

TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN

SPECIAL JOINT MEETING

EAST WINDSOR BOARD OF SELECTMEN  
AND  
EAST WINDSOR BOARD OF EDUCATION

February 8, 2024  
6:00 p.m.

THIS MEETING IS BEING HELD IN-PERSON

East Windsor Middle School Auditorium  
38 Main Street, Broad Brook, CT 06016

AND

REMOTELY via ZOOM  
<https://zoom.us/j/3326833563>  
Meeting ID: 332 683 3563  
Passcode: **townhall**

MEETING MINUTES

\*\*\*\*\*Minutes are not official until approved at a subsequent meeting\*\*\*\*\*

**Board of Selectmen**

Jason E. Bowsza, First Selectman  
Marie DeSousa, Deputy First Selectman  
Alan Baker, Selectman  
Sarah Muska, Selectman  
Keith Yagaloff, Selectman

**Board of Education Administration**

Patrick Tudryn, Ed. D, Superintendent of Schools  
Darryl Rouillard, Assistant Superintendent/Curriculum and Instruction

**Board of Education**

Kate Carey-Tlull, Chair  
Heather Spencer, Vice Chair  
Frances Neill, Secretary  
Noreen Farmer  
Elizabeth LeBorious  
Denise Menard  
Courtney Sevarino

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Kari Betancourt  
Gabriela Resto

**ATTENDANCE:** Board of Selectmen: First Selectman Bowsza hosted the in-person meeting. Deputy First Selectman DeSousa, Selectman Muska, Selectman Baker, Selectman Yagaloff were present in person.

**ABSENT:** All members of the Board of Selectmen were present this evening for the Budget Presentation in person.

**ATTENDANCE:** Board of Education: Patrick Tudryn, Ed. D, Superintendent of Schools; Darryl Rouillard, Assistant Superintendent/Curriculum and Instruction; Board of Education: Kate Carey-Trull, Chair; Heather Spencer, Vice Chair; Frances Neill, Secretary; Noreeen Farmer, Elizabeth LeBorious, Denise Menard, Courtney Sevarino, Kari Betancourt (via Zoom), and Gabriela Resto.

**ABSENT:** All members of the Board of Education were present this evening for the Budget Presentation in person except for Elizabeth LeBorious.

**GUESTS/SPEAKERS in-person:** First Selectman Bowsza hosted the in-person meeting. See participants for the Board of Selectmen and the Board of Education identified above. In addition, the following members of the public spoke: Paul Anderson, Bill Loos, and Patricia Shary.

**GUESTS/SPEAKERS signing in to meeting remotely:** Adam Mehan, Bryan, Marisa Tsaniari, Andrew Masters, Sabo Khalilova, Recording Secretary.

1. **TIME AND PLACE OF MEETING:**

First Selectman Bowsza called the Board of Selectmen/Board of Education Special Joint Meeting to Order at 6:04 p.m. in the East Windsor Middle School Auditorium, 38 Main Street, Broad Brook, CT 06016.

Board of Education Chair Kate Carey-Trull called the February 8, 2024 Board of Education Meeting to order at 6:04 p.m.

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2. **PLEDGE OF ALLEGIANCE:**

First Selectman Bowsza asked Board of Education Member Denise Menard to lead the pledge of allegiance.

3. **ATTENDANCE:**

First Selectman Jason Bowsza suggested to table the discussion of agenda 4 until after the presentation from the Construction Solution Group.

**MOTION:** To **TABLE** agenda item 4 until after the Presentation of School Facilities Study.

**VOTE:** Baker moved/Muska seconded/**DISCUSSION:** None  
In Favor: DeSousa/Baker/Muska/Yagaloff  
(No one opposed/No abstentions)

**MOTION:** To **TABLE** agenda item 4 until after the Presentation of School Facilities Study.

**VOTE:** Menard moved/Farmer seconded/**DISCUSSION:** None  
In Favor: Spencer/Neill/Menard/Sevarino/Resto  
(No one opposed/No abstentions)

**Presentation of Construction Solution Group (CSG) by Jim Juliano and Samantha D'Augustino (Attachment A).**

5. **PUBLIC PARTICIPATION:**

First Selectman Jason Bowsza called for comments from public audience.

Ted Szymanski, 166 Windsorville Road, appreciated the presentation and asked the cost of merging schools if it were a logical option. If a school is renovated what would the actual cost be of operating the facility versus the new construction.

Juliano and D'Augustino, CSG, responded that the renovated building would be as good as a new construction however, identifying the cost of operating the building should be deferred to Facilities Management. They stated that conducting a study would be useful.

Al Raymond, 10 East Drive, asked the timeline of the completion of the project.

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Juliano and D'Augustino, CSG, responded that if the two schools were to be merged, then there would be two options. First option would be doing it incrementally that was to renovate one part of the school while the children attending the other part. The second option would be moving the children into different facility and renovating it. Obviously the first option would be costly as it would require a lot of time while the second option would be affordable as it would be fast and it would take any 7 to 9 months to complete.

Question was brought up about the impact it would have for children coming into the town due to having a new school. As, the discussion involved downsizing the school to fit the size of school age population in the town and then having the new young families moving into the town due to having attractive new school.

Juliano and D'Augustino, CSG: In order to estimate such projection, the Town must conduct a comprehensive demographic study.

The discussion also involved the children coming back to renovated school and whether it would result in not having enough capacity. The slower the construction the high the price. Planning and logistics would involve the estimate of the demographic study.

Nichole DeSousa questioned the square footage of school per student and whether it was significantly high.

Dr. Patrick Tudryn stated that he talked to D'Augustino regarding the square footage of the size per student.

Question: Would the tracking fields be also renovated, and would it be cost effective?

Juliano, CSG, responded that it would be part of the construction if the Town and the Board decide and yes it would be cost effective.

Andrew Masters via Zoom asked about the tracking field renovation and whether it would include a softball field.

Answer: It was not examined while the study was conducted. There had to be an environmental impact study done in lieu of Inland and Wetland.

Rick Laborious, 63 Church Street, stated the growth projection cannot always be accurate. And, it was important to consider it seriously as there could be detrimental impact to the Town.

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Answer: The advice was given to conduct a comprehensive study as most towns have increased in their population.

First Selectman Jason Bowsza asked for public comment three times. No one responded.

4. **DISCUSSION OF SCHOOL FACILITIES STUDY TO INCLUDE  
REPRESENTATIVES FROM CONSTRUCTION SOLUTION GROUP  
(ATTACHMENT A):**

Jim Juliano and Samantha D'Augustino of the CSG, presented their study to the audience and via Zoom.

First Selectman Bowsza called for additional comments from the in-person audience; no one requested to be acknowledged. First Selectman Bowsza then offered the opportunity to comment to the remote audience.

The Board Members discussed an option of appealing to the State Legislators and Representatives to waive the space standards in order to utilize the full available area for construction. They discussed the options that they could explore and address all concerns before embarking on this project as it was a grand scale and needed to be thorough first.

First Selectman Jason Bowsza: How likely are they to grant the space requirement waiver?

Denise Menard, BOE: Would getting that exemption jeopardize the grant?

Juliano, CSG: If renovated as new construction it would incentivize the grant funding opportunity.

Question: Does it involve deconstruction cost?

Question: What is the ratio of student per square foot?

Answer: For high school it is 175 sq per student; it takes into account a cafeteria, gymnasium and classroom.

Dr. Patrick Tudryn: Some schools have a special program and there is a mandated requirement for special education.

Answer: It will be up to the State to make that determination. With National Association of Securities Dealers Automated Quotation System (NASDAQ) there is certain requirement.

