

# Wallingford Public Schools Middle and High School Restructuring Study

Preliminary Alternatives Follow-Up

December 10, 2018



# Alternatives: Summary

	Alt 1 Status Quo	Alt 2 Renovated Highs	Alt 3 6-12 Pathways	Alt 4 Jr. High	Alt 5 Themed Highs, 1 Middle	Alt 6 1 High, 1 Middle
<b>Dag</b>	6-8	6-8	6-8 (Themes)	Central Office	Central Office	Central Office
<b>Moran</b>	6-8	6-8	6-8 (Themes)	5-6	6-8	-
<b>Lyman Hall</b>	9-12	9-12	9-12 (Themes)	9-12	9-12 (Themes)	9-12
<b>Sheehan</b>	9-12	9-12	9-12 (Themes)	7-8	9-12 (Themes)	6-8
<b>Facilities Utilization</b>	Worsening utilization at all buildings	Improved efficiency/ functionality of high schools, worsening at middle schools	Improved efficiency and functionality at all schools due to renovations	Improved efficiency and functionality at all schools due to renovations	Improved efficiency and functionality at all schools due to renovations	Improved efficiency and functionality at all schools by design
<b>Est. Construction Cost to Town</b>	\$15.6 million	\$77.7 million	\$117.2 million	\$114.4 million	\$100.8 million	\$59.1 million
<b>Estimated Impact to Operational Costs</b>	-	-	Additional: \$525,000 - \$900,000	Increased	Savings: \$1.6 - \$1.8 million	Savings: \$3.9 - \$4.2 million
<b>Major Considerations</b>	Underutilization of buildings	High schools appropriate size and spaces	All schools appropriate size and spaces	Developmentally appropriate pairings	All schools appropriate size and spaces	All schools appropriate size and spaces
	Continued maintenance of older facilities	Improved educational programming	Improved educational programming	Improved educational programming	Improved educational programming	Improved educational programming
	Limited improvements to educational programming	No changes to attendance zones	Transportation and bell times	Impacts elementary	Transportation and bell times	Size of schools and access to athletics and extracurricula
			Management of enrollment	Number of transitions	Size of middle school	Transportation and bell times
				Transportation and bell times		Future of Moran



# Follow Up Questions

- Can a financial comparison of operating four schools versus running two (one middle and one high) schools be prepared, not including construction costs?
- What about recurring costs across all Alternatives?
- Current operating costs for four buildings are \$54,900,000
- Estimated operating costs for 1 high school and 1 middle school (with central office relocating to a consolidated school) are \$50,940,000
  - \$3.8 million in staff savings
  - \$360,000 in utility savings
  - \$187,000 in central office lease savings
  - \$383,000 in additional transportation costs estimated



# Questions about Alt. 1

- Are there any specific facility needs that are not included in the District's Strategic Plan that should be incorporated in Alternative 1 (Status Quo); i.e. HVAC systems, current issues with flooded crawl spaces, hallway condensation, etc.?



# Facilities: Conditions and Needs

## DAG MIDDLE SCHOOL FACILITY NEEDS

Café A/C design	\$ 32,500
Café A/C install	\$ 300,000
Windows	\$ 1,063,000
A/C	\$ 200,000
Sinks	\$ 8,000
Cabinet resurfacing in classrooms	\$ 20,000
Paint lockers (All)	\$ 84,000
Replace Ceiling Tiles, Auditorium Lobby	\$ 5,000
Replace Carpet Auditorium	\$ 45,000
Paving rear parking lot behind gym	\$ 15,000
Fire Alarm Panel Upgrade	\$ 24,000
Band Lockers, Replace boys room lockers, Replace lockers in classroom addition, VCT Tile in Tech Rooms	\$ 312,785
Drainage Improvements (Outside)	\$ 30,000
Flood Light Replacement, Cafe-Upgrade to T5 Fixtures, Exterior lighting upgrades	\$ 20,000
New Roof 1996 Academic Addition	\$ 120,000
	<b>\$ 2,279,285</b>



