Fairport Forward: Foundations for the Future

Project Master Planning











Agenda

- 1. District Priority
- 2. Review of 2022 CIP Scope of Work
- 3. Options*
- 4. Summary
- 5. Next Steps

*Options were developed utilizing the 2022 Voter Referendum scope of work to scale projects. Any additional scope of work across buildings would require design and cost estimation work to occur. This will impact the merger timeline and project cost.

Priorities

- 1. Merger of Minerva DeLand & FHS
- 2. Reducing Tax Impact
- 3. Modernization of Learning Environments



Minerva DeLand – Fairport High School 9-12 Merger

MD/FHS Merger Constants

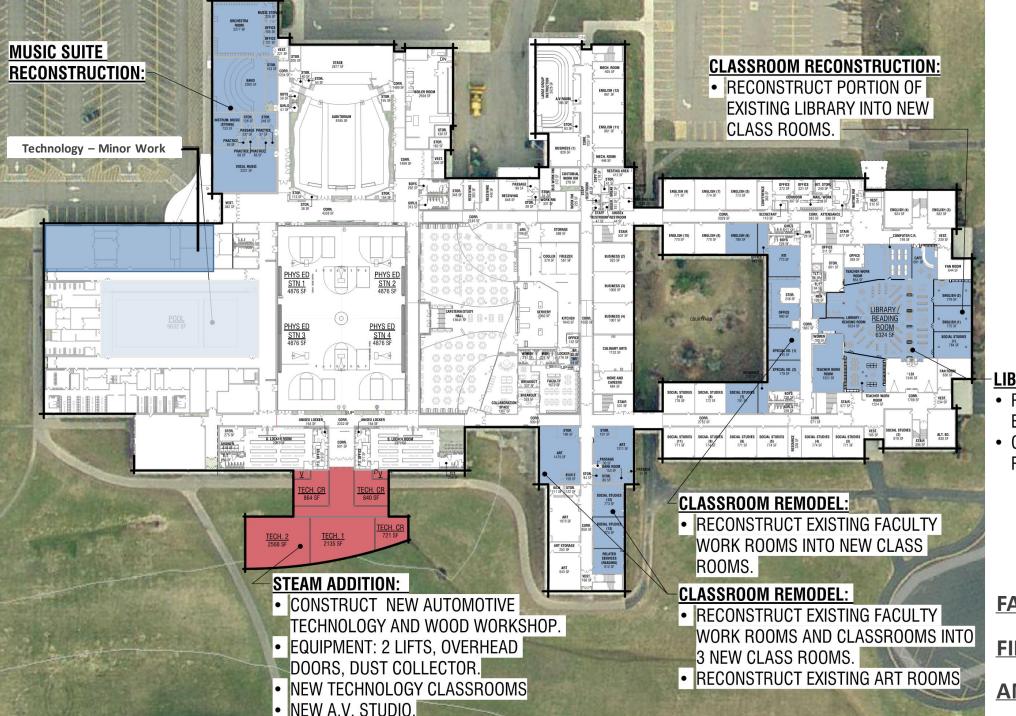
- 1. A supportive transition plan that is appropriate to induct 9th graders into FHS
- 2. A collaborative and supportive transition plan for staff
- 3. Class size parameters anticipated to remain within current guidelines
- 4. Staffing continues to be dictated by the annual master schedule process (enrollment & student interest)

HS/MD Merger Scope 2022 CIP Scope — Addition, Renovations and Space Improvements

- STEAM Addition
 - 5 additional classroom spaces
- Library Remodel
 - Reconstruct existing Library
 - Reconstruct portion of existing Library into new Classrooms
 - Reconstruct A.V. Studio
 - Create additional office space
- Music Suite Reconstruction
- Art Rooms Reconstruction
- Sitework
 - Parking
 - Tennis Courts Relocation
 - Track Reconstruction & Relocation







