

Not official until approved by the East Lyme Board of Education on June 27, 2016

EAST LYME BOARD OF EDUCATION

East Lyme, Connecticut

SPECIAL MEETING

**INFORMATIONAL SESSION WITH THE EAST LYME BOARD OF FINANCE AND
BOARD OF SELECTMEN**

Wednesday, May 25, 2016 - 7:00 p.m.

Lillie B. Haynes Gymnasium

MINUTES

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

Administrators Present: Jeffrey Newton (Superintendent), Donna Gittleman (Interim Assistant Superintendent for Special Education and Pupil Personnel), Linda Anania (FL Principal), Melissa DeLoreto (NCS Principal), Jeff Provost (HS Assistant Principal), Maria Whalen (Director of Finance and Facilities), Pat Lannon (Technology Director)

Refer to attached pages 5298-5304 and attachments - EL Board of Finance, Board of Selectmen, Board of Education Special Informational Session Minutes filed in East Lyme Town Hall on 6/2/16 at 10:00 a.m.

Respectfully submitted,

Albert Littlefield

Albert Littlefield, Secretary
East Lyme Board of Education

EAST LYME BOARD OF FINANCE
EAST LYME BOARD OF SELECTMEN
EAST LYME BOARD OF EDUCATION
SPECIAL INFORMATIONAL SESSION MINUTES
LILLIE B HAYNES GYMNASIUM
Wednesday, MAY 25th, 2016

FILED IN EAST LYME
 CONNECTICUT
June 2, 2016 AT 10:00 AM
[Signature]
 EAST LYME TOWN CLERK

Board of Finance:
 Steve Harney, Chairman
 Lisa Picarazzi, Secretary
 Camille Alberti
 Beth Hogan
 Jason Pazzaglia
 William Weber

Board of Selectmen:
 Mark Nickerson, First Selectman
 Kevin Seery, Deputy First Selectman
 Holly Cheeseman
 Dan Cunningham
 Rose Ann Hardy
 Marc Salerno

Also in Attendance
Board of Education
 Jeffrey Newton, Superintendent of Schools
 Tim Hagen, Chairman
 Eric Bauman
 Jill Carini
 Candace Carlson
 Bill Derry
 John Kleinhans
 Marlene Nickerson
 Barbara Senges
 Jaime Barr Shelburne
Absent:
 Albert Littlefield, Board of Ed

Also Present:
 Al Jacunski, Jacunski Humes LLC Architects
 Ken Biega, Assistant VP O & G Industries
 John Rhodes, Design Steering Committee, Town Building Committee

1. Call to Order

First Selectman Mark Nickerson called the informational session to order at 7:05 PM.

2. Pledge of Allegiance

The Pledge was observed.

3. Informational Presentation to Review the East Lyme Public School Elementary School Facilities Request Dated May 13, 2016 Presented by Superintendent of Schools Jeffrey Newton and Architect Jacunski Humes LLC.

Mr. Nickerson said that this informational session was put together for the Boards of Selectmen and Finance to be updated by the Board of Education on where they are with this plan. He explained that Special Meetings typically do not have public comment and that there would be time for public meetings on the plan. He introduced Board of Ed Chairman Tim Hagen.

Mr. Hagen, Board of Ed Chairman said that on behalf of the Board of Ed that they have put in many long hours trying to put forth the best for the schools. It has been a lot of hard work from all perspectives. He thanked the Boards of Selectmen and Finance for going on the tour of all of the elementary schools. He then introduced Superintendent of Schools, Jeffrey Newton.

Superintendent Newton thanked John Rhodes and Jacunski Humes for all of their help with this approved plan. He thanked the Boards of Selectmen and Finance for touring the 225,000 sq. ft. of the three elementary school buildings and said that the PowerPoint presentation (Attached) would discuss the following three factors: Age of the facilities, Quality of the facilities and Declining enrollment (basically a statewide issue). He referenced the Board of Ed website that has all of the facts posted on it for everyone to see and review. He noted that there is declining enrollment statewide and that in the Board of Ed adopted plan the Design Steering Committee determined a need for two (2) schools that represent a combined 160,000 sq. ft. of space. LBH is the least expensive stand alone option to combine with Flanders to obtain the required 160,000 sq. ft. of combined space. Renovating the largest space allows for future options and the LBH windows that were renovated can be retained (a savings). He stressed that he sees the 'campus setting' as very important – Flanders goes to and interacts with the High School and LBH goes over to the Middle School; both without the need for transportation. Niantic Center requires transportation to the other campus areas. He introduced John Rhodes to talk about the Design Steering Committee.

John Rhodes explained that the Design Steering Committee involved many diverse people from the community as this is a very emotionally charged project. They tasked themselves with the design study; safe schools; energy efficiency (which has a significant effect on operating costs) and then they were faced with the declining enrollment numbers so they engaged Jacunski Humes to do all possible studies on costs. The student enrollment numbers drove the two school project. LBH was not a good fit for the Town relative to their needs so this is where they are today after many long hours with the current proposal.

Mr. Newton thanked everyone for all of their hard work on this project. He said that in 2001 when the Middle School project was presented for a vote that it only passed by some 16 votes. They have a beautiful High School and Middle School campus and now it is time for the Elementary Schools. He introduced Al Jacunski of Jacunski Humes Architects.

Mr. Jacunski, Jacunski Humes Architects said that as John Rhodes had said – they went through a lot of options. He explained the proposed LBH renovation with a dedicated bus drop-off, increased parking to 218 spaces and extra parking for 44 more cars; additionally the 23,600 sq. ft. of playground area has been increased to 27,300 sq. ft. He introduced Ken Biega from O & G Industries to explain the project cost summary.

Mr. Biega, Asst. VP O & G Industries explained the project cost summary (Attached) noting that not everything is eligible for reimbursement (i.e. contingencies are not eligible until submitted to the State, change orders the State decides) although the State usually accepts about 70%. He said that the State gives 129.1 sq. ft. per pupil. With respect to the State this project was not shovel ready so it was pushed out to the following year. He said that he does not see the 43.21% State reimbursement rate going up. He noted the money that was included for asbestos abatement, of which some had already been done when other work was done on LBH.

Mr. Jacunski noted that the State will not allow you to file prior to referendum. He said that the project itself has roughly a two year construction time.

Mr. Newton asked if the Board members had any questions.

Mr. Nickerson asked Mr. Newton to speak to when the public would be commenting on the proposal.

Mr. Newton said that the plan is for a public forum to be held next. They wanted this held for the Boards of Selectmen and Finance first.

Mr. Nickerson said that after the BOE is done with that they would then send it to the Board of Selectmen and if favorable there, the Board of Selectmen would send it on to the Board of Finance.

Ms. Picarazzi said that plan is for LBH to handle over 500 students – she asked if it would be able to handle an enrollment increase if that happened.

Mr. Newton said that when they would be building the new Flanders School down the road that they could balance that out if it did happen.

Ms. Hogan asked about the asbestos abatement and if it was 100% reimbursable.

Mr. Biega said yes.

Ms. Hogan asked what would be needed for the State to approve the reimbursement.

Mr. Biega said that they have a specialist come in to test all areas and explained the process if and when it is found.

Ms. Hogan asked if the number that they are using for the abatement was not a 'certain' number.

Mr. Biega said that they looked at LBH based on the age of the school, the materials that were used at that time and previous information from work that had been done. They feel that it is reliable.

Ms. Hogan said that in looking at the sq. ft. cost of \$255 if it should be higher.

Mr. Biega said that they can justify the \$255 and they feel comfortable with it.

Ms. Hogan asked if the contingency fee of 5% should be higher.

Mr. Biega explained that it is an estimate and has to go out to bid so the numbers come back to them at that time.

Ms. Hogan asked if the 7% for consultants and other construction costs is enough.

Mr. Jacunski said that for a project of this size that the 7% for other constructions costs is a reasonable number.

