

**EAST LYME BOARD OF EDUCATION**  
**East Lyme, Connecticut**

*"East Lyme Public Schools will inspire, engage and educate each student to become a contributing citizen and a responsible, independent, and critical thinker."*

**INFORMATIONAL MEETING**

**Community Presentation re: Alteration Projects for EL Elementary Schools**

**Tuesday, January 19, 2017 – 6:00 p.m.**

Mary Broderick Auditorium, East Lyme High School

**MEETING NOTES (Quorum was not Present at the start of the meeting)**

Board Members Present: Tim Hagen (Chair), Al Littlefield (Secretary), John Kleinhans, Barbara Senges, Jaime Barr Shelburn

Board Members Absent: Eric Bauman, Candice Carlson (arrived late), Bill Derry, Jill Carini

Administrators Present: Jeffrey Newton (Superintendent), Amy Drowne (Assistant Superintendent for Curriculum, Instructional and Assessment), Kim Davis (Interim Director of Special Services), Linda Anania (Principal, Flanders School), Melissa DeLoreto (Principal, Lillie B. Haynes School), Jeffrey Provost (Interim Principal, Niantic Center School)



***There was no Board of Education quorum at the Meeting Start time so the meeting was considered an Informational Meeting.***

**I. MEETING START** – 6:05 p.m. by Chair Tim Hagen

**II. DISCUSSION ITEM**



A. Presentation of Proposed East Lyme Elementary Schools Alteration Projects

Chair Tim Hagen and Superintendent Newton presented the Design Committee's Alteration Proposal for the East Lyme Elementary Schools as follows:




**Alteration Proposal for  
East Lyme's Three Elementary Schools**

Board of Education Presentation to the East Lyme Community  
January 19, 2017



**Flanders School**

**Lillie B. Haynes School**



**Niantic Center School**

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**Design Steering Committee**

**Committee Membership:**

Tim Hagen	Jeff Newton	Linda Anania	Lisa Picarazzi
Eric Bauman	Melissa DeLoreto	Bill Derry	Linda Johansen
Ray O'Connor	Jeff Provost	Marc Salerno	John Whritner
John Rhodes	Mark Nickerson	John Arnold	Maria Whalen

**Meetings To Date:**

Aug 18, 2016	Sep 7, 2016	Sep 20, 2016	Oct 27, 2016
Nov 1, 2016	Dec 8, 2016	Dec 21, 2016	Dec 29, 2016
Jan 19, 2017			

Background on where we've been.....



#### Four Guiding Factors:

- Assuring Educational Excellence for all Children
- Facility Needs
- Student Enrollment
- Cost

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## Assuring Educational Excellence

- Essential to ensure **every** child has an equal opportunity to learn in the best educational setting
- Ensure that staff are provided the best opportunity to educate our children in the most positive environment
- Deliver 21<sup>st</sup> Century tools and capabilities to maintain future educational excellence
- Continue to educate students in the highest quality system within the State of CT
- Ensure the educational experience is student driven and in the best interest of children

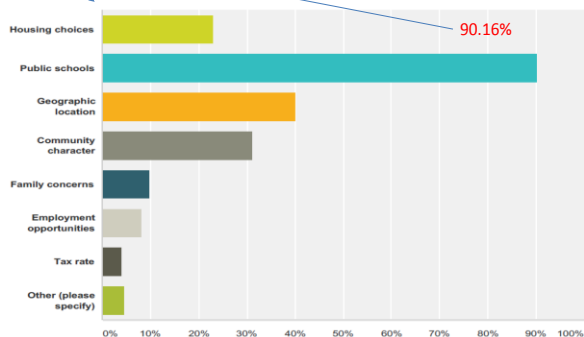
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Parent Survey  
Results:  
Long-Range  
Planning  
December 16'

### 2017-2018 ELPS Budget

Q4 The following factors were/are the most important factors for our family's decision to move/stay in East Lyme (pick your most important two).

Answered: 620 Skipped: 2



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### Facility Needs

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** Built in 1952  
Alterations 1976



**Lillie B. Haynes** Built in 1957  
Alterations 1972



**Flanders School** Built in 1964  
Alterations 1976

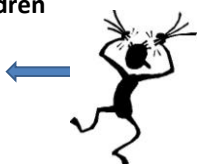


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Background on where we've been.....

