



# Hilton Insight

HILTON CENTRAL SCHOOL DISTRICT

Maximizing the Potential of the Individual Learner  
Capital Project



## Building Cadet Success

### Capital Project Vote

March 7, 2023

Hilton Central School District

Our mission in the Hilton Central School District is centered on “Educating each student for success academically, physically, emotionally and socially.” To that end, the Hilton Board of Education unanimously voted to present a Capital Project proposal to the community on Tuesday, March 7, 2023. The project encompasses two separate propositions focusing on Building Cadet Success.

*“One of the district’s goals is*

*to continue to be a destination district,” said Superintendent Dr. Casey Kosiorek. “We know one of the ways to maintain this is by providing first-class facilities for our students, staff, and community. We are excited to present this project to the community for their vote.”*

Proposition #1 is a \$37.2 million project that addresses maintenance and infrastructure improvements at all five schools identified in the five-year Building Condition Survey required by New York State and prioritized by our Long Range Planning Committee. These projects focus on safety, energy efficiency, technology infrastructure and building maintenance.

Some of the projects include replacing fire alarm systems at all school buildings, including Transportation; air conditioning in the Merton Williams Middle School west classrooms and gymnasium; improving the acoustics in the Northwood cafeterias; replacing the emergency generator at QUEST; and renovating the kitchen and JU cafeteria at Village.

Over the summer, the District asked the community to weigh in using two ThoughtExchange questions regarding a field house and performing arts center. Based on input from over 1,200 participants, over 800 thoughts shared and nearly 39,000 ratings of those thoughts, the District and Board of Education decided to put forth Proposition #2, a \$90 million project that would use existing space to create a Performing Arts Center and move spaces related to physical education and athletics to a new space that would be connected to Hilton High School.

*“These additional spaces created from this project will be a tremendous resource, not only for our High School students, but to all our students K-12,” said Board of Education President Mark Hilburger. “We will have a state-of-the-art facility that all residents will be able to utilize right in our community.”*

To learn more about the proposed Building Cadet Success Capital Project, residents are encouraged to attend a Public Information Meeting on Wednesday, Mar. 1 from 6-8 p.m. in the Hilton High School auditorium, 400 East Ave., Hilton, or visit [Hilton.k12.ny.us/CapProject23](http://Hilton.k12.ny.us/CapProject23).

## PROJECT AT A GLANCE

### PROPOSITION #1

- Projects at all five schools, Transportation & Technology
- Total Project Cost: \$37,200,000
- NO LOCAL TAX IMPACT

#### Building Condition Survey Replacements/Upgrades

- Fire Alarm Systems – All Schools, Transportation
- Roadway, Parking & Sidewalk Improvements – NW
- Entranceway Sidewalk Improvements - HS
- Air Conditioning - MW
- Technology Classroom Renovations with ADA Access - MW
- Ventilation – MW, NW
- Acoustics – NW Cafeterias
- Emergency Generator - QE
- Classroom Renovations – QE, VE
- Boiler - QE
- Roofing – VE, LeBeau Concession Bdg.
- Domestic Water Heater Replacement – VE
- Kitchen Renovation – VE
- Technology Network Infrastructure - District-wide

### PROPOSITION #2

- High School Field House & Performing Arts Center
- School & Community Use
- Total Project Cost: \$90,058,000
- Average Cost to Taxpayer with \$200,000 Home = \$19/month

#### Field House

- Entranceway; Gymnasium; Fitness, Weight & Cardio Rooms; Wrestling/Multipurpose Instruction Space; Large Group Instruction Room; Running/Walking Track; Turf Field; Offices; Athletic Storage

#### Performing Arts Center

- Auditorium, Rehearsal/Black Box Theater, Green Rooms, Set Building Rooms, Chorus Room, Band Room, Music/Multi-Purpose Instruction Space, Offices/Practice Rooms, Performing Arts Storage.