Ms. Hogan said that the amount that they are coming up with is based on assumption and the current reimbursement rate – but if they think they will be seeing that rate going down – should they assume that they will need special legislation.

Mr. Biega said that right now they are locked in at the 43% reimbursement rate.

Mr. Jacunski said that the State does not reimburse for repairs but will reimburse for 'renovate as new' projects (that have to be good for 20 years) which is what this is. Further, the 43.21% reimbursement rate does not change once accepted.

Mr. Weber asked if the HVAC systems and windows were reimbursable.

Mr. Jacunski said yes.

Mr. Weber asked about the renovations at Flanders School.

Mr. Jacunski said that none would qualify. He noted that the State would not issue a project number for both schools.

Mr. Weber asked about the High School and Middle School projects and how they came out versus projections.

Mr. Biega said that they were pretty much right on.

Mr. Weber said that LBH was noted as not usable for other uses but Niantic Center has significant value – what value.

Mr. Newton said that Niantic Center would be valued at what it could be sold for and he is not sure of what that is. LBH was considered for Parks & Rec and other areas to utilize.

Ms. Alberti asked about Page 9 of the presentation and the mandated Pre-K.

Mr. Newton said that he is not sure of what the State will do with regard to that – there is a Pre-K structure area in the building already but not for all students.

Ms. Alberti asked what the number of votes was that the Middle School project had passed by.

Mr. Seery said that it was 16 votes.

Ms. Alberti asked if they file by June 30 with the single plan but it does not pass – what happens – do they file again.

Mr. Newton said yes.

Ms. Alberti asked if they could put forth multiple plans.

Mr. Jacunski said no, the State will only take one at a time.

Ms. Alberti asked if items from the old Flanders School could be re-purposed to the new Flanders School.

Mr. Jacunski said that there would be very few items as there would be all new systems.

Ms. Alberti asked Mr. Newton if he had received any information since earlier this year that would cause him to pause on this.

Mr. Newton said no and added that he thinks to the contrary that this is a good plan.

Ms. Picarazzi asked if the cost of design and engineering was \$2M.

Mr. Biega said yes.

Ms. Picarazzi said that she thinks that the 5% contingency is a dream.

Mr. Jacunski said that he thinks it is fine – it is based on all of their past experience and he thinks that they are very realistic numbers and possibly on the high side.

Ms. Picarazzi asked Mr. Newton if this goes forward to referendum and does not pass – would the consequence be to combine Niantic Center with LBH.

Mr. Newton said that it would be as they have 225,000 sq. ft. of space and they do not need all of it. They would have to discuss the dollars they estimate operating costs at Niantic Center at approximately \$850,000.

Mr. Cunningham asked about the asbestos and PCB's and noted Wethersfield HS that went to the EPA due to it.

Mr. Biega said that was built in the 1950's and that it did go to the EPA and was abated – the Town elected to remove it.

Mr. Jacunski said that any materials after 1978 do not have to be tested for PCB's so the newer windows do not get tested.

Mr. Cunningham asked if they reach the EPA level if there would be more testing.

Mr. Biega said that they would test to where it is not there.

Ms. Cheeseman asked for confirmation on the timeline – project goes to the Board of Selectmen, then if approved, to the Board of Finance and if approved to referendum before filing with the State.

Mr. Biega said that the State and the Town would have to state that the referendum would be held before November.

Mr. Nickerson noted that the last conversation was that they would have meetings on that.

Mr. Newton said that the attorneys are working on all of this now.

Ms. Cheeseman asked if they are looking to test everything.

Mr. Biega said that they would not test any areas already documented and done.

Ms. Cheeseman asked about the potential shortage of materials and if they are confident that they would be able to get what they need.

Mr. Biega said that is more an issue of cost and not of the actual item.

Ms. Hardy asked if all three of the elementary schools would be open next year.

Mr. Newton said yes.

Ms. Hardy asked if in the following year there would be re-districting if the referendum did not pass.

Mr. Newton said that is an option and that it would have to go back to the Board of Ed.

Ms. Hardy asked if Niantic Center would be open during the construction at LBH.

Mr. Newton said that it could – they have options to consider.

Ms. Hardy said that construction is disruptive to the younger students and asked about having the construction crew work at night – second shift.

Mr. Biega said that they could not – they have tried that before and it is just too much more costly.

Ms. Hardy asked if there was any possibility for salvage and re-sale.

Mr. Jacunski said that they do recycle whatever they can.

Ms. Hardy asked if the structure of the LBH building is sound.

Mr. Jacunski said yes – it may be old but it is sound.

Ms. Hardy asked that they consider any extra sq. ft. for gym area.

Mr. Jacunski said that they would keep that in mind. He noted that the current planning is based on space needs assessment and is not the detailed planning.

Ms. Hardy said that she wants to see funding for things to be done right as that was not the case with the High School project.

Mr. Jacunski said that he would forward information on their projects as he could assure them that they did not have those issues.

Mr. Salerno asked about the operational cost savings in going to two schools.

Mr. Newton said that it is approximately \$822,000 which includes staffing and costs.

Mr. Salerno asked if they shut down a school if they would still have to maintain it (costs).

Mr. Newton said that they would still like to see it re-purposed and taken over.

Mr. Salerno asked how much they get from LEARN for rent.

Mr. Newton said \$62,000.

Mr. Salerno said that he was disappointed in what the schools looked like when he went on tour – old carpets, etc. He said that LBH was definitely in the best shape. He said that he has a hard time when looking over everything in getting from \$8M (Kaestle Boos 2011 Study) to \$48M and – in looking at the Flanders School he does not know if it can survive another 7 years. He also has the Town debt picture and they are still not done with paying off the Middle School and have another 10 years on that. We try to keep our debt to 10% so if they are going to pay this off – what other things are going to come to us during those years – we have other things for bonding in this Town (fire & safety vehicles, public works, police etc.) and if we handcuff ourselves here we may jeopardize those other projects. He said that he has spoken to a number of people and the main issues here are air quality which could be fixed for less – he said that he needs help getting from the \$7-8M to \$48M at this time. He said that he does agree that there is a gym space issue.

Mr. Newton said that in relation to doing the project now and in consideration of other Town bonding needs – they are trying to budget to get it all done as other projects are going to come up undoubtedly as other needs are very real.

Mr. Seery said that with regard to Niantic Center that if it becomes available – that would need to be commuted to the public ASAP as he has already heard many rumors on what it is going to be. Also, this proposal still represents a significant increase in the debt. He said that he has some concerns with the State and their issues that change on a daily basis and the fact that there are so many other issues within the Town that need attention.

Mr. Nickerson said that they have heard a lot of good comments. He has toured the schools twice now and said that they need to do something as there are issues. But while they need to do something they want to be careful and strike a balance as they don't want to do something and then tear down a building. He explained that if Town services were to be in LBH (as has been mentioned) that there would be an additional cost of well over another \$20M to retrofit the building and try to make it work. They also have to think of the 75% of the people in this community who have no kids in the schools yet they continually support them.

They have great schools, great administrators, teachers, and a great system. The State is \$1B in debt this year and is projected to be \$2B in debt the next year. Our PILOT (payment in lieu of taxes) reimbursement for State owned property in the Town is continually reduced and that loss goes to the taxpayers backs to make up the difference. They only have 4% industrial in this Town so the heavy burden is on the taxpayers. He said this plan has been evolving for six years and none of that time has been wasted. He is not sure of where they need to go; he is inclined to do some renovations but said that if this plan is supported that he would support it. He does support the two campus plan as that dates way back and was how the Middle School project was passed. There is also a lot of synergy and energy in having a two school campus. When they started this six years ago – they did not think the State would be where it is now or that this area would still not be out of the recession. While he would support the plan that passes he said that he would also support renovation of LBH and Flanders to around \$25M to go on for another 20 years until the State comes back from where they are now.

