

# MINUTES OF SPECIAL MEETING

## **STRATFORD TOWN COUNCIL**

February 18, 2016

THE STRATFORD TOWN COUNCIL CONDUCTED A SPECIAL MEETING ON THURSDAY, FEBRUARY 18, 2016 IN THE AUDITORIUM OF STRATFORD HIGH SCHOOL, NORTH PARADE, STRATFORD, CT. PURSUANT TO NOTICE DULY POSTED.

I CALL TO ORDER: 7:00 p.m.

PRESIDING: Council Chairman Beth Daponte

COUNCIL MEMBERS IN ATTENDANCE: Ms. Beth Daponte, Mr. Mark Dumas, Mr. Wali Kadeem, Mr. Joseph Gresko, Mr. Philip Young, Ms. Marianne Antezzo, Mr. J. Vincent Chase, Mr. Alan Llewelyn, Ms. Tina Manus.

COUNCIL MEMBERS ABSENT: Mr. David Harden

OTHERS IN ATTENDANCE: Asst. to the Town Attorney John Florek, Attorney Christopher Hodgson, Finance Director Susan Collier, Superintendent of Schools Dr. Janet Robinson, CAO Larry Ciccarelli, Board of Education Vice chairman Leonard Petrucelli

II. PROPOSED BUDGETARY TRANSFERS — In accordance with § 6.2.5 of the Stratford Town Charter, notice was given that the Stratford Town Council proposes to make the following transfer of unused fund balances appropriated for one purpose to another purpose in the budget appropriation for the fiscal year beginning July 1, 2015 and ending June 30, 2016.

A. RESOLUTION AUTHORIZING AMMENDMENTS AND TRANSFERS IN THE GENERAL FUND BUDGET FOR FISCAL YEAR 2015-2016 [Dec YTD]: Non-sale of WPCA (appended as pages 3 and 4) now on pages 4 and 5

A MOTION WAS MADE BY MR. YOUNG, SECONDED BY MR. KADEEM TO APPROVE THE FOREGOING RESOLUTION. MR. DUMAS OFFERED A FRIENDLY AMENDMENT, SECONDED BY MR. CHASE TO LIMIT THE APPROPRIATION TO \$1.3 MILLION FROM THE WPCA AND STRIKE THE REMAINING AMOUNTS THAT ARE NOT TECHNICALLY APPROPRIATIONS. Ms. Collier was called to the podium to further clarify the verbiage of the resolution. Mr. Hodgson addressed the Council saying the resolution, as it stands, is appropriate. THE FRIENDLY AMENDMENT FAILED FOR LACK OF 6 VOTES WITH FIVE IN FAVOR AND FOUR OPPOSED VIA ROLL CALL VOTE AS FOLLOWS: MR. DUMAS — YES, MR. KADEEM — NO, MR. HARDEN — ABSENT, MR. GRESKO — NO, MR. YOUNG — NO, MS. ANTEZZO — YES, MR. CHASE — YES, MR. LLEWELYN — YES, MS. MANUS — YES, MS. DAPONTE — NO.

THE MAIN MOTION TO APPROVE FAILED FOR LACK OF 7 VOTES WITH 6 IN FAVOR AND 3 OPPOSED VIA ROLL CALL VOTE AS FOLLOWS: MR. DUMAS — NO, MR. KADEEM — YES, MR. HARDEN — ABSENT, MR. GRESKO — YES, MR. YOUNG —

YES, MS. ANTEZZO — NO, MR. CHASE — YES, MR. LLEWELYN — YES, MS. MANUS — NO, MS. DAPONTE — YES.

- B. RESOLUTION AUTHORIZING AMMENDMENTS AND TRANSFERS IN THE GENERAL FUND BUDGET FOR FISCAL YEAR 2015-2016 [Jan YTD]: Internal Service Fund funding — (appended as pages 5 - 7) now on pages 6 – 8.

A MOTION WAS MADE BY MR. YOUNG, SECONDED BY MR. KADEEM TO APPROVE THE FOREGOING RESOLUTION. Discussion ensued as Ms. Collier and Mr. Ciccarelli were called upon to clarify matters. MR. YOUNG OFFERED A FRIENDLY AMENDMENT, SECONDED BY MR. KADEEM TO AMEND THE PAGE NUMBERING FROM 5 TO 6 AND 6 TO 7. THE FRIENDLY AMENDMENT PASSED UNANIMOUSLY VIA ROLL CALL VOTE AS FOLLOWS: MR. DUMAS — YES, MR. KADEEM — YES, MR. HARDEN — ABSENT, MR. GRESKO — YES, MR. YOUNG — YES, MS. ANTEZZO — YES, MR. CHASE — YES, MR. LLEWELYN — YES, MS. MANUS — YES, MS. DAPONTE — YES.

THE MAIN MOTION TO APPROVE AS AMENDED PASSES WITH 7 IN FAVOR AND 2 OPPOSED VIA ROLL CALL VOTE AS FOLLOWS: MR. DUMAS — NO, MR. KADEEM — YES, MR. HARDEN — ABSENT, MR. GRESKO — YES, MR. YOUNG — YES, MS. ANTEZZO — NO, MR. CHASE — YES, MR. LLEWELYN — YES, MS. MANUS — YES, MS. DAPONTE — YES.

III. STRATFORD HIGH SCHOOL RENOVATIONS — Presentation and Review of renovations plans. COPY OF VISUAL PRESENTATION ATTACHED TO ELECTRONIC VERSION OF MINUTES. [www.townofstratford.com](http://www.townofstratford.com)

- A. Budget resolutions on FY16 budget — REFER TO II. A. AND B. ABOVE.
- B. History of project — Board of Education member Mr. Petruccelli
  - B.1 How project fit in with the Board of Education’s long-range planning – School Superintendent
- C. Presentation of design of SHS - Antinozzi Associates — Mr. George Perham, representative of Antinozzi, conducted this portion of the presentation. Questions were posed to Mr. Perham.
- D. Timeline of SHS project - CREC. Brian Greenleaf representative described milestone dates.
- E. Expected educational outcomes of SHS project – School Superintendent. Dr. Robinson showed Size and design of classrooms, flexible learning environment, ALPHA program moved to Stratford High School.
- F. Health and safety precautions of SHS project — Turner Associates and CREC. Brian Greenleaf presented safety strategies, community and safety.

- G. Delivery of education during project — Stratford High School Principal. A Plan was furnished by Principal John Dellapiano.
- H. Cost of project – CREC. Brian Greenleaf discussed the reimbursement rate, and the legislative language.
- I. Implications of project on the town budget — Director of Finance. Ms. Collier communicated info re: existing debt service, debt impact for the next 10 years, impact to annual dept.

Questions from Council members.

PUBLIC FORUM WAS CONDUCTED. The following members of the public addressed the Council:

- Walter Rimkunas, 425 Second Avenue
- Andrea Veillieux, 441 Washington Parkway
- Lawrence Pratt, 293 North Avenue
- Stephanie Philips, 41 Yarwood Street

IV. ADJOURNMENT — Hearing no further business, Chairman Daponte adjourned the special Council meeting at 9:40 p.m.

ATTEST:

*Carol Cabral*

Carol Cabral, Council Clerk

RESOLUTION AUTHORIZING AMMENDMENTS AND TRANSFERS IN THE GENERAL FUND BUDGET FOR FISCAL YEAR 2015-2016 [Dec YTD]: Non-sale of WPCA

Sponsored by: Hon. Beth Daponte, First District  
Hon. David Harden, Fourth District  
Hon. Joseph Gresko, Fifth District  
Hon. Philip Young, Sixth District

WHEREAS: The Town of Stratford Charter 2.2.1 (e) provides that the Council shall have the power to make, alter and repeal resolutions and ordinances relative to the appropriation of Town Funds, including the transfer of funds between departments; and

WHEREAS: The Town Charter 6.2.2 requires that the Council shall annually pass an appropriation ordinance for all departments of the Town and the Town Charter 6.2.3 requires that the total amount of appropriations shall not exceed the estimates of revenues; and

WHEREAS: The Town Charter 6.2.5 provides that Council may by affirmative vote of seven (7) members authorize the transfer of unused balances appropriated for one purpose to another purpose, or to appropriate available revenues not included in the annual budget; and

WHEREAS: It is desirable to reflect the appropriations of Town Departments accurately by transferring unused funds and appropriating available revenues from time to time;

NOW THEREFORE BE IT RESOLVED: The Town Council of the Town of Stratford hereby authorizes the Finance Director to transfer funds between various departments and to appropriate available revenues as shown in exhibits A, ~~B & C~~ attached (page 5) and made part of this resolution.

