



Capital Project

Community Conversation 1/12/23

It's a great day to be a

Bobcat



District Administration

Chris Pettograsso, Superintendent

Kate Heath, Assistant Superintendent of Business

Lorri Whiteman, ES Principal

Melissa Chalupsky, MS Principal

Patrick Hornbrook, HS Principal

Katie Crandall, AD 7-12 & HS Assistant Principal

Christine Rebera, Director of Curriculum and Instruction

Laura Larkin, Director of Special Services and Grants

Glenn Fenner, Director of Facilities

Aaron Thompson, BOE & Facilities Committee Member



Coaching & Faculty

Eric Stickel, Girls Varsity Soccer

Matt Scheffler, Track & Field and MS PE Teacher

Joe Volpicelli, Boys Varsity Basketball

Brett Hotchkiss, Varsity Football & Baseball

Carolyn Ferguson, MS PE Teacher

Meghan McVey, Girls Varsity Basketball, XC, Softball

Pete Walker, Girls Varsity Softball

Stacie Kropp, MS Dean of Students



Architect Firm: Tetra Tech

Chris Glaubitz
Sean O'Brien
Michael Hale
Roger VandePoel



Construction Firm: C&S Companies

Mike DiPerna
Sean Dollaway



Community Conversation and Vote

January 24th, 2023, 7AM-9PM - Capital Project Vote



Absentee Ballot

HOW TO REQUEST AN ABSENTEE BALLOT

Contact Debbie Todd in the District Office for an Application

- a. Complete the Application in Person at the District
- b. Request mailing of Application (No later than 4PM on 1/17)
- c. Download the Application on District Website - [Application for Absentee Ballot](#)

Completed **APPLICATIONS** must be received by the Clerk of the District **no later than 5PM on January 23, 2023.**

Completed **BALLOTS** must be received **no later than 5PM on January 24, 2023.**



Historical Capital Project Vote Information

PROJECT NAME	VOTE DATE	DEBT START DATE	TOTAL PROJECT \$	STATE AID %
CORE/BCR	Oct 2012	2014-2015	\$3,250,000	64.50%
SEPTIC*	May 2014	2016-2017	\$4,100,000	64.50%
SMART	Dec 2014	2017-2018	\$6,450,000	64.50%
2018 PROJECT	Dec 2016	2019-2020	\$4,950,000	64.50%
2020 PROJECT	Oct 2018	2021-2022	\$7,317,400	64.50%
NPA	Nov 2022		\$3,100,000	72.10%
BOBCAT	Jan 2023	2025-2026		72.10%



Project Planning Timeline

1. Pre-referendum (12 - 18 months)
 - a. Financial Planning
 - b. Construction Planning
 - c. Referendum Planning
2. Referendum - VOTE!
3. Design phase (4 - 6 months)
4. SED approval (4 - 6 months)
5. Construction Bidding/Awards (1 - 2 months)
6. Actual Construction finally takes place (length depends on the scope) – Spring 2024
7. Project Close-out

Total Time Start to Finish: 2 ½ to 3 ½ YEARS!



2024 Project Planning

- **Facilities Committee Meetings**
 - LCSD & Community Stakeholders
 - Reviewed Building Condition Survey
 - Reviewed previously identified needs not yet addressed
 - Building Feedback
- **Attended Sports Boosters Meetings**
- **Surveys**
 - Staff, Union Leadership, Community members, Lansing Recreation & Sports Boosters
- **Trended results ... HVAC (Air conditioning) and Athletic facilities**
- **Financial Planning**
 - 2 phase project
- **Narrowed to final Scope - VOTE ON NOV 1st**



Overall Timeline

November – January 2023: Revise,
Update, Educate

January 24, 2023 – Referendum
BOBCAT 2024

January – June 2023 - PHASE I
Design

June 2023 – Scope submitted to
NYSED - New York State Education Dept.

