



Securing the Future of our Facilities Adds Value to Yours

2018 Capital Improvement Project

Dear Lancaster Residents:

No matter the age of your home, little time goes by without needing improvements. Sometimes, it's as simple as routine maintenance; other times, more extensive repairs are required, like a new roof, upgrading a heating system, or replacing windows.

As Western New York's fourth largest school district, Lancaster is home to the largest single-campus high school and largest elementary school in the region, William Street School. It is our responsibility to maintain safe and sound properties that encompass more than one million square feet of brick and mortar as well as more than 300 acres of land.

We have made significant investments in technology, addressed health and safety concerns, and made more obvious improvements in the 2015 capital project, including construction of a new transportation facility, which paved the way for much-needed additional parking at the high school, construction of a new north entrance for athletics, a new Java Gym, and more. This work has been accomplished in two capital improvement projects over the past six years; yet there are still significant needs in each of our aging facilities.

While our oldest building, Lancaster Middle School, is nearing its centennial year, our newest, William Street School is just 'coming of age,' hitting the 20-year mark when it becomes eligible, for the first time since its construction, for building aid on any repairs or renovations. On one hand, we have our oldest building, which despite ongoing maintenance and previous capital project work is still in need of infrastructure improvements; on the other hand, our newest building has not had any major enhancements, repairs, or improvements since it was built two decades ago. Each of the remaining buildings is in some need of attention, whether in terms of replacing parking lots and sidewalks, window replacements and masonry repairs, Americans with Disabilities Act (ADA) upgrades to restrooms and other areas, and heating and cooling system upgrades, as well as other items outlined in the chart inside this brochure.

On Tuesday, December 11, residents will have the opportunity to vote on a \$77.1 million capital project that focuses on preserving the community's assets and prioritizes items from the building condition survey. By maximizing state aid, applying \$5 million from the district's capital reserve fund, and a \$500,000 donation from the Lancaster Educational and Alumni Foundation (LEAF), we will be able to realize all of this at no additional tax impact to homeowners.

While the 2015 bond issue laid the foundation for the future of our facilities, this capital project will ensure the integrity of the infrastructure and protect the community's assets for years to come.

On behalf of the board of education, administration, faculty, staff, and students of this school district, thank you.

Sincerely,
Patrick Uhteg, President
Board of Education



@LancasterCSD



Lancaster Schools



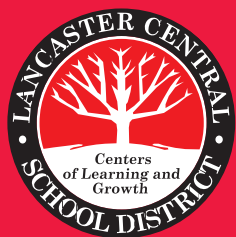
Scan for more info

Our Funding...

New York State will be returning 74.3 percent of the project cost back to the district in the form of building aid. The remaining project expenses will have no additional impact on property taxes as capital reserve funds and the LEAF donation will be used and existing debt is being paid off. Over the course of the next several years, previous bond issue debt being paid off enables the district to build the cost of the project and related state aid into subsequent budgets without an additional tax impact.

- This project makes maximum use of voter-approved capital reserve funds;
- The retirement of previous debt service results in no net tax increase;
- LEAF has partnered with the district to provide unprecedented enhancements the district could not otherwise afford.

For more information visit us at:
www.lancasterschools.org/2018_capital_project



Laying the Foundation for the Future of our Facilities

UPDATE: 2015 Capital Improvement Project

Where We Began, Where We Are Headed...

Moving Forward With Positive Momentum

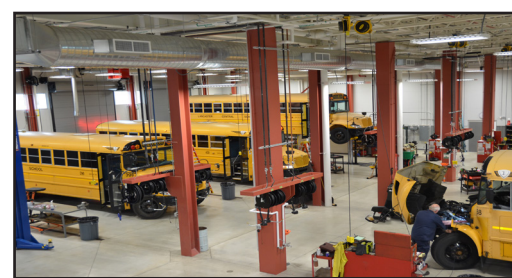
The 2015 capital project involved major work to breathe new life into our district's aging properties. A new transportation facility replaced a 1956 structure and opened up valuable real estate at the high school. The high school has been transformed with the construction of the new Java Gym, a resurfaced track, additional parking, and parent drop-off loop. In 2019 the creation of a black box theater and art gallery and renovations to the library media center will further enhance a first-class learning environment.