### NEW VOTING LOCATION FOR ALL RESIDENTS

Parma Town Hall  
1300 Hilton Parma Corners Rd., Hilton

### COMMUNITY INFORMATION MEETING

Wednesday, Mar. 1 from 6-8 p.m.  
Hilton High School Auditorium

# PROPOSITION #1: Scope of work by building

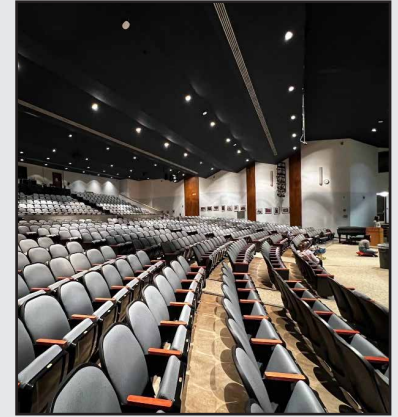
## Hilton High School

- Replace building fire alarm system
- Main Student Entrance Door #1: Remove pavers at top of stairs and replace with new stamped concrete; add storm drain to bottom of stairs
- Parent Entrance Door #28: Remove existing concrete/brick and replace with new stamped concrete
- Renovations to auditorium

Estimated Total at High School: \$3,989,400



High School entrance



High School auditorium

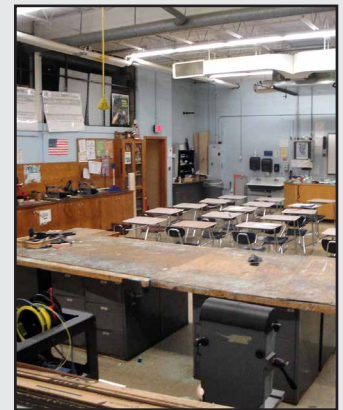
## Merton Williams Middle School

- Replace building fire alarm system
- Provide air conditioning to west classrooms on first and second floor and gymnasium
- Replace Air Handling Unit (AHU) that serves cafeteria
- Renovate technology classrooms - appropriate ADA access

Estimated Total at Merton Williams: \$7,110,300



Merton Williams technology classroom



Merton Williams technology classroom

## Northwood Elementary School

- Replace building fire alarm system
- Improve cafeteria acoustics to positively impact nearby classrooms
- Reconstruct parent drop-off loop/bus loop/parking to include light poles and sidewalks
- Replace Air Handling Units (AHU's) serving library and theater

Estimated Total at Northwood: \$5,027,000



Northwood parent drop-off



Northwood cafeteria

## QUEST Elementary School

- Replace building fire alarm system
- Replace emergency generator and transfer switch
- Renovate classrooms - new floors, paint, ceiling, lights, fire alarms, HVAC system
- Replace all HVAC building automation systems
- Replace boiler plant and associated systems

Estimated Total at QUEST: \$5,513,300



QUEST generator



QUEST boiler plant

## Village Elementary School

- Replace building fire alarm system
- Replace roof (learning curve area, kindergarten wing)
- Renovate classrooms - new floors, paint, ceiling, lights, fire alarms, HVAC System
- Replace natural gas water heater and storage tank
- Renovate kitchen and cafeteria

Estimated Total at Village: \$8,201,000



Village kitchen

## Athletics

- Replace roof at LeBeau Field Concession Building
- Renovate gymnasiums/fields

Estimated Total for Athletics: \$2,200,000



Village water heater



High School small gym

## Transportation

- Replace building fire alarm system
- Install fire suppression system

Estimated Total for Transportation: \$159,000

## Technology

Replacement of all network infrastructure to include:

- Switches
- Wireless access points
- UPS backup systems
- Controllers
- Upgrading fiber optic cabling districtwide
- HVAC/ventilation in all network spaces

Estimated Total for Technology: \$5,000,000



High School small gym

**Q: I see that as part of Proposition #1, the District is planning renovations to the High School auditorium, gymnasium and playing fields. Why are these projects part of Proposition #1 when a field house and performing arts center are included in Proposition #2?**

**A:** In the event that proposition #2 is voted down by the community the District needs to have renovation work in the High School auditorium, and district-wide gymnasiums and playing fields. The work will be at a much lesser scope than what is proposed in proposition #2. It may include items such as a new stage floor, upgraded sound system, new gymnasium floors and a fresh coat of paint. If proposition #2 is passed by the community, the funds allocated for these renovations may be used to fund items such as additional classroom renovations or additional district wide pavement needs and air-handling equipment replacements.

