

Building Project focused on preserving, improving for the future

VOTE, TUESDAY, DEC. 12

Avoca residents are asked to go to the polls on Tuesday, Dec. 12, 2023 to vote on a Building Project plan that carries no additional tax increase for residents. Polls are open from noon to 8 p.m. at Avoca Central School District.

Much like a home, a school building requires ongoing maintenance as it ages. This maintenance helps avoid potential mechanical failures that could result in a disruption to the learning environment. The \$9.1 million proposal includes a variety of projects focused on updating student spaces and continuing with the district’s long-range plan to replace or repair the behind-the-scenes infrastructure that is necessary to keep the district’s buildings and grounds in safe,

working order. The proposed project reflects the belief that the district has an obligation to maintain facilities for current and future students.

“Our goal is to ensure our students and staff have safe, comfortable environments to foster learning and help them achieve and succeed,” says Superintendent Stephen Saxton. “There’s no denying that there are portions of our school that need some TLC, and if we don’t take corrective steps now to fix them, we run the risk of failure.”



Many of the pipes in the school are originals from 1938 and are corroded beyond further repair. A large portion of the proposal includes replacing the old cast iron pipes with pipes made of modern materials that are designed to reduce corrosion.

PROPOSAL

at a glance



Building Project Total:	\$9,105,000
State Building Aid:	\$8,105,000
Capital Reserve Fund:	\$1,000,000
Additional Tax Impact:	\$0

NO TAX IMPACT PROPOSAL
The district is able to propose a 0% tax impact building project to voters because of a two-prong financial approach to supporting the proposal. First, the district will maximize the New York state building aid that is available for the maintenance of school facilities. Avoca is slated to be reimbursed 90% of eligible expenses. Second, the district will rely upon its current

Capital Reserve Fund to pay for the local share cost. The Capital Reserve account was created specifically to offset costs associated with building projects.

Combining the two funding sources allows the district to propose a \$9.1 million Building Project plan that has no additional tax impact on residents.

What's included in the proposed building project?

The majority of items proposed in the building project are related to critical infrastructure repairs and upgrades. These items are largely behind the scenes projects that are necessary for the proper maintenance and safety of the school. And, because the school was built in 1938, many of the structural components have exceeded their useful life and are in need of replacement. Other pieces of the project are focused on upgrades needed to preserve or improve safety measures in the building and throughout the campus for students, staff and visitors. These include:

- Replacing the original sanitary waste pipes throughout the building. The pipes are made of cast iron, which haven't been industry standard in more than 50 years. They have been repaired numerous times throughout the years and are in jeopardy of failure. The iron build up inside the pipes, which is common with cast iron, is beyond removal (see photo on page 1) and has reduced the actual water flow due to build up and corrosion.
- Renovating the most aged, worn down group bathrooms and turning them into multiple single-use bathrooms. This includes replacing cracked and worn tiles; installing new fixtures and lighting; and upgrading ventilation.
- Installing lights on the athletic field. In addition to improved safety that comes with field lights, the district can now host more home games, run evening practices, etc. with the extra use of the field. (See architectural rendering on page 3.)
- Continue asbestos abatement, which has been an ongoing project. This includes proper removal and disposal in various locations throughout the building.
- Auditorium upgrades, such as replacing the outdated stage and house lighting with industry standard, energy-efficient lights. Replacing the worn, cracked auditorium lobby floor that could eventually become a tripping hazard.
- Exterior safety improvements, such as repaving the bus loop and repairing the sunken areas of the parking lots. Currently, hazard cones are used to warn pedestrians and drivers of uneven ground and sunken pavement near drainage grates. Other improvements include replacing the deteriorating



mortar on the main building and accompanying sidewalks.

- Replacing 75 classroom and hallway doors. Currently, there are six different styles of interior doors, many of which do not align with current industry safety guidelines (i.e., glass panes, key entry). The new doors will all be uniform, meet current safety standards, and come equipped with a key-less entry system.

Frequently Asked Questions & Answers

How were the items in the proposal selected?

The district's Facilities Committee (see sidebar at right), which is comprised of staff, parents, Board of Education members, and taxpayers, met several times to review and discuss the findings in the district's 5-Year Building Condition Survey. From there, the committee prioritized addressing critical needs and how best to preserve district assets all while keeping the cost of the project at the forefront.

