



BOBCAT Capital Project

IMPORTANT DATES!

Community Conversations

December 14th, 2022 at 6pm

January 12th, 2023 at 6pm

MS Auditorium

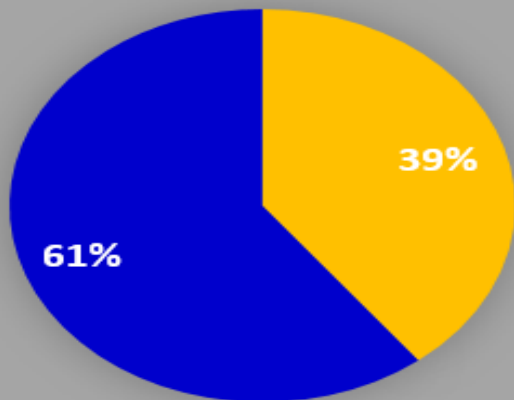
Capital Project Vote

January 24th, 2023

7:00am to 9:00pm

District Offices

Work by Project Category



■ Physical Education, Athletics, & Community
■ Infrastructure & Safety Upgrades

RENOVATION PROJECT PROPOSED FOR LANSING CENTRAL SCHOOL DISTRICT

On Tuesday January 24, 2023, the Lansing Central School District is asking its residents to consider approving a \$16,858,166 capital project to make improvements and enhancements to our schools. The District will utilize state building aid, future retirement of debt, and capital reserve funds to minimize the impact of the cost to the taxpayer.

PROJECT CATEGORIES

Infrastructure & Safety Upgrades

\$10,212,294

- ◆ 1997 Vintage Roofs at ES, MS, & HS
- ◆ MS Gymnasium Padding & Basketball Hoops
- ◆ HS Courtyard Walls & Windows
- ◆ Natatorium Windows & Lintels
- ◆ HVAC Controls
- ◆ PA System at ES
- ◆ ES Generator
- ◆ MS Large Space Interior Doors
- ◆ Parking/Drop-off Improvements

Physical Education, Athletics & Community

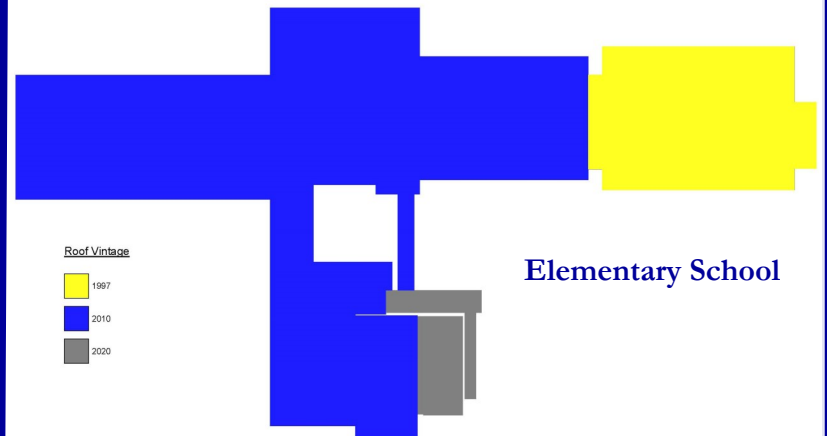
\$6,645,872

- ◆ SOBUS Field & Track Replacement
- ◆ HS Gymnasium Floor
- ◆ Bathrooms near Varsity Baseball Field

