# East Lyme Board of Education
# East Lyme Elementary Schools
# Design Steering Committee

## Report and Recommendations for Next Steps
## November 17, 2014


Niantic Center School


Flanders School

Lillie B. Haynes School

# East Lyme Elementary Schools
# Design Committee
# Chartered by Board of Education
# May 13, 2014

- Linda Anania, FL Principal
- John Arnold, Community Member
- Candice Carlson, BOE Member
- Melissa DeLoreto, NCS Principal
- Gil Gallant, ELTA President
- Dr. Timothy Hagen, BOE Chair
- Robert Kupis, BOE Member
- Dr. James Lombardo, Superintendent
- Don Meltabarger, Finance and Facilities Director
- Dr. David Miko, HA Principal
- Ray O'Connor, Town Building Committee Chair
- John Rhodes, Town Building Committee
- Dr. John Whritner, Former Superintendent and Community Member

## Architect

- Al Jacunski from Jacunski Humes Architects, LLC

# East Lyme Elementary Schools
# Design Committee Activities

## Committee Meetings

May 21, 2014
June 4, 2014
June 17 2014
August 21, 2014
September 4, 2014
September 18, 2014
October 2, 2014
October 21, 2014
October 28, 2014
November 12, 2014

Published Agendas and Minutes are Posted on Website

## 2014 Public Forums

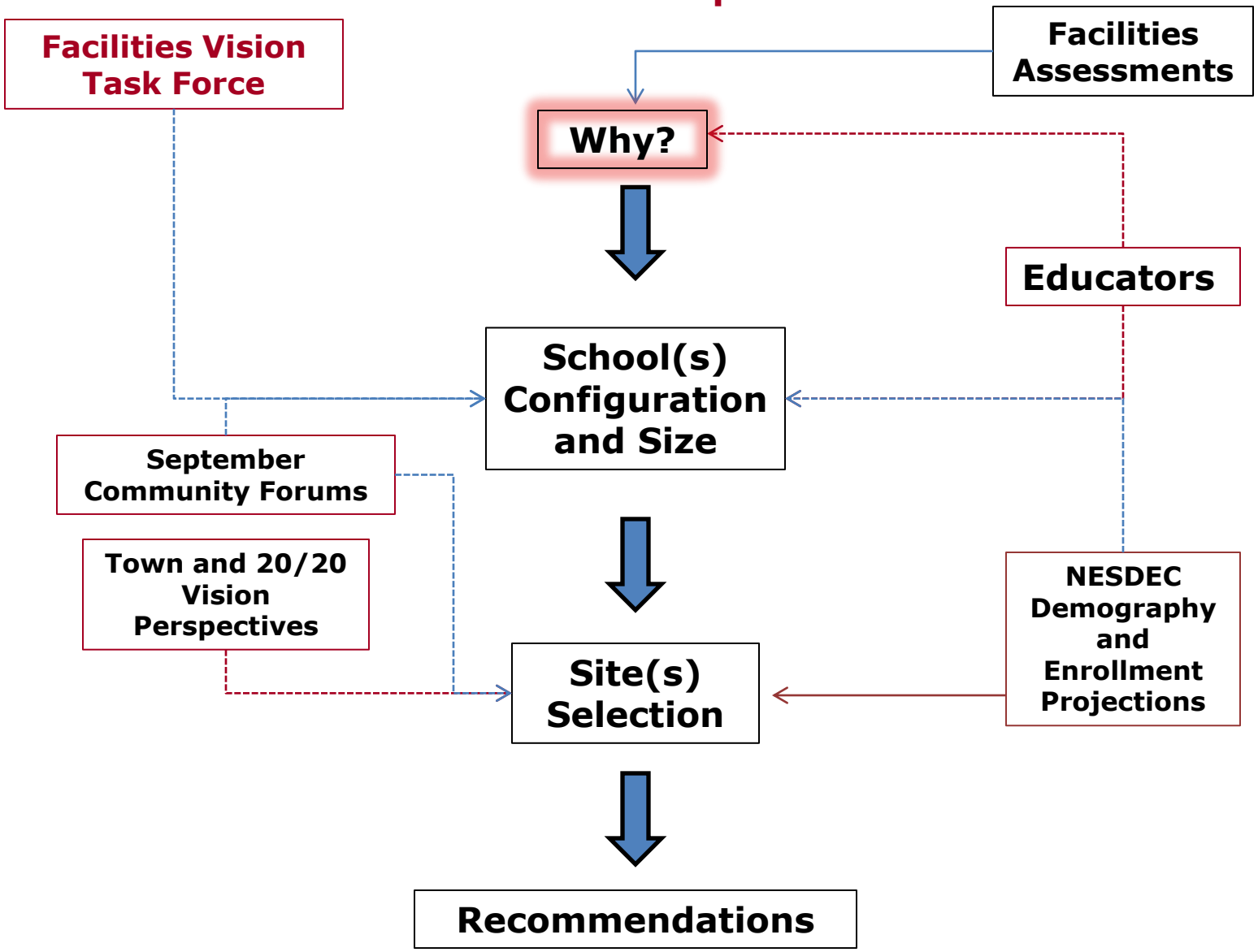
September 23 September 24 September 25

Published Results are Posted on Website

## Committee Updates to Board of Education

May 27, 2014
June 9, 2014
July 14, 2014
August 25, 2014
September 22, 2014
October 14, 2014
October 27, 2014

# East Lyme Elementary Schools Design Steering Committee Road Map



# Why do the elementary school buildings need to be improved?

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

A 2011 Feasibility Study by Kaestle Boos, Associates, Inc. identified significant infrastructure and maintenance requirements.

Cost to repair all three buildings, with no improvement to layout or appearance and limited to no financial assistance from the state: **$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
- 2013 NESDEC study indicates that elementary population can be served in two-thirds current space well into the foreseeable future

