

TOWN OF MANSFIELD | MANSFIELD PUBLIC SCHOOLS

## **Proposed School Building Project**

### *Building and Enhancing Mansfield's Community Schools*

#### **WHAT | WHY | WHERE | WHEN**

As part of our commitment to providing quality educational programs in our schools, members of the Mansfield Board of Education and the Town Council have vigorously analyzed various options to upgrade the aging infrastructure of Mansfield's middle and elementary schools.

Our three elementary schools (Goodwin, Vinton and Southeast) were constructed in 1956-57 and were last renovated in 1990-1991. The Mansfield Middle School was built in 1969, and is currently in need of critical infrastructure upgrades.

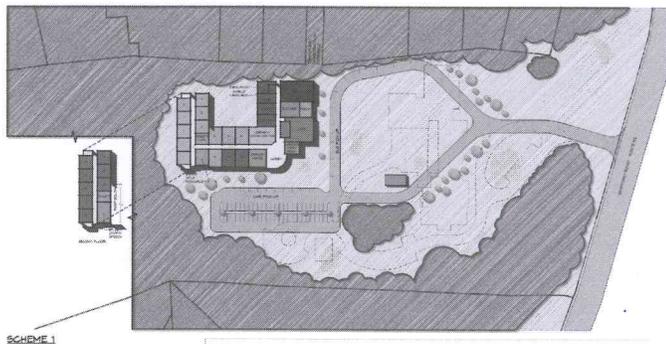
After careful review and consideration of the various options, the Town Council and the Board of Education are recommending the construction of two new elementary schools, and extensive renovations to the Middle School. The new elementary schools would be located on the existing Vinton and Goodwin sites – with the purchase of additional land adjacent to Goodwin – proximate to neighborhoods and state roads.

**The Town Council is contemplating a bond referendum on the proposed project for the November 6, 2012 ballot.**

## OVERVIEW

- ☑ Two new elementary schools would replace the existing three schools – open September 2016.
- ☑ Mansfield will continue to follow current class size guidelines.
- ☑ New elementary schools would be located at the existing Vinton and Goodwin sites.
- ☑ Mansfield Middle School would be renovated – complete in September 2017.
- ☑ The Town would determine the future use of the existing Southeast School – at a later date.
- ☑ Total net cost to Mansfield taxpayers – estimated at \$35,874,000.
- ☑ Over the first four years of debt service payments for the project, the mill rate is anticipated to increase a total of 3.65 mills and will then decline as debt service payments decline.
- ☑ Annual operational savings on building maintenance, energy and salary and benefit costs are estimated to be \$844,000.

### Potential Vinton Site Floor Plan



### Educational Enhancements

- New elementary schools would offer state-of-the-art library/media centers with air conditioning and natural lighting.
- Slightly larger elementary schools would provide opportunities for increased diversity and more creative groupings.
- Larger, more uniform elementary classroom sizes would provide space for individual and group activities as well as for equipment and storage.
- More teachers at each elementary school would provide additional options for student placement and improve the ability of teachers to collaborate, plan and share best practices.
- All schools would be built to Leadership in Energy and Environmental Design (LEED) standards, creating multiple possibilities to enhance science and social studies curricula.

### Building Infrastructure Improvements

- New elementary schools would be designed with separate cafeterias and gymnasiums – a substantial improvement that would provide lasting benefits for the quality of programs.
- Second floor addition to new elementary schools would reduce overall building footprint.
- New elementary schools would conform to LEED standards, saving energy costs and reducing the school district's carbon footprint by almost 50%.
- Temporary classrooms at the Middle School would be replaced with permanent construction.
- Middle School improvements would include an improved fire alarm system, ADA and technology upgrades, and a new ADA compliant elevator.

### Safety Improvements

- New elementary schools would have offices located by the front entrance to monitor access and improve security.
- New elementary schools would offer improved vehicle access and pedestrian safety, particularly important for student drop-off and pick-up.

## Siting

In making its recommendation to the Town Council, the Board of Education proposed the new elementary schools be located on two of the three existing sites. After careful study, the Council has preliminarily endorsed the Goodwin and Vinton locations. These sites are geographically dispersed with adequate well and septic supply, and are proximate to neighborhoods and state highways. The Goodwin site offers the best access for pedestrians and cyclists, while the Vinton School is an important anchor for the southwestern part of town. If the proposed project is approved, the Council would decide at a later point as to how to best re-purpose the Southeast School.

