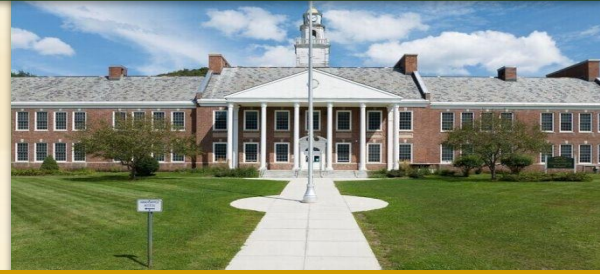




Berlin
CENTRAL SCHOOL DISTRICT



2026 Capital Project Proposal

Proposed Infrastructure & Priorities Presentation

February 24, 2026, Capital Project Community Presentation

Berlin Central School District Board of Education

Kenneth Rizzo - Superintendent of Schools

Jim Graham & Teresa Szemansco- Synthesis Architects

Eric Robert - President Schoolhouse Construction Services

Project Proposal Presentation Overview

Topics	Presenter(s)
Pre-Referendum Timeline: Where Are We Now and Where We're Headed?	Superintendent
What's Included in Prop 1 and Prop 2	Superintendent
Update From State Historic Preservation Office	Synthesis Architects
Why Now?	Superintendent
Controls Energy Impact	Day Automation by Stark Tech
Detailed Cost Analysis	Fiscal Advisors and School Business Official
Project Timeline	Synthesis Architects and Schoolhouse Construction
Summary of Survey Questions	Superintendent, Synthesis, and Schoolhouse
Questions, Discussion, & Feedback	Superintendent, Synthesis, and Schoolhouse

Proposed 2026 Capital Project: Whose On The Team?

- Berlin Central School District Board of Education
- BCSD Facilities Committee
- Synthesis Architects, LLP
- Schoolhouse Construction Services, LLC
- Fiscal Advisors - Financial Advisor



Proposed Capital Project Pre-Referendum Timeline

RFP Presentations to the Board of Education by Architectural Services Representatives	November 13, 2025
Board of Education Capital Project Introductory presentation from Synthesis	December 16, 2025
Special Board of Education Workshop Meeting	January 13, 2026
Board of Education Meeting for Capital Project Resolution	January 20, 2026
Community Capital Project Survey January 2026	January 22, 2026 - February 4, 2026
Board of Education Capital Project Community Presentation & Q&A session	February 24, 2026
Berlin CSD Capital Project Vote	March 17, 2026
Board Accepts Election Results	March 19, 2026

Capital Project Proposal: What's Included?

Proposed Proposition # 1: Critical Infrastructure

1. BES and BMHS Fuel Tanks
2. Propane Conversion/Fuel Tank Removal
3. BES Roof Replacement
4. BES Cupola Reconstruction
5. BMHS Septic System Replacement
6. BMHS Domestic Water Treatment System

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

Capital Project Proposal: What's Included?

Proposed Proposition #2: Additional Priorities

1. **BMHS Auditorium**
2. **BES and BMHS Building HVAC Control System**
3. **BES Sidewalks**

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

Proposed Capital Project: Final Look



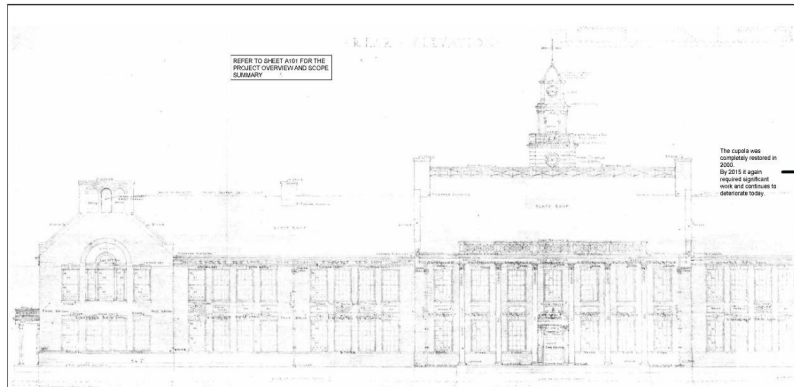
Capital Project Proposal: Proposition #1 Items