\$500,000 LEAF donation to support construction of turf field for athletics, marching band practice

Since the 2015 campaign project, Lancaster Educational and Alumni Foundation has worked diligently and raised \$500,000 to help fund a turf field for the use of soccer and lacrosse teams as well as marching band practice. We are grateful for the unwavering support of LEAF, its volunteers and donors, in their quest to provide programming and curricular enhancements beyond what the board of education can provide in the general budget.

You can join LEAF, or help them **Pave the Way** to future enhancements, by purchasing a brick paver. In addition to the turf field project, LEAF's ongoing fundraising efforts support classroom mini-grants for innovative instruction, scholarships, and emergent needs that go above and beyond what is supported by taxpayers in the district's general budget. Visit LEAF today at www.nyleaf.org for more information, or email www.leafoundation@aol.com.



award-winning Lancaster transportation facility



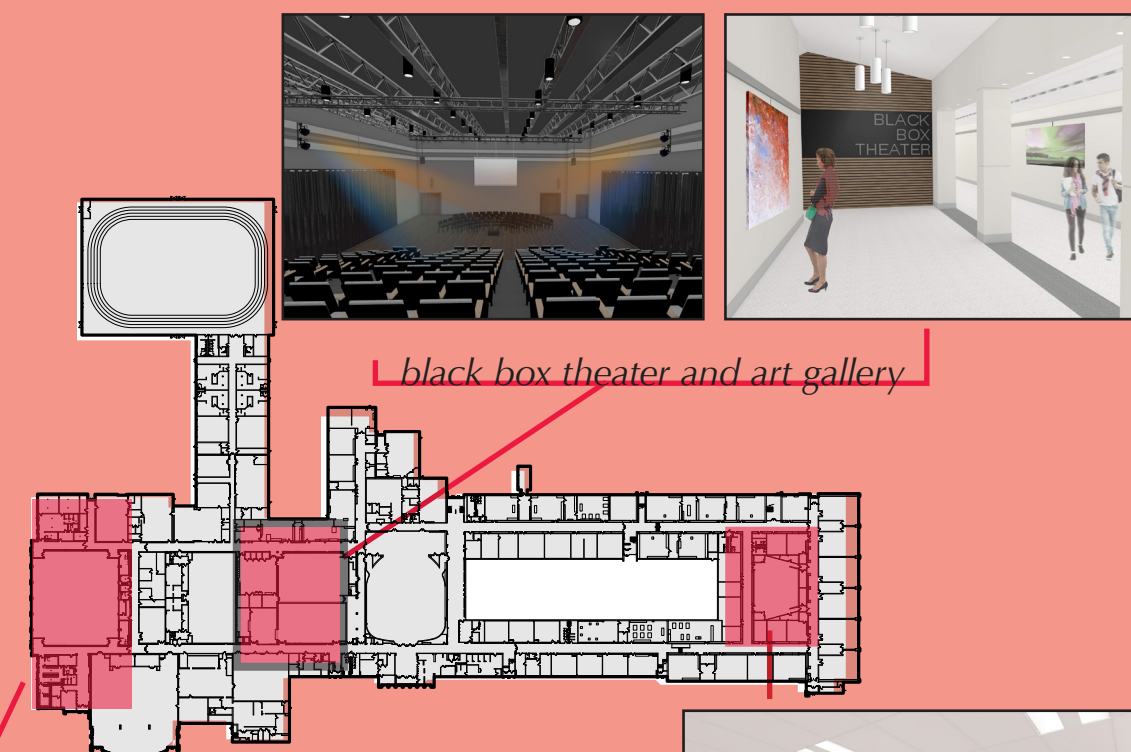
Renovations to district library media centers creating flexible learning spaces with seating areas, media technology, and updated finishes and lighting.



library media centers



newly-completed Java Gym and track complex



black box theater and art gallery

2019 renovations to the building include a black box theater and art gallery, and library media center renovations; this work will close out the 2015 capital improvement project at Lancaster High School.



