

LEDYARD PUBLIC SCHOOLS

DEPARTMENT OF BUILDINGS AND GROUNDS

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School District Capital Needs Report

FY 2018

By

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Introduction

The Ledyard School District has, currently under its care, seven Municipal buildings:

- Ledyard High School
- Ledyard Middle School
- Gallup Hill School
- Ledyard Center School
- Juliet W. Long School
- Gales Ferry School
- Board of Education/Park and Recreation Office (Shared Responsibility)

The objective of this report is to provide a narrative summary of the Board of Education's capital requests for each of these locations, as well as those items that are district-wide in nature. For more detailed information about any particular project, including estimated costs, you may visit http://ledyarddevelopment.com/CIP_FY2018.html, and click the link for the project to see the Individual Project Proposal and Justification for that item.

Background

By State statute, the Ledyard BOE must provide its students with an appropriate learning environment that is safe and properly maintained. This obligation includes the daily upkeep of school facilities and equipment—routine maintenance. In addition to providing safe and properly maintained schools, the local BOE must continually study the need for school facilities and must make building recommendations to the town (CGS § 10-220(a)). As such, this report is part of an ongoing process to provide more comprehensive information regarding the capital needs of the District to the Town Council and members of the community.

A **Capital Item**, for the purposes of this report, is defined as a project in excess of \$5,000, long-term in nature, which aims to repair, maintain or improve building infrastructure. While this report will describe District needs per location, they have been ranked in priority on a District-wide level at http://ledyarddevelopment.com/CIP_FY2018.html. Additionally, they have been set forth under three separate categories, based on most appropriate funding sources:

- **Operating:** while these items may be capital in dollar value, their scope allows for careful, targeted execution through Repair and Maintenance (54300) and Supply (56900) line items.
- **Capital Non-Recurring:** CNR account is comprised of reserve, roll-over and appropriated funds for Board of Education use with Town Council authorization. The items under this heading exceed, in dollar amount, what can reasonably be executed with operating funds, yet are believed to be below an amount necessary to seek “new” Town funds.
- **Bondable:** these are large-scale projects which would require funding sources outside of typical annual capital appropriations (typically bond issue).

The projects may range from “critical” in nature to “nice to have”, but each has been put forth for discussion because the Board believes they either preserve or enhance the learning environment at Ledyard Public Schools. They address a range of issues: refurbishing deteriorated or aging facilities, safety and security upgrades, increasing operating and energy efficiencies, providing higher quality indoor air, etc. Within this report, a summary cost estimate is provided; suggested six-year financial layouts and alternative financing information are provided at the web address above.

The Building Project

Gallup Hill, Ledyard Middle, Ledyard Center

Approved in a January 2015 referendum, Ledyard is undertaking two “Renovate as New” building projects at Gallup Hill School and Ledyard Middle School. Currently, the design phase of the project is approaching completion; construction is scheduled to commence in the spring of 2017, and is anticipated to take 27 months.

In summary:

Ledyard Middle School will see a three story addition of 55,000 square feet, with a complete renovation of the remaining existing building, resulting in a 93,000 square foot structure that will serve all district grades 6-8.

Gallup Hill School will see a two story addition of 40,000 square feet, with a complete renovation of the remaining existing building, resulting in an 80,000 square foot structure that will serve grades PK-5, and will welcome the enrollment of current Ledyard Center students.

Ledyard Center School

40 Colonel Ledyard Highway

The original Ledyard Center School (K-6) is the oldest in the District—built in 1948, with additions in 1952 and 1959 to complete the current 47,000 square foot structure. Facilities needs at the Center School are extensive, including: roof replacement, brick façade repair and replacement, plumbing infrastructure and septic failures, electrical system inadequacy among many other items estimated to cost in excess of \$4 million. These reasons and more were the impetus for the decision to close the school as part of the school building projects set to begin in the spring of 2017. No items for this building are contained within the Capital list, as they are considered addressed by the building project.

Gallup Hill School

169 Gallup Hill Road

Gallup Hill School (PK-6) is a 40,500 square foot building, constructed in 1964 with no major renovations since that time. GHS has many of the same facility needs as Ledyard Center, estimated in the 2011 facility study to cost in excess of \$3 million. However, the “shell” of the building is in much better condition, and it has connection to public water and sewer. These factors and others were considered in the decision to make Gallup Hill School the location for the building project.