Items	Why Now?
Elementary and Middle/High School Fuel Tanks Removal and Conversion	<ul style="list-style-type: none">● Tanks in both buildings are no longer insurable● Environmental risk● BES Tank 1996 (refurbished)● MS/HS 1988
Elementary End of Life Roof Replacement & Cupola Reconstruction	<ul style="list-style-type: none">● 1936 roof is nearing the end of its serviceable life● \$13,000 short term repair 12/2025● Liability of repairing and obtaining equipment● Infiltration of water into classrooms● Condition of cupola resulting in water infiltration
Middle/High School End of Life Septic System Replacement	<ul style="list-style-type: none">● System no longer fully functional - broken and collapsed piping servicing cafeteria, MS bathrooms, District Office.● Septic backup Feb 2026 resulting in professional servicing
Middle/High School Aging Domestic Water Treatment System	<ul style="list-style-type: none">● 1988 domestic water storage tank with exterior rusting● Citation from Rensselaer Department of Health● Interior condition unknown, continuous monitoring

Capital Project Proposal: Proposition #2 Items

Items	Why Now?
BES HVAC Control System MS/HS HVAC Control System	<ul style="list-style-type: none">● Consistent temperature control for teaching and learning● Improved air circulation, and energy efficiency
District Auditorium	<ul style="list-style-type: none">● Age and wear of seating, flooring, efficient lighting, and sound● HVAC controls and efficiency● Modernization of learning and community space
Elementary School Sidewalk Connecting the North & South Porticos	<ul style="list-style-type: none">● ADA Compliance● Cracking● Safety and liability● State Aidable

Roof & Clock Tower Update from State Historic Preservation Office



1935 Exterior Elevation



Photo of Original Construction ca. 1930s

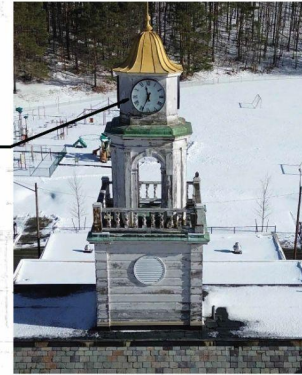
Roof eavings deteriorated and were reported to have been removed in the early 1970s.

Flat roof portion with columns were reported to have been removed in the early 1970s, replaced with a gable portion. The gable ends are currently sided with vinyl siding.

State roof is original construction and has reached the end of its useful life. The gable portion is sided with non-historic, vinyl material in 2015.



Photo shows prior changes to original construction and demonstrates the continued deterioration of the cupola.
Photo ca. 2018



Cupola - 2026 Existing Condition Photo

SYNTHESIS ARCHITECTS
162 Jay Street
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518.376.3763
synthesisap.com

PRINCIPALS
Mutual Associates: Ash
James Graham Ash

OWNER
Berlin Central School District
100 School Street
Berlin, New York 12022

ARCHITECT
Berlin
100 School Street
Berlin, New York 12022

PROJECT TITLE

**Request for Consultation
Submission to NYS OPRHP**

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THIS FORM IS TO BE FILLED OUT BY THE ARCHITECT OR ARCHITECTURAL FIRM AND SUBMITTED TO THE STATE HISTORIC PRESERVATION OFFICE (SHPO) WITH THE PROJECT DOCUMENTS. IT IS NOT TO BE FILLED OUT BY THE OWNER OR OTHER PARTY.

