The Board of Education is hopeful that its request for the Elementary School Expansion and Realignment project be reviewed and approved by the Board of Finance on January 3, 2012 and the Board of Selectmen on January 9, 2012. These approvals should lead to a Town Meeting on January 31, 2012 with a referendum for consideration of the proposed project by the citizens of Ellington tentatively scheduled for February 14, 2012.

For additional information, visit the Board of Education Web Site at http://www.ellingtonpublicschools.org/

ELLINGTON Public Schools

Ellington Board of Education
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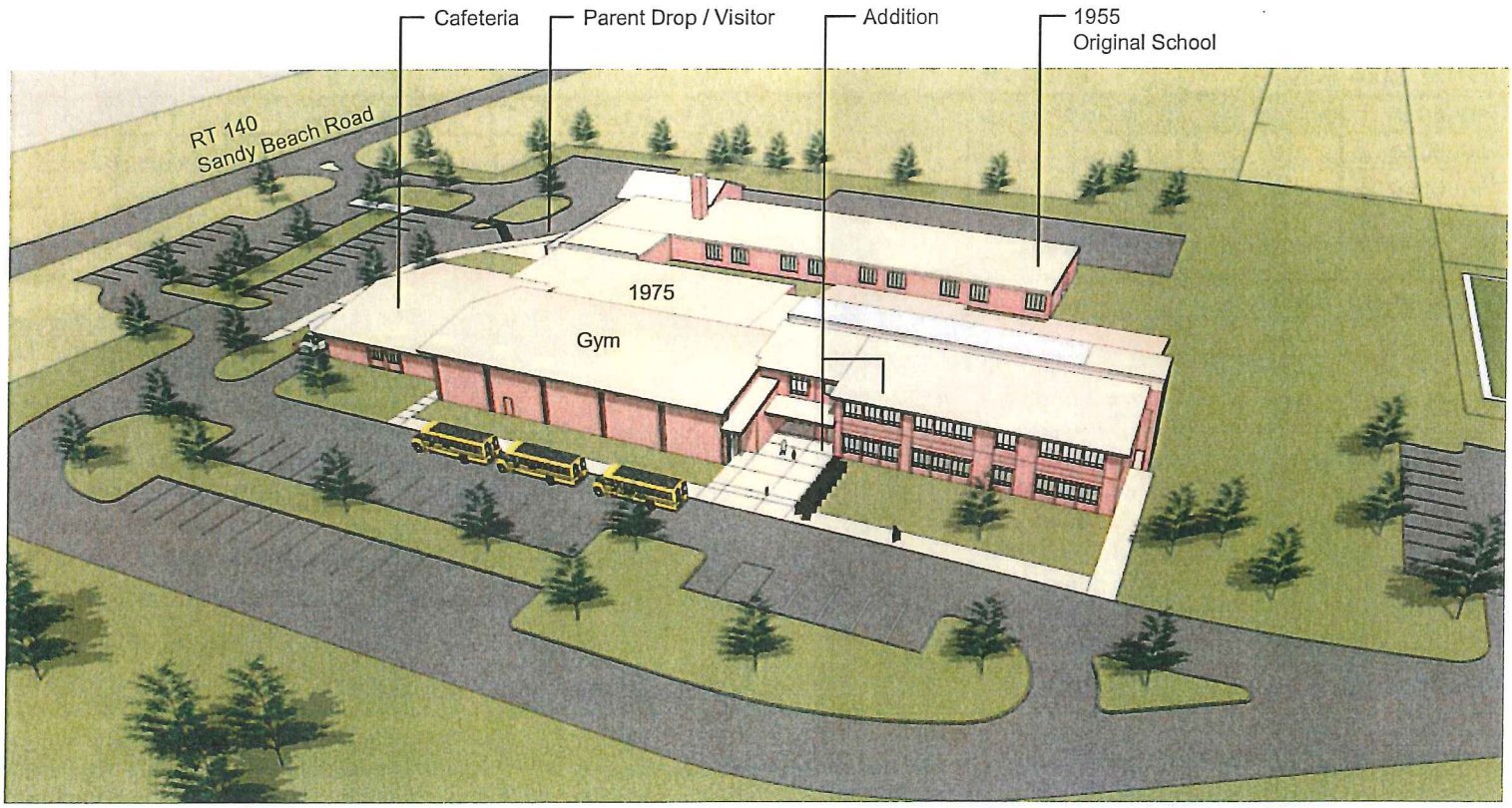
Elementary School Expansion and Realignment

