Berlin
CENTRAL SCHOOL DISTRICT

Capital Project Introduction:

What a capital project could look like in 2026/2027.

Presentation to the Board of Education
December 16, 2025

ME ENGINEERING

SYNTHESIS ARCHITECTS

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What a capital project could look like in 2026/2027:

- Scope Development
  - Environmental Review/SEQR
- Budget/Finance
- Schedule/Board Actions

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SYNTHESIS ARCHITECTS

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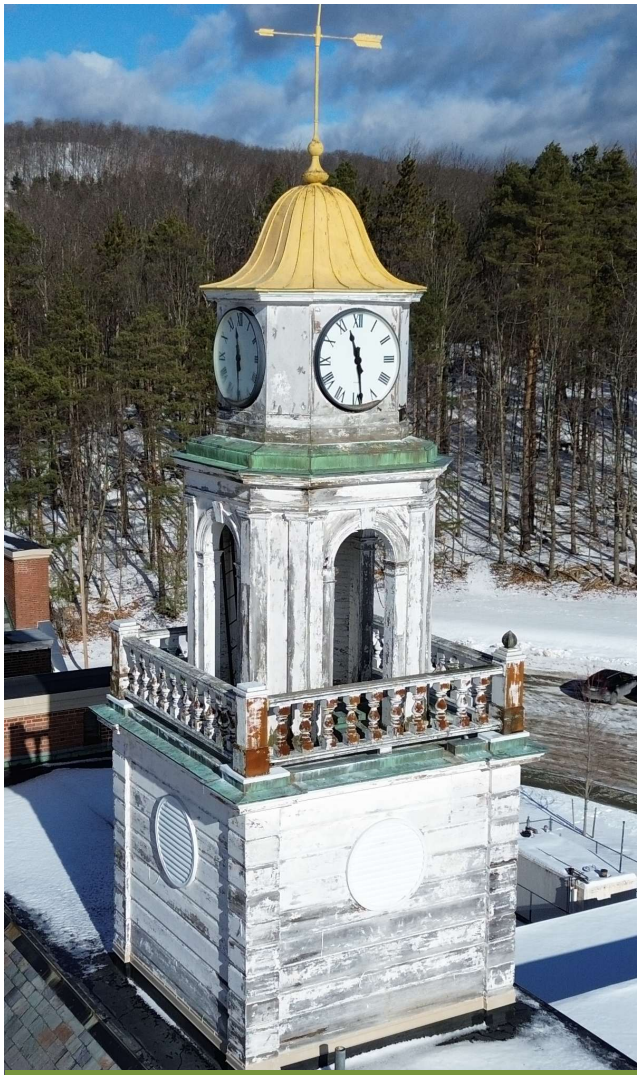
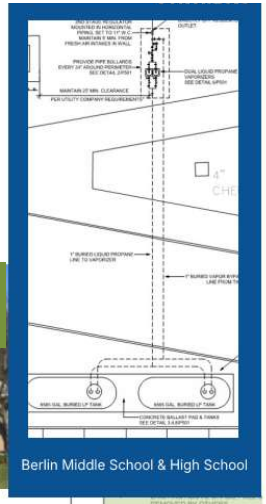
Capital Project Scope Development

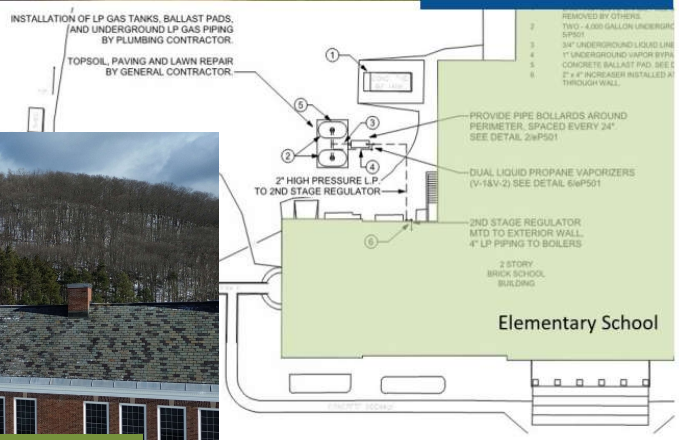


BES Cupola Reconstruction

- MS/HS Domestic Water Treatment
- MS/HS Septic System Replacement
- BES Sidewalks
- Program Improvements
- Other BCS Scope