INFRASTRUCTURE AND SAFETY UPGRADES

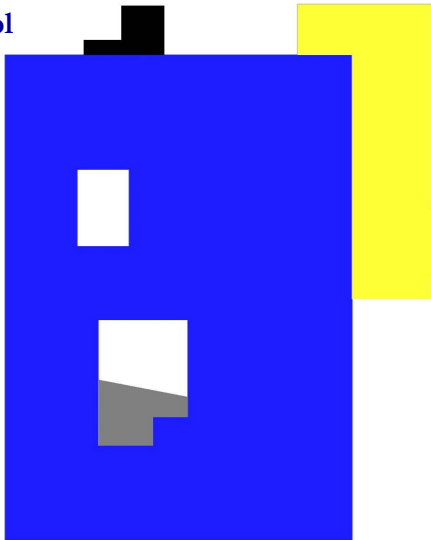
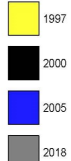
ROOFS AT ELEMENTARY, MIDDLE, HIGH SCHOOLS

The roof portions, highlighted in yellow for each building, represent areas that were last replaced in 1997 and 2000. These are slated to be replaced in this project in 2025. At that time, they will be 28 and 25 years old respectively and at the end of their life expectancy. The roof is currently leaking in multiple locations in the Middle School - the largest roofing portion that needs to be completed.



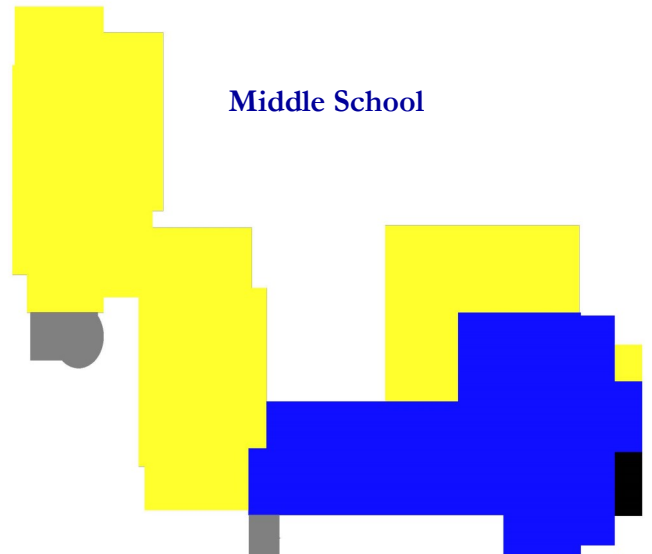
High School

Roof Vintages



Middle School

Roof Vintage



SAFETY UPGRADES AT THE ELEMENTARY SCHOOL

A **generator** is needed in the Elementary School. In the event of a power outage, the following are concerns:

- ◆ Lighting in classrooms and hallways
- ◆ Food spoilage
- ◆ Water and sewage facilities use

Currently, there are generators for both the Middle and High Schools. Adding a generator to the Elementary School will allow us to include the building as a Red Cross Shelter for our community.

The **PA system** in the Elementary School is old, outdated, and unreliable. This represents a significant safety risk for our staff, students, and visitors. There are areas on the ES portion of campus that cannot hear the announcements, including the playgrounds and outdoor physical education locations.

MAINTAINING OUR BUILDINGS FOR THE FUTURE

COURTYARD & NATATORIUM WALLS AND WINDOWS

The walls in both courtyards need to be reconstructed due to significant water penetration during inclement weather. After a rain storm, there is often standing water in the main entrance hallway at the high school. This poses a tremendous safety hazard. There are concerns for mold and water damage to the floors. Currently plastic is in place pending the construction project.



The lintels for the high windows in the pool spectator area are sagging and need replacement before further damage is done to the window and surrounding brick structure. If left unattended, the brick above the header will eventually crack and fall.

MIDDLE SCHOOL SAFETY IMPROVEMENTS



The basketball court takes up most of the gymnasium in the MS. There is limited space between the basketball hoop and the wall. Students have run into the wall while playing basketball, causing significant injuries. We're proposing adding thicker padding to prevent further serious injuries from occurring. We are also looking to update the basketball hoops with a retractable option that can be raised out of the way for PE classes, volleyball games, and other activities in the gym.

