



**Long Lake**  
CENTRAL SCHOOL DISTRICT

Dear Members of the Long Lake Community:

As president of the Long Lake Central School Board of Education, I am proud of the dedication and work our committees, administration and Board of Education have put forth into securing that our school meets and exceeds the everchanging safety and security needs of our students, as well as providing an exciting learning experience for our students and staff.

We have put together the following informational packet to help answer any questions or concerns about the proposed capital project. This has been a three year process up to this point and we feel that we have narrowed it down to the immediate needs of our facility and our students.

As a parent and fellow taxpayer, it is my desire to maintain our school district's high level of commitment to our students, staff, and fellow community members. If you have any questions or concerns please don't hesitate to reach out by email at [bpenrose@longlakecsd.org](mailto:bpenrose@longlakecsd.org).

Thank you for your continued support of our school.

A handwritten signature in blue ink, appearing to read 'Brian Penrose', with a long horizontal flourish extending to the right.

**Brian Penrose**  
Board of Education President



## **Capital Project Frequently Asked Questions & Answers**

### **1. How long has it been since the district has completed a capital project that required a bond?**

50 years.

The last project was the expansion of the gymnasium with construction beginning in 1969. Since the beginning of the original construction of the building in 1925, the district has had three capital projects that required a bond — 1925: Original building construction; 1957: Addition to the south end of the original building adding 13 classrooms, a library, FCS classroom, kitchen/cafeteria, and a Tech Ed shop; 1969: Addition expanding the gymnasium and stage area.

### **2. Why is this project needed?**

This project includes work that needs to be completed to maintain our building. Over the past 50 years, the District has completed projects that could be paid in cash. However, we have reached a point where our infrastructure needs to be upgraded for the building to operate in a safe and efficient manner. For example, the plumbing project addresses issues we face with the original plumbing fixtures that are in the 1958 wing of the building. In regard to safety and security, our surveillance and communication systems, as well as our exterior entrances and interior doors, need to be updated to ensure we are providing our staff and students with a secure environment.

Since 1992, the district has completed 11 capital projects that did not require a bond. These included a hot water system upgrade, exterior stair replacement, roof and boiler replacements, addition of an elevator for accessibility to all three floors, exterior renovations to the original sections of the building, rehab of the locker rooms, generator installation, FCS classroom and Tech Ed Shop renovations, three phases of HVAC, plumbing, emergency lighting, installation of a kitchen hood, an electrical upgrade and a window replacement.

We are proud of the work that the Board of Education past and present have done to be fiscally responsible regarding the planning and financing of capital projects, and we are proud of the work that Long Lake Central School staff members past and present have done to maintain our building in a way that we could go 50 years without a large project. But, we have reached a point where things have deteriorated simply due to age and need to be replaced.

### 3. What is included in the project?

The work focuses on infrastructure (50%), safety and security (40%), and curriculum enhancement (10%).

Infrastructure	Safety	Curriculum Enhancement
Reconstruct front walk, gym to front entry	Replace select interior doors and frames	Replace tennis courts with multi-purpose athletic courts
Parking lot crack repair, sealing and striping	Install fencing along property drop offs	
Replace gym roof leaders	Provide electronic sign with emergency blue light	
Replace hot water tank	PA, Fire Alarm and phone system upgrades	
Replace copper piping in '58 wing	Install new security camera system	
Replace original plumbing fixtures in '58 wing	Provide card access at exterior entrances	
Reconstruct 3rd floor bathrooms for handicap accessibility	Provide Main Entrance ("Boys Entrance") vestibule and reconstruct the "Girls Entrance"	
Partition Fitness Center from corridor for NYS exit compliance		
Data cabling to support Smart Schools grant		
Reconstruct corridor ceilings, lighting, cable management		
Elastomeric coating on exposed foundation walls		
Abate flooring and provide new flooring in FCS classroom		

#### **4. How was the project developed?**

The discussion began in 2016 with the Maintenance Team and the Board of Education's review of the District's 5 Year Capital Facilities Plan that is required by the New York State Department of Education. In March of 2017, due to the fact that the deterioration of the tennis courts presented safety concerns and would either need to be replaced or demolished, the Board of Education decided that they would like the tennis courts replaced and as a result tasked the Maintenance Committee to research multi-use courts. From March of 2017 through February of 2019, the Maintenance Team discussed capital project planning at 17 meetings. From September of 2017 through June of 2018 the Board of Education discussed the capital project at five board meetings with the initial scope of work approved in April of 2018. In September of 2018 Mosaic Associates Architects presented at the Board of Education meeting, and in November of 2018 Bernard Donegan Municipal Finance Advisors presented at the Board of Education meeting. In February of 2019 the Board of Education approved the final scope of work, and at its March meeting the Board of Education approved the resolution for the capital project proposition to be presented to voters in May of 2019.

#### **5. How is the project funded?**

Capital Reserve Funds to be expended equals \$300,000 and the remaining \$3,200,000 would be paid through a capital bond. The project is estimated using a 5% interest rate for serial bonds. This is a conservative estimate. In today's bond market a serial bond could be issued at approximately 3%.