Crystal Lake School
Ground View from
Bus Loop



Crystal Lake School
Aerial View from South Road

Background/History of Elementary School Expansion and Realignment Project

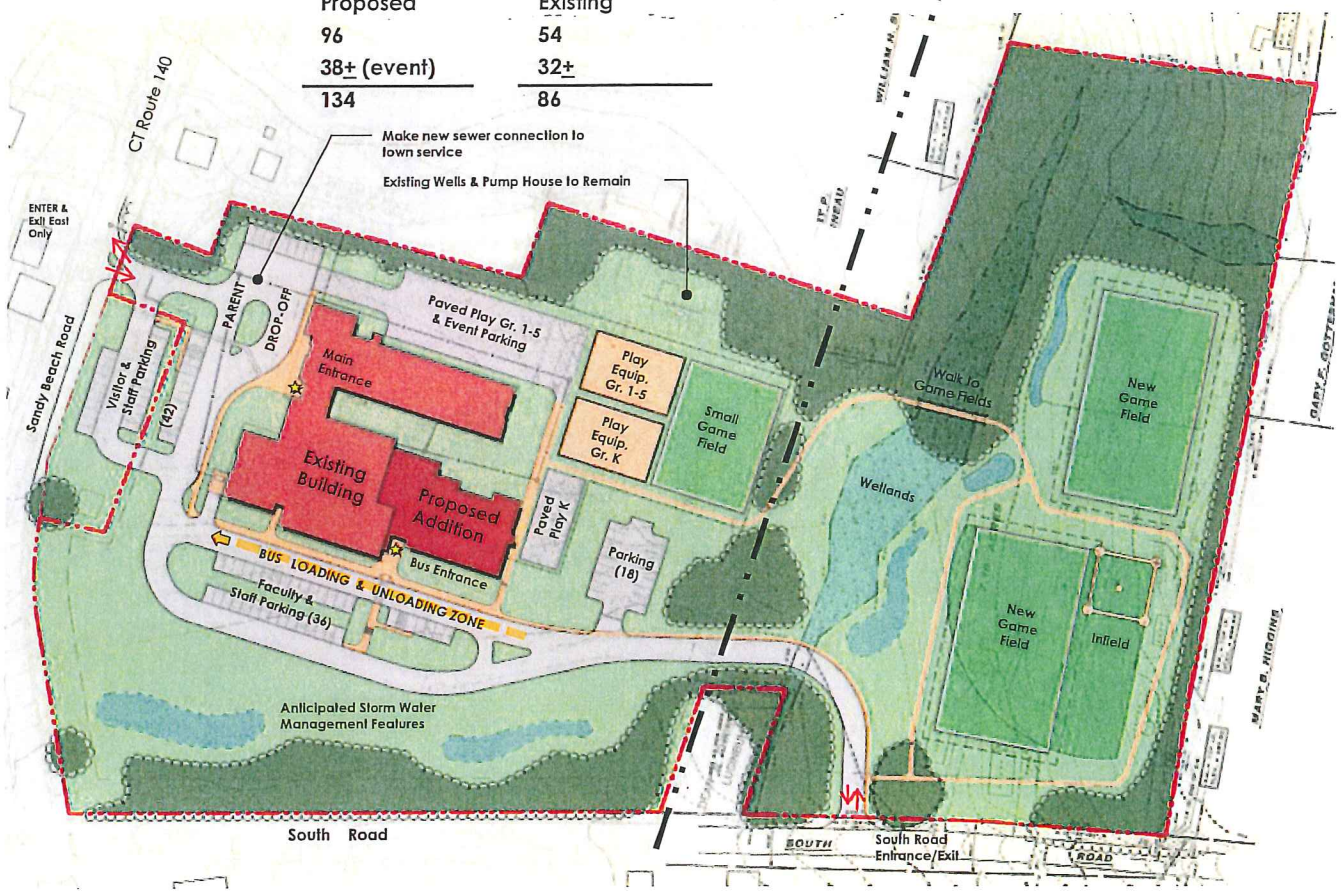
Early 1990's	Discussions begin regarding the need to renovate Crystal Lake School.
2001	Renovation of Crystal Lake School was considered for inclusion but then eliminated from the 2001 project which renovated and expanded Center School and Ellington High School.
2003-2005	The Board of Education created a School Facilities Study Committee that met throughout 2004 and presented a formal report in March 2005.
2006	The Town of Ellington authorized obtaining costs estimates and conceptual drawings for projects at Crystal Lake School and Ellington Middle School
2007	The Board of Education contracted with the New England School Development Council (NESDEC) to complete a Long-Range School Facilities Planning document; report presented in April 2008.
2008	The Board of Education created an Ad Hoc Facilities Committee, which continued working on this process throughout 2009 and 2010 and expanded its membership to include a representative of the Board of Finance, the Board of Selectmen and the Crystal Lake PTO.
2010	The Ad Hoc Facilities Committee requested a more detailed analysis of proposed projects at both Ellington Middle School and Crystal Lake School. The report presented in August 2010 also reviewed the impact of the addition of the property at 59 South Road upon a project at Crystal Lake School.
August 2011	Mr. Hugh Pearson of Moser Pilon Nelson, Architects, presented a conceptual drawing of a renovation and expansion project at Crystal Lake School with some alterations to Windermere School to accommodate the district special education pre-school program.
November 2011	The Board of Education approved the recommendations of the Ad Hoc Facilities Committee and presented the proposed project at a meeting of the Board of Selectmen on November 28, 2011. Members of the Board of Finance and the Permanent Building Committee were also in attendance.