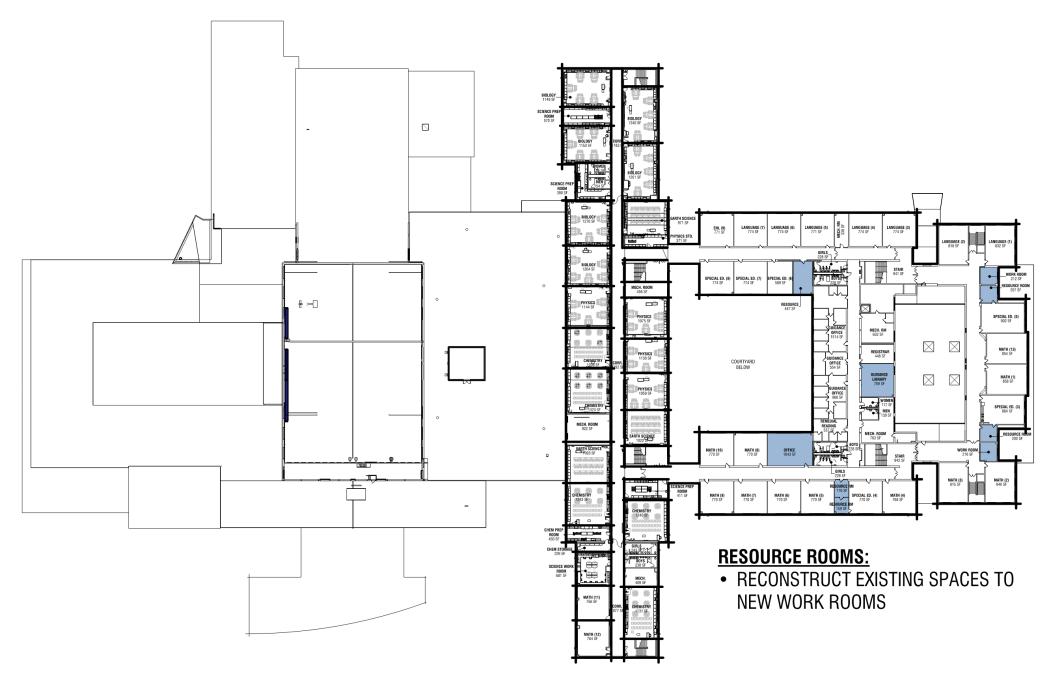
LIBRARY REMODEL:

- RECONSTRUCT EXISTING LIBRARY.
- CREATE NEW WORK ROOMS.

FAIRPORT HIGH SCHOOL

FIRST FLOOR ADDITIONS

AND ALTERATIONS



FAIRPORT HIGH SCHOOL SECOND FLOOR ADDITIONS AND ALTERATIONS

ELEMENTARY SCHOOLS 2022 CIP SCOPE

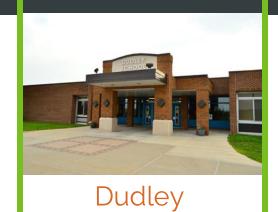
INFRASTRUCTURE

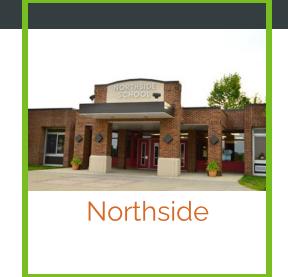
DISTRICT PROPERTY CONSOLIDATION

BUILDING CODE IMPROVEMENTS/ ACCESIBLE TOILET ROOMS

ENERGY EFFICIENCY/DIGITAL CONTROLS









- TOILET ROOMS RECONSTRUCTION (750 SF)
- MECH. DDC REPLACEMENT
- MECHANICAL: CAFÉTERIA HVAC REPLACEMENT
- 1 CLASSOOM AIR HANDLING UNIT
- 2 UNIT HEATERS

- TOILET ROOMS RECONSTRUCTION (750SF)
- TOILET ROOMS RECONSTRUCTION (750SF)
- TOILET ROOMS RECONSTRUCTION (750 SF)
- KITCHEN/CAFÉTERIA FULL RECONSTRUCTION
- KITCHEN EQUIPMENT

MIDDLE SCHOOLS 2022 CIP SCOPE

INFRASTRUCTURE

DISTRICT PROPERTY CONSOLIDATION

BUILDING CODE IMPROVEMENTS/ ACCESIBLE TOILET ROOMS ENERGY EFFICIENCY/DIGITAL CONTROLS





• TOILET ROOMS RECONSTRUCTION (750 SF)

- TOILET ROOMS RECONSTRUCTION (750 SF)
- MECH. DDC REPLACEMENT
- 1 CLASSOOM AIR HANDLING UNIT& REHET COIL REPLACEMENT
- 3 GYM AIR HANDLING UNITS
- LOCKER ROOM VENTILATION UPGRADE
- RECONSTRUCT CLASSROOM DUCTWORK DISTRIBUTION
- ADMINISTRATIVE OFFICE SPACE



