

Not official until approved by the East Lyme Board of Education on March 14, 2016

EAST LYME BOARD OF EDUCATION

East Lyme, Connecticut

COMMITTEE OF THE WHOLE MEETING

Thursday, March 10, 2016

7:00 p.m.

Central Office, Upstairs Conference Room

MINUTES

Board Members Present: Tim Hagen (Chair), Al Littlefield (Secretary), Eric Bauman, Candice Carlson, Bill Derry, John Kleinhans, Marlene Nickerson, Jaime Barr Shelburn, Barbara Senges

Board Members Absent: Jill Carini

Administrators Present: Jeffrey Newton (Superintendent), Donna Gittleman (Interim Assistant Superintendent for Special Education and Pupil Personnel), Linda Anania (Principal, Flanders Elementary School), Melissa DeLoreto (Principal, Niantic Center School), Kim Davis (Special Education Coordinator), Grace DeGrooth (East Lyme Teachers Association Vice President & Little B Haynes Grade 4 Teacher)

I. CALL TO ORDER – 7:00 p.m. by Chair Tim Hagen

II. DISCUSSION ITEMS

A. Discussion re: ELPS Elementary School Building Projects

Board Chair Tim Hagen and Superintendent Jeff Newton updated the Board on the elementary school building projects based on collaborative discussions with representatives from the town.

During the discussion, the Committee of the Whole covered the following major discussion points as items to be considered as they move forward:

- Convene a combined Board of Education, Board of Selectmen, and Board of Finance meeting (similar to a Committee of the Whole) to gain a consensus for going forward with the March 10, Elementary School Project as presented. Have follow-up Community Forums as needed.
- Update the Kaestle Boos 2011 Feasibility Study with the cost to repair all three schools in terms of 2016 dollars and include other, on-going repairs and costs.
- Update the “Why” as to what is wrong with the current three schools (i.e., doing nothing more than maintenance and repairs as required).
- Review the Smith-Harris land-use stipulations—cannot sell/subdivide Lillie B. Haynes school site.
- Exercise caution-- delaying the construction of a new Flanders School by 5-to-7 years faces the uncertainty of State Reimbursement funding levels in the out years.
- Review the “redefined” construction rendering for Lillie B. Haynes Elementary school.
- Determine what is the “Wow Factor” for this approach over the previously considered two-school (Flanders Elementary and Niantic Center), simultaneously approach.
- Develop a “Strategic Plan” that details the methodology as to how this project will be communicated (i.e., Selling the Project) to the town boards and the whole community.

East Lyme Public Schools Elementary School Projects Update

Presented to East Lyme Board of Education
March 10, 2016
Superintendent Jeffrey Newton and BOE Chair Tim Hagen

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Age and Quality of the Facilities



The buildings have reached the age where significant expenditures are required to maintain our elementary schools' infrastructure, systems and educational quality and reputation.

Niantic Center
(50,643 sq. ft.)

Built in 1952
Alterations 1976



Lillie B. Haynes
(100,819 sq. ft.)

Built in 1957
Alterations 1972
and 2002



Flanders School
(66,927 sq. ft.)

Built in 1964
Alterations 1976



2011 Feasibility Study by Kaestle Boos, Associates, Inc.

Significant infrastructure and repair requirements

Cost to repair all three buildings, with no improvement to layout or appearance and limited to NO financial assistance from the state.

Cost to EL: \$22 million

Problems include:

- Degraded boilers and ventilation systems
- Poor insulation and inefficient windows and doors
- Asbestos in some storage and attic areas
- No air-conditioning during many school days
- Inadequate layout for collaborative learning and teaching
- Expensive to maintain
- Need to point, repair or replace exterior brickwork
- Unsafe drop off and pick up areas (combined bus and parent drop off)



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Factors Considered in Selecting Two Elementary School Sites



- Educational Quality and Experience
- Site Location
- Site Size
- Community Culture and Tradition
- Building/Renovation Costs
- Operating Cost Savings
- Disposition of Vacated School Site
- Other Long Term Considerations



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Conceptual Budget Cost Estimates As of 11/9/15

	<u>Niantic Center School</u>	<u>Flanders School</u>
Projected Building Cost:	\$36,849,338.00	\$45,906,517.00
Projected State Reimbursement:	<u>(10,970,671.00)</u>	<u>(13,072,060.00)</u>
Total Cost to Town of East Lyme:	\$25,878,667.00	\$32,834,457.00

Total Cost to Town of East Lyme: ***\$58,713,124**

*This cost would double the current debt burden for the town of East Lyme.
*The financial impact to the tax payer would result in an increase of approximately 2.0 mills. This translates to approximately \$500 in additional taxes for a \$250,000 assessed house value.