# PROPOSITION #2: Scope of work

## Field House

- Entranceway (Lobby, Concessions, Security, Ticketing, Recognition Area)
- Gymnasium (ex. Tennis, Volleyball, Pickleball, Drumline, Marching Band, etc.)
- Fitness, Weight, Cardio Rooms
- Wrestling Room/Multi-Purpose Instructional Space
- Large Group Instruction Room
- Indoor Raised Level Running/Walking Track
- Indoor Turf Field
- Offices (Athletic Director, Coaches, PE teachers, Trainer)
- Team/Locker Rooms
- Athletic Storage

Field House may be used for:

- School Activities (Grades 9-12 PE Classes, Athletic Teams, Marching Band, Drumline, etc.)
- Community Education
- Hilton-Parma Recreation
- Hilton Community Youth Sports (ex. Hilton Select, Hilton Heat, Hilton Junior Cadets, etc.)

**Q: What is the square footage of the field house and spaces supporting the performing arts center?**

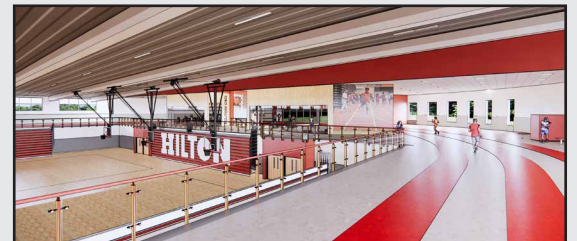
**A:** The field house is approximately 150,000 square feet while the space supporting the performing arts center is approximately 35,000 square feet.



Field House Exterior



Indoor Turf Field



Indoor Track



Gymnasium



Concession Area



Fitness Center

**Performing Arts Center**

- Auditorium
- Rehearsal/Black Box Theater
- Green Rooms
- Set Building Rooms
- Chorus Room
- Band Room
- Music/Multi-Purpose Instruction Space
- Offices/Practice Rooms
- Performing Arts Storage

Performing Arts Center may be used for:

- School Activities
- School Day Instruction, such as IB Theater, Chorus, Band, etc.; Extracurricular Clubs; Musicals; Plays; Concerts; Marching Band/Drumline; Elementary/Middle School Events
- Community Education
- Hilton Parma Recreation



Auditorium



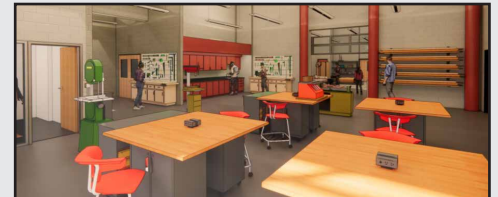
Black Box Theater



Chorus Room



Green Room



Scene Shop

**PROPOSITION #2: Local Share Tax Impact**

Average Cost to Taxpayer

33-Year Maturity Schedule for \$90,058,000 Capital Project

	ENHANCED STAR		BASIC STAR		NO STAR	
	\$70,700 Equalized Value Exemption		\$30,000 Equalized Value Exemption			
	<u>Income Restrictions</u>		<u>Primary Residence</u>		<u>Non-Primary Residence</u>	
Full Property Value	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$100,000	\$ 40	3	\$ 96	8	\$ 137	11
\$150,000	\$ 109	9	\$ 164	14	\$ 206	17
<b>\$200,000*</b>	<b>\$ 177</b>	<b>15</b>	<b>\$ 233</b>	<b>19</b>	<b>\$ 274</b>	<b>23</b>
\$250,000	\$ 246	21	\$ 301	25	\$ 343	29
\$300,000	\$ 314	26	\$ 370	31	\$ 411	34

\*Average property value for homes in Hilton School District.

