





Objectives of the Ad Hoc Building Committee

- ❖ To conduct studies regarding the needs of the respective school facilities and methods of construction, financing and related matters required to meet those needs.
- ❖ Priorities as directed by the Tri-Board
 - ❖ Improve the science classrooms / labs
 - ❖ Relocation of the elementary administration office to the front of the school
 - ❖ All building, fire and health code requirements



Some steps the Modernization Committee has taken to date...

- ❖ Committee has been meeting Monday's since September
- ❖ Looked at renovation approaches that minimize construction cost
 - ❖ Demolish fewer walls
 - ❖ Maintain existing plumbing infrastructure wherever possible
- ❖ Weighed a number of different options for renovation
 - ❖ Renovating space for additional classrooms at the Elementary school resulting in a PK thru 6th configuration made sense educationally. Fiscally it resulted in approximately 10% more reimbursement from the state and brings our Elementary school project close to the full reimbursement rate of 46.07%
 - ❖ Committee performed strategic environmental HAZMAT testing to have a better sense of the cost of remediation
- ❖ In order to maximize state reimbursement at both schools the committee decided on a “renovate as new” project at NSES and an additions and alterations project at Wheeler Middle High.
- ❖ Met with the State of Connecticut School Construction Grants staff to review scope and funding
- ❖ Met with school administrators & faculty to review program needs and concept designs
- ❖ Discussed deed with Wheeler library board and have their support of moving the project forward in this way that best serves the students and the community
- ❖ Three workgroups were formed for further in-depth exploration of the following:
 - ❖ Finance
 - ❖ MS/HS Building Use
 - ❖ Communications
- ❖ Reviewed alternative construction methods to help with future cost savings when project moves forward





SCIENCE – NEW LABORATORIES

Educational Upgrades

- ❖ Renovate classrooms at NSES for the new PK thru 6th Grade Elementary School
- ❖ Technology upgrades (items not completed through recent grants)
- ❖ New Central Kitchen and dedicated space for a Cafeteria / Multipurpose space at NSES
- ❖ All programs available at the first level at NSES
- ❖ Space for meetings & storage at all schools
- ❖ Update Science (Biology, Chemistry, Physics Labs)
- ❖ New space for the Wheeler Cafeteria
- ❖ New Chorus room and updated Band room



DEDICATED CAFETERIA SPACE



Maintenance/Energy



CLASSROOM – LIGHTING

- ❖ Replace windows
- ❖ Improve building envelope insulation
- ❖ Update buildings to meet current codes (Fire, Building, ADA, Health, Energy)
- ❖ Update buildings to meet State standards for Acoustic & Natural Lighting
- ❖ Update buildings to meet State standards for Indoor Air Quality
- ❖ Fix / Replace Roof
- ❖ Title IX and Code upgrade at the Gymnasium
- ❖ Update mechanical, plumbing & electrical systems where necessary



Safety



MAIN OFFICE – SECURITY

- ❖ Asbestos, lead and PCB removal in all buildings
- ❖ Discontinue use of the multipurpose room for physical education at NSES
- ❖ Move computer room to the first floor at NSES
- ❖ Relocation of the Main Office to the front of NSES
- ❖ Discontinue use or modification of the tunnel under Route 2



Construction Approaches Discussed for the Project:

- ❖ Renovation of the Middle/High School at the current location.
 - ❖ **Costs more than proposed approach.** Construction phasing would be difficult & project would take nearly 4 years to complete. Current MS/HS cannot easily be modified to meet codes.
- ❖ “Switching” the MS/HS with the Elementary School for space utilization.
 - ❖ **Costs more than the proposed approach.** Phasing and moving kids would be extremely difficult and disruptive to students over several years.
- ❖ Piecemeal Approach – do the bare minimum not as one project, but as several ongoing projects over multiple years.
 - ❖ **Costs millions more and we much get less, delaying critical needs with limited value (see next slide)**
- ❖ Renovation of one school first, than another school years later
 - ❖ Difficult to estimate the costs as projection due to unknown reimbursement and interest rates, however, we **estimate the cost to be several million more** over time using this approach and our reimbursement rate would be much lower using this approach.
- ❖ Send our High School students to other schools
 - ❖ On March 23rd, 2016 the Board of Education reaffirmed their unanimous support for keeping all students K-12 in our town. Current and prior-year discussions of sending students elsewhere have indicated little savings and possibly more money per pupil when busing and other associated expenses are considered. Many children may not be able to participate in extracurricular activities due to long commutes if they were sent to neighboring districts. Our community would not have oversight of our students or the curriculum, nor control over rising tuition rates.
- ❖ Do nothing at all
 - ❖ This is not an option if we keep educating our children in North Stonington due to the severity of the issues our facilities have.



