



Groton School Facilities Initiative

Groton 2020 Plan



Photo: Carol Schwenk

November 12, 2015



Introduction

- Housekeeping
- Welcome State Legislators
 - Senator Maynard
 - Rep. Scott
 - Rep. Bumgardner
- Need for Special Legislation
- Overview of Groton 2020 Plan
- Next Steps – What do the Legislators need from us?



Need for Special Legislation

Groton is seeking Special Legislation in order to achieve the goals of the Groton 2020 Plan:

- Grant Diversity Status to all three school construction projects (new Consolidated Middle, and West Side and Cutler Elementary Schools)
 - 80% Reimbursement

- Waive the \$450 per SF requirement for Renovate Like New status
 - 54.29% Reimbursement



SFITF Process



We are here in the process

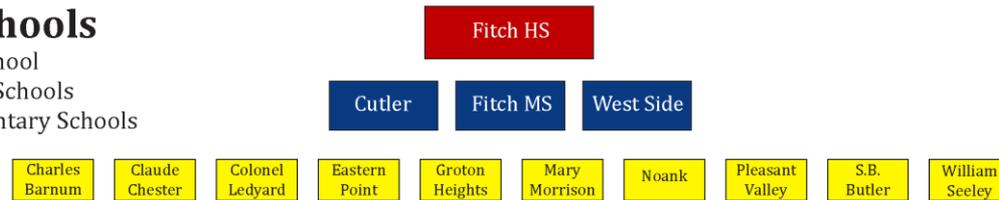


Groton's Long Range Vision

2000 CONFIGURATION

14 Schools

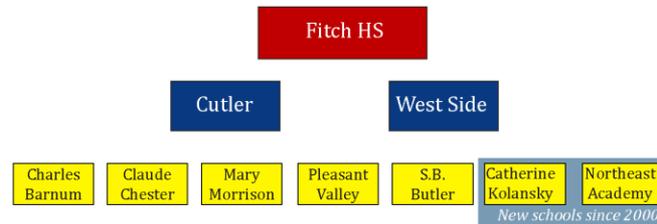
- 1 High School
- 3 Middle Schools
- 10 Elementary Schools



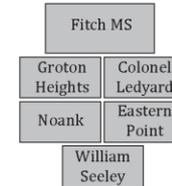
2015 CONFIGURATION

10 Schools

- 1 High School
- 2 Middle Schools
- 7 Elementary Schools



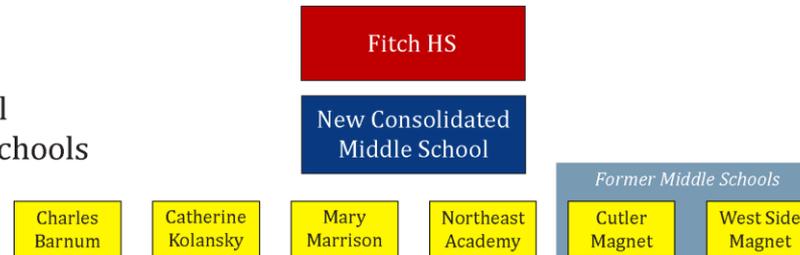
Schools closed since 2000



PROPOSED GROTON 2020 CONFIGURATION

8 Schools

- 1 High School
- 1 Middle School
- 6 Elementary Schools



Elementary Schools to be closed



Aligns with Long Term Vision for School Consolidation



Groton 2020 Objectives

Objective	Survey Findings
➤ Develop a long-term plan to modernize outdated facilities that are, on average, 60 years old.	75.1% are, in general, supporters of modernizing GPS facilities.
➤ Enhances educational opportunities for all students – move towards 21 st century learning with capacity for Pre-K education and in-town Magnet School Programming.	54.1% Agree that a long-term fix is better than short-term repairs 53.4% agree that In-Town Magnet Schools should be included in any plan.
➤ Addresses state mandates & eliminates the need for racial balance redistricting.	50.7% are more likely to support passage of the Groton 2020 Plan if it will help eliminate State-mandated redistricting.

Allows for effective and efficient operation of schools, and equality for our students.



Groton 2020 Plan Overview

The Groton 2020 Plan will:

In order to:

Build a new consolidated Middle School adjacent to Fitch High School

Provide equal opportunities in academic programming, interscholastic and intramural sports, athletic fields, and extra-curricular activities.

Turn the 2 existing Middle Schools into Magnet Elementary Schools

Provide modern environments, flexibility of choice to Groton students and eliminate the need for further redistricting.
Addresses Critical needs at 2 Aging Middle Schools

Close 3 Aging Elementary Schools

Avoid the cost of addressing critical needs of the three oldest schools that have the most need for repairs and upgrades.



