

PK-5 School Modernization Committee Meeting
September 7, 2023 (5:30P)
JFK Middle School (Room H102)

Committee Members Present: Lauren Andrews, Moregan Beaulieu, Danielle Chabot, Maureen Griffin, Walter Kruzel, Leslie Lawlor (Sec.), Vicky MacLeod, Kelsey McGuire-Bruce, Nicole Ricci, Shannon Steere, Jacquelyn Sawn, Kurt Stroiney, Jennifer Wheeler

Committee Members Absent: Emily Hulevitch, Aimee Jones, Jessica Soule

Liaisons Present: Scott Ryder (BOE), Tina LeBlanc (BOE), Christopher Drezek (EPS), Andy Longey (EPS), John Dague (EPS), Fred Gerber (ToE), Bob Cressotti (TC), Gina Cekala (TC)

Liaisons Absent: Janet Cushman (BOE), Ken Nelson (TC)

Meeting called to order by Scott Ryder at 5:34pm

Roll Call (13 of 16 Members Present)

Motion made to change the order of the published agenda by Walter Kruzel

Second – None

Motion FAILS

Motion made to approve all minutes as one by Walter Kruzel

Seconded – Kelsey McGuire-Bruce

Motion PASSES (13 - 0)

John Dague - Presentation of the results of the Feasibility Study from Russell & Dawson Architects were asked to complete a 6 month study in 6 weeks

Study still ongoing – they couldn't finish it all in the expedited timeframe

Presenting the preliminary findings to the committee with two potential options to vote on

Drafts are all a work in progress

Demography Report (Document 1) with site recommendations

Looking into consolidating the K-2 and 3-5 schools to reduce transitions between schools

All buildings were looked at for system functions only, in regards to code compliance

*Note: HVAC and security were not included in the scope (just not enough time)

Anything marked “space meets requirements” is for code only - not for educational needs

General recommendations:

- ADA compliance
- Additional parking area with lighting
- Replace all unit ventilators

Facility Condition Analysis Rankings - shows the timeline to complete projects

Repairs flagged as Urgent, High, Moderate and Low

HB, ESS, Stowe - Urgent priority (i.e. replacing roofs)

Found \$18.8M in the High priority column within the next 1-3 years

Highest cost buildings are PC at \$8.7M and HMS \$8.1M

A total of \$42.6M in recommended costs

*not including HVAC and Security, so this estimate could easily double

Evaluated the indoor air quality of each building during the summer for temperature, humidity, carbon monoxide, carbon dioxide, dust, VOCs, formaldehyde, and mold

Findings determined that all buildings are fit for occupancy

Analysis Recommendations - upgrade mechanical ventilation and control humidity

Demography Study assesses how much the school system is projected to grow

Increase in births in 2021 (COVID babies) - enrollment predicted to increase in 5 years

Enrollment levels predicted to be similar to levels in 2015-16 or 2016-17

Approximately 2,491 in PreK-5 in 2031

Reimbursement of 25 students per classroom

Able to round up the maximum kids by grade level at all 3 sites - 102 reimbursable classrooms

Site recommendation by architects is build three elementary schools with three floors each

Stowe - 800 student school

Whitney/library - 600 student school

Henry Barnard - 800 student school

Requested program space exceeds the reimbursement amount of 11,000 sq ft per school

99,000 sq ft – comparable to the size of E wing at EHS

Stowe Early Learning Center

One of the smallest zones – approximately 700 kids in enrollment projections

No swing space during construction

Wetland issues

Whitney

Would build on top of the softball fields on the library site

Wetlands

Directly impacts the library

Would need a variance from the state to build here

Or would need to move library

One of the largest zones

Henry Barnard

Wetlands

No access to get to back of the school

Matches zone size

****This plan would require redistricting****

Alternate option presented by EPS (see handout):

Phase 1 - Central Zone School

Phase 2 - Southern Zone School

Phase 3 - Northern Zone School

Central Zone School

800+ student K-5 school for current Whitney and HMS students

99-acre parcel of land owned by town of Enfield adjacent to Mark Twain

Rezone and reclaim wetlands

No purchase of land (not reimbursable)

Close location to Whitney

Whitney becomes the swing space for other phases to alleviate disruption during construction

HMS would be reused as town park/open space/etc.