HVAC - AC & system upgrades will provide new controls for the HVAC system at LMS allowing for better control of temperatures and increasing efficiencies in utilities usage. We are also proposing adding air conditioning for classrooms on the second level of the building. This building is exceptionally old and gets extremely hot, particularly on the second floor.

HIGH SCHOOL GYMNASIUM REFURBISHING

The floor of the HS gymnasium is due to be sanded and refinished. The floor and all the lines are dull, and traction is poor which leads to safety concerns for students. Refinishing the floor helps maintain the quality of the floor and extends its life expectancy.



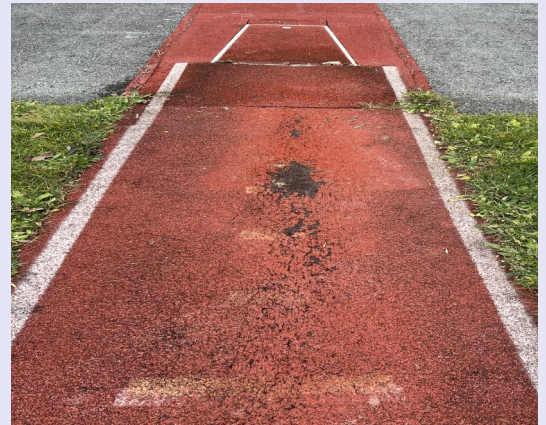
PHYSICAL EDUCATION, ATHLETICS & COMMUNITY

TRACK CONDITIONS AND IMPROVEMENTS

The track at Lansing CSD is 31 years old and past its life expectancy. In June of 2016, a full review of the track conditions was completed and presented. At that time, the following issues were noted that cannot be addressed with another resurfacing:

- ◆ Poor condition of the track trench drain
- ◆ Spongy subbase under the track
- ◆ Substandard high jump and pole vault
- ◆ Need for paved D-zones to address weeds and other issues at the track events areas
- ◆ Need to replace the asphalt base and the resilient surfacing due to the spongy nature and thin section of several areas of the existing subbase

It was agreed that these improvements would need to take place in 2020; however, at that time, building aid allocations were not favorable for a track replacement. Another resurfacing was done of Lane 1 in hopes that it would extend the life of the track long enough for a project in 2022. Due to COVID, that timeline has been extended, and we are now looking at 2024.



Based on the needs that were identified 6 years ago in 2016, we are proposing to do a full replacement of the track. Additionally, we are looking to add 2 lanes and a steeple chase. This will allow the Lansing Track teams to be able to host dual meets, sectionals, and IACs, bringing more competition to our campus.

COMMUNITY BATHROOM ACCESS

We are proposing to build a 2 stall, ADA compliant bathroom near the Varsity Baseball field. This restroom facility would be available during the day for students during physical education & recess. In addition, it would be available for student athletes and community use during afterschool hours, when the buildings are typically locked. There are often various on campus sporting events and practices happening late in the evening as well as over the weekends in the Spring and Summer months.

Unfortunately, leaving the Middle School building open after hours without supervision presents a safety and liability risk to the District. There is the potential for injury to students and community members, as well as the possibility of damages to the building. We are currently in the midst of a national labor shortage, and we struggle continuously to maintain appropriate staffing levels for our current needs. It is not feasible for us to provide daily evening, weekend, and summer staffing to safely allow for building access. Due to the high level of activity at Lansing High School, students and community are more able to readily access the indoor facilities or the outdoor facilities at SOBUS field.

