



South Windsor Board of Education

COMMUNITY UPDATE—DECEMBER 2016

Elementary Schools Master Plan: Phase Two

To Town of South Windsor Residents and Families:

In October 2013, the Board of Education adopted the Elementary Facilities Ten-Year Master Plan to address our five aging elementary school buildings, which now range in age from 51 to 63 years old. The Plan calls for a three-phased approach using multiple referenda to address the elementary facilities needs over a span of ten years. We are closing in on the end of Phase One with the opening of the newly constructed Orchard Hill school in August 2017. We have now progressed to Phase Two of the plan, which calls for the new construction of two elementary schools: Eli Terry and Philip R. Smith.

The Board and administration are committed to providing community members with clear and timely information regarding the progress of our plan. In September, the Board received a finalized cost estimate based on the completion of the Educational Specifications for both new elementary schools. Both sets of Educational Specifications and the proposed budgets were approved by the Board on October 13. Early next year, the Board will ask the Town Council to schedule a referendum on March 21, 2017, to seek voter approval to borrow for the project costs of the two new schools included in Phase Two.

This mailing is intended to provide you with information concerning Phase Two, including finalized construction project budgets and the associated tax implications. Your Board of Education is united in our determination of the need for this work, and we are confident that our plan is well-reasoned, responsible, responsive to community input, and simply makes sense for South Windsor's children, families and taxpayers.

We now have a well-timed opportunity to make our generation's lasting statement about the importance of our school system, including facilities that provide better learning environments, comply with all current codes, meet new safety expectations, have modern mechanical systems, and are Americans with Disabilities Act (ADA) compliant.

We urge you to carefully consider the rest of the information in this mailing, and would then ask for your support of the master plan. Please show your support by voting in favor of the Phase Two portion of our plan when it comes to referendum in March. Together, we can make a difference.

South Windsor Board of Education

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COMMUNITY MEETING

Wednesday, January 4, 2017—7:00 p.m.

Timothy Edwards Middle School—Room Alt 6 (second floor)

The Superintendent of Schools, Dr. Kate Carter, will host a community information session on January 4th. She will present information regarding progress with Phase One, the new Orchard Hill School, and details regarding Phase Two: the construction of new Philip R. Smith and Eli Terry schools. After a brief presentation, there will be a question and answer period so residents have access to the information they are seeking regarding the upcoming referendum.

OVERVIEW OF PHASE TWO

Phase Two of the Master Plan calls for the construction of two new elementary schools:

- A 66,586 square foot K-5 elementary school to be built on the **Eli Terry** campus (includes districtwide specialized programs); and
- A 58,243 square foot K-5 elementary school to be built on the **Philip R. Smith** campus.

If the March referendum is approved, construction for both schools would begin in the spring of 2019 and be completed in the summer of 2020. Ultimately, the original Eli Terry school building will be razed to allow for the construction of playgrounds and replacement ball fields. Eli Terry students will remain in the original Eli Terry building while their new school is being built, and move to their new Eli Terry facility in August 2020. The original Philip R. Smith building will be razed prior to construction, and Philip R. Smith students will be temporarily relocated to the original Orchard Hill Elementary School building while their school is being built. They will return to their newly built Philip R. Smith school in August 2020.

COST OF NEW SCHOOLS

The overall cost of Phase II is \$69.9 million, of which \$22,965,567 is estimated to be eligible for reimbursement. The cost of Eli Terry is estimated to be \$37,444,060, of which approximately \$12,520,192 is expected to be eligible for state reimbursement. The cost of Philip R. Smith is estimated to be \$32,503,784, of which approximately \$10,445,465 is expected to be eligible for state reimbursement.

While the maximum reimbursement rate for South Windsor school construction projects is currently 37.14%, the rate will be lower if we exceed the allowable square footage/space standards. The current programming needs do exceed the space standards slightly, driven in part by two districtwide special education programs that are included in Phase II. Exceeding the space standard is a common occurrence in school construction and the Town will actively pursue a space standard waiver to avoid the reimbursement rate being lowered. However, this cannot be guaranteed prior to the referendum. As a result we used slightly lower reimbursement rates to ensure that we are not understating the cost. Specifically, we are applying a reduced reimbursement rate of 33.66% to Eli Terry and a reduced reimbursement rate of 32.42% to PRS. While we felt it was prudent to use the lower reimbursement rates, the difference in the cost to the South Windsor taxpayer is almost negligible.

