

Brookfield Central School  
Achieving Academic Excellence

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Dawn Brean  
Sean Karn  
Valerie Nolan

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March 8, 2017

To Our Friends and Neighbors:

Brookfield Central School's "Repair and Safety Project" vote will occur on Wednesday, March 15. In recent discussions, one question consistently arises: "What happens if the project is not approved?" This is an excellent question and we want to respond.

First, as proposed, the project is structured so there will be **no increase in taxes**. We believe that our district should take advantage of this opportunity while it exists.

Second, a significant number of these repair and safety items require immediate attention. If we can't correct these problems with a capital project, then they will need to be financed through the general fund. Unfortunately, this would result in a very high cost for Brookfield's taxpayers and many items, such as replacing the leaking roof, would not be completed.

**If the project is not approved** - the following urgent items would need to be completed this summer and paid for by local taxpayers:

- Leach Field and Sanitary Waste Line – The district cannot operate without a functional sanitary system.
- Asbestos Abatement – Because of safety concerns, the deteriorating conditions of these materials require that they be removed.
- Gym Dehumidifier - We must reduce the humidity levels in the gym to prevent the floor from buckling.

Our analysis estimates that these items' costs would increase local taxes by 25%. This can be avoided by funding the "Repair and Safety Project." It makes good economic sense to pay for this project the way it is proposed.

We hope that you find this information useful. If you have any questions regarding the proposed project, please do not hesitate to contact any of us. Together, we can build a better, enduring Brookfield Central School.

Sincerely,

Jeff Beehm, Vice President

Dawn Brean

Sean Karn

Valerie Nolan

Bernie Whitacre, President

Jim Plows, Superintendent

## REPAIR AND SAFETY PROJECT EDITION

### SAVE THE DATE



**Wednesday,  
February 22**

**CAPITAL  
PROJECT PUBLIC  
PRESENTATION**

7:00 p.m.

*School Library*

**Wednesday,  
March 15**

**CAPITAL PROJECT  
VOTE**

Noon - 8:00 p.m.

*School Gymnasium  
Wing*

### To Residents of the Brookfield Central School District:

After much deliberation, the Board of Education and Administration have concluded that Brookfield Central School needs a capital project that will address numerous areas that require repairs and safety-related improvements. Some of the project's items, such as the replacement of most of the school's roof, have deteriorated over time. Other needs, such as replacing a failing leach field, have only recently developed.

Our architect and other construction professionals have helped us evaluate our physical plant's needs. Studies revealed that most of our buildings and grounds are in good condition. Only items that require critical repairs, replacements, or safety upgrading were included in this project.

The high percentage of state aid makes this proposal the most cost effective alternative for Brookfield's taxpayers. State aid will cover more than 90 percent of expenses. In addition, our district qualifies for \$119,000 in additional state aid that can only be used for projects like these. Finally, \$97,000 allocated in this year's school budget will be used, along with reserve funds, to eliminate any potential tax increase that this project might cause.

We have scheduled a public presentation at 7 p.m. on Wednesday, February 22 to discuss the project and answer your questions. We hope to see you there!

District residents can vote on the project from noon to 8 p.m. on Wednesday, March 15.

Thank you for considering this proposal.

#### BCS Board of Education:

Jeff Beehm, *Vice President*

Dawn Brean

Sean Karn

Valerie Nolan

Bernie Whitacre, *President*

James Plows, *Superintendent*

#### **PROJECT FINANCIAL HIGHLIGHTS**

**Maximum Cost** \$2,865,000

**State Aid Percentage** 90.5%

**Additional State Aid** \$119,000

#### **Tax Impact**

*In addition to state aid, reserve funds will be used to offset any increase in taxes that would otherwise result from this project.*



## Project Item Descriptions

The following is a summary of the significant items included in the project proposal.

### School Roof

The oldest sections of the school roof have exceeded their expected useful life. These sections have been patched many times and continue to leak. Most of the school building's roof will be replaced.

### Leach Field

The current leach field was installed nearly 30 years ago. Industry standards estimate that a commercial field such as this has a useful life of approximately 20 years. The leach field encompasses a large area of the student playground and is composed of six distinct sections. One of these sections has stopped working. Exploratory excavation determined that the failed section needs to be replaced. Because of this field's age, and the potential effects if it failed during the school year, this leach field will be removed and another installed in the same location.

### Sanitary Waste Line

A sanitary waste line that serves a major portion of the building has decayed and is collapsing. This line is buried in a crawl space of an unexcavated area adjacent to the boiler room. Because the soil contains asbestos floor tiles an asbestos abatement company will perform the soil excavation.