#### Four Guiding Factors:

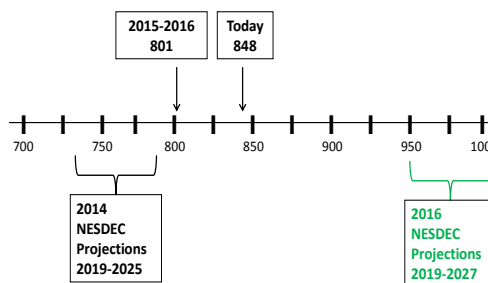
- Assuring Educational Excellence for all Children
- Facility Needs
- Student Enrollment
- Cost



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### Elementary School Alteration

How many K-4 students should we plan for?



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## Cost Considerations

• **ISSUE:** We need to upgrade the overall environment of our elementary school facilities.

• **POINTS:**

- East Lyme has a total debt service of over \$55 million
- The State has serious debt and budgetary constraints which may lead to increasing the cost sharing burden to state municipalities and/or directly to the tax payer
- East Lyme Education operating budget will be constrained by recent negotiated contracts with bargaining units and insurance cost increases
- Over the next five years the Town's existing debt service will decrease
- Interest rates still remain very low
- State reimbursement changes will occur after July 1, 2017

• **CONCLUSION:** Develop an alteration plan for the elementary school facilities with a budgetary goal with a minimal impact to the Town of East Lyme.

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## Elementary School Alterations

### Design Requirements:

- Provide best practices for school facility security and safety
- Upgrade facilities for handicap (ADA compliant)
- Maintain class sizes consistent with current practices and BOE guidelines
- Upgrade environmental and air quality systems
- Provide balanced schools in size and support services
- Enhance both internal and external building finishes

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## Alterations Project Overview

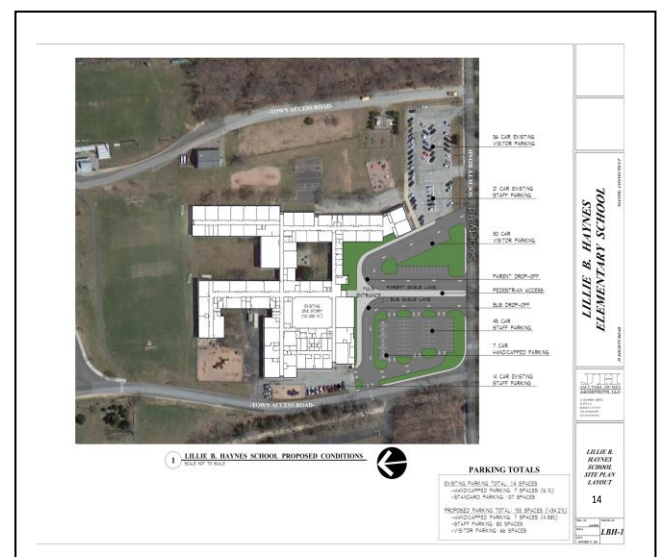
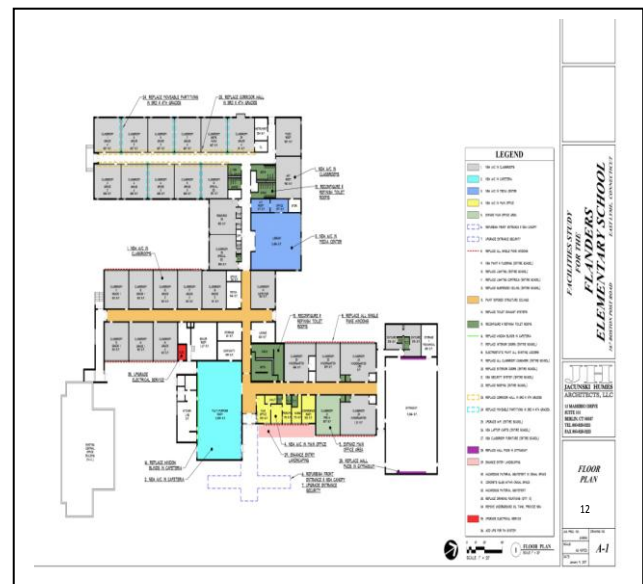
Provide for all three Elementary Schools comparable