# QUESTIONS & ANSWERS

## **Q: What is a capital project?**

**A:** Just like a home, school facilities need regular attention and upkeep. New York school districts are required to conduct regular building condition surveys and to develop multi-year facilities plans, which can help identify aging, outdated or energy inefficient school infrastructure and facilities issues related to health and wellness. Capital improvement projects are a way for school districts to complete more substantial facilities work, including upgrades, renovations, additions, and replacements as compared to regular maintenance.

## **Q: Why doesn't the District complete capital construction work as part of the annual school budget?**

**A:** The cost of keeping up with daily wear and tear caused by thousands of students, staff and visitors can rise above what the annual school budget can support. Capital improvement projects are a way for school districts to access state aid to complete larger and more complex renovation projects than possible within the scope of the annual school budget.

## **Q: How are the items in the project determined?**

**A:** In addition to the Building Condition Survey required by New York State, the Board of Education created a Long Range Planning Committee, consisting of community members, board members, administrators, consultants, and other interested stakeholders. In January, that committee established nine subcommittees representing each of the five school buildings, athletics, transportation, food service, and technology. These subcommittees were tasked with reviewing the items on the last Building Condition Survey, adding any additional items, prioritizing each item, and presenting the information to the full Long Range Planning Committee. All the items from the nine subcommittees were then combined into one district-wide list and prioritized by the Long Range Planning Committee. These rankings were used to determine the scope of work proposed in both capital projects.

## **Q: Why are residents being asked to vote on this now?**

**A:** The District typically completes a capital project every five years and strives to maintain level debt as old capital projects are paid off. Proposition #1 follows this cycle and addresses the work at all five buildings and our transportation facility. Proposition #2 has been in the works for over a decade. The field house and performing arts center were discussed during past Long Range Planning Committees and athletic and high school subcommittees. The tennis courts were moved from behind the High School to the new Bennett Road location in preparation for the proposed field house. Maintaining and adding to our facilities will help continue to make the Hilton Central School District a destination district.

## **Q: How does the community benefit from the project?**

**A:** Our schools are the heart of the Hilton community. To continue to serve the community, our learning and activity spaces must be maintained and updated to prepare each student for success academically, physically, emotionally, and socially. In addition, these facilities will be used by our community groups, youth sport groups and in partnership with the Hilton-Parma Recreation. Currently, our youth groups must travel to other school communities to access facilities that meet their needs. Having a field house on site would save families travel time. Because multiple teams will be able to practice in the space, our

student athletes will be able to finish practice earlier and be home with their families. When students are not using the weight room and indoor track, these facilities will be open for community use during building hours.

## **Q: How does a capital reserve impact Proposition #1?**

**A:** On May 21, 2019, the community approved a \$4,000,000 capital reserve which is now fully funded. This capital reserve will be used to offset the local share related to Proposition #1. This means that there will be no tax impact for the community.

## **Q: What happens if residents do not approve one or both propositions?**

**A:** The District could put the same proposition(s) up for vote at a later date, the District could modify the scope of the proposition(s) and hold a public vote at a later date, or the District could decide not to proceed with any of the proposition(s), in which case no work would be completed.

## **Q: If approved, when would the work begin and when will it be completed?**

**A:** For Proposition #1, the renovation is projected to begin in summer 2024. There will be multiple phases with an anticipated completion date in winter 2027. For Proposition #2, the work will be phased between the addition of the field house and the renovation of the spaces related to the performing arts center. The field house would need to be completed first in order to move existing spaces/programs out of the High School thus freeing up the space that will be renovated to support the performing arts center. The field house construction is projected to begin in summer 2024 with an anticipated completion date in winter 2027. The performing arts center is projected to begin in winter 2027 with an anticipated completion date in winter 2029.