Crystal Lake School Site Plan

Total 13.37 Acres

Existing Site 9.07 Acres / Acquired Property 7.19 Acres

Parking	
Proposed	Existing
96	54
38± (event)	32±
134	86



Project Description

Crystal Lake School

Crystal Lake School will be expanded and fully renovated as part of the reconfiguration from a K-4 to a K-6 school. The proposed addition of 18,350 sf will provide for a facility totaling 47,950 sf. The addition will consist of classrooms and student support areas with a primary entrance/exit for buses, separate from the entrance for parent drop off and visitors. The existing portions of the school will receive alterations to support the K-6 educational program, including a larger cafeteria, new kitchen, and larger media center. The renovations will include the replacement of all systems (mechanical, electrical, etc.), increased thermal performance of the building envelope, full code and accessibility compliance, and compliance with the State's High Performance regulations for energy efficiency and sustainability. The site, recently expanded to 16 acres with the acquisition of the adjacent parcel to the south will provide increased parking, improved on site traffic flow with separation of buses, and cars, sewer connection to Route 140, new playfields and play equipment.

Windermere School

Windermere will undergo limited programmatic alterations within the building footprint to support the change from K-4 with district wide grades 5 & 6 to a K-6 with full district Pre-K. Spaces will be converted to Pre-K, computer labs, administration, misc. student support, and toilet rooms. A new Pre-K play area will be created on the site. No other site work, nor expansion of the building will occur.

Question and Answers

Will the project accommodate Ellington students for the foreseeable future?

Enrollment and capacity studies indicate that our schools should support our projected student population through the year 2021. Members of the Board of Education, as well as members of other town boards and the community, have been engaged in analyzing enrollment and facility needs for the school district for a number of years. The proposed building project is designed to meet the projected enrollment demands in a cost-effective manner.

What would occur if this project is not completed?

If additional classroom space is not constructed, the district would be required to phase in the use of portable classrooms as enrollment dictates. Portable classrooms are not cost effective and experience has shown significant problems related to their use. The town would also need to begin the expensive process of addressing age related issues and programmatic deficiencies within the buildings with the understanding that these upgrades would likely not meet the long term needs for the buildings.

What will the impact on the elementary schools be?

Under the proposed configuration, each of the three elementary schools will serve students in grades K-6 and will operate on a common schedule. Additionally, the preschool program currently housed at Center School will be relocated to Windermere.

Why did the Board of Education recommend a two-story addition to Crystal Lake School?

A two-story addition would preserve some land for a future expansion if needed, while a single story addition would exhaust the available footprint and eliminate any flexibility for future expansion on the property.

Why does the Board of Education recommend that this project be done now?