SECURING THE FUTURE OF OUR FACILITIES

Adds Value to Yours

2018 Capital Improvement Project

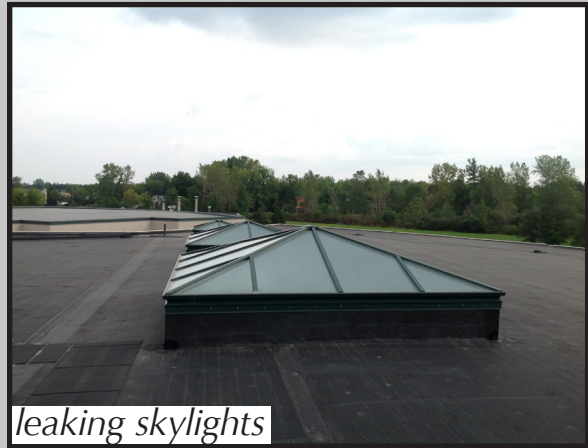
William Street School



damaged parking lot



20-year-old carpet



leaking skylights



cracked corridor floors



cracked sidewalks

Now over 20 years old, William Street School is in need of facilities updates and system replacements. This capital project represents the first time the building is eligible for state aid, according to funding guidelines.

"My husband and I made the decision back in 1996 that Lancaster was where we were going to raise a family...and I was fortunate to be appointed as the assistant principal back in 2005. I live in this community. Our children have and continue to attend school at Lancaster schools, which we are very proud of. We knew, we know, as a family... that there is no other school district that can meet all of our children's needs, whether it's sports, educational, the academics. It's just a solid education all around. Most importantly, to be the principal of William Street School allows me to connect with the students and their parents...They see me out in the community and know that I, too, am Lancaster and that I have their child's best interest in mind, as I would my own children, as we move forward into the next years of how we're going to continue to make Lancaster the best that it can be."