FY2015-2016 Interdepartmental Budget Transfers / Appropriations [impact of non-sale of WPCA]							
Exhibit A:							
Inter-Departmental Budget Transfers -							
REVENUES:							
ORG	OBJ	PROJ	ACCOUNT DESCRIPTION	Beginning FY16 Budget	From Revenue [Decrease]	To Revenue [Increase]	Ending FY16 Budget
<b>PUBLIC HIGHWAYS DIVISION</b>							
01405	4604		WPCA Contractual Services	-		(480,000.00)	(480,000.00)
<b>GENERAL REVENUES</b>							
01100	4295		PILOT - GNH Regional Water Aut	(200,000.00)	200,000.00		-
01100	4308		Misc Rev- Land Use Rent [WPCA]	-		(600,000.00)	(600,000.00)
01100	4701		Gain on Sale	(600,000.00)	600,000.00		-
01100	5038		Transfer from WPCA	-		(300,000.00)	(300,000.00)
01100	5088		Transfer from Debt Serv Fund	(5,100,000.00)	580,000.00		(4,520,000.00)
					\$ 1,380,000	\$ (1,380,000)	
<b>GENERAL REVENUES</b>							
01100	5088		Transfer from Debt Serv Fund	(4,520,000.00)	200,000.00		(4,320,000.00)
					\$ 200,000	\$ -	
Total					\$ 1,580,000	\$ (1,380,000)	
Net Impact						\$ 200,000	
Inter-Departmental Budget Transfers -							
EXPENSES:							
ORG	OBJ	PROJ	ACCOUNT DESCRIPTION	Beginning FY16 Budget	From Expense [Decrease]	To Expense [Increase]	Ending FY16 Budget
<b>TOWN BUILDINGS</b>							
01108	6376		Sewer Use Fees-Town&BOE Bldgs	200,000.00	(200,000.00)		-
Total					\$ (200,000)	\$ -	
Net Impact						\$ (200,000)	

RESOLUTION AUTHORIZING AMMENDMENTS AND TRANSFERS IN THE GENERAL FUND BUDGET FOR FISCAL YEAR 2015-2016 [Jan YTD]: Internal Service Fund funding

Sponsored by: Hon. Beth Daponte, First District  
Hon. David Harden, Fourth District  
Hon. Joseph Gresko, Fifth District  
Hon. Philip Young, Sixth District

WHEREAS: The Town of Stratford Charter 2.2.1 (e) provides that the Council shall have the power to make, alter and repeal resolutions and ordinances relative to the appropriation of Town Funds, including the transfer of funds between departments; and

WHEREAS: The Town Charter 6.2.2 requires that the Council shall annually pass an appropriation ordinance for all departments of the Town and the Town Charter 6.2.3 requires that the total amount of appropriations shall not exceed the estimates of revenues; and

WHEREAS: The Town Charter 6.2.5 provides that Council may by affirmative vote of seven (7) members authorize the transfer of unused balances appropriated for one purpose to another purpose, or to appropriate available revenues not included in the annual budget; and

WHEREAS: It is desirable to reflect the appropriations of Town Departments accurately by transferring unused funds and appropriating available revenues from time to time;

NOW THEREFORE BE IT RESOLVED: **The Town Council of the Town of Stratford hereby authorizes the Finance Director to transfer funds between various departments and to appropriate available revenues as shown in exhibits A, B & C attached and made part of this resolution.** (Appended as page 7) combining statement page 8.

**FY2015-2016 Interdepartmental Budget Transfers / Appropriations [Impact of reduced ISF funding]**

**Exhibit A:**

**Inter-Departmental Budget Transfers -  
REVENUES:**

ORG	OBJ	PROJEC	ACCOUNT DESCRIPTION	Beginning FY16 Budget	From Revenue [Decrease}	To Revenue [Increase}	Ending FY16 Budget
<b>GENERAL REVENUES</b>							
01100	5088		Transfer from Debt Serv Fund	(4,320,000.00)	3,000,000.00		(1,320,000.00)
Total					\$ 3,000,000	\$ -	
Net Impact						\$ 3,000,000	

**Inter-Departmental Budget Transfers -  
EXPENSES:**

ORG	OBJ	PROJEC	ACCOUNT DESCRIPTION	Beginning FY16 Budget	From Expense [Decrease}	To Expense [Increase}	Ending FY16 Budget	
<b>TOWN BUILDINGS</b>								
01151	6049		Reserve - WC	550,000.00				
01151	6621		Worker's Comp Medical	140,000.00				
01151	6621	01401	WORKERS COMP PW	650,000.00				
01151	6621	01461	WORKERS COMP FIRE	200,000.00				
01151	6621	01471	WORKERS COMP POLICE	310,000.00				
01151	6622		Workmans Comp Payroll	100,000.00				
01151	6623		Workmans Comp Settlements	300,000.00				
01151	6633		Heart Bill - Medical	141,000.00				
01151	6634		Heart Bill - Payroll	99,000.00				
01151	6635		Heart Bill - Settlement	113,000.00				
01151	6636		Misc. Self Insurance	200,000.00				
<b>CONTINGENCY</b>								
01251	6049		Reserve - Medical	50,000.00				
01251	6053		Health/Dental/Medicare Supp	13,300,000.00	(3,000,000.00)			
Total					\$ 16,153,000	\$ (3,000,000)	\$ -	\$ 13,153,000
Net Impact						\$ (3,000,000)		

## Exhibit E-4:

## Combining Statement of Net Position (Deficit)

## Internal Service Funds

	June 30, 2011	June 30, 2012	June 30, 2013	June 30, 2014	June 30, 2015	June 30, 2015 vs June 30, 2011
	Total	Total	Total	Total	Total	Total
<b>Assets</b>						
Cash & Cash Equivalents	\$ -	\$ -	\$ -	\$ 82,341	\$ 80,000	\$ 80,000
Due from Other Funds	\$ 2,108,948	\$ 3,771,469	\$ 6,364,270	\$ 10,693,359	\$ 10,331,229	\$ 8,222,281
<b>Total Assets</b>	<b>\$ 2,108,948</b>	<b>\$ 3,771,469</b>	<b>\$ 6,364,270</b>	<b>\$ 10,775,700</b>	<b>\$ 10,411,229</b>	<b>\$ 8,302,281</b>
<b>Liabilities &amp; Net Position (Deficit)</b>						
<b>Current Liabilities</b>						
Accounts payable / Due to other funds	\$ 26,971	\$ 62,569	\$ 46,911	\$ 2,015,760	\$ 151,422	\$ 124,451
Risk management claims	\$ 1,354,817	\$ 1,381,897	\$ 1,363,850	\$ 1,382,000	\$ 3,076,000	\$ 1,721,183
<b>Total current liabilities</b>	<b>\$ 1,381,788</b>	<b>\$ 1,444,466</b>	<b>\$ 1,410,761</b>	<b>\$ 3,397,760</b>	<b>\$ 3,227,422</b>	<b>\$ 1,845,634</b>
<b>Noncurrent Liabilities</b>						
Risk management claims	\$ 6,660,000	\$ 7,152,000	\$ 7,253,443	\$ 9,629,000	\$ 7,815,000	\$ 1,155,000
<b>Total noncurrent liabilities</b>	<b>\$ 6,660,000</b>	<b>\$ 7,152,000</b>	<b>\$ 7,253,443</b>	<b>\$ 9,629,000</b>	<b>\$ 7,815,000</b>	<b>\$ 1,155,000</b>
<b>Total liabilities</b>	<b>\$ 8,041,788</b>	<b>\$ 8,596,466</b>	<b>\$ 8,664,204</b>	<b>\$ 13,026,760</b>	<b>\$ 11,042,422</b>	<b>\$ 3,000,634</b>
<b>Net Position</b>						
Unrestricted (deficit)	\$ (5,932,840)	\$ (4,824,997)	\$ (2,299,934)	\$ (2,251,060)	\$ (631,193)	\$ 5,301,647
<b>Total net position (deficit)</b>	<b>\$ (5,932,840)</b>	<b>\$ (4,824,997)</b>	<b>\$ (2,299,934)</b>	<b>\$ (2,251,060)</b>	<b>\$ (631,193)</b>	<b>\$ 5,301,647</b>



# Stratford High School Renovations

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PRESENTATION AND REVIEW OF RENOVATION PLANS

FOR THE STRATFORD TOWN COUNCIL

FEBRUARY 18, 2016

# Plan for Presentation

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- A. Budget resolutions on FY16 budget
- B. History of project — Board of Education member Mr. Petruccelli
- B.1. How does the project fit in with the Board of Education's long-range planning — School Superintendent
- C. Presentation of design of SHS - Antinozzi Associates
- D. Timeline of SHS project - CREC and Turner Construction
- E. Expected educational outcomes of SHS project — School Superintendent
- F. Health and safety precautions of SHS project — Turner Construction and CREC
- G. Delivery of education during project — Stratford High School Principal
- H. Cost of project - CREC
- I. Implications of project on the town budget — Director of Finance

Questions from council

## A. Budget resolutions on FY16 budget

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## B. History of the project

