



GATES CHILI

CENTRAL SCHOOL DISTRICT

Special Edition 2025

Proposed building upkeep to have no planned tax impact

Dear Gates Chili School Community,

At Gates Chili, we believe that investing in our facilities is an investment in our students' future. Our schools are a source of pride, and we are committed to being **future ready** by ensuring that they remain safe and efficient environments for all students, staff and visitors.

To meet this commitment, our administration and Board of Education have collaborated with members of our school community, architects and construction management team to plan a project that focuses on **preserving our resources** and addressing critical infrastructure needs in order to **maintain our schools**. This proposed capital project prioritizes necessary repairs and improvements to keep our facilities in optimal condition for years to come.

Unlike previous projects that have been focused primarily on new construction, this project is dedicated to the essential work of maintaining our schools and addressing the aging infrastructure across all educational buildings, the operations center, transportation building and multiple grounds buildings. After extensive research and planning, the proposed scope of work includes:

- **44%** dedicated to repairing failing infrastructure, such as roofing, plumbing and electrical systems
- **35%** allocated to renovations that enhance building safety, accessibility and usability
- **13%** focused on replacing critical components nearing the end of their lifespan
- **8%** reserved for new enhancements aimed at improving overall building functionality

We are pleased to share that this project will be funded with **no additional tax impact on our community**.

We invite eligible community members to take part in the vote to make our facilities future ready on Wednesday, Feb. 5, 2025. Voting will take place from 6:30 a.m. to 8:30 p.m. at the Spartan Field House at Gates Chili High School. Additionally, we encourage you to visit our website at gateschili.org/CapitalProject and attend our public hearing, which will be held during our regularly scheduled Board of Education meeting on Tuesday, Jan. 28 at 6:30 p.m., where we will provide a detailed overview and answer any questions.

Your continued support has been key to our district's progress. Together, we can be future ready by preserving our resources and maintaining our schools for the benefit of our students and community. We look forward to your participation on Feb. 5.

Sincerely,

Christopher J. Dailey
Superintendent of Schools

Mitchell J. Ball, Ed.D.
Assistant Superintendent for Business

Catherine Coffee
Board of Education President

Christine Brown Richards, Ed.D.
Board of Education Vice President

CAPITAL PROJECT VOTE

Wednesday, Feb. 5
6:30 a.m. to 8:30 p.m.
Spartan Field House

NO TAX IMPACT



FUTURE READY >>>

Preserving our Resources, Maintaining our Schools

Together we teach and inspire excellence for all learners.

Project scope focuses on four categories of work

Every capital improvement project requires thoughtful planning and prioritization to address the most pressing facility needs.

The proposed **Future Ready** project focuses on **preserving our resources** and **maintaining our schools** by addressing work in four key categories: failing infrastructure needs, renovations, replacements, and new work.



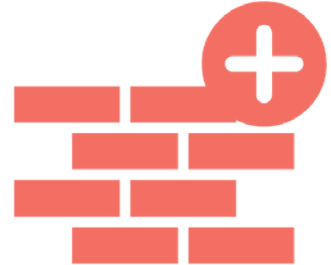
failing
infrastructure



renovations



replacements



new work

Work that falls into the failing infrastructure category involves replacement of failing or aging items/systems identified in the Building Conditions Survey (BCS); new work is anything that added to the existing footprint of the school; meanwhile renovations and replacements address indoor and outdoor work, respectively. While the proposed project reflects months of research and input, it is important to note that the scope of work outlined here is not final. Adjustments may be made to address unforeseen issues or accommodate budget considerations as the planning process continues.

Proposed work at Florence Brasser Elementary School



At Florence Brasser Elementary School, nearly three quarters of all proposed work falls into the failing infrastructure and renovation categories. The district plans to address several large items including replacing the generator, HVAC units, boiler room pumps and asphalt shingle roof replacement. This work would help to maintain functionality and address items that may soon fail. Two high-traffic areas in need of renovation at Brasser are the cafeteria and library media center, both of which would see upgraded finishes. Cafeteria construction would also extend into new work when it comes to the kitchen at Brasser. A larger kitchen and serving area will help move large groups of Brasser Bears through the lunch line more efficiently. The plan also calls for replacing Brasser's rear parking lot. All elementary schools will also see the addition of digital message signs on each of their campuses.