Propane Conversion





BES Slate Roof Replacement

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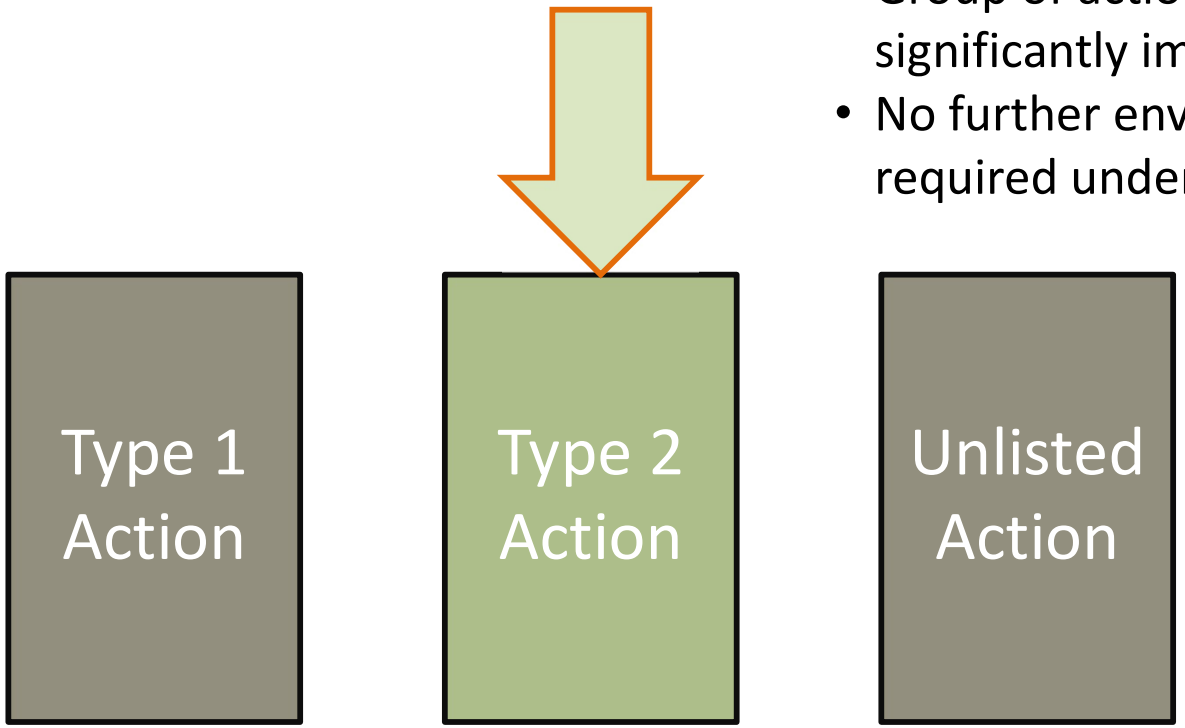
State Environmental Quality Review

Type II Actions

- Group of actions that do not significantly impact the environment
- No further environmental review is required under SEQR



