



# Eagle Express

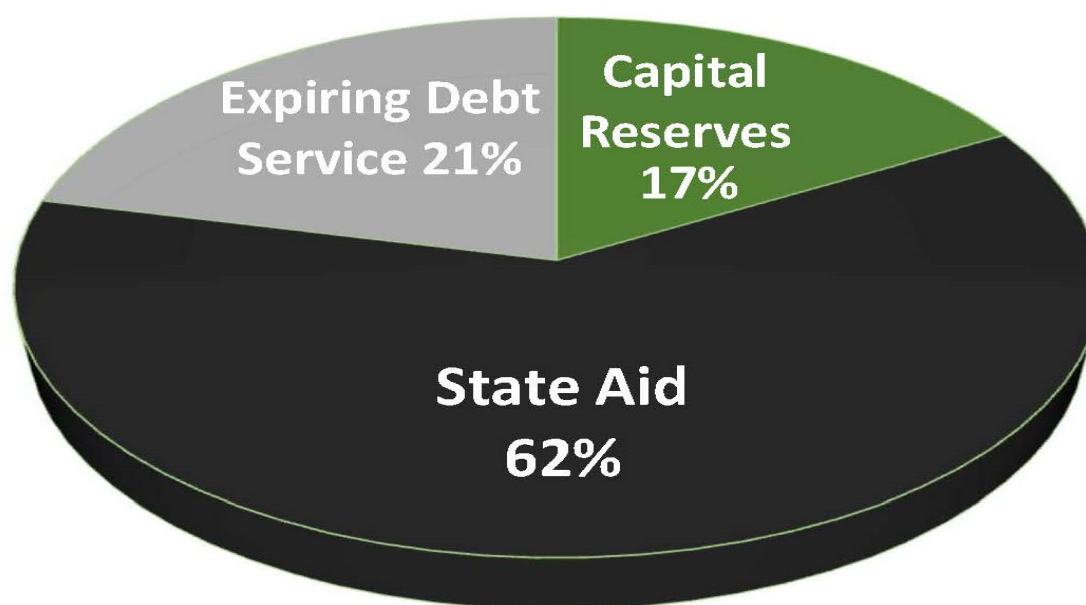
*The Official Newsletter of the Lake Shore Central School District*

Vol. 26 #4 SPRING 2023

**By using Capital Reserve funds and various Aid sources, Lake Shore's proposed 2023 Capital Improvement Project will have no additional impact on local property taxes.**

## Lake Shore Can Make Important School Improvements at ZERO additional local tax impact

### Funding Sources for the 2023 Capital Improvement Project:



### Public Hearing

6:30 p.m., Tues., April 18  
High School Auditorium  
959 Beach Road  
Angola, NY 14006

### VOTE

9 a.m. to 9 p.m., Tues., May 16  
High School  
District Office Lobby  
959 Beach Road  
Angola, NY 14006

## Project Background

When District residents head to the polls on May 16, they will have the opportunity to vote on a \$59.5 million capital improvement proposition that carries no additional tax impact.

The proposed 2023 capital improvement project is based on the District's state-mandated five-year Building Condition Survey, which identified various facilities needs across our buildings and grounds. Foundation wall reconstruction at William G. Houston Middle School was identified among the highest priority needs, as were roofing replacements at the High School, Transportation Center, W.T. Hoag Educational Center, and our elementary schools.

As a security measure, the proposal also incorporates heating/ventilating/air conditioning (HVAC) upgrades at the High School, which will allow windows to remain closed. Improvements to our athletic fields, which had been on hold due to costs, are now able to be addressed in this project as a result of careful financial planning. Please see inside for additional project details

## Superintendent’s Message from Dan Pacos

The proposed 2023 Capital Improvement Project addresses mechanical, electrical, plumbing and structural priorities, and provides air conditioning at the High School, as well as athletic field upgrades.

The upgrades include installation of artificial turf on the baseball and softball fields, and the multi-purpose (soccer/lacrosse) fields on Eagle Drive. This project also would install two-sided seating to serve the football and soccer/lacrosse fields.

The air conditioning component is part of our ongoing efforts to bolster security in our buildings. With air conditioning, windows can be kept closed and secure, while still allowing ventilation and air circulation in the warmer months.

Where possible, this project would install rooftop solar panels so the District can generate its own electricity and save money on utilities in future budgets.