Not recommended- Capital Improvement Projects Approach

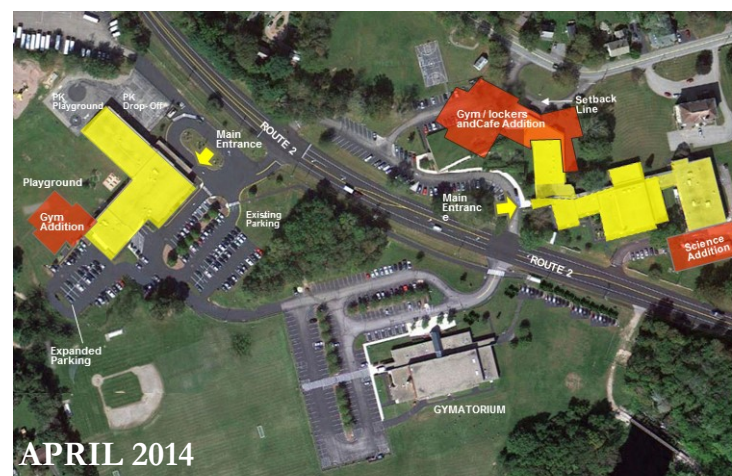
This approach assumes that the existing building and grade configuration will be maintained at each facility and no demolition will occur.

- ❖ HAZMAT Remediation & Replacement at all Schools: \$13.9M Gross - \$10.2 Net
- ❖ Indoor Air Quality – Ventilation & Air conditioning: \$ 8.9M Gross - \$7.1 Net
- ❖ Roof Replacement: \$ 3.2M Gross - \$1.9 Net
- ❖ Fire Suppression Sprinklers in Schools: \$ 2.0M Gross - \$1.4 Net
- ❖ Security - Route 2 Connector and location of Office: \$ 2.5M Gross - \$1.9 Net
- ❖ Update Code & ADA Deficiencies: \$ 5.2M Gross - \$3.6 Net
- ❖ Existing Science Labs Updated: \$ 2.3M Gross - \$1.8 Net
- ❖ Kitchens – Existing equipment and Staffing to remain
- ❖ No Site work
- ❖ No Building Additions or Demolition

Total Cost \$38 Million, with a Net Cost to the Town of \$27.9 Million

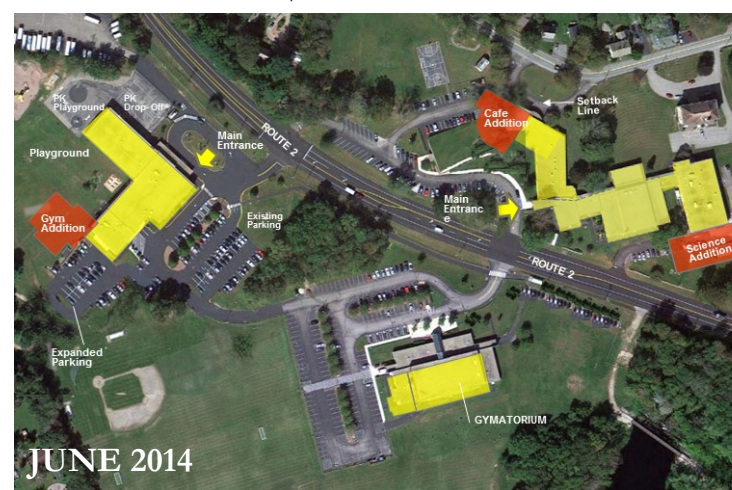
Assumes phased renovations in multiple small projects encompassing summers. All repair and replacement costs will not be eligible for reimbursement. Reimbursement percentages may be lower due to annual changes of reimbursement rates and the limited scope of each project.