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MR. LEONARD PETRUCELLI

BOARD OF EDUCATION MEMBER

# B.1. How does the project fit in with the Board of Education's long-range planning

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DR. JANET ROBINSON, PH.D.  
SUPERINTENDENT OF SCHOOLS

# C. Presentation of design of SHS

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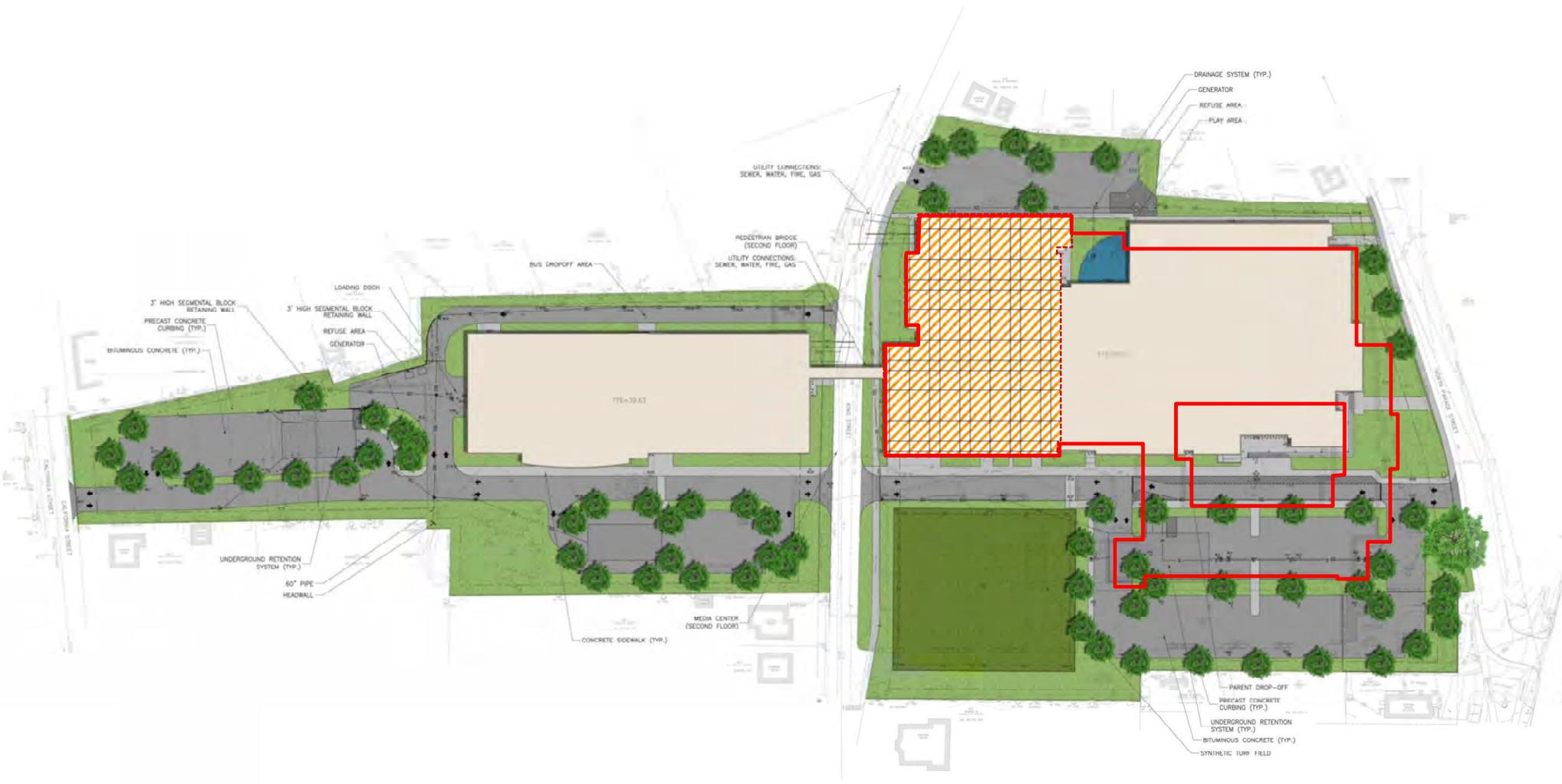
ANTINOZZI ASSOCIATES



**NEIGHBORHOOD: AERIAL VIEW**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**



**NEIGHBORHOOD: AERIAL VIEW**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**

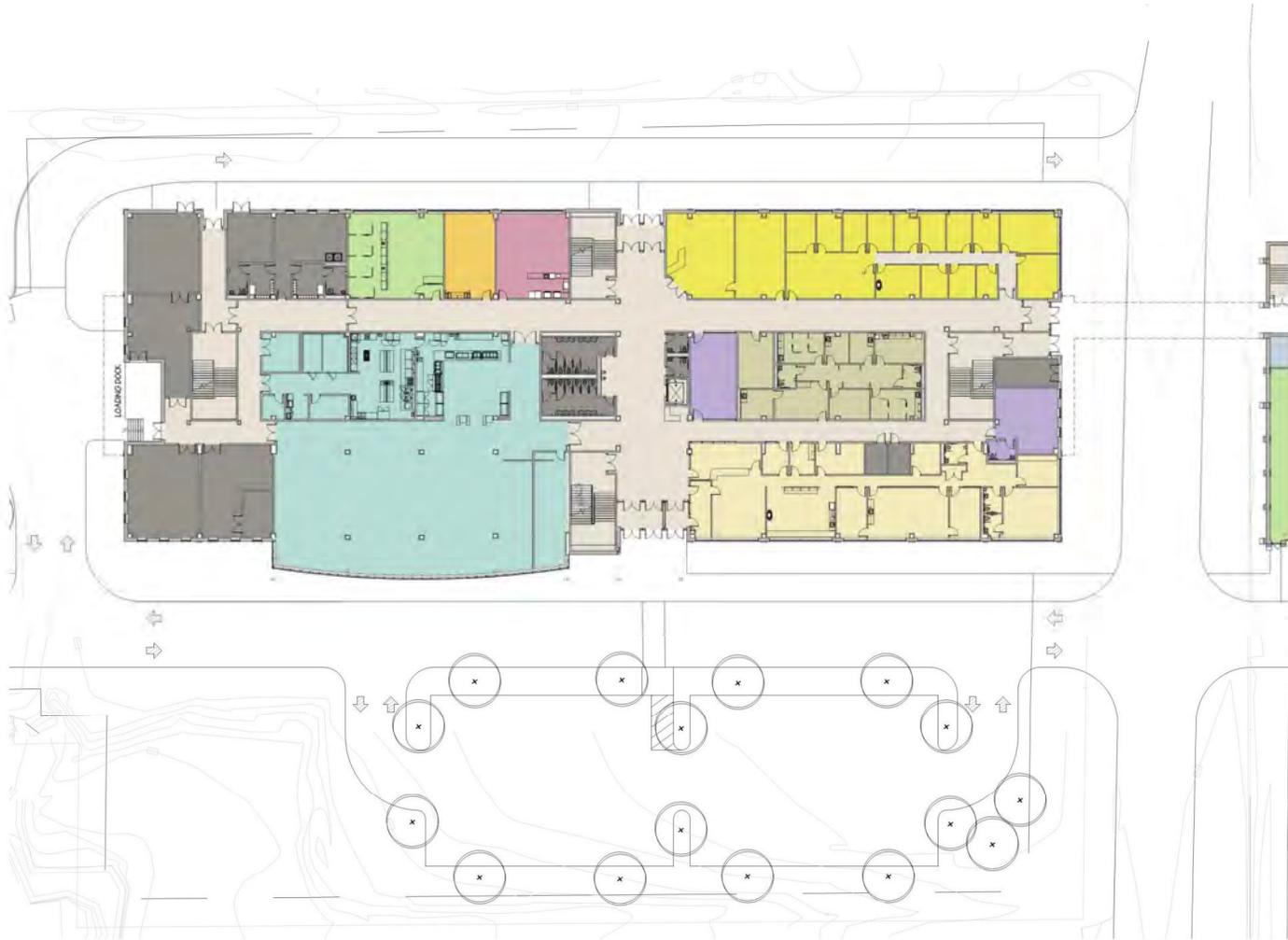


## SITE LAYOUT PLAN

### ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL



**SITE LAYOUT PLAN**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**



DEPARTMENT LEGEND

- ADMINISTRATION
- GUIDANCE
- NURSE
- CIRCULATION
- SUPPORT
- CORE ACADEMICS
- FOOD SERVICE
- PHYSICAL EDUCATION
- RESOURCE ROOMS
- TECH ED
- SPECIALTY



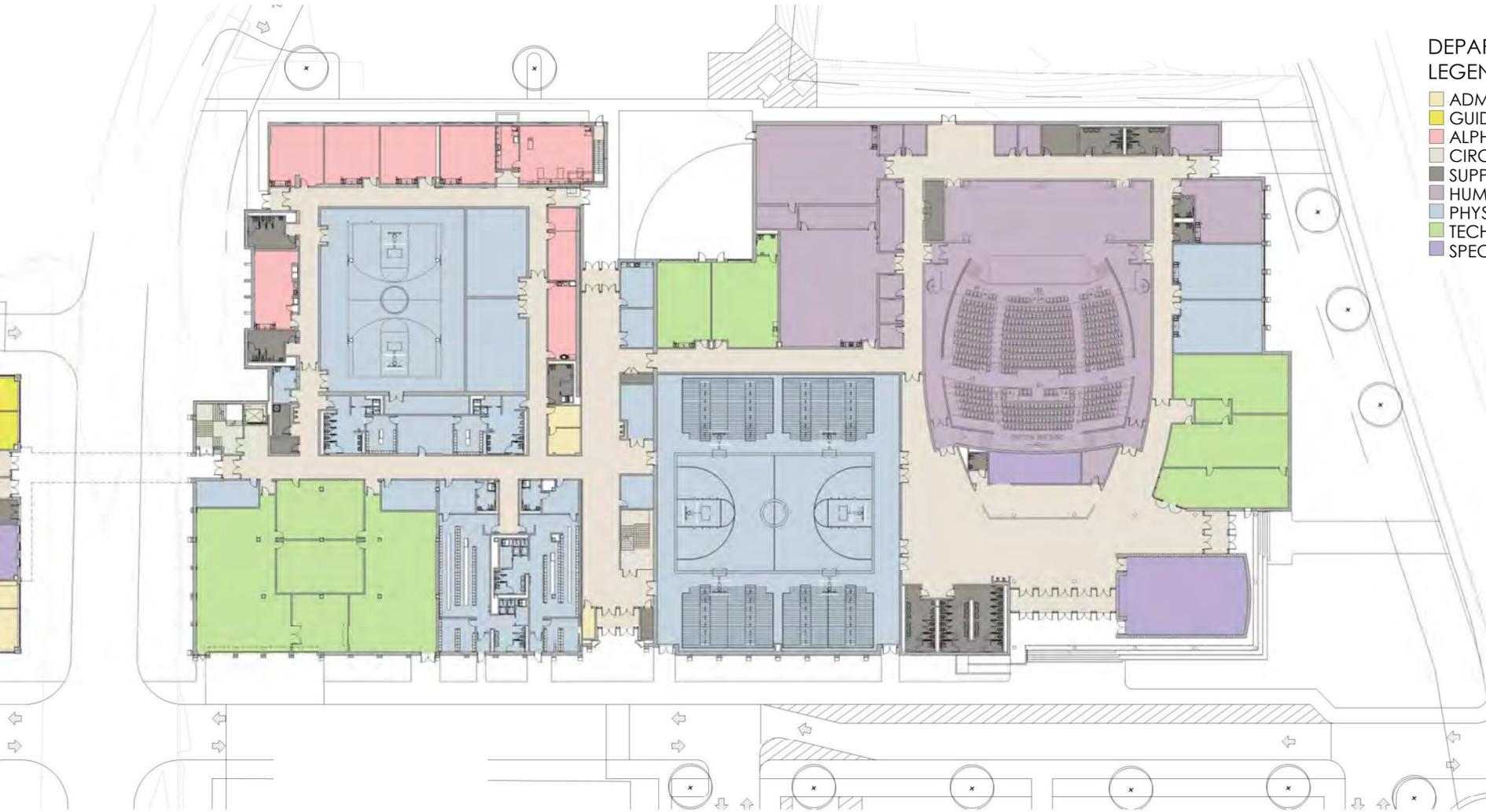
DEPARTMENT LEGEND

- CIRCULATION
- SUPPORT
- CORE ACADEMICS
- CORE - ENGLISH
- CORE - WORLD LANGUAGES
- CORE - SOCIAL STUDIES
- LEARNING COMMONS
- SPECIALTY