Oct/Nov 2023 – Anticipated State
Approval

Nov/Dec 2023 – Bids/Contracts Awarded

Start process for PHASE II here

March/April 2024 – Construction
phasing/planning

June 2024 – Construction begins



2024 Updated Scope

Infrastructure & Safety Upgrades: \$10,212,294

HS Courtyard Walls & Windows

Natatorium Windows

1997 and 2000 Vintage Roofs at 3 Buildings

HVAC

PA System at ES

Parking/Drop-off Improvements

MS Gymnasium padding and basketball hoop improvements

MS Large Space Interior Doors

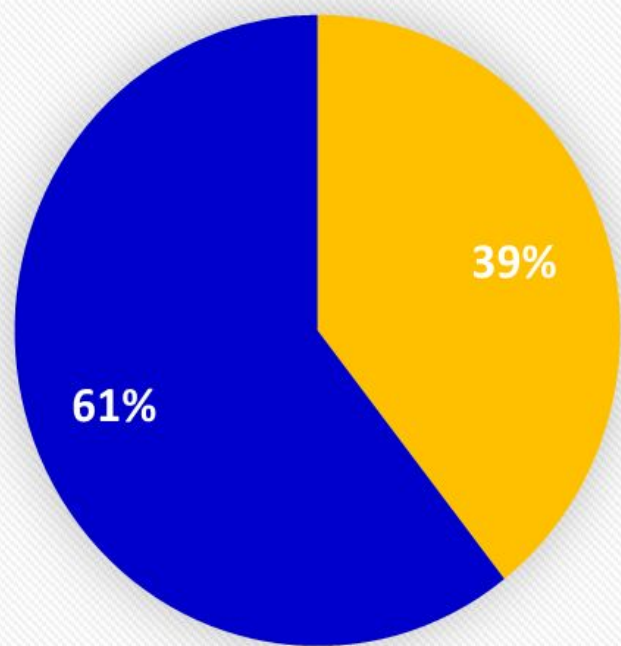
Generator

Physical Education, Athletics, & Community: \$6,645,872

Sobus, Track & Field Replacement

HS Gymnasium Floor

Bathrooms at Baseball Field



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



Bobcat Project 2023

[Lansing Capital](#)
[Project 2023](#)





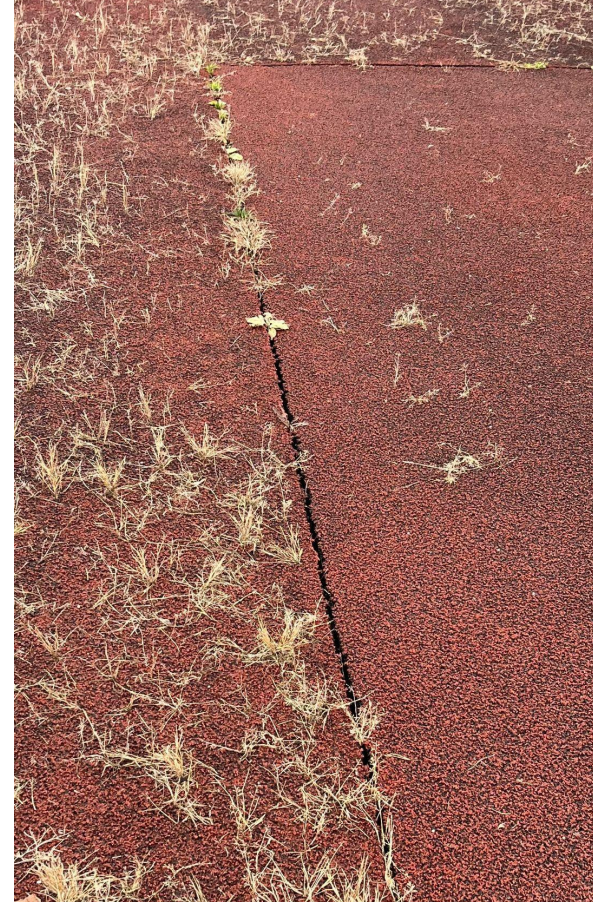
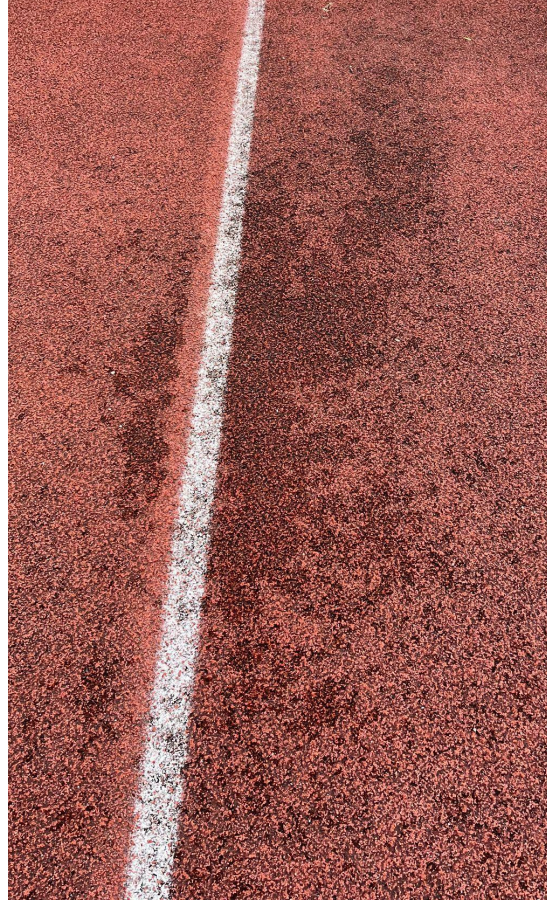
History of Track & Identified Needs 2016