We anticipate that all proposed work can be completed with **NO ADDITIONAL TAX INCREASE** for District property owners. The District will utilize a combination of State Building Aid and Native American Building Aid, as well as proceeds from the District's Capital Reserve that voters approved previously. Additionally, we will seek any other available funding sources that can further reduce the project cost - like grants or reimbursements from the NYS Energy Research Development Authority (NYSERDA ).

When considering your vote, please reflect on the work we've accomplished in our previous capital construction projects. Through careful planning and bidding, the District completed this work under original budget estimates. The 2023 Capital Improvement Project would be a continuation of responsible financing to protect the community’s investment in its schools and reflect our efforts to provide a safe, welcoming environment that students want to come to every day.

## Project Finances

Total Project Costs	\$59,500,000
State Aid	\$49,646,950
(Native American & Regular Building Aid)	
Local Share	\$27,126,859
Capital Reserve Contribution	\$10,000,000
Expiring Debt/Local Share	\$17,126,859

ADDITIONAL LOCAL TAX INCREASE \$0

## Projected Schedule

*With a positive vote on May 16, the proposed project is projected to be delivered in four phases.*

### Phase 1: June 2023-December 2025

High School, Transportation and All Elementary Roofs  
Transportation North Lot

### Phase 2: November 2023-December 2027

High School Air Conditioning  
Transportation Roof Top Unit  
High School Grandstand and Press Box  
High School Football and Multi-purpose Field Foundations  
for Exterior Lighting  
High School Multipurpose Turf Fields  
Middle School Foundation Repairs  
Middle School Baseball/Softball Turf Fields

### Phase 3: January 2025-December 2028

High School Mechanical and Plumbing Renovations  
High School Restroom Renovations  
High School Solar  
High School Football Field Lights  
Eagle Drive Renovations/Repairs  
Sidewalks

### Phase 4: January 2026-June 2029

Scope to be finalized at J.T. Waugh, Highland,  
A.J. Schmidt, W.T. Hoag, and Transportation

# **Proposed 2023 Capital Improvement Project Highlights**

**The proposed project includes installation of artificial turf on the High School baseball and softball fields, and the multi-purpose (soccer/lacrosse) fields on Eagle Drive. This project also would replace the announcer's booth and install two-sided seating to serve both the football and soccer/lacrosse fields.**





# Proposed Capital Improvement Projects

Schools are required by New York State to conduct Building Condition Surveys (BCS) every five years to identify needed replacements and repairs. At the High School, the BCS identified roofing replacements, mechanical system upgrades, and front entrance ramp, stair and seating area replacements to be addressed.