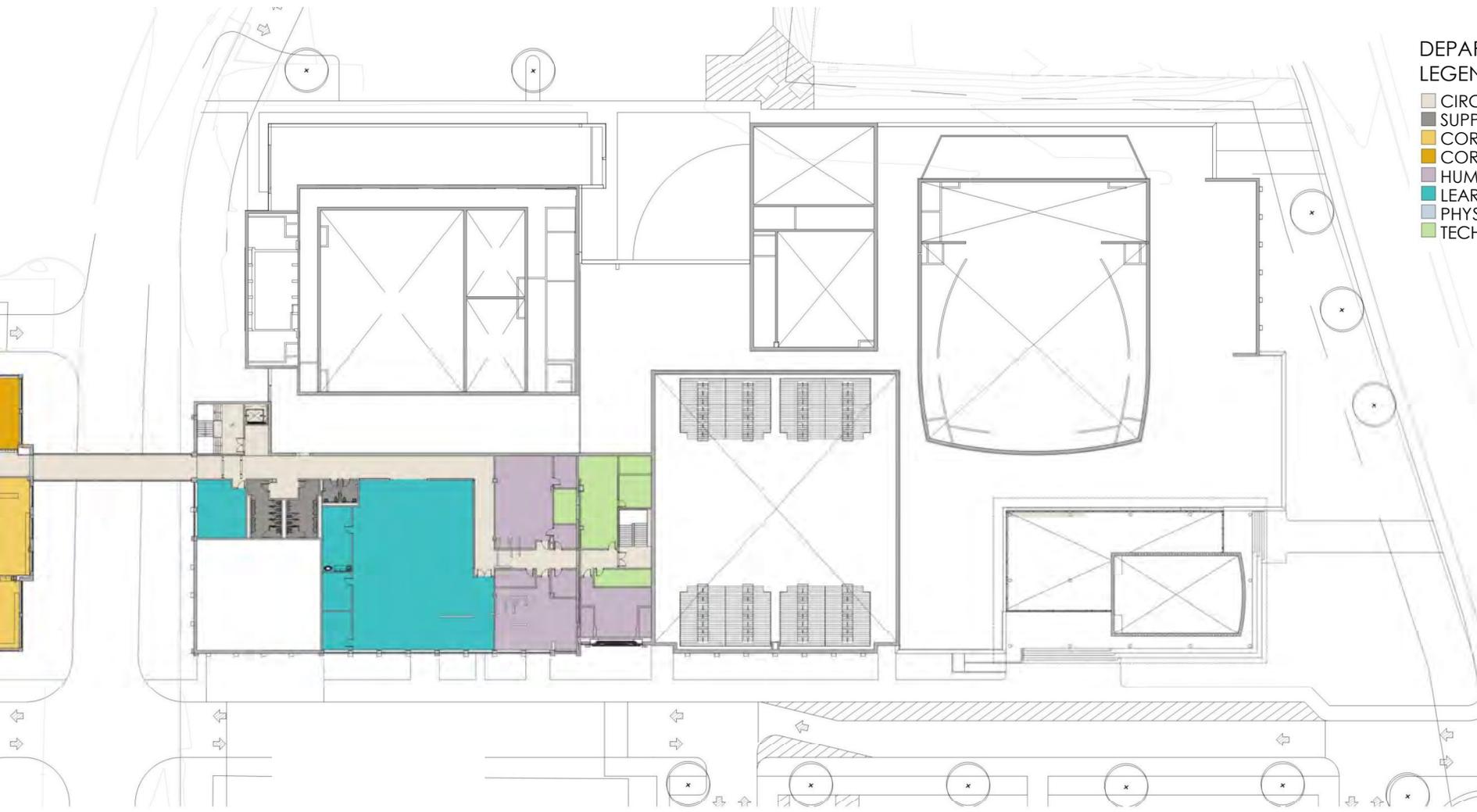
DEPARTMENT LEGEND

- ADMINISTRATION
- CIRCULATION
- SUPPORT
- CORE ACADEMICS
- CORE - MATH
- CORE - SCIENCE
- RESOURCE ROOMS



- DEPARTMENT  
LEGEND**
- ADMINISTRATION
  - GUIDANCE
  - ALPHA
  - CIRCULATION
  - SUPPORT
  - HUMANITIES
  - PHYSICAL EDUCATION
  - TECH ED
  - SPECIALTY

**EAST BUILDING: FIRST FLOOR**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**

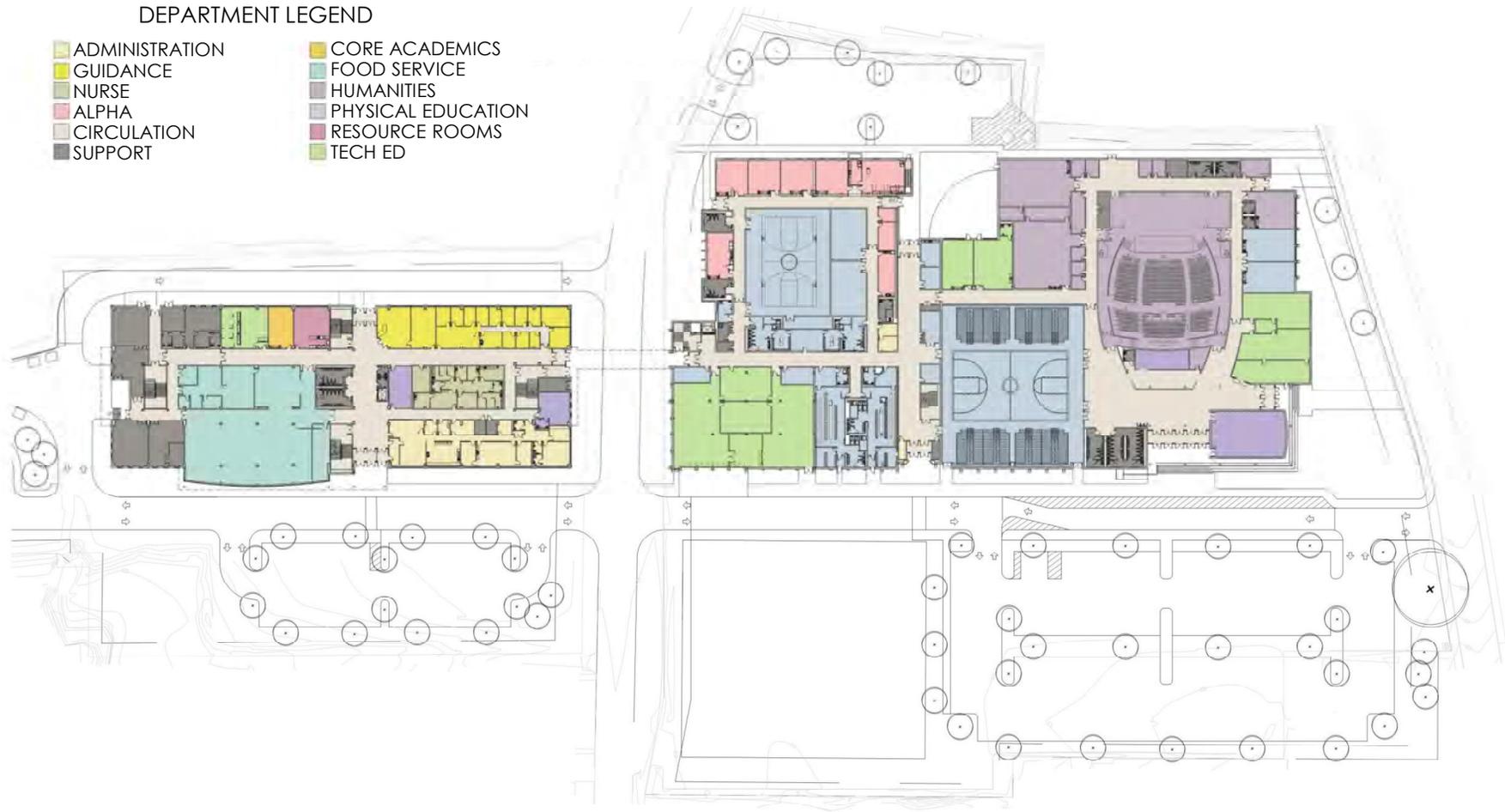


- DEPARTMENT LEGEND**
- CIRCULATION
  - SUPPORT
  - CORE ACADEMICS
  - CORE - SS
  - HUMANITIES
  - LEARNING COMMONS
  - PHYSICAL EDUCATION
  - TECH ED