In June of 2016, the district requested an external review of the track by Nagel Athletic Surfacing.

At that time, the external recommendation of a complete track replacement by 2020 was agreed to by all members of the committee - 2020 Project (2018 vote)

Committee member attendees:

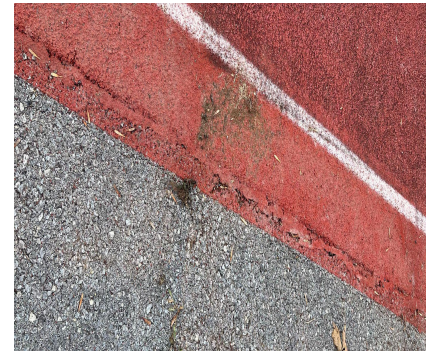
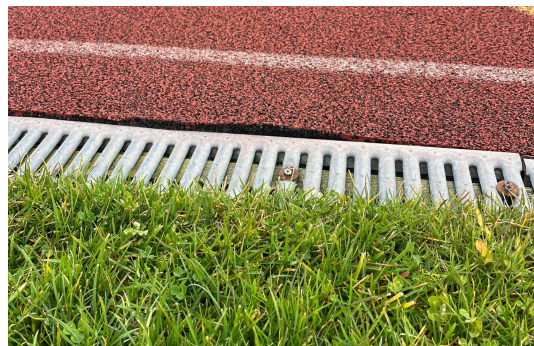
- Serge Silva, Nagle Athletic Surfacing, Reviewer
- Jim Slavetskias, LCSD On-site Construction Manager
- Glenn Fenner, LCSD Director of Facilities
- Tom Farlow, TT (Tetra-Tech)
- Trish Page, TT
- Paul Balzersen, TT





Track

- Track replacement
 - Widen to 8 lanes
- Replace pole vault
- Replace high jump/long jump/triple jump
- Add Steeplechase





Track

Why an 8 lane track?

- Must be replaced - past end of life
 - Now is the time to add 2 lanes
- Allows for increased competitions at LCSD
- Better practicing conditions for 4 track teams - 120 to 130 athletes

Who else has an 8 lane track?

Dryden, Trumansburg, Odessa Montour, Waverly, Whitney Point 2024, Newark Valley, Tioga, Moravia in 2024,

Can our facilities support expanded meets?

- Parking will be increased at SOBUS
- Parking at the upper ES lot
- Bathrooms currently available



SOBUS Field

- Full replacement of turf
- Lighting improvements
- Expand and improve parking

Schools we compete with that have artificial turf?