NO. _____ DATE _____

Location: 600008 00-01-01-01
Berlin Elementary School

Alterations:
20 School Street
Berlin, NY 12022
Berlin Central School District

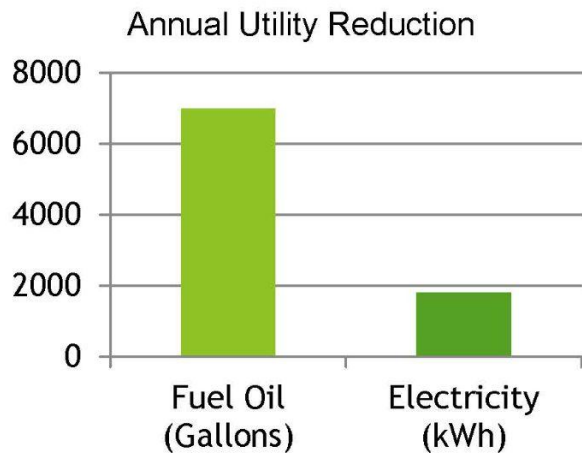
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Existing Conditions

Controls Energy Impact

HVAC Controls Conversion Energy Savings Impact

District's Utility Savings



Real Life Examples

- 🌍 79 Tons CO₂
- 🚗 176,066 Miles not driven
- 🛢️ 8,081 Gallons of gasoline consumed
- 🌲 1,915 Trees Planted

💰 7-10% Total Utility Cost Reduction

What Will the Proposed Project Cost?

Fiscal Advisors

	<u>Capital Reserves</u>	<u>Estimated Impact as % Of Levy</u>	<u>Estimated Impact per \$100,000</u>
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

Energy Considerations

- ❖ Converting to Propane will save the District \$27,700 annually (based on today's fuel prices)

Converting to cleaner burning fuel is a first step. This will eliminate current environmental concerns, and the District will continue to explore greener, more sustainable systems, such as:

- ❖ Geothermal Energy
- ❖ Heat Pump Systems
- ❖ Solar

This continued effort to improve will be dependent on clean energy grants and grant approval timelines.



Proposed Timeline of Construction

The project plan proposes construction in 2026 and 2027.

When voter approved, engineering design will commence immediately.

Submissions to NYSED will be made promptly. BOE updates will be made regularly.

Each phase of work will include sub-phases to expedite the work while considering:

- Approval timeframes, including those of other agencies, NYSDEC and RCDOH,
- School occupancy and safety,
- Availability of materials and benefits of seasonal bidding.



Phase 1 of the project is proposed to include the BES roof, building controls and propane conversions.

Phase 2 would be constructed in 2027, allowing time for engineering, permitting and planning of the MSHS domestic water system and septic system.

Summary of Survey Questions

- ❖ What are the implications if Proposition #1 is not approved? Can Proposition #2 still move forward?
- ❖ Timeline: What is the rationale behind scheduling the project vote in March?
- ❖ Why did the district explore alternative instruction options in the community survey, and how does this relate to potential School Closure? School Closure
- ❖ What is the projected State Aid allocation for the Berlin CSD project, how many years before the project has been paid off?
- ❖ Will the Proposed Capital Project impact the district's ability to retain staff and provide opportunities for students?

Capital Project Questions: February 25-March 16

bcsdcapitalproject2026@berlincentral.org

Capital Project Updates & More Information

Join us

Capital Project Vote Day for a



March 17th | 6-7 PM

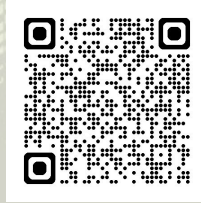
Berlin Elementary School Gymnasium
Capital Project Vote 12 -9 pm
Join us for an Irish themed
Jazz Café!

Enjoy the Berlin Middle & High School Jazz Bands as they perform a special Irish themed event. Treat yourself to a corn beef and cabbage dinner with other Irish-inspired treats. To benefit the BMHS Music Department.

BCSD Capital Project Community Mailer & Voting Information
to be mailed March 7, 2026

Get more information today by scanning the QR code or visiting

<https://berlincentral.org/capital-project/>



Capital Project Vote March 17, 2026
12:00 pm - 9:00 pm
Berlin Elementary School
53 School Street
Berlin, NY 12022