

WHEELER ELEMENTARY SCHOOL RENOVATIONS

PLAINVILLE HIGH SCHOOL PARKING LOT / DRAINAGE REPLACEMENT

PLAINVILLE CAPITAL IMPROVEMENT -- SCHOOL BUILDING PROJECTS



View of Proposed Elementary School Main Entry

IMPORTANT DATES

**Superintendent Informational Showcase
@ Plainville High School**

Wednesday
April 19th, 2017
6:00 PM

**Wheeler School Tour / Public Hearing
@ Wheeler Elementary School**

Monday
April 24th, 2017
6:00 PM / 7:00 PM

**PROJECTED REFERENDUM
~ ALL-DAY VOTE ~
@ Plainville Fire Station**

TUESDAY
JUNE 6TH, 2017
6:00 AM - 8:00 PM

LEARN MORE

For more detailed information including an overview of the project, existing conditions at both facilities, floor plans, renderings, answers to frequently asked questions, or to ask a new question, please visit:

WWW.WHEELERSCHOOLPROJECT.ORG

(PTO FACEBOOK PAGE-need name)

or contact:

WHEELER ELEMENTARY SCHOOL

Mr. Andrew Batchelder, Principal

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batcheldera@plainvilleschools.org

SUPERINTENDENT OF SCHOOLS

Dr. Maureen Brummett

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brummettm@plainvilleschools.org

PLAINVILLE TOWN MANAGER

Mr. Robert E. Lee

860.793.0221 Ext. 201

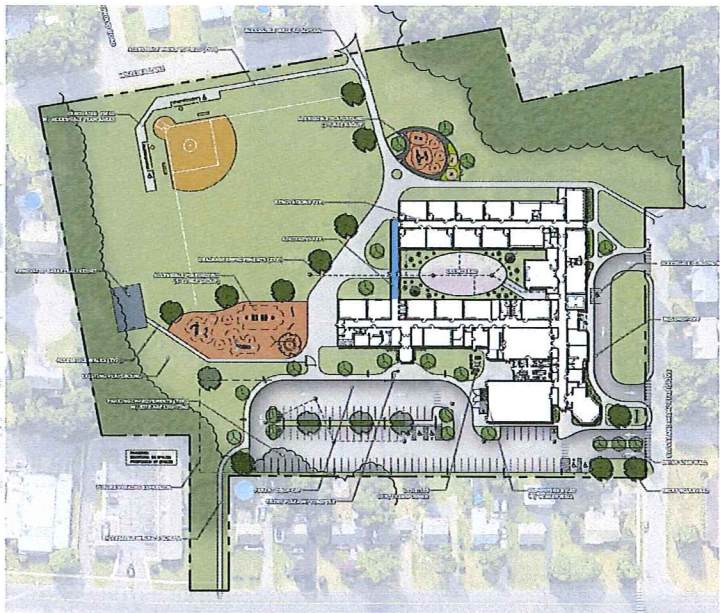
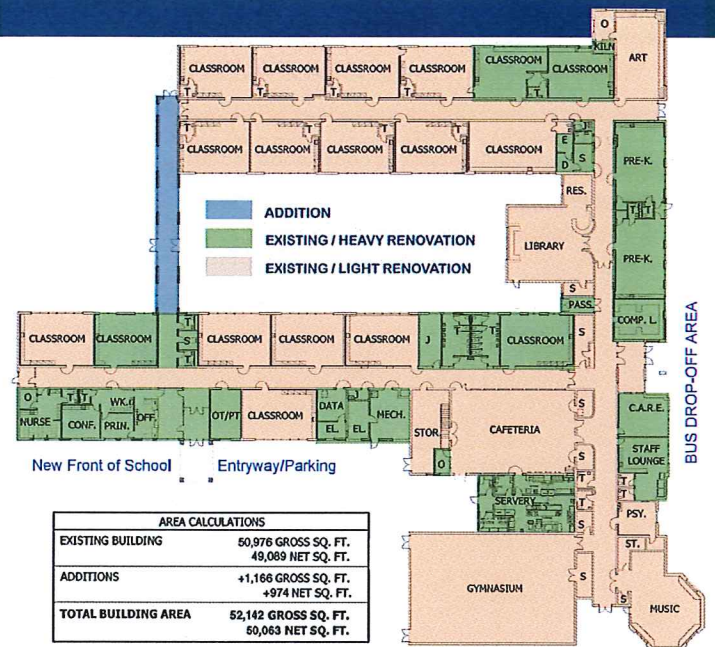
relee@plainville-ct.gov