## Repair infrastructure and maintenance issues of three existing structures

- Makes no improvement to design features or educational quality consistent with 21st Century standards
- Enrollment projections indicate excess space
- Provides lowest operating cost savings
- Provides little or no state reimbursement
- Requires regular and extensive maintenance repairs over the next 20 years
- Provides the least expensive option in the short term, but will require significant general fund expenditures over the next 20 years

**BOE on July 15, 2013 deemed this approach as least desirable.**

**Design Committee concurs.**

# Opportunities that are Possible with New or Renovate as New Elementary School Facilities

- Improved collaborative, flexible teaching facilities and spaces that also provide safe and secure learning environments
- Responsive to 21st Century technology and environmental advancements and efficiencies
- Increased community usage and flexibility

# Educational Specification (Attributes) for Future Elementary School Facilities

- Flexible work space to permit collaboration for students and adults
- SMART Boards in all classrooms
- Wireless infrastructure to support mobile devices
- Large multi-purpose space for science inquiry and various project-based learning experiences
- Enhanced community use of facilities (gymnasiums, meeting rooms, recreation)
- Safe and secure entrances
- Updated security features (cameras, panic buttons, door locks, etc.)
- Full handicap accessibility
- Amplification systems throughout schools
- Open reception area for visitors
- Professional work space with necessary technology

# Educational Specification (Attributes) for Future Elementary School Facilities Continued


- Energy efficient lighting: natural light, LED fixtures, "daylight harvesting", dimmers
- Geothermal heating and air conditioning
- Solar energy where feasible
- Ductwork/chases to accommodate future wiring needs
- Adequate sound-proofing
- Adequate storage
- Easy to clean and maintain flooring