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Juliano, CSG: NASDAQ may not necessarily have accurate information about the enrollment. It should be addressed with the demographer to take into account with a magnet school student returning to the local school due to new school.

Denise Menard, BOE, addressed the issue of South Windsor building a brand-new elementary school and had a problem needing more bathroom space. Therefore, they do not need to have that problem.

First Selectman Jason Bowsza: What is a waiver process?

Answer: If Department of Administrative Services denies that then they would have the legislator vouch on their behalf.

Dr. Patrick Tudryn: Family Resource Center program is not accounted in the calculation of the space. They take up two rooms.

Gabriela Resto, BOE: For the miscellaneous upgrades what if we were to go after those grants, what is the timeline of getting into them?

Answer from the CSG: The project involves starting from the beginning to getting it done to the completion means you have to apply in October to complete it in about 10 months. And, the project involves roof installation, drywall, floor and etc. For instance, the windows are better to accomplish when the children are not at school. We can put one grant application for all them or individually for each part of the project. All in all, 9 to 10 month would be the average timeline.

D'Augustino, CSG: HVAC grant is new they open in August and close in December.

Joseph Sauerhoefer, DPW, reminded that some abatements had to be taken care of. Asbestos removal requires kids not to be at school. They should aim for either summer or April break. That does impact the time frame for miscellaneous improvements.

Noreen Farmer: As far as roof reimbursement goes, we all know that the high school roof needs to be repaired. If we are to go and do the process for roof replacement and get the reimbursement, what would it entail?

High School: Option 1. Based on renovating as new, how long would that process take from applying and completing the project?

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Answer: 18 to 24 months of construction. Move middle schoolers into High school and renovate Middle school.

Option 2. with renovate as new, what will it look like? Would everything be brand new?

Answer from CSG: We would basically have architects enhance the building. Interior looks brand new and the outside would look fresh. Inside would be gutted to the exterior wall. For instance, their recent project renovation took 16-months and the building was 3 levels.

Frances Neill, BOE Secretary: Knowing how classrooms function with the middle school and students, I cannot see how the small space can accommodate them?

Answer from the CSG: It must be evaluated and assessed.

Selectman Alan Baker: We did not talk about the parking lot yet. Did you look at parking for staff and students? This is great for conversation purposes. And if we came back to discuss and had options what would the cost be?

Answer from the CSG: It could be done by more in-depth study. And, depends on the firm you get. We always go for conceptual design and estimate footprint and what objectives there would be. We would look at how much space you have and if additional space is needed, also we look at the site for parent drop off and busing, parking also be considered. Anywhere from \$3,500 to \$11,000 dollars.

Joseph Sauerhoefer, DPW: We have already done some studies, and we can add to it. Now, we are looking for directions and choose some scenarios to do the growth and demographic study.

Jim Juliano, CSG: We would look into conceptual design study-floor plan, site plan and would have educated guesses to price out based on the options we choose. The first step would be to get a more comprehensive enrollment projection to get the student size and space.

Selectman Keith Yagaloff: Our schools were built in the 1960's so they are 70 years old. The other issue is that the standards have changed for educational specifications and to renovate an old building for current modern specifics could be very costly. What is the cost then?

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Answer from the CSG: In order to renovate as new, the architect must study the foundation and the structure per renovation status and submit it to the State. And it had to be addressed. And in some cases, it is less expensive to build a new school rather than renovate the old building. Most buildings built in 1960s have been generally in good shape.

Selectman Keith Yagaloff: This community has to decide what amount of money should it spend on building as new or renovating as new "sticker shock"

Answer from the CSG: If building a new school, then you have to account for the land space and where you build it and how much it would cost the town.

Dr. Patrick Tudryn: My understanding was that it was really an initial meeting and now we have a lot of information to digest and process. And it would be useful to post the information online for the constituents to see and there would be multiple discussions before we embark on this project.

Selectman Marie DeSousa: I would like two schools to be renovated.

Noreen Farmer, BOE, agrees with Dr. Patrick Tudryn. She believes that they must discuss this plan as it involves a lot more than they thought. They have a lot to absorb. Personally, their board should come up with a plan purposefully moving towards the progress. And, the cost of building are going to continue increase. We must embrace it and move towards it.

First Selectman Jason Bowsza: I would be comfortable authorizing CSG to move forward with conducting a comprehensive demographic study.

Joseph Sauerhoefer, DPW: We have money in engineering that we could put towards it.

Kate Carey-Trull, Chair of BOE: We would like to discuss it first.

Selectman Keith Yagaloff: On the issue of next steps, I would rather send it to Superintendent to discuss with BOE and staff and then decide what kind of study should be done. And, I would rather BOE pay for it.

Joseph Sauerhoefer, DPW: I would ask Mr. Jim Juliano to do an update cost proposal on conducting a comprehensive demographic study.



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Noreen Farmer, BOE: Logistical question—if we are to move forward then we should have the BOE Facilities Management group work together.

First Selectman Jason Bowsza confirmed as yes.

Hearing no further requests for anyone in attendance, either in-person or remotely, to speak First Selectman Bowsza called for a motion to adjourn the Board of Selectmen portion of the Special Joint Meeting.

6. ADJOURNMENT:

**MOTION:** To **ADJOURN** Board of Selectmen and Board Education Special Joint Meeting.

**VOTE:** Muska moved/Baker seconded/DISCUSSION: None  
In Favor: DeSousa/Baker/Muska/Yagaloff  
(No one opposed/No abstentions)

**MOTION:** To **ADJOURN** Board of Selectmen and Board Education Special Joint Meeting.

**VOTE:** Farmer moved/Neill seconded/DISCUSSION: None  
In Favor: Unanimous

The Board of Selectmen/Board of Education Special Joint Meeting was adjourned at 7:54 p.m.