Status Quo – Deferred Costs

Estimate of Building, MEP and Portable Classroom Replacement Costs

- Costs to address **critical items**
- Assumes **no expansions** – Replacement of existing portables only in GPS estimates
- Assumes **no improvements** to school buildings
- Avoids over \$55 Million in Deferred Critical Repairs at 5 Schools

Summary of Deferred Costs by Building	
Facility	Total
Kolnaski	\$137,500
Barnum	\$7,333,750
Chester	\$9,500,000
Morrisson	\$6,773,141
Northeast	\$123,685
Pleasant Valley	\$7,174,597
S.B. Butler	\$10,488,117
Cutler	\$12,795,936
West Side	\$15,145,721
TOTAL:	\$69,472,447

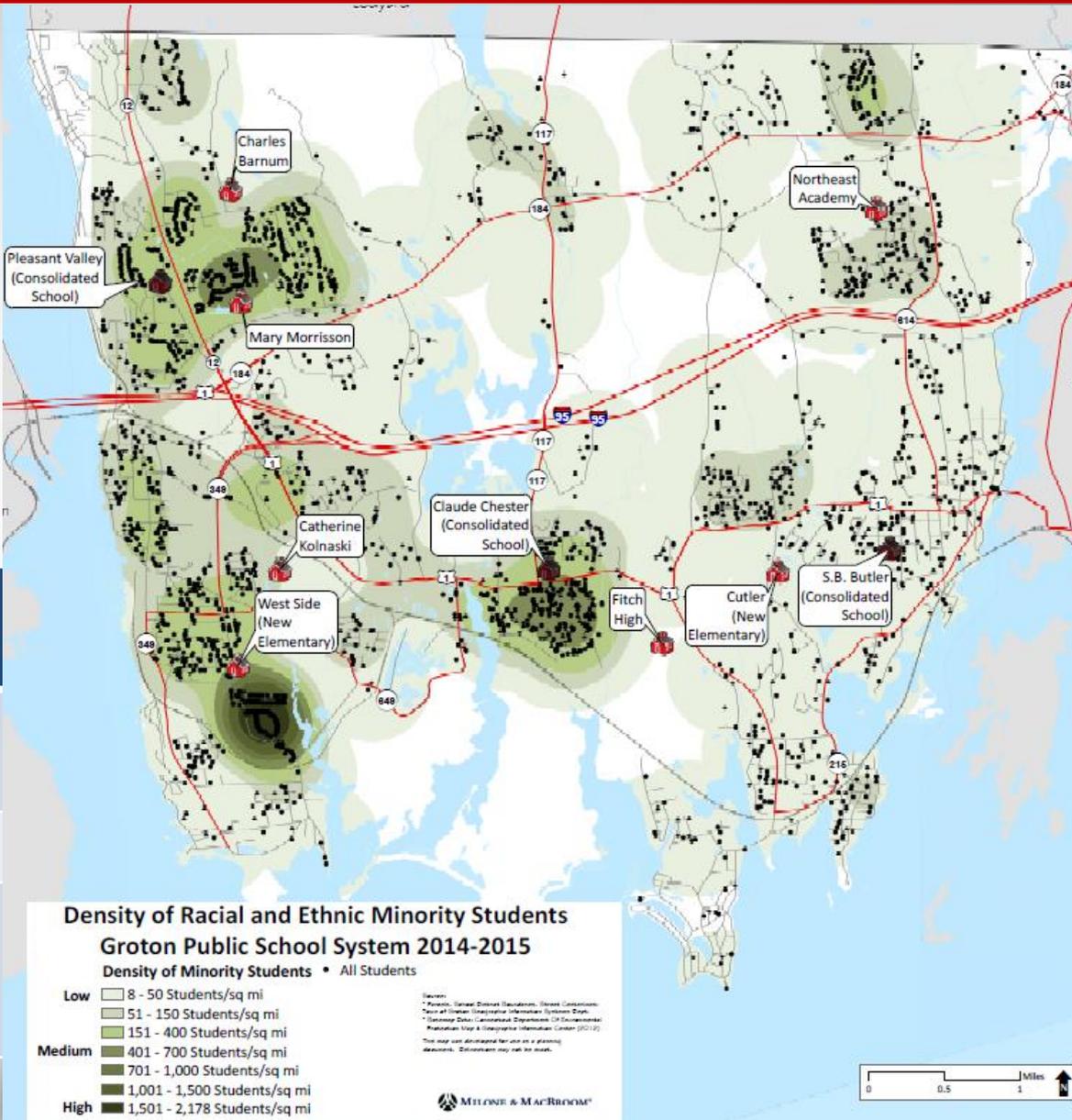
Priority Elementary Schools Total:
\$27,162,714