MD/FHS Merger: NO Voter Referendum

PACT

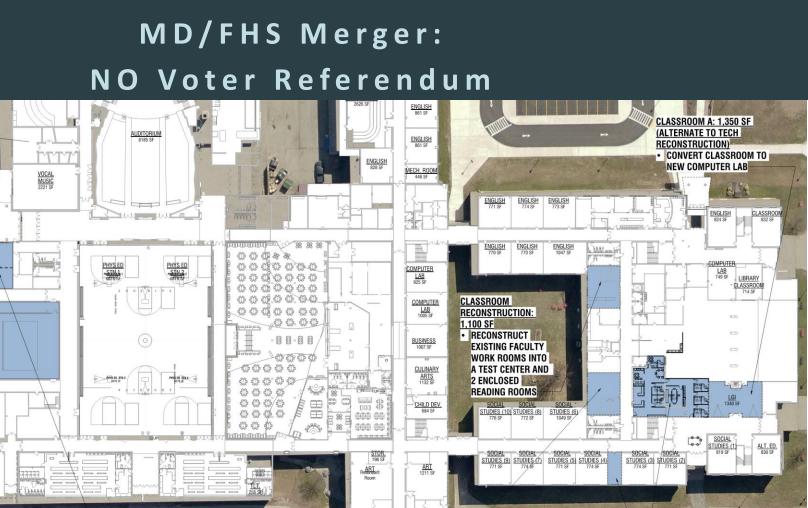
- FHS Work for MD/FHS Merger
 - Minimum Scope utilizing 2019 CIP unallocated funds
 - Pool (H&S work)

REMOVED SCOPE

o 2022 CIP Referendum scope

<u>Scope</u>

- Office Renovations
- Special Ed Renovations
- Maker Space Renovations
- Computer Lab Renovations
- Pool Renovations



SOCIAL STUDIES (1 885 SF

SOCIAL STUDIES (12) 892 SF

MAKER SPACE RECONSTRUCTION: 1,200 SF

- RE-CONSTRUCT TECHNOLOGY
 CLASSROOMS INTO ONE COMPUTER
 LAB & 3D MAKER SPACE
- DEMO EXISTING WALLS AND DOORS

MAKER SPACE RECONSTRUCTION: 1,950 SF

- RE-CONSTRUCT AUTOMOTIVE TECHNOLOGY INTO NEW MAKER SPACE ROOM
- REMOVE 1 OVERHEAD DOOR AND INSTALL
 WOOD SHOP: 2,650 SF AL STUD WALL WITH
- EXISTING TO REMAIN

• CONVERT BOOK ROOM TO NEW IT OFFICE

WORK STATIONS AND

CONFERENCE ROOM

• DEMO EXISTING SPACES AND

CREATE 8 NEW OFFICES, 2 OPEN

FAIRPORT HIGH SCHOOL FIRST FLOOR ALTERATIONS

CLASSROOM RECONSTRUCTION:

FACULTY WORK ROOMS INTO

• RECONSTRUCT EXISTING

3 NEW RESPONSE TO

INTERVENTION ROOMS

1.100 SF



MD/FHS Merger: NO Voter Referendum

Option 1

High School Pool Reconstruction Scope - SED Submission:	\$ 720,373
High School Merger Scope - Conceptual Estimate:	\$ 1,443,698
CIP Spend Down Total:	\$ 2,164,071
Phase 1 Unallocated Funds:	\$ 1,957,214
Funds Availability / (Shortage):	\$ (206,857)



Notes For Estimate

- 1 Pool estimate does not currently include any MEP work.
- 2 HS Merger Scope assumes minimal scope at the new makerspace rm & special ed classrooms (per description on estimate)
- 3 HS Merger Scope assumes full renovations at the new office space & computer rm (per description on estimate)

DRAFT MASTERPLAN TIMELINE

- 2/14/2023 Board of Education elects to proceed with Option 1
- 2/15/2023 Design team begins to work on design documents
- 3/31/2023 Design documents submitted to NYSED for review process
- 8/2023 Anticipated NYSED approval of design documents
- 9/2023 through 10/2023 Bid period
- 11/2023 Anticipated Board of Education award of contracts
- 12/2023 Construction to Begin
- 8/2024 Contruction to be substantially complete
- 9/2024 Ninth Grade incorporated into High School for school year
- 10/2024 Close-out process complete
- 12/2024 Final Cost Reports submitted to NYSED



MD/FHS Merger: NO Voter Referendum



- Maximizing relationships and connections with staff and peers
- Reduced transition
- Access to programming
- Access to extracurricular activities
- Increased curricular collaboration/alignment
- Repairs to pool



