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# MEMORIAL SCHOOL RENOVATION/EXPANSION

- Aging school infrastructure
- Rising maintenance costs
- Limited infrastructure funding
- Excessive operating costs (5 buildings)
- Higher than average Per Pupil Expenditure
- Limited ability to expand educational opportunities
- Increased annual budgets
- Financially unsustainable model

# CURRENT CHALLENGES





# THE PROJECT



[Click here](#) to watch the Memorial Renovation/Expansion Video



To view the most recent  
QA&M study, [click here](#).

# THE PROJECT



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# THE PROJECT

## PK-5 Renovation/Expansion of Memorial School



**By investing in a renovation and expansion of Memorial School, we can address the district infrastructure and programming challenges head-on and create spaces that foster innovation, academic excellence, district community collaboration of resources, and long-term fiscal responsibility. A renovated and expanded building will provide state-of-the-art facilities, modern technology, and flexible learning spaces designed to meet the needs of all students.**

# THE PROJECT

## Scheduling and Phasing



### Project Timeline:

- **July 2024 Public Hearings on Regional Plan Amendment**
- **August 2024 Referendum for Regional Plan Amendment**
- **TBA - Referendum for Funding Authorization**
- **June 2025 Construction start date for Memorial School**
- **July 2027 Construction completion date for Memorial School**
- **August 2027 Memorial School first year of occupancy**
- **September 2027 Repurpose Brewster and Lyman Schools**





# FACILITY IMPACT

- Separate bus and parent circulation
- Designated Pre-K and Kindergarten only entrance
- Increased on-site parking
- Potential for future expansion
- Athletic fields and expanded playgrounds
- Fully ADA accessible





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# EDUCATIONAL IMPACT

- **Future ready building**
- **Efficient use of staffing and resources**
- **Pre-K-5 collaborative learning**
- **Enhanced learning spaces**
- **Availability of modern technology**
- **Fully ADA accessible**





# Funding the Project

**\*Estimates provided by QA&M and Arum & Associates, LLC**

Construction Cost	\$76,130,000
State Reimbursement	<u>\$37,196,500</u>
Net <b>Cost</b> to District	\$38,933,500

To view the Arum & Associates,  
LLC presentation, [click here](#).

**13.5 Year Operational Savings for**

**2 building closures - breakeven point      \$39,139,200**

Bonding is needed to fund the project. To receive state reimbursement, the district will need authorization to borrow the full amount of \$76 million, but will only need to actually issue \$39 million in bonds, which is the cost after state reimbursement. The Referendum Question will reflect the full borrowing amount to meet state requirements.



# Memorial PreK-5 Project By the Numbers

## Estimated Mill Rate Impact of Memorial School Renovation/Expansion Project bonding amount of \$38.9 million

	DURHAM		MIDDLEFIELD	
	Estimated Mill Rate Impact	Yearly tax increase (decrease) on market value of average median home (\$390,700)	Estimated Mill Rate Impact	Yearly tax increase (decrease) on market value of average median home (\$344,400)
2025-2026	.23	\$61.73	.17	\$41.55
2026-2027	1.02	\$279.36	.78	\$188.04
2027-2028	-.67	(\$182.47)	-.51	(\$122.82)
2028-2029	.03	\$6.85	.02	\$4.61
2029-2030	.17	\$47.20	.13	\$31.77
Average	.16	\$42.53	.12	\$28.63

\*Prepared by: Bill Lindsay, Munistat Municipal Financial Advisory Service 7/8/24

The estimated mill rate impact of ONLY the Renovation/Expansion Project of Memorial School over 5 years for each town is shown above. The impact is calculated on the \$38.9 million bonding debt service utilizing current enrollment calculations and incorporating the operational savings of closing 2 schools beginning in the 27-28 year.

## Estimated Mill Rate Impact of End of Life System Improvements only; estimated bonding amount \$25 million

	DURHAM		MIDDLEFIELD	
	Estimated Mill Rate Impact	Yearly tax increase on market value of average median home (\$390,700)	Estimated Mill Rate Impact	Yearly tax increase on market value of average median home (\$344,400)
2025-2026	.24	\$64.34	.18	\$43.31
2026-2027	1.04	\$284.04	.79	\$191.19
2027-2028	1.49	\$407.16	1.14	\$274.06
2028-2029	2.01	\$549.27	1.53	\$369.71
2029-2030	1.95	\$533.91	1.49	\$359.37
Average	1.34	\$367.74	1.03	\$247.53