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Respectfully submitted,

Sabohat Khalilova, Recording Secretary, East Windsor Board of Selectmen



Town of East Windsor &  
Windsor Public Schools

# School Facility Study and Assessment

Board of Selectmen & Board of  
Special Meeting

February 8, 2024



# Outline

Introduction

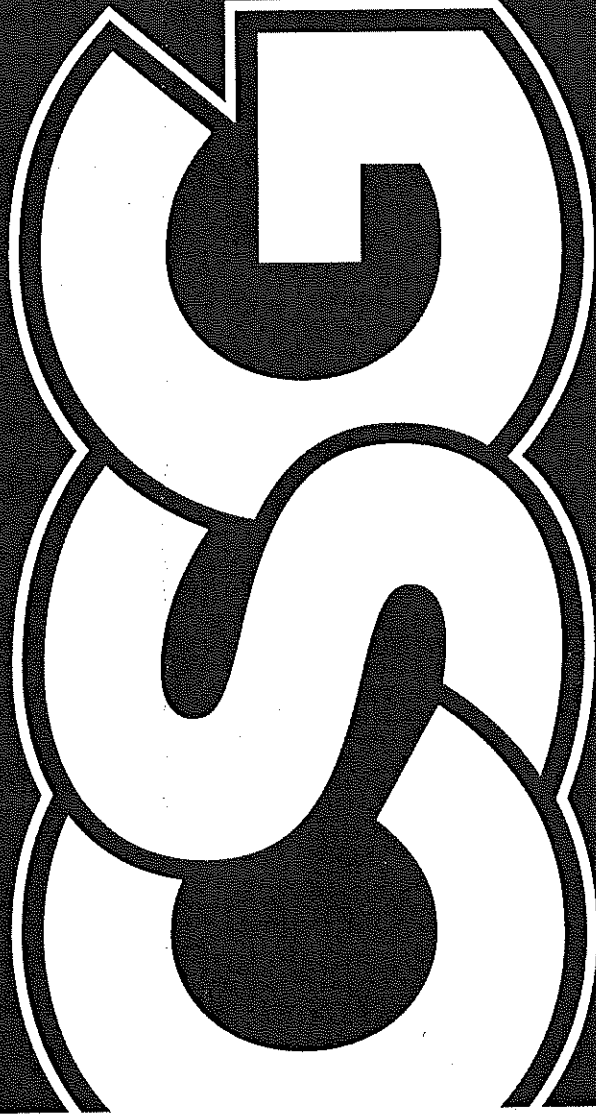
Facility Overview and History

Facility Concerns

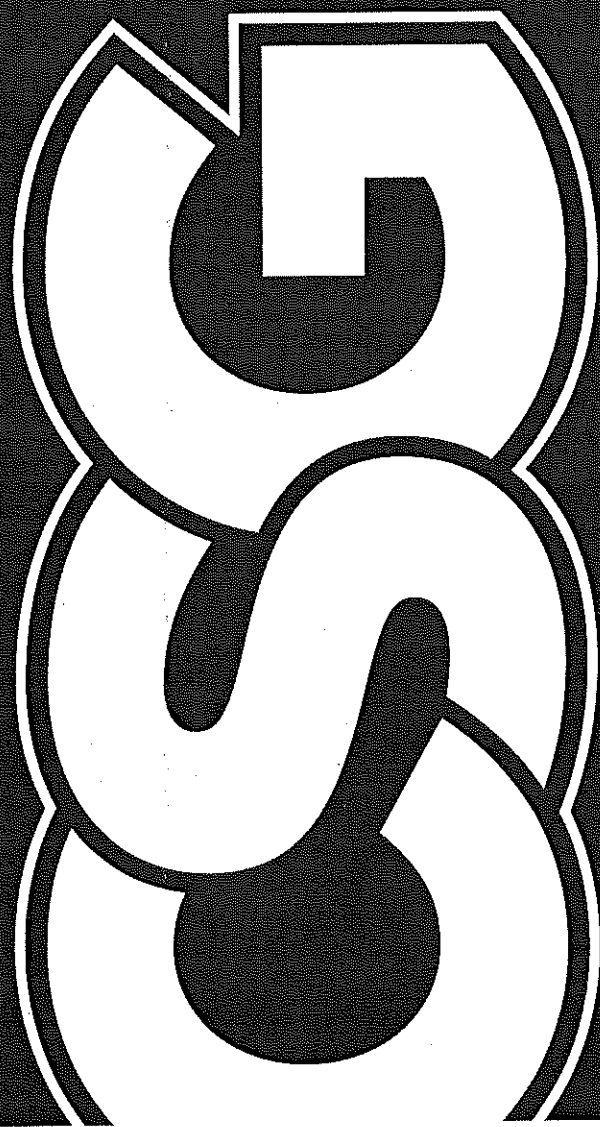
Enrollment vs. Building Size

Cost Estimates & Comparison

Questions







# Introduction

# Project Background & Context

- **Original Project Intent**

- Procure architect for development of district-wide Master Plan and design services for implementation of plan recommendations

QA+M – hired in Spring 2023

- Submit an HVAC Grant Application for each school

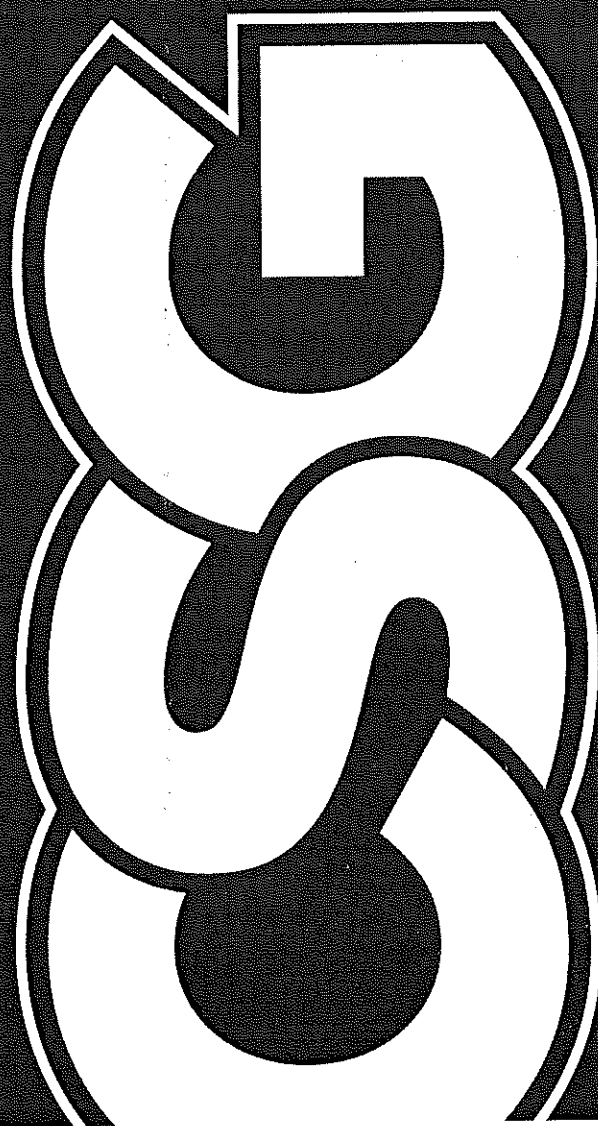
- **Master Plan identified that all three schools had multiple inefficiencies that would affect the State's approval of a new HVAC System**

- Inadequate building envelope conditions
- Windows past their useful life
- Poor roof conditions

- **Current Recommendation**

- Explore new construction or renovate as new to approach projects more holistically