- Increased room utilization and space restrictions
- Reduced teacher accessibility during planning periods
- Change in workroom culture
- Does not address modernization of Library, Tech,
 Art, Music, Pool
- No additional parking/reduced parking flexibility
- Utilize available funds from 2019 CIP plus additional funding source is needed
- Does not address issues with track
- Does not allow for consolidation of Baumer Place to Martha Brown



MD/FHS Merger: 2023 Voter Referendum

2023 VOTE

2

REMOVED SCOPE

- FHS Work for MD/FHS Merger
- Identify Capital Reserve to create no additional local share tax impact
- Martha Brown work related to consolidation of Baumer Place Staff
- Middle School and Elementary Building work
- FHS Art and Music
- o FHS Track



Capital Improvement Project 2023 Conceptual Budget - Option 2

October 2023 Voter Referendum (Option 2)

High School Modifications for MD Merger

Total **\$ 32,000,018**





COST SUMMARY | LOCAL TAX IMPACT Option 2

Total Project Cost: \$32,000,000

Capital Reserve Usage: \$17,400,000

Total Estimated Project Dollars*				
Estimated Principal	Estimated Interest Expense	Estimated Debt Service	Estimated State Building Aid	Component Share After Aid
\$14,600,000	\$6,037,000	\$20,637,000	\$20,637,000	\$0

Average Local Share per year for 15 years: \$0
 Estimated Impact Per \$200,000 Home Value: \$0

*Assumptions:

- October 2023 Voter Referendum
- \$17.4 million Capital Reserve
- 78.9 % Building Aid Ratio
- 68.3 % Bond Percentage (Amount of Project Aided at Building Aid Ratio)
- 50% of Aid BAUs from MD will be carried to FHS
- 3 of 5 Tech Classrooms at the FHS Addition will be aided
- Project paid for and aided over a 15-year period
- Values provided by Fiscal Advisors











DRAFT MASTERPLAN TIMELINE

- 2/14/2023 Board of Education (BOE) elects to proceed with Option 2
- 3/2023 District and project team meet with stakeholders to discuss project scope
- 7/2023 Project team completes conceptual design and estimate, and presents to the BOE
- 8/2023 BOE Resolution Vote
- 8/2023 District and project team start public communications about referendum vote
- 10/2023 Referendum vote
- 11/2023 Design team begins design document process
- 6/2024 Design documents submitted to NYSED for review process
- 11/2024 Anticipated NYSED approval of design documents
- 12/2024 through 1/2025 Bid period
- 2/2025 Anticipated Board of Education award of contracts
- 3/2025 Construction to Begin
- 8/2026 Tech Addition and new classrooms construction to be substantially complete
- 9/2026 Ninth Grade incorporated into High School for school year
- 8/2027 Construction to be substantially complete
- 10/2027 Close-out process complete
- 12/2027 Final Cost Reports submitted to NYSED



MD/FHS Merger: 2023 Voter Referendum



- Maximizing relationships and connections with staff and peers
- Reduced transition
- Access to programming and extracurricular activities
- Increased curricular collaboration/alignment
- Collaboration on workroom enhancements
- Increased parking
- Increased classroom space and modernized tech and library
- Utilize unallocated funds to address art or music room modernization



- Increased room utilization and space restrictions
- Reduced teacher accessibility during planning periods
- Change in workroom culture
- No additional parking/reduced parking flexibility
- May not allow for consolidation of Baumer Place to MB
- Does not address modernization of Art, Music
- Does not address issues with track



MD/FHS Merger: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum

2023 VOTE

NO TAX IMPACT

3A

2024 VOTE

TAX IMPACT

3B

from 12/2022 Referendum

- FHS Work for MD/FHS Merger
- Identify Capital Reserve to create no additional local share tax impact
- Martha Brown work related to consolidation of Baumer Place Staff
- Middle School and Elementary Building work
- FHS Art and Music
- Review Capital Reserve Available
- REMOVED SCOPE

o FHS Track



Capital Improvement Project 2023/2024 Conceptual Budget - Option 3

October 2023 Voter Referendum (Option 3A – Vote #1)

High School Modifications for MD Merger Total \$ 32,000,018

2024 Voter Referendum (Option 3B - Vote #2)

Johanna Perrin		Ş	405,327	
Martha Brown		\$	7,972,326	
Brooks Hill		\$	2,141,926	
Jefferson Ave		\$	4,818,884	
Northside		\$	405,327	
Dudley		\$	405,327	
High School (Music & Art)		\$	7,521,062	
	Total	\$	23,670,179	