Florence Brasser is also set to receive other upgrades in the coming months and years as part of the district's current capital improvement project, Building Brighter Futures. Phase two of that project was approved by the New York State Education Department (NYSED) in late 2024. It includes an improved bus loop and traffic pattern for pick-up and drop-off and the creation of additional parking for staff and visitors. The improved traffic pattern would create a safer environment for staff, students and families, while also alleviating traffic concerns for neighbors in the area. Work on this current project also includes relocating the main office and secure entry to a different part of the building, which would improve accessibility under the Americans with Disabilities Act (ADA). Construction on that work is expected to begin this month.

**NO TAX IMPACT
CAPITAL PROJECT**

Wednesday, Feb. 5

**6:30 a.m. to 8:30 p.m.
Spartan Field House**

For more information about the proposed capital project, go to gateschili.org/CapitalProject

Proposed work at Neil Armstrong Elementary School



A majority of the proposed construction at Neil Armstrong Elementary School is expected to address failing infrastructure needs. Like several other buildings, the proposed work at Armstrong includes replacing rooftop and air handling HVAC units, which will ensure those systems continue to function properly. Work at Armstrong will also address drainage issues by adding storm drains in the staff and visitor parking lots.

Moving indoors, Armstrong Stars will see renovations to the library media center and classrooms, as well as the addition of a lactation room for staff members. Renovations in these spaces may include things like new carpeting, ceilings, upgraded lighting and shelving, in addition to new technology. Specific scope discussions would begin after voter approval and would be based on the needs of each building. All elementary schools will also see the addition of digital message signs on each of their campuses.



Proposed work at Paul Road Elementary School



Proposed work at Paul Road Elementary School falls into all four categories of work. When it comes to addressing failing infrastructure and renovations, like the other schools, Paul Road will receive replacement rooftop HVAC units. Renovations include the addition of a lactation room for staff and updates to the school's library media center. Construction in these spaces may include things like new paint, carpeting, ceilings, upgraded lighting and shelving, in addition to new technology. Specific scope discussions would begin after voter approval and would be based on the needs of each building.

Replacements at Paul Road include replacing the current bus loop and adding a curb and sidewalk there. Adding a sidewalk and curb will give both students and bus drivers a clear delineation as to where the road ends and student loading zone begins. In the same vein, Panthers will also see the addition of a sidewalk that extends around the building as well as a connection from the crosswalk on Paul Road to the entrance of the school. Both would increase safety for students and others. Panthers will also benefit from plans for adaptive playground equipment, allowing children with mobility challenges to reach and use the equipment. All elementary schools will also see the addition of digital message signs on each of their campuses.



Proposed work at Walt Disney Elementary School



At Walt Disney Elementary School, proposed work includes similar replacements to rooftop and air handling HVAC units. These improvements to air handling and ventilation systems will ensure the current aging systems focused on air circulation are fully functional. Disney is also slated to receive upgrades to its generator, which will increase efficiency and cost-savings during an extended power outage.

Inside the building, Disney Dragons will see updates to classrooms throughout the building, the addition of a lactation room as well as renovations to the library media center. Work in these spaces may include things like new paint, carpeting, ceilings, upgraded lighting and shelving, in addition to new technology. Renovations and work on failing infrastructure account for almost 90% of all proposed construction at Disney. All elementary schools will also see the addition of digital message signs on each of their campuses.



For more information about the proposed capital project, go to gateschili.org/CapitalProject

Proposed work at Gates Chili Middle School



At Gates Chili Middle School, proposed work largely falls into the failing infrastructure and renovation categories. The scope of work includes rooftop and air handling HVAC units, which are nearing the end of their lifespans, as well as new unit ventilators in classrooms where needed. Work at the middle school would also include upgrading chillers and boilers, both of which are identified in the Building Conditions Survey. Some classroom and office spaces will see other renovations, such as new paint, ceilings and flooring as needed. Crews will also add a lactation room for staff. Finally, while not physically located at the middle school, the aging digital sign along Buffalo Road will also be replaced as part of the work at GCMS.



GCMS is also under construction as part of the district's current capital improvement project, Building Brighter Futures. Phase one of that project includes upgrades to technology classrooms, which will see enhanced technological interfaces, better layouts for new programs and teaching methods, integrated clean rooms and production space, and a brighter more welcoming appearance. Art and health will also see newly renovated classrooms in the technology wing. Several Building Conditions Survey (BCS) items are also included in this phase.



Meanwhile, phase two of the current project was approved by NYSED in late 2024 and includes upgrades to music classrooms including updated band, choral and practice spaces that are larger, brighter and designed to accommodate a multitude of different programs from small groups to full-scale band and choral rehearsals, preparing students as they move into their GCHS pathways. It also includes the construction of two multi-purpose fields to the south of the middle school. These fields will be utilized for various sports including baseball, softball, lacrosse and soccer. Similar to Spartan Stadium, these fields will provide students and student-athletes the opportunity to utilize fields regardless of weather conditions. Construction on that work is expected to begin this year and has no impact on taxes.