**EAST BUILDING: SECOND FLOOR**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**

DEPARTMENT LEGEND

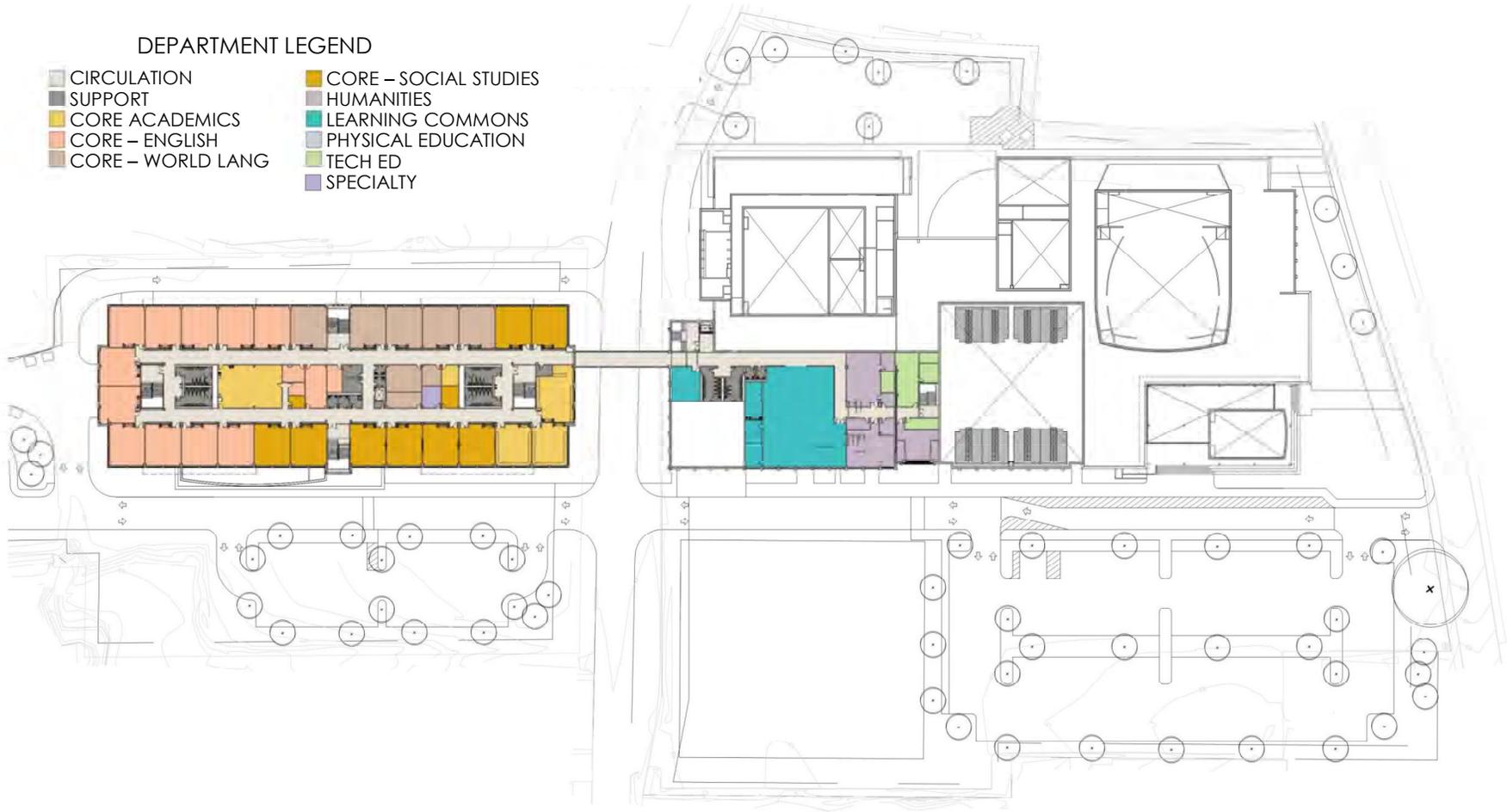
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|------------------|----------------------|
| ■ ADMINISTRATION | ■ CORE ACADEMICS     |
| ■ GUIDANCE       | ■ FOOD SERVICE       |
| ■ NURSE          | ■ HUMANITIES         |
| ■ ALPHA          | ■ PHYSICAL EDUCATION |
| ■ CIRCULATION    | ■ RESOURCE ROOMS     |
| ■ SUPPORT        | ■ TECH ED            |



**FIRST FLOOR - OVERALL**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**

### DEPARTMENT LEGEND

- |                     |                         |
|---------------------|-------------------------|
| ■ CIRCULATION       | ■ CORE – SOCIAL STUDIES |
| ■ SUPPORT           | ■ HUMANITIES            |
| ■ CORE ACADEMICS    | ■ LEARNING COMMONS      |
| ■ CORE – ENGLISH    | ■ PHYSICAL EDUCATION    |
| ■ CORE – WORLD LANG | ■ TECH ED               |
|                     | ■ SPECIALTY             |

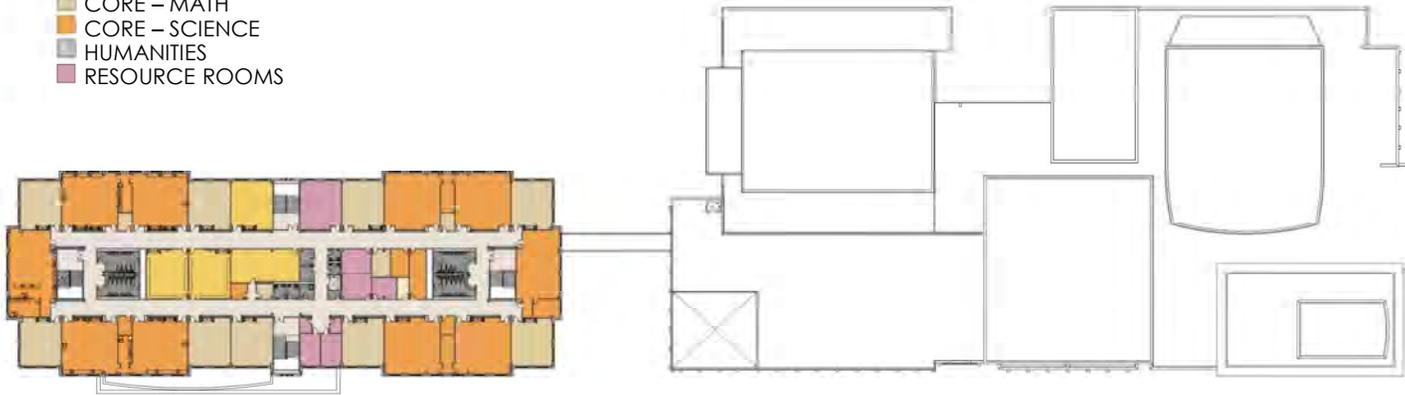


## SECOND FLOOR - OVERALL

### ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL

DEPARTMENT LEGEND

- ADMINISTRATION
- CIRCULATION
- SUPPORT
- CORE ACADEMICS
- CORE - MATH
- CORE - SCIENCE
- HUMANITIES
- RESOURCE ROOMS





**VIEW FROM MAIN STREET**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**



**SOUTH ELEVATION**  
ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL





**STUDENT ENTRANCE AT WEST BUILDING**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**



**PEDESTRIAN BRIDGE OVER KING STREET**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**



**RELOCATED HISTORIC ENTRANCE AT EAST BUILDING**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**



**CIVIC ENTRANCE AT EAST BUILDING**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**

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**CIVIC ENTRANCE AS SEEN FROM VICTORIA SOTO WAY**  
**ADDITIONS & RENOVATIONS TO STRATFORD HIGH SCHOOL**

## D. Timeline of SHS project

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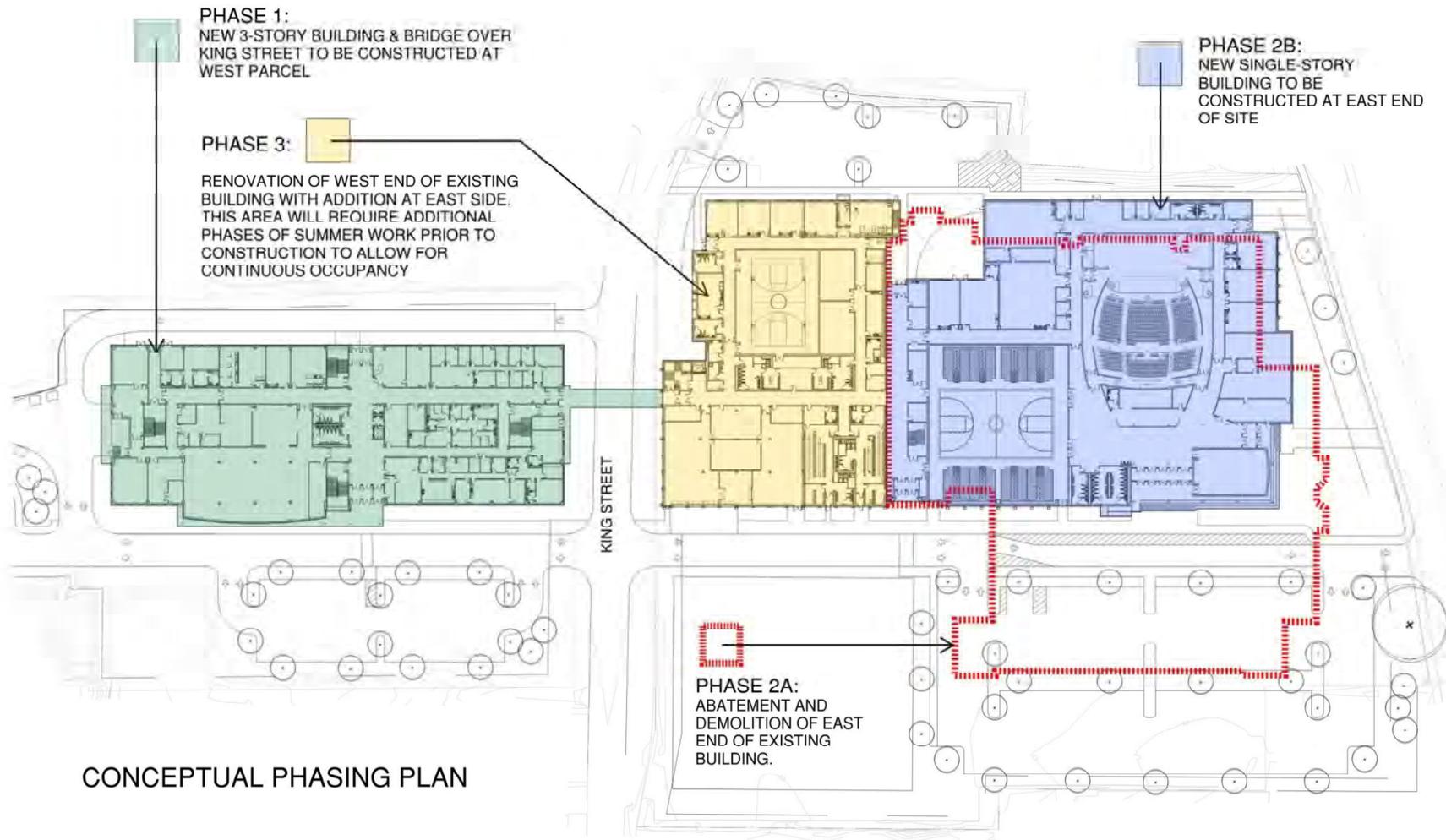
BRIAN GREENLEAF, CREC CONSTRUCTION SERVICES