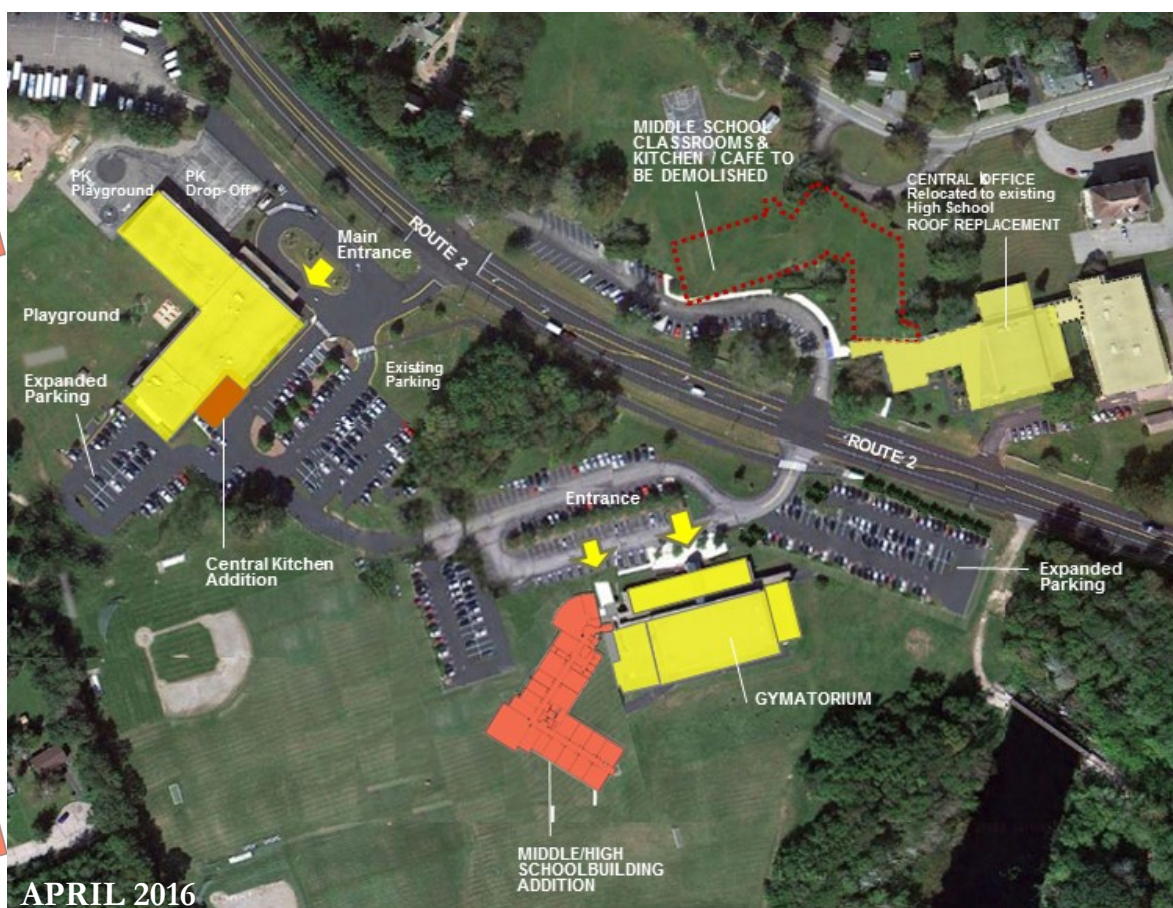
APRIL 2014

Project Cost	\$55.59M
State Grant	<u>\$24.97M*</u>
Cost to Town	\$30.62M



JUNE 2014

Project Cost	\$44.67M
State Grant	<u>\$19.55M*</u>
Cost to Town	\$25.12M



APRIL 2016

Project Cost	\$38.55M
State Grant	<u>\$16.87M*</u>
Cost to Town	\$21.68M

* Based on Space Standard Waiver



- BUILDING DEMOLITION
- BUILDING RENOVATIONS
- BUILDING ADDITION
- BUILDING TO REMAIN

School Modernization Plan
NORTH STONINGTON - CT

BUDGETS IN 2016 DOLLARS



This leads us to the approach that makes the most sense educationally & fiscally for our town as recommended by the Modernization Committee, Boards of Education, Finance, & Selectmen....