### Other Asbestos Abatement

Asbestos will be removed from several other areas in the building.

- Two classrooms have deteriorated floor tiles that can no longer be cleaned due to their condition. These tiles contain asbestos, and will be abated and replaced with vinyl flooring.
- Three classrooms have asbestos containing counter tops that have deteriorated and require abatement. These counters, and their underlying storage areas, will be replaced with storage cabinets.
- The boys and girls locker rooms have torn/deteriorated vinyl flooring that contains asbestos. These floors will be abated, and replaced with appropriate ceramic tiles. Eliminating the asbestos will require the removal of lockers and plumbing fixtures. These items are in disrepair and will be replaced.
- There is approximately 200 square feet of asbestos-containing ceiling tiles in the high school hallway. These tiles will be removed and a new ceiling installed.

### Interior Repair Items

- Approximately 20 older unit ventilators will be removed and replaced with modern units. These will provide fresh air, heat, and air conditioning to classrooms.
- Improvements to the district's potable water system include:
  - Installation of an ultraviolet water treatment system that meets Department of Health standards. The ultraviolet system boasts lower operating costs than its chlorine counterpart.

(continued on page 4)



*Damaged ceilings caused by leaks in roof*



*Broken sanitary waste line to be excavated and replaced*



*Classroom asbestos containing counter tops*



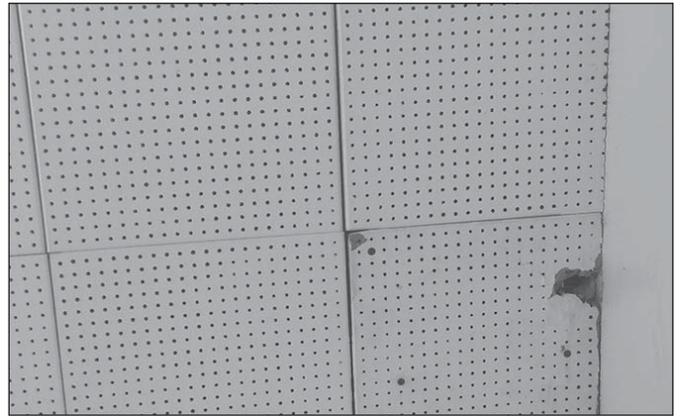
*Locker room plumbing insulation to be replaced*



*Locker room lockers to be replaced*



*Asbestos flooring in classrooms and locker rooms to be replaced*



*Hallway ceiling tiles to be removed and replaced*



*TOP: Photos 1, 2 and 3 - Examples of areas that require the mortar to be repointed*

*LEFT: Section of sidewalk to be replaced*



*Canopy columns to be replaced*



*Hand rails along handicap ramp*



# Resident

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## **Project Item Descriptions (continued from page 2)**

- Replace a very old, inefficient hot water boiler/tank with a more energy efficient model.  
During periods of high humidity, the gymnasium floor is in danger of buckling.
- The district has been stationing portable dehumidifiers in the gym to reduce the level of humidity. Unfortunately, they can't reduce the humidity to an appropriate level.  
An industrial grade dehumidifier will be installed in the gymnasium ceiling to correct the problem.
- Steel handrails along the handicapped ramps, and the steel posts that support the canopy at the main entrance, have weathered. These will be removed and replaced with rails and posts constructed from galvanized steel.
- Our main entry doors have been repaired many times. Presently, it is more cost effective to replace these doors in this project than to continue to repair them.

### **Exterior Repair Items**

- The parking lot and bus circle, excavated and surfaced in 2000-2001, is cracking. This area will be preserved, extending its useful life by capping it with a 1" layer of coarse blacktop.
- Approximately 30 feet of sidewalk and curbing in the bus circle has deteriorated. In its current condition, the surface creates a potential liability issue because it increases the risk of falling. After removing this section, the sidewalk will be replaced and appropriate drainage installed.
- Numerous areas, many on the original building and chimney, need to be repointed. In addition, several vertical cracks in the exterior brick walls need to be repaired. These areas will be corrected as needed.

### **Additional Safety Items**

- The wiring in the technology room will be updated to comply with electrical codes.
- On several occasions, individuals gained unauthorized entry to the classroom areas. The reception desk in the district office will be relocated to better control access to student areas.

### **Other Items**

The school's cafeteria receives more than \$8,000 in free food from the federal government each year. In previous years, these items were shipped to BCS on several dates during each month. Government policy changed, however, and the food arrives at BCS once per month. As a result, the current walk in freezer cannot accommodate this large shipment. We included an additional freezer in the project in order to accommodate this shipment.