NO TAX IMPACT

Proposed work at Gates Chili High School



Proposed work at Gates Chili High School will largely take place outside of the building. In addition to boiler work, replacements to rooftop HVAC units and select roofing replacement identified in the Building Conditions Survey (BCS), proposed construction includes paving on Spartan Way and in several large parking lots. Spartans attending athletic events at Spartan Stadium will see the addition of stadium bleachers, as well as stadium fencing. Inside the building, the proposed plan calls for the addition of a lactation room for staff.

Like the middle school, GCHS is currently under construction as part of the Building Brighter Futures project. Work on Family and Consumer Sciences (FACS) classrooms and technology classrooms is underway. Both tech and FACS will see enhanced technological interfaces, better layouts for new programs and teaching methods, integrated clean rooms and production space, and a brighter more welcoming appearance. The high school will also see some BCS-related upgrades as part of the current capital project.



For more information about the proposed capital project, go to gateschili.org/CapitalProject

Work at other buildings

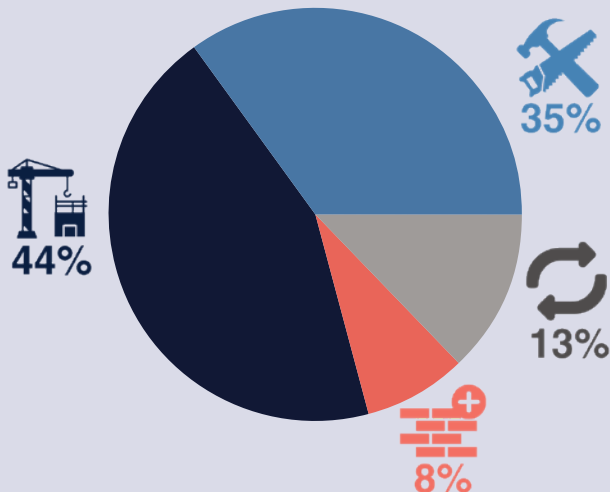


This proposed capital improvement project also includes some work at other buildings throughout the district. The bulk of the work will happen at the newly established Gates Chili Operations Center, formerly known as the Gates Chili Administration Building. Since district office staff have moved to the new District Office located in the high school, the building at 3 Spartan Way will now be used for facilities and other maintenance staff. Work in this building would include roof replacement, as well as flooring abatement and replacement where needed. Work at this building also includes the expansion of the Gates Chili Food Pantry and the construction of public restrooms and a warming kitchen for use by Spartan Stadium patrons and workers. Two other small buildings on the main campus that are currently used for stadium and grounds equipment storage will also receive new roofs. Meanwhile, work at the Transportation Center includes the addition of a lactation room for staff and parking lot paving throughout.



Overall breakdown of work to be completed

Across all buildings, the greatest percentage of the proposed work, 44%, will address failing infrastructure needs identified in Building Conditions Surveys. Renovations inside the buildings make up the next largest category of work at approximately 35%, followed by replacement of systems outside the buildings at about 13%. Anticipated additions to the existing footprint of buildings makes up about 8% of anticipated work.



Funding the project with no tax impact

The proposed plan for this project includes no additional tax impact to the Gates Chili school community.