## Cost

The estimated total cost of this project is \$65,715,000, before State reimbursement. The amount to be reimbursed by the State of Connecticut would be calculated by the State based on actual and documented project costs. Currently, the Town projects that State reimbursement would fund approximately 45% of the project cost (\$29,841,000), leaving a net cost of \$35,874,000 to be financed by the Town via the issuance of municipal bonds.

The table below provides information regarding the estimated annual tax impact of the proposed project:

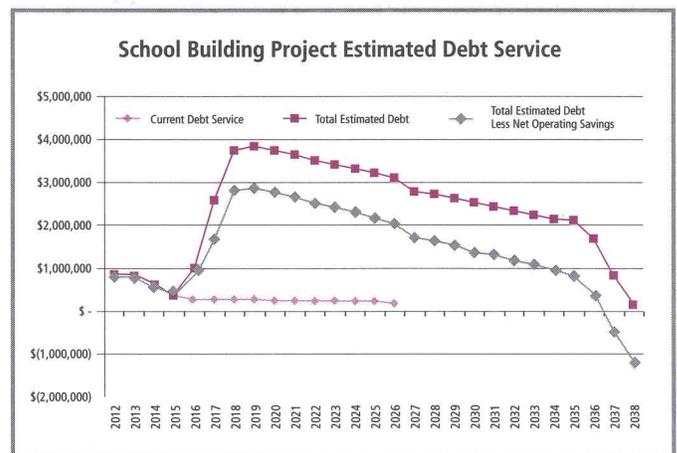
Net Project Cost Annual Property Taxes on Median Home*	
2016 — \$115.93	2028 — \$283.65
2017 — \$249.37	2029 — \$263.97
2018 — \$443.80	2030 — \$244.22
2019 — \$457.76	2031 — \$224.39
2020 — \$438.67	2032 — \$204.49
2021 — \$419.51	2033 — \$184.51
2022 — \$400.30	2034 — \$164.46
2023 — \$381.02	2035 — \$151.20
2024 — \$361.68	2036 — \$73.12
2025 — \$342.27	2037 ** — (\$74.60)
2026 — \$322.80	2038** — (\$197.03)
2027 — \$303.26	

\* Net Project Cost = Debt service less operational savings.  
Median home full value \$240,500; assessed value \$168,350.

\*\* Operational savings exceed debt service payments.

## Summary

Among the many options that have been considered, the Town Council and the Board of Education believe the proposed project would provide the Town with the best return on its investment, particularly for the long-term (20+ years). The construction of two new elementary schools and extensive renovations to the Mansfield Middle School would allow the school district to replace aging infrastructure and enhance the curriculum, while realizing significant savings in energy, administrative and maintenance expenditures. The new elementary schools and the upgraded middle school would enhance the quality of public education in Mansfield and would represent an important asset to the community.



For additional information visit our website

[www.mansfieldct.gov](http://www.mansfieldct.gov)



Town of Mansfield  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

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## GET THE FACTS.

What you should know about  
the proposed Mansfield School Building Project.

### Informational Meetings

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Public meetings to review the proposed project are scheduled for the following dates and locations:

- |                          |                 |                                                        |
|--------------------------|-----------------|--------------------------------------------------------|
| <b>July 31, 2012</b>     | 7:00pm at.....  | <b>Mansfield Public Library</b> , Buchanan Auditorium  |
| <b>August 8, 2012</b>    | 7:00pm at ..... | <b>Mansfield Community Center</b> , Community Room     |
| <b>August 22, 2012</b>   | 7:00pm at.....  | <b>Mansfield Senior Center</b> , Dining Room           |
| <b>August 29, 2012</b>   | 7:00pm at ..... | <b>Goodwin Elementary School</b> , Multipurpose Room   |
| <b>August 30, 2012</b>   | 7:00pm at ..... | <b>Vinton Elementary School</b> , Multipurpose Room    |
| <b>September 4, 2012</b> | 7:00pm at ..... | <b>Mansfield Middle School</b> , Cafeteria             |
| <b>September 5, 2012</b> | 7:30pm at.....  | <b>Southeast Elementary School</b> , Multipurpose Room |
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Additional information can be obtained at our website, [www.mansfieldct.gov](http://www.mansfieldct.gov)