# Facilities: Conditions and Needs

MORAN SCHOOL FACILITY NEEDS	
Café A/C design	\$ 32,500
Café A/C install	\$ 300,000
Windows	\$ 1,063,000
Gym A/C design	\$ 20,000
Paint lockers	\$ 56,000
Paint gym floor	\$ 60,000
Library carpet	\$ 10,000
Band room carpet	\$ 25,000
Wood shop	\$ 12,000
Heating Controls, locker rooms, office, cafe, kitchen	\$ 35,000
Additional Parking Spaces	\$ 25,000
Ceiling Fans rear of music room	\$ 2,000
Update new area to create Chorus Room	\$ 15,000
Wood shop, replace dust control system	\$ 12,000
Blower hand dryers in all bathrooms	\$ 26,000
Door Handles/Locks keyed to Master	\$ 30,000
Lighting Improvements exterior around school & lot	\$ 5,000
Window Screens 2nd and 3rd Floor	\$ 10,000
Remove and Replace 8,000 gallon oil tank	\$ 85,000
Auditorium Flooring	\$ 12,000
Install Window Screens (28)	\$ 7,000
	<b>\$ 1,842,500</b>



# Facilities: Conditions and Needs

LYMAN HIGH SCHOOL FACILITY NEEDS	
Food Service Renovation	\$ 160,000
Boiler replacement	\$ 900,000
New Gym	\$ 5,000,000
Café HVAC design	\$ 45,000
Café HVAC Install	\$ 350,000
Millwork	\$ 24,000
ADA Outdoor Bathrooms	\$ 170,000
Auto scrubber	\$ 11,000
Lighting	\$ 8,000
Dividing wall - gym	\$ 80,000
Dividing wall - café	\$ 35,000
Parking lot lighting	\$ 18,000
Sky lights	\$ 8,000
Window sills	\$ 30,000
Ceiling - new F-Hall	\$ 6,612
Ceiling - A Building	\$ 12,000
Ceiling - new B-Corridor	\$ 25,000
Ceiling - new C-Hall	\$ 26,485
Ceiling - new main corridor by Café	\$ 7,000
Ceiling - new, G-Hall	\$ 4,618
Ceiling Tiles most classrooms replace	\$ 20,000
Corridor Lighting C-Building	\$ 8,000
Lavatory partitions girls rooms	\$ 10,000



# Facilities: Conditions and Needs

## Lyman Hall continued

Lighting upgrade - student parking lot	\$ 18,000
Scrape and Paint Wave Ceiling	\$ 10,000
Wood guard rail-west side of road to football field	\$ 25,000
Remove and Replace 20,000 gallon oil tank	\$ 150,000
5 Split A/C systems w/ Automation	\$ 80,000
4 Console units w/ A/C & Heat Automation	\$ 80,000
Resurface & Paint Track	\$ 75,000
Resurface & Paint Tennis Courts	\$ 15,000
Asbestos Abatement 7G Ceiling	\$ 22,994
7G Ceiling	\$ 4,353
Ceiling/wall Fans (2) each classroom	\$ 42,000
Expansion joints, add additional	\$ 12,000
Sidewalk Replacement East of AgEd Garden	\$ 8,000
Auto Shop 3H Overhead Door replace w/ insulation	\$ 8,000
Change Domestic Hot Water to HW Heater -Boiler Room	\$ 10,000
Change Domestic Hot Water to HW Heater -Above AD Office	\$ 20,000
Lights both lavs B18	\$ 3,000
Lights in ramps	\$ 6,000
Update Lights Gym Lobby	\$ 4,000
Weather strip exterior doors	\$ 3,700
A/C Band Room, Strings Room, Tech Room 4H, Weight Room, Copy Room. Install 12 roof exhaust fans add to Delta Web Design Work	\$ 65,000
Lockers - Student	\$ 200,000
Softball Field Dugout-Varsity Field	\$ 22,000
	<b>\$ 7,842,762</b>





# Facilities: Conditions and Needs

## SHEEHAN HIGH SCHOOL FACILITY NEEDS

Food Service Renovation	\$ 160,000
AC Cooking Room, Weight Rm design	\$ 40,000
Art rooms	\$ 250,000
Bleachers - softball	\$ 50,000
Bleachers - baseball	\$ 50,000
Football field	\$ 900,000
Lockers	\$ 200,000
Locker rooms	\$ 500,000
Pool cleachers	\$ 30,000
Rooftop unit	\$ 80,000
Bathrooms	\$ 600,000
Elevator	\$ 175,000
Field house	\$ 100,000
Fountain	\$ 4,000
Band room carpet	\$ 6,500
Ceiling fans	\$ 4,500
Café Ceiling tiles	\$ 8,000
Millwork	\$ 9,250
Exterior Lighting	\$ 92,000
Gym floor	\$ 25,000
Music lockers	\$ 15,000
Rear parking lot	\$ 175,000
Computer lab	\$ 8,000