Middle Schools Total:
\$27,941,657

State Mandated – Racial Balance

- Decades of Repeated redistricting has resulted in short-term fixes – community fatigue
- Buildings need to align with demographics – SDE Racial Balance Plan

	West Side	Cutler
# of students within 1 mile	516	184
% Minority	74%	23%
% Free/Reduced Lunch	80%	12%

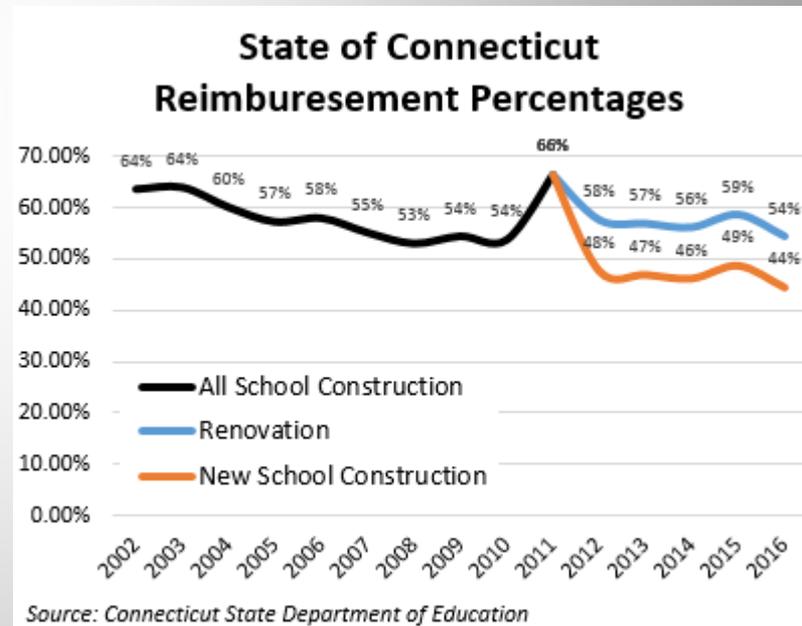




Past School Referendums

Groton has struggled to pass recent referendum to upgrade school facilities.

- A 2011 referendum (Phase II) would have addressed many of the same issues targeted today, at a cost of \$133.5 million – failed 4 to 1.
- Facility issues were not addressed, buildings continue to age, construction costs are increasing, and state reimbursement rates are falling –
- **Groton cannot afford to keep putting off school reinvestment.**