#### **6. What is the total cost of construction?**

\$2.723 million. This includes all items listed on the scope of work, as well as funds budgeted for asbestos abatement, inflation for materials and labor, and contingencies (e.g. lack of competitive bidding, unanticipated conditions, commodity price changes) that may arise during the construction process.

#### **7. What is the total cost of incidentals?**

\$777,000. This includes required components of a municipal building project such as an architect, a bond counsel, a municipal finance advisor, project insurance, survey/testing, a clerk of the works, and money budgeted for site work that may need to be completed in order to be in compliance with NYS Education Department building codes.

#### **8. How will my school taxes be affected by this project?**

*Per \$100,000 of full value of your home:*

	Per Month	Per Year
<b>Senior STAR</b> (65-plus): primary residence	\$1.19	\$14.28
<b>With STAR:</b> primary residence	\$2.51	\$30.10
<b>No Star:</b> non-primary residence	\$3.58	\$43.00

**9. How does Long Lake's school tax rate compare to our neighbors' school tax rates?**

*Full Value Tax Rate per \$1,000*

<b>School District</b>	<b>2018-2019 School Year Tax Rate</b>
<b>Long Lake</b>	\$4.67
<b>Indian Lake</b>	\$7.58
<b>Keene</b>	\$9.44 (Keene) \$9.55 (Jay)
<b>Minerva</b>	\$11.44
<b>Newcomb</b>	\$18.77 (Non-Homestead Act Rate) \$4.82 (Homestead Act Rate)
<b>Schroon Lake</b>	\$8.36
<b>Tupper Lake</b>	\$14.02
<b>Wells</b>	\$11.51

**10. What are examples of large capital projects neighboring districts have completed in recent years?**

<b>School District</b>	<b>Year: Cost of Project</b>		
<b>Indian Lake</b>	<b>2012:</b> \$1,949,000		
<b>Johnsburg</b>	<b>1995:</b> \$3,052,153	<b>2005:</b> \$3,500,000	
<b>Keene</b>	<b>1999:</b> \$5,815,300	<b>Proposed Project:</b> \$7,859,566	
<b>Minerva</b>	<b>1991:</b> \$3,291,000	<b>2009:</b> \$1,066,093	
<b>Newcomb</b>	<b>2005:</b> \$3,440,000	<b>2014:</b> \$1,989,000	<b>Proposed Project:</b> \$2,700,000
<b>Schroon Lake</b>	<b>2009:</b> \$14,479,154		
<b>Tupper Lake</b>	<b>2000:</b> \$11,521,772	<b>2010:</b> \$1,080,089	<b>2014:</b> \$8,300,000
<b>Wells</b>	<b>1996:</b> \$1,400,000	<b>2006:</b> \$1,670,000	<b>Current Project:</b> \$3,786,000

*All project data, except current project data, was gathered from NYSED SA777 records*

**11. What happens to money that is budgeted but not spent?**

We will only bond what is needed for the project, and therefore the total cost of the project could be less than 3.5 million dollars. When developing a budget for the project it is an estimate of what it will cost to complete the work listed on the scope of work. Therefore, if the cost of the project is less than 3.5 million dollars, we are not obligated to spend the entire 3.5 million dollars and have no intention to do so.

**12. Why do the tennis courts need to be replaced?**

The tennis courts have deteriorated to the point that they are a safety hazard. By our account, they are 65-plus years old. They have outlasted their predicted lifespan. We plan to replace the current tennis courts with multi-use courts that would offer tennis, basketball, pickleball, and other activities. They will be used as a classroom for physical education classes and other classes to use as a safe, fenced in area. This is the only item in the scope of work that directly impacts our students educational program. Outside of school hours, these courts are open to be used by the public.

The estimated cost to replace the tennis courts is \$211,000. The estimated cost to demolish the tennis courts and replace with pavement or grass is \$53,000.

**13. Why do we need a vestibule at the main entrance?**

It is needed for safety, security and heat efficiency.

In regard to safety, there will be two sets of doors that all visitors would need to pass through before entering the building. Both doors would have the technology to be locked down from the office and there will be security cameras above each door. Our current main entrance doors are made primarily of glass, so the doors would be replaced with aluminum or RFP doors, which will increase security.

In regard to heat efficiency, the main entrance door is located right outside of the gymnasium and near the main stairwell. When the door is opened, especially on cold Adirondack winter days, the heat escapes and the cold air drafts into the stairwell and the gymnasium immediately.

Additionally, our current main entrance does not meet the NYS building code requirements. If we replace the doors, we are also required to bring our entrance to code.

**14. Why do the third floor bathrooms needed to be reconstructed?**

There are currently no handicap accessible bathrooms on the third floor.

**15. What is the preliminary timeline for construction?**

Construction is estimated to last from August 2020 through October 2021.

**16. How does this project benefit the community at large?**

This project focuses on the maintenance of the building. The original section of the building is more than 90 years old, with the newer wing more than 60 years old. Our priority is to maintain a safe and secure building for our students, staff, and community that has up-to-date technology.