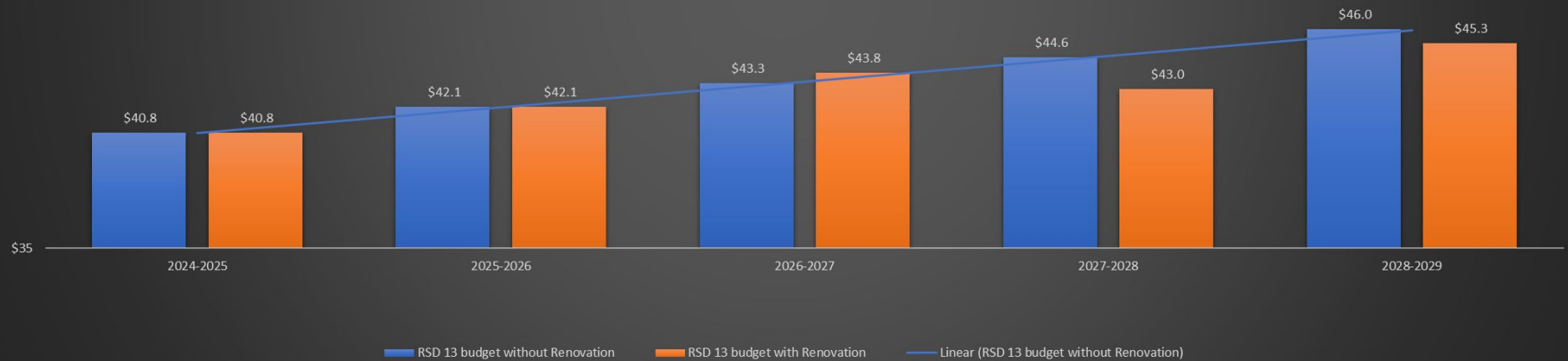
\*Prepared by: Bill Lindsay, Munistat Municipal Financial Advisory Service 7/8/24

The estimated mill rate impact of bonding for replacement of end of life systems in the existing grade configuration over 5 years for each town is shown above. The impact is calculated on bonding debt service of \$25 million, utilizing current enrollment calculations and eliminating the operational savings of closing 2 schools beginning in the 27-28 year.



# BUDGET IMPACT 1

5 YEAR BUDGET IMPACT SHOWING 2 SCENARIOS:  
BUDGET ESTIMATE WITHOUT RENOVATION - SHOWN IN BLUE  
BUDGET IMPACT ASSUMING MEMORIAL RENOVATION/EXPANSION - SHOWN IN ORANGE  
2027-2028 FIRST YEAR OF OPERATIONAL SAVINGS



# BUDGET IMPACT 2

10 YEAR BUDGET IMPACT SHOWING 3 SCENARIOS:  
 BUDGET ESTIMATE WITHOUT RENOVATION OR BONDING FOR FACILITY INFRASTRUCTURE- BLUE  
 BUDGET IMPACT ASSUMING MEMORIAL RENOVATION/EXPANSION- ORANGE  
 BUDGET IMPACT ASSUMING INFRASTRUCTURE BONDING ONLY- GREEN





# CONSTRUCTION IMPACT

- **Renovate “as new”**
- **Total square footage 105,270**
- **Construction while building is unoccupied**
- **Use of other district buildings as swing space during construction**
- **Construction duration 24-30 months**
- **Portables demolished**
- **Repurpose Brewster and John Lyman buildings upon completion of Memorial School**

## Preliminary Grade Level Configuration during Design and Construction

Regional School District 13											
Preliminary Example of Construction Configuration											
Construction Start Date 6/2025			2024-2025 Kindergarten		2024-2025 Grade 1		2024-2025 Grade 2		2024-2025 Grade 3		2024-2025 Grade 4
Current	24-25	K	Brewster	1st	Brewster	2nd	Lyman	3rd	Lyman	4th	Memorial
Swing Space	25-26	1st	Brewster	2nd	Lyman	3rd	Lyman	4th	Lyman	5th	Strong
Swing Space	26-27	2nd	Lyman	3rd	Lyman	4th	Lyman	5th	Strong	6th	Strong
Memorial Open	27-28	3rd	Memorial	4th	Memorial	5th	Memorial	6th	Strong		
	28-29	4th	Memorial	5th	Memorial	6th	Strong				
		5th	Memorial	6th	Strong						
		6th	Strong								
Configuration											
Construction Start Date 6/2025	2024-2025 Configuration	Swing Space Configuration									
Brewster	PK-1	PK-1									
Lyman	2-3	2-4									
Memorial	4-5										
Strong	6-8	5-8									
CRHS	9-12	9-12									
This information is provided for informational purposes only and may need to be updated as appropriate.											