MAINTAINING OUR FACILITIES FOR THE FUTURE

SOBUS FIELD



ATHLETIC FACILITIES

- ◆ New 8x8 Lane Track
 - ◆ Steeple Chase
 - ◆ Long and Triple Jump Pits
 - ◆ High Jump
 - ◆ Pole Vault
- ◆ Synthetic Turf Field with Inlaid Lines
 - ◆ Football Field
 - ◆ Soccer Field
- ◆ LED Stadium Lights Upgrade
- ◆ Remove and replace parking lot
 - ◆ Increase to 140 - 150 spaces
 - ◆ Storm water improvements

As a result of the heavy equipment and site work that is necessary to remove and replace the track, SOBUS field will also need to be replaced. This field receives extensive use from our Physical Education programs, our Athletics Programs (Football, Boys and Girls Soccer) and the Lansing Recreation Department Youth Programs. This puts a great deal of wear and tear on the natural turf. Due to fall and spring weather conditions, we are often rescheduling games or finding other locations for practice because the field is not playable, or it is too wet to mow and line for games. Installing a turf field will allow for greater usage and versatility. Multiple teams and physical education classes will be able to utilize the fields safely and more consistently. In addition, our grounds crew would not be required to spend an extensive amount of time maintaining a natural turf, freeing them to maintain other aspects of the facility and campus. More information regarding Synthetic vs. Natural Turf is also available on our website.

Lighting is being updated as we are unable to replace the outdated bulbs that are no longer working.



LANSING

CENTRAL SCHOOL DISTRICT

Q WHY NOW?

Many items within this project are at the end of their life cycle. It is critical that we complete this work as soon as possible. Ideally, we vote on a project every two years. However, the District's last capital project vote was in 2018. Managing the COVID pandemic took us out of our normal cycle, and the work that is needed has built up over that time. While inflation has been a concern for everyone, the cost of a project (from labor to materials) will only continue to rise in the future. Putting a project out now, allows us to mitigate any further inflation down the road. Additionally, if the vote is approved in January, we are hopeful we will be able to go out to bid in December of 2023 when, typically, bids are the most favorable.

Q HOW WERE PRIORITIES SELECTED?

The District reviewed the Building Condition Survey that is completed every 5 years and addressed areas that were identified in that process. Several facilities meetings with various stakeholders were held between 2016 and 2022. In addition, faculty, staff, and community were surveyed to seek input. The facilities committee and stakeholders convened after the previous referendum vote, to review feedback and adjust the scope accordingly.

Q WHO DOES THIS PROJECT BENEFIT?

This project will impact every student in our school district along with many community members who utilize our facilities. SOBUS Field and the track are used by every Physical Education class K – 12. The Town of Lansing Recreation Department also uses the LCSD facilities and campus for their robust programs during the school year and summer months.

Q ISN'T STATE BUILDING AID TAX DOLLARS?

Yes. New York State gives all districts the opportunity to use tax dollars set aside for building aid to improve and upgrade their facilities through capital projects and renovations. This is done to encourage districts to maintain the buildings and campuses in a way that provides financial stability to the district and the taxpayer. Through systematic review of our building condition survey and optimizing building aid, the district is able to provide healthy and safe facilities as well as a stability for long term planning. By accessing building aid specifically, we are able to take advantage of the tax dollars available to LCSD and maintain their local use.



Community Conversations
December 14, 2022 • 6pm
January 12, 2023 • 6pm
Middle School Auditorium

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Capital Project
VOTE
January 24, 2023 • 7am-9pm
District Offices

CAPITAL PROJECT FAQs

Q WHY SYNTHETIC TURF?

A The district has resurfaced the track surrounding the playing field multiple times to extend the usage. Unfortunately, we are no longer able to safely resurface the track. The underlay is cracked and falling apart in multiple areas. A full replacement is necessary. Due to the amount of heavy equipment on SOBUS field for the removal of the track, it will be necessary to replace the playing field area as well. After much research and community input, we determined artificial turf to be the best decision for multiple reasons.

Financial: The initial cost difference to replace the field with artificial turf as opposed to grass turf is an additional \$350,000. These costs are significantly reduced over time as our grounds staff no longer have to line fields, irrigate, seed, mow etc.

Usage: The artificial turf will be more accessible to physical education classes and athletics in school and in our community as it is much less impacted by weather and usage.