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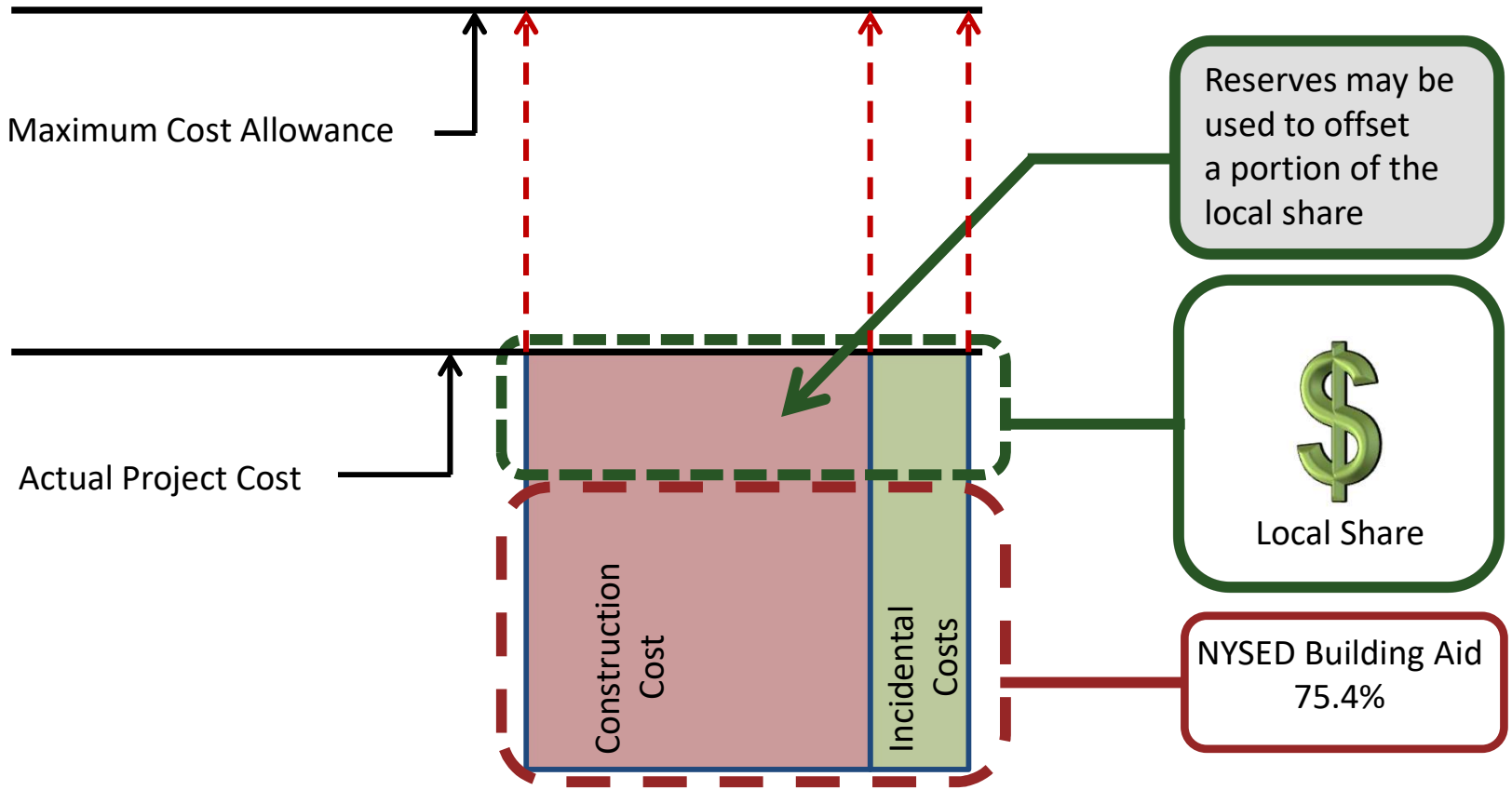
Capital Project Finance



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The presented scope is fully aidable by the NYSED at the District's NYSED Building Aid Ratio: 75.4%.

The reconstruction project is aided over 15 years.

Capital Reserve funds may be used to offset some of the local share. Anticipated Capital Reserves are $1,043,000.

The District's fiscal consultant, Fiscal Advisors has prepared debt schedules for multiple project budget scenarios to establish tax impacts.

