

East Lyme Board of Education  
**East Lyme Elementary Schools Design Steering Committee Meeting**  
September 09, 2015  
4:00 p.m.

**MINUTES**

**Members Present:** Dr. Tim Hagen, Mr. Jeffrey Newton, Linda Anania, John Arnold, Melissa DeLoreto, Gil Gallant, Dr. David Miko, John Rhodes, Marc Salerno, Maria Whalen, Dr. John Whritner, Al Jacunski from Jacunski Humes Architects, LLC

**Members Absent:** Candice Carlson, Linda Johansen, Rob Kupis, Ray O'Connor

**Guests Presents:** First Selectman Mark Nickerson

The meeting began at 4:00 p.m.

**Review of Current Design Plans**

Tim Hagen reported that Al Jacunski met with the Superintendent, the elementary Principals, and Kim Davis multiple times over the summer months. Al Jacunski distributed the updated site plans for Flanders School and Niantic Center School and reported that there has been a reduction in the space need standards for both locations which better reflects their needs. Program needs have not been reduced as a result of the square footage reductions. Niantic Center realized a larger space need reduction due to the relocation of the 4<sup>th</sup> grade wing. Regular education classroom sizes for both locations have been reduced from 910 to 850 sq. ft. and special education classroom sizes have been reduced from 1350 to 1200 sq. ft. The square footage reductions will result in an approximate \$900,000 reduction in construction costs. Site plans will continue to change as the project advances and requirements become available.

East Lyme/Waterford gross building area comparisons as of 9/3/15 are as follows:

Waterford K-5: 71,200 sq. ft. ÷ 430 students = 165.58 sq. ft. per student  
Flanders PK-4: 84,031 sq. ft. ÷ 451 students = 186.32 sq. ft. per student  
Niantic Center: 73,221 sq. ft. ÷ 406 students = 180.35 sq. ft. per student

The reimbursement rate, which is based on the wealth of the community, has dropped from 44.64% during the 14-15 school year to 43.21% for the 15-16 school year. The reimbursement rate will be immediately locked in after the referendum has passed. A 5% cost escalator per year on construction costs is expected.

Years of usage estimates for both locations are as follows:

Mechanical: 20 years  
Construction: 50-80 years  
Roofing: 30 year.

Items discussed:

- The continued need for the workroom/storage space between each classroom.
- Reusing the new gym at Flanders school is not a viable option due to its current location and the increase in square footage that would result. Instead, it was suggested to increase the proposed new gym space at Flanders School to a full-size regulation court.
- Establish a Town Ad Hoc committee to enhance representation from various groups in town.

**Planning for Next Phase of Communication to Community**

- First Selectman Mark Nickerson announced a tentative referendum date for either March 3 or 16, 2016. These dates will not conflict with Board of Selectman and Board of Finance meetings in February and will be aligned well with the two week minimum silent period required before a referendum. Mark Nickerson will encourage the Board of Finance and Board of Selectmen to attend the Elementary Schools Design Steering Committee Meetings in preparation of the proposal that will eventually be presented to them.
- The Board of Education should attend the Board of Finance meetings to keep them up-to- date on the design project.
- Town funding cannot be used for advertisement or leaflets for the elementary school project.
- Educating the community on the elementary project will be done in November, December and January.
- The project will need to go through the Town zoning review.
- Taxpayers need to be informed about:
  - any potential tax rate increase if the project passes referendum;
  - the large cost to maintain the current buildings if the project does not go through which is not reimbursable by the State;
  - as enrollment declines, the cost to the taxpayer will increase due to a smaller reimbursement from the State;
  - the Niantic Center School traffic study results;
  - highlight the additional gym/community space that will be available for town usage;
  - and explain the reason why there has been a change in the previous vision plan of a “campus” setting. The complete “Town Package with only basic information regarding the future use of Lillie B. Haynes School should be included.
- Need to educate specific groups within the community about the project:
  - Rotary, Lions Club, etc.
  - Senior Center
  - PTA’s and area preschools

**Next Steps**

The next Elementary Schools Design Committee meeting will be schedule for sometime in October.

Respectfully Submitted,

*Dr. Timothy Hagen*  
 Timothy Hagen, Ph.D.  
 Steering Committee Chair

*Mr. Jeffrey Newton*  
 Mr. Jeffrey R. Newton  
 Superintendent of Schools