TY TREGELLAS, TURNER CONSTRUCTION

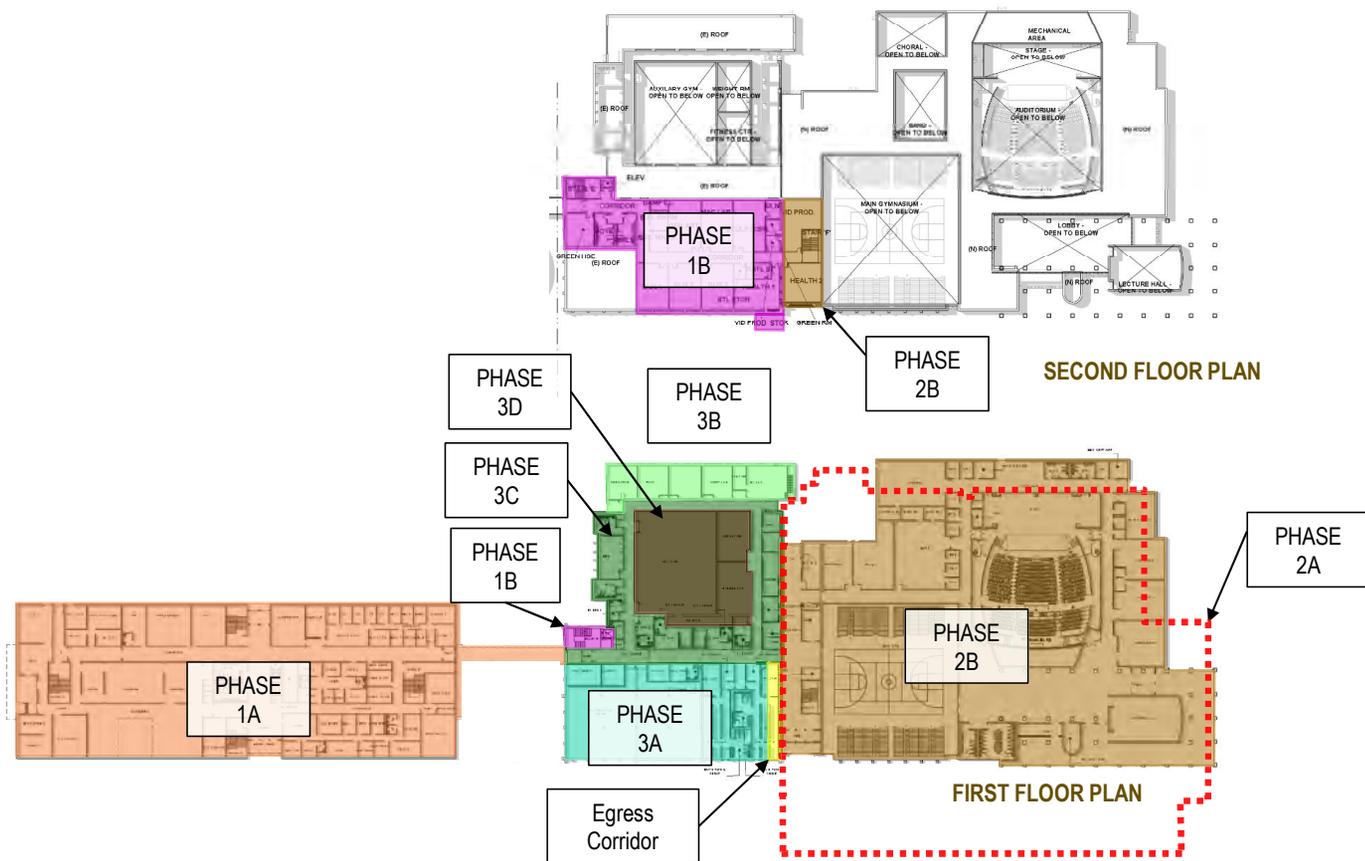
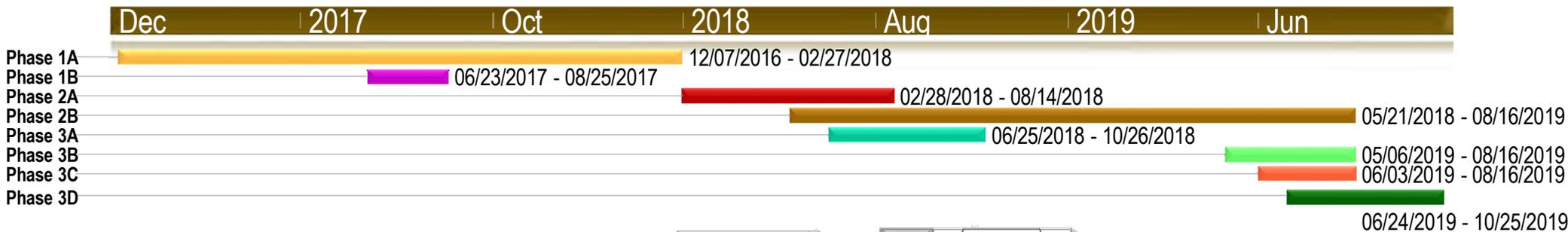
# Milestone Dates

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DD Complete and DDR with State:	June 2016
CD Complete:	December 2016
Start of Construction:	December 2016/January 2017
West Academic Building (Phase 1) Occupied:	February 2018
East Civic Building (Phase 2) Occupied:	August 2019
East Tech Ed Building (Phase 3) Occupied:	October 2019



CONCEPTUAL PHASING PLAN



# E. Expected educational outcomes of SHS project

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DR. JANET ROBINSON, PH.D.  
SUPERINTENDENT OF SCHOOLS

# Size & Design of the Classrooms

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## CURRENT

Classrooms currently too small for 21<sup>st</sup> Century Learning to take place

Average classroom is between 600 and 750 square feet

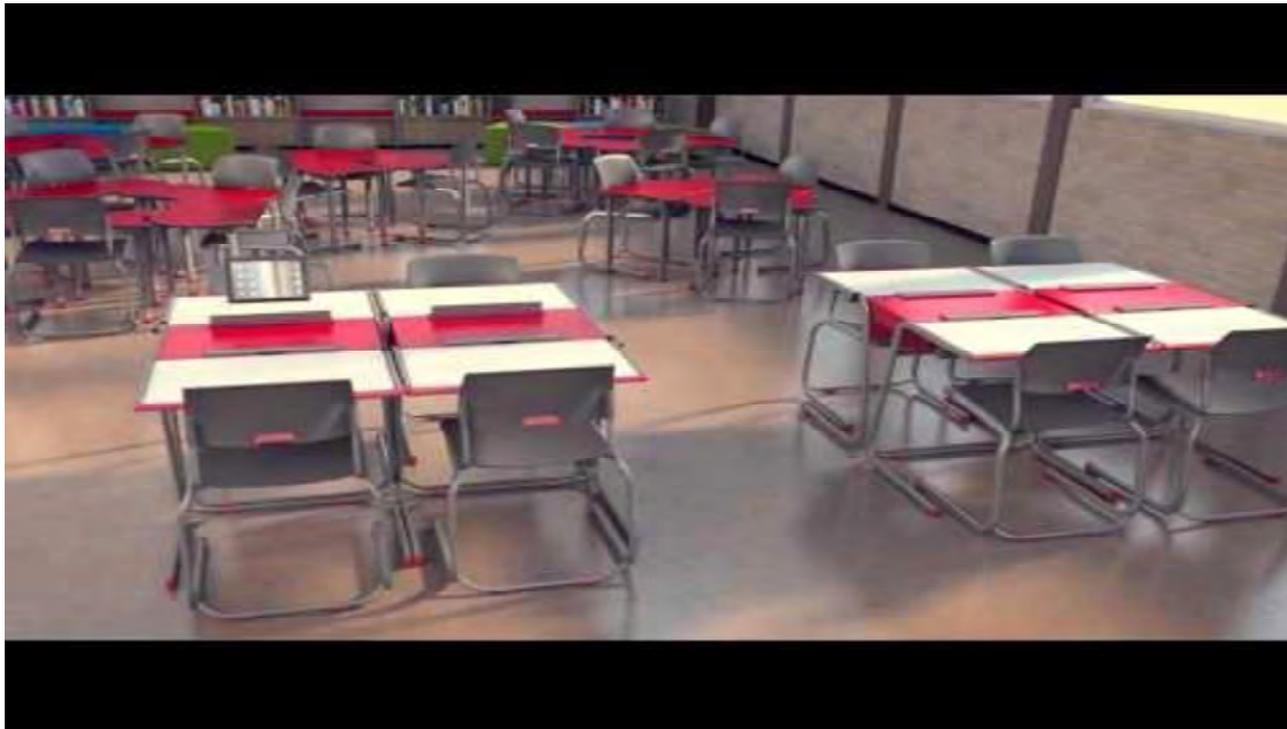
## NEW

Proposed classrooms would be 850 square feet which would allow for a Flexible 21<sup>st</sup> Century Learning Environment!