## **Q: What is the cost of each proposition?**

**A:** Proposition #1 will cost \$37,200,000 and will be funded primarily by building aid received from New York State. The District will utilize a drop in our current debt that will be paid off and \$4,000,000 saved in our capital reserve so that there will be no incremental cost to taxpayers. Proposition #2 will cost \$90,058,000 and will be funded by building aid received from New York State with the balance coming from an increase in property taxes. The chart on page 5 shows the estimated impact based on the value of your property and what type of STAR program you qualify for.

## **Q: How is the District addressing air conditioning throughout the District?**

**A:** Hilton High School is currently 95 percent air conditioned; Merton Williams Middle School will be 60 percent complete if Proposition #1 passes; and the three elementary schools will begin to be outfitted with additional air-conditioned areas using a combination of federal stimulus funds and capital project funds assuming Proposition #1 is approved by the community.

## **Q: Can money be transferred from Proposition #1 to Proposition #2 or vice versa?**

**A:** No, the funding for each proposition must remain separate.

**Q: What if bids for the projects come in higher?**

**A:** If bids come in higher than the voter-approved budget, the project scope may be reduced, selected alternates could be removed, or the district could hold another vote seeking additional funds which would need to be approved by the community.

**Q: Are the renderings final or will there be an opportunity to provide input on the plans?**

**A:** If the community approves the propositions, the District will involve internal stakeholder groups as we continue to progress from conceptual renderings to detailed design drawings that will be submitted to the New York State Education Department Facilities Planning for their approval. This work is anticipated to take 16 months.

**Q: What other districts in Monroe County have a field house and performing arts center?**

**A:** Gates Chili and Webster have field houses. Churchville-Chili, Gates Chili, Greece, and Spencerport have performing arts centers.

**Q: Where will the field house be located?**

**A:** The field house will be located on the High School campus connected to the math wing on the north side of the building.

**Q: How can I learn more about the proposed propositions?**

**A:** A Community Information Meeting will be held Wednesday, Mar. 1 from 6-8 p.m. in the Hilton High School auditorium, 400 East Ave. Hilton. You can also find information, including the Long-Range Planning presentations and ThoughtExchange summaries, at [Hilton.k12.ny.us/CapProject23](http://Hilton.k12.ny.us/CapProject23).

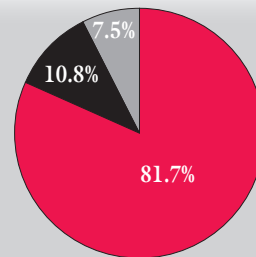


**BUILDING CADET SUCCESS: What is on the ballot?**

**PROPOSITION #1**

Resolved that the Board of Education of the Hilton Central School District is hereby authorized to undertake certain capital improvements consisting of District-wide construction and reconstruction of existing school buildings and facilities, including without limitation, various site, infrastructure and athletic space improvements, and the acquisition of certain original furnishings, equipment, and apparatus and other incidental improvements required in connection therewith for such construction and school use, all at an estimated maximum aggregate cost of \$37,200,000; and to appropriate and expend from the existing capital reserve fund \$4,000,000 for such costs, and that the balance of such cost, or so much thereof as may be necessary, shall be raised by the levy of a tax to be collected in annual installments, with such tax to be offset by state aid available therefor; and, in anticipation of such tax, debt obligations of the school district as may be necessary not to exceed \$33,200,000 shall be issued.

**THIS PROJECT WILL HAVE ZERO LOCAL PROPERTY TAX IMPACT.**



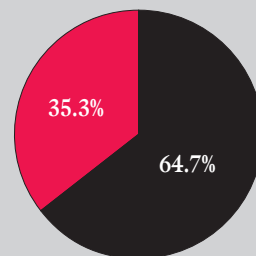
- NYS Building Aid
- Capital Reserve
- Existing Debt Service

PROJECT FUNDS WILL COME FROM THE FOLLOWING AREAS		
NYS Building Aid	\$	30,392,400
Capital Reserve	\$	4,000,000
Existing Debt Service	\$	2,807,600
<b>Total Cost of Project</b>	<b>\$</b>	<b>37,200,000</b>
Additional Tax Impact	\$	0