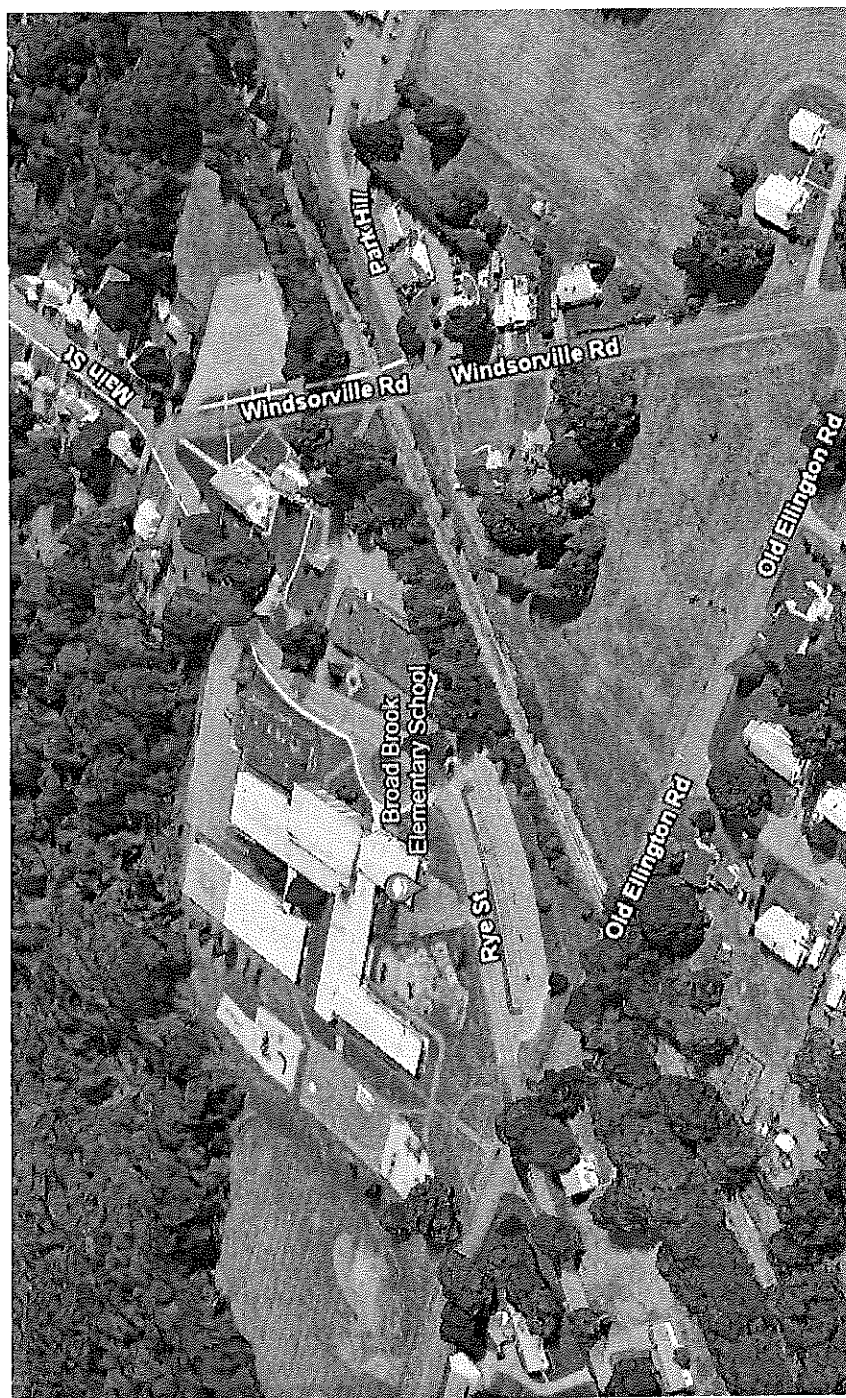




# Facility Overview and History



# Broad Brook Elementary School



Location	14 Rye Street,
Grades	Pre-K to 4
Current Enrollment	381
Originally Constructed	1952
Current Building Area	69,078 SF
Site Area	14 Acres
Additions & Renovations	1959, 1986, 2000

Note: CSG provides services to the community on a square foot basis.



# East Windsor Middle School



Location	38 Main Street
Grades	5 to 8
Current Enrollment	350
Originally Constructed	1966
Current Building Area	83,035 GSF
Site Area	46 Acres
Additions & Renovations	None



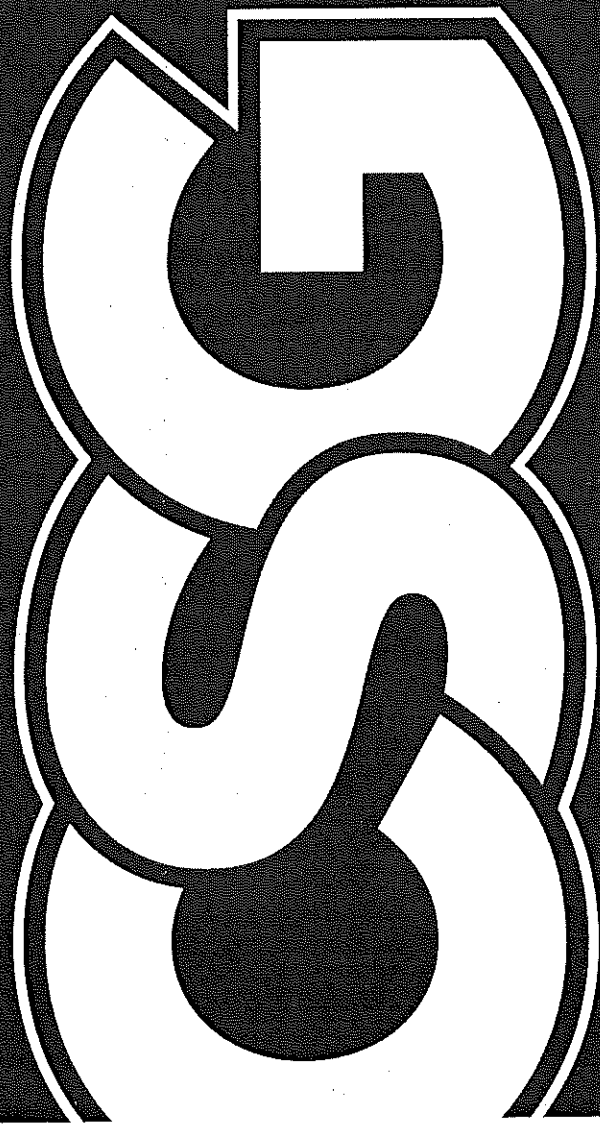


# East Windsor High School



Location	76 South Main
Grades	9 to 12
Current Enrollment	350
Originally Constructed	1953
Current Building Area	123,244 GSF
Site Area	39 Acres
Additions & Renovations	1976 and 1996





Facility Conce

# Broad Brook Elementary School

Building Exterior & Building Envelope	Building Interior	MEP	HazMat
<p><b>Roofing:</b> The A &amp; E Wings that were apart of the additions have roofing completed in 2017. The remainder of the school roofing should be replaced.</p> <p><b>Window Replacement:</b> Multiple window systems installed throughout school. The windows should be made uniform to meet energy and security requirements.</p> <p><b>Exterior Masonry Walls:</b> The exterior walls have major structural issues that need to be addressed and expansion joints should be installed throughout the building's exterior.</p> <p><b>Site:</b> There needs to be accessible pathways installed to access the outdoor fields.</p>	<p><b>Gymnasium Floor:</b> The flooring has significant damage including the separation of wood planks and repair work that is deteriorating.</p> <p><b>Millwork:</b> The millwork throughout the classrooms needs to be replaced to be made ADA compliant.</p> <p><b>ADA Accessibility:</b> There are various locations throughout the building including bathrooms that are not ADA accessible and do not meet code.</p> <p><b>Doors &amp; Hardware:</b> There are varying systems installed throughout the building. These should be upgraded to one system to address security concerns.</p>	<p><b>Heating System:</b> The current system is a combination of baseboard radiation and unit ventilators. The unit ventilators are past their useful life and need to be replaced.</p> <p><b>Air Conditioning:</b> The recent addition has rooftop units that are about 10 years old, but majority of the building still uses window units. The AC system should be upgraded to provide one system throughout the building.</p> <p><b>Electrical:</b> Most of the panelboards throughout the school are from the original construction of the building and are past their useful life. The panelboards should be replaced.</p> <p><b>Fire Protection:</b> A sprinkler system should be installed, and a full code analysis needs to be performed to determine the fire/smoke ratings throughout the building.</p>	<p><b>HazMat Study:</b> There has not been done throughout the school. The study should be performed to determine if there are any hazardous materials to take place.</p> <p><b>Ceiling Tiles:</b> There appears to be some ceiling tiles falling in the gym and the other areas of the school. The tiles should be tested, abated, and replaced.</p>



NOTE: The above items are not a comprehensive or detailed list of inadequacies throughout the school. The report prepared by QA+M goes into further detail and expands on other issues within the building.