Flexible Learning for 21st Century Classrooms

# Flexible Learning Environment

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# Increase # of Chemistry Labs

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## CURRENT

Currently we have 3 Chemistry Labs that are not fully operational

## NEW

Increase to 5 Chemistry Labs to plan and prepare for future Connecticut requirement

# ALPHA Program Moved to SHS

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## CURRENT

Housed at Birdseye Complex

Students have limited access to classes outside the core subject areas

Currently separated from the larger student body

## NEW

Housed within new SHS

Students have access to necessary electives

Better self worth for students and value to the program

Better graduation rates and improved student outcomes

# 21 Century Needs

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- Pre-teaching classroom co-located with pre-school
- Restaurant attached to culinary classrooms
- Dedicated graphic arts classroom
- 8 band and choir practice rooms
- Independent living center
- 2 internal special education program rooms
- Homework drop in center
- Lecture Hall
- School store (w/ Sikorsky Credit Union inside)
- Greenhouse for sustainable living programs/culinary
- Weight room and fitness center
- 2 security welcome stations

# QUESTIONS?

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## F. Health and safety precautions of SHS project

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TY TREGELLAS, TURNER CONSTRUCTION

BRIAN GREENLEAF, CREC CONSTRUCTION SERVICES

# Safety Strategies

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Isolate construction from school operations

- Chain link fencing & hard barriers
- Signage – Hazards & Directional

Prohibit Construction deliveries during drop-off / pick-up

Filters on HVAC systems – Pre-filters & Filter changes

Negative air in renovation/construction zones

Dust control for demolition & construction

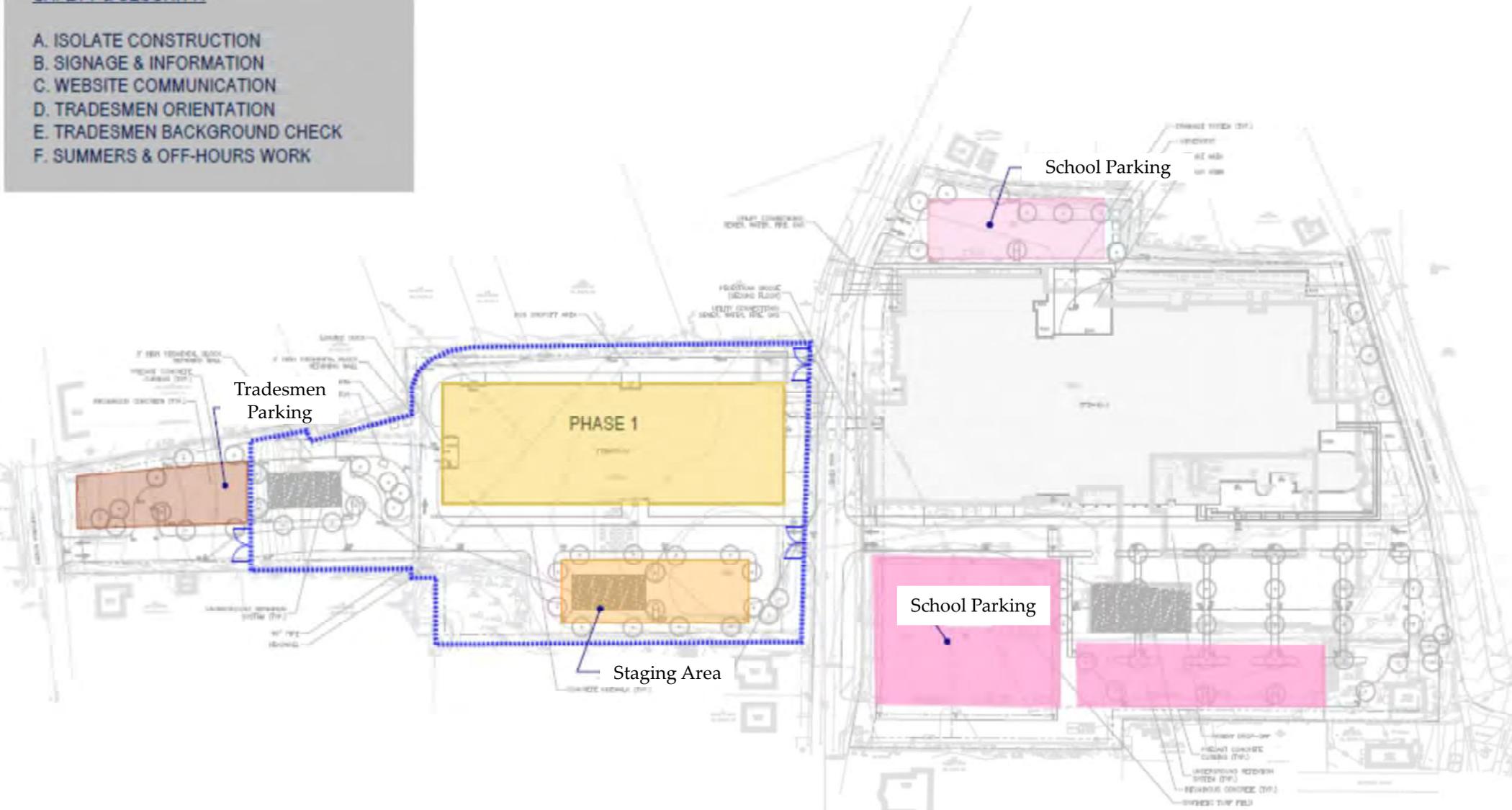
Noisy operations moved to off hours/weekends

Abatement when school is not in session or with DPH approval of project plan

Renovation work concentrated during summers '17, '18, '19

**SAFETY & SECURITY:**

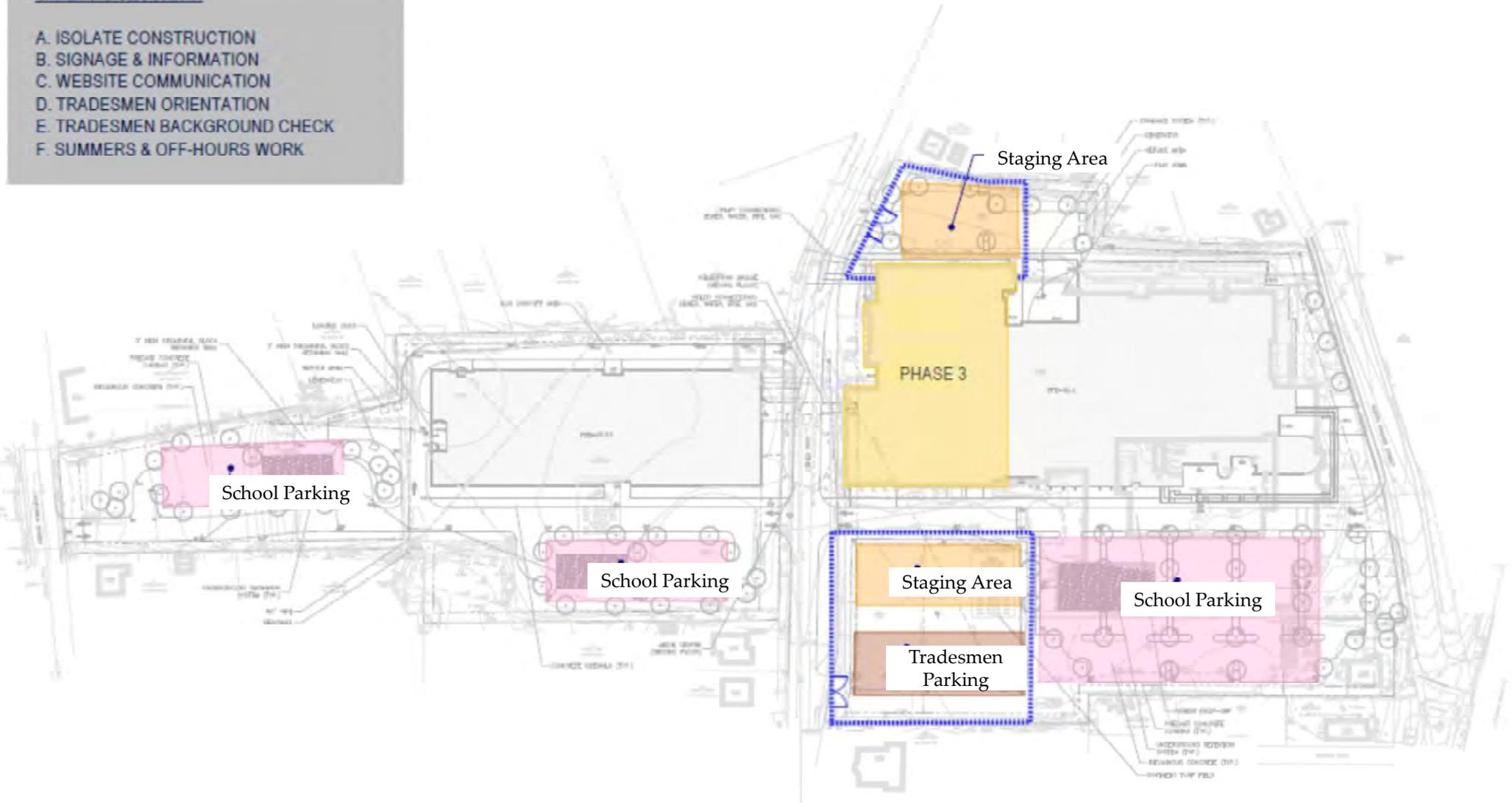
- A. ISOLATE CONSTRUCTION
- B. SIGNAGE & INFORMATION
- C. WEBSITE COMMUNICATION
- D. TRADESMEN ORIENTATION
- E. TRADESMEN BACKGROUND CHECK
- F. SUMMERS & OFF-HOURS WORK