Safety Factors: With the amount of usage of our field by various school athletics teams, PE classes, and community recreation programs, it is difficult for a school district our size to keep up with the maintenance necessary to maintain a suitable “G-Max” rating (the rating of the ability of the field surface to “give” upon impact) in comparison to a synthetic turf field.

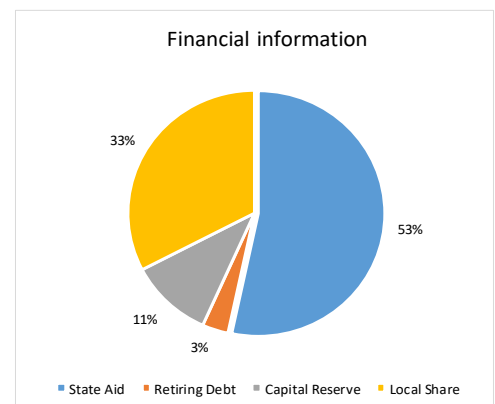
Q WHAT IF THE REFERENDUM DOESN'T PASS?

A Items in this project include upgrades that need to be completed soon or they will pose a health and safety risk to staff and students. If the referendum does not pass, those renovations would need to be done without the benefit of NYS building aid at 72.1% and would have to be funded within the annual school budget, putting the burden on the local taxpayers to bear the full cost. Alternatively, the district may need to close down access to certain portions of campus as they would no longer be safe for use.

Q HOW WILL THIS IMPACT MY TAXES?

A Unfortunately, this project will have a cost to the tax payer. The scope of work involved in replacing the track and SOBUS field exceeds the amount of funding the state will provide with building aid, resulting in taxpayer impact. The use of our Capital Reserve will mitigate some, but not all of that impact. Our analysis shows that in the first year of making payments on this project in 2025, with projected and trended assessment increases, taxes on a \$200k home will increase by \$94.00.

	Amount	%
State Aid	\$8,997,107	53.4%
Capital Reserve	\$1,800,000	10.7%
Retiring Debt	\$562,685	3.3%
Local Share	5,498,374	32.6%
TOTAL	\$16,858,166	



For more information on the Capital Project, please visit our website: www.lansingschools.org

Lansing Central School District
284 Ridge Road
Lansing, NY 14882

Non-Profit
U.S. Postage
PAID
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Permit #415

PROPOSITION

Shall the Board of Education undertake a capital improvement project consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, parking, athletic field and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work, and expend therefore a total sum not to exceed \$16,858,166, which is estimated to be the total maximum cost thereof, and pay for the project by using \$1,800,000 from the Capital Reserve approved by the District's voters in May of 2016 and the levy of a tax which is hereby voted for the project in the amount of \$15,058,166, subject to available state and federal aid, which tax shall be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education and in anticipation of the collection of such tax, bonds and notes of the District are hereby authorized to be issued at one time, or from time to time, in the principal amount not to exceed \$15,058,166, and a tax is hereby voted to pay the principal and interest on said obligations when due?

ABSENTEE BALLOTS

Qualified voters of the District may obtain applications for an absentee ballot from the office of the Clerk of the District. Completed applications must be received by the Clerk of the District no later than 5:00 p.m. on January 23, 2023, and must be received no later than 4:00 p.m. on January 17, 2023, if the absentee ballot is to be mailed to the voter. Completed applications received after 4:00 p.m. on January 17, 2023 will require the voter to personally appear at the office of the Clerk of the District to receive an absentee ballot. A listing of all persons to whom an absentee ballot is issued will be available for inspection by any qualified voter in the office of the Clerk of the District between the hours of 8:00 a.m. and 4:00 p.m. through January 23, 2023, except on Saturdays, Sundays or holidays. Guidance regarding absentee voting due to concerns related to COVID-19 will be published on the School District's website when available and questions may also be directed to the District Clerk via email at Debbie.Todd@lcsd.k12.ny.us or by telephone at 607-533-3020 x4000.