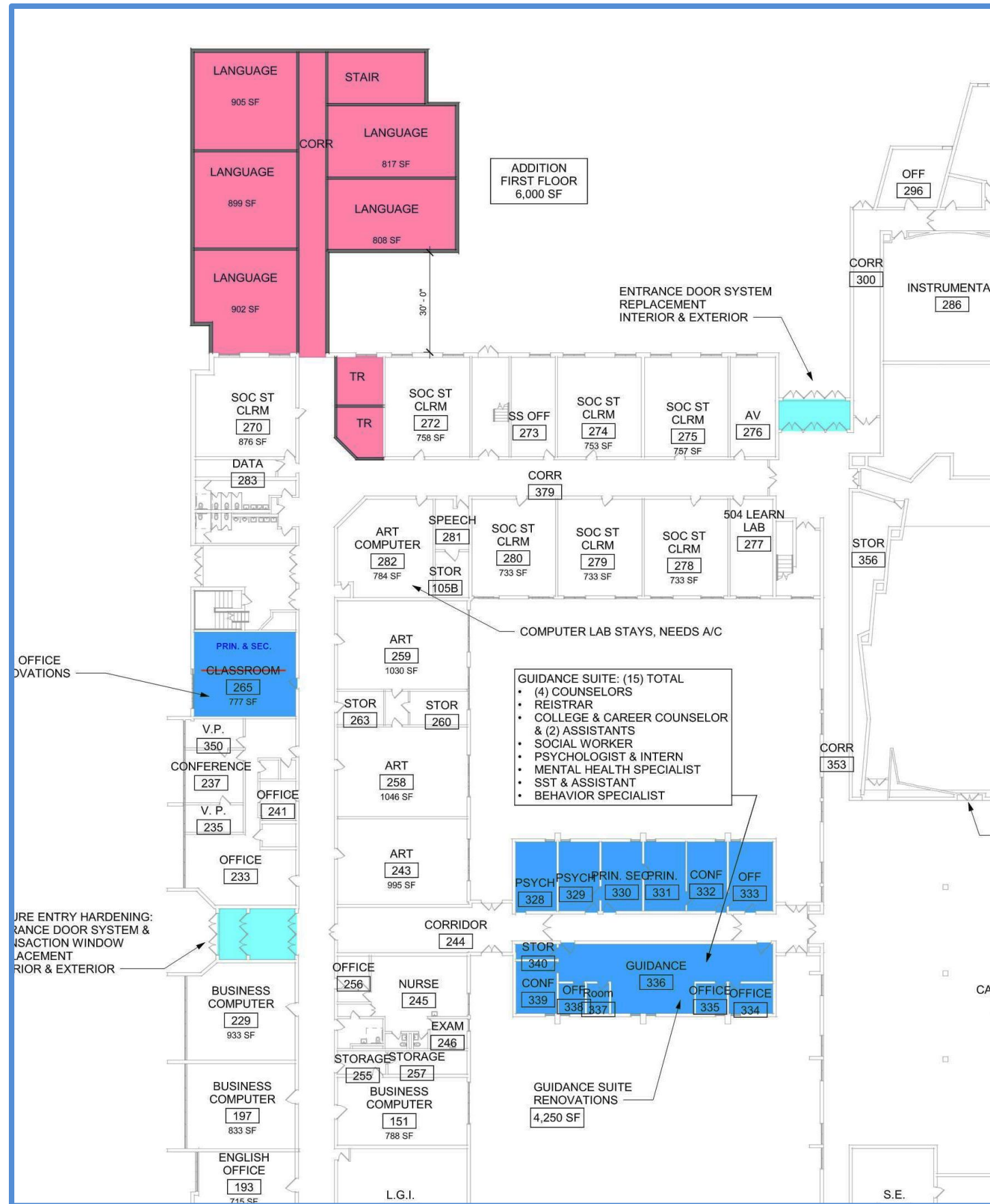
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Mendon High School

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Mendon High School

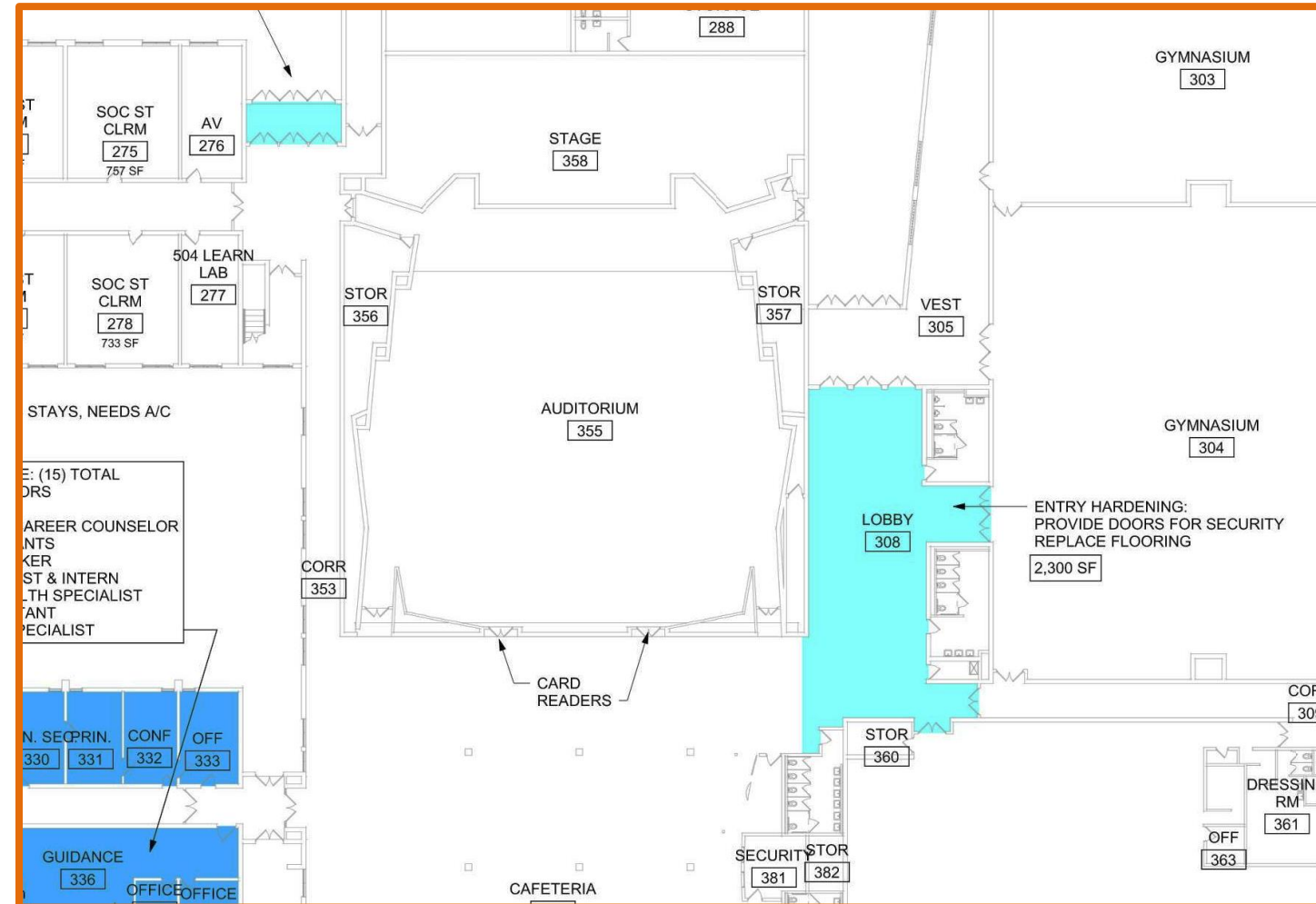
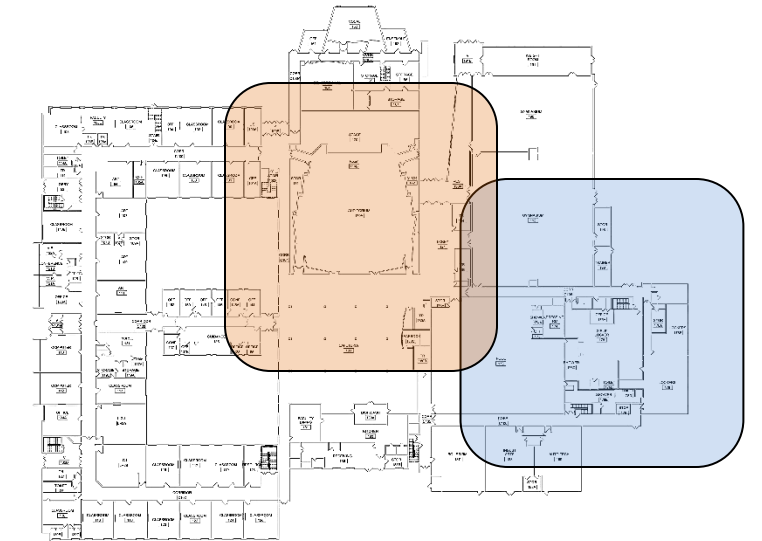
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Mendon High School