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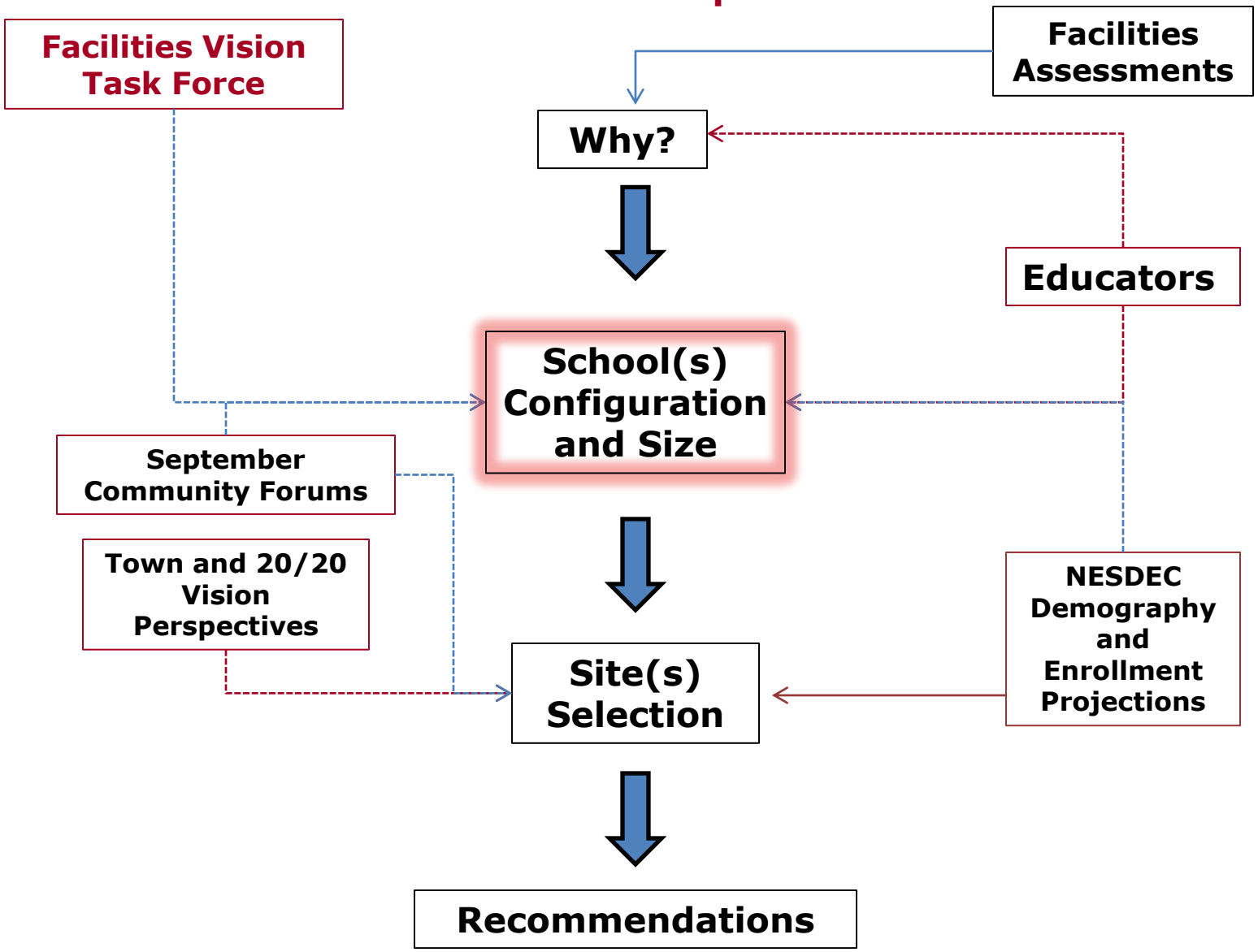

# Definitions

**Renovate as New** - An existing building is totally refurbished and results in the renovated facility taking on a useful life comparable to that of a new facility. Example: Completely gutting a closed high school and converting it to a middle school.

The state will reimburse 44.64% for eligible sq. ft.*

**New Construction** - **A completely new building is built.**

The state will reimburse 44.64% for eligible sq. ft.* if building new is proven to be more cost effective than renovate as new. If not, the reimbursement rate for East Lyme is 34.64%.

*For East Lyme, eligible sq. ft. is 120 sq. ft. x the maximum # of students in a year for the next seven years, including the year of application filing.

# Three Options

**Renovate "as new" Three Existing Schools**

**Discontinue use of all three buildings and construct a new elementary school campus on an existing site**

**Discontinue use of one building and renovate as new and/or build as new two remaining facilities**

# Renovate "as new" Three Existing Schools

**Pros**

- Allows for good educational design due to extensive interior design and modifications to meet instructional needs
- Upgrades all major systems and provides modern security and safety procedures for 20 years
- Qualifies for state reimbursement of 45% on eligible square footage
- **Least culturally disruptive**
- **Saves an estimated $250,000 annually in reduced general fund maintenance expenditures**

**Cons**

- **Enrollment projections don't support the need for three schools, each school would have fewer than 280 students**
- **Significantly greater construction costs to the Town (estimated to be ~$15 million greater) due to large portion of project not eligible for state reimbursement**
- **Lowest savings in operating expense of the three remaining options**

## Discontinue Use of All Three Buildings and Construct a New Elementary School Campus on an Existing Site

**Pros**

- Allows for the most flexible educational design due to all new construction to meet instructional needs
- Upgrades all major systems and provides modern security and safety procedures for 20 years
- Qualifies for state reimbursement of 45% on eligible square footage

- **Accommodates two interconnected buildings each with fewer than 400 students**
- **Saves over $1 million in annual general fund expenditures for staff and maintenance**

**Cons**

- **Huge cultural change from current practice**
- **Site Size**
- **Traffic Congestion**

## Discontinue Use of One Building and Renovate as New and/or Build as New Two Remaining Facilities

**Pros**

- Allows for good educational design and flexibility due to extensive interior renovation and modifications to meet instructional needs
- Upgrades all major systems and provides modern security and safety procedures for 20 years
- Qualifies for state reimbursement of 44.64% on eligible square footage