# East Windsor Middle School

Building Exterior & Building Envelope	Building Interior	MEP	HazMat
<p><b>Roofing:</b> A complete roof replacement needs to be completed.</p> <p><b>Window Replacement:</b> The windows should be replaced to meet energy and security requirements.</p> <p><b>Exterior Foundation Walls:</b> There is mortar deterioration and moisture problems at multiple locations that needs to be addressed. The masonry expansion joints need to be replaced or installed where they do not exist.</p> <p><b>Site:</b> There are multiple entrances and exits throughout the building that need to be made ADA accessible.</p>	<p><b>Interior Walls:</b> There are operable divider walls used in the academic wings of the building that need to be replaced since they are past their useful life.</p> <p><b>Millwork:</b> The millwork in the science labs needs to be replaced since it is past its useful life and is not ADA compliant. The millwork in other areas throughout the building needs to be made ADA accessible.</p> <p><b>ADA Accessibility:</b> There are various locations throughout the building including bathrooms that are not ADA accessible and do not meet code.</p> <p><b>Doors &amp; Hardware:</b> There are varying systems installed throughout the building. These should be upgraded to one system to address security concerns. Many doors have large windows that don't meet the current security needs of today.</p>	<p><b>Heating System:</b> The heating system consists of both baseboard radiation and unit ventilators that are past their useful life and need to be replaced.</p> <p><b>Air Conditioning:</b> There are both rooftop units and window units utilized for air conditioning throughout the building. Most of the rooftop units are past their useful life and should be replaced.</p> <p><b>Electrical:</b> Most of the panelboards throughout the school are from the original construction of the building and should be replaced.</p> <p><b>Fire Protection:</b> A sprinkler system should be installed, and a full code analysis needs to be performed to determine the fire/smoke ratings throughout the building. Smoke and heat detectors should be installed.</p> <p><b>Emergency Lighting:</b> This should be installed throughout the building.</p>	<p><b>HazMat Study a</b> There has not been done throughout the performed to determine to take place.</p> <p>There appears to be adhesives that are should be tested a</p>



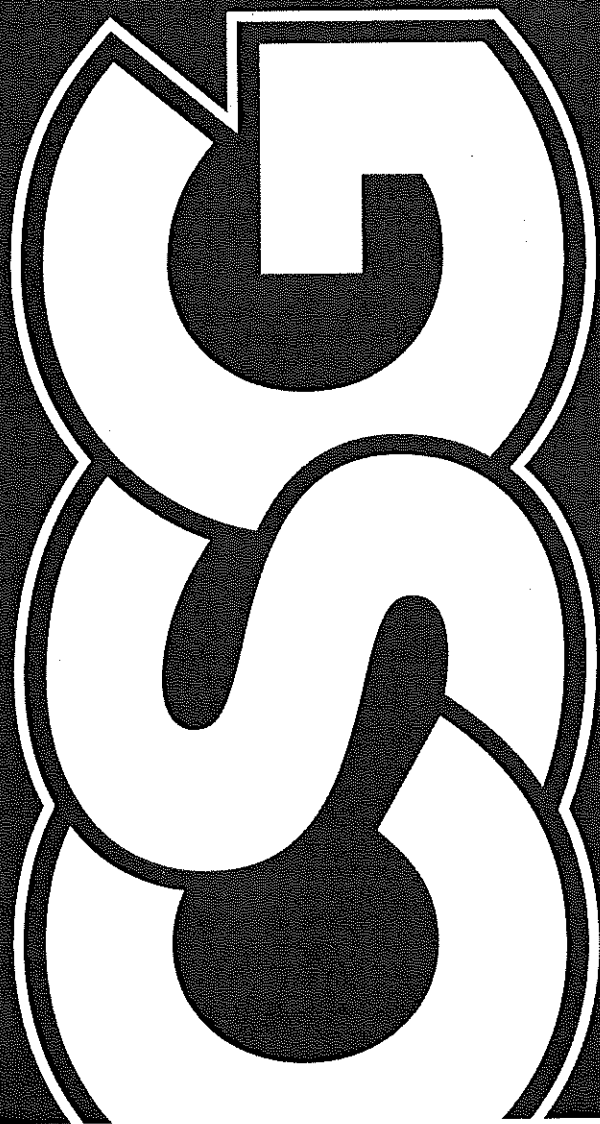
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# East Windsor High School

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**Enrollment vs  
Building Size**

# Enrollment Projections

Enrollment Projections By Grade\*

Birth Year	Births*	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12
2018	102	2023-24	79	87	82	72	74	86	67	82	81	70	72	62	65	57	0	957
2019	108	2024-25	79	85	80	84	70	75	83	65	82	83	63	64	61	70	0	965
2020	106	2025-26	80	83	78	81	81	71	73	80	65	84	75	56	63	65	0	955
2021	105	(prov.)	80	82	77	79	79	82	69	71	80	67	76	57	55	67	0	951
2022	106	(prov.)	80	83	76	78	77	80	67	67	71	82	60	58	66	59	0	947
2023	105	(est.)	81	83	77	77	76	78	77	77	67	73	74	53	67	71	0	951
2024	106	(est.)	81	83	77	78	75	77	76	75	77	69	66	66	52	72	0	943
2025	106	(est.)	81	83	77	78	76	76	75	73	75	79	62	59	65	56	0	934
2026	106	(est.)	82	83	77	78	76	77	74	73	73	77	71	55	58	70	0	942
2027	106	(est.)	82	83	77	78	76	77	75	72	73	75	69	63	54	62	0	934
2028	106	(est.)	82	83	77	78	76	77	75	73	72	75	68	61	62	58	0	935

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

\*Birth data provided by Public Health Vital Records Departments in each state.

Based on an estimate of births

Based on children already born

Based on students already enrolled

\*\* < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*									
School Year	PK-4	K-4	PK-8	K-8	5-8	6-8	7-8	5-12	9-12
2023-24	480	401	780	701	300	233	151	556	256
2024-25	473	394	786	707	313	230	165	571	258
2025-26	474	394	776	696	302	229	149	561	254
2026-27	479	399	766	686	287	218	147	552	265
2027-28	474	394	774	694	300	220	153	553	253
2028-29	472	391	767	686	295	217	140	560	265
2029-30	471	390	768	687	297	221	146	553	256
2030-31	471	390	773	692	302	227	154	544	242
2031-32	473	391	770	688	297	223	150	551	254
2032-33	473	391	768	686	295	220	148	543	248
2033-34	473	391	768	686	295	220	147	542	249

\*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

NOTE: District enrolled in NESDEC and obtained Enrollment Projections



Projected Percentage Changes			
School Year	K-12	Diff.	%
2023-24	957	0	0.0%
2024-25	965	8	0.8%
2025-26	955	-10	-1.0%
2026-27	951	-4	-0.4%
2027-28	947	-4	-0.4%
2028-29	951	4	0.4%
2029-30	943	-8	-0.8%
2030-31	934	-9	-1.0%
2031-32	942	8	0.9%
2032-33	934	-8	-0.8%
2033-34	935	1	0.1%
Change	-22		-2.3%