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LANE	SWIMMER	SCHOOL	TIME	
1	K. Chwalin	Pittsford	1:15.35	Pittsford 100
3	A. Clifford	Fairport	1:15.96	Fairport 90
5	A. Etenger	Pittsford	1:16.91	
4	H. Roblee	Pittsford	1:16.99	Current Event:
7	S. Zmuda	Pittsford	1:15.76	100M Freestyle
8	J. Pilat	Fairport	1:17.81	Heat: 1
2	S. Smith	Fairport	1:18.76	Next Event:
6	H. Jones	Fairport	1:19.81	100M Freestyle
				Heat: 2

PITTSFORD SWIMMING AND DIVING



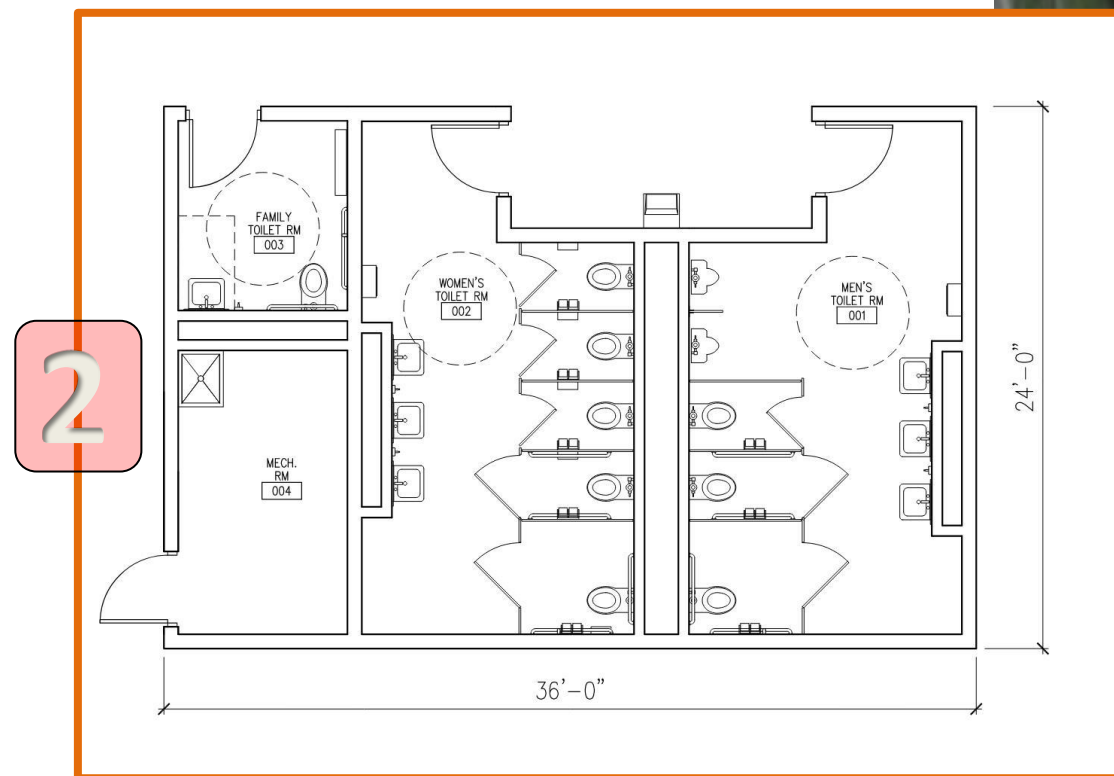
Additional items:

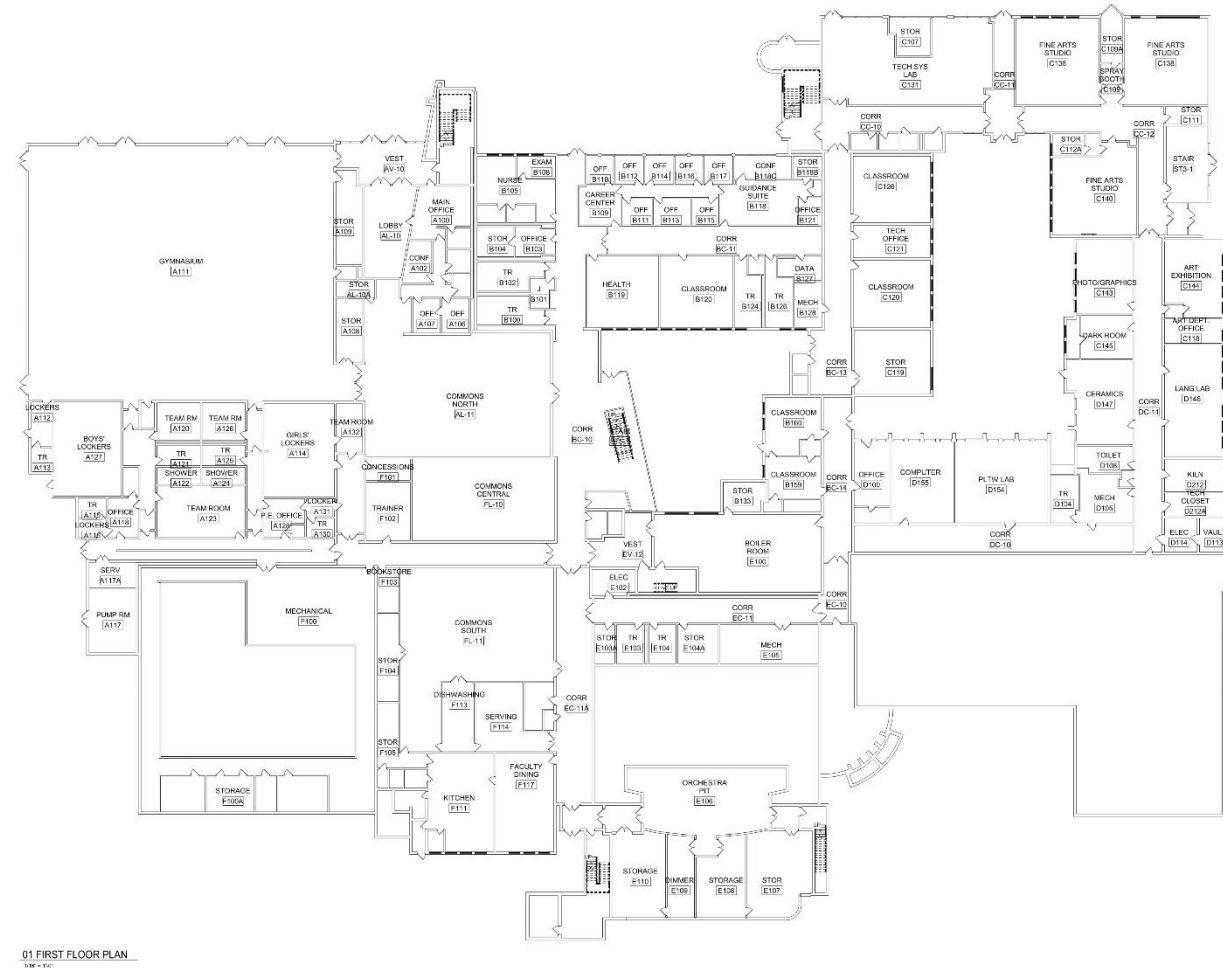
1. Area of assembly Locks
2. Computer Room Cooling
3. Auditorium Card Readers
4. Security Upgrades – Tech
5. Selective Heating
Convectors
6. PA Head End
7. Team Room Beautification
8. Replace Timing and
Scoreboard in Pool