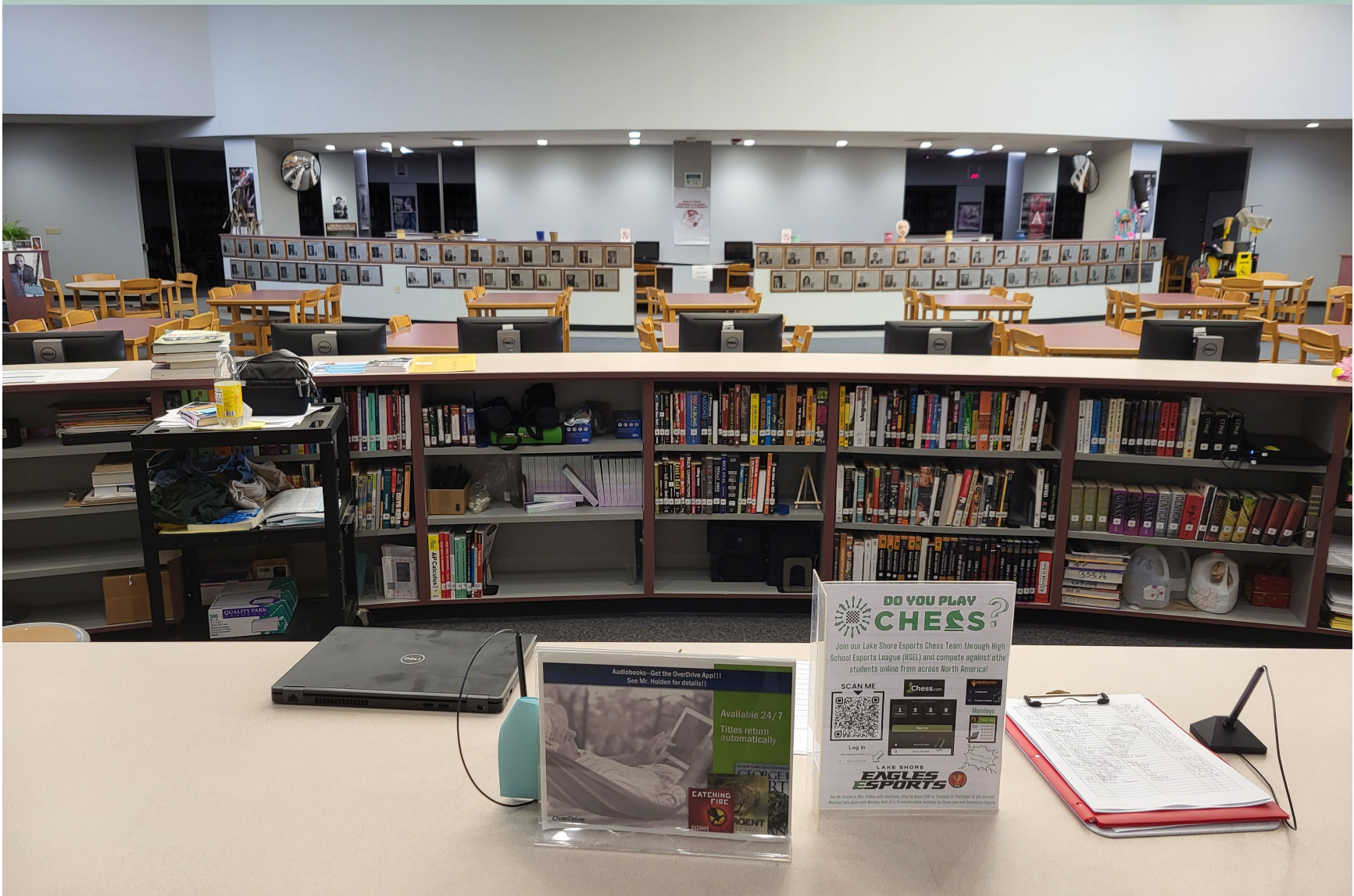
Installation of air conditioning throughout the High School is a component of the ongoing initiative for enhanced security measures throughout the District, as well as for the comfort of those in the building in the warmer months.





# Proposed Capital Improvement Projects

Additional items identified to be addressed by the Building Conditions Survey include renovating the High School Media Center and providing more efficient use of the center’s under-utilized space, as well as restroom renovations, replacement of interior finishes, and replacement of the school’s elevator, which has undergone repeated repairs due to age.





# Proposed Capital Improvement Projects

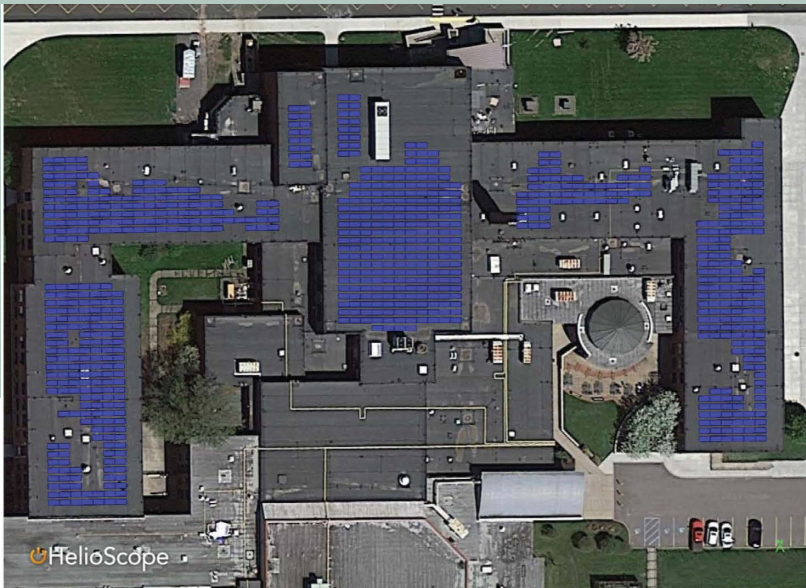
The proposed project would repair areas of deteriorating foundation  
along the perimeter wall  
of William G. Houston Middle School's three-story instructional wing.





# Proposed Capital Improvement Projects

The proposed project would install rooftop solar panels so the District can generate its own electricity and save money on utilities in future budgets (much like we did decades ago when we drilled gas wells at several school locations). The blue sections (below right) show where the panels would go.



At the Transportation Center, the proposed project would replace the roof and the pavement of the North Bus Lot, and improve storm drainage capacity. In addition, preparations would be made for electric buses that will be required under New York State Law in the next few years.