Wetlands and zoning issues

Southern Zone School

750+ student K-5 school at Stowe for current Parkman and Enfield Street students

Northern Zone School

800+ student K-5 school for current Barnard and Crandall students

Transitions:

Expand Eagle Academy by moving it to ESS

Cost benefit for the district and could generate revenue by opening to other towns (paid tuition)

There is a chance for reimbursement for a Regional Therapeutic Day School

Move SELC to Parkman

Can expand our fee-based preschool

Enfield will be ready if universal preschool becomes a mandate

Move Alternative Ed to Eagle

Can open program to more students paying tuition from out of town

Move ECDC to Whitney

Space gives the ability to significantly expand the infant/toddler care

Close in location to the library

Located on the commuting path to work

Possibility to be a Regional Center for childcare

Reduces bus travel time with central location in town

Opportunity for new housing – a subdivision at PC site is possible based on entrance

Reduce capital investment cost by closing two buildings with high needs

Prevent unnecessary capital investment at Stowe

The architects weren't asked to study this option - we would need time and money to do this

Questions:

What about Hale?

Falls below the standard for minimum acreage

Timeline of total completion of everything discussed?

Probably 10 years or so after the referendum

Is renovate as new same as build as new?

Renovate as new is better. There is a "renovate as new" rate for new

We would need to present a formalize plan to the state

Can we accommodate the enrollment bump 4-5 years from now?

Yes, we could accommodate it now with our current building capacity

Where will enrollment be at the 10-year mark? Are we over building?

They can't predict more than 8 years out - unlikely that we are too high or overbuilding

Magnet school kids will also return to town if we have new buildings

Will there be a program impact splitting ECDC and SELC?

Possible impacts, but groups could still collaborate

This would allow both programs to serve more students

We need to look at the larger picture of regionalization

This will be key to the town and a way to generate additional funds

Keep in mind that every \$ shown is today's dollar

Those amounts will be increased years from now

If you are going to replace a window, you don't know what else you will find behind it

This will be a systemic change for the entire district

Nothing would prohibit us from having before and after school care within the schools

Enrichment programs in the buildings outside of school hours

Fixes the bussing issues

We can redevelop everything we do in town

Be mindful that some of our most vulnerable students will still not have a school close to them

We have time to work with the town and make this plan work

We will have 3 new buildings on main roads in town

No construction will be happening with kids in the building

Next steps:

Question: How do we feel about the site recommendations from Russell & Dawson?

VOTE: (0-13) FAILED

Question: Do we want to move forward with the alternative site proposal presented?

VOTE: (13-0) PASSED

We missed the window to get this onto the November ballot for referendum this year

JFK referendum didn't pass during local election

We will have a better chance during next year's election season

More time to get the information out to the residents, at PTO meetings, town meetings, etc.

This is a generation change for the future of the students of Enfield

We are suggesting to close 2 buildings that are 60-70 years old

If we do this right, it won't need to be done again for another 60+ years

The town controls the buildings, with this plan we can tell them which buildings we don't need

Then can start planning prior to the buildings being vacant

Proposal is \$42M in total repairs today - probably will be \$80M when they start

\$10-20M cheaper to build 3 new buildings then to fix what we have

Costs less to build new with the reimbursements

Action Items:

Committee will break up into groups to put together ideas to present at BOE meeting

- Benefits to student/families
- Benefits to staff
- Benefits to the town (open spaces, building reutilization, etc.)
- Regionalization and Universal PreK

Next Meeting – Present this to the public, potentially at the BOE Meeting on 9/26/23

Adjourned at 7:45pm