Mendon High School - Site

Highlighted items:

1. Eight new tennis Courts and two new Pickleball courts
2. Add Toilet Rooms at Stadium





Sutherland High School

Building Items:

1. Emergency Generator
2. Replace Sanitary Lines
3. Chiller Replacement

Site items:

1. Tennis Court Replacement
2. Add Pickle Ball
3. Improve Outfield Drainage

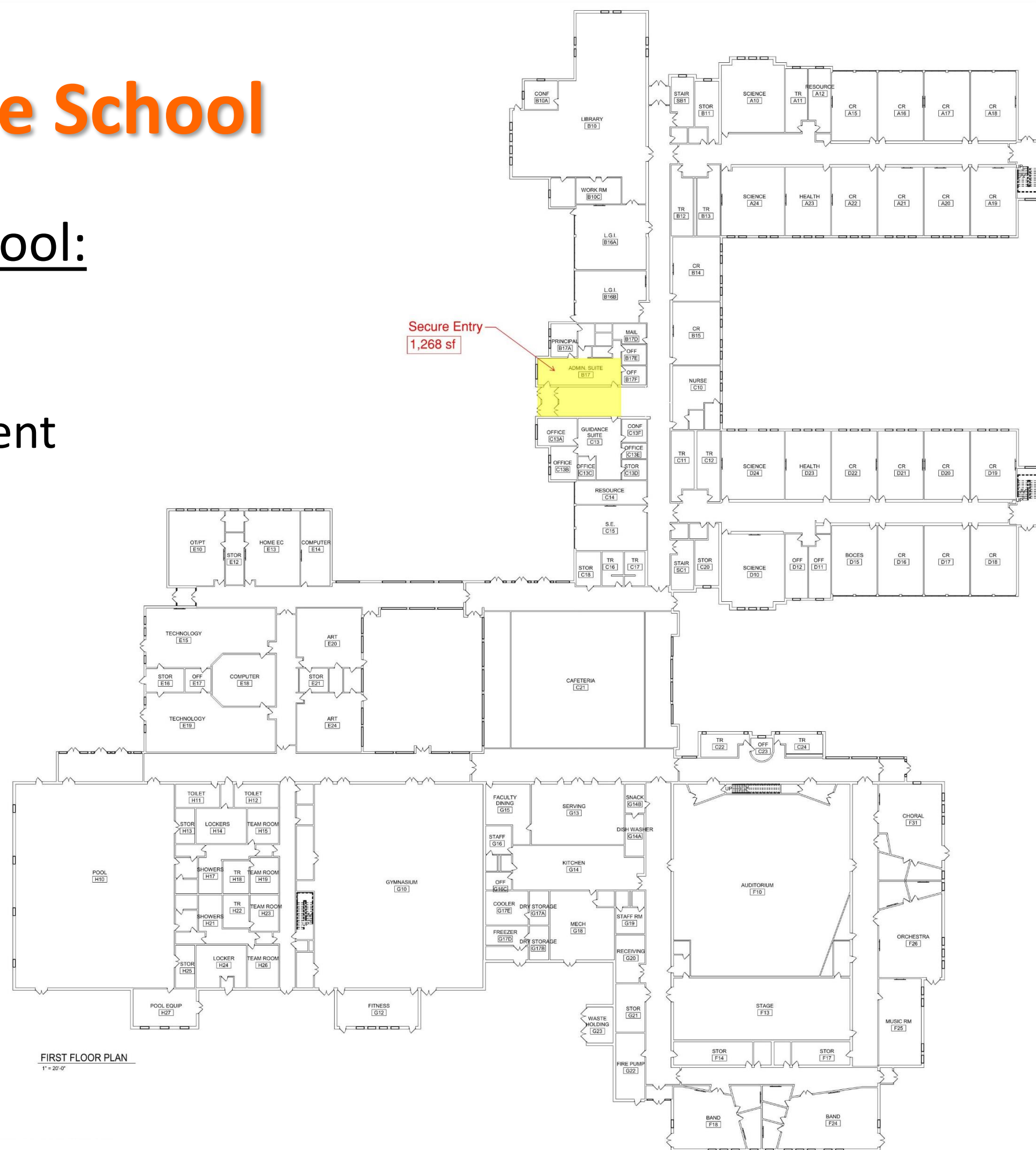




Calkins Road Middle School

Calkins Road Middle School:

1. Emergency Generator
2. Roof Coating
3. Heat Pump Replacement
4. Auditorium HVAC





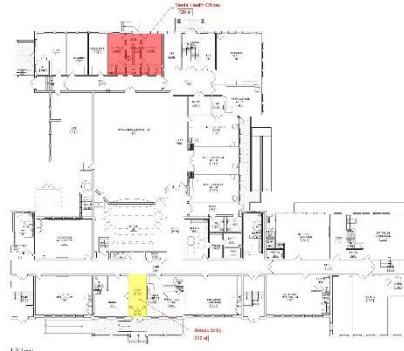
Elementary Schools

Common items:

1. Secure Entries
2. Area of assembly Locks
3. Mental Health Suite

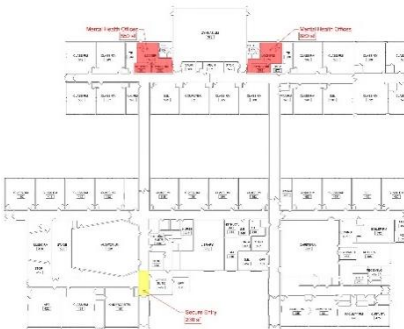
Allen Creek:

1. Emergency Generator
2. Gym Roof Coating



Jefferson Road:

1. Emergency Generator



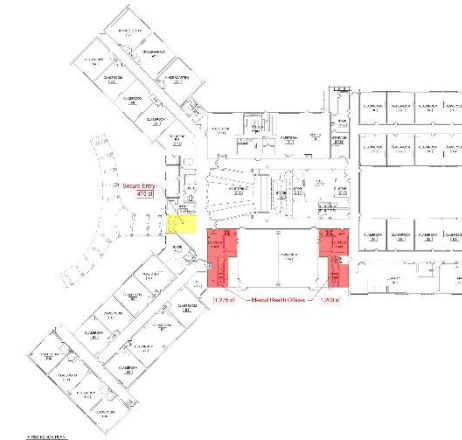
Mendon Center:

1. Emergency Generator



Park Road:

1. Emergency Generator



Thornell Road:

1. Area of assembly Locks
2. Mental Health Suite

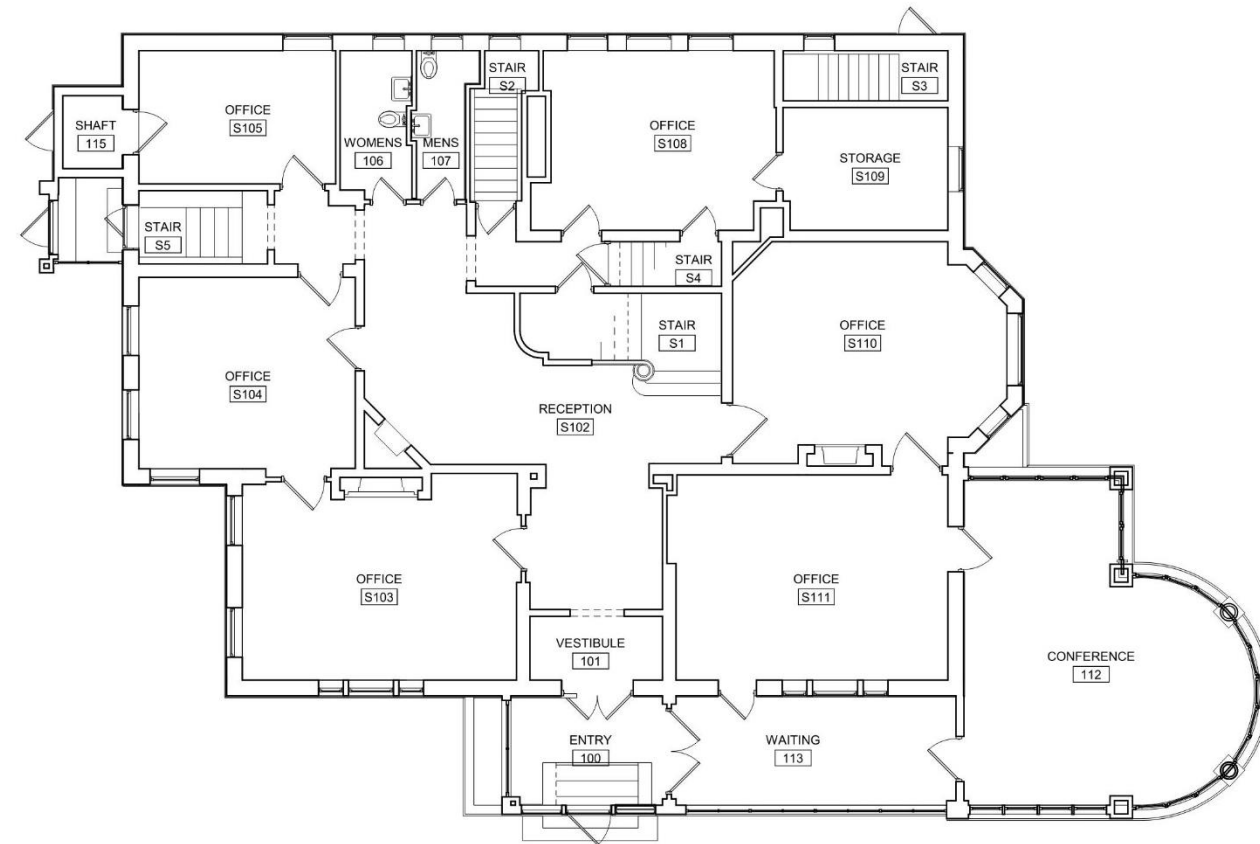




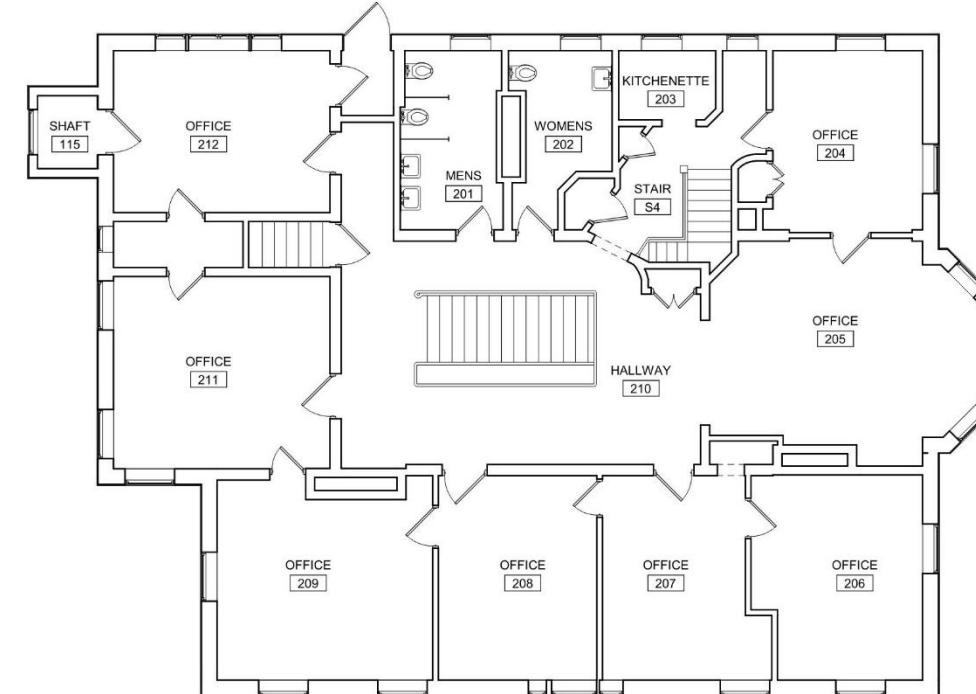
Lomb Building

Highlighted items:

1. Secure the Building Envelope



FIRST FLOOR
3/16" = 1'-0"