Incremental Tax Impact of Phase Two Based on Home Values

Home Market Value	Taxable Assessment	2021	2022	2023	2024	2025	2026	Total Cost - 6 Years	Average Monthly Cost
200,000	140,000	\$32.20	\$35.00	\$35.00	\$42.00	\$30.80	\$7.00	\$182.00	\$2.53
250,000	175,000	\$40.25	\$43.75	\$43.75	\$52.50	\$38.50	\$8.75	\$227.50	\$3.16
300,000	210,000	\$48.30	\$52.50	\$52.50	\$63.00	\$46.20	\$10.50	\$273.00	\$3.79
350,000	245,000	\$56.35	\$61.25	\$61.25	\$73.50	\$53.90	\$12.25	\$318.50	\$4.42
400,000	280,000	\$64.40	\$70.00	\$70.00	\$84.00	\$61.60	\$14.00	\$364.00	\$5.06
450,000	315,000	\$72.45	\$78.75	\$78.75	\$94.50	\$69.30	\$15.75	\$409.50	\$5.69
500,000	350,000	\$80.50	\$87.50	\$87.50	\$105.00	\$77.00	\$17.50	\$455.00	\$6.32
Mill Rate Increase:		0.23	0.25	0.25	0.30	0.22	0.05		

The preceding tax increase table was prepared by South Windsor Town Manager, Matthew Galligan. As this table illustrates, the incremental cost to the taxpayer for Phase Two construction is nominal. Due to the retirement of existing bonded debt, there will be only six years (2021 through 2026) of the 20-year term where the new debt service of Phase Two will exceed the amount of existing debt service for old debt that will be retired. In other words, Phase Two construction will cause the mill rate to increase only in the six years noted above. It is important to note that the table is based upon the Real Estate/Personal Property Mill Rate and that no increases in grand list growth were incorporated.

PHASE ONE OVERVIEW



New Orchard Hill Elementary School—At A Glance

Project Type:	New construction of 71,729 square foot building
Construction Timeline:	February 2016—May 2017
Projected Enrollment:	595 students (including 75 K-5 students from Wapping and 90 Preschool Outreach Program (POP) students from Eli Terry)
Upon Completion:	New Orchard Hill school will open in August 2017; existing building will serve as swing space for Phase Two construction (PRS)

On Time and On Budget!

The new Orchard Hill School building construction project is adhering to the budget approved by South Windsor residents in 2014. As of December 2, 2016, 63% of construction has been completed, and our May 2017 target for substantial completion remains on schedule.

Closing a School

Saying goodbye to a part of our community's history is not easy. The rationale for closing Wapping School was based on its central location, its proximity to the Community Center, and its value to the town in relation to other community needs. Its central location has also allowed for the most reasonable redistricting plan as Wapping is the only elementary school that borders all four of the other elementary school districts, allowing for the shortest possible bus routes for students redistricted to surrounding schools. District administrators and staff have worked hard to create a transition plan not only for Wapping students and families, but for all the schools who will be welcoming these families into their communities as well.

Preserving "Swing Space"

Our professionals cite the availability of swing space as a particular strength of the plan. Unlike other communities who must pay for temporary portables or other less desirable space, this plan allows for South Windsor students at Philip R. Smith and Pleasant Valley to occupy an actual school facility while their schools are being built.

Redistricting and Enrollment

We spent the summer and early fall collaborating with redistricting consultants, Milone & MacBroom. They have conducted extensive analysis of our enrollment projections and have worked closely with our transportation department to draw new school district boundary lines. When analyzing future enrollment projections across the entire town, the consultants considered a wide variety of factors including demographic and housing data. The plan was formally adopted by the Board of Education in November, and was previously shared with parents and staff in October. The close of a school will also result in districtwide staffing changes as well as broad scale classroom moves.

PHASE TWO MILESTONES TO-DATE

- 6/2016** Development of Educational Specifications for Eli Terry and Philip R. Smith schools
- 6/2016** Commencement of Early Site Services
- 6/2016** Development of Enrollment Analysis and Redistricting Plans
- 8/2016** Early Site Services Completed for ET and PRS sites
- 9/2016** Refreshed Elementary Facilities 10-Year Timeline approved by the Board of Education
- 10/2016** Educational Specifications for ET and PRS schools approved by Board of Education
- 10/2016** Project Budgets for ET and PRS schools approved by Board of Education