Mr. Newton said his only fear with that is that the other schools would then need repairs and this would compound itself.

4. Adjournment

****MOTION (1)**

Mr. Cunningham moved to adjourn the Special Informational Session at 9:30 PM.

Ms. Cheeseman seconded the motion.

Vote: 12 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary
Board of Finance

East Lyme Public Schools Elementary School Project Proposal

Presented to East Lyme BOS and BOF
May 25, 2016
Superintendent Jeffrey Newton and BOE Chair Tim Hagen

Attachment

5/25/16 To East Lyme School Board

Elementary School Project Informational Session

Discussion Points.....

- ***BOE Adopted Proposal***
- ***Rationale for the Elementary School Building Projects***
- ***Projected Estimated Costs***

<p>www.eastlymeschools.org and click on ELPS Elementary Facilities – Design Steering Committee</p>

East Lyme Public Schools

So what about our three
Elementary School Facilities?

Three Factors....

- Age of the facilities
- Quality of the facilities
- Declining enrollment

(not just here -
is basically
statewide)

Elementary School Projects

Non-Negotiables:

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 will remain focused on the balance between educational needs and fiscal responsibility.

BOE ADOPTED PLAN: Renovate as New Lillie B. Haynes

Total Project Cost	\$45,060,609
Estimated State Reimbursement	10,809,124
Estimated Net Cost to East Lyme	\$34,251,485

Refurbish Flanders School (1.5 Million):

- Front Entrance Upgrade
- Improve Quality of Environment (paint, ceilings, bathrooms)
- Add/Replace Light Fixtures
- Replace Classroom Furniture and Improve Technology

Total Estimated Net Cost to East Lyme: *Items transferred to new teachers School in 2 yrs.*
\$35,751,485

BOE Adopted Plan

Rationale:

- Design Steering Committee determined a need for 2 schools that represent a combined 160K Sq. Ft. of space.
- Two schools at once – Heavy tax burden on our community.
- 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 not conducive for town use at any foreseeable time in the future.
- The NCS property provides the most options:
 - Lease Space
 - Repurpose the space for town use
 - Sell the property

BOE Adopted Plan

Rationale Continued:

- We are supporting the largest number of children first (combined LBH and NCS). *172 Natic Center and Belmont*
- LBH is the least expensive stand alone option (to obtain 101K Sq. Ft. of space). In combination with the existing Flanders *109,000 sq. ft.* we meet the required 160K Sq. Ft. of needed space for all students.
- Maintain 43% reimbursement with the LBH project.
- Renovating our largest space allows for future options (adjusted size) with a new Flanders School in the future.
- We maintain the same project construction timeline.
- Previous LBH renovations (windows) can be retained. *(Savings)*

BOE Adopted Plan

Why is This Best for Students:

- We maintain a 'campus setting' with our schools:
 - Supports student safety
 - Various grade level interactions possible
 - Increases shared staffing opportunities
- Responsible in considering future enrollment shifts.
- Fiscally responsible while doing what's best for children.
- Options are present to move specific programs between elementary schools.
- Brand new LBH structure! Needed refurbishments at FL!

*Alaudus goes to MS
M. Adelle School &
LBH structure*

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 option of constructing a new school structure to meet the possible future needs of mandated Pre-K.
- 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 we do FL 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.

Students can stay in Flanders School while other built behind - then just move over.

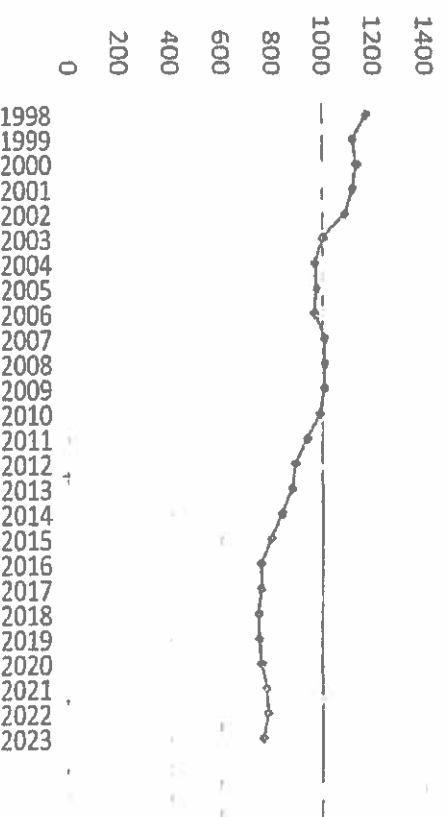
ELPS Student Enrollment

School	Actual 9/30/15	Actual 3/31/16	NESDEC Projected 2015-2016	NESDEC Projected 2020-2021	NESDEC Projected 2025-2026
FL	342	350 (+8)			
HA	288	291 (+3)			
NC	168	172 (+4)			
Total Elem	799	813 (+14)	Projected 801 (Actual 813)	758	771
MS	848	854 (+6)	Projected 848 (Actual 854)	682	703
HS	1080	1080 (0)	Projected 1063 (Actual 1080)	1008	831

East Lyme K-4 Enrollment 1998 to 2015 with Projections out to 2024

School Year	<u>K-4</u> Student Enrollment	Enrollment - Previous Year Enrollment
1998-1999	1171	
1999-2000	1121	-50
2000-2001	1135	14
2001-2002	1120	-15
2002-2003	1091	-29
2003-2004	999	-92
2004-2005	969	-30
2005-2006	976	7
2006-2007	968	-8
2007-2008	1008	40
2008-2009	1009	1
2009-2010	1008	-1
2010-2011	988	-20
2011-2012	941	-47
2012-2013	894	-47
2013-2014	882	-12
2014-2015	842	-40
2015-2016	799	-43

School Year	Projected <u>K-4</u> Student Enrollment	Previous Yr
2016-2017	769	-30
2017-2018	754	-15
2018-2019	745	-9
2019-2020	755	10
2020-2021	754	-1
2021-2022	774	20
2022-2023	781	7
2023-2024	766	-15
2024-2025	766	0