- **Saves over $750,000 in annual general fund expenditures for staff and maintenance**
- **Creates two schools with less than 400 students each**
- **Releases one site back to the Town for alternative use or sale**

**Cons**

- **Significant Cultural change**

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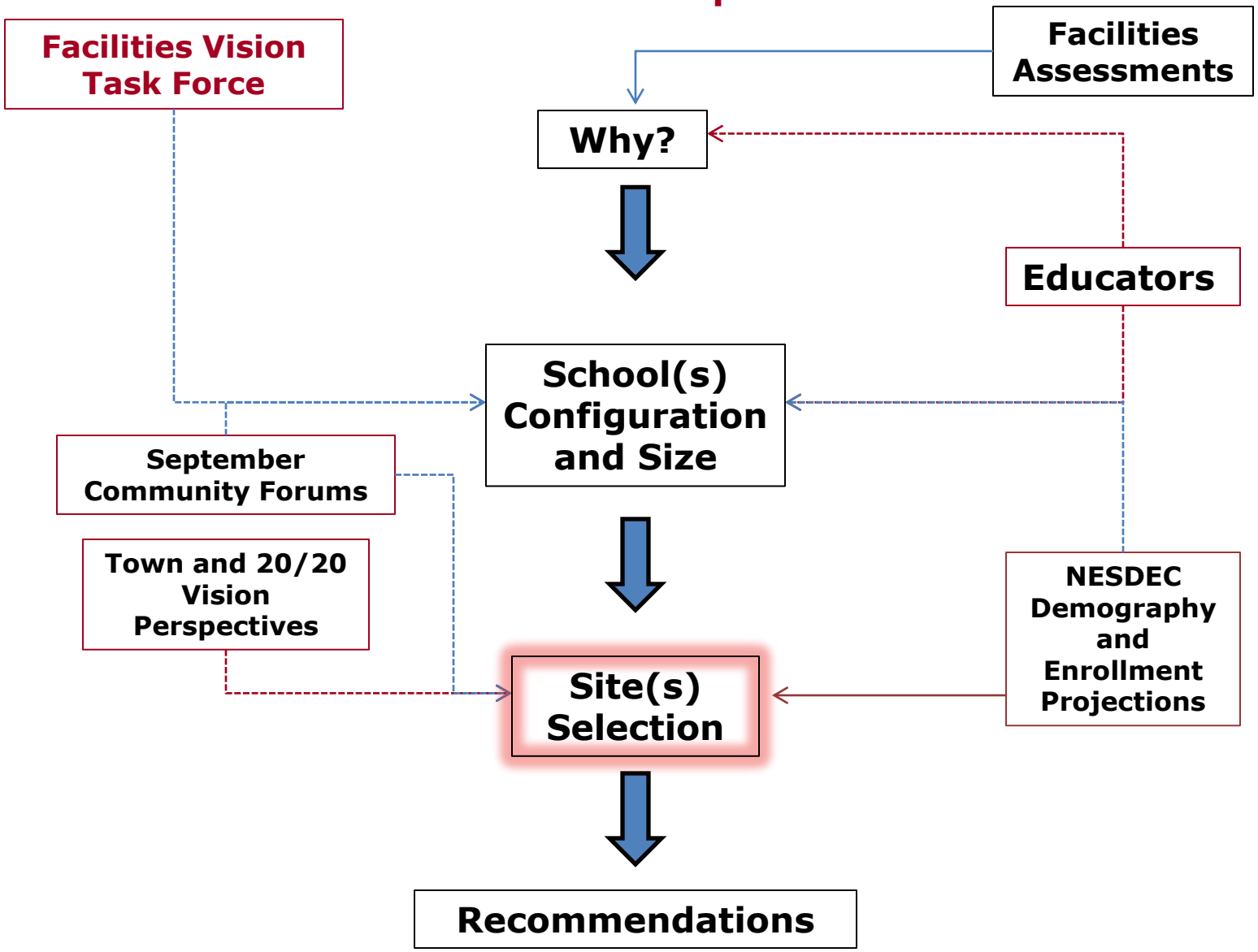

# Three Options for Two Elementary Schools Sites

**LBH and Flanders**

**LBH and NCS**

**NCS and Flanders**


# Factors Considered in Selecting Two Elementary School Sites

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

# Factors Considered in Selecting Two Elementary School Sites

## ➢ Educational Quality and Experience

- The facilities and services at any of the sites will provide **equitable** educational quality and experience for every child.
- There will be facility differences due to site footprint and current facilities if renovated as new.
- Class size, school size, quality of staffing, quality of programs, and support services will remain as currently provided and/or enhanced.