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Frank T. Wheeler Elementary School

Key Features:

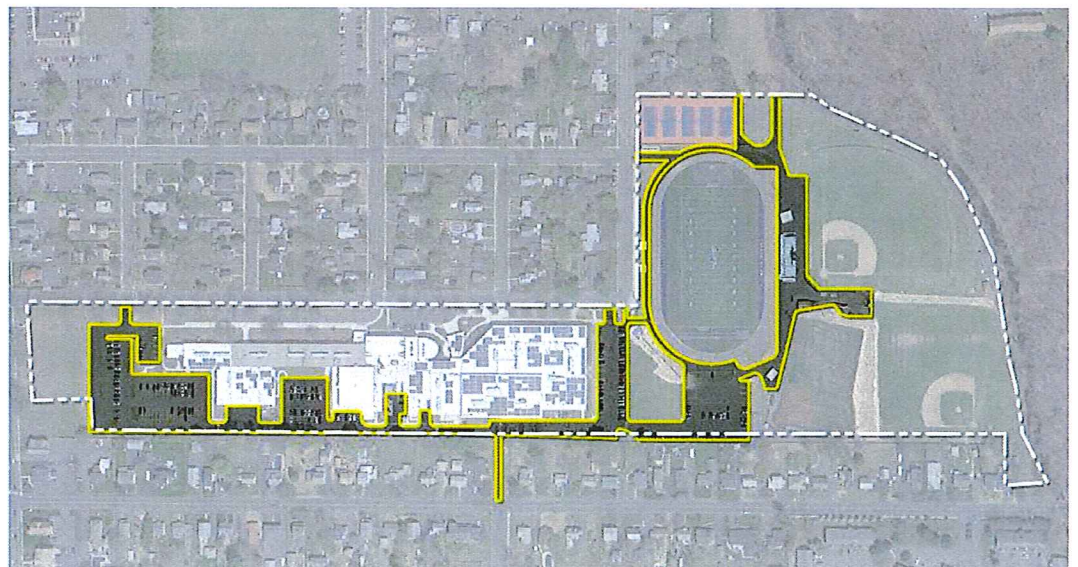
- New secure front entrance
- Relocation of new administrative office and nurse areas
- Addition of an enclosed walkway connecting the administrative wing to the Kindergarten wing
- Renovation of all program spaces
- Replacement of all roofing, mechanical, plumbing and electrical systems
- Addition of air conditioning to the entire school
- Replacement of deteriorated walls, windows and doors
- Code compliance work inside and outside of the school
- Site improvements including new parking lot with additional parking and sub-surface drainage
- Upgraded vehicular and pedestrian circulation to provide a safer drop-off/pick-up area
- ADA compliance on some older playground equipment



Plainville High School

Key Features:

- Paving of parking lots and some walkways
- Drainage replacement
- Tennis court entrance ADA accessibility



PROJECT OVERVIEW: 2-School Project

The proposed building projects include the renovation-as-new of **Wheeler Elementary School** and replacement of the paving at **Plainville High School** including parking lots, some walkways, and drainage. The renovation-as-new of Wheeler School includes code upgrades to meet current local, state, and federal codes including the Americans with Disabilities Act (ADA), upgrades to the mechanical, electrical, and plumbing systems with the addition of air conditioning, relocation of the main office, a single addition in the form of a walkway connecting the administrative wing to the Kindergarten wing, and site improvements including new drop-off locations.

The preferred solutions for both school projects have been approved by the State and is expected to be presented before the Plainville community voters at a referendum in June 2017.

WHY NOW?

Wheeler Elementary School was built in the 1950's with the last addition taken place in 1994. While the addition provided space for the school, infrastructure deficiencies were not addressed as part of the project. Students and staff of Wheeler are subjected to an outdated learning and work environment which is inconsistent with the rest of the Plainville schools. As part of this project, the **Plainville High School** parking lots and drainage will also be replaced. With a 65% state reimbursement rate on eligible reimbursement expenses available until June 30th, 2017, taking advantage of the opportunity now to make these renovations / improvements will save the Town money in the long run and most importantly will ensure a more equitable learning experience for ALL children who live in Plainville. Investing in all of our schools is not only good for the children, but for our community and property values as well, making Plainville a truly desirable place to live and learn!