Elementary School Projects

ELPS Elementary (K-4) Class Sizes/Student Enrollment 2015-2016

3/23/16

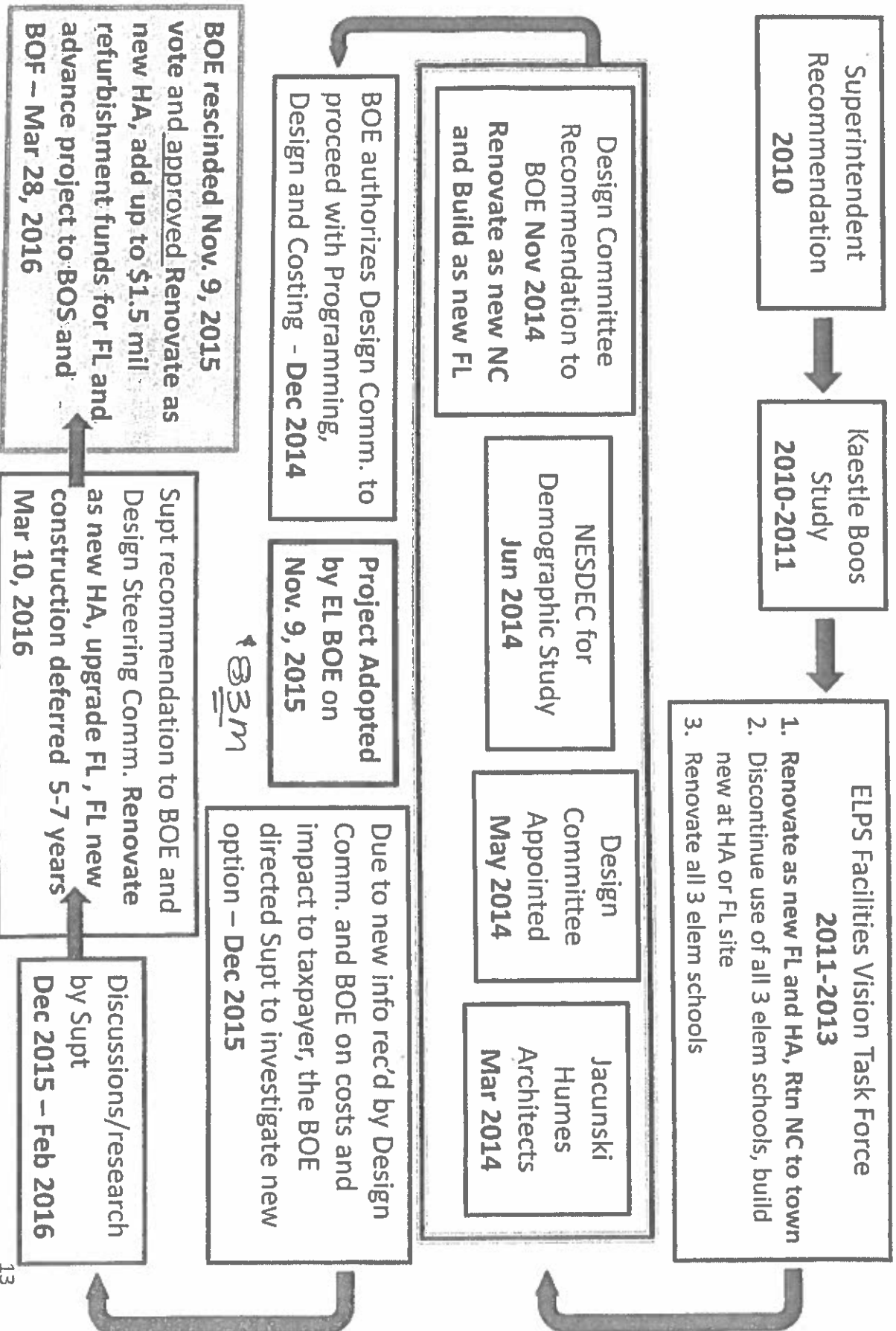
School	Enrollment	Kindergarten Sections and Class Size	Grade 1 Sections and Class Size	Grade 2 Sections and Class Size	Grade 3 Sections and Class Size	Grade 4 Sections and Class Size
FL	350	4 15,14,15,13	3 19,19,18	4 19,20,21,21	4 17,16,17,17	4 21,22,23,23
LBH NCS	291] 463 172 ↑	5 13,14,15 15,15	6 16,15,15,15 15,16	6 17,15,16,16 18,18	6 16,14,16,16 17,17	5 21,21,20 20,21

Other Elementary Programs In-District 2015-2016

Elementary Program	Student Enrollment	Current Location	Notes
ELPS Integrated Preschool	61	HA	Need more space
ELPS ABA Program	5	HA	
ELPS Therapeutic Program	4	FL	
Creative Playschool	76	HA	
LEARN	16	HA	

How and Why the Proposal came to be....

Timeline



*plans
models
explored*

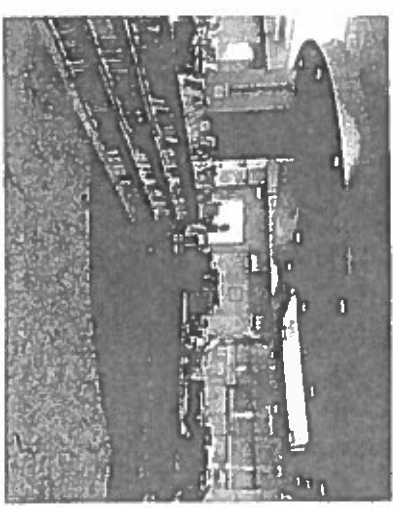
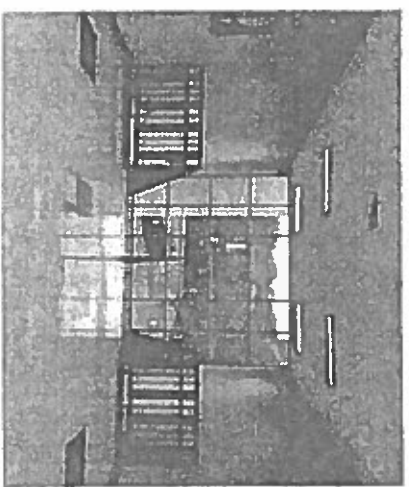
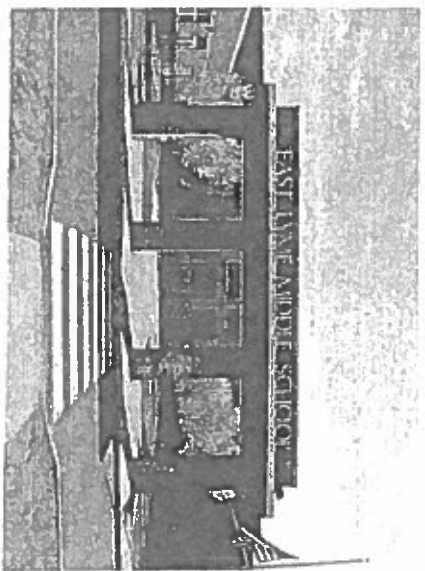
Elementary School Projects

- All school options have been thoroughly vetted, discussed, and reviewed during the duration of project development.
- Committee members spent countless hours investigating all school options thoroughly over the years.
- Design Steering Committee has reviewed and discussed the most recent revised plan.
- BOE has reviewed, discussed, and adopted the plan.

East Lyme Public Schools Community Support

East Lyme Middle School – 2001 189,622 sq. ft.

	<u>Actual</u>	<u>Today's Dollars</u>
Project Cost:	\$35,333,024	\$68,825,223
State Reimbursement (47.14%):	15,960,842	31,090,140
Cost to Town:	19,372,182	37,735,083



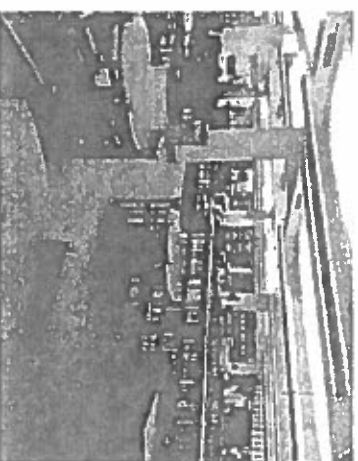
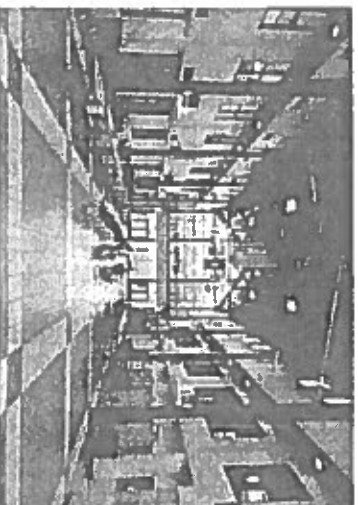
East Lyme Public Schools Community Support

East Lyme High School Addition – 1998 (High School Current Size is 237,487 sq. ft.)

New Commons and B Wing (19 Classrooms)

Renovations: Cafeteria, Main Office, Art Classrooms, Library, Auditorium, Guidance Offices, Nurses Office, Air Handlers and HVAC System for A Wing

	<u>Actual</u>	<u>Today's Dollars</u>
Project Cost:	\$15,820,304	\$33,330,994
State Reimbursement (61.43%):	8,677,160	18,281,469
Cost to Town:	7,143,144	15,049,526

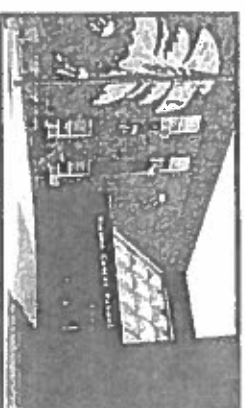


Age and Quality of the Facilities

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

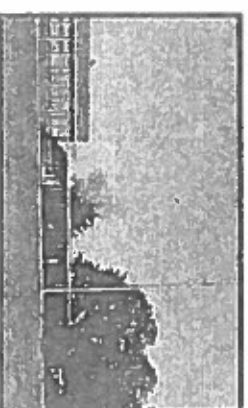
Niantic Center
(50,643 sq. ft.)

