

South Windsor Public Schools Elementary Schools Master Plan Ten-Year Timeline



Artwork by Finn Jennings, 2013

Plan adopted by the Board of Education on October 29, 2013
Plan updated September 2015, September 2016 and February 2019

Frequently Asked Questions

What was the level of community support in the Phase One and Phase Two referenda?

Of those residents who went to the polls, 75% voted in favor of Phase One, and 77% voted in favor of Phase Two.

Did Phase One, Orchard Hill School, come in on time and on budget?

Yes! In fact, the project came in under budget. Final audit numbers are not yet available, but project professionals estimate that the project will come in well under budget.

What do new schools offer that our existing schools do not?

In addition to an improved instructional space for teaching and learning, new schools offer ADA compliance, modern technology, enhanced school security features, more efficient utilities, environmentally conscious designs, improved indoor air quality, safer traffic pattern designs, and climate-controlled spaces.

How does the community at large benefit from new schools?

High quality schools protect property values. Realtors routinely cite the quality of our school system as a vehicle for promoting home ownership in South Windsor. The plan also offered some win-wins for those who sought dedicated space for senior citizens and for the recreation department. With the recreation department having moved to the former Wapping School, they now have access to a gymnasium, a cafeteria and expanded dedicated space for programs. As a result of this move, seniors now have improved and dedicated space for activities in the Community Center. Our school facilities are used extensively by many community groups which meet in our facilities when school is not in session. These groups will also benefit from modern, climate-controlled, ADA compliant school buildings.

Are the same project professionals working on both new schools in Phase Two?

Yes, the same architect, owner's representative, and construction manager were selected for both the Eli Terry and Philip R. Smith projects. This allows for a seamless approach to planning, and further ensures that the buildings are delivered at the same quality and with equitable resources.

Where will PRS students and Eli Terry students attend school while their buildings are under construction?

PRS staff and students relocated to the former Orchard Hill facility in the summer of 2018 and will move into their new school in August of 2020. Eli Terry students do not require swing space as the site of the Eli Terry campus is large enough to allow for the construction of a new school to occur while students remain in their current school. This co-location allowed for Phase Two to accommodate the construction of two schools at once, which garnered significant savings within the overall Ten-Year Plan. Eli Terry students and staff will vacate their existing school in June 2020, and will enter their new school in August 2020. The Eli Terry building will be razed during the summer of 2020 prior to the opening of the new school.

What if our student population exceeds projected enrollment?

The State's reimbursement formula is predicated on building to a capacity that does not exceed the projected highest enrollment within an eight-year time frame from the date the application is submitted. We are limited to those parameters for design enrollment. The district works with professional demographers who analyze a wide variety of factors when calculating the projections. We are currently experiencing an increase in enrollment. Thus, the Educational Specifications have been revised and call for two additional classrooms for Eli Terry and three additional classrooms for Philip R. Smith. We also anticipate that the Phase Three project will involve a larger Pleasant Valley school to accommodate a higher enrollment than was originally forecast by demographers when the Ten-Year Plan launched in 2013. This is the benefit of a staggered approach to construction. It allows for adjustments to be made along the way, including responding to changes in enrollment.

Will the cost of the additional classrooms qualify for state reimbursement?

Yes. The Department of Administrative Services has confirmed that the additional classrooms will qualify.

How are school construction projects funded?

In Connecticut, local school construction projects are typically paid for through a combination of bonded debt issued by the State of Connecticut and the municipality building the school. The municipality pays for its share of the design and construction costs, typically by issuing short-term notes. As construction continues, the State of Connecticut begins reimbursing the municipality through "progress payments" for its share of project costs that are deemed to be reimbursable. When construction is complete and the municipality has received all eligible reimbursement, the short-term notes are converted to long-term municipal bonds, ranging from a 20 to 30-year term. The reimbursement rate varies from town to town, ranging from a low of 10% to a high of 80% as determined by project type and relative wealth rank of the town.

What is South Windsor's reimbursement rate?

For both Phase Two projects, the state's maximum reimbursement rate for new construction in South Windsor is 37.14%. The state's reimbursement rate for new construction for Phase One was 34.64%.

What is the timeline for Phase Three, Pleasant Valley School?

The plan calls for a referendum in March 2020. If supported by our residents, the Board of Education would file its SCG 049 application with the state in June 2020, and if approved, the Public Building Commission would begin seeking project professionals. Actual construction would not occur until the spring of 2022. If the project remains on schedule, the building would open its doors to students in August 2023.