# Existing Building Size: SF Overage

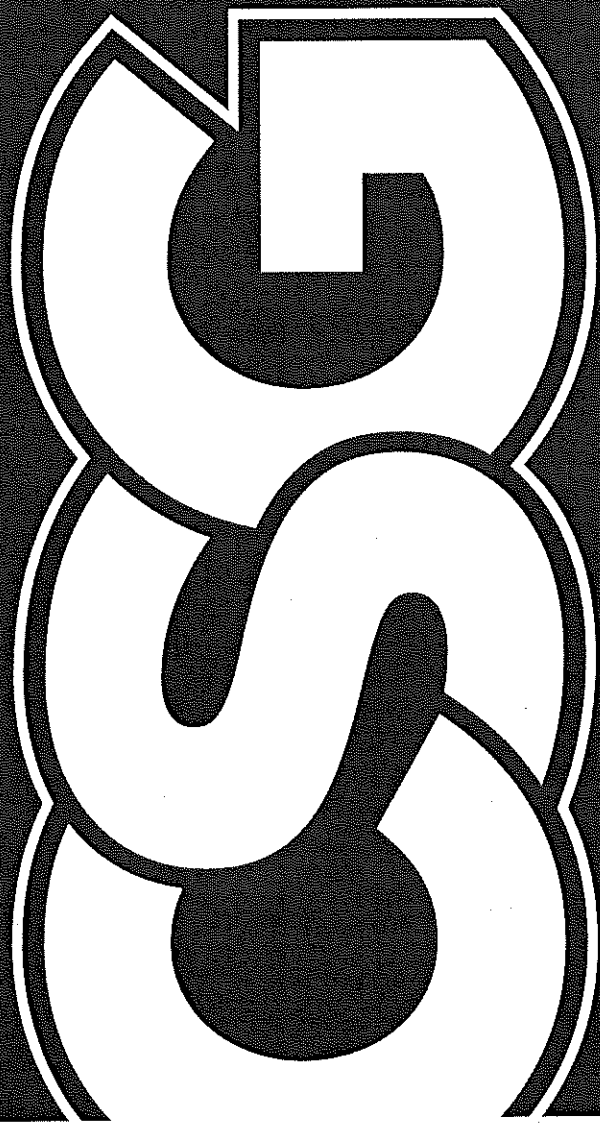
School	Grade	Current Enrollment	Current Size (GSF)	Corrected (G)
BBES	Pre-K to 4	480	69,078	67,
EWMS	5 to 8	300	83,035	52,
EWHS	9 to 12	256	123,244	44,

Currently, all three schools are **too large** for the current enrollment

- The correct size for each school is calculated based on the current enrollment a Space Standards Worksheet
  - The CT State Space Standards is a required form when districts want to receive their Office of Grants Administration (OGA) to assist in funding for their school projects
- If a school is designed to be larger than what the Space Standards calculate, then
  - OGA may lower/adjust the District's reimbursement rate
  - The District may utilize Special Legislation to obtain a space waiver via their local







Cost Estimate  
Comparisons

# Option A – Renovate as New

## RIGHT SIZING THE BUILDINGS

School	Grade	Projected Enrollment	Current Size (GSF)	New (G)
BBES	Pre-K to 4	479	69,078	67,
EWMS	5 to 8	313	83,035	54,
EWHS	9 to 12	265	123,244	46,

- Assumptions:

- Right sizing the buildings
- Projected enrollment:

Highest enrollment in the next 10 years based on NESDEC Report (not including the current 23-24 school year)

- New size:

Calculated based on Projected Enrollment utilizing CT Space Standards Worksheet

- All three buildings will be Renovated as New and adjusted to the correct size based on Projected Enrollment and the new Space Standards Worksheet



# Option A – Renovate as New

## RIGHT SIZING THE BUILDINGS

	BBES		EWMS		EWHS	
Construction Cost per SF	\$475	\$31,853,500.00	\$435	\$23,827,125.00	\$410	\$19,013,750.00
Site Development (LS)		\$3,000,000.00		\$4,000,000.00		\$5,000,000.00
Soft Costs (LS)		\$5,925,095.00		\$4,730,611.25		\$4,082,337.50
Subtotal		\$40,778,595.00		\$32,557,736.25		\$28,096,087.50
Owner Contingency (LS)		\$2,038,929.75		\$1,627,886.81		\$1,404,804.38
Subtotal		\$42,817,524.75		\$34,185,623.06		\$29,500,891.88
Escalation (LS)		\$5,493,782.94		\$4,386,250.58		\$3,785,167.34
<b>Total</b>		<b>\$48,311,307.69</b>		<b>\$38,571,873.64</b>		<b>\$33,286,059.22</b>
Est. Reimbursement at 63.21%		\$30,537,577.59		\$24,381,281.33		\$21,040,118.03
Est. Town Share		\$17,773,730.10		\$14,190,592.31		\$12,245,941.19
<b>Total</b>						
					<b>\$120,169,240.55</b>	<b>Est. Tot</b>
					<b>\$75,958,976.95</b>	<b>Est. Tot</b>
					<b>\$44,210,263.60</b>	<b>Est. Tot</b>

### NOTE:

- Construction Cost per SF based on estimated values due to current market conditions. All numbers are estimated, they are not final costs.
- Escalation costs are calculated for a 3-year period.



# Option B – Renovate as New

## COMBINING EWMS & EWSHS UTILIZING EWMS AND MOVING 5TH GRADE TO BBES

School	Grade	Projected Enrollment	Current Size (GSF)	New (G)
BBES	Pre-K to 5	577	69,078	67,
EWMS	6 to 8			
EWSHS	9 to 12	495	83,035	59,

- Assumptions:

- Combine EWMS and EWSHS into one building utilizing the current EWMS

Grade 5 would move to BBES

EWMS will be decommissioned and no longer utilized in this capacity

- Projected Enrollment:

Highest enrollment in the next 10 years based on NESDEC Report (not including the current 23-24 school year)

- New Size:

Calculated based on Projected Enrollment utilizing CT Space Standards Worksheet

- Both buildings will be Renovated as New and adjusted to the correct size based on Projected Enrollment, the new size based on Standards Worksheet, and moving of grade levels





# Option B – Renovate as New

## COMBINING EWMS & EWHs UTILIZING EWMS AND MOVING 5TH GRADE TO BBES

	BBES		EWMS & EWHs	
Construction Cost per SF	\$475	\$31,975,575.00	\$435	\$25,839,000.00
Site Development (LS)		\$3,000,000.00		\$7,000,000.00
Soft Costs (LS)		\$5,945,847.75		\$5,582,630.00
Subtotal		\$40,921,422.75		\$38,421,630.00
Owner Contingency (LS)		\$2,046,071.14		\$1,921,081.50
Subtotal		\$42,967,493.89		\$40,342,711.50
Escalation (LS)		\$5,513,025.01		\$5,176,247.38
<b>Total</b>		<b>\$48,480,518.90</b>		<b>\$45,518,958.88</b>
Est. Reimbursement at 63.21%		\$30,644,535.99		\$28,772,533.90
Est. Town Share		\$17,835,982.90		\$16,746,424.97
			<b>TOTAL</b>	
			<b>\$93,999,477.77</b>	<b>Est. Total Project Costs</b>
			<b>\$59,417,069.90</b>	<b>Est. Total Reimbursement</b>
			<b>\$34,582,407.87</b>	<b>Est. Total Town Share</b>

### NOTE:

- Construction Cost per SF based on estimated values due to current market conditions. All numbers are estimated, they are not final costs.
- Escalation costs are calculated for a 3-year period.