- BUILDING DEMOLITION
- BUILDING RENOVATIONS
- BUILDING ADDITION
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School Modernization Plan
NORTH STONINGTON - CT

SITE PLAN



Project Scope

Central Kitchen Addition	2,600 SF
Major Renovations	10,000 SF
Moderate Renovations	7,500 SF
Minor Renovations	13,500 SF
Code / ADA Only	24,296 SF

Enrollment Projections

NSES PK-6th Grade 426 Students Projected Max in 2016-17

Concept Design

- Meets Program Space Needs
- Dedicated Gymnasium
- New Addition for a Central Kitchen and Cafeteria
- Main Office at the Main Entry
- Meets or exceed Space Guidelines
- Code / ADA Improvements
- Additional Student and Staff Toilets





- BUILDING DEMOLITION
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School Modernization Plan
NORTH STONINGTON - CT

SITE PLAN



Addition at Gymnasium	44,250 GSF
Demolition	25,000 GSF
Major Renovations	5,000 GSF
Moderate Renovations	2,500 GSF
Minor Renovations	10,000 GSF
Code / ADA Only	5,727 GSF

Wheeler 7-12 Grade 306 Students Projected Max in 2016-2017

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MAIN ENTRANCE

STUDENT ENTRANCE

MAIN OFFICE

**Speech &
Language
Pathologist**

HVAC & BOILER PLANT LOWER LEVEL

Renovated Gymnasium and locker rooms

KEY PLAN

Storage	S
Toilet	T
Conference	C
Office	O
Athletic Dir	AD
Social Worker	SW
Psychologist	Psy
Reception	R
Principal	P
Assistant Principal	AP
Reading	Rd
Waiting	W
Faculty Toilet	FT
Resource	Res
Special Ed	S Ed
Guidance Councilor	GC
Practice Room	Pr
Trainer	Tr
Media Classroom	MCR
WB Studio	WBS
Student Study Center	SSC
Elevator	E

7TH & 8TH
GRADES

Science Labs



School Modernization Plan-Wheeler MS/HS NORTH STONINGTON - CT

MAIN LEVEL FLOOR PLAN





Project Budget 2016

North Stonington Elementary School Project Cost	\$13,810,000
State Reimbursement 46.07% Reduced by Space Standards	45.98%
State Reimbursement \$'s Based on 98.25% Eligible Cost	<u>\$6,240,000</u>
Cost to the Town of North Stonington	\$7,570,000
Wheeler Middle & High School Project Cost	\$23,110,000
State Reimbursement 46.07% Reduced by Space Standards	38.28 %
State Reimbursement \$'s Based on 98.5% Eligible Cost	<u>\$8,710,000</u>
Cost to the Town of North Stonington	\$14,400,000
BOE Roof Project Cost	\$ 480,000
State Reimbursement 46.07% Reduced by Space Standards	23.03 %
State Reimbursement \$'s Based on 100% Eligible Cost	\$ 110,000
Cost to the Town of North Stonington	\$ 370,000
Project Cost	\$37,400,000
Short Term Financing	<u>\$1,150,000</u>
Total Project Cost	\$38,550,000
Estimated State Reimbursement	<u>-\$15,060,000</u>
Cost to the Town of North Stonington	\$23,490,000
Net Cost to the Town of North Stonington with 100% Space Standard Waiver is estimated at	\$21,680,000



What is a space standard waiver?

- ❖ A space standard waiver allows you to exceed the maximum space that is reimbursable and in essence, get full reimbursement for your project without meeting the square footage requirements of the state. North Stonington is a good candidate to receive this waiver because we have a smaller school, yet still have to meet the program requirements that the state requires, thus it makes it difficult for us to build a school as small as would be needed for our population. 100% Space Standard waivers are not guaranteed.
- ❖ If the waiver is received, we will should receive up to the full 46.07% of reimbursement on both buildings on eligible costs and space.