# Factors Considered in Selecting Two Elementary School Sites

- **Site Location**
  - **Bus Routes**
    - Flanders site is advantageous from a bus distance and time perspective in the north end of town. NCS is better positioned than LBH for bus routing in the south end of town.
  - **Traffic Patterns**
    - NCS is more congested. Renovation would add a second entrance to site for buses. LBH and Flanders are comparable.
  - **Security (Intrusion Potential)**
    - Each site has distinctions but all are comparable. Renovations would add additional fencing to sites.
  - **Safety (Accident)**
    - All sites are comparable for risks. Buildings are set back from main streets. Playgrounds are in buffered areas with exception of LBH. This distinction would be handled in renovations.
  - **Adjacent or near-by amenities**
    - Each site has offerings. LBH has Library, Community Center, Smith Harris House, ELMS, and Gorton Pond. NCS has beach, town, McCook, and Crescent Point relationship. Flanders has ELHS, track, and trails.

# Factors Considered in Selecting Two Elementary School Sites

- **Site Size**
- **Expansion Potential**
  - Each renovated site would have expansion space for multiple classroom additions. NCS is the smaller site.
- **Parking Capacity**
  - Flanders and LBH have more parking capacity due to adjacent public lots. NCS would have additional parking added in renovation which would be acceptable, but constrained with events.
- **Playground Space**
  - Each site currently has very acceptable playground space. Renovation of LBH would improve current space.
- **Bus and Parent Drop-Off Patterns**
  - No advantages for any site. Renovations would improve all sites and separate traffic flows.

## Factors Considered in Selecting Two Elementary School Sites

- **Building/Renovation Costs**
  - Any of the two combinations will cost about the same.
  - New building construction at either NCS or Flanders would require an additional ~$2M.
- **Operating Cost Savings**
  - Each site would be virtually identical in operating cost. Staffing and services would be the same. Operating costs are equivalent whether renovated as new or build new.

# Factors Considered in Selecting Two Elementary School Sites

- **Disposition of Vacated School Site**
  - All sites have potential value to the Town or resale value.
  - Flanders is less desirable for Town due to location.
  - Per the First Selectman, the LBH building and site has best potential for the Town. It is adjacent to Community Center and Library and has room to accommodate such things as Town offices, Parks & Recreation, Coastal Connections, and rental space for community partners such as Learn and Creative Playschool.
  - Niantic Center has potential use to the Town.

# Factors Considered in Selecting Two Elementary School Sites

- **Other Long Term Considerations**
  - **Mandate Pre-School**
    - Each renovated site would have expansion plans for pre-school.
  - **Regionalization or Consolidation**
    - ELMS could accommodate 7th and 8th grades or 5th, 6th, 7th and 8th grades from Salem.
- **Community Culture and Tradition**
  - Our elementary schools all have great culture and tradition as components of our community.

# Recommendation

## Two Elementary Schools: Niantic Center and Flanders

Each with ~400 K-4 Student capacity with classroom space for current pre-school enrollment

**Renovate as New Niantic Center School**

- New gymnasium
- Two-story addition
- Kindergarten and Grade 1 on first floor
- Media Center on first floor to comply with code
- Geothermal heating and cooling

**Build New Flanders School**

- Position building on current site optimizing location on site
- Geothermal heating and cooling

**Post Construction: Release Lillie B. Haynes School to Town**

- Recommend space is retained for such things as LEARN, Creative Playschool, Coastal Connections and the Vocational Transition Program

# New versus Renovated Flanders School

- Existing building ceiling heights are inadequate to house better lighting, new heating, cooling and ventilation infrastructure without a significant roof addition
- A new school will be more efficient than a renovated school by optimizing design layout
- A new school will have a more energy efficient envelop
- A new school will eliminate a 4% increase in construction cost due to a one year delay
- A new school will be less disruptive to students
- Minimal cost difference between a new building and a renovated building

# Timing

| | |
|---|---|
| Complete Design/Ed Spec | March 2015 |
| Referendum | May 2015 |
| File to State of Connecticut for Reimbursement (ED-049) | June 2015* |
| Secure Construction Manager Services | July 2015 |
| Complete Construction Plans and Specifications | May 2016 |
| Reimbursement Approval | June 2016 |
| Redistrict Elementary Students for 2016-2017 School Year | June 2016 |
| Vacate Niantic Center School | July 2016 |
| Begin Construction at Niantic Center & Flanders | July 2016 |
| Complete Construction | TBD |
| Occupy New Facilities | TBD |
| Release Lillie B. Haynes to Town | TBD |

*If not ready to file by June 2015, timetable slips by at least one year with additional costs.

# Thank You