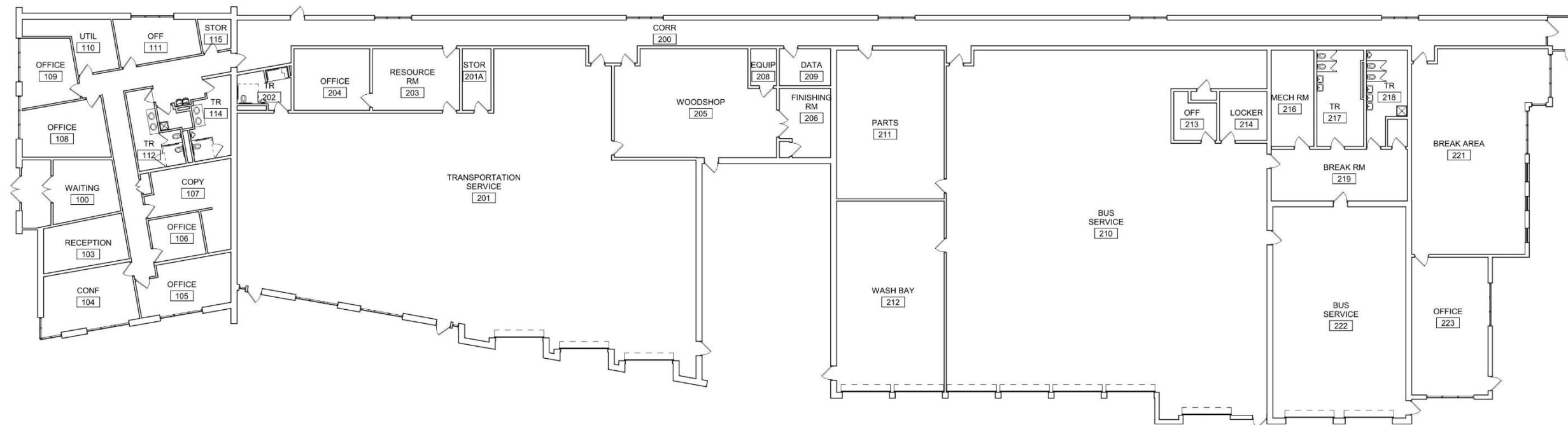
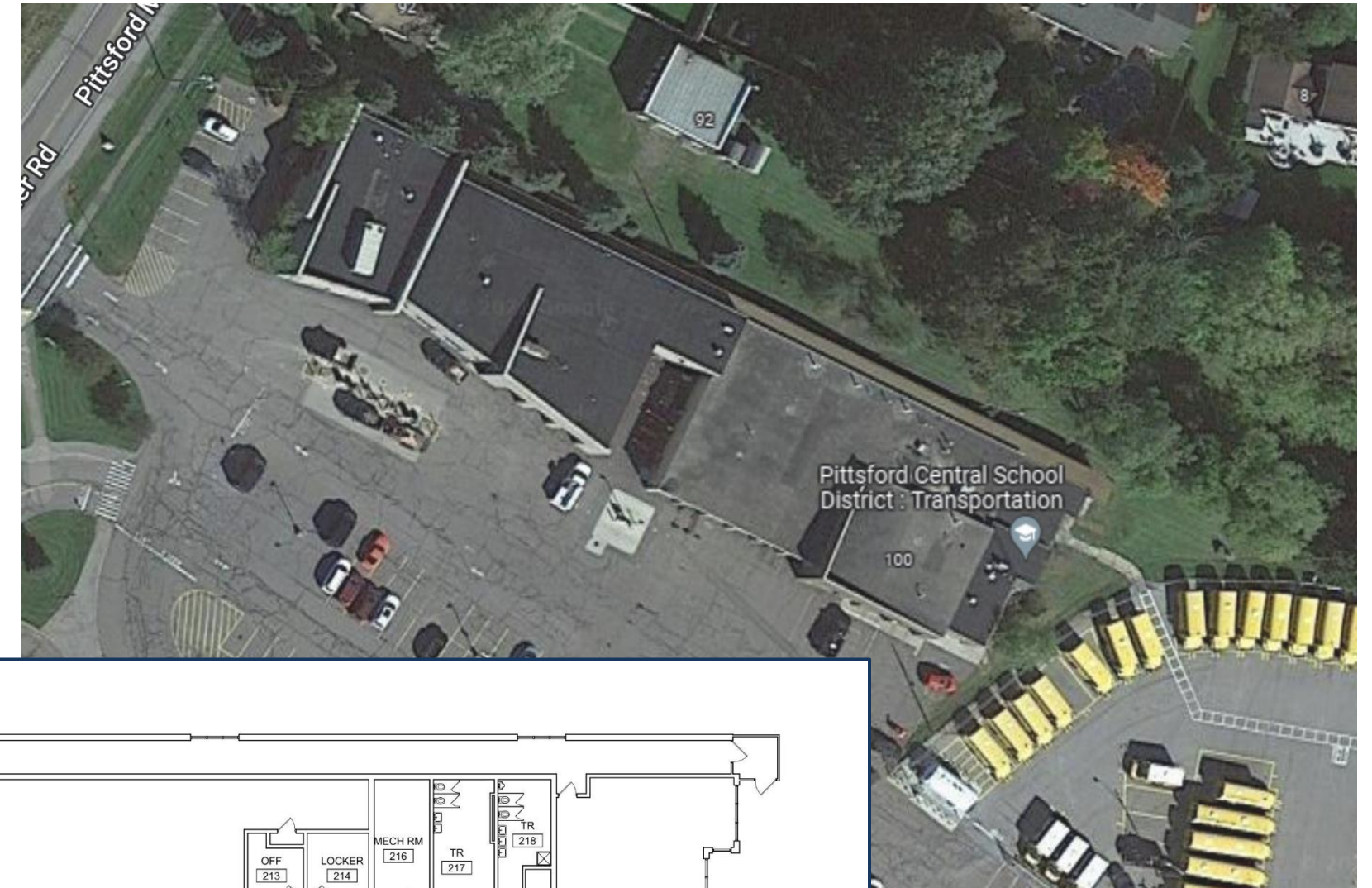
SECOND FLOOR
3/16" = 1'-0"



Transportation/Maintenance Building

Highlighted items:

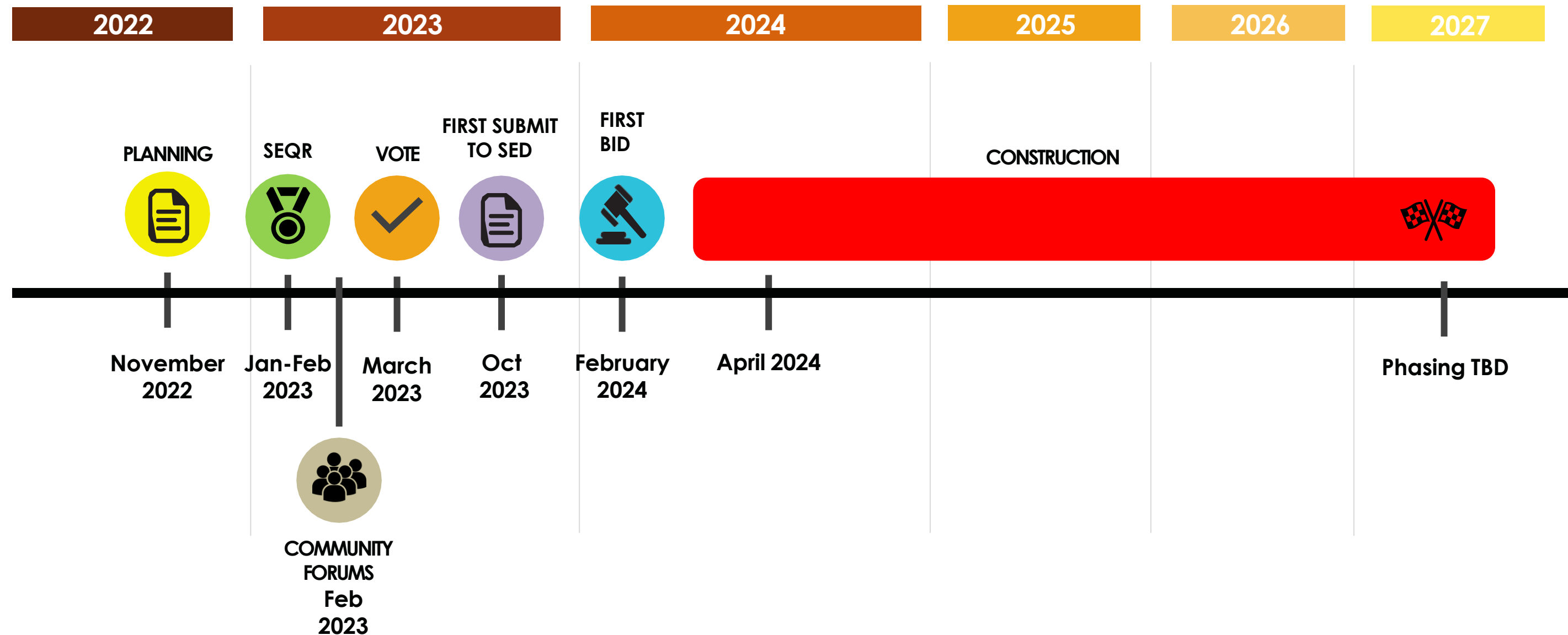
1. Diesel Tank Replacement
2. RTU Replacements