Budget





COST SUMMARY | LOCAL TAX IMPACT Option 3A (Vote #1)

► Total Project Cost: \$32,000,000

Capital Reserve Usage: \$17,400,000

Total Estimated Project Dollars*				
Estimated Principal	Estimated Interest Expense	Estimated Debt Service	Estimated State Building Aid	Component Share After Aid
\$14,600,000	\$6,037,000	\$20,637,000	\$20,637,000	\$0

Average Local Share per year for 15 years: \$0
Estimated Impact Per \$200,000 Home Value: \$0

*Assumptions:

- October 2023 Voter Referendum
- \$17.4 million Capital Reserve
- 78.9 % Building Aid Ratio
- 68.3 % Bond Percentage (Amount of Project Aided at Building Aid Ratio)
- 50% of Aid BAUs from MD will be carried to FHS
- 3 of 5 Tech Classrooms at the FHS Addition will be aided
- Project paid for and aided over a 15-year period
- Values provided by Fiscal Advisors











COST SUMMARY | LOCAL TAX IMPACT Option 3B (Vote #2)

► Total Project Cost: \$23,675,000

Capital Reserve Usage: \$ 1,800,000 (\$19.2 Million less amount used in Vote #1)

Total Estimated Project Dollars*				
Estimated Principal	Estimated Interest Expense	Estimated Debt Service	Estimated State Building Aid	Component Share After Aid
\$21,875,000	\$8,680,000	\$30,555,000	\$20,211,000	\$10,344,000

Average Local Share per year for 15 years: \$689,600

Estimated Impact Per \$200,000 Home Value: \$39 per year

*Assumptions:

- 2024 Voter Referendum
- \$1.8 million Capital Reserve (Additional \$6.7 million is needed to reduce impact for \$200,000 home to \$0 / year)
- 78.9 % Building Aid Ratio
- 90.3 % Bond Percentage (Amount of Project Aided at Building Aid Ratio)
- 50% of Aid BAUs from MD will be carried to FHS
- 3 of 5 Tech Classrooms at the FHS Addition will be aided
- Project paid for and aided over a 15-year period
- Values provided by Fiscal Advisors





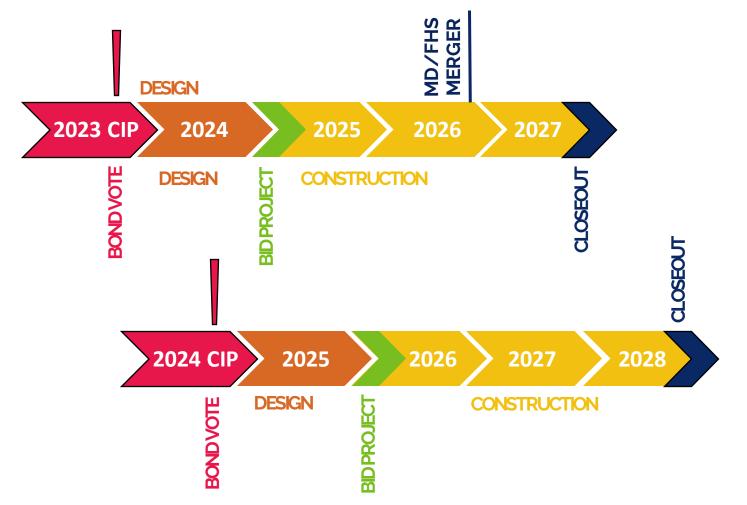






MD/FHS Merger: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum

- 2/14/2023 Board of Education (BOE) elects to proceed with Option 3
- Same timeline as Option 2 with 2024 Referendum Vote



POTENTIAL 2024 CIP SCOPE

- MIDDLE AND ELEMENTARY SCHOOLS BUILDING WORK
- FAIRPORT HIGH SCHOOL ART & MUSIC RECONSTRUCTION



MD/FHS Merger: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum



Opportunities

- Maximizing relationships and connections with staff and peers
- Reduced transition
- Access to programming and extracurricular activities
- Increased curricular collaboration/alignment
- Collaboration on workroom enhancements
- Increased parking
- Increased classroom space and modernized tech and library
- Utilize unallocated funds to address art or music room modernization
- All scope from 2022 vote without track modernization
- Potential to increase capital reserve to minimize tax impact
- Will allow for consolidation of Baumer Place to MB after second referendum



