

EAST WINDSOR BOARD OF EDUCATION

SPECIAL TOWN PLANNING WORKSHOP

January 5, 2015 – 6:30 p.m. – East Windsor High School – Room N4

1/5/15 Special meeting

Attendance: C. Mickey, C. Simonelli, G. Michna, N. DeSousa, S. Morgan, T.Kane, R. Labrie, Chris Cykley (CREC)

Called to order by C.Mickey @ 6:40

Item 1: Discussion of modular project

State has informed EWPS that going forward with only the 10 classrooms is not consistent with the referendum and approved grant.

Patti Nelson joined the meeting at 6:43

Options:

1. Approach the town and state for more money for current project as written (14 classrooms and window replacement) – Requires a town referendum, June 2015 application for December 15th priority list and decision during January 2016 legislative session.
2. Change the Ed Specs to 10 classrooms. Requires town referendum and a change to the legislation to accept the revised Ed Specs. This pushes the project into 2016 and requires re-bid with likely escalation in cost.
3. Change the Ed Specs to 10 classrooms plus window replacement. Requires referendum, June 2015 application for Dec 15th priority list and decision during January 2016 legislative session.
4. Scrap the project and pay back the 200+k used to date.

Discussion:

1. Town (D. Menard and K. Lord) indicating referendum did not reflect the building window replacement. Windows not specifically in bid.
2. Review of paperwork does not show a disconnect. The state sees no conflict between our application, the referendum language and the ed specs. Not required to bid the entire project in a single bid.
3. Legislation is written for a building extension (14 classrooms) and energy conservation (windows). Referendum, approved by bond counsel, indicates “14 classrooms and including all alterations, repairs and improvements in connection therewith”.
4. The Ed Specs indicate each classroom is 900 sq. ft. which is why the state considers only the 10 room building to be insufficient.
5. How much more money would be needed to do 14 classrooms and the windows? Annual debt service (includes 814k for windows and abatement + 10% escalator for the 4 classroom units) estimated to be \$183,262 per year for 20 years. Originally budgeted \$105k per year. Once nurses suite complete, we could use the \$69.9 budgeted for subsequent years which would provide for \$175k annually to repay bond.
6. Current referendum was for \$3,770,00, town share 1,588,678. Additional \$2,770,000 to cover the 4 and windows (1,550,000 4 rooms, 814,000 for windows) plus an adder for

any possible increase to the cost of the 10 incurred by waiting another year and re-bidding brings us to 7,521,000.

7. Option 1: whole ball of wax = 7,521,000, Option 2: 10 rooms 3,770,000 plus 9.5% added for inflation = 4,128,150, Option 3: 10 rooms plus windows = 5,271,600 (includes 15% contingency)
8. Likely that even abandonment of the project requires a referendum to reduce the town bond.
9. New school is a 5 year project – cradle to grave and probably \$30 million.
10. Another possible, but undesirable, option is to abandon the project and move grades 3+4 to MS and grades 7+8 to the high school. This still requires payback of the \$200+k already spent.
11. Another variable – our freshman class increased at the HS this year. If population drops back down, it makes it hard to do sufficient class offerings to keep HS desirable for the general population.
12. Chris suggested asking C.Davis and D.Kiner to attend tomorrow night's meeting so they can hear firsthand what the issues and options are. They could be helpful if they are informed and supportive.
13. What drove the bid increases? Scope changes: by the state and the town (fire, building inspector, building committee) – sprinklers, landscaping, full brick, increased parking, etc. as well as increased costs in sheetrock, copper piping, etc.

Nichole left the meeting at 8:30pm

Rich Labrie and Chris left the meeting at 8:35.

Item 2: Discussion of Core Strategies:

Primary Strategies:

Remove: Evaluate Reconfiguration of Rye St Town Hall and Elementary School Campus

Add: Evaluate the need for and feasibility for a new school campus (task, action level 2, BOE-BOS-Planning)

Strategy- Plan for future school facility needs:

Remove: 1, 2 + 3

Add: Upgrade and maintain all district buildings to promote an attractive, safe and accessible learning environment for all East Windsor students – reference BOE strategic plan domain 4 goal. (ongoing strategy, action level B, BOE-BOS)

Add: Evaluate the trends in student population for use in building and budget preparation (task, action level 2, BOE only)

On a motion by S. Morgan, 2nd by P. Nelson, the meeting adjourned at 9:25 p.m.

Respectfully submitted,

Catherine Simonelli
Vice Chair

Approved: 1/14/15