State reimbursement

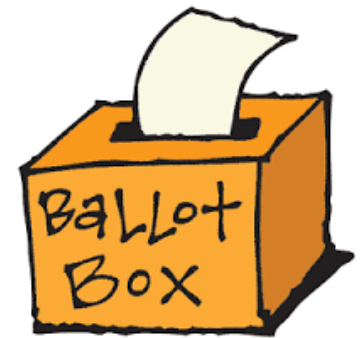


- ❖ Although there is no known history of reimbursement being denied, the town has taken the following precautionary measure to alleviate concerns...
- ❖ Language adopted by the Boards of Selectmen and Finance stipulate that we cannot move forward with the project (with the exception of 1,590,000 million for initial costs) until such time that written grant commitment is received from the State of Connecticut



What will appear on the ballot?

- ❖ “SHALL THE TOWN OF NORTH STONINGTON APPROPRIATE \$38,550,000 FOR A NEW WHEELER MIDDLE/HIGH SCHOOL ADDITION AND RENOVATIONS TO THE WHEELER GYMATORIUM; AND FOR AN ADDITION AND RENOVATIONS TO NORTH STONINGTON ELEMENTARY SCHOOL; AND FOR THE DEMOLITION OF PORTIONS OF THE EXISTING WHEELER MIDDLE/HIGH SCHOOL, WITH THE REPLACEMENT OF THE ROOF AND OTHER IMPROVEMENTS TO BE USED FOR THE NORTH STONINGTON BOARD OF EDUCATION CENTRAL OFFICE; AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE THE **PORTION OF SUCH APPROPRIATION NOT DEFRAID FROM GRANTS?**” YES or NO



What does the Mill Rate mean to me?

- ❖ 23,490,000 loan for 20 years = 3.03 Mill Rate increase – without space standard waiver
- ❖ 21,680,000 loan for 20 years = 2.80 Mill Rate increase – with space standard waiver
- ❖ Calculated at USDA Loan of 2.875%



What will it cost homeowners?

Average house assessment = \$177,000

Tax increase without space waiver = \$45.00 per month

Tax increase with space waiver = \$42.00 per month



Inbox (1,353) - murgo@mik

Town of North Stonington


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northstoningtonct.gov/Pages/FV1-00025CC6/FV1-0002FF24/FV1-0003B64A/S046F4CBE

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Town of
North Stonington
Connecticut



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Tax Calculator

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NOTE: THIS TAX CALCULATOR IS DESIGNED TO PROVIDE A GENERAL OVERVIEW OF TAX CALCULATION AND IS INTENDED FOR INFORMATIONAL PURPOSES ONLY

To function this calculator needs JavaScript enabled in your web browser.

Calculate Property Tax

2015-2016 Mill Rate 26.01

Mill Rate ?

Assessed Property Value ?

Calculated Tax ?