FIRST FLOOR PLAN
3/32" = 1'-0"

PROJECT TIMELINE

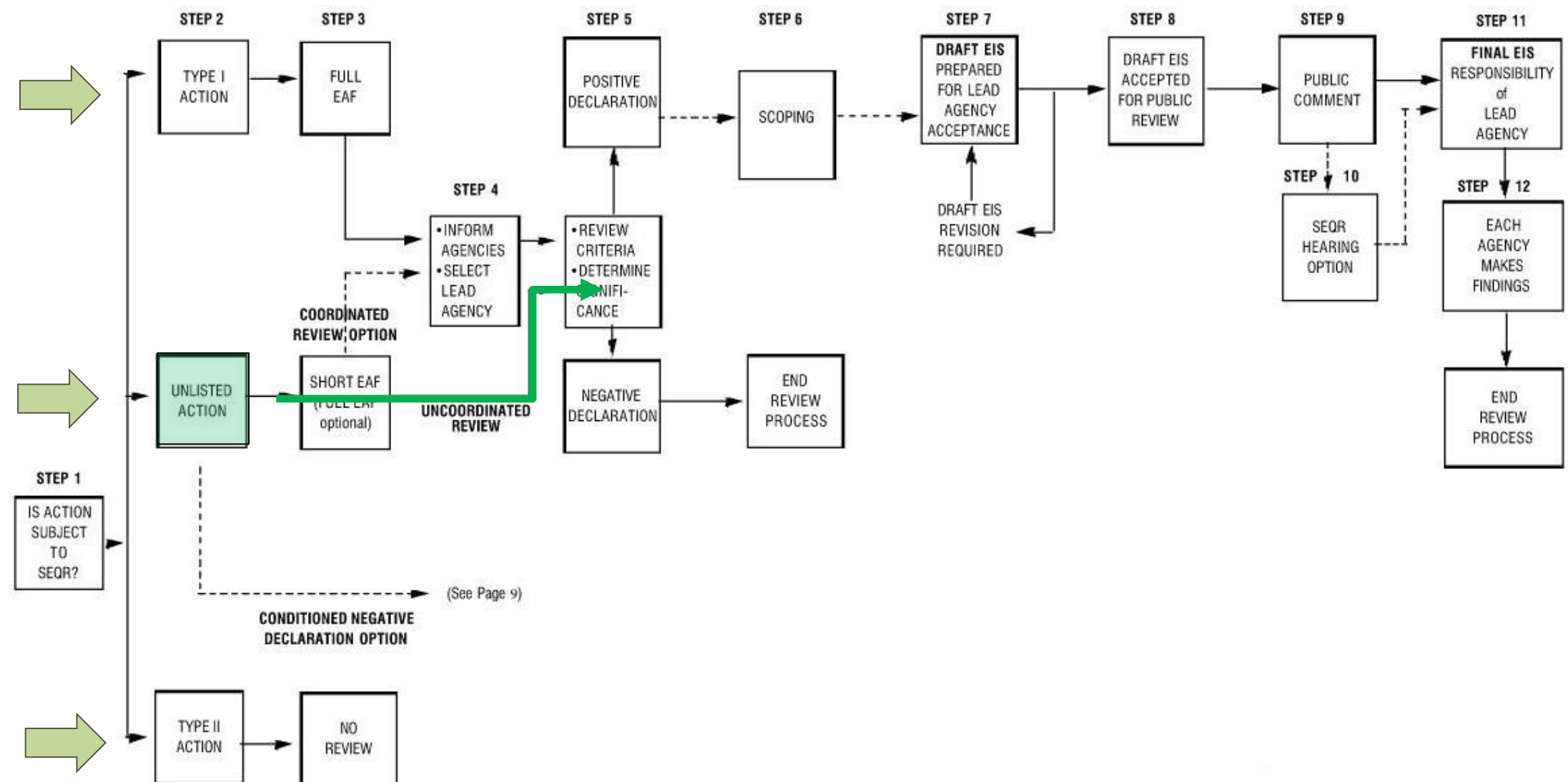
PROJECTED TIMING/SCHEDULE



SEQRA PROCESS

Three general pathways:

1. Type 1
2. Unlisted Action
3. Type 2



FINANCIAL CONSIDERATIONS



FINANCIAL CONSIDERATIONS

The timing is right:

- A major portion of debt from previous capital projects has been paid in full
- Debt Service reduced by \$5,163,375
- Cash projects increase building aid with no additional debt service