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Elementary School Projects as of 3/9/16

Exploratory Assessment of a LEARN Partnership February Discussions:

- Initial interest in 80K Sq. Ft. of space for multiple programs
- East Lyme is a very favorable location for LEARN
- Desire is present to maintain relationship and expand if possible
- LBH is too large of a structure for LEARN to take over
- LEARN is concerned about decreased state funding
- LEARN could utilize 30K to 40K Sq. Ft. of space

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Elementary School Projects as of 3/9/16

Superintendent's Perspective:

- 1. Essential to ensure every child has an equal opportunity to learn in the best educational setting.**
- 2. We must ensure that staff are provided the best opportunity to educate our children in the most positive environment.**
- 3. We need to move forward in creating a finalized school construction plan.**
- 4. We must remain focused on educational needs and fiscal responsibility with our elementary school projects.**

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Elementary School Projects as of 3/9/16

Superintendent's Perspective (continued):

- There remains a need for 2 schools that represent a combined 160K Sq. Ft. of space
- Can't do 2 schools at once – too expensive
- Deferring one school project for 5 – 7 years allows for decreased upfront costs and additional time to monitor student enrollment
- The established LBH structure is too large and not conducive for town use at any foreseeable time in the future
- The property of LBH cannot be sold
- The Flanders property is not a conducive sale site due to location
- The NCS property provides options:
 - Sell Property
 - Lease Space
 - Repurpose the space for town use

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Revised Project Plans

Superintendent's Recommendation of Plan Proposal Restructuring:

- 1. 'Renovate as New' Lillie B. Haynes (101K Sq. Ft. **\$34 mil cost to the town**)**
- 2. Update current Flanders facility for next 5-7 years**

Rationale:

- We are supporting the largest number of children first (combined LBH and NCS).
- We can still invest in current Flanders structure to maintain educational equity and student safety (i.e. front entrance security, technology, furniture, etc.).
- LBH is the least expensive stand alone option (to obtain 101K Sq. Ft. of space). In combination with the existing Flanders we meet the required 160 Sq. Ft. of needed space for all students.
- Maintain 43% reimbursement with the LBH project.

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Revised Project Plans

Superintendent's Recommendation of Plan Proposal Restructuring:

Rationale Continued:

- Renovating our largest space allows for future options (adjusted size) with a new Flanders School.
- We maintain the same project construction timeline.
- Previous LBH renovations (windows) can be retained saving money.
- Potential to use the operating cost savings of NCS to help with the overall budget, new initiatives, and/or minor Flanders upgrades for next 5-7 years.

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Why Not Flanders First?

- Lose the positive impact of servicing the most elementary students in district first.
- FL first as new construction would cause an increased project cost due to 10% less state reimbursement (\$35.9 mil cost to the town for an 80K Sq. Ft. structure).
- Lose the option of constructing a new school structure in the future that meets the needs of enrollment in 5-7 years.
- Lose the most cost effective manner in obtaining the most renovated building space (101K vs. 80K).
- Lose the ability to salvage previous LBH renovations (windows) that took place back in 2002.
- If do Flanders first and move NCS students to LBH, swing space is lost with the loss of the NCS structure.
- Future construction of a new Flanders School avoids student disruption.

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Financial Analysis

BOE Approved 11/9/16

Revised Plan Proposal Financial Implications

Original 2-School Plan Financial Implications

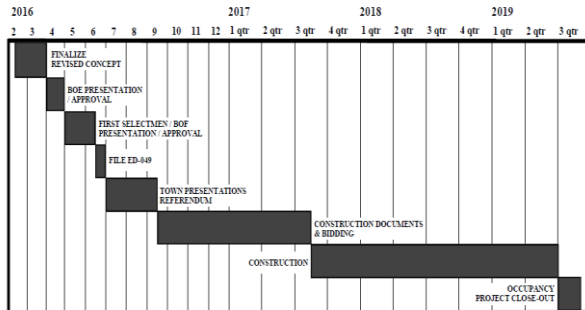
- | | |
|---|--|
| ➤ Lillie B. Haynes Elementary School
Renovate as "New": 101,200 square feet | ➤ Build New Flanders: 82,135 square feet, &
Renovate as "New" NCS: 70,671 square feet |
| ➤ \$34,251,485 – Architect Estimate | ➤ \$58,713,124 – Architect Estimate |
| ➤ \$2,248,755 Annual Debt Obligation | ➤ \$3,854,766 Annual Debt Obligation |
| ➤ Assumes 2.85% Interest Rate | Assumes 2.85% Interest Rate |
| ➤ Assumes 20-year Bond, Issued Up-Front
(No commingling of debt obligations) | Assumes 20-year Bond, Issued Up-Front
(No commingling of debt obligations) |
| ➤ No Annual Lease Revenue Off-Set to Debt Obligation | No Annual Lease Revenue Off-Set to Debt Obligation |
| ➤ Assumes 1 Mil Increase Per \$2M Expenses | Assumes 1 Mil Increase Per \$2M Expenses |
| ➤ 1.1244 Mil Increase | 1.9274 Mil Increase |
| ➤ Annual property tax increase for home assessed at \$250,000: \$281 | ➤ Increase in annual property tax for home assessed at \$250,000: \$482 |

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PROJECT TIMELINE

SCHOOL FACILITIES NEEDS & UTILIZATION STUDY
EAST LYME PUBLIC SCHOOLS
EAST LYME, CT

February 8, 2016



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Outstanding Considerations and Needs:

1. Construction rendering of LBH structure
2. Identify construction logistics and transitions
 - phased approach
 - portables
 - move kids between FL and NCS
3. FL developed list of required improvements

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Questions, Comments and Discussion

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VIII. ADJOURNMENT

MOTION: Jamie Barr Shelburn moved to adjourn the meeting at 8:40 p.m.; Candice Carlson seconded.

VOTE: UNANIMOUS

MOTION CARRIED

Respectfully submitted,

Albert Littlefield

Albert Littlefield, Secretary
East Lyme Board of Education