	Referendum Year 2013-2014	2014-2015	2015-2016	Referendum Year 2016-2017	2017-2018
Orchard Hill School (OH)	<ul style="list-style-type: none"> 1st year of full day kindergarten BOE approved Ed Specs Referendum regarding new OH construction passed March 2014 ED 049 filed June 2014 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill Schematic Design and Design Development approved by PBC Community meetings conducted in December and May ED 049 grant approved June 2015 	<ul style="list-style-type: none"> Orchard Hill students remain in original Orchard Hill school Construction documents filed with Office of School Construction Grants (OSCG) Construction bids received December 2015 Construction began in February 2016 	<ul style="list-style-type: none"> OH students remain in original OH School Construction completion targeted for May 2017 Tours of new Orchard Hill Districtwide staff transfers Prepare for move to new building Plan to welcome new students/info sessions 	<p>OPEN NEW ORCHARD HILL SCHOOL!</p> <ul style="list-style-type: none"> Welcome redistricted students from Wapping and Pre-K students from Eli Terry Prepare original Orchard Hill building as “swing space” for 2018-2019
Wapping School (WES)	<ul style="list-style-type: none"> 1st year of full day kindergarten Overcrowded conditions Temporary music classroom constructed in cafeteria 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill Wapping repurposing meeting with Town Manager 	<ul style="list-style-type: none"> Began planning redistricting for students and staff Transportation analysis Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Share redistricting plan with families Plan for transition of specialty programs to Eli Terry Develop new bus routes Districtwide staff transfers Prepare for classroom moves Family transition support Prepare building for town 	<ul style="list-style-type: none"> Wapping students redistricted to surrounding schools Turn building over to town Potential partial use by South Windsor High School Redeploy technology hardware and other resources from Wapping
Eli Terry School (ET)	<ul style="list-style-type: none"> 1st year of full day kindergarten Overcrowded conditions Art-on-a-Cart implemented Pre-K Program consumed 6 classroom spaces 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill Pre-K staff participated in schematic design and design development phases 	<ul style="list-style-type: none"> Began planning for Pre-K to move to new OH in Fall 2017 BOE requested funding for early service in FY 16-17 Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Early project services Develop Ed Specs Ed Specs approved by BOE Hold information session Districtwide staff transfers Prepare for classroom moves Plan to welcome new students March 2017 Referendum File OSCG 049 in June '17 	<ul style="list-style-type: none"> Pre-K students transition to new Orchard Hill School Welcome redistricted students from Wapping Design phase of new PRS school (Schematic Design and Design Development approvals) OSCG 049 grant approval by state
Philip R. Smith School (PRS)	<ul style="list-style-type: none"> 1st year of full day kindergarten 3 portable classrooms removed due to unsafe conditions 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill 	<ul style="list-style-type: none"> BOE requested funding for early services in FY 16-17 Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Early project services Develop Ed Specs Ed Specs approved by BOE Hold information session Districtwide staff transfers Prepare for classroom moves Plan to welcome new students March 2017 Referendum File OSCG 049 in June '17 	<ul style="list-style-type: none"> Welcome redistricted students from Wapping Design phase of new PRS school (Schematic Design and Design Development approvals) OSCG 049 grant approval by state
Pleasant Valley School (PV)	<ul style="list-style-type: none"> 1st year of full day kindergarten Installed new kitchen floor and removed asbestos 	<ul style="list-style-type: none"> Replaced roof Staff involved in programming design meetings for new Orchard Hill 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Hold information session Districtwide staff transfers Prepare for classroom moves Plan to welcome new students 	<ul style="list-style-type: none"> Welcome redistricted students from Wapping

The above reflects a condensed version of the Ten-Year Timeline, which was last updated and approved by the South Windsor Board of Education in September 2016. The full version is available on our website.