# Facilities: Conditions and Needs

## Sheehan continued

Bathrooms	\$ 10,000
Scoreboard	\$ 26,000
Woodshop dust control	\$ 30,000
Additional Tennis Court Repairs including Resurface & Paint	\$ 25,000
Install guard rails with isolation gates	\$ 180,000
Auditorium improve/Build Stage Storage Area	\$ 8,000
Ceiling in senior court	\$ 4,500
Drama Lecture Room-carpet, seating, paint-ADA	\$ 25,000
Faculty Dining Room Install Base Cabinets & Countertop	\$ 4,000
Re-key interior & exterior locks to master system	\$ 5,000
Remove & Replace 10,000 gallon oil tank	\$ 88,000
Repair outside concrete patio at pool	\$ 150,000
Replace treads on staircase & existing landscape along path from Hope Hill Rd include solar lighting	\$ 22,000
Resurface Track and Replace Turf	\$ 1,200,000
Sidewalk and curb repairs, rear parking lot	\$ 40,000
Window screens 1st & 2nd floor A wing east and west sides, first and lower floors B wing and LMC	\$ 16,000
Reclaim Display Case E-Wing Hallway	\$ 10,000
	<b>\$ 5,325,750</b>



# Alternative 1: Status Quo

4 SCHOOLS FACILITY NEEDS - ALTERNATIVE 1	
DAG MIDDLE SCHOOL FACILITY NEEDS	\$ 2,279,285
MORAN MIDDLE SCHOOL FACILITY NEEDS	\$ 1,842,500
LYAMN HALL HIGH SCHOOL FACILITY NEEDS	\$ 7,842,762
SHEEHAN HIGH SCHOOL FACILITY NEEDS	\$ 5,325,750
ALTERNATIVE 1 TOTAL	\$ 17,290,297

- This assessment is created from the district's running list of building needs
- This does not necessarily address all the facility needs
- Additional \$1.5 million in security enhancements recommended
- Most items are not eligible for state reimbursement
- Within a renovate as new (RN) project through the OSCG&R these items would be addressed & likely reimbursed at the town's rate



# Questions about Alt. 2 & 3

- Do Alternatives 2 and 3 (Renovated High Schools and 6-12 Pathways) bring any operating savings?
- Renovating the high schools would likely increase facility efficiency, but other operating costs are assumed to remain the same
- Renovating all four buildings would also likely increase facility efficiency, but operating themed pathways would increase transportation costs



# Questions about Alt. 4 & 5

- For Alternatives 4 and 5, (Junior High and Themed High Schools/1 Middle), what are the operating cost savings?
- Alternative 4 (Junior High Model) would yield some operational savings from more efficient, renovated buildings, staffing efficiencies, and release of central office lease; however, the costs associated with impacts to the elementary schools and transportation costs (which depend on what happens to the elementary schools) cannot be determined at this time
- The Themed High Schools/ 1 Middle School model has an estimated net annual operating savings of \$1.6 - \$1.8 million