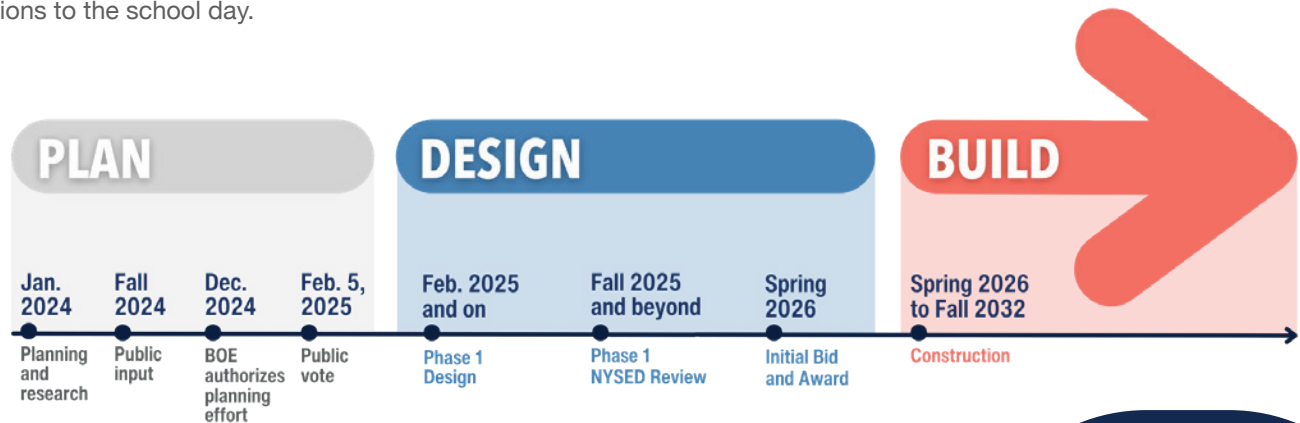


This project will be funded through state aid and existing budget allocation, resulting in no additional increase to the tax levy.

For more information about the proposed capital project, go to gateschili.org/CapitalProject

Proposed project schedule

Just as the district is required to seek voter authorization for its annual operating budget, any time a school district in New York State proposes a capital improvement project, a public referendum, or vote, is necessary. If approved, the plans and specifications for this capital project will need to be completed by the architects and engineers and will be submitted to the New York State Education Department (NYSED) for approval and official building permits. This process and approval from the state can take up to one year, so it is anticipated that construction could begin in the spring of 2026 and continue through the fall of 2032. Construction would be divided into multiple design phases to allow thorough investigation and input from stakeholders, as well as minimized disruptions to the school day.



Propositions on the ballot

Voters will be presented with two propositions on the ballot. Proposition 1 authorizes the district to undertake this new capital project. Proposition 2 would authorize the district to use capital reserve funds that were set aside for security infrastructure.

Proposition 1: Shall the Gates Chili Central School District be authorized to undertake a capital improvement project (the “Future Ready Project”) consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, including but not limited to the High School, High School Stadium, Middle School, Florence Brasser Elementary, Neil Armstrong Elementary, Paul Road Elementary, Walt Disney Elementary, Transportation Facility, Field Storage Building at the High School Stadium, Grounds Equipment Storage Building on Spartan Way, and the Administration Building, the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, lighting, access, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work, and expend therefore a total sum not to exceed \$88,000,000, which is estimated to be the total maximum cost thereof, and to pay for the Future Ready Project by the levy of a tax which is hereby voted in the amount of \$88,000,000, subject to available State aid or to any other funds or revenues available for such purpose, which tax shall be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education and in anticipation of the collection of such tax, shall bonds and notes of the District be authorized to be issued at one time, or from time to time, in the principal amount not to exceed \$88,000,000, and a tax voted to pay the principal and interest on said obligations when due?

Proposition 2: Shall the Gates Chili Central School District be authorized and directed pursuant to Section 3651 of the New York Education Law to appropriate funds from the District's “2022 Capital Reserve Fund” established by the voters on May 17, 2022, in the amount of four million dollars and zero cents (\$4,000,000.00), and to expend such funds to finance the reconstruction of the security infrastructure at the District's school building and facilities, and the acquisition of furnishings, equipment, machinery or apparatus necessary and incidental thereto; and to take any and all action necessary to effectuate the appropriation and expenditure, as described herein?

NO TAX IMPACT CAPITAL PROJECT

Wednesday, Feb. 5

6:30 a.m. to 8:30 p.m.

Spartan Field House

1 Spartan Way

Frequently asked questions

Why is the project needed?

There are a significant number of items at the sites indicated in this newsletter that need to be addressed before they become hazardous and unsafe for faculty and students. Many of these items were identified in our 2021 Building Condition Survey.

What is a Building Conditions Survey (BCS)?

A Building Condition Survey (BCS) is a comprehensive evaluation mandated by the New York State Education Department (NYSED) every five years to assess the state of school facilities. The BCS examines all major building systems and components to identify necessary repairs, replacements, and upgrades. The findings assist school districts in planning capital improvements and ensuring safe, healthy learning environments for students and staff. By utilizing the BCS, we ensure the state will aid work prior to failure.

How can you be certain this project will not impact my taxes?

The funding for this project has been carefully planned to ensure no additional tax impact on the community. It will be fully covered through state funding and existing budget allocations. This approach allows the district to responsibly manage costs within its existing financial framework, ensuring that taxpayers will not see an increase in their taxes as a result of this project.

Isn't State Aid just my tax dollars, too?