FINANCIAL CONSIDERATIONS

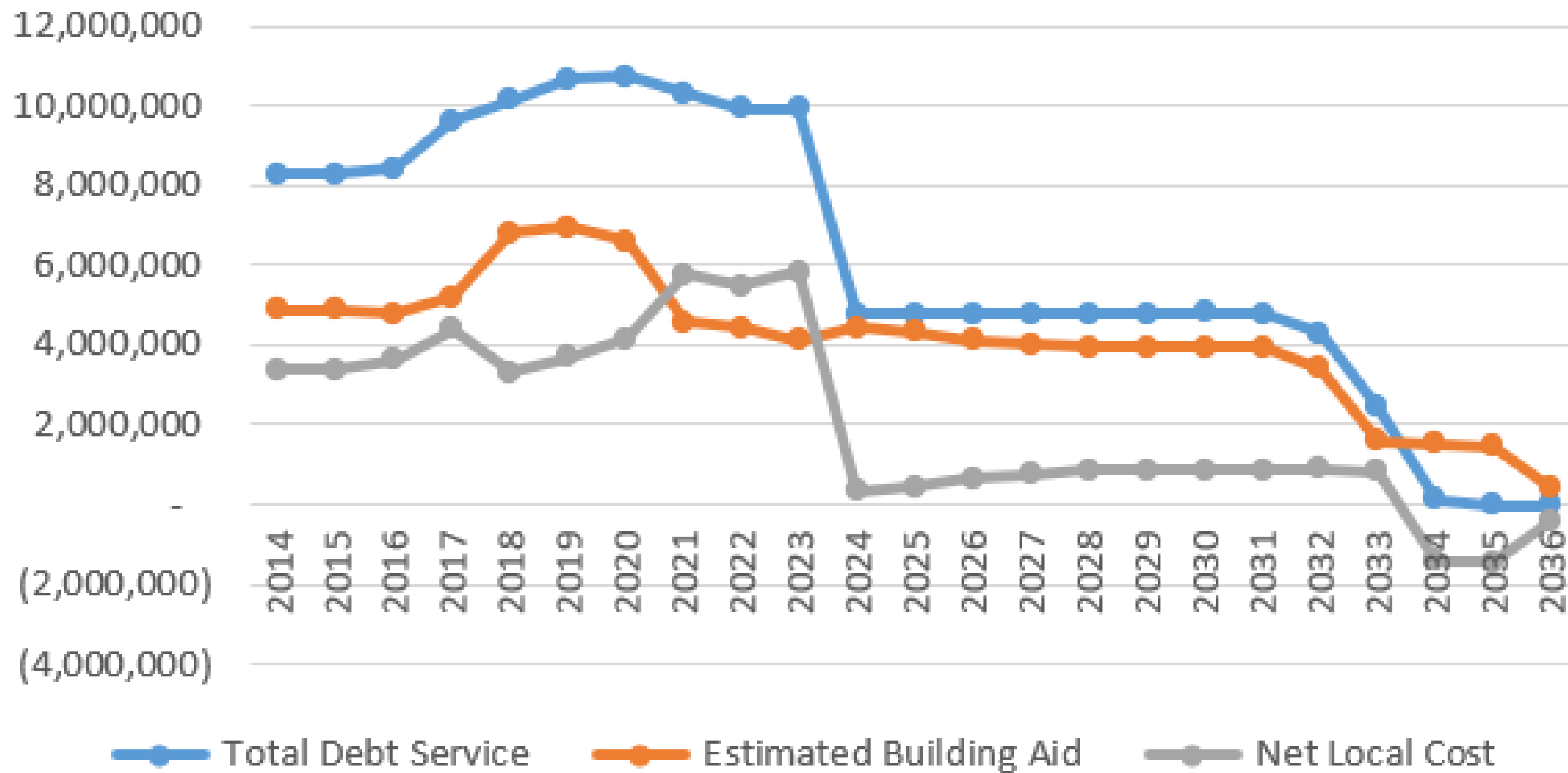
Fiscal Year Ended	Total Debt Service	Estimated Building Aid	Net Local Cost
2020	10,738,669	6,594,852	4,143,817
2021	10,322,722	4,569,906	5,752,816
2022	9,907,875	4,412,292	5,495,583
2023	9,936,825	4,111,080	5,825,745
2024	4,773,450	4,445,451	327,999
2025	4,786,075	4,330,808	455,267
2026	4,781,138	4,115,037	666,101
2027	4,788,325	4,022,341	765,984
2028	4,795,125	3,945,071	850,054
2029	4,792,575	3,945,071	847,504
2030	4,803,400	3,945,071	858,329
2031	4,795,800	3,945,071	850,729
2032	4,303,000	3,417,567	885,433
2033	2,422,800	1,598,402	824,398
2034	123,900	1,533,104	(1,409,204)
2035	-	1,441,103	(1,441,103)
2036	-	408,358	(408,358)
2037	-	334,371	(334,371)
2038	-	334,371	(334,371)
Totals	141,389,270	94,954,634	46,434,636





FINANCIAL CONSIDERATIONS

Debt Service Summary





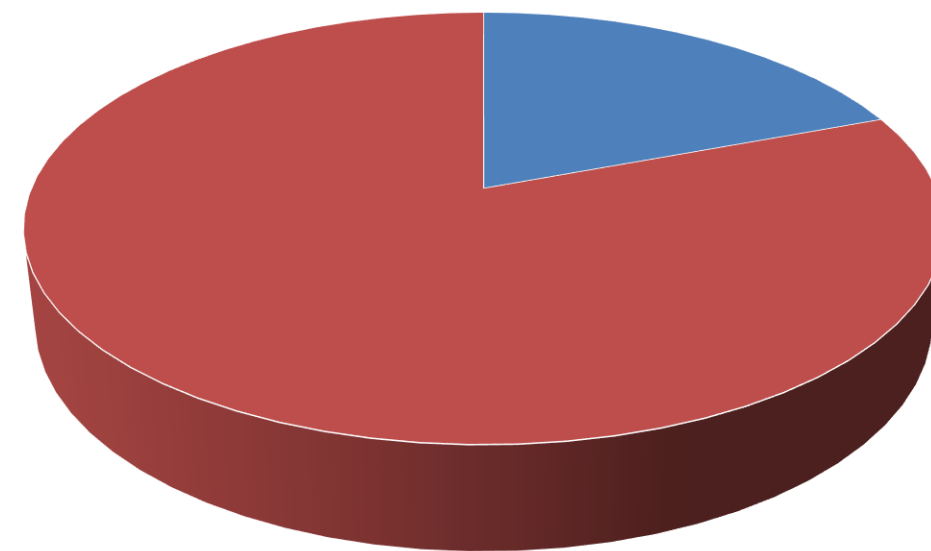
FINANCIAL CONSIDERATIONS

Total Project Budget = \$72,597,935

Capital Reserve = \$14,000,000

Total Bond Amount = \$58,597,935

Proposed Capital Project



■ Capital Reserve 19% ■ Bond 81%





FINANCIAL CONSIDERATIONS

Conceptual Budget Assumptions by location:

• Barker Road MS	17,127,970
• Mendon HS	19,314,665
• Calkins Road MS	6,429,509
• Sutherland HS	2,639,808
• Allen Creek ES	865,511
• Jefferson Road ES	865,511
• Mendon Center ES	865,511
• Park Road ES	865,511
• Thornell Road ES	556,400
• Transportation & Maintenance	1,236,444
• Lomb Building	<u>1,236,444</u>

Construction Sub-total 52,003,283

Incidental Budget 16,052,461

Total Project Budget 72,597,935





FINANCIAL CONSIDERATIONS

Conceptual Budget Assumptions are based on:

- Escalation – 12%
- Design Contingency – 10%
- Construction Contingency – 7%
- Incidental budget – 22%
 - *Includes \$500,000 for security cameras*





FINANCIAL CONSIDERATIONS

Financial Assumptions are based on:

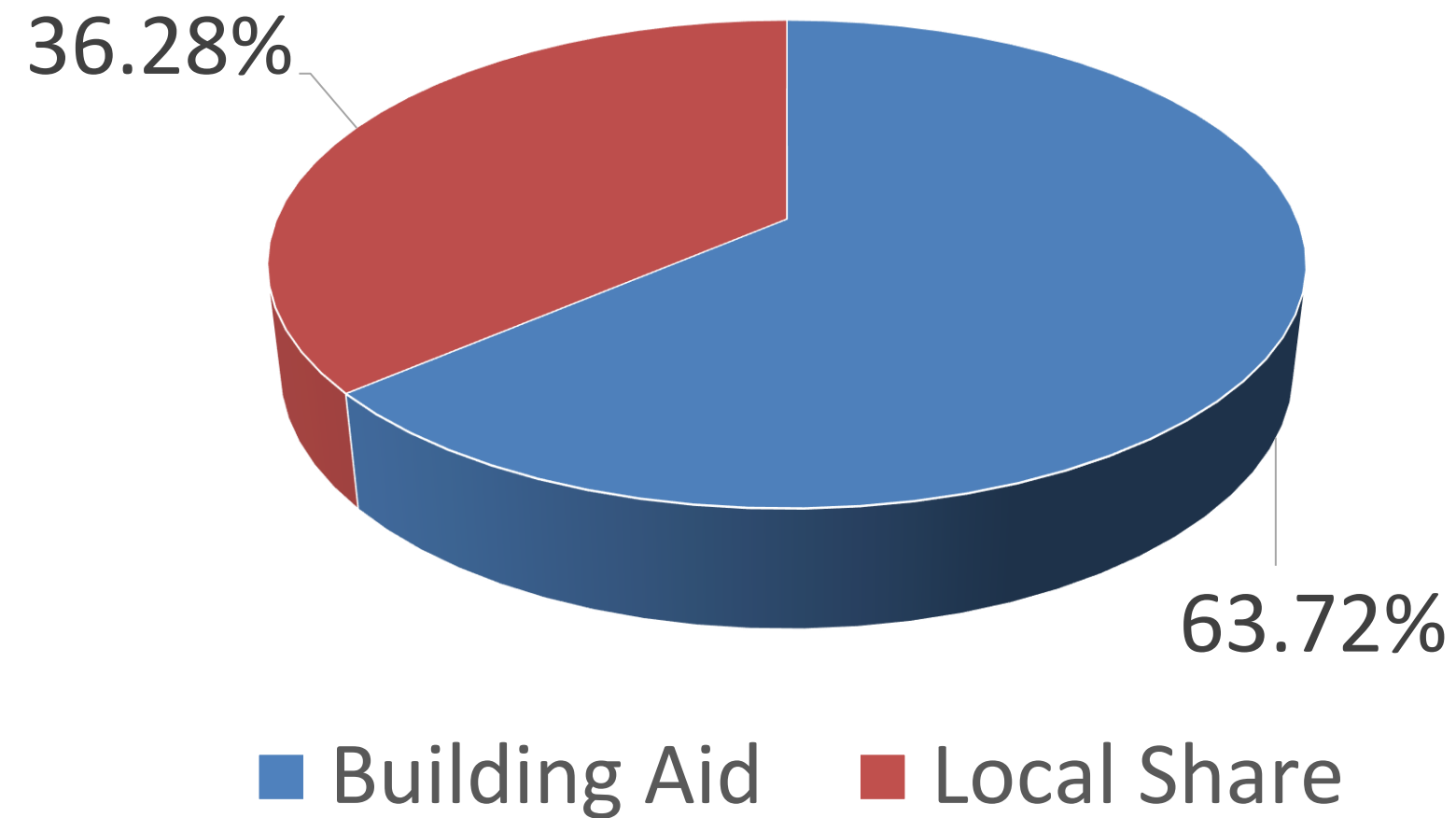
- Budgeted renovation work stays within maximum cost allowances at each building
 - Building aid on Mendon addition limited
- Building aid ratio = 74.90%
- Bond percentage = 85.52%
- Capital reserve spending approval of \$14,000,000
 - Up to \$15,126,568 is available
- Interest rate assumption = 4.0%
- Average principal and interest = \$4,481,627
- 17 Year principal and interest payments
 - Building aid on addition paid over 20 years



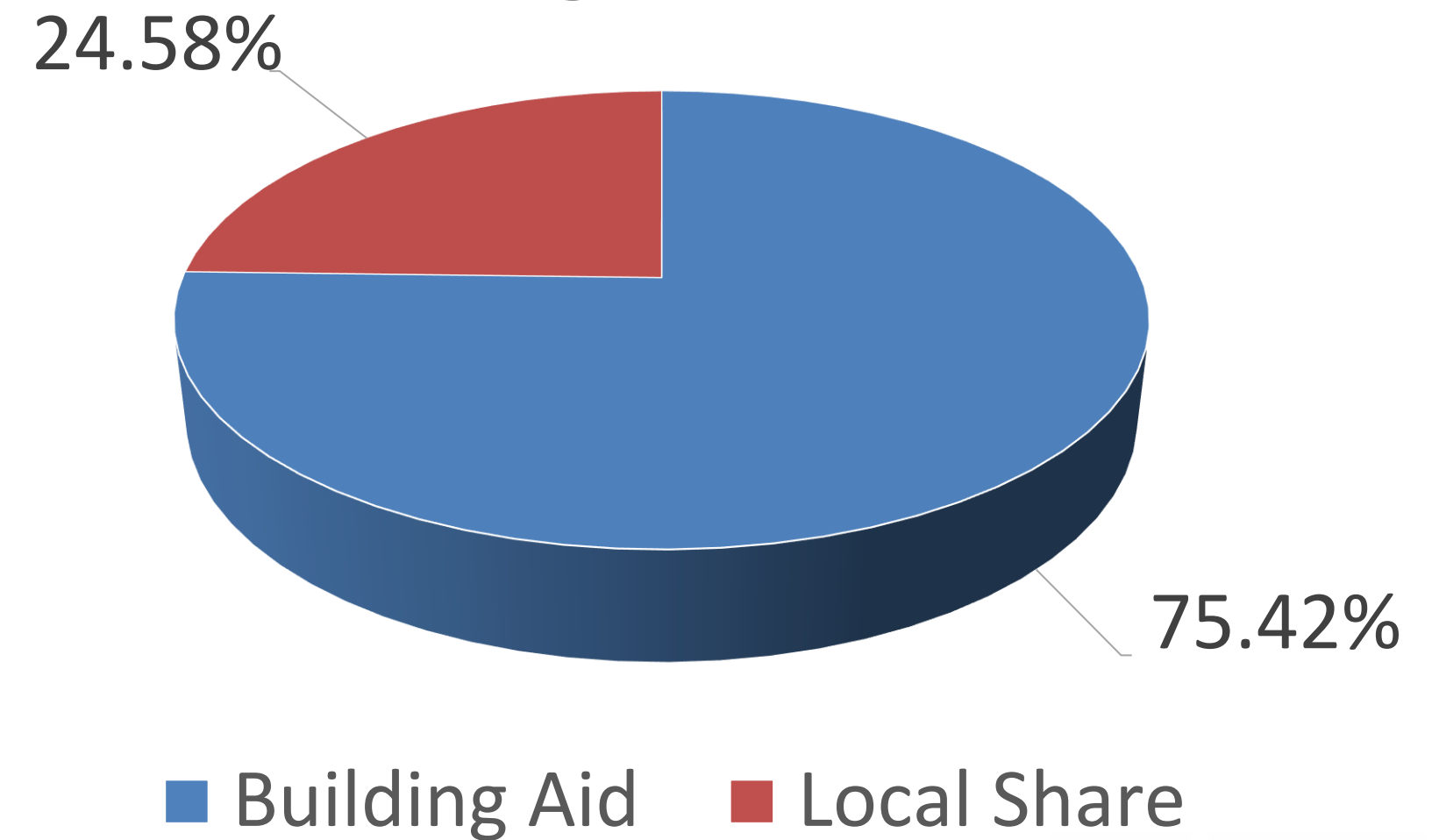


FINANCIAL CONSIDERATIONS

Proposed Capital Project
(w/Capital Reserve)



Proposed Capital Project
(remaining Debt Service)





FINANCIAL CONSIDERATIONS

Average Budget impact:

Reduction in debt service = \$5,163,375

New debt service = \$4,481,627

Difference = \$ 681,748

- Lower debt service but upfront financing costs expected in 2023-24 and 2024-25 for Bond Anticipation Notes





FINANCIAL CONSIDERATIONS

2023-24 Budget Impact:

- *2023-24 Local Share would have been reduced from \$5,825,745 to \$327,999 without a project*
- *2023-24 Local Share expected to be \$3,536,499 with a project*
- The local tax impact is still reduced by \$2,289,246
- The tax levy is expected to remain nearly flat in the proposed 2023-24 budget





FINANCIAL CONSIDERATIONS

Estimated Tax Rate Impact:

- Average estimated local share is \$1,101,444 per year over the 17-year period
 - *(This is the difference between expected building aid and total debt service payments)*
- The average estimated tax rate impact is \$0.271332 per thousand in the Town of Pittsford
- A home that is assessed for \$300,000 would have an estimated average increase of \$73 annually or \$6.08 per month



THANK YOU

