



Board of Education Capital Project Workshop:

January 16, 2026

Eric Robert
Schoolhouse Construction Services

Jim Graham
Synthesis Architects



Overview:

- Scope Development
 - Critical Infrastructure
 - Additional Needs
- Budget/Finance
- Review of Schedule/Board Actions

Berlin

CENTRAL SCHOOL DISTRICT



Critical Infrastructure

Aging Fuel Tanks

End of Life Roof System

Aging Domestic Water System

End of Life Septic System

Berlin

CENTRAL SCHOOL DISTRICT



BES Cupola Reconstruction

Capital Project Scope Development

- Propane Conversion/Fuel Tank Removal
- BES Roof Replacement and Cupola Reconstruction
- MS/HS Septic System Replacement
- MS/HS Domestic Water Treatment



BES Slate Roof Replacement

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CENTRAL SCHOOL DISTRICT

 Proposed Capital Improvement Project Pre-Referendum Cost Evaluation (1/13/26)			
Item	Description	Building	Cost
Propane Conversion			
1	Remove Existing Tanks (Includes Hazardous Materials Allowance)	BES + MS/HS	\$265,700
2	Propane Tanks - Sitework and Concrete Pads Piping Rigging Etc.	BES + MS/HS	\$957,600
3	Initial Filling of Propane Tanks	BES + MS/HS	\$70,000
4	Vaporizers for Propane System	BES + MS/HS	\$307,200
5	Gas Conversion Burners and Piping	BES + MS/HS	\$179,200
Subtotal:			\$1,779,700
Roofing			
1	Replacement of Slate Roofing System w/ Natural Slate (Metal Roofline Option: 10%-15% Less Cost)	BES	\$1,204,800
2	Cupola Restoration	BES	\$494,300
Subtotal:			\$1,699,100
Septic System			
1	Replace Entire Existing Site Septic System - All Components & Site Restoration	MS/HS	\$556,100
Subtotal:			\$556,100
Domestic Water Treatment			
1	Removal of Existing System and Tank	MS/HS	\$37,100
2	New Chlorination Space, Tank, Piping, System, and Start-Up	MS/HS	\$1,010,900
Subtotal:			\$1,048,000
Auditorium Upgrades			
1	Performance Lighting - Controls, Rack, and Programming	MS/HS	\$154,500
2	Performance Lighting Fixtures	MS/HS	\$117,500
3	House Lighting Fixtures	MS/HS	\$123,700
4	Performance Sound System	MS/HS	\$120,600
5	Interior Modifications for Sound	MS/HS	\$55,700
6	Replacement of Auditorium Seating	MS/HS	\$234,900
7	Paint Walls and Ceiling System	MS/HS	\$74,200
8	Floor Finishes - Carpeting Aisles and Coating Beneath Seating Area	MS/HS	\$64,900
Subtotal:			\$946,000
HVAC Controls			
1	HVAC Controls Conversion - BES	BES	\$550,000
2	HVAC Controls Conversion - MS/HS	MS/HS	\$990,000
Subtotal:			\$1,540,000
Parking Lot and Roadway Improvements			
1	Parking Lot and Roadway Re-Paving Roadway Reconstruction	MS/HS	\$1,204,800
2	Replacement of Sidewalks and Curbing	MS/HS	\$77,300
Subtotal:			\$1,282,100
Total Construction Costs:			\$8,851,000
Project Incidentals (Soft Costs) & Financing Expenses			
Incidental Budget Hold Amount			\$1,771,000
Capitalized Interest (Current Hold Amount)			\$0
DASNY Financing			\$0
Capital Project Estimated Cost			\$10,622,000

Critical Infrastructure

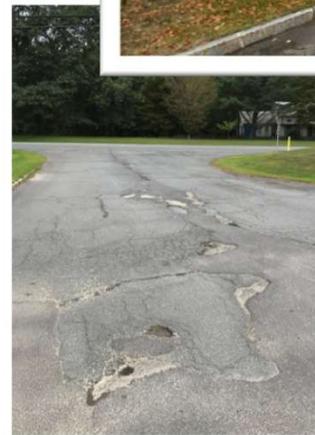
- Propane Conversion/Fuel Tank Removal
- BES Roof and Cupola
- MSHS Septic System
- MSHS Domestic Water

Critical Infrastructure Scope: \$6.1M



Capital Project Scope Development-Additional Needs

- MSHS Auditorium Upgrades
- BES & MS/HS Building Controls
- MS/HS Site Improvements



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Capital Project Estimated Cost			\$10,622,000

Additional Needs

- Auditorium Upgrades \$1.14M
- BES & MSHS Controls \$1.85M
- MSHS Site & BES Walks \$1.54M

Total Capital Project Scope: \$10.62M





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.