Photo at right:  
Deteriorating pavement in the North Lot

Photo at far right:

- Top red area indicates the North Lot area
- Lower red area indicates the roof area



# Proposed 2023 Capital Improvement Project FAQs

Here are several frequently asked questions about the Capital Improvement Project proposal being presented to voters on May 16th.

**Q. Why is the District proposing this capital project?**

- The Lake Shore Central School District is committed to exercising care and good judgment in managing the community resources entrusted to us. We need to continue to take care of our schools, one of the most important assets owned by our community.

Just as one’s home ages and needs regular upkeep, restoration, and equipment replacements to keep it in good shape, so do our schools. Over the past several years, the District administration and Board of Education have been developing and refining a long-range facilities plan to assess current and future capital improvement needs and the means to responsibly achieve them.

- During this process, critical safety upgrades and building preservation needs were identified and prioritized, as were opportunities to enrich our students’ school experience and ensure equitable opportunities.

The 2016 Capital Improvement Project, which is now nearly complete, has successfully addressed a significant portion of prioritized items. The 2023 Capital Improvement Project that is being proposed would serve as the next step of our long-range facilities plan.

- Spacing out planned capital projects in this way is a cost-effective approach that allows the District to make optimal use of available state building aid to eliminate local tax impact.

**Q. How was the proposed project developed?**

- Every five years, all school districts are required by the State to have a certified Architect review the condition of their buildings and grounds. In 2020, our architectural consultant performed a Building Condition Survey (BCS) that examined the District’s facilities and identified areas requiring reconstruction or replacement. The District subcommittee charged with our long-range facilities plan studied these BCS items and developed a prioritized list of recommended upgrades and replacements to be considered in the next capital project.
- In addition, the subcommittee collected feedback from District- and building-level user groups to evaluate opportunities for academic program enrichment. The District is addressing the highest priority items now, rather than delaying and facing future higher costs and further deterioration.

**Q. What needs does the project address?**

- Our District is committed to providing a safe learning environment and well-maintained facilities for students and public use. This next project in our long-range facilities plan focuses on safety, security, and infrastructure. In addition to the mechanical, electrical, plumbing, and structural priorities identified in the Building Condition Survey (BCS), the project will add air-conditioning at the High School (allowing windows to be kept safely closed and locked during the warmer months), energy efficiency improvements and cost-savings with roof



top solar arrays, and athletic field upgrades to minimize maintenance requirements and maximize usability for our physical education and sports programs.

**Q. When will the work take place?**

- It’s expected that State Education Department approval for the project would be received in early 2024 with the first phase of construction work beginning that summer. It is anticipated that the majority of the work would be completed by the end of 2028.

**Q. What is the total cost of this proposed project and how will it affect my taxes?**

- The total cost of the project is \$59,500,000. The majority of the project’s cost will be paid using a combination of State Building Aid and other funding. The remaining “local share” will be paid from the District’s Capital Reserve Fund, which is designated specifically for capital improvements. As a result, this project will have a “tax neutral” financing plan: There will be no additional increase in the local tax levy in relation to this project.

**Q. Why was the cost of this work not included within the District’s annual budget?**

- Routine facility maintenance and repair work is typically funded within the annual District budget, with local taxpayers bearing the full cost. However, larger renovations, improvements, and replacements, such as those included in this project, would have a major impact on the tax rate if included within the annual District budget. A capital project bond authorization is a fiscally responsible alternative because the State reimburses much of the cost, and the expense is spread out over a longer period of time.

**Q. Isn’t State Aid just my tax dollars too?**

- Yes, it is. The New York State Legislature has given all school districts in the state an opportunity to use tax dollars for school building repairs, improvements and renovations. This is an opportunity to keep some of those tax dollars here at Lake Shore to protect the community’s investment in its buildings and improve the educational setting for our children and the public.

**Q. What if the referendum does not pass?**

- The critical safety requirements and building preservation needs would still be absolutely necessary. If the referendum does not pass, these requirements would still need to be addressed - but without bond authorization these needs would not be eligible for building aid reimbursement. Without the State’s aid, the funds for any required work would have to come from the annual budget, with local taxpayers bearing the full cost.

## What are the voting qualifications?

- **A voter must be: a U.S. citizen**
- **Age 18 or older**
- **A legal resident within the District for 30 days preceding the meeting or election at which he/she offers to vote**
- **Must not be otherwise prohibited from voting pursuant to Education Law Section 5-106**

Native Americans residing on the Seneca Nation Territory are eligible to vote in this annual vote if the majority of their children attend the Lake Shore Central Schools. The above qualifications must also be satisfied.