Enrollment across the Ellington Public Schools increased twenty percent over the last decade and is projected to increase by another twenty percent over the upcoming decade. Quite simply, if we do not act now, we will not have sufficient space for the elementary school population. The growth in student enrollment has already led to significant overcrowding at Windermere School. There are currently 853 students in the school and enrollment continues to grow. Intermediate students have limited access to technology as the computer lab was eliminated to make room for a ninth grade five classroom.

The safety issues created by the current entrance/exit to Crystal Lake School continue to be of significant concern. At Crystal Lake School, the core facilities and systems are aging. The gymnasium floor is cracking, the kitchen has deteriorating asbestos floor tiles, and the heating system is antiquated and inefficient. Art instruction takes place in the cafeteria and cannot be scheduled during lunch periods. Music instruction takes place on the stage in the gym and cannot be scheduled while physical education classes are being held.

Are there any additional benefits to the community as a result of this project?

The project includes the construction of two new game/regulation-sized soccer fields which will be available for use by the Recreation Department. Improvements to the core facility will provide town organizations with needed meeting space. In addition, Crystal Lake School will have improved facilities, such as showers and cot storage, which will allow it to be used as an emergency shelter.

Will technology be addressed?

Technology is essential to effective instruction in the 21st century. The project plan includes technology upgrades in classrooms at Crystal Lake, which can include interactive "Smart" boards, enhanced audio-visual systems, wireless computer capabilities, local and school wide communications, and enhanced internal and external building security. At the current time, Windermere School has a single computer lab for 850 students, severely limiting hands-on access to technology for students. The reduction in enrollment at Windermere will allow a room that is currently a general education classroom to be used as a computer lab.

Will the renovated facilities require additional staffing?

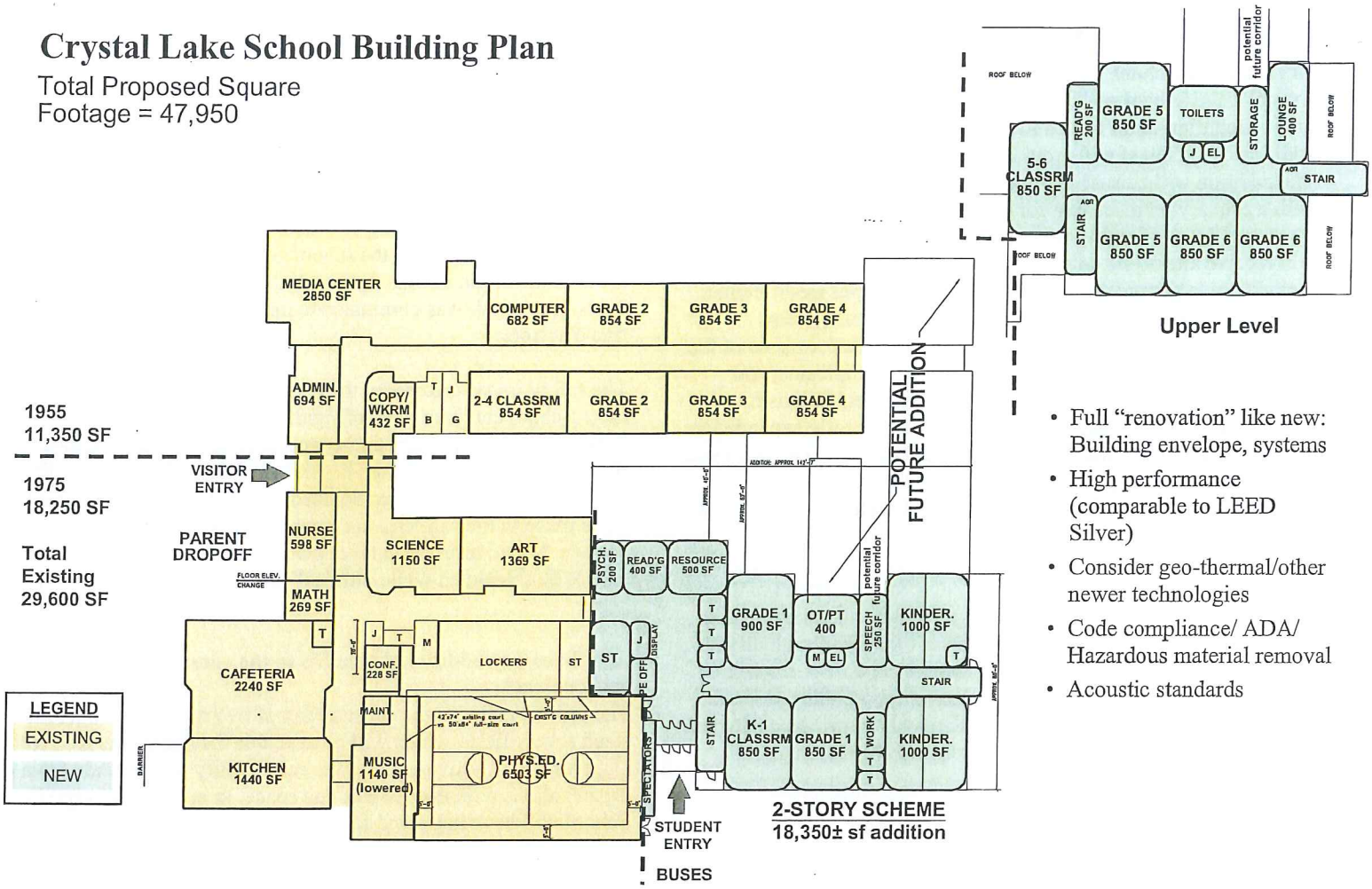
Reconfiguring the elementary schools into three K-6 schools will require two additional teachers, one at grade five and one at grade six. Other staff members may need to be reassigned to reflect the change in configuration. Any additional staffing will be the result of continued growth in enrollment.