**SAFETY & SECURITY:**

- A. ISOLATE CONSTRUCTION
- B. SIGNAGE & INFORMATION
- C. WEBSITE COMMUNICATION
- D. TRADESMEN ORIENTATION
- E. TRADESMEN BACKGROUND CHECK
- F. SUMMERS & OFF-HOURS WORK



# Community and Safety

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Information update to school community – circulation & construction changes

- Email Blast
- Signage & Maps
- Traffic control / Monitors
- Community Website
- Notifications
- Monthly Report – Photos
- Q&A

# G. Delivery of education during project

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MR. JOHN DELLAPIANO

STRATFORD HIGH SCHOOL PRINCIPAL

# H. Cost of project

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BRIAN GREENLEAF

CREC CONSTRUCTION SERVICES

# Reimbursement Rate

Set by year in which project is approved by Town Council, pursuant to Section 10-285a. of the Connecticut General Statutes

For this project, rate is **60.36%**, evidenced by Priority List

District	Project Number	Facility Name	Priority Category	Estimated Project Costs	Reimb. Rate	Estimated Grant
Hartford	064-0310 A/RR/CV	Martin Luther King School	A	\$68,000,000	80.00%	\$54,400,000
Ledyard	072-0090 EA/RR	Ledyard Middle School	A	\$35,652,092	62.50%	\$22,282,558
Newington	094-0105 EA	Newington High School	A	\$2,119,500	56.79%	\$1,203,664
New London	095-0091 MAG/A	New London High School - South Campus	A	\$49,256,388	80.00%	\$39,405,110
Norwalk	103-0243 A/CV	Norwalk Early Childhood Center	A	\$2,720,234	32.86%	\$893,869
Stratford	138-0101 EA/RR	Stratford High School	A	\$125,966,646	60.36%	\$76,033,468
Regional District 12	212-0026 VA/N	Shepaug Valley High School (Vo-Ag)	A	\$36,513,960	80.00%	\$29,211,168
CREC	241-0106 MAG/EA/RR	Greater Hartford Academy of the Arts	A	\$78,659,381	80.00%	\$62,927,505
ACES	244-0040 SP/EA/PF	The Whitney School	A	\$82,124,595	80.00%	\$65,699,676
Goodwin College	542-0006 MAG/E/PS	Goodwin College CT River Academy	A	\$10,500,000	80.00%	\$8,400,000
Subtotal Category A (10 projects)				\$491,512,796		\$360,457,018

# Reimbursement Rates Over Time

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	<b>2010-2011</b>	<b>2015-2016</b>	<b>2016-2017</b>
Alteration/Extension	50.00%	60.36%	58.57%
New	50.00%	50.36%	48.57%

# Calculation of Grant

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<b>A</b>		Project Costs
<b>B</b>		Ineligible Costs
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<b>C</b>	<b>A-B</b>	Project Eligible Costs
<hr/>		
<b>D</b>	<b>C x 60.36%</b>	State Reimbursement
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<b>E</b>	<b>A-D</b>	Town Share

# 2015 Legislative Language

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## Waiver of Space Standards

- Allows for 235,000 square feet; compared to 203,000 square feet set by Space Standards
- Would change reimbursement from 60.36% to 53.13%
- Savings of roughly \$8.8M to Town

## Allowances for otherwise ineligible renovation costs

- Typically, repair and replacement in a alteration project is considered normal operation maintenance, and is therefore ineligible
- This legislation allows for these items tied to our project to be considered eligible
- Estimated savings roughly \$6M

Special thanks to:

Alan Llewelyn, Rep. Laura Hoydick and her team, Sen. Kevin Kelly, Rep. Terry Backer, Renovations Subcommittee, Building Needs Committee, Town Council, Board of Education, Office of School Construction Grants

# Bottom Line

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<b>A</b>		Project Costs	\$125,966,646
<b>B</b>		Ineligible Costs	\$4,474,634
<b>C</b>	<b>A-B</b>	Project Eligible Costs	\$121,492,013
<b>D</b>	<b>C x 60.36%</b>	State Reimbursement	\$73,332,579
<b>E</b>	<b>A-D</b>	Town Share	\$52,634,067

# I. Implications of project on the town budget

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MS. SUSAN COLLIER

DIRECTOR OF FINANCE

# Existing Debt Service

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FY 2015-16 budgeted debt service is \$30.9 million inclusive of the Town's two pension bond issues.

Debt service will increase to \$32.3 million in FY 2016-17 without any new debt.

Debt service will remain substantially level in FY 2017-18 at \$32.5 million but will decrease by \$4 million in FY 2018-19.

The Town can take advantage of the drop in existing debt service in FY 2018-19 when structuring future debt for the proposed Stratford High project.

# Proposed Stratford High Debt

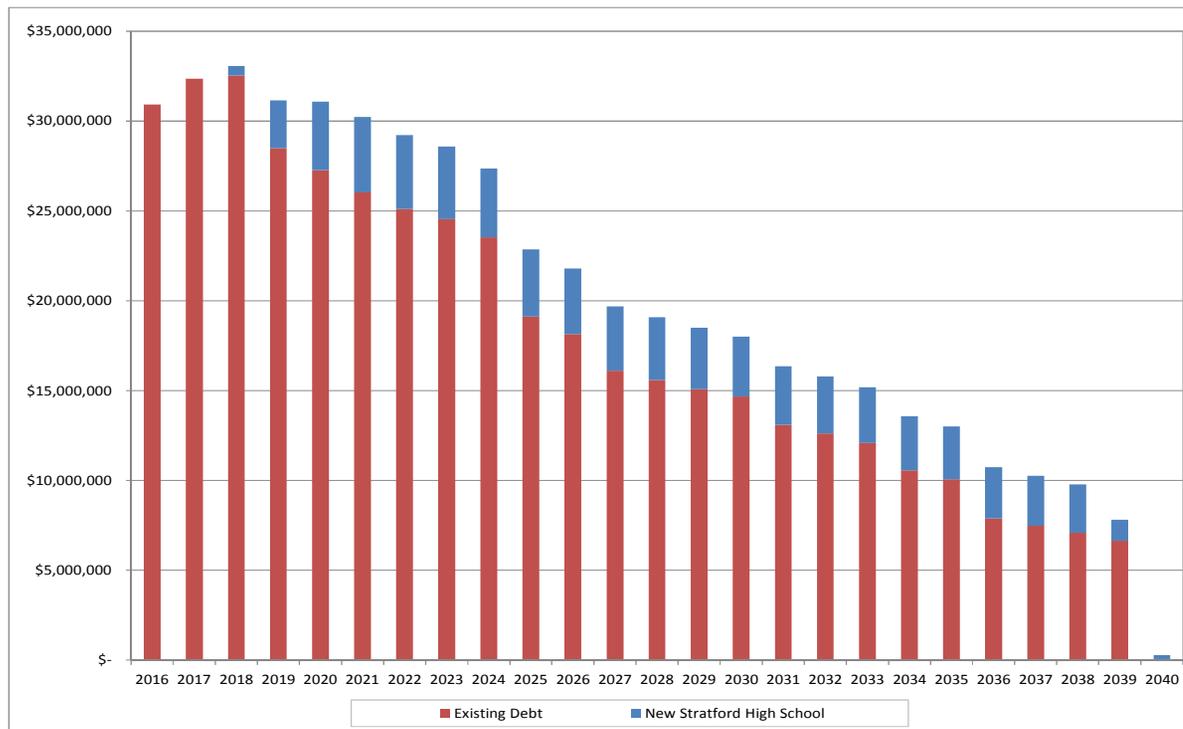
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- ▶ The objective would be to utilize a series of short-term bond anticipation note and bond issues to layer the proposed debt service into the drop in existing debt beginning in FY 2018-19.
- ▶ The issues would be sized to provide the Town with the funding necessary to support its net share of the project costs (approximately \$52 million) while maintaining a declining debt profile that would allow the capacity for future debt.

## Debt Impact – Next Ten years

FISCAL YEAR	Existing General Fund Debt Service Including Pension Bonds			Proposed Debt Service for New Stratford High School	TOTAL COMBINED DEBT SERVICE	ANNUAL CHANGE IN DEBT SERVICE	FISCAL YEAR
	Principal	Interest	P & I	P & I	P & I	P & I	
	2016	\$ 18,966,361	\$ 11,958,589	\$ 30,924,950	\$ -	\$ 30,924,950	
2017	20,852,239	11,498,566	32,350,804	-	32,350,804	1,425,854	2017
2018	21,627,239	10,907,385	32,534,624	534,608	33,069,231	718,427	2018
2019	17,795,239	10,701,758	28,496,997	2,657,054	31,154,051	(1,915,181)	2019
2020	17,198,239	10,080,789	27,279,027	3,801,114	31,080,141	(73,909)	2020
2021	16,556,239	9,483,702	26,039,940	4,190,344	30,230,284	(849,857)	2021
2022	16,253,239	8,857,950	25,111,189	4,115,936	29,227,125	(1,003,159)	2022
2023	16,376,239	8,165,337	24,541,575	4,036,404	28,577,979	(649,146)	2023
2024	16,065,239	7,476,361	23,541,600	3,813,371	27,354,971	(1,223,008)	2024
2025	12,256,239	6,865,718	19,121,957	3,733,839	22,855,796	(4,499,175)	2025
2026	11,827,239	6,318,150	18,145,389	3,654,306	21,799,695	(1,056,101)	2026
Total	\$ 297,788,512	\$ 139,239,600	\$ 437,028,112	\$ 69,617,350	\$ 506,645,462		

# Debt Impact – Annual Debt Service



# Questions from the Council

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