Groton 2020 Plan Costs

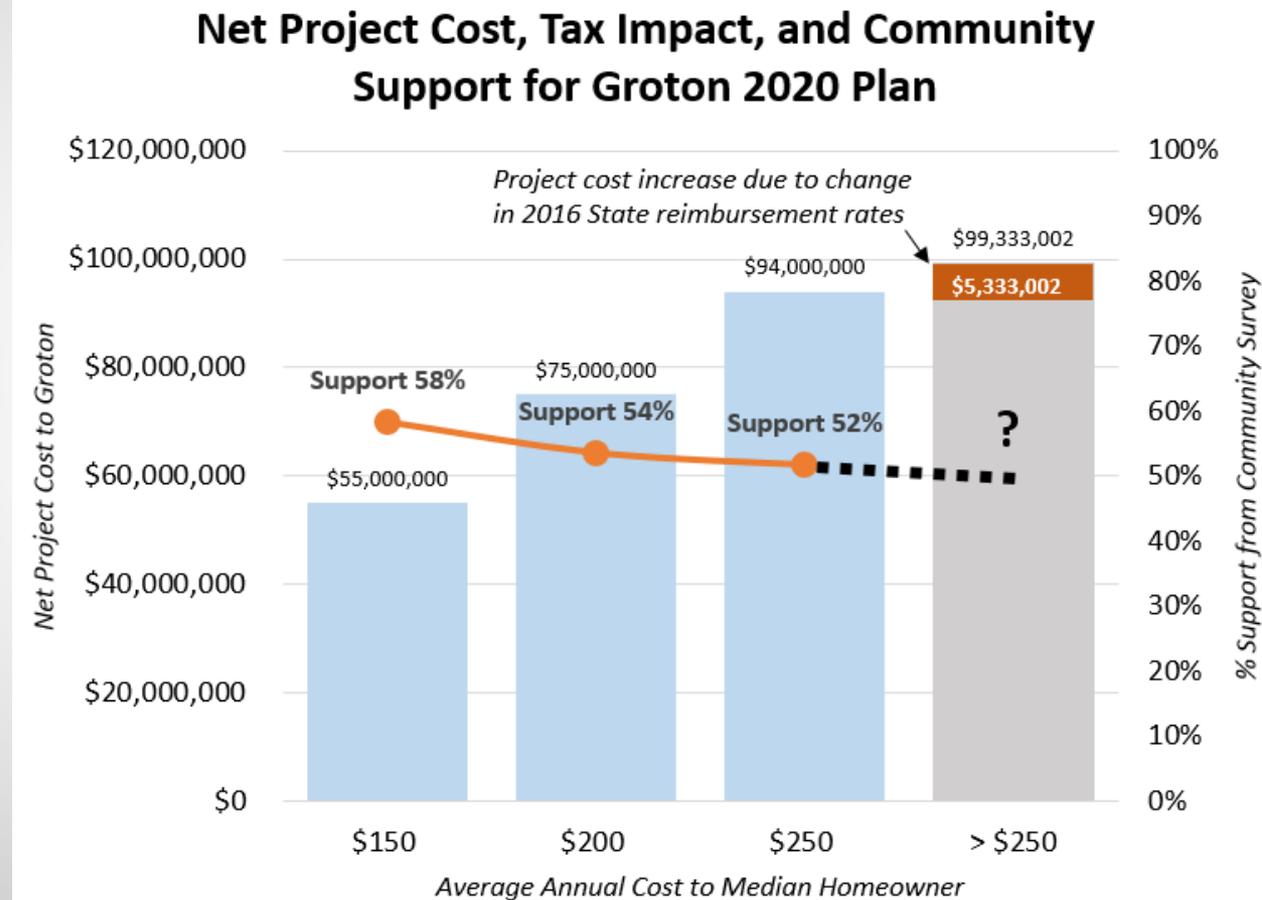
- Cutler and West Side (built in 1960 & 1956) cannot be renovated like new for under \$450 per sqft.
- However, renovation would still be significantly less expensive than building two new buildings, reducing project cost by \$20.7 million.

Scenario	Total Project Cost	Net Cost to Groton	Avg. Annual Cost to Median Homeowner
Groton 2020 (2016 Rates)	\$191.7 million	\$99.3 million	More than \$250
New Construction and Diversity Status	\$191.7 million	\$53.4 million	~\$150
Reno Waiver of \$450/sqft	\$171.0 million	\$81.0 million	Between \$200 and \$250
Reno Waiver and Diversity Status	\$171.0 million	\$41.9 million	Less than \$150



Cost and Public Support

- Change in State reimbursement rates for 2016 will increase net cost to Groton by \$5 million.
- Public Survey results confirm cost and support are inversely proportional.



Sources: Town of Groton Pro Forma Debt & Mill Rate Impact, IBIC
Groton School Facility Initiative Task Force Community Survey, CRPP



Moving Forward

Moving Groton 20/20 Forward

PUBLIC OUTREACH EFFORTS: Educate, Inform, and Buy-in

Stay the Course

- New Construction of two Elementary Schools on Middle School sites
- **Total Project Cost: \$191.7 million**
- **Net to Groton: \$99.3 million**

October 2015
Groton Reimbursement
reduced by ~4%
• Renovation: 54.29%
• New Construction: 44.29%



Special Legislation

- Ask for waiver on \$450/sqft & granting of Renovate Like New Status for Cutler & Westside Elementary Schools
- Ask for Diversity Status (80%) for all 3 school projects

Legislative Session 2016

Groton is asking for:

- 80% Reimbursement for 3 Diversity Schools; NO Renovate Like New Waiver, New Construction of Elementary Schools
- **Total Project Cost: \$191.7 million**
- **Net to Groton: \$53.5 million**

Or:

- 80% Reimbursement for 3 Diversity Schools AND Renovate Like New Waiver
- **Total Project Cost: \$171.0 million**
- **Net to Groton: \$41.8 million**





Groton 2020...

- Provides equity and parity for all students of Groton
- Addressed Racial Imbalance & Eliminates Mandated Redistricting
- Final Phase of the long term consolidation plan to move from 14 to 8 schools
- Investment provides enhancements and modernization, and does not just preserve the status quo
- Modern facilities will make Groton competitive in a regional school market
- Enhances educational opportunities for all students – move towards 21st century learning
- Operational efficiencies gained and significant cost avoidance
- Community survey results suggest that residents are in favor of the objectives of the Groton 2020 Plan, but that costs can be a barrier to support at referendum.