Built in 1952
Alterations 1976



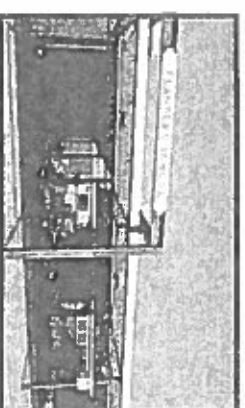
Lillie B. Haynes
(100,819 sq. ft.)

Built in 1957
Alterations 1972
and 2002



Flanders School
(66,927 sq. ft.)

Built in 1964
Alterations 1976



Elementary School Facilities:

- Buildings remain safe
- The structures are clean
- Three schools of distinction
- No capital improvements have taken place –
waiting on project decisions for years!

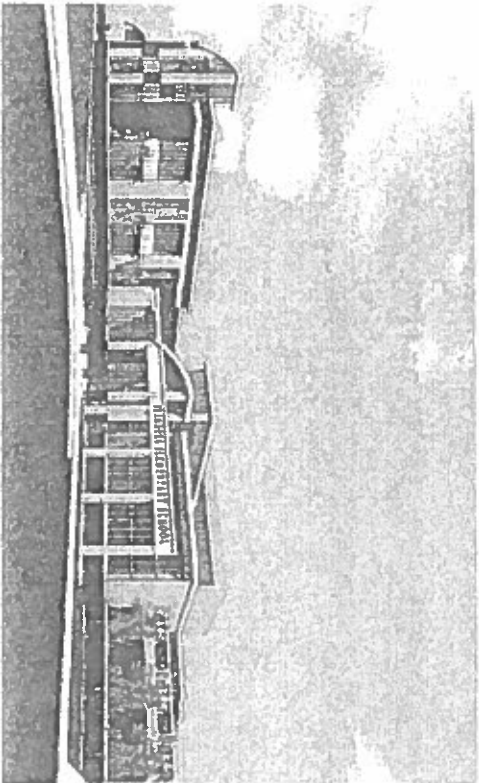
Board of Education Adopted Proposal

Project Completion - Attributes

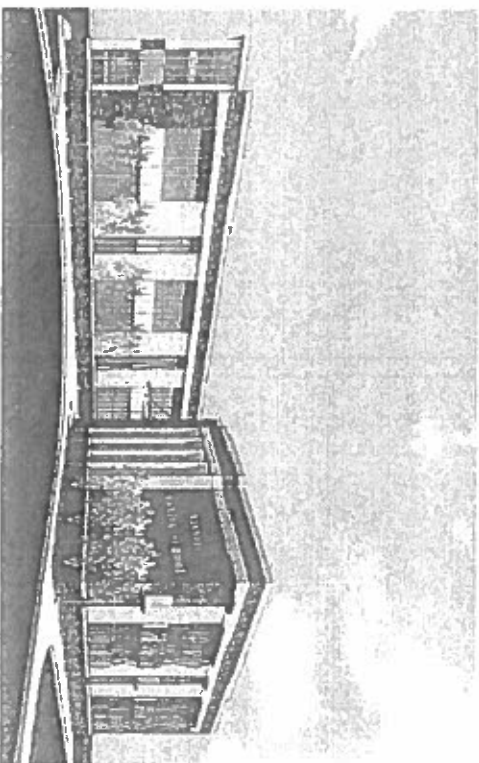
- Flexible teaching facilities and spaces providing safe and secure 21st Century learning environments
- Utilization of state-of-art technology for energy efficiencies, environmental advancements and building finishes
- Modern design security and safety components
- Contemporary facilities for handicap (ADA compliant)
- Separate, safe bus and parent drop-off patterns
- Designed, secure community usage and flexibility
- Lower maintenance costs
- Building structures that will function for generations

Board of Education Previous Proposal

Two Elementary Schools



Flanders School



Niantic Center School

**Lillie B. Haynes Returned to the Town with
no Plan for Development**

Conceptual Budget Cost Estimates Previous Adopted Plan

	<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	

Previously Adopted Plan

PROS:

- Equal size elementary schools
- Two schools constructed at once
- Swing space

CONS:

- Double current debt burden for town
- Tax payer increase of approximately 2 mils
- No plan for town use of LBH
- Lose the “campus setting”

Elementary School Projects

Referendum Proposal: Renovate as new LBH and refurbish FL with 1.5 million dollars

Failure at Referendum:

Due to the overage of square footage (58K) and availability of multiple classrooms we can combine NCS into the LBH existing structure (adjust parking, car and bus drop off, interior classroom spaces).

*Two schools with no renovations and increased costs for any future construction plans for LBH or FL.

+ perhaps less reimbursement

Next Steps:

1. Finalize construction rendering of LBH structure.
2. Identify construction logistics and transitions keeping in mind, first and foremost, the safety of all children.
3. Finalize FL developed list of required improvements (1.5 million)

BOE ADOPTED PLAN:

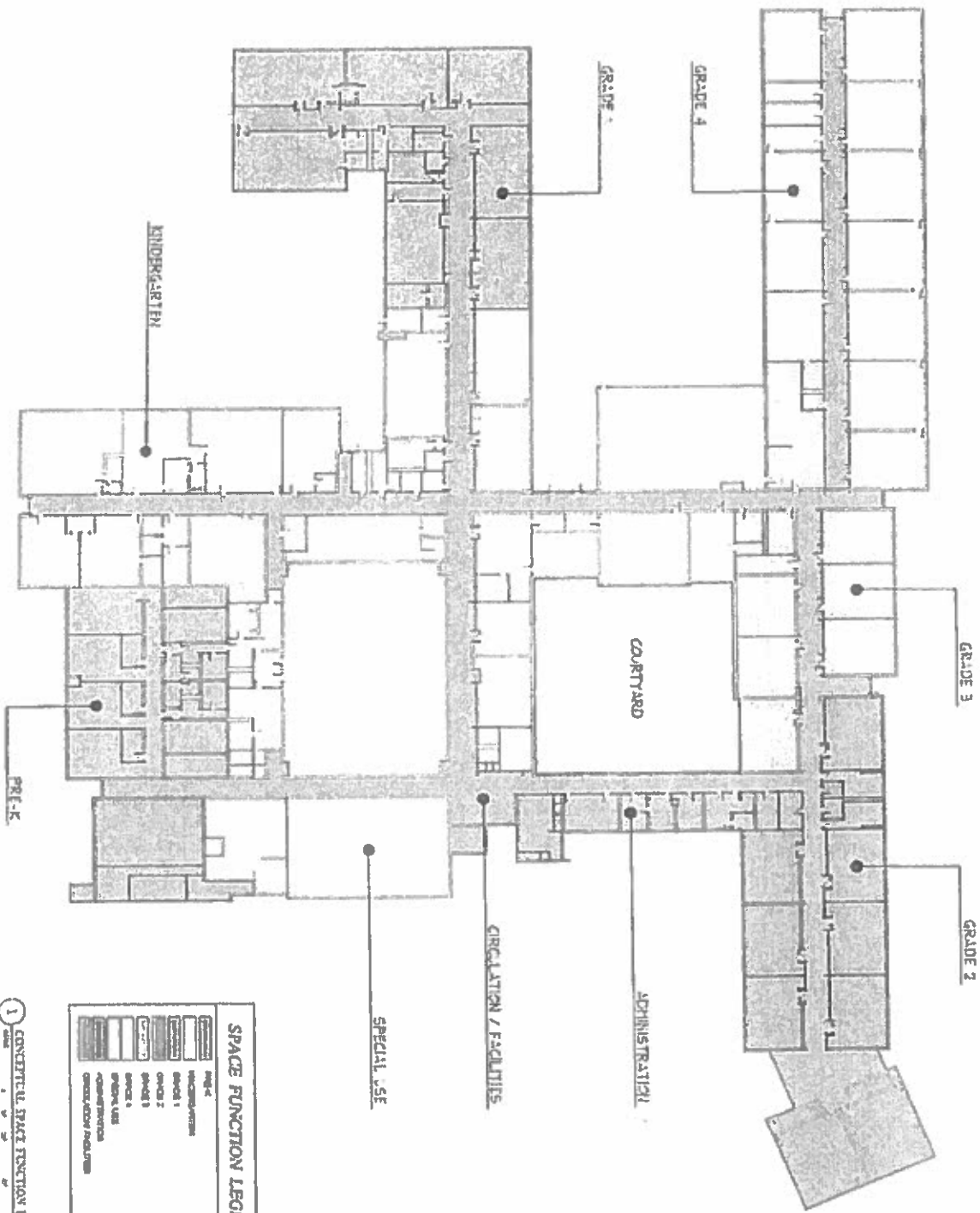
Renovate as New Lillie B. Haynes

Total Project Cost	\$45,060,609
Estimated State Reimbursement	10,809,124
Estimated Net Cost to East Lyme	\$34,251,485

Refurbish Flanders School (1.5 Million)

Total Estimated Net Cost to East Lyme:
\$35,751,485





SPACE FUNCTION LEGEND	
	GRADE 4
	GRADE 3
	GRADE 2
	GRADE 1
	GRADE 0
	NURSERY
	PRINCE
	CIRCULATION / FACILITIES
	ADMINISTRATION
	SPECIAL USE

1 CONCEPTUAL SPACE FUNCTION FLOOR PLAN
 1" = 20' - 0"
 1" = 20' - 0"
 1" = 20' - 0"

LILLIE B. HAYNES ELEMENTARY SCHOOL

39 SOCIETY ROAD

NEWTON, CONNECTICUT

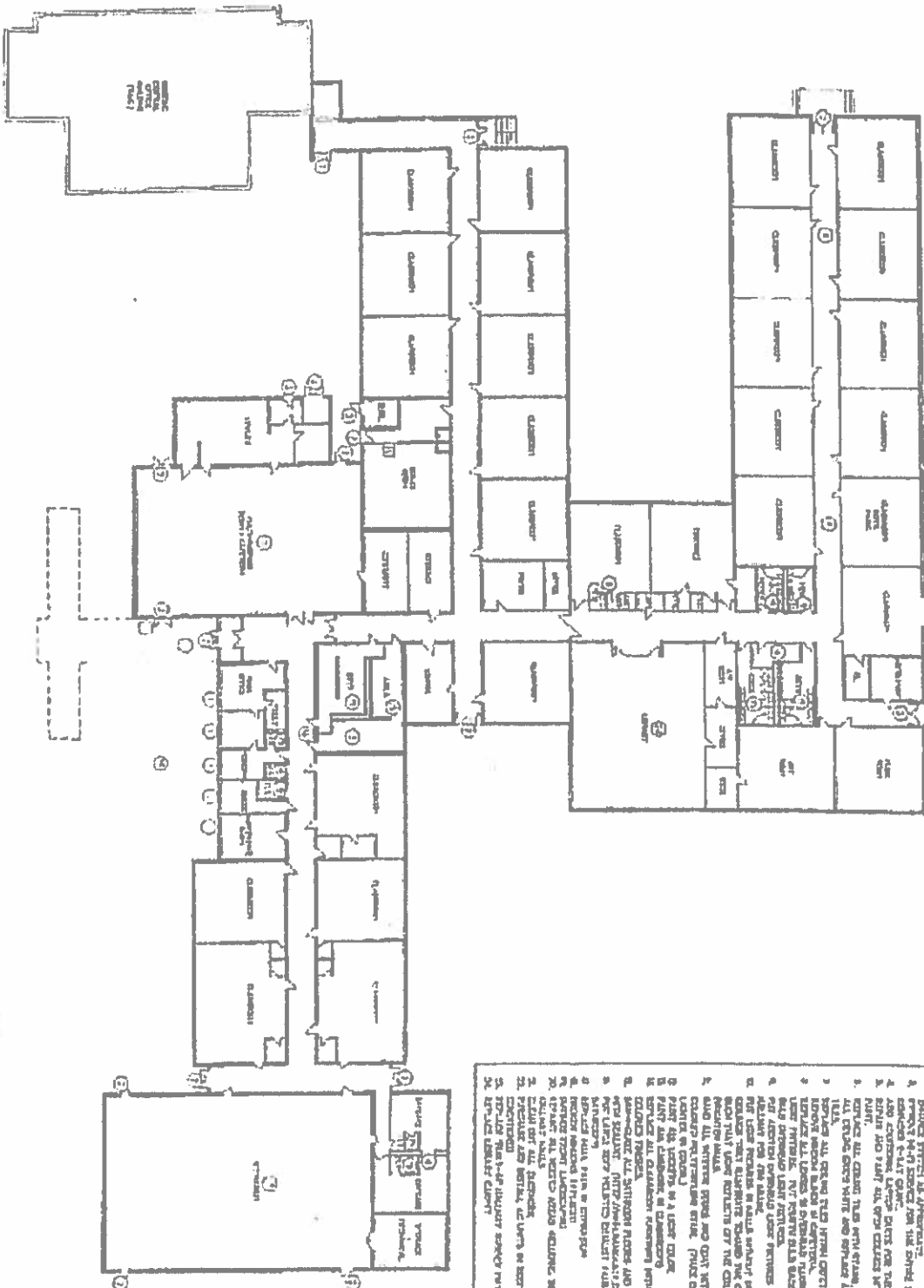
JACQUES HUNTER
ARCHITECTS, LLC
 11 MILLBROOK DRIVE
 NEWTON, CT 06459
 TEL: 860.455.1111
 FAX: 860.455.1112

CONCEPTUAL
SPACE
FUNCTION
FLOOR
PLAN

27

Rev. No. 1
 Date 11/11/11
 Drawn by JH
 A-1

mean entrance crucial upgrade
 \$1.5m sample budget to address items in legend



LEGEND

1. REPAIR/REPLACE 2. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
2. REPAIR/REPLACE 3. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
3. REPAIR/REPLACE 4. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
4. REPAIR/REPLACE 5. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
5. REPAIR/REPLACE 6. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
6. REPAIR/REPLACE 7. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
7. REPAIR/REPLACE 8. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
8. REPAIR/REPLACE 9. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
9. REPAIR/REPLACE 10. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
10. REPAIR/REPLACE 11. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
11. REPAIR/REPLACE 12. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
12. REPAIR/REPLACE 13. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
13. REPAIR/REPLACE 14. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
14. REPAIR/REPLACE 15. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
15. REPAIR/REPLACE 16. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
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22. REPAIR/REPLACE 23. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
23. REPAIR/REPLACE 24. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY
24. REPAIR/REPLACE 25. NEW PAINT ENTRANCE AREA AND SIDEWALKS TO ENTRY

FLANDERS ELEMENTARY SCHOOL

100 BOSTON STREET, BOSTON, MA 02111

PROGRESS
 DRAWING
 10/10/2015

100 BOSTON STREET
 BOSTON, MA 02111
 TEL: 617-552-1234
 FAX: 617-552-1235

FLOOR
 PLAN

28

100 BOSTON STREET
 BOSTON, MA 02111
 TEL: 617-552-1234
 FAX: 617-552-1235

LILLIE B. HAYNES ELEMENTARY SCHOOL
EAST LYME, CONNECTICUT
CONCEPTUAL DESIGN ESTIMATE
RENOVATE AS NEW
February 25, 2016

PROJECT COST SUMMARY: A

*Revised 04/19
per provided*

No. of Students:	500
New Construction (GSF):	0
Renovation (GSF):	101,200
Total Project (GSF):	101,200