How will the project address energy efficiency and concerns regarding green technology?

New State of CT regulations known as "High Performance," comparable to LEED (Leadership in Energy and Environmental Design); "green" technology is a part of any significant renovation or new construction. The focus is on long term efficiency of the building's envelope (roof, walls, windows, doors), fuel consumption, improved interior environment for air quality, acoustical control, use of natural daylight with reduced/improved quality of artificial light. In addition recycling of materials both during construction and after occupancy will help to teach proper stewardship of our built environment and the efficient use of limited resources.

Crystal Lake School Building Plan

Total Proposed Square Footage = 47,950



- Full "renovation" like new: Building envelope, systems
- High performance (comparable to LEED Silver)
- Consider geo-thermal/other newer technologies
- Code compliance/ ADA/ Hazardous material removal
- Acoustic standards

Construction Sequencing Plan

Year	Year 2013				Year 2014												Year 2015								
Month	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9
Crystal Lake School																									
Sequence 1					New Addition							*	K-4 occupancy												
Sequence 2									Summer plus: Roof, Abatement, Systems																
Sequence 3											Summer plus: 1977 Kitchen/Café/Gym													K-6 occupancy	
Sequence 4																	1955 Wing							*	
Close out																	As-builts, punch list, State Audit								
Windermere School																									
Alterations																									

Cost Estimate

Crystal Lake			Windermere		Combined Totals	
Bldg Envelope						
renovate	$	1,770,800	$	-		
new	$	1,659,300	$	-		
Bldg Infrastucture						
renovate	$	1,264,000	$	64,697		
new	$	629,600	$	-		
Site	$	3,398,000	$	214,000		
Renovations	$	3,792,800	$	1,747,618		
Additions	$	1,728,000	$	-		
Total Const	$	14,242,500	$	2,026,315	$	16,268,815
FF&E & Technology	$	1,000,000	$	100,000	$	1,100,000
Soft Costs 20%	$	2,848,500	$	405,263	$	3,253,763
Total Project	**$**	**18,091,000**	**$**	**2,531,578**	**$**	**20,622,578**
Est Reimb. Bldgs	$	9,114,246	$	1,265,789	$	10,380,035
Est Reimb. Site Acquisition	$	162,486			$	162,486
Total Town Cost	**$**	**8,814,268**	**$**	**1,265,789**	**$**	**10,080,057**

Construction

- Construction while occupied
- Schedule incorporated into construction documents
- Separations of students / construction
- Coordinate with officials for egress and safety
- Limited programs "on a cart"?

Probable Costs Info

- Total Project $20.6 million
- Town Cost $10.1 million
- State reimbursement = 50.4%
- State reimbursement for land acquisition = 47.8%
- Contingencies added for design, construction, escalation