2018-2019	Referendum Year 2019-2020	2020-2021	2021-2022/ 2022-2023	2023-2024
<ul style="list-style-type: none"> Original Orchard Hill School serves as swing space for PRS 	<ul style="list-style-type: none"> Original Orchard Hill School serves as swing space for PRS 		<ul style="list-style-type: none"> Original Orchard Hill School serves as swing space for Pleasant Valley 	<ul style="list-style-type: none"> Original Orchard Hill School no longer needed for swing space
<ul style="list-style-type: none"> Eli Terry students remain in original ET building Construction documents filed with OSCG Construction bids Construction begins Spring 2019 	<ul style="list-style-type: none"> Eli Terry students remain in original ET building Construction of new Eli Terry completed Spring 2020 Demolish old Eli Terry building Summer 2020 	<p style="text-align: center;">OPEN NEW ELI TERRY SCHOOL!</p> <ul style="list-style-type: none"> Construct new ball fields in Fall 2020 		
<ul style="list-style-type: none"> PRS students attend swing space school (original Orchard Hill building) Construction documents filed with OSCG Construction bids Demolish old PRS building to prepare construction site Construction begins Spring 2019 	<ul style="list-style-type: none"> PRS students continue to attend swing space school Construction completed Spring 2020 	<p style="text-align: center;">OPEN NEW PHILIP R. SMITH SCHOOL!</p>		
<ul style="list-style-type: none"> BOE requests funding for early services in FY 19-20 Staff involved in programming meetings for new Pleasant Valley 	<ul style="list-style-type: none"> Early project services Develop Ed Specs Ed Specs approval by BOE Hold information sessions March 2020 referendum File OSCG 049 in June 2020 	<ul style="list-style-type: none"> Design phase of new PV school (Schematic Design and Design Development approvals) OSCG 049 grant approval 	<ul style="list-style-type: none"> Pleasant Valley students attend swing space school Construction documents filed with OSCG Construction bids Demolish old PV building to prepare constr. site Construction begins Spring 2022 Construction complete Spring 2023 	<p style="text-align: center;">OPEN NEW PLEASANT VALLEY SCHOOL!</p>

FAQ

FREQUENTLY ASKED QUESTIONS

Didn't our residents already vote to approve the entire plan?

No. In March 2014, residents voted on Phase One only, the new Orchard Hill school. This March, residents will vote on Phase Two which includes both Eli Terry and Philip R. Smith. Residents will not vote on Phase Three, Pleasant Valley, until March 2020.

Is Phase One on time and on budget?

Yes! As of December 2, 2016, 63% of construction of the new Orchard Hill School has been completed. Our target of substantial completion for May 2017 remains on schedule. The project is adhering to the budget approved by our residents.

What was the level of community support in the Phase One referendum?

Of those residents who went to the polls, 75% voted in favor of Phase One.

What do new schools offer that our existing schools do not?

Among other factors, new schools offer ADA compliance, modern technology, enhanced school security features, more efficient utilities, environmentally conscious design, improved air quality, educational spaces designed for current instructional strategies, safer traffic patterns and climate controlled spaces.

Does the community at large benefit from new schools?

Yes. High quality schools protect property values. Realtors routinely cite the quality of our school system as a vehicle for promoting home ownership in South Windsor.

The original plan contemplated that PRS would undergo a "renovate-like-new" construction process. Why did the professionals recommend new construction?

The rationale for new construction includes: new information from the state regarding its contemplation of eliminating the "renovate-like-new" cat-

egory; guidance from our project professionals and experts; site limitations; equity among schools; ADA compliance; and anticipated hazardous material abatement issues, specifically the unknown risks for increased costs associated with renovating a building of the PRS era.

How are school construction projects funded?

In Connecticut, local school construction projects are typically paid for through a combination of bonded debt issued by the State of Connecticut and the municipality building the school. The municipality pays for its share of the design and construction costs, typically by issuing short-term notes. As construction continues, the state begins reimbursing the municipality through "progress payments" for its share of project costs that are deemed to be reimbursable. When construction is complete and the municipality has received all eligible reimbursement, the short-term notes are converted to long-term municipal bonds, ranging from a 20 to 30-year term. The reimbursement rate varies from town to town, ranging from a low of 10% to a high of 80% as determined by project type and relative wealth rank of the town.

What is our reimbursement rate?

For both Phase Two projects that we expect to submit to the state in 2017, the state's maximum reimbursement rate for new construction in South Windsor is 37.14%. (See page 2 for more detailed explanation.)

What is "Support South Windsor Schools.org"?

At times we receive calls in the Board of Education offices from citizens wanting to know how to become involved with the school referendum committee. It is important to note that the referendum committee is an organization separate from the South Windsor Board of Education. Community members interested in learning more can visit their website at: www.supportsouthwindsorschools.org.

A LOOK BACK: PHASE ONE PHOTOS



Supporters at the polls for the 2014 Referendum



More than 300 community members attended the February 2016 Groundbreaking ceremony



Parents, students and town officials attended the Beam Signing ceremony in June 2016



Laying the final beam atop the building after the Topping Off ceremony



TEMS students participate in after school mentor program, learning from professionals



South Windsor Board of Education

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Where can I find more information?

Information relating to the master plan, including documents presented to the Board of Education and videos of Board of Education meetings, can be found on our district website:

www.southwindsorschools.org/elementaryfacilities

SOUTH WINDSOR PUBLIC SCHOOLS

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