# **WHAT DOES THIS MEAN FOR BOTH BREWSTER AND JOHN LYMAN BUILDINGS?**

**The Board places priority on sale or long-term leases to educational organizations for both buildings.**

- **The Brewster School property is subject to a right of first refusal in favor of the Town of Durham (the “Town”) in the event that the Brewster School property is closed and no longer used or retained for school purposes, whereby the Town may repurchase the Brewster School property for \$1.50, all as set forth in a 1986 agreement. The 1986 agreement sets forth the procedure for the purchase and sale of the Brewster School property should the Town accept (or decline) the offer. The property may still be subject to claims by the heirs and assigns of Frederick F. Brewster.**
- **The John Lyman School property can be repurposed without restriction.**

# FREQUENTLY ASKED QUESTIONS

**Q: Is a Regional District Plan Amendment needed to close schools?**

**A: Yes. [Click here to view proposed Regional Plan Amendment](#). A public hearing is scheduled for the Board of Education to present the proposed amendment on May 1st.**

**A referendum will be scheduled for early June for voting on the Regional Plan Amendment.**

**A referendum will be scheduled for financing authorization after a successful plan amendment referendum.**



# FREQUENTLY ASKED QUESTIONS

**Q: What happens to students during construction?**

**A: Several possibilities have been explored. Students will not occupy the building during renovation and will be located at the other school buildings during construction. This speeds up construction and keeps students out of work zones.**

**The district is committed to minimizing learning disruptions for students and staff during construction by utilizing the 4 other buildings.**

# FREQUENTLY ASKED QUESTIONS

**Q: Why do we need to vote now?**

**A: The district must submit an application to the Department of School Construction by June 30th to be considered for reimbursement. The grant application is only accepted **one time per year**. If the application is not made this year, the project will be delayed by a year, incurring cost escalations, as well as maintenance and repairs, to end of life systems at buildings that would not house students after construction.**

**The [Regional Plan Amendment](#) ([click here](#)) must be approved prior to a funding referendum.**

# FREQUENTLY ASKED QUESTIONS

**Q: What happens if the referendums are defeated?**

**A: A majority vote in both Durham and Middlefield is required to authorize the district to amend the Regionalization Plan. A total majority is required to authorize funding.**

**A defeat at referendum of the Regional District Plan Amendment and construction bonding does not result in a do nothing option. The existing 5 buildings require 25+ million dollars in improvements to critical infrastructure that must be funded either through annual budget increases or another bonding referendum. This far exceeds the cost to renovate and expand Memorial School and will not result in improved educational learning or future ready school buildings.**



# FREQUENTLY ASKED QUESTIONS

**Q: What happens if no action is taken?**

**A: The district will continue to operate all 5 buildings. The estimated cost of basic capital improvements and repairs on all 5 buildings is estimated at \$25m.**

**This number does not include any enhancements for educational improvements, a delayed full-implementation of ADA requirements, and safety and security concerns.**

**This result continues to utilize all 5 buildings along grade levels pre-K-12.**

# FREQUENTLY ASKED QUESTIONS

**Q: What are operational savings?**

**A: Operational costs are the costs to run and maintain school buildings. These costs include staffing, buildings and grounds maintenance, plowing, utilities, and the repair and replacement of critical end of life systems such as HVAC, electrical, plumbing, and much more. The cost of replacing these end of life systems will be redirected to the yearly payment of the Memorial School Renovation/Expansion project resulting in new infrastructure systems designed to last 20+ years.**

# FREQUENTLY ASKED QUESTIONS

**Q: When will I see the savings of closing 2 buildings?**

**A: 4 School buildings will still be operating during construction (Memorial School will be unoccupied during construction). Savings from closing the 2 buildings will not be realized until such time they are both closed in school year 2027-2028.**

**Project estimated completion is July 2027.**



# FREQUENTLY ASKED QUESTIONS

**Q: Who is responsible for construction management and compliance?**

**A: All reimbursable school construction projects require a building committee; requiring at least one member having construction experience.**

# BUILDING COMMITTEE MEMBERS

- **Howard Weissberg (Chairman)** - 16 year resident of Middlefield. Director of public works for the City of Middletown. Professional engineer in traffic operations and infrastructure management.
- **Darin Overton (Vice Chairman)** - 24 year Middlefield resident. Professional engineer in civil engineering for over 30 years specializing in built environment design and permitting.
- **Nick Faiella (Secretary)** - 24 year Middlefield resident. Employed in the commercial banking sector for over 30 years. Commercial real estate experience for over 20 years.
- **Bob Moore** - 54 year Durham resident, board of education member, professional civil engineer, former deputy commissioner at Connecticut Department of Environmental Protection, and retired CAO of the Metropolitan District Commission.
- **John Cross** - 30 year Durham resident. Director of facilities for large Connecticut school district. 35 years of commercial construction project management of school building construction and renovation projects.
- **John Giammatteo** - Resident of Middlefield for 40 years. Commercial photography specializing in architecture, the construction industry, and engineering.
- **John Mennone** - 10 year Durham resident. Board of education member. Captain of the Meriden Police Department. Developed and implemented the Meriden Public School's critical incident management protocols.



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# THANK YOU