—Jacqueline Bull
William Street School Principal

Lancaster Middle School

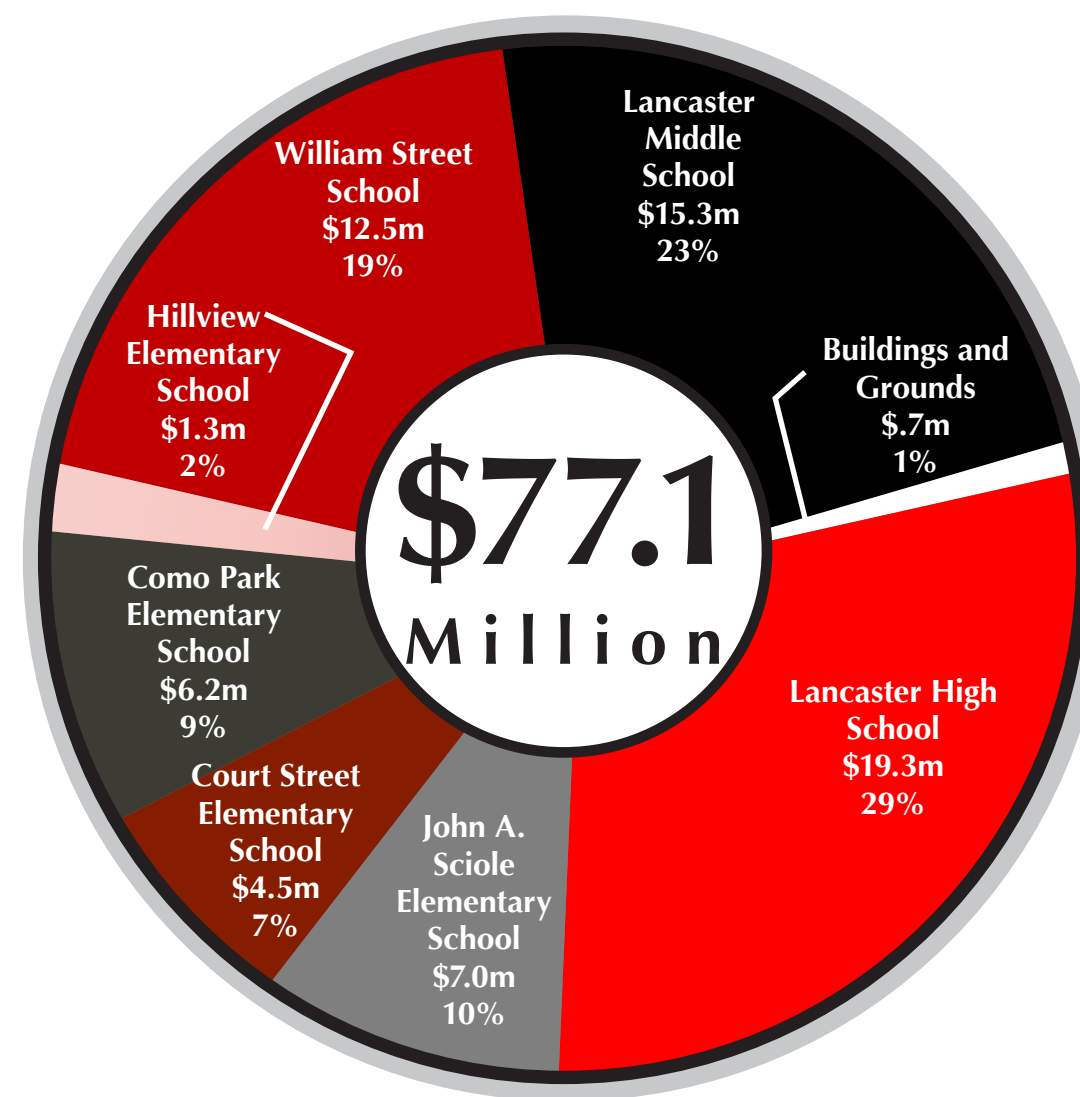


1920s classroom floors



1960s-era windows

The original Lancaster High School building is nearly 100 years old, structurally sound, and a fine example of Lancaster's history and community tradition. However, as noted in these photos and the chart below, there are several areas in need of repairs, updates, and improvements.



"If you enter through the front doors of our building, you'll notice it says 'Lancaster High School.' It was built in 1922. We are coming up on the 100 year anniversary of the original building. Needless to say, there are things that are happening in this building that are well-preserved, but we need help to build that infrastructure, to bring it up to date, to bring our newer technologies into the classrooms to help our kids learn at an even more exponentially faster pace. For 19 years I have been very proud to work with many teachers and staff in this building that just do great creative and innovative things with students each and every day. It's a pleasure to walk into their classrooms and see the smiling faces and what is going on, but we need help with our building in the sense that we're trying to teach kids to the next level and we don't have the infrastructure to do so."

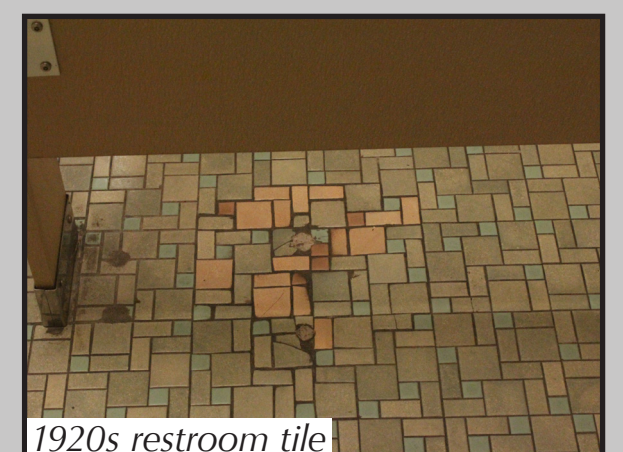
—Peter Kruszynski
Lancaster Middle School



1920s plaster damage



damaged corridor ceiling



1920s restroom tile

Como, Court, Sciole, and Hillview



Como Park windows



Court Street parking lot



Court Street exterior damage

"In 2015, 2016, and 2017, our school was greatly impacted by the last capital project. We received a very secure and safe main office, foyer, and entranceway, a new art room for our students to explore the arts and their creative side, a library media center that is full of inspiring spaces...We also have things that affected our infrastructure positively: new sinks, new pipes, new ceilings, new floors, new tiling, things that when you walk into the school, you feel welcome. You know that this is a community that cares about their schools and they want their schools to shine."