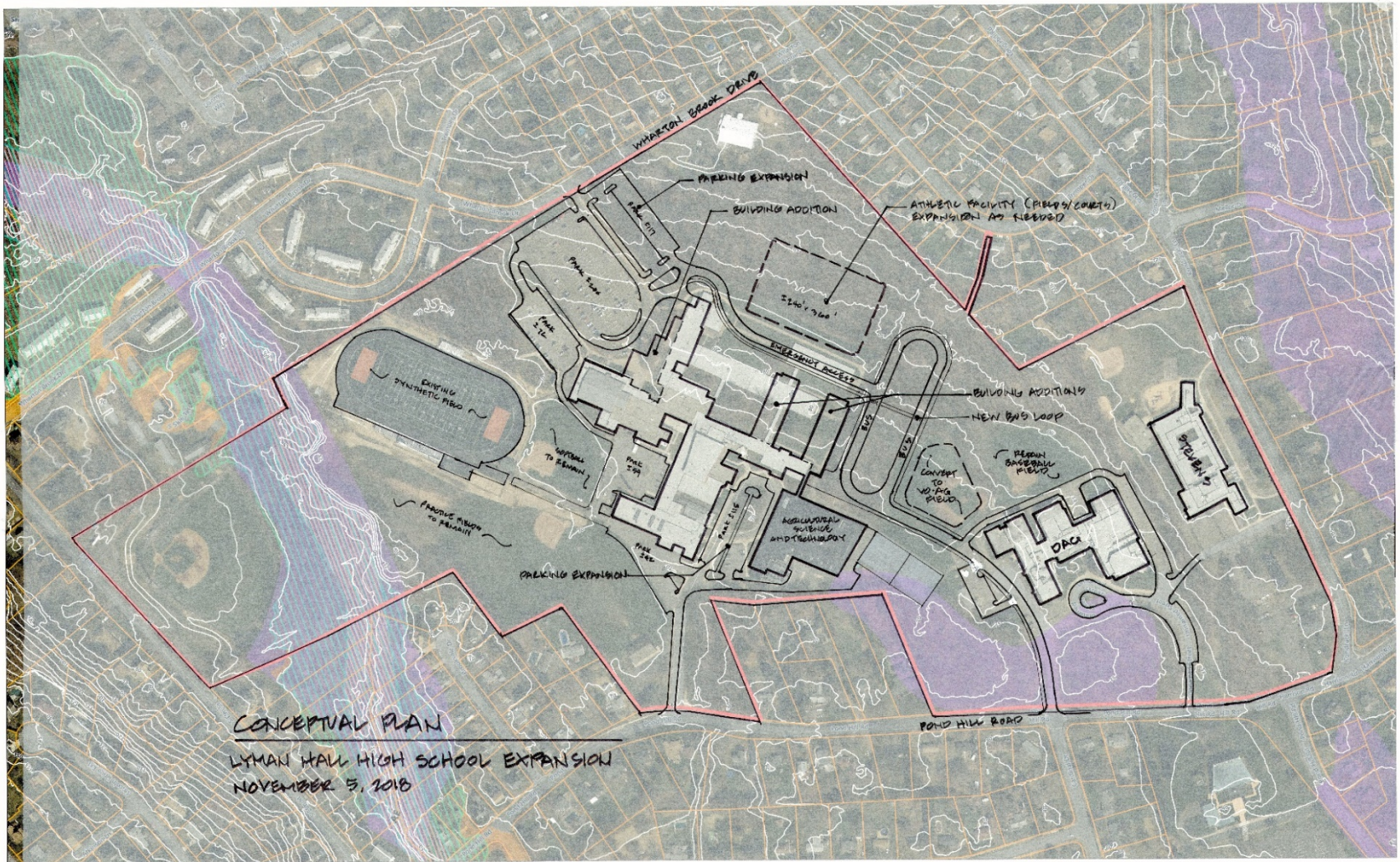
# Questions about Alt. 6

- What about combining the high schools (Alternative 6), but keeping 2 separate middle schools? If we were to keep both middle schools, would you still recommend LHHS as the one high school? Would it work with traffic?
- For Alternative 6, what is needed for athletic facilities (new gym, fields, etc.), student/ faculty parking and traffic congestion? What and where would such additional facilities be provided?



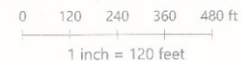


# Questions about Alt. 6



Lyman Hall High School

70 Pond Hill Road, Wallingford CT, 06492







# Question about Alt. 6

- Lyman Hall was chosen as the site due to the new VoAg building and the financial penalty if the District ceases operation.
- Bell times would need to be adjusted to accommodate increased bussing time and to help alleviate traffic in the neighborhood.
- The conceptual bus loop layout for the high school would need to be re-evaluated, but there appears to be the potential for accommodating both Dag as middle school and one high school at Lyman Hall.
- To accommodate new freshmen teams in lacrosse and soccer, a third multi-use field is needed for Lyman Hall as one high school. A 4<sup>th</sup> field would be helpful, but may not need to be full-sized. If Dag is central office, two small baseball fields could be converted to a large baseball field or a 4<sup>th</sup> multi-use field. A new gym would be added, with the existing gym serving as an auxiliary gym. Locker rooms would be updated. Additional tennis courts may be needed.
- An additional 200 parking spaces (from  $\pm 400$  to  $\pm 600$  spaces) can be accommodated with more land available as necessary. Currently, it doesn't appear that all student parking is used, but the 600 space plan should be further evaluated.