Homer, Owego-Apalachin, Dryden, Groton, Ithaca, Edison
Waverly, Watkins Glen, Skaneateles, Oneonta, Moravia (2024),
Whitney Point (2024), Fulton, Post season play at TC3

Soccer: 8 out of 12 opponents, plus TC3

Football: 8 out of 9 opponents

Lansing contracts with Wells College, Ithaca City Schools and/or
The Rink to practice and prepare on artificial turf.





Synthetic vs. Natural Turf

Why synthetic turf for Lansing CSD?

- Increased usage for PE, Town of Lansing Rec Dept., multiple athletic teams
 - No concerns around soil conditions due to weather
 - Indoor practice
 - Game cancellations
 - Indoor PE
 - Spring use for softball/baseball practices
- Minimal maintenance needed
 - No mowing, line painting, seeding, aerating
- Better overall G-max rating (safety rating for field “give” upon impact)

Why SOBUS field?

- Due to track replacement, sobus field will need to be resurfaced

How long does a synthetic turf last?

- 10 to 12 years depending on use and maintenance

Then what?

- Not a full replacement
- Carpet replacement only

[Synthetic vs. Natural Turf](#) [Synthetic Turf Q&A](#) [Cost Analysis](#)

[NYSDEC Turf Rubber Info](#)

[NYS DOH Turf Information](#)

Synthetic Turf Materials

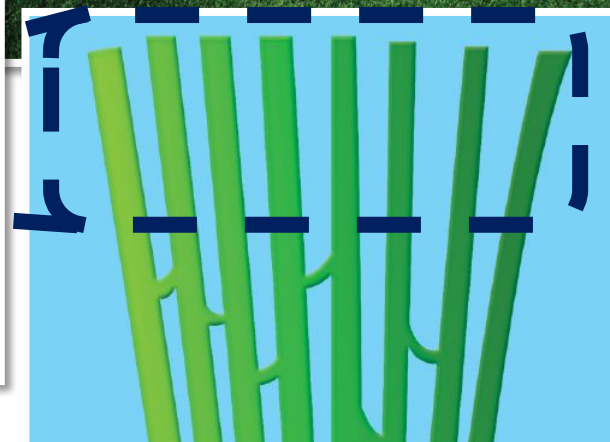
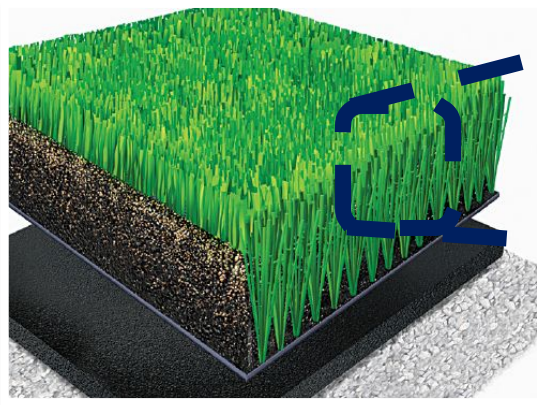
Considerations:

- Carpet Fibers
- Infill Materials – Many Options. Materials Are Inert and PAHs (aromatics) Cannot be Extracted by Sunlight, Rain or Typical Environmental Conditions

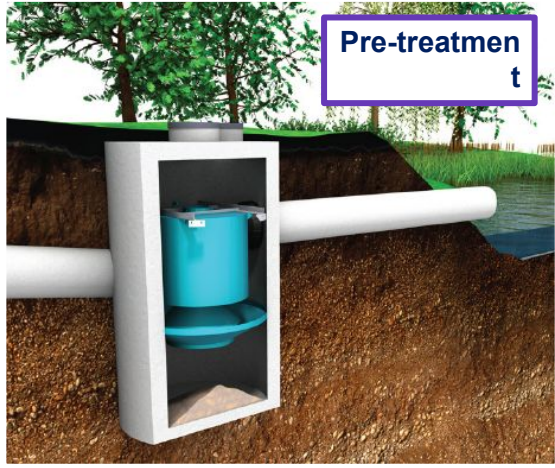
Example of Turf System Composition:

DATA

Face Yarn Type	100% polyethylene parallel-long slit fiber (TenCate XP Blade – other fiber brands available)
Yarn Size	8,000 or 10,000 denier
Yarn Thickness	100 microns
Pile Weight	40 to 50 oz/sy typical
Finished Pile Height	2.25" recommended (2" to 2.5" typical)
Field Color	Field Green, Field Green/Lime Green, Field Green/Olive Green
Construction	Broadloom tufted, 9/3" stitch rate, 3/8" tufting gauge
Primary Backing	TenCate XK TuffBack
Secondary Backing	20 oz/sy urethane typical
Total Product Weight	73 oz/sy (+/- 2 oz) typical
Turf Roll Dimensions	15' wide by custom lengths up to 220'
Perforations	3/16" holes on staggered 4" (approximate) centers
Turf Permeability	> 20" +/- per hour
Infill Composition	SBR rubber and sand infill (typical), multiple other infill options available
Field Markings	Tufted, inlaid, painted
Resilient ShockPad	OPTIONAL: 10 mm porous rubber pad (typical thickness), 8 mm available option



Environmental Considerations



Pre-treatment

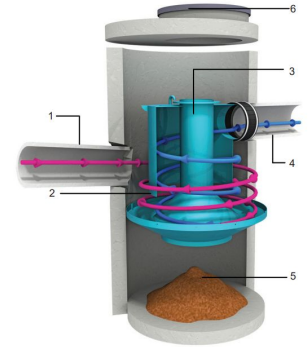


Underground Retention & Infiltration

Stormwater Quality Management

The NYSDEC stormwater regulations must be adhered to while designing the on-site stormwater discharge system. Such requirements ensure that the quantity is equal to or less than, and quality of stormwater discharge is equal to or better than, pre-development conditions. Stormwater pre-treatment, underground storage, and infiltration systems are some of the measures associated with synthetic turf systems.

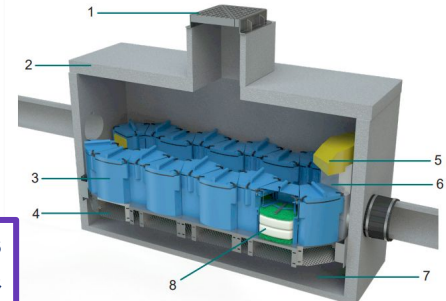
Suspended Solids Separator



Product Profile

1. Inlet to Precast Vortex Chamber
2. Cylindrical Baffle
3. Center Shaft
4. Outlet Pipe
5. Sediment Storage Sump
6. Access Lid

Solids Separator & Filtration Unit



Product Profile

1. Inlet grate (pictured) or Inlet Pipe (not shown)
2. Precast Filtration Chamber
3. Filter Module
4. 4mm Screening
5. Bypass Hood/Siphon
6. Outlet Module with Drain Down Filter
7. Pollutant Storage Sump
8. Media bags



Lighting and Parking

Lighting:

- Current lighting was installed in 1997 - past useful life
 - Bulbs outdated - difficult to procure
- New system on current poles
 - No new wiring needed
 - More efficient, longer lasting LED bulbs
 - Reduction in maintenance requirements

Parking:

- Current lot in disrepair - aging base and paving infrastructure
- Stormwater improvements
- Expansion of lot to 140 - 150 spaces (an increase of 65 to 75 spaces)





Financial Planning

State Aid

- Aid on allowable expenses
 - construction/reconstruction vs. incidentals
- Based on:
 - each building
 - history of construction & aid
 - building aid units (occupancy)
 - MCA - Maximum Cost Allowance

Local Share - Amount funded by district

- Reserves
 - Use of capital reserve
- Replacing old debt
- Increase budget's debt obligation
 - 15 year bonding



Tax Impact Planning

- Use of Capital Reserve
- New local share \leq local share of retiring debt
- Debt impacts Tax Cap
 - Net local share of debt impacts the tax cap exclusions
 - [Tax Cap Calculation](#)
 - Focus on stability



What is MCA - Maximum Cost Allowance?