—Amy Moeller
Hillview Elementary Principal

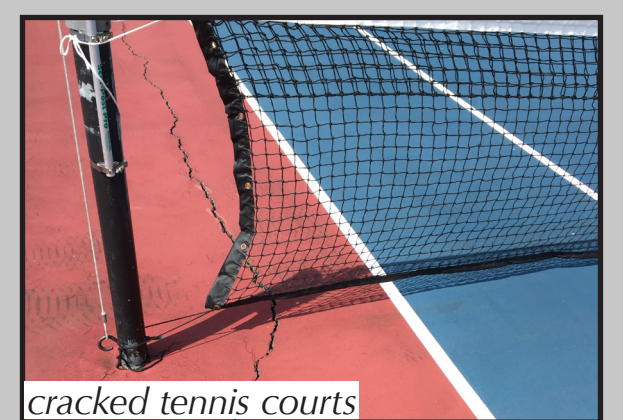
With a growing population and four buildings that are more than 70 years old, the future of our community's investment requires that we attend to our Building Condition Survey priorities and maintain a regular schedule of renovations and systems replacements.

Building Condition Survey Capital Project Priorities								
Scope of Work	HS	MS	WSS	CP	CT	HV	JAS	
Construct a secure exam storage vault			✓					
Provide a new school sign	✓				✓		✓	
Provide a protective coating to the entire exterior of the building						✓		
Provide a turf multi-purpose field	✓							
Provide accessible auditorium seating for persons with disabilities					✓			
Provide new office for school resource officer for safety & security		✓						
Renovate and repair existing loading dock			✓					
Renovate floors, ceilings, lights, and cabinetry		✓		✓	✓	✓	✓	
Renovate main corridor/entrance, terrace repair, ceilings, wall tile				✓				
Renovate science classrooms and lab spaces	✓							
Renovations in fitness center for enhanced security		✓						
Renovations to restrooms, including ADA accessibility upgrades		✓					✓	
Replace auditorium stage rigging and curtains		✓						
Replace carpeting			✓		✓	✓		
Replace existing gym floor		✓						
Replace existing parking lot			✓	✓	✓		✓	
Replace existing shingle roofs and skylights			✓					
Replace existing tennis courts	✓							
Replace exterior windows and repair masonry	✓	✓		✓	✓			
Replace paving and redesign bus drop-off loop				✓				
Replace public announcement system and clock system		✓	✓					
Replace/update heating and ventilation systems	✓		✓	✓		✓		
Replacement of sidewalks around the building			✓	✓	✓		✓	
Updates to playground areas (site work, play courts)			✓	✓	✓		✓	
Upgrade existing gym with a new partition and wall pads				✓	✓		✓	
Upgrade fire alarm systems			✓	✓	✓		✓	
Security Upgrades at Multiple Buildings								
✓Provide additional cameras at all buildings								
✓Provide additional security card access points								

Lancaster High School

"It's interesting when we talk about the new wall that shows our athletic history. I just toured the Class of '68 on their 50th reunion. It was a wonderful experience to see these people who take so much pride in being Lancaster alums, so proud to see how the history has been preserved, amidst the progress. Their reaction to what is happening was so awesome."