FREQUENTLY ASKED QUESTIONS

Is there a possibility of building a new Wheeler Elementary School? No. The school is plenty big enough for the amount of students currently attending it. The proposed project features renovations to the existing building, with only a small addition in the form of an enclosed walkway and a corridor connecting each wing of the building for safety. The goal is to upgrade, improve, and replace the structure that is already in place.

Will construction be disruptive to student learning? The construction manager will develop a phasing plan to minimize the disruptiveness of construction, as well as keep students contained in a safe learning environment.

Will portable classrooms be used? No, portable classrooms will not be necessary. We will use existing space at Wheeler to serve as "swing classrooms" to accommodate the construction process while school is in session. Principal Batchelder will work with the construction manager to ensure the least amount of disruption to teaching and learning as possible for the duration of the project.

What is the projected timeline? At this time the actual referendum date has not been set but it is expected to occur in June 2017. When the date is known, this question will be updated accordingly.

How are we paying for this project? School construction projects are funded through the authorization of funds at the local town level and through a grant provided by the Connecticut Department of Administrative Services Office of School Construction Grants and Review. Reimbursement rates for projects are determined based upon the date that funding is locally authorized in an amount deemed sufficient to at least cover the local share of the project. Local share is defined as "total project costs less the state school construction grant". School construction projects are typically for the full amount of project costs but for only the local share.

Will my taxes increase? No, not as a direct result of this project. The Town will see a decrease in debt service due to past projects coming off the list when the Town starts paying for this project.

If the Wheeler Elementary / High School Project is Not Passed

Renovation work on both schools must still be completed.....

- THE 65% STATE REIMBURSEMENT RATE ON ELIGIBLE EXPENSES MAY NOT BE AVAILABLE AFTER JUNE 31ST, 2017
- BUILDING SYSTEMS & SITE CONDITIONS WILL CONTINUE TO DETERIORATE; MAINTENANCE & REPAIRS WILL STILL BE REQUIRED WITH NO GUARANTEE OF STATE REIMBURSEMENT
- BUILDING & SITE WILL REMAIN NON-COMPLIANT WITH ADA ACCESSIBILITY REQUIREMENTS
- CONSTRUCTION COSTS WILL CONTINUE TO INCREASE THE LONGER THE PROJECT IS DELAYED

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PROJECT COSTS

PLAINVILLE HIGH SCHOOL

Site Improvements

\$ 1,741,769

WHEELER ELEMENTARY SCHOOL

Renovate As New (all facilities & systems designed for a 20-year life)

\$23,513,789

Estimated State Reimbursement

- \$12,106,957

Estimated Net Cost to Plainville

\$11,406,832

(assumes SF waiver from State of CT)

(Reimbursement 51.15% of the Total WES Project Cost)

TOTAL ESTIMATED COST: Plainville HS and Wheeler ES

\$25,255,558

TOTAL ESTIMATED NET COST TO PLAINVILLE:

\$13,148,601

Plainville HS and Wheeler ES

NOTE: THESE PROJECTS ALONE WILL NOT INCREASE YOUR TAXES

Town of Plainville ~ DEBT SERVICE

FY	Principal	Interest	Miscellaneous	Xfer to Debt Manage	Total	Annual Change	
						\$	%
2017	3,580,000	957,994	35,000	139,300	4,712,294	-	0.00%
2018	3,585,000	855,325	35,000	236,969	4,712,294	-	0.00%
2019	3,115,000	736,300	35,000	825,994	4,712,294	-	0.00%
2020	3,185,000	617,000	35,000	875,294	4,712,294	-	0.00%
2021	2,700,000	489,100	35,000	1,488,194	4,712,294	-	0.00%

The Town has refinanced all older debt over the last four Fiscal Years (FY), saving over \$1.2M in future debt payments without extending the life of the debt. After FY 2017, the Town has six outstanding bond obligations totaling \$23,440,000, principal and interest, due through FY 2031. Does not include WPCF or short term BAN's.

PROJECTED REFERENDUM: JUNE 6, 2017