VISIT OUR WEBSITE FOR MORE INFORMATION

www.southwindsorschools.org/elementaryfacilities

About this Document

This document outlines a plan for addressing our aging elementary schools and reflects the district's recent consolidation from five elementary schools to four. Without question, changes in enrollment, changes in reimbursement rates, changes in the economy, and changes in education legislation could alter this Master Plan or its intended timeline. While variables may arise, this transparent and detailed ten-year scenario has provided our community with a conceptual long-range plan for its consideration. The first edition of this document was published in October 2013, and updated in September 2015 and 2016. This edition was updated in February 2019 and reflects the completion of Phase One, as well as refreshed enrollment projections, updated information pertaining to Phase Two progress to date, and modifications to the plan for Phase Three.

Phase Two Milestones to Date

Items listed below apply to both Phase Two projects, Eli Terry (ET) and Philip R. Smith (PRS), unless otherwise noted. Phase One Milestones reflected in prior versions of this brochure can be viewed online.

9/2011	Strategic Plan adopted by Board of Education	1/2018	Schematic Design documents approved by PBC
7/2013	School conditions assessed	1/2018	Swing space transition meeting held with PRS families
10/2013	Elementary Facilities Plan approved by BOE	5/2018	OSCG grant applications approved by the state
12/2013	Master Plan presented to Town Council by BOE	6/2018	Design Development documents approved by PBC
6/2016	Educational Specifications developed	7/2018	PRS faculty and staff relocated to swing space
8/2016	Early Site Services completed	9/2018	Community information session held
9/2016	Refreshed ten-year timeline approved by BOE	9/2018	Meeting held with Eli Terry parents
10/2016	Educational Specifications approved by BOE	9/2018	Inland Wetlands/Conservation Commission approvals
10/2016	Phase Two project budgets approved by BOE	9/2018	Planning and Zoning Commission approvals
3/2017	Referendum passed by South Windsor residents	11/2018	BOE approved revised Educational Specifications
3/2017	Public Building Commission (PBC) appointed by Town Council	12/2018	Third Party Code Reviewers appointed by PBC
6/2017	Phase Two School Construction Grant (SCG) applications filed with state	1/2019	Final Plans, Specifications and Cost Estimates approved by PBC and BOE
7/2017	Architect selected by PBC	2/2019	Philip R. Smith Groundbreaking
7/2017	Owner's Representative selected by PBC	2/2019	Final Plans approved by the state
8/2017	Education programming meetings held	3/2019	Refreshed ten-year timeline approved by BOE
10/2017	Construction Manager selected by PBC		Eli Terry Groundbreaking
11/2017	Commissioning Agent selected by PBC		
12/2017	Community information session held		