Yes, it is. The New York State Legislature has given all districts an opportunity to use tax dollars collected across the state to enhance their communities through school building improvements and renovations. This is an opportunity to keep some of those tax dollars in our own community, improving safety and the overall educational setting for our students.

What are the security infrastructure upgrades included in Proposition 2?

If approved, Prop 2 would allow the district to make several significant security improvements including upgraded security cameras and electronic door locks. In addition, these funds would cover the cost of replacements to failing public announcement and clock systems at the high school and middle school.

Why doesn't the district just include these items in the annual budget?

By creating a capital project from the work that needs to be done, the district will receive approximately 80 cents back on every dollar spent. Security infrastructure upgrades made using capital reserve funds will be reimbursed at approximately 75 cents on the dollar. Without these reimbursements from New York State, the entire cost would rest on the taxpayers.

How can I learn more about the proposed project?

We encourage the community to attend the public hearing during the Board of Education's regular business meeting on Tuesday, Jan. 28 at 6:30 p.m. at Gates Chili Professional Learning Center at Gates Chili High School. Additional information can be found on the district website at gateschili.org/CapitalProject. For additional questions, please email communications@gateschili.org.

What do I need to know about voting?

The vote will take place on Wednesday, Feb. 5, 2025, from 6:30 a.m. to 8:30 p.m. in the Spartan Field House at Gates Chili High School, 1 Spartan Way. Check out page 8, the back cover, of this newsletter for other important voter information.

Past and ongoing capital projects

At Gates Chili, every capital improvement project is the result of careful long-range facilities and programmatic planning that balances identified needs with financial responsibility. By taking a proactive approach, the district addresses facility needs before they become critical, helping to maintain safe, functional and efficient learning environments. At the same time, these projects also create opportunities to design spaces that foster innovation and support unique learning experiences for all students.

The district's current capital project, Building Brighter Futures, includes upgrades, improvements and routine maintenance at Florence Brasser Elementary School, Gates Chili High School and Gates Chili Middle School. Crews have been working at the high school and middle school since breaking ground in February 2024. Construction also recently started on phase two of this project, which includes the work at Brasser and the creation of multi-purpose turf fields at Gates Chili Middle School. Voters approved this no-tax-impact capital project in February 2022 and it's expected to be completed in 2026.



Prior to that, in October 2017, the community supported a districtwide capital improvement project that included work at every school throughout the district. At the elementary level, schools saw secure main entry points added, updated heating systems, new playgrounds and various classroom updates. At Gates Chili Middle School, students are now enjoying a new art room, family and consumer sciences (FACS) classrooms, a new counseling suite and much more. At Gates Chili High School, this project resulted in the creation of the Gates Chili Performing Arts Center (GCPAC), a state-of-the-art auditorium with seating for more than 1,000 audience members, band and choral classrooms, and the Gates Chili Professional Learning Center (GCPLC). This project was completed in early 2023.

To see past published updates on capital projects, go to gateschili.org/newsletter.

For more information about the proposed capital project, go to gateschili.org/CapitalProject



GATES CHILI CENTRAL SCHOOL DISTRICT

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CAPITAL PROJECT VOTE

Wednesday, Feb. 5

6:30 a.m. to 8:30 p.m.
Spartan Field House

NO TAX IMPACT

Voter Eligibility

Anyone who is at least 18 years old, a U.S. citizen and a resident of the Gates Chili Central School District for at least 30 days prior to the vote on Feb. 5, 2025 is eligible. You do not need to be registered to vote, but you must bring identification and proof of residency.

Proof of Residency

The school district may require all persons offering to vote at the budget vote and election to provide one form of proof of residency pursuant to the Education Law §2018-C. Such form may include a driver's license, a non-driver identification card, a utility bill or a voter registration card. Upon offer of proof of residency, the school district may also require all persons offering to vote to provide their signature, printed name and address.

Absentee or Early Mail Ballots

Gates Chili residents who are unable to appear at the vote due to travel, illness, or other qualifying circumstances may apply for absentee or early mail voting ballots. Go to gateschili.org/vote to download an application for one of these ballots. If the ballot is to be mailed to the voter, applications must be received by the district clerk by 4 p.m. on Tuesday, Jan. 28, 2025. If the ballot is to be picked up by the voter, applications must be received by the district clerk by 4 p.m. on Tuesday, Feb. 4, 2025. In both cases, completed ballots must be returned to the district clerk by 5 p.m. on Wednesday, Feb. 5, 2025.

For more information about the proposed project, go to
gateschili.org/CapitalProject

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