2 types - Construction and Incidental

Construction: = Building Aid Units x Construction Cost Index x Regional Cost Factor

Building Aid Units (BAUs) are based on the Building Capacity

Incidental: = 20% to 25% of Construction MCA (20% - K-6, 25% 7-12 and SPED)

“certain expenditures for site purchase, grading or improvement of the site, original furnishings or equipment, or professional fees (design and legal) and other miscellaneous incidental costs (such as insurance during construction and general administrative costs)”



Maximum Cost Allowance

CONSTRUCTION

			ES	MS	HS
MCA	CAD	Project	10,116,639	9,779,436	10,983,499
Less	4/2/2019	Capital Outlay	0	0	74,500
Less	8/30/2019	2020 Project	2,795,243	993,541	706,798
<i>Less</i>		<i>NPA</i>	<i>0</i>	<i>2,623,215</i>	<i>0</i>
Remaining			7,321,396	6,162,680	10,202,201
Less	TBD	BOBCAT	1,057,440	5,421,894	2,007,688
Remaining			6,263,956	740,786	8,194,513



Maximum Cost Allowance

INCIDENTAL

			ES	MS	HS
MCA	CAD	Project	2,170,665	2,276,100	2,745,983
Less	4/2/2019	Capital Outlay	0	0	2,494
Less	8/30/2019	2020 Project	1,542,148	146,586	112,097
<i>Less</i>		<i>NPA</i>	0	524,643	0
Remaining			628,517	1,604,871	2,631,392
Less	TBD	BOBCAT	232,637	1,530,656	6,607,850
Remaining			395,880	74,215	-3,976,458



Tax Impact Planning

Assessments

Long term budget forecasting

Historical Assessment Data

	2018	2019	% Increase	2020	% Increase	2021	% Increase	2022	% Increase	% Increase 2018 to 2022	Average Yearly % Increase
Property 1	\$180k	\$180k	0.0%	\$180k	0.0%	\$210k	16.7%	\$221k	5.24%	22.78%	5.48%
Property 2	\$235k	\$235k	0.0%	\$235k	0.0%	\$260k	10.6%	\$273k	5.00%	16.17%	3.91%
Property 3	\$250k	\$250k	0.0%	\$250k	0.0%	\$250k	0.0%	\$263k	5.20%	5.20%	1.30%
Total District	\$917.23m	\$937.64m	2.23%	\$964.38m	2.85%	\$1.01b	4.95%	\$1.09b	7.32%	18.42%	4.34%
Total \$ Increase		\$20.42m		\$26.74m		\$47.78m		\$74.06m			
Market Growth (assmnt inc.)	\$9.33m	1.02%	\$17.0m	1.81%	\$19.8m	2.05%	\$50.8m	5.02%	10.56%	2.47%	

Projected Tax Impact

Year	Projected Assessment Increases	Assessment	Without a Project			With a Project			Difference
			Tax Rate	Total Taxes	Change	Tax Rate	Total Taxes	Change	
2022-23		\$100,000	\$20.48	\$2,048.00		\$20.48	\$2,048.00		
2023-24	10.00%	\$110,000	\$19.10	\$2,101.18	\$53.18	\$19.10	\$2,101.18	\$53.18	\$0.00
2024-25	3.25%	\$113,575	\$19.07	\$2,166.04	\$64.87	\$19.07	\$2,166.04	\$64.87	\$0.00
2025-26	3.25%	\$117,266	\$19.10	\$2,239.70	\$73.65	\$19.50	\$2,286.70	\$120.66	\$47.01
2026-27	3.25%	\$121,077	\$19.01	\$2,301.17	\$61.47	\$19.52	\$2,363.95	\$77.25	\$15.77
2027-28	3.25%	\$125,012	\$19.04	\$2,380.74	\$79.57	\$19.55	\$2,443.91	\$79.96	\$0.39

