

Public Hearing

If you are interested in speaking during the hearing, please visit the Clerk's table at the front of the auditorium and use the sign-up sheet



Public Hearing

School Construction Project

Monday, March 5, 2012

7:00 pm, Mansfield Middle School



Existing Schools – Quick Facts

Three elementary schools

- Goodwin – 224 students, built in 1957
- Southeast – 256 students, built in 1957
- Vinton – 276 students, built in 1956
- Last major renovations in 1990-1991

Mansfield Middle School

- 581 students, built in 1969
- Last major renovations in 1998-1999; fuel conversion project completed in 2010

School Building Committee

2005-10 identified critical building needs for existing schools:

- roof replacements
- boiler replacements
- instructional space
- library/media center improvements
- storage space
- replacement of portable classrooms with permanent construction

School Building Committee

Reviewed and analyzed an assortment of options:

- Renovate all four schools (3 elementary and middle school)
- Renovate three schools (2 elementary and middle school)
- Construct two new elementary schools and renovate middle school
- **March 2010 Recommendation** - Construct one elementary school and renovate middle school

Mansfield Board of Education Review

May 2010 recommendation:

- Construct two new elementary schools and renovate Mansfield Middle School
- Elementary school sites to be identified by Town Council

Town Council Review

2010-12 - reviewed MBOE and SBC proposals, and alternatives for more basic renovations to 3 elementary schools and MMS

February 2012 - endorsed MBOE proposal as “preliminary recommendation:”

- Construct two new elementary schools (750 students); renovations to MMS
- Elementary school sites to be determined

Council Recommendation – Key Advantages

- Reduced energy costs and other operational annual savings estimated at \$865,000 per year
- Modern library media centers at elementary schools
- Separate gymnasiums and cafeterias at elementary schools
- Uniform classroom size; adequate instructional and storage space
- Staff specialists shared more equitably
- Portable classrooms replaced with permanent construction
- Better position at end of debt service payment schedule (newer elementary schools)

Town Council Recommendation

Siting – all 3 elementary school sites appear viable

- Goodwin - proximate to infrastructure; need to test well & septic capacity and purchase adjoining property
- Southeast – proximate to recreational facilities
- Vinton – largest enrollment w/highest density children under 5

Town Council Recommendation

Preliminary cost estimates:

	Reimb. Rate	Mansfield Costs	State Costs	Total Costs
2 new elementary schools	44.86%	\$29,015,271	\$23,603,417	\$52,618,688
Middle School renovations	47.61%	<u>\$5,857,906</u>	<u>\$5,322,393</u>	<u>\$11,180,299</u>
	TOTAL	\$34,873,177	\$28,925,810	\$63,798,987

Notes: All estimates are preliminary until final design and site selection occur. Estimates assume May 2012 referendum

Town Council Recommendation

Preliminary estimated tax impact for median valued single family home (\$168,560)

- Average of \$391 per year
- \$8,988 over 23-year debt service period

Alternative scenario, Option A Enhanced, estimated tax impact for median valued single family home

- Average of \$326 per year
- \$7,492 over 23-year debt service period

Notes: All estimates are preliminary until final design and site selection occur.
Estimates assume May 2012 referendum

Key Issues and Concerns

- Eligibility for “renovate like new” status
 - Project not eligible per state officials

- Reuse of elementary school site

- May v. November referendum
 - Nov date adds approx \$1M to cost

Next Steps

- 03/07/12 – Council debrief public hearing; preliminary decision on option & site; referral to PZC
- 03/19/12 - PZC review
- 03/21/12 - Council bond authorization; schedule referendum
- 05/22/12 - Referendum
- Feb 2014 - Begin construction, preK-4
- Mar 2015 - Begin construction, MMS
- Sep 2015 - Complete construction, preK-4
- Aug 2016 - Complete construction, MMS

Contacting Town Council

- Project info: www.mansfieldct.gov
- Public comment at regular mtg's (2nd & 4th Mondays)
- Email TownCouncil@mansfieldct.org
- Write to Town Council, c/o Town Manager's Office, 4 So. Eagleville Rd., Mansfield, CT 06268