# Option C – Renovate as New

## CURRENT ENROLLMENT & CURRENT BUILDING SIZE

School		Grade	Current Enrollment	Current Size (GSF)
BBES	Broad Brook Elementary School	Pre-K to 4	480	69,078
EWMS	East Windsor Middle School	5 to 8	300	83,035
EWHS	East Windsor High School	9 to 12	256	123,244

- Assumptions:

- Current Enrollment (23-24 school year)
- Current Size

Utilizes current building sizes – State OGA may not accept these sizes due to them exceeding the requirements based on the District's current enrollment and the building sizes calculated utilizing the CT Space Standards Worksheet

- All buildings will be Renovated as New



# Option C – Renovate as New

## CURRENT ENROLLMENT & CURRENT BUILDING SIZE

	BBES		EWMS		EWHHS	
Construction Cost per SF	\$475	\$32,812,050.00	\$435	\$36,120,225.00	\$410	\$50,530,040
Site Development (LS)		\$5,000,000.00		\$5,000,000.00		\$12,000,000.00
Soft Costs (LS)		\$6,428,048.50		\$6,990,438.25		\$10,630,106.80
Subtotal		\$44,240,098.50		\$48,110,663.25		\$73,160,146.80
Owner Contingency (LS)		\$2,212,004.93		\$2,405,533.16		\$3,658,007.34
Subtotal		\$46,452,103.43		\$50,516,196.41		\$76,818,154.14
Escalation (LS)		\$5,960,124.38		\$6,481,575.47		\$9,856,297.56
<b>Total</b>		<b>\$52,412,227.81</b>		<b>\$56,997,771.88</b>		<b>\$86,674,451.70</b>
Est. Reimbursement		\$32,228,639.47		\$22,780,688.78		\$19,915,045.75
Est. Town Share		\$20,183,588.33		\$34,217,083.10		\$66,759,405.94
<b>TOTAL</b>						
					<b>\$196,084,451.38</b>	<b>Est. Tot</b>
					<b>\$74,924,374.01</b>	<b>Est. Tot</b>
					<b>\$121,160,077.37</b>	<b>Est. Tot</b>

### NOTE:

- Reimbursement Rate for RNV = 63.21% - Due to the larger SF area for each building, the Reimbursement Rate was adjusted based on the State Space Standards Worksheet
  - BBES = Adjusted Reimbursement Rate = **61.49%**
  - EWMS = Adjusted Reimbursement Rate = **39.97%**
  - EWHHS = Adjusted Reimbursement Rate = **22.98%**
- Construction Cost per SF based on estimated values due to current market conditions. All numbers are estimated, they are not final costs.
- Escalation costs are calculated for a 3-year period.



# Option D – Renovate as New

## COMBINING EWMS & EWHS UTILIZING EWHS AND MOVING 5TH GRADE TO BBES

School	Grade	Projected Enrollment	Current Size (GSF)	New (G)
BBES	Pre-K to 5	577	69,078	67,
EWMS	6 to 8			
EWHS	9 to 12	495	123,244	59,

- Assumptions:

- Combine EWMS and EWHS into one building utilizing the current EWHS

Grade 5 would move to BBES

EWMS will be decommissioned and no longer utilized in this capacity

- Projected Enrollment:

Highest enrollment in the next 10 years based on NESDEC Report (not including the current 23-24 school year)

- New Size:

Calculated based on Projected Enrollment utilizing CT Space Standards Worksheet

- Both buildings will be Renovated as New and adjusted to the correct size based on Projected Enrollment, the new size based on Standards Worksheet, and moving of grade levels





# Option D – Renovate as New

## COMBINING EWMS & EWHS UTILIZING EWHS AND MOVING 5TH GRADE TO BBES

	BBES		EWMS & EWHS	
Construction Cost per SF	\$475	\$31,975,575.00	\$435	\$24,354,000.00
Site Development (LS)		\$3,000,000.00		\$4,000,000.00
Soft Costs (LS)		\$5,945,847.75		\$4,820,180.00
Subtotal		\$40,921,422.75		\$33,174,180.00
Owner Contingency (LS)		\$2,046,071.14		\$1,658,709.00
Subtotal		\$42,967,493.89		\$34,832,889.00
Escalation (LS)		\$5,513,025.01		\$4,703,372.38
<b>Total</b>		<b>\$48,480,518.90</b>		<b>\$41,360,583.88</b>
Est. Reimbursement at 63.21%		\$30,644,535.99		\$26,144,025.07
Est. Town Share		\$17,835,982.90		\$15,216,558.81
		<b>TOTAL</b>		
		\$89,841,102.77	Est. Total Project Costs	
		\$56,788,561.06	Est. Total Reimbursement	
		\$33,052,541.71	Est. Total Town Share	

### NOTE:

- Construction Cost per SF based on estimated values due to current market conditions. All numbers are estimated, they are not final costs.
- Escalation costs are calculated for a 3-year period.



# Option E – New Construction

## RIGHT SIZING THE BUILDINGS BASED ON ENROLLMENT PROJECTIONS IN OPTION A

School	Grade	Projected Enrollment	Current Size (GSF)	New (G)
BBES	Broad Brook Elementary School	479	69,078	67,
EWMS	East Windsor Middle School	313	83,035	54,
EWHS	East Windsor High School	265	123,244	46,

- Assumptions:

- Right sizing the buildings
- Projected enrollment:

Highest enrollment in the next 10 years based on NESDEC Report (not including the current 23-24 school year)

- New size:

Calculated based on Projected Enrollment utilizing CT Space Standards Worksheet

- All three buildings will be New Construction and built to the correct size based on Projected Enrollment and the new size Standards Worksheet



# Option E – New Construction

## RIGHT SIZING THE BUILDINGS BASED ON ENROLLMENT PROJECTIONS IN OPTION A

	BBES		EWMS		EWHHS	
Construction Cost per SF	\$540	\$36,212,400.00	\$520	\$28,483,000.00	\$550	\$25,506,250
Site Development (LS)		\$5,000,000.00		\$5,000,000.00		\$12,000,000.00
Soft Costs (LS)		\$7,006,108.00		\$5,692,110.00		\$6,376,062.50
Subtotal		\$48,218,508.00		\$39,175,110.00		\$43,882,312.50
Owner Contingency (LS)		\$2,410,925.40		\$1,958,755.50		\$2,194,115.63
Subtotal		\$50,629,433.40		\$41,133,865.50		\$46,076,428.13
Escalation (LS)		\$6,496,104.55		\$5,277,757.88		\$5,911,922.66
<b>Total</b>		<b>\$57,125,537.95</b>		<b>\$46,411,623.38</b>		<b>\$51,988,350.78</b>
Est. Reimbursement at 53.21%		\$30,396,498.74		\$24,695,624.80		\$27,663,001.45
Est. Town Share		\$26,729,039.21		\$21,715,998.58		\$24,325,349.33
			<b>TOTAL</b>		<b>\$155,525,512.11</b>	<b>Est. Total</b>
					<b>\$82,755,124.99</b>	<b>Est. Total</b>
					<b>\$72,770,387.11</b>	<b>Est. Total</b>

### NOTE:

- Reimbursement is lower for New Construction. Utilizes building sizes based on Enrollment Projections in Option A. Construction Cost per SF based on estimated values due to current market conditions. All numbers are estimated, they are not final costs.
- Escalation costs are calculated for a 3-year period.