SOUTH WINDSOR PUBLIC SCHOOLS

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Academic Year: September - August	Referendum Year 2013 - 2014	2014 - 2015	2015 - 2016	Referendum Year 2016 - 2017	2017 - 2018	2018 - 2019	Referendum Year 2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
 <p>Orchard Hill Elementary School</p>	<ul style="list-style-type: none"> 1st year of full day kindergarten Ed Specs approved by BOE Referendum regarding the construction of new Orchard Hill elementary school passed March 2014 ED 049 filed June 2014 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new OH Schematic Design for new OH approved by PBC Design Development approved by PBC Community meetings conducted in December and May ED 049 grant approved June 2015 	<ul style="list-style-type: none"> Orchard Hill students remained in original Orchard Hill school Construction documents filed with Office of School Construction Grants and Review (OSG&R) Construction bids received December 2015 Construction began in February 2016 	<ul style="list-style-type: none"> Orchard Hill students remained in original Orchard Hill school Construction completed April 2017 Offered tours of new Orchard Hill K-5 staff transfers districtwide Prepared for move to new building Welcome activities for new students Information sessions held 	<p>OPENED NEW ORCHARD HILL SCHOOL!</p> <ul style="list-style-type: none"> Welcomed redistricted students from Wapping and PreK students from Eli Terry Prepared original Orchard Hill building as "swing space" for PRS 	<ul style="list-style-type: none"> Original Orchard Hill building serves as swing space for PRS PreK Program (POP/POR) relocated to Timothy Edwards Middle School to accommodate increased enrollment at Orchard Hill 	<ul style="list-style-type: none"> Original Orchard Hill building serves as swing space for PRS 	<ul style="list-style-type: none"> Identify possible future needs of original Orchard Hill building by either BOE or town 			
 <p>Wapping Elementary School</p>	<ul style="list-style-type: none"> 1st year of full day kindergarten Overcrowded conditions Temporary music classroom constructed in cafeteria 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill Wapping repurposing meeting held with Town Manager 	<ul style="list-style-type: none"> Began planning redistricting for students and staff Conducted preliminary transportation analysis Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Redistricting plan shared with families Planned for transition of medically fragile and elementary intensive programs to Eli Terry Developed new bus routes K-5 staff transfers districtwide Prepared for classroom moves Supported students and families through transition Prepared building for town use 	<ul style="list-style-type: none"> Wapping students redistricted to surrounding schools Wapping building used for new SWHS Culinary Arts and Alternative Education programs Parks and Recreation Department and Town Building Maintenance moved to Wapping 	<ul style="list-style-type: none"> Wapping houses Parks and Recreation Department, Town Building Maintenance, and South Windsor High School programs for foreseeable future 					
 <p>Eli Terry Elementary School</p>	<ul style="list-style-type: none"> 1st year of full day kindergarten Overcrowded conditions Art-on-a-Cart implemented PreK program consumed six classroom spaces 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill PreK staff participated in schematic design and design development phases for new Orchard Hill 	<ul style="list-style-type: none"> Began planning for PreK population to move to new Orchard Hill in Fall 2017 BOE requested funding for early services in FY17 Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Conducted early project services Developed Ed Specs BOE approved Ed Specs Information sessions held K-5 staff transfers districtwide Prepared for classroom moves Planned to welcome new students March 2017 Referendum passed Filed OSG 049 in June 2017 	<ul style="list-style-type: none"> PreK students transitioned to new Orchard Hill school Welcomed redistricted students from Wapping Design phase of new ET school Schematic Design approved Design Development approved OSG 049 grant approved by state 	<ul style="list-style-type: none"> Eli Terry students remain in original Eli Terry building Information sessions held for Eli Terry families and property abutters Construction documents filed with OSG&R Construction bidding commences Construction begins Spring 2019 	<ul style="list-style-type: none"> Eli Terry students remain in original Eli Terry building Prepare for classroom moves to new building Construction of new Eli Terry completed Spring 2020 Demolish old Eli Terry building Summer 2020 Staff involved in programming meetings for new Pleasant Valley 	<p>OPEN NEW ELI TERRY SCHOOL!</p> <ul style="list-style-type: none"> Construct new ball fields Fall 2020 			
 <p>Philip R. Smith Elementary School</p>	<ul style="list-style-type: none"> 1st year of full day kindergarten Three portable classrooms removed due to unsafe conditions 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Orchard Hill 	<ul style="list-style-type: none"> BOE requested funding for early services in FY17 Staff involved in programming design meetings for new Eli Terry and Philip R. Smith (PRS) 	<ul style="list-style-type: none"> Conducted early project services Developed Ed Specs BOE approved Ed Specs Information sessions held K-5 staff transfers districtwide Prepared for classroom moves Planned to welcome new students March 2017 Referendum passed Filed OSG 049 in June 2017 	<ul style="list-style-type: none"> Welcomed redistricted students from Wapping Design phase of new PRS school Schematic Design approved Design Development approved OSG 049 grant approved by state Information sessions held for PRS families (swing space) Swing space transition tours offered to students and families Moved to swing space location 	<ul style="list-style-type: none"> PRS students attend swing space school Information sessions held for PRS families and property abutters Construction documents filed with OSG&R Construction bidding commences Demolish old PRS building to prepare new construction site Construction begins Spring 2019 	<ul style="list-style-type: none"> PRS students continue to attend swing space school Prepare for classroom moves to new building Construction of new PRS completed Spring 2020 Staff involved in programming meetings for new Pleasant Valley 	<p>OPEN NEW PHILIP R. SMITH SCHOOL!</p>			
 <p>Pleasant Valley Elementary School</p>	<ul style="list-style-type: none"> 1st year of full day kindergarten Installed new kitchen floor and removed asbestos 	<ul style="list-style-type: none"> Replaced roof Staff involved in programming design meetings for new Orchard Hill 	<ul style="list-style-type: none"> Staff involved in programming design meetings for new Eli Terry and Philip R. Smith 	<ul style="list-style-type: none"> Information sessions held K-5 staff transfers districtwide Prepared for classroom moves Planned to welcome new students 	<ul style="list-style-type: none"> Welcomed redistricted students from Wapping Installed portable classrooms at Pleasant Valley to accommodate increased enrollment until new building can be constructed 	<ul style="list-style-type: none"> Acquire adjacent land to increase flexibility of site Conduct early site services Continue to monitor enrollment closely 	<ul style="list-style-type: none"> Staff involved in programming meetings for new Pleasant Valley Develop Ed Specs BOE approves Ed Specs Hold information sessions March 2020 Referendum File OSG 049 in June 2020 	<ul style="list-style-type: none"> Design phase of new Pleasant Valley school Schematic Design approval Design Development approval OSG 049 grant approval 	<ul style="list-style-type: none"> Pleasant Valley students remain in original PV building File construction documents with OSG&R Construction bidding commences Hold information sessions for Pleasant Valley families and property abutters Construction begins Spring 2022 	<ul style="list-style-type: none"> Pleasant Valley students remain in original PV building Prepare for classroom moves to new building Construction of new Pleasant Valley completed Spring 2023 Demolish old Pleasant Valley building Summer 2023 	<p>OPEN NEW PLEASANT VALLEY SCHOOL!</p>