**PROPOSITION #2**

Resolved that the Board of Education of the Hilton Central School District is hereby authorized to undertake certain additional capital improvements consisting of the construction of an approximately 80,000 square feet new field house addition at the Hilton High School campus, and additional construction and reconstruction of existing school buildings and facilities, including, without limitation, auditorium and field house reconstruction, various site, infrastructure and athletic space improvements and the acquisition of certain original furnishings, equipment, and apparatus and other incidental improvements required in connection therewith for such construction and school uses, all at an estimated maximum aggregate cost of \$90,058,000; and that such cost, or so much thereof as may be necessary, shall be raised by the levy of a tax to be collected in annual installments, with such tax to be offset by state aid available therefor; and, in anticipation of such tax, debt obligations of the school district as may be necessary not to exceed such estimated maximum aggregate cost shall be issued.

**THIS PROJECT WILL RESULT IN A PROPERTY TAX IMPACT FOR HILTON CSD RESIDENTS.**



- NYS Building Aid
- New Debt Service

PROJECT FUNDS WILL COME FROM THE FOLLOWING AREAS		
NYS Building Aid	\$	31,748,687
New Debt Service	\$	58,309,313
<b>Total Cost of Project</b>	<b>\$</b>	<b>90,058,000</b>
Additional Tax Impact		See chart on p. 5

Hilton Central School District  
225 West Avenue  
Hilton, New York 14468  
585-392-1000  
www.hilton.k12.ny.us

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Permit No. 21

Hilton School Board Members are elected to three-year terms and serve without pay. Online Board meeting agendas and minutes: [hilton.k12.ny.us/board-education.htm](http://hilton.k12.ny.us/board-education.htm)

2022-23

**Board of Education**

Mark Hilburger  
Ed Mascadri  
Maryanne Chaffee  
Therese Flannery  
Brian O'Connor  
Nancy Pickering  
Stephanie Sloan

**District Clerk**  
Tracie Czebatol



[hilton.k12.ny.us](http://hilton.k12.ny.us)

The Hilton School District does not unlawfully discriminate on the basis of disability, sex, sexual orientation, marital status, age, race, color, religion, political affiliation or national origin.

Superintendent of Schools,  
Casey Kosiorek, Ed. D.

Director of Communications,  
Grace Scism



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**Hilton School District Resident**

# Hilton Insight

**BUILDING CADET SUCCESS  
CAPITAL PROJECT VOTE – TUESDAY, MARCH 7  
6 a.m. – 9 p.m.**

**PUBLIC INFORMATION MEETING**

**Wednesday, Mar. 1 from 6-8 p.m.  
Hilton High School Auditorium**

**NEW VOTING LOCATION FOR ALL RESIDENTS**

**Parma Town Hall  
1300 Hilton Parma Corners Rd., Hilton**

**VOTER ELIGIBILITY**

You are eligible to vote if you are a U.S. citizen, 18 years of age or older, a resident of the school district for at least 30 days prior to the vote, and are registered with the school district or the Monroe County Board of Elections. To register or check your registration, visit [monroecounty.gov/elections-registration](http://monroecounty.gov/elections-registration). For more information, contact District Clerk Tracie Czebatol at 392-1000, ext. 7099.

**ABSENTEE BALLOTS**

Absentee ballot applications are available by contacting the district clerk at 585-392-1000, ext. 7099 or by downloading an application at [Hilton.k12.ny.us/CapProject23](http://Hilton.k12.ny.us/CapProject23). If you request that the absentee ballot be mailed to you, your application must be received by the district clerk no later than 5 p.m. on Feb. 28. Otherwise, you may personally deliver your application to the district clerk no later than 5 p.m. on Mar. 6.

**MORE INFORMATION**

Visit the Capital Project page on the district website at [Hilton.k12.ny.us/CapProject23](http://Hilton.k12.ny.us/CapProject23) for more information, including videos, the Long Range Planning Committee presentation, Sub Committee presentations, ThoughtExchange Summaries, additional Q & As, absentee ballot application, and more.