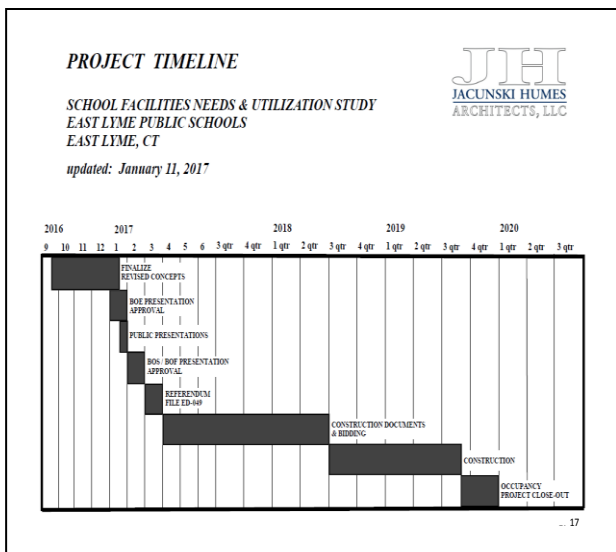
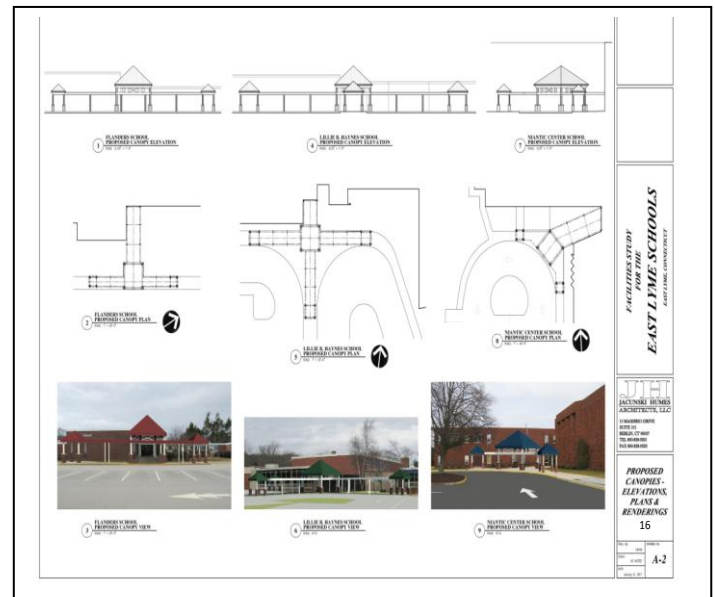
- Air Quality
- ADA Compliance
- Security
- Interior Building Finishes
- Electrical, Lighting, & Technology

For each Elementary School address specific critical needs

- Site
- Structural
- Other

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### Additional Points:

- **Building/Alterations Life Span:**
  - Components replaced or added will have life span as new. Existing components such as plumbing, roofing, boilers that are not replace as part of the project will require attention as needed in the future.
- **Design Cost Estimates and Contingency Coverage for Project:**
  - Design cost estimates are conservative for the project due to unanticipated factors at the design phase for an alteration project.
  - There is a 10% contingency for the conceptual design estimate (\$2,457,482) and an owner's contingency of 10% on the entire project (\$3,256,839).
- **Reimbursement**
  - A few select items will qualify for reimbursement from the state. A meeting with the State is scheduled for January 24.

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### Other Additional Points (Continued):

- **Phasing Logistics for the Alterations Project**
  - Scope of work will require potential construction phasing
  - Swing-space for relocating classrooms will be required
- **Redistricting Logistics in Conjunction with Project**
  - Redistricting timeline needs to be evaluated
  - Concerns with moving students/teachers multiple times
- **Final Cost... Could Expand but to What End?**
  - Alteration project on each building. This is not a 'renovate as new' or 'new construction' project

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### \*Timeline for ELPS Elementary Project through Referendum