LILLIE B. HAYNES ELEMENTARY SCHOOL

CONSTRUCTION COSTS	DESCRIPTION	QTY	U/M	COST U/M	February 25, 2016 CONCEPTUAL DESIGN ESTIMATE	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED ELIGIBLE PERCENTAGE
1 ASBESTOS ABATEMENT	<i>biggest unknown</i> A. ASBESTOS / PCB'S ABATEMENT	101,200	SF	22.00	2,226,400	2,226,400	100.00%
2 SITE	A. PARKING LOTS, WALKS, DRIVES, UTILITIES (ALLOWANCE)	4.70	AC	480,000	2,256,000	2,165,750	96.00%
	B. OFF-SITE DEVELOPMENT, UTILITIES (ALLOWANCE)	1	LS	-	50,000	-	0.00%
	C. SITE ELECTRICAL LIGHTING (ALLOWANCE)	10	LGT	6,500	65,000	65,000	100.00%
	D. SITE ELECTRICAL UTILITIES (ALLOWANCE)	1	LS	-	45,000	45,000	100.00%
3 BUILDING CONSTRUCTION	A. RENOVATION	101,200	SF	255.00	25,806,000	24,515,700	95.00%
4 MODULAR CLASSROOMS - 4 EACH, FOR 18 MONTHS		18	MO		446,000	89,200	20.00%
	TRADE SUBTOTAL:	101,200	GSF	\$305.20	\$30,894,400	\$29,107,060	94.21%
	NET SF	98,164	NSF				
5 BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)					WAIVED		
6 C.M. REMBURSABLES		32	MO		1,984,000	1,869,219	94.21%
	SUBTOTAL:				1,984,000	1,869,219	
ESCALATION, CONTINGENCY							
1 ESCALATION - BID DATE: MARCH 2017, 12 MO, 4.0 % / YR					1,235,776	1,164,262	94.21%
2 C.M. GMP CONTINGENCY					1,606,509	-	0.00%
	SUBTOTAL:				2,842,285	1,164,262	
C.M./G.C. FEES:							
1 PRE-CONSTRUCTION PHASE		1	LS		130,000	122,479	94.21%
2 CONSTRUCTION PHASE, BASED ON TTL PUT					803,715	757,218	94.21%
	SUBTOTAL:				933,715	879,697	
C.M./G.C. BOND & INSURANCE							
1 PERFORMANCE & PAYMENT BOND					274,908	259,004	94.21%
2 INSURANCE GL / PL					311,562	293,538	94.21%
	SUBTOTAL:				586,470	552,541	
	TOTAL CONSTRUCTION COSTS			\$367.99	\$37,240,871	\$33,572,800	90.15%

*tries into
reimbursement
from
state
(what
you
get)*

LILLIE B. HAYNES ELEMENTARY SCHOOL

DESCRIPTION	QTY	U/M	COST U/M	February 25, 2016 CONCEPTUAL DESIGN ESTIMATE	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED ELIGIBLE PERCENTAGE
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN						
1 LAND ACQUISITION, APPRAISALS				EXISTING		
2 MISCELLANEOUS ADMINISTRATION COSTS				32,000	29,848	90.15%
3 ARCHITECT / ENGINEER FEES, CONSULTANTS	7.00%			2,606,661	2,350,095	90.15%
A. A/E REIMBURSABLES				IN ABOVE		
B. A/E FEES, CONSULTANTS				IN ABOVE		
4 ASBESTOS CONSULTANT				120,000	-	90.15%
5 SURVEYS, BORINGS, GEOTECHNICAL REPORT				15,000	13,523	90.15%
6 TRAFFIC STUDY				10,000	9,015	90.15%
7 TESTING, INSPECTIONS, SPECIAL INSPECTIONS				20,000	18,030	90.15%
8 INDEPENDENT STRUCTURAL REVIEW				8,500	7,653	90.15%
9 INDEPENDENT CODE COMPLIANCE REVIEW				15,000	13,523	90.15%
10 HISTORICAL CONSULTANT				N/A	-	0.00%
11 PRINTING, MAILING, ADVERTISING				15,000	13,523	90.15%
12 FURNITURE, EQUIPMENT, ADVERTISING	500	STD/T	1,450	725,000	653,591	90.15%
13 TELEPHONE SYSTEM	101,200	SF	1.00	101,200	91,232	90.15%
14 TECHNOLOGY - ALLOWANCE (75% NEW)	500	STD/T	1,550	775,000	699,666	90.15%
A. TECHNOLOGY CONSULTANT				40,000	36,060	90.15%
15 SECURITY SYSTEM	101,200	SF	2.00	202,400	182,464	90.15%
16 BUILDER'S RISK INSURANCE	0.27%			100,550	90,647	90.15%
17 MOVING EXPENSES, STORAGE	101,200	SF	0.75	76,001	68,515	90.15%
18 BONDING COSTS				50,000	45,075	90.15%
19 INTERIM FINANCING	0.26	1/K		600,000	-	0.00%
20 STATE PERMIT FEE (0.25 / 1000 OF CONST. COST)				9,883	-	0.00%
21 COMMISSIONING (FUNDAMENTALLY LEED	101,200	SF	1.50	151,800	136,848	90.15%
22 OWNERS CONTINGENCY	5.00%			2,145,743	-	0.00%
23 OWNERS REPRESENTATIVE				N/A	-	90.15%
24 GEOTHERMAL CONSULTANT				N/A	-	0.00%
TOTAL OF OWNERS "SOFT" COSTS:				\$7,819,738	4,457,318	57.00%
TOTAL PROJECT COST:				\$445,26	\$45,060,609	84.40%
Eligible Project Cost:					38,030,118	
Reimbursement Reduction	(33,594)	SF			(13,014,789)	
State Allowable SF per Student	129.1	SF/SDT			-	
Net Eligible					25,015,329	
State Reimbursement - % to be confirmed by Owner	43.21%	2015 - 2016			10,809,124	
ESTIMATED NET COST TO EAST LYME					\$34,251,485	