# Option F – Miscellaneous Upgrades

## HVAC UPGRADES, ELECTRICAL UPGRADES, ROOF REPLACEMENT, & WINDOW REPLACEMENT

School	Miscellaneous Upgrades	Est. State Reimbursement
BBES Broad Brook Elementary School	\$32,144,284.43	\$18,129,142.04
EWMS East Windsor Middle School	\$31,872,119.92	\$17,772,181.83
EWHS East Windsor High School	\$55,769,104.40	\$32,344,711.51
<b>Total</b>	<b>\$119,785,508.75</b>	<b>\$68,246,035.38</b>

### • Assumptions:

- Utilizes current building areas for each school which are considered as oversized for the current enrollment

Allows for temporary fixes to the current building issues but still leaves other items that could cause potential issues later

Does not address all issues in QA+M's report – only includes window replacement, HVAC upgrades, electrical upgrades and roof replac

- Reimbursement Rate for Miscellaneous Upgrades = 63.21%

Electrical upgrades are not considered reimbursable by the state

- Costs above are **estimates**, they are not to be utilized as best and final costs

Costs were determined utilizing a "per SF" value based on current market conditions



# Comparison: Options A-F

## SUMMARY OF OPTIONS, COSTS AND ESTIMATED STATE & TOWN SHARES

Option & Description	Total Cost	Est. State Share
<b>Option A</b> Renovate as New - Right Size Buildings	\$120,169,240.55	\$75,958,976.9
<b>Option B</b> Renovate as New – Combine EWMS & EWHS into EWMS / Move Grade 5 to BBES	\$93,999,477.77	\$59,417,069.9
<b>Option C</b> Renovate as New - Current Enrollment & Current Building Size	\$196,084,451.38	\$74,924,374.0
<b>Option D</b> Renovate as New - Combine EWMS & EWHS into EWHS / Move Grade 5 to BBES	\$89,841,102.77	\$56,788,561.0
<b>Option E</b> New Construction – New, right sized buildings based on Enrollment projections/GSF in Option A	\$155,525,512.11	\$82,755,124.9
<b>Option F</b> Miscellaneous Upgrades - HVAC Upgrades, Electrical Upgrades, Roof Replacement, Window Replacement	\$119,785,508.75	\$68,246,035.3





# Pros & Cons: Options A-F

Option & Description	Pros	Cons
<b>Option A</b> - Renovate as New - Right Size Buildings	<ul style="list-style-type: none"> <li>• Corrects building size to meet State of CT Standards</li> <li>• Addresses all major issues in all 3 buildings</li> <li>• Renovating schools increases property value</li> <li>• Reduces operating/maintenance costs through reduction in SF area</li> </ul>	<ul style="list-style-type: none"> <li>• Utilizing existing structure for each building may impact final SF ar</li> </ul>
<b>Option B</b> - Renovate as New - Combine EWMS & EWHS into EWMS / Move Grade 5 to BBES	<ul style="list-style-type: none"> <li>• Corrects building size to meet State of CT Standards</li> <li>• Addresses all major issues in all 3 buildings</li> <li>• Renovating schools increases property value</li> <li>• Moves Grade 5 to Elementary School making BBES optimizes its utilization</li> <li>• Reduces operating/maintenance costs through only having 2 buildings rather than 3 and due to reduction in SF area</li> </ul>	<ul style="list-style-type: none"> <li>• Need to find use for EWHS site</li> </ul>
<b>Option C</b> - Renovate as New - Current Enrollment & Current Building Size	<ul style="list-style-type: none"> <li>• Addresses all major issues in all 3 buildings</li> <li>• Renovating schools increases property value</li> </ul>	<ul style="list-style-type: none"> <li>• Reduction in reimbursement rate due to oversized building areas</li> <li>• No reduction in maintenance costs</li> <li>• Minimal reduction in operation costs</li> </ul>
<b>Option D</b> - Renovate as New - Combine EWMS & EWHS into EWHS / Move Grade 5 to BBES	<ul style="list-style-type: none"> <li>• Corrects building size to meet State of CT Standards</li> <li>• Addresses all major issues in all 3 buildings</li> <li>• Renovating schools increases property value</li> <li>• Moves Grade 5 to Elementary School making BBES optimizes its utilization</li> <li>• Reduces operating/maintenance costs through only having 2 buildings rather than 3 and due to reduction in SF area</li> </ul>	<ul style="list-style-type: none"> <li>• Need to find use for EWMS site</li> </ul>
<b>Option E</b> - New Construction - New, right sized buildings based on Enrollment projections/GSF in Option A	<ul style="list-style-type: none"> <li>• Corrects building size to meet State of CT Standards</li> <li>• Addresses all major issues in all 3 buildings</li> <li>• New schools increases property value</li> </ul>	<ul style="list-style-type: none"> <li>• Find location/space to build new schools</li> <li>• Need to determine solutions for existing schools</li> <li>• Maintains operating/maintenance costs for all 3 buildings</li> </ul>
<b>Option F</b> - Miscellaneous Upgrades - HVAC Upgrades, Electrical Upgrades, Roof Replacement, Window Replacement	<ul style="list-style-type: none"> <li>• Would address issues that need immediate attention</li> </ul>	<ul style="list-style-type: none"> <li>• Does not provide brand new facility at each school site</li> <li>• Would not increase property value</li> <li>• State may not allow for miscellaneous capital improvements due to (ADA Accessibility Issues)</li> <li>• Maintains operating/maintenance costs for all 3 buildings</li> <li>• Town may need to invest money every year to fix continuous problem of this scope</li> <li>• Only addresses select problems in each building</li> </ul>

# Next Steps

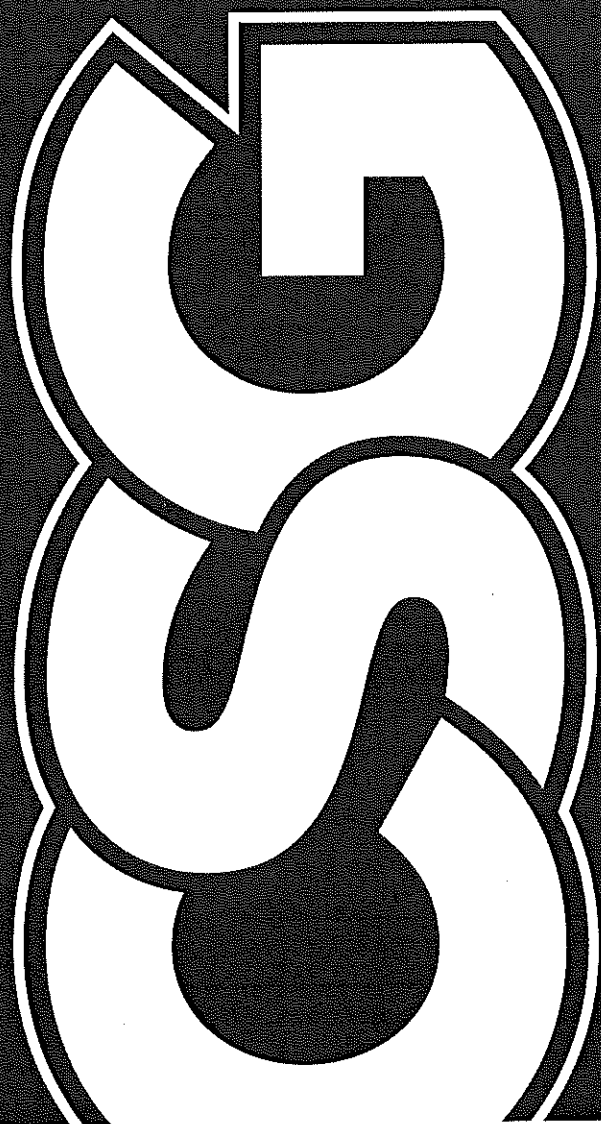
## • **QA+M**

- Finalize the Master Plan & Facilities Needs Assessment
- Determine the reimbursement eligibility of each item in the Master Plan & Facilities [ Assessment
- Provide cost estimate based on recommendations

## • **Town of East Windsor & East Windsor Public Schools**

- Review and analyze Options A-F to determine plan for facility improvements
- Determine Town funding availability





Questions