Event	Date & Time	Location
BOE reviews Draft Proposal of School Alteration Plans	1/5/17 – 6:00 pm	Conf Room, CO
BOE Regular Meeting to discuss	1/9/17 – 7:00 pm	Rm B101, ELHS
Presentation is reviewed at a joint BOS/BOF/BOE meeting	1/11/17 – 6:00 pm	LBH Gym
Community presentation(s) with Q & A	1/17/17 – 6:00 pm 1/19/17 – 6:00 pm	ELHS Auditorium ELHS Auditorium
Superintendent's Presentation to the Rotary Club of Niantic	1/18/17	Flanders Fish
Design Steering Committee Meeting	1/19/17 – 4:30-5:45	Conf Room, CO
BOE takes action to submit Alteration Proposal and Request for Special Appropriation to BOS	1/23/17 – 7:00 pm	Rm B101, ELHS
Proposal submitted to BOS	1/24/17	Town Hall
Meeting with State for School Construction Grant Review	1/24/17 – 1:00 pm	Hartford
BOS reviews BOE proposal (must act within 10 days of BOE submission)	2/1/17	Town Hall
BOF approves Bonding Proposal (10 days post BOS review)	2/8/17	Town Hall
BOS set date for Referendum (within 30 days of BOF approval)	3/1/17	Town Hall
Referendum (>7days but <14 days from when BOS acts)	3/14/17	TBD

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Architect Al Jacunski and O&G Inc., Vice-President Ken Biega reviewed the drawings, alteration plans and cost estimates for each elementary school and a projected timeline of the 14-month project that would begin in Summer 2018.

**B. Question and Answer Session Regarding Projects**

1. Joseph Smith (73 Flanders Road, Niantic), (also from the Town Building Department), spoke in overall support of the Elementary Building Project.

Indicated that some of the future, non-project costs (e.g., roof replacement for Lillie B. Haynes and Niantic Center School) need to be included in the overall out-year costs.

With regard to adding a chair-lift to provide ADA accessibility for the Niantic Center School, needs to include the possibility of ramp access.

With regard to Building/Construction Fees and the possibility of having them waived, some of that expense should be included in the overall cost estimate (possibility 70%) to potentially offset any town expense of having to add additional personnel to oversee building/construction.

2. Lisa Sperry (24 Spring Rock Road, East Lyme), questioned how the Project Timeline and a possible Redistricting Timeline fit together.
3. Kelly Streich (20 Brook Road, Niantic), spoke on the potential of modifying the school calendar in June or in August/September to facilitate the construction.

The use of bullet-proof glass in the building entry security upgrade,

Was the cost estimate provided (by O&G) done by a company that would be bidding on the construction project.

4. Cynthia Stadler (7 Meadowlark Lane, East Lyme), requested a more detailed costing of items to enable comparison of like-costs between each school.
5. Jennifer Murray (7 Tabernacle Avenue, Niantic), questioned as to when the final date to determine when Redistricting would be accomplished for the 2017-18 school year or when the construction project nears completion.
6. Christian Murray (\*street address unknown, East Lyme), questioned how construction work-site control (foot traffic and construction traffic) would be accomplished.
7. Meghan (\*last name unknown), Roxbury Road, Niantic), spoke about how construction noise during the school day would impact children.
8. Ryan Shrader (15 Applewood Commons, East Lyme), questioned as to how much teacher input was put into the plans as presented and how these plans fit with future enrollment projections and what the actual enrollment numbers would be in the future--will we fit?
9. Corrine McGrath (\*street address unknown, Niantic), asked if there was to be a boiler replacement at Flanders School, what type of replacement lighting will be installed, and was overflow parking at Niantic Center School addressed?
10. Cynthia Stadler (7 Meadowlark Lane, East Lyme), be published earlier for planning purposes (especially if the end dates and start dates of schools are adjusted to accommodate the construction schedules).
11. Allison (\*last name and street address unknown), Niantic), had some questions as to when the decision on redistricting will be brought forward. Will there be an opportunity for parent input before a decision is made?

\*Disclaimer – Some information was not available. Published information is provided to the best of our ability.

### III. CONCLUSION

Meeting concluded at 7:25 p.m.

Respectfully submitted,  
*Al Littlefield*  
Albert Littlefield, Secretary  
East Lyme Board of Education