Calculate Tax Based On MILL Rate

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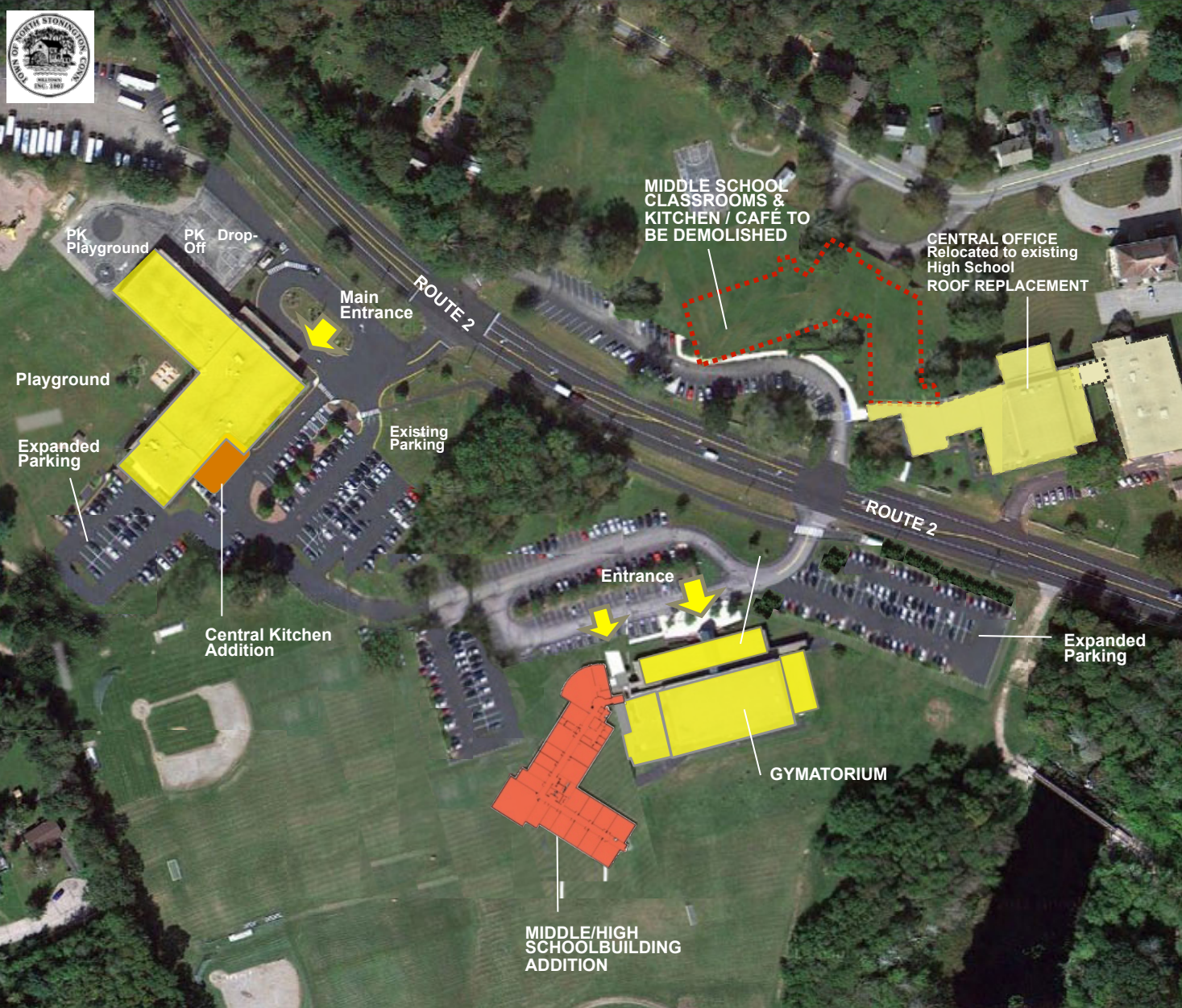
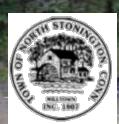
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School Modernization Plan
NORTH STONINGTON - CT

Cost benefits of proceeding now

- ✓ Historically low interest rates- 2.875% USDA
- ✓ Strong State Reimbursement- 46.07% on eligible costs
- ✓ Protection from continued escalating construction costs





PROJECT BENEFITS

WHEELER MIDDLE AND HIGH SCHOOL

- Buildings consolidated at the west side of route 2 addressing security concerns
- Building and infrastructure updated to meet all current codes – Health / Safety / Fire
- Building air quality, lighting & acoustics updated to meet State Standards
- All hazmat remediated
- Energy efficient high performance buildings
- New science labs and instructional classrooms
- All educational needs addressed in the academic building addition

NORTH STONINGTON ELEMENTARY SCHOOL

- Main office at building entrance
- Building and infrastructure updated to meet all current codes – Health / Safety / Fire
- Building air quality, lighting & acoustics updated to meet State Standards
- All hazmat remediated
- Energy efficiency optimized
- New Central Kitchen and dedicated cafeteria and multipurpose room
- All educational needs addressed

BOE CENTRAL OFFICE

- Replace the roof at the space designated for the BOE new central office.



 BUILDING DEMOLITION

 BUILDING RENOVATIONS

 BUILDING ADDITION

 BUILDING TO REMAIN

School Modernization Plan
NORTH STONINGTON - CT

DISCUSSION