Projected Tax Impact

Home Value	Phase 1 of Project 2025-26	Phase 2 of Project 2026-27	Total
100k	\$47.01	\$15.77	\$62.78
200k	94.02	31.55	125.56
500k	235.05	78.85	313.90
900k	423.09	141.93	565.02



Financial Planning

TOTAL PROJECT COST: \$16,858,166

STATE AID (72.1%): 8,997,107

Capital Reserve: \$1,800,000

TOTAL AIDABLE: 12,478,650

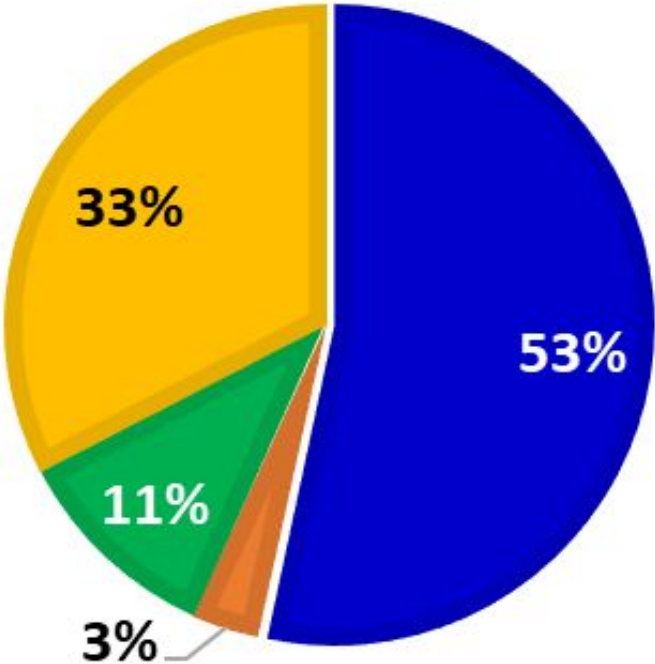
Retiring Debt: \$562,685

Local Share: \$5,207,770

[Debt Service Schedule](#)

FINANCIAL INFORMATION

■ State Aid ■ Retiring Debt ■ Capital Reserve ■ Local Share





Phasing

Why?

- Allows debt to fall off
 - 2025-2028 additional debt reductions
- Scheduling disruptions

Phase 1:

Spring 2024

Phase 2:

Spring 2025



Communications Timeline

November 14 – Update BOE with next steps and plans

November 2 – November 27 – Finalize the revised scope

November 21 – Facilities meeting, 4:30 HS LGI

November 28 – Present revised scope and BOE votes on Resolution

November 29 – January 23 – Share and Educate Community

December 7 – Mailer sent out

December 14 – Community Conversation (zoom and in-person options)

January 12 – Community Conversation (zoom and in-person options)

January 24 – Referendum



What Comes Next?

- *Flyers - in mail and home via backpacks*
- Community Presentations at 6pm in the MS Auditorium
 - *December 14th*
 - January 12th
- *Absentee Information Distributed*
- JANUARY 24th VOTE



What Comes Next?

Vote is SUCCESSFUL!  DESIGN PHASE I

What happens during the design phase?

When all the details are fleshed out

- Rubber base turf vs. walnut base turf vs.
- Full curtain replacement vs. door and motor repairs/replacement
- Samples taken - soil samples, asbestos testing, etc.



What Comes Next?

PHASE I

Design phase February to June 2023

State Education Department (SED) approval October/November 2023

Construction Bidding & Awards November/December 2023

Construction takes place (length depends on the scope) – Spring 2024

PHASE II

Design phase November 2023 to March 2024

SED approval July/August 2024

Construction Bidding & Awards October/November 2024

Construction takes place (length depends on the scope) – Spring 2025

FINAL PROJECT CLOSEOUT - Goal of Spring 2026



Project Closeout

Project Closeout - goal vs. reality

Construction Schedule is fluid - many outside factors:

- Weather
- Availability of materials/supplies
 - Supply chain issues?
- Workforce availability



Community Conversation and Vote

January 24th, 2023, 7AM-9PM - Capital Project Vote