- Increased room utilization and space restrictions
- Reduced teacher accessibility during planning periods
- Change in workroom culture
- No additional parking/reduced parking flexibility
- Does not address modernization of Art, Music
- Does not address issues with track
- Two votes in one year to better align with our facilities plan



MD/FHS Merger & MB: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum

- FHS Work for MD/FHS Merger
- Martha Brown work related to consolidation of Baumer Place Staff
- Identify Capital Reserve to create no additional local share tax impact
- Middle School and Elementary Building work
- FHS Art and Music
- Review Capital Reserve Available
- FHS Track

2024 VOTE

TAX IMPACT

4A

4B

from 12/2022 Referendum

REMOVED SCOPE



Capital Improvement Project 2023/2024 Conceptual Budget - Option 4

October 2023 Voter Referendum (Option 4A – Vote #1)

Fairport High
Martha Brown

Total

\$ 31,997,390
\$ 2,323,873

\$ 34,321,263

2024 Voter Referendum (Option 4B – Vote #2)

Johanna Perrin 405,327 **Martha Brown** 5,648,453 **Brooks Hill** 2,141,926 **Jefferson Ave** 4,818,884 7,521,062 **Fairport High** 405,327 Northside Dudley 405,327 Total 21,346,306

Budget





COST SUMMARY | LOCAL TAX IMPACT Option 4A (Vote #1)

► Total Project Cost: \$34,324,000

Capital Reserve Usage: \$18,200,000

Total Estimated Project Dollars*				
Estimated Principal	Estimated Interest Expense	Estimated Debt Service	Estimated State Building Aid	Component Share After Aid
\$16,124,000	\$6,667,000	\$22,791,000	\$22,791,000	\$0

Average Local Share per year for 15 years: \$0
Estimated Impact Per \$200,000 Home Value: \$0

*Assumptions:

- October 2023 Voter Referendum
- \$18.2 million Capital Reserve
- 78.9 % Building Aid Ratio
- 70.2 % Bond Percentage (Amount of Project Aided at Building Aid Ratio)
- 50% of Aid BAUs from MD will be carried to FHS
- 3 of 5 Tech Classrooms at the FHS Addition will be aided
- Project paid for and aided over a 15-year period
- Values provided by Fiscal Advisors











COST SUMMARY | LOCAL TAX IMPACT Option 4B (Vote #2)

Total Project Cost: \$21,352,000

Capital Reserve Usage: \$ 1,000,000 (\$19.2 Million less amount used in Vote #1)

Total Estimated Project Dollars*				
Estimated Principal	Estimated Interest Expense	Estimated Debt Service	Estimated State Building Aid	Component Share After Aid
\$20,351,000	\$8,073,000	\$28,424,000	\$18,080,000	\$10,344,000

Average Local Share per year for 15 years: \$689,600
Estimated Impact Per \$200,000 Home Value: \$39 per year

*Assumptions:

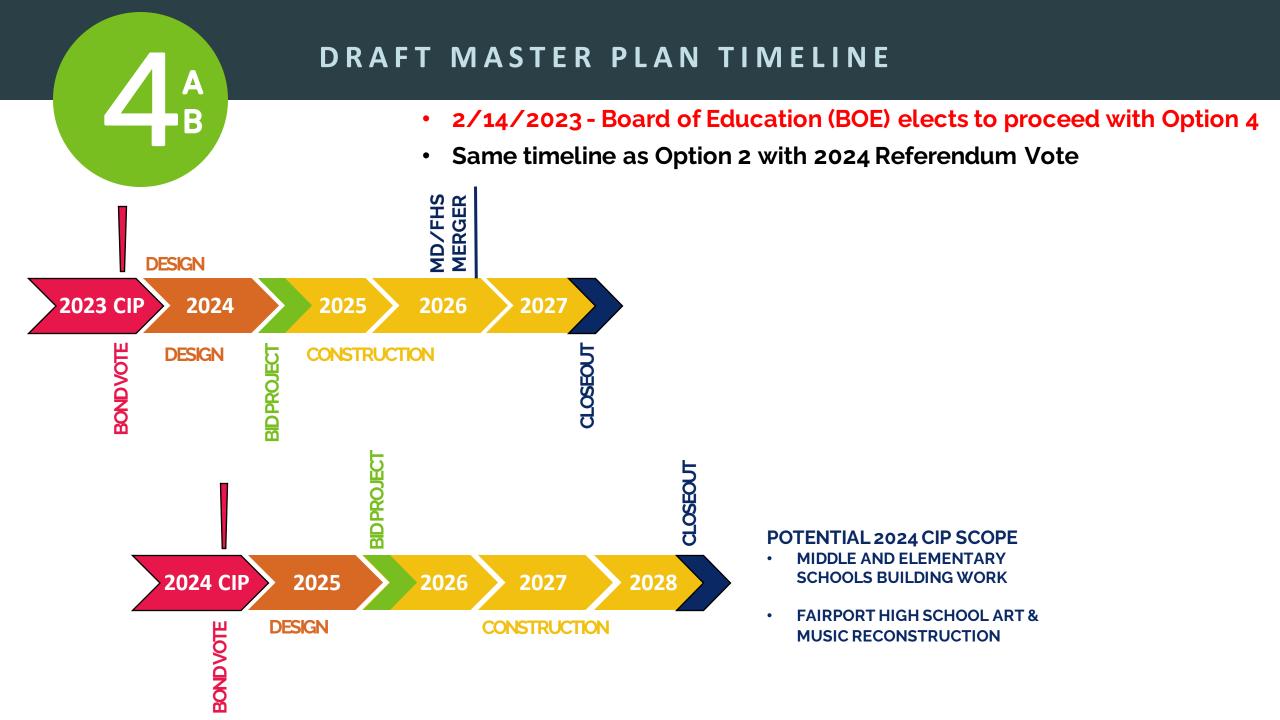
- 2024 Voter Referendum
- \$1.8 million Capital Reserve (Additional \$7.1 million is needed to reduce impact for \$200,000 home to \$0 / year)
- 78.9 % Building Aid Ratio
- 87.7 % Bond Percentage (Amount of Project Aided at Building Aid Ratio)
- 50% of Aid BAUs from MD will be carried to FHS
- 3 of 5 Tech Classrooms at the FHS Addition will be aided
- Project paid for and aided over a 15-year period
- Values provided by Fiscal Advisors













MD/FHS Merger & MB: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum



- Maximizing relationships and connections with staff and peers
- Reduced transitions, access to programming and extracurricular activities
- Increased curricular collaboration/alignment
- Collaboration on workroom enhancements
- Increased parking
- Increased classroom space and modernized tech and library No additional parking/reduced parking
- Utilize unallocated funds to address art or music room modernization
- All scope from 2022 vote without track modernization
- Potential to increase capital reserve to minimize tax impact
- Address some BCS scope and facility improvements at Elementary and Middle schools
- Will allow for consolidation of Baumer Place to MB after first referendum



- Increased room utilization and space restrictions
- Reduced teacher accessibility during planning periods
- Change in workroom culture
- No additional parking/reduced parking flexibility
- Does not address modernization of Art,
 Music
- Does not address issues with track
- Two votes in one year to better align with our facilities plan



MD/FHS Merger & Additional Scope: 2023 Voter Referendum

- FHS Work for MD/FHS Merger
- Martha Brown work related to consolidation of Baumer Place Staff
- Middle School and Elementary Building work (12/22 Referendum)
- FHS Art and Music
- Utilize Capital Reserve to minimize additional local share tax impact

REMOVED SCOPE

o FHS Track



Capital Improvement Project 2023 Conceptual Budget - Option 5

October 2023 Voter Referendum

Johanna Perrin		\$ 405,327
Martha Brown		\$ 7,972,326
Brooks Hill		\$ 2,141,926
Jefferson Ave		\$ 4,818,884
Fairport High		\$ 39,518,453
Northside		\$ 405,327
Dudley		\$ 405,327
	Total	\$ 55,667,570





COST SUMMARY | LOCAL TAX IMPACT Option 5

► Total Project Cost: \$55,670,000

Capital Reserve Usage: \$19,200,000

Total Estimated Project Dollars*				
Estimated Principal	Estimated Interest Expense	Estimated Debt Service	Estimated State Building Aid	Component Share After Aid
\$36,470,000	\$14,856,000	\$51,326,000	\$40,862,000	\$10,464,000

Average Local Share per year for 15 years: \$697,600
Estimated Impact Per \$200,000 Home Value: \$40 per year

*Assumptions:

- 2023 Voter Referendum
- \$19.2 million Capital Reserve (Additional \$7.4 million is needed to reduce impact for \$200,000 home to \$0 / year)
- 78.9 % Building Aid Ratio
- 77.7 % Bond Percentage (Amount of Project Aided at Building Aid Ratio)
- 50% of Aid BAUs from MD will be carried to FHS
- 3 of 5 Tech Classrooms at the FHS Addition will be aided
- Project paid for and aided over a 15-year period
- Values provided by Fiscal Advisors