Voters should bring a valid photo ID to all District elections as they may be asked to show proof of name and/or address.

# Proposed Capital Improvement Projects

## Districtwide Scope Highlights

### High School

**Air Conditioning** (This allows windows to remain closed at all times, providing additional security while still getting air flow and ventilation in the building.)

### Multi-Purpose Turf Field Complex

Multi-purpose turf fields, sidewalks, fencing, netting, multi-purpose equipment, earthwork and storm requirements, scoreboard

### Baseball & Softball Turf Field Athletic Complex

Turf Fields with Dugouts  
Fencing, Scoreboard, Sidewalks  
Earthwork & Storm Requirements

### General Site Work

Dual-Sided Grandstands and Press Box  
Football Field Athletic Lighting Replacement  
Full Depth Replacement of Eagle Drive  
Eagle Drive Sidewalk Replacements  
Front Entry Stair, Ramp, and Seating Area Replacement

### Building Renovations

Restroom Renovations  
HVAC Upgrades  
Elevator Replacement  
Media Center Renovations  
ADA Signage  
Rooftop Solar Electrical Panels  
Rooftop Solar Structural Requirements  
RegROUT Pool Tile  
Roofing Replacement at BOCES wing

### William G. Houston Middle School

Foundation Wall Repairs

### A.J. Schmidt Elementary School

Flat Roof Replacement

### Highland Elementary School

Flat Roof Replacement

### J.T. Waugh Elementary School

Gym Roof Replacement

### W.T. Hoag Educational Center

Flat Roof Replacement

### Transportation

Roof Replacement  
Thru Wall Flashing Replacement  
Office Rooftop HVAC Unit Replacement  
Preparation for Future Electric Buses  
Concrete Gutter Replacement  
Powered Sliding Gate Replacements  
Underground Storm Work



# **Proposed 2023 Capital Improvement Project Development & Design Process**



## **Development**

In 2020, a certified architectural consultant performed the Building Condition Survey (BCS) that is required of all schools in New York State every five years. All District facilities were examined and areas requiring reconstruction or replacement were identified. The District's Long-Range Planning Facilities Subcommittee developed a prioritized list of recommended upgrades and replacements to be considered in the next capital project. The subcommittee also collected feedback from District- and building-level user groups to evaluate opportunities for academic program enrichment. The District is addressing the highest priority items now, with strategic use of aid and funding mechanisms, rather than delaying and facing future higher costs and further deterioration.

## **Design**

- The design process begins after the vote
- Existing conditions verification
- User group meetings
- Follow up meetings
- Construction drawings



THE EAGLE EXPRESS  
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Lake Shore  
Central Schools

[lakeshorecsd.org](http://lakeshorecsd.org)

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**DISTRICT OFFICE**

959 Beach Road

Angola NY 14006

716-549-2300

# Proposed Capital Improvement Project 2023

## No Additional Local Tax

### GOALS Of the Proposed Project:

- **Health, Safety,  
& Security**
- **Energy Security  
& Cost-Savings**
- **Athletic  
Infrastructure  
& Site  
Improvements**

**To be  
accomplished through  
use of State Building Aid,  
Native American Aid,  
expiring debt service and the  
District's Capital Reserve  
Fund so projects can be done  
with no additional local tax  
on our residents.**

## Overview

The Lake Shore Central School District is committed to exercising care and good judgment in managing the community's resources, including taking care of our schools, one of the community's most important assets.

Over the past several years, the District administration and Board of Education have been developing and refining a long-range facilities plan to assess current and future capital improvement needs and how to responsibly achieve them.

During this process, critical safety upgrades and building preservation needs were identified and prioritized, as were opportunities to enrich programs and ensure equitable opportunities.

The 2016 Capital Improvement Project, which is now nearly complete, has successfully addressed a significant portion of prioritized items. The proposed 2023 Capital Improvement Project would serve as the next step of our long-range facilities plan.

This publication reviews the proposed scope, schedule and budget being proposed as we work to secure the community's investment in our schools at no additional local tax to our residents.

There will be a public hearing on April 18 at 6:30 p.m. in the High School Auditorium. This proposed project will be on the ballot for the Annual Vote, which takes place from 9 a.m. to 9 p.m., on Tuesday, May 16 in the District Office Lobby at the High School, 959 Beach Road, Angola.