Ledyard Middle School

1860 Route 12

Built in 1971, Ledyard Middle School (7-8) is a 74,500 square foot building which has seen no major renovations since. While the structure of the building remains in very good shape, it is in need of some major capital improvements, including: roof, electrical upgrades, bathroom remodels, ventilation systems, etc. Perhaps the largest facility issue at this location, though, is the “open space design” in which it was built. This design has led to several educational environment deficiencies to contend with: difficulty meeting modern security standards, poor use of natural light, excessive noise transmission between learning spaces, among others. The school building project will address all these issues, while also bringing sixth grade into Middle School enrollment to better align with Common Core Standards. As with Ledyard Center and Gallup Hill schools, these facility needs are not part of this Capital list.

Juliet W. Long School

1854 Route 12

Juliet Long School (3-6), is a 37,600 square foot building constructed in two phases in 1961 and 1964, with no major extensions or alterations since. Technology infrastructure upgrades were completed in the summer of 2015 as part of a District-wide Board of Education project that increased bandwidth and wireless capabilities for the entire building. A video surveillance system was also installed in 2015 as part of CT School Security Grant work. An LED lighting project was completed in the summer of 2016 through the Eversource Small Business Program. Front entry awning roof repairs and door replacement were also completed in 2016. An asbestos abatement in the service tunnels of the school is scheduled to occur in the summer of 2017 (\$150,000).

The highest priority facilities needs at this location include:

- **Roof Replacement:** the current roof is a “built up” roof, replaced in 1993. Ideally, this project would coincide with the roof replacement at Gales Ferry School. Currently, the viability of a solar project in conjunction with the roofing project is being assessed as an option to offset construction costs. (\$1,725,000)
- **Electrical Infrastructure:** electrical service and classroom wiring are insufficient for modern needs. Updated and increased electrical service would also be necessary were the Town to pursue the solar option mentioned above. (\$50,000)
- **Plumbing:** supply and waste lines are original to the building, and will need to be replaced; upgrades to all bathroom finishes are also currently necessary. (\$60,000)
- **Additional capital items of lower priority for Juliet W. Long School** are detailed in the full report. (\$426,300).

Gales Ferry School

1858 Route 12

Gales Ferry Elementary School is the newest facility in the Ledyard Public Schools system, built in 2001. It is a 45,362 square feet building that houses K-2. Technology infrastructure upgrades were completed in the summer of 2015 as part of a District-wide Board of Education project that increased bandwidth and wireless capabilities for the entire building. A video surveillance system was also installed in 2015 as part of CT School Security Grant work. An LED lighting project was completed in the summer of 2016 through the Eversource Small Business Program.

Despite the relative newness of Gales Ferry School (15 years), there are still some facilities concerns that have arisen, and others that are anticipated given the life expectancy of finishes. The highest priorities of these are:

- **Roof Replacement:** Although only 15 years old, the shingled areas of this roof have shown significant deterioration for their age. Ice damming issues have occurred at the perimeter of the roof; leaking has occurred at expansion joints, valleys, hips, and dormer sidewall/roof connections. As with Juliet Long, the viability of a solar project in conjunction with the roofing project is being assessed as an option to offset construction costs. (\$1,275,000)
- **Flooring:** There are approximately 2250 square yards of carpeting throughout a majority of classrooms, the media center, and the main office. Seam repairs have been needed in many areas over the last few years; with a 15-year anticipated lifespan of carpet in a commercial application, a replacement cycle is now necessary. There are also several areas, mostly in hallways and classroom entries, where the VCT tile flooring has held up well. Several areas have been repaired; several others are in need of further repair due to cracking and/or pulling up. (\$140,000)
- **Walls and Painting:** As the only school with central air conditioning, GFS has served as the location of several summer programs, which continue into August. This has made it problematic to coordinate typical summer work in the building, such as painting projects. As such, the majority of walls in the building have not been repaired and painted in the building's 15-year use. (\$32,000)
- **Additional capital items of lower priority for Gales Ferry School are detailed in the full report. (\$110,500).**

Ledyard High School

24 Gallup Hill Road

Ledyard High School (9-12) is a 275,000 square foot, two story building. The main portion of the building was constructed in two phases in 1962 and 1966. A 1988 project added the band and choral rooms and auxiliary gymnasium; a 2002 project added the media center and Agri-Science extension.