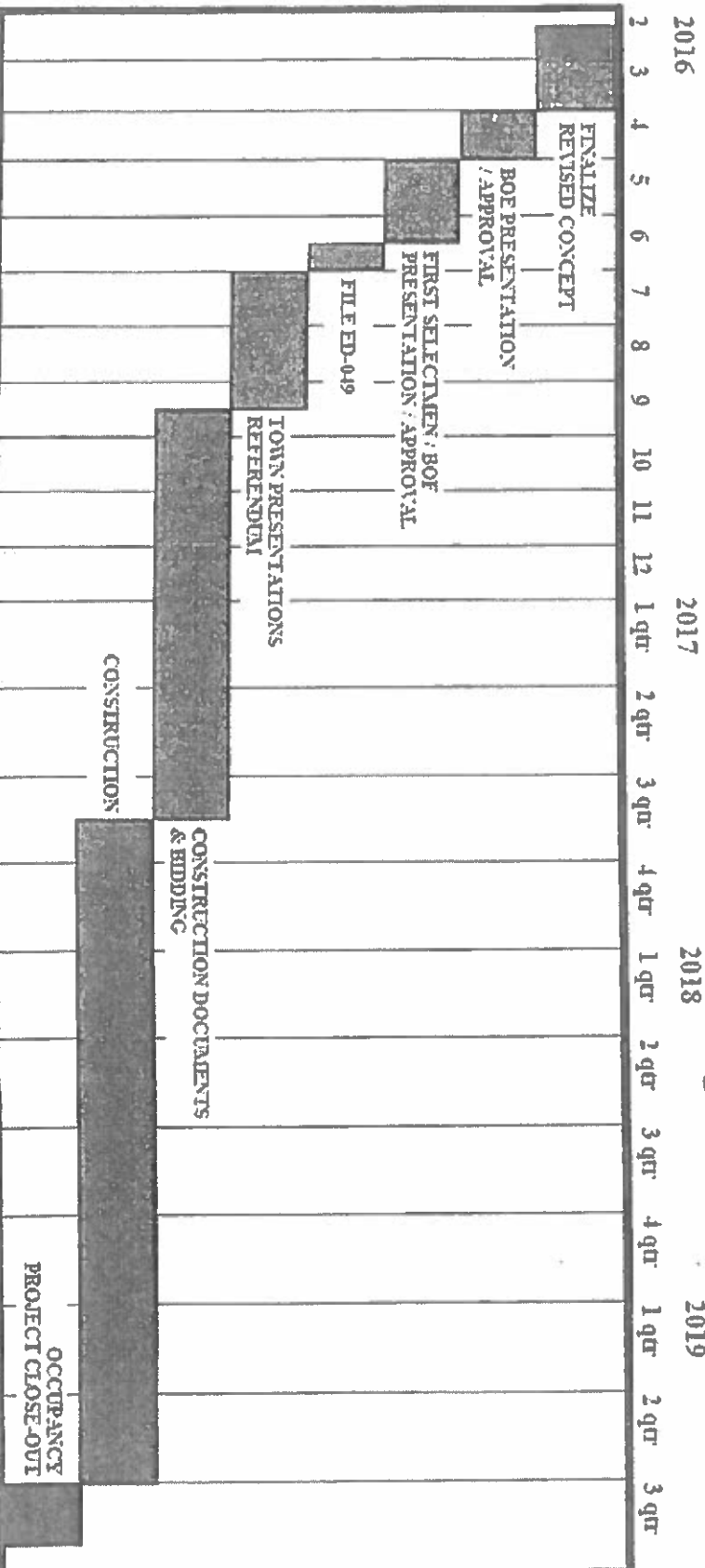
PROJECT TIMELINE



SCHOOL FACILITIES NEEDS & UTILIZATION STUDY
EAST LYME PUBLIC SCHOOLS
EAST LYME, CT
February 8, 2016

Jacunski

roughly 2 yr. construction time



March 21, 2016

Upgrades for Flanders Elementary School

Three major areas for upgrading the Flanders are 1) Improve security for the facility, 2) Improve and increase the computer technology services and components, and 3) Enhance the quality of light and brightness of space.

Specific Upgrades:

1. Construct a new main entrance with new security system, doors and visitor entrance through main office during school hours. Upgrade all glass for main entrance.
2. Replace all exit/entrance security doors to the school. Review all security cameras and enhance system as appropriate.
3. Improve Wi-Fi service for the entire school. Consider E-Ray grant.
4. Add additional laptop carts for the school.
5. Repair and paint all open ceilings with white paint.
6. Replace all ceiling tiles with stains. Paint all ceiling grids white and replace all ceiling tiles.
7. Replace all ceiling tiles in cafeteria. Remove window blinds in cafeteria.
8. Replace all lenses in overhead fluorescent light fixtures. Put fourth bulb back into 4 bulb overhead light fixtures.
9. Put addition overhead light fixtures in hallway for 4th grade.
10. Put light fixtures in halls without drop ceilings that illuminate toward the ceiling such that light reflects off the ceilings to brighten halls.
11. Sand all interior doors and coat with a light colored polyethylene stain. (Make doors lighter in color.)
12. Paint all lockers in a light color.
13. Paint all case work in classrooms.
14. Replace all classroom furniture with lightly colored finishes.
15. San-i-glaze all bathroom floors and finish with sealant.
(<http://www.saniglaze.com/>)
16. Put large roof mounted exhaust fans in all bathrooms.
17. Replace wall pads in gymnasium.
18. Broken windows replaced.
19. Outside front landscaping.
20. Repaint all needed areas including top of hallway walls.
21. Clean out all duct work.
22. Purchase and install AC units in rooms not air conditioned.
23. Replace "built-in" hallway rubber mats.
24. Replace library carpet.

Attachment 5/25/16 Informational Session



LILLIE B. HAYNES ELEMENTARY SCHOOL

EAST LYME, CONNECTICUT

CONCEPTUAL DESIGN ESTIMATE

February 25, 2016

ARCHITECT

JACUNSKI HUMES ARCHITECTS, LLC

**PREPARED BY: BRUCE GELBAR
SENIOR ESTIMATOR**

**KEN BIEGA
ASSISTANT VICE PRESIDENT**

112 Wall Street
Torrington, CT 06790-5464

O&G INDUSTRIES, INC.
www.ogind.com
Established 1923

Phone (860) 489-9261
Fax (860) 496-4286

Attachment 5/25/16 Informational Session

LILLIE B. HAYNES ELEMENTARY SCHOOL
EAST LYME, CONNECTICUT
CONCEPTUAL DESIGN ESTIMATE
RENOVATE AS NEW

February 25, 2016

PROJECT COST SUMMARY: A

No. of Students:	500
New Construction (GSF):	0
Renovation (GSF):	101,200
Total Project GSF:	101,200

LILLIE B. HAYNES ELEMENTARY SCHOOL		February 25, 2016		CONCEPTUAL DESIGN ESTIMATE		ESTIMATED REIMBURSEMENT ELIGIBILITY		ESTIMATED ELIGIBLE PERCENTAGE	
CONSTRUCTION COSTS		QTY	UM	COST UM					
1 ASBESTOS ABATEMENT									
A. ASBESTOS / PCB'S ABATEMENT		101,200	SF	22.00	2,226,400	2,226,400	100.00%		
2 SITE									
A. PARKING LOTS, WALKS, DRIVES, UTILITIES (ALLOWANCE)		4.70	AC	480,000	2,256,000	2,165,760	96.00%		
B. OFF-SITE DEVELOPMENT, UTILITIES (ALLOWANCE)		1	LS	-	50,000	-	0.00%		
C. SITE ELECTRICAL LIGHTING (ALLOWANCE)		10	LGT	6,500	65,000	65,000	100.00%		
D. SITE ELECTRICAL UTILITIES (ALLOWANCE)		1	LS	-	45,000	45,000	100.00%		
3 BUILDING CONSTRUCTION									
A. RENOVATION		101,200	SF	255.00	25,806,000	24,515,700	95.00%		
4 MODULAR CLASSROOMS - 4 EACH, FOR 18 MONTHS		18	MO		446,000	89,200	20.00%		
TRADE SUBTOTAL:		101,200	GSF	\$305.28	\$	30,894,400	\$29,107,060	94.21%	
NET SF		98,164	NSF						
5 BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)									
6 C.M. REIMBURSABLES		32	MO		1,984,000	1,869,219	94.21%		
SUBTOTAL:					1,984,000	1,869,219			
ESCALATION, CONTINGENCY									
1 ESCALATION - BID DATE: MARCH 2017, 12 MO., 4.0 % / YR		4.00%			1,235,776	1,164,282	94.21%		
2 CM GMP CONTINGENCY		5.00%			1,606,509	-	0.00%		
SUBTOTAL:					2,842,285	1,164,282			
CM / G.C. FEES									
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1 PERFORMANCE & PAYMENT BOND		0.75%			274,908	259,004	94.21%		
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SUBTOTAL:					586,470	552,541			
TOTAL CONSTRUCTION COSTS					\$367.99	\$37,240,871	33,572,800	90.15%	

LILLIE B. HAYNES ELEMENTARY SCHOOL

LILLIE B. HAYNES ELEMENTARY SCHOOL							
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18 BONDING COSTS				50,000	68,515	90.15%	
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