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Anticipated Tax Impact

Fully Aidable at District's Building Aid Ratio 75.4%

Anticipated Capital Reserves $1,043,000

Project Size		Tax Impact
$3,750,000		$0.00
$5,000,000	0.32%	$ 4.00/$100,000
$7,000,000	0.82%	$10.00/$100,000

Estimated annual tax impact is per $100,000 full value.
Calculated by Fiscal Advisors

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Anticipated Pre-referendum Milestone Dates:

12/16	**BOE**	Capital Project Introduction
1/13	**BOE**	Capital Project Workshop
1/20*	**BOE**	Capital Project Resolutions • *Resolution establishing SEQR Determination* • *Resolution establishing Capital Project vote date, project scope, max. cost and use of reserves*
2/24	**BOE**	(No Capital Project work is anticipated for the February BOE meeting) Community Presentation (Possibly in 2/24 BOE Meeting)
3/17		***Capital Project and Budget Vote***
3/19	**BOE**	Board Accepts Election Results

*1/20 **BOE** BOE Capital Project Resolutions

Note that the first advertisement of the capital project referendum must be no more than 49 days nor less than 45 days before the vote. Passing the capital project resolutions in the January 20 BOE meeting allows for coordination of the advertisements within this required timeframe.

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Thank you

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SYNTHESIS ARCHITECTS

Berlin CSD
Preliminary Project Scenario
2025-26

November / December / January

Oct 12	13 Columbus Day (United States)	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31 Halloween (United States)	Nov 1
2	3	4 Election Day (United States)	5	6	7	8
9	10	11 Veterans Day (United States)	12	13	14	15
16	17	Scheduled BOE Mtg	19	20	21	22
Nov 23	24	25	26	27 Thanksgiving Day (United States)	28 Day After Thanksgiving Day (United States)	29
30	Dec 1 A&E Kick-off	2	3	4	5	6
7	8	9	10	11	12	13
14	15	Scheduled BOE Mtg	17	18	19	20
21	22	23	24 Christmas Eve (United States)	25 Christmas Day (United States)	26	27
28	29	30	31 New Year's Eve (United States)	Jan 1, 26 New Year's Day (United States)	2	3
4	5	6	7	8	9	10
11	12	13 BOE Workshop	14	15	16	17
18	19 Martin Luther King Day (United States)	Scheduled BOE Mtg ← Proposed BOE Resolutions	21	22	23	24
25	26	27	28	29		

49 days resolution to referendum

Preliminary Referendum Schedule
Proposed Capital Project

Overview:
Dec. 16 BOE Project Introduction
Jan. 20 BOE Resolutions
March 17 Public Referendum
Aggressive Submission Schedule
Anticipated 4 Week NYSED Review Time

Notes:
1. BOE Resolutions could be scheduled to coincide with the previously scheduled BOE meetings.

2. Documents commence following a successful vote.

3. As of Dec. 1, 2025 NYSED review times are one to two weeks, however, that is expected to expand in the winter months as districts Statewide attempt to receive approval for 2026 construction.

4. Documents will be issued for bid mid-April.

5. Bids will be received so that they may be qualified by Synthesis, and a contract may be awarded at the May BOE meeting. Note that a contract may not be awarded without NYSED approval in place.

SYNTHESIS ARCHITECTS

February / March / April / May

Feb 1	2 Groundhog Day (United States)	3	4	5	6	7
8	9	10	11	12	13	14 Valentine's Day (United States)
15	16 Presidents' Day (United States)	17	18	19	20	21
22	23	Scheduled BOE Mtg	25	26	27	28
Mar 1	2	3	4	5	6	7
Mar 8	9	10	11	12	13	14
15	16	Proposed Public Vote	18	Scheduled BOE Mtg	20	21
22	23	24	25			
29	30	31 Proposed Submit to NYSED	Apr 1			
5 Easter Day (United States)	6	7	8			
Apr 12	13	14 Issue for Bid	15 Tax Day (United States)			
19	20	Scheduled BOE Mtg	22 Administrative Professionals Day (United States)	23		
26	27	Required NYSED Approval	29	30	May 1	
3	4	5 Receive Bids	6	7	8	9
10 Mother's Day (United States)	11	12	13	14	15 Peace Officers Memorial Day (United States)	16
17	18	Annual Budget Vote	Scheduled BOE Mtg	21 ← Approve Contracts		23
24	25 Memorial Day (United States)	26	27	28	29	30

Aggressive submission schedule would limit scope to the previously completed propane work. Other 2026 work may follow as a separate NYSED submission.

4 weeks NYSED review