How can there be NO additional tax impact?

The district will be utilizing \$1,000,000 from its Capital Reserve to offset the local share of the building project. These monies have been set aside over time specifically for the purpose of helping pay for capital improvements. State Building Aid will

cover the remaining \$8,105,000 of the associated project costs.

What is the timeline for the proposed project?

Avoca residents will go to the polls on December 12, 2023. If approved, the district plans to move forward immediately with the work, which includes designing construction documents for the individual projects.

May 2024: Submit Building Project plans to the State Education Department (SED) for review.

December 2024: Anticipated plan approval from SED.

Winter 2025: Seeking and Awarding Bids

Spring/Summer 2025: Construction begins

Fall 2026: Anticipated project completion

MEET THE FACILITIES COMMITTEE MEMBERS

Michael Abbott, Transportation Supervisor

John Bates, Construction Manager

Tim Beecher, Instructional Technology Coordinator

Sarah Bradshaw, BPD

Scott Carroll, High School Principal

Jeremy Clingerman, Construction Manager

Tom Edwards, Parent

Sheri Frail, Cafeteria Manager

Sadie Hopkins, Teacher

Megan Hubbard, Board member

Kory Hunsinger, Architect, CPL

Robert Hyer, Director of Facilities

Matthew Pfleeger, Business Administrator

Nate Piscitelli, Architect, CPL

Stephen Saxton, Superintendent

Bri Sick, Athletic Director

Rosalie Smith, Superintendent's Administrative Assistant

Sean Turner, Board member

Deanna Wilkinson, Elementary School Principal



An architectural rendering of Avoca's athletic field and track with the addition of pole lighting. Adding lights on the field will help improve safety and security, and would allow the district to host evening athletic competitions. (This is only a sample of how the fields could look with lights. Final decisions are yet to be made.)

POSTAL CUSTOMER AVOCA, NY 14809

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Terry Belanger

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Produced in cooperation with
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Communications Service.

LOOKING FOR MORE INFORMATION?

Please join school leaders
for a Building Project
Community Forum on
Wednesday, Nov. 29 at 6:30
p.m. in Room 137.

If after reading this
newsletter you have
additional questions, please
reach out to Superintendent
of Schools Stephen Saxton
at ssaxton@avocacsd.org or
607-566-3000.

Visit our website, [www.
avocacsd.org](http://www.avocacsd.org), to view
additional photos.

Building Project PROPOSITION

PROPOSITION BALLOT WORDING

Resolved that the Board of Education of the Avoca Central School District is hereby authorized to undertake certain capital improvements consisting of construction and reconstruction of the Main School Building and facilities, various site improvements and the acquisition of certain original furnishings, equipment, and apparatus and other incidental improvements required in connection therewith for such construction and school use, all at an estimated maximum aggregate cost of \$9,105,000; and to appropriate and expend from the existing capital reserve fund \$1,000,000 for such costs, and that the balance of such cost, or so much thereof as may be necessary, shall be raised by the levy of a tax to be collected in annual installments, with such tax to be offset by state aid available therefor; and, in anticipation of such tax, debt obligations of the school district as may be necessary not to exceed \$8,105,000 shall be issued.

Voter QUALIFICATIONS

Prospective voters must possess the following qualifications:

1. Be a citizen of the United States
2. Be at least 18 years of age
3. Be a resident of the school district 30 days prior to Dec. 12, 2023

Absentee BALLOTS

ARE YOU UNABLE TO VOTE IN PERSON?

Voters who meet the following criteria need to fill out an Application for Absentee Ballot in order to be eligible for an absentee ballot. Applications are available in the District Office or can be downloaded from the district's website, www.avocacsd.org. An absentee ballot will be provided to any qualified voter who will be unable to vote in person due to:

1. Illness or physical disability, hospitalization
2. Incarceration (unless incarcerated for a conviction of a felony)
3. Travel outside the voter's county or city of residence for employment or business reasons, studies, or vacation on the day of the vote.

The District Clerk must receive applications for absentee ballots at least seven days before the vote if the ballot is to be mailed to the voter or one day prior to the vote, if in person.