

Berlin Central School District Proposed Capital Project Scope and Budget Summary

Capital Project Referendum Scope:

Prop 1: Critical Infrastructure

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

Prop 2: Additional Needs

- MSHS Auditorium Upgrades
- BES and MSHS Building Control System Replacements
- BES Sidewalk Reconstruction

Capital Project Referendum Budget:

	Capital Reserves	Estimated Impact as % Of Levy	Estimated Impact per \$100,000
Prop 1: Critical Infrastructure			
\$6,350,000	\$1,045,523	0.575%	\$6.10
Prop 2: Additional Needs			
\$3,100,000	\$0	0.784%	\$8.30
Total			
\$9,450,000	\$1,045,523	1.358%	\$14.40

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



Proposed Capital Improvement Project
Pre-Referendum Cost Evaluation (1/20/26)



Item	Description	Building	Cost
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Proposition 1

Propane Conversion			
1	Remove Existing Tanks (Includes Hazardous Materials Allowance)	BES + MS/HS	\$315,200
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:			\$1,829,200
Roofing & Cupola			
1	Replacement of Slate Roofing System w/ Natural Slate (Metal Roofing Option: 10%-15% Less Cost)	BES	\$1,204,800
2	Cupola Restoration	BES	\$594,400
Subtotal:			\$1,799,200
Septic System			
1	Replace Entire Existing North 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
Proposition 1 Subtotal Construction			\$5,232,500
Project Incidentals			\$1,117,500
Proposition 1			\$6,350,000

Proposition 2

Auditorium Upgrades			
1	Performance Lighting - Controls, Rack, and Programing	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
Site Improvements			
1	Replacement of North and South Walkways	BES	\$96,500
Subtotal:			\$96,500
Proposition 2 Subtotal Construction			\$2,582,500
Project Incidentals			\$517,500
Proposition 2			\$3,100,000

Grand Total Proposition 1 and Proposition 2	\$9,450,000
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**BERLIN CENTRAL SCHOOL DISTRICT
 RENSSELAER COUNTY, NEW YORK
 PROPOSED SCHOOL CAPITAL PROJECT (2 PROPS)**



Schedule	Project Cost	Transfer and Capital Reserve	Debt Service Fund Applied	Building Aid Ratio	Bond Percent	Tax Impact on Levy	Estimated Tax Impact - As a % of Levy	Estimated Impact per \$1,000 Full Value
Prop 1	\$6,350,000	\$1,045,523	\$30,914	75.40%	99.00%	\$62,476	0.575%	\$0.061
Prop 2	\$3,100,000	\$0	\$0	75.40%	99.00%	\$85,201	0.784%	\$0.083
Total	\$9,450,000	\$1,045,523	\$30,914	75.40%	99.00%	\$147,676	1.358%	\$0.144

Notes:

- Project is a reconstruction project and aided over 15 years.
- Interest rates are conservative and estimated high when compared to current rates.
- 2025-26 Tax Levy - \$10,874,244.



Prepared by:
 Fiscal Advisors & Marketing, Inc.
 1/20/2026

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Prop 1	\$6,350,000	\$1,745,523	\$30,914	75.40%	99.00%	\$0	0.000%	\$0.000
Prop 2	\$3,100,000	\$0	\$0	75.40%	99.00%	\$85,201	0.784%	\$0.083
Total	\$9,450,000	\$1,745,523	\$30,914	75.40%	99.00%	\$85,201	0.784%	\$0.083

Notes:

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