With School Security Grant funding, a digital VOIP system was installed in 2014; a video surveillance system was also installed in 2015. Technology infrastructure upgrades were completed in the summer of 2015, increasing bandwidth and wireless capabilities. Summer of 2016 saw the renovation of the 300's block of bathrooms, replacement of the Agri-Science hot water heater, and replacement of two sets of front entry doors. Capital projects anticipated to take place in the coming year include: renovation of the 100's block of bathrooms (\$230,000),

2nd floor hallway ceiling replacement (\$44,500), and underground storage tank replacement (\$160,000). Additionally, a lighting/refrigeration project is being considered through the Eversource E.O. program. Beyond these projects, the highest priority capital needs are:

- Service Tunnel Abatement: As the final project in a series of Response Actions to a 2006 Consent Order from the State of CT, the service tunnels under LHS are scheduled to be remediated in the summer of 2019. This work will include the removal of asbestos containing pipe insulation and contaminated soil. (\$500,000)
- Bathrooms: With the 300's block of bathrooms complete and 100's planned to be completed in summer of 2017, two remaining blocks (200's and 400's) of bathrooms will remain. Work will include replacement of supply and waste lines within chase walls as well as new fixtures and finishes. (\$460,000)
- Track: The current rubberized track surface is aged approximately 18 years, and was patched and resurfaced approximately 7 years ago. The majority of the track is wearing in a manner commensurate with its age; however the track at scoreboard end is failing, with large cracks and uneven surface, becoming a safety risk. Replacement is necessary. (\$850,000)
- Stage: The LHS stage is original to the 1966 construction of the auditorium. There are large gouges and splits in stage flooring, as well as a need for professional assessment of structural integrity of the framing underneath the stage, as current building codes are more stringent than they were at the time of construction. (\$80,000)
- Exterior Doors: a continuation of systematic replacements of the highest traffic doors to assure that they are reinforced and properly secured upon closing. (\$47,600)
- Additional capital items of lower priority for Ledyard High School are detailed in the full report. (\$914,000).

Central Administration Building

4 Blonders Boulevard

Constructed in 1991, the Central Administration Building is the 6,000 square foot home for Ledyard Park and Recreation and Ledyard Board of Education offices. The Conference Room at this location functions as a location of many Board and Town meetings, staff trainings, as well as classroom space for Park and Rec programs. The lower level of the building serves as storage area for integral District records and equipment storage for Park and Recreation's many programs.

Technology infrastructure upgrades were completed in the summer of 2015 as part of a District-wide Board of Education project that increased bandwidth and wireless capabilities for

the entire building. An LED lighting project was completed in the summer of 2016 through the Eversource Small Business Energy Advantage Program.

Up to this point, building repairs have been addressed through Operating budget, as they have been “routine” in nature; however with the building exceeding 25 years, there are or will be life expectancy issues with the following items:

- Roof: A “Mansard” style roof, with a pitched roof around the perimeter of the building with a flat roof over the central portion. This layout would make a solar project in tandem with the roofing project a viable option on the South and East perimeters. (\$125,000)
- HVAC: Two 7.5 ton Trane rooftop cooling units serve the air conditioning needs of the entire building. Their replacement should logically be done in tandem with roof replacement, and would also have the benefit of reduced energy consumption, as newer units have much higher SEER (efficiency) values. (\$35,000)
- Boiler: A Peerless 33HP boiler serves the heating needs of the entire building. While replacement will not likely be necessary, it should be anticipated that more major repairs (i.e. replacement of boiler sections), will be necessary in the near to medium future. (\$6,000)
- Carpeting: while there is much less wear on flooring in an office environment than that of a school, 25 years is well beyond life expectancy, and replacement should be planned within the six-year timeframe of the Capital Plan. (\$15,000)