MD/FHS Merger & Additional Scope:

2023 Voter Referendum



Opportunities

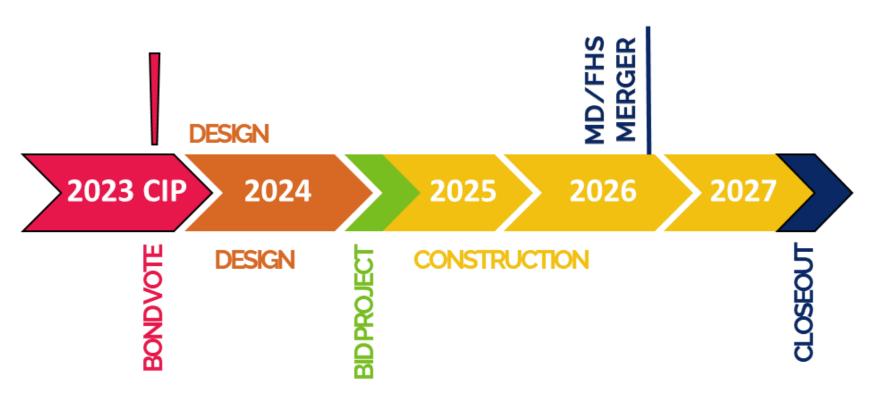
- Maximizing relationships and connections with staff and peers
- Reduced transitions, access to programming and extracurricular activities
- Increased curricular collaboration/alignment
- Collaboration on workroom enhancements
- **Increased parking**
- Increased classroom space and modernized tech and library
- Utilize unallocated funds to address art or music room modernization
- All scope from 2022 vote without track modernization
- Potential to increase capital reserve to minimize tax impact
- Address some BCS scope and facility improvements at **Elementary and Middle schools**
- Will allow for consolidation of Baumer Place to MB after first referendum



- Increased room utilization and space restrictions
- Reduced teacher accessibility during planning periods
- Change in workroom culture
- No additional parking/reduced parking **flexibility**
- Does not address modernization of Art, Music
- Second referendum to achieve proposed scope
- Does not address issues with track
- Does not allow time to save additional reserves to offset tax impact

DRAFT MASTERPLAN TIMELINE





Next Steps February 14: Summary of options, BOE Decision Confirmation of timeline Stakeholder engagement Community outreach

Questions







MD/FHS Merger: NO Voter Referendum

PACT

- FHS Work for MD/FHS Merger
 - Minimum Scope utilizing 2019 CIP unallocated funds
 - Pool (H&S work)

REMOVED SCOPE

o 2022 CIP Referendum scope



MD/FHS Merger: 2023 Voter Referendum

2023 VOTE

2

REMOVED SCOPE

- FHS Work for MD/FHS Merger
- Identify Capital Reserve to create no additional local share tax impact
- Martha Brown work related to consolidation of Baumer Place Staff
- Middle School and Elementary Building work
- FHS Art and Music
- o FHS Track



MD/FHS Merger: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum

2023 VOTE

NO TAX IMPACT

3A

2024 VOTE

TAX IMPACT

3B

from 12/2022 Referendum

- FHS Work for MD/FHS Merger
- Identify Capital Reserve to create no additional local share tax impact
- Martha Brown work related to consolidation of Baumer Place Staff
- Middle School and Elementary Building work
- FHS Art and Music
- Review Capital Reserve Available
- REMOVED SCOPE

o FHS Track



MD/FHS Merger & MB: 2023 Voter Referendum Additional Scope: 2024 Voter Referendum

- FHS Work for MD/FHS Merger
- Martha Brown work related to consolidation of Baumer Place Staff
- Identify Capital Reserve to create no additional local share tax impact
- Middle School and Elementary Building work
- FHS Art and Music
- Review Capital Reserve Available
- FHS Track

2024 VOTE

TAX IMPACT

4A

4B

from 12/2022 Referendum

REMOVED SCOPE



MD/FHS Merger & Additional Scope: 2023 Voter Referendum

- FHS Work for MD/FHS Merger
- Martha Brown work related to consolidation of Baumer Place Staff
- Middle School and Elementary Building work (12/22 Referendum)
- FHS Art and Music
- Utilize Capital Reserve to minimize additional local share tax impact

REMOVED SCOPE

o FHS Track