Anticipated Tax Impact

Fully Aidable at District's Building Aid Ratio 75.4%

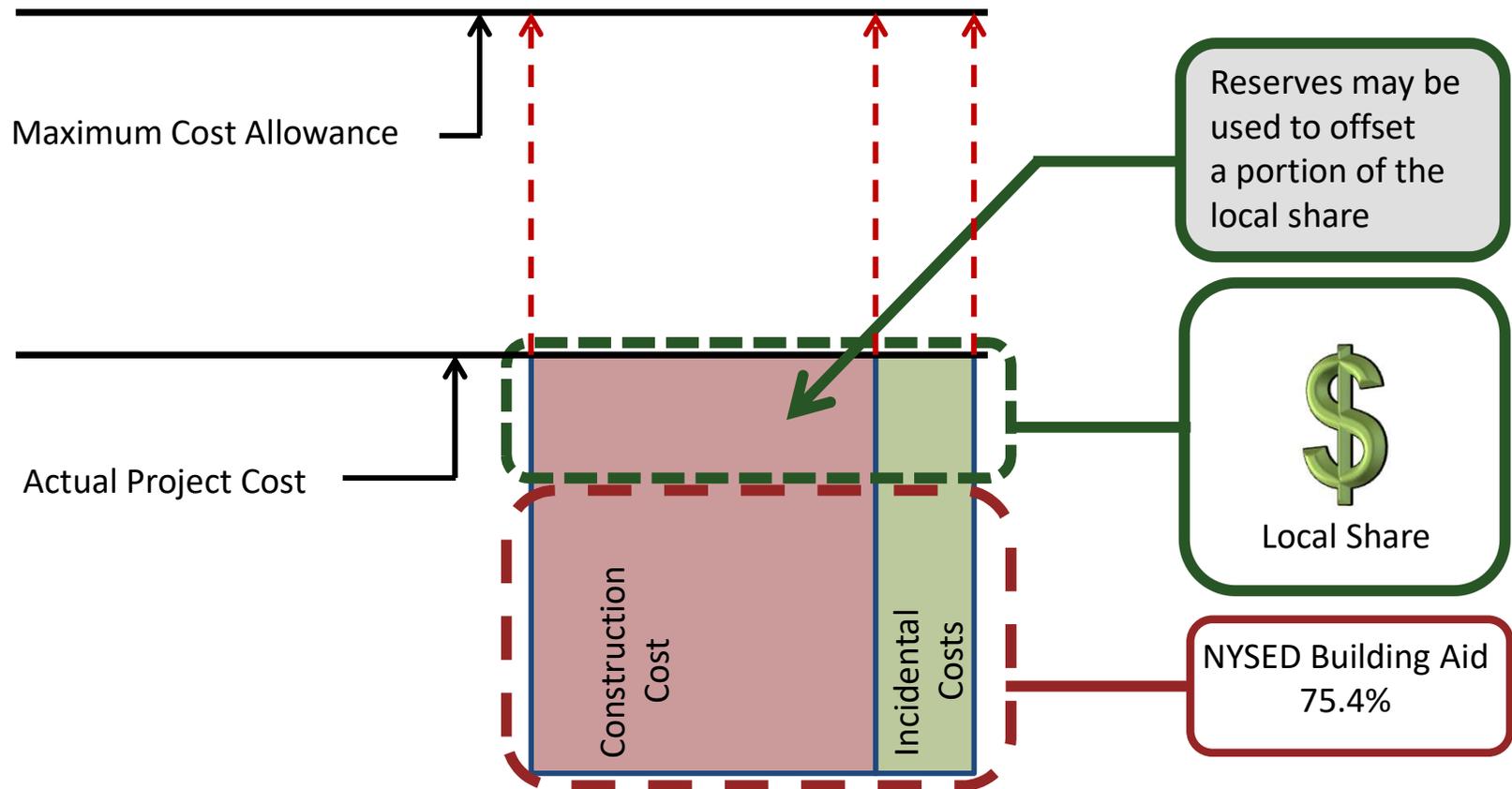
Anticipated Capital Reserves \$1,043,000

<u>Project Size</u>		<u>Tax Impact</u>
\$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



Capital Project Finance





Anticipated Tax Impact

Fully Aidable at District's Building Aid Ratio 75.4%

Anticipated Capital Reserves/Transfer \$1,543,500

<u>Project Size</u>		<u>Tax Impact</u>
\$5,000,000		\$0.00
\$7,000,000	0.35%	\$ 3.70/\$100,000
\$10,500,000	1.11%	\$11.80/\$100,000

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



Anticipated Pre-referendum Milestone Dates:

12/16	BOE	Capital Project Introduction
1/13	BOE	Capital Project Workshop
1/20*	BOE	Capital Project Resolutions <ul style="list-style-type: none">• <i>Resolution establishing SEQR Determination</i>• <i>Resolution establishing Capital Project vote date, project scope, max. cost and use of reserves</i>
2/24	BOE	(No Capital Project work is anticipated for the February BOE meeting) Community Presentation (Possibly in 2/24 BOE Meeting)
3/17		<i>Capital Project Vote</i>
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.



Thank you