—Cesar Marchioli
Lancaster High School Principal



cracked tennis courts

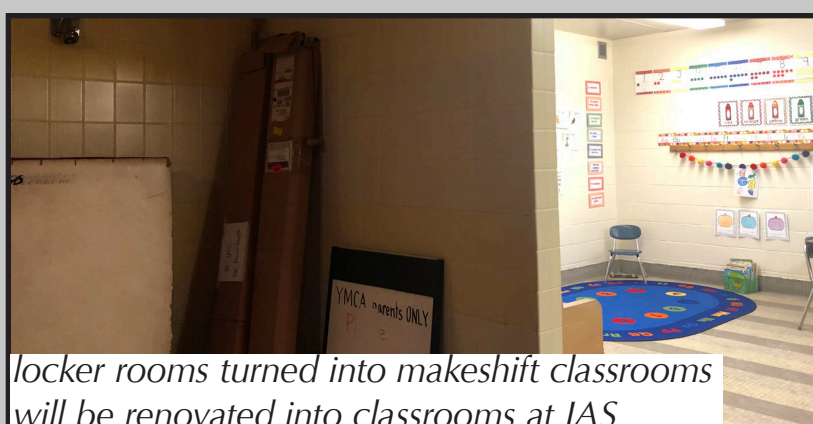


1950s windows

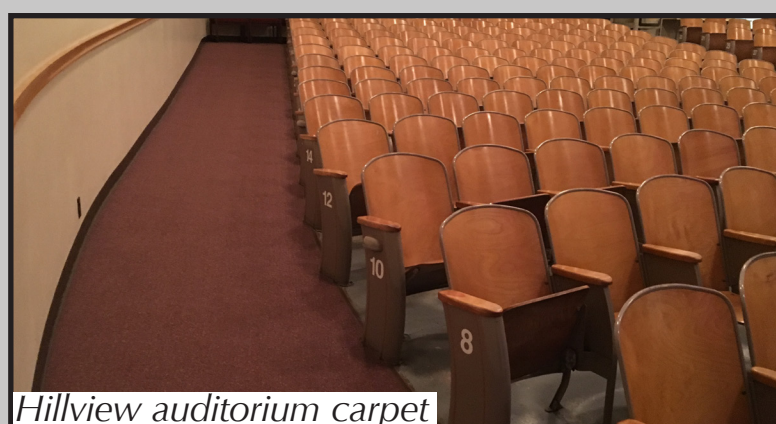


Stendahl Drive paving

The largest high school in Western New York requires constant improvements to maintain the 62-year-old building, keep pace with curricular and technological advancements, and provide the first-class education the students of today and tomorrow deserve.



locker rooms turned into makeshift classrooms will be renovated into classrooms at JAS



Hillview auditorium carpet



1950s window systems



1960s science classrooms

VOTE on DECEMBER 11, 2018 • LANCASTER HIGH SCHOOL NORTH ENTRANCE–NEW JAVA GYM • 7am - 9pm



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2018 Capital Improvement Project Vote

December 11 • Lancaster High School North Entrance - New Java Gym • 7am - 9pm

Proposition 1:

Authorizes the Board of Education to undertake a \$77.1 million districtwide capital improvement project of repairs and renovations to district facilities and site improvements. Proceeds toward the project include the expenditure of \$5 million from the district's existing general capital reserve fund-2018 and the expenditure of \$500,000 donated by the Lancaster Educational and Alumni Foundation.

Q: *Why do we need to initiate another capital project, aren't we still completing the previous one?*

A: The 2015 capital improvement project is underway with many phases nearing completion. This project addressed many facility needs and upgrades across the district. However, our schools are like our homes. They require regular maintenance and periodic replacements to ensure they are sound, efficient, and safe. Even with the best of care, components wear out or become obsolete. We have buildings dating back to as early as the 1920s, and many have over-extended the life span of a number of key elements. On the other hand, William Street School is now 20 years old and has not had any renovations since it was constructed, due to state aid funding guidelines. Some systems are reaching their useful life span and despite efforts to patch and repair, in the near future, replacement is inevitable. Given the length in planning between vote, state education department approval of the scope of work, and actual construction, it is fiscally prudent to begin one project as another is completed.

Q: *What is the Building Condition Survey (BCS)?*

A: All school districts are required by the New York State Education Department (NYSED) to conduct a building condition survey every five years; Lancaster's latest survey was completed in 2015. The goal of the five-year plan is to collect information on the district's infrastructure and prioritize facility needs on a districtwide basis. The information collected in the BCS assists the district with itemizing the needs of each building and prioritizing the most essential repairs.

Q: *How can you say there will be no additional tax impact? Isn't state aid funded by taxpayer dollars, too?*

A: It is all taxpayer money. However, by authorizing this project, voters can ensure that a portion of the state's taxpayer dollars is spent in the Lancaster schools to benefit our students. The process for getting aid dollars from Albany works somewhat like a grant program. Designing a capital project and gaining approval from residents is the state's method for determining how to allocate this taxpayer 'grant' money. It is a way for us to get back some of our income taxes and apply them to local projects that are supported by local residents. When voters approve a capital project, the tax dollars that you have already sent to Albany return to our community.

Q: *How does this project benefit the community?*

A: A school district's reputation plays a major role in enhancing a community's real estate values. Investing in the infrastructure of our schools and facilities benefits every student, parent, community member, and staff member who walks through our doors today and into the future. Staff and students are not the only ones who benefit from safe and improved facilities. This work will also improve the quality of life in our entire community, from community education adult learners, to town and club recreational programs, to audiences who attend our award-winning performances, competitions, and programs.

Public Presentation • December 3, 2018 at 7 pm
John A. Sciole Elementary Cafetorium