

PUBLIC INFORMATIONAL SESSIONS



SATURDAY, FEBRUARY 8TH, 2025
RIDGEFIELD LIBRARY
11AM & 1PM

2025 Referendum Projects

School Roof Repairs / Replacements

\$12.3 million total cost

Two debt issuances: \$6.0 million in FY2026 and \$6.3 million in FY2027

- Ridgebury Elementary School
- Veterans Park Elementary School
- Scotland Elementary School
- East Ridge Middle School (partial)
- Ridgefield High School (partial)

Alternative High School / Transition Program Building

\$4.0 million total cost

Single debt issuance: \$4.0 million in FY2026

PD/FD Public Safety Building

\$85.6 million total cost

Two debt issuances: \$20.0 million in FY2026 and \$65.6 million in FY2027

The Town and Schools Partnership



In partnership, the Town and Schools work together to ensure the day to day teaching and learning environment is appropriate and safe for our school communities. While the Town is responsible for providing the BOE with school buildings, as well as repairs and maintenance of the exterior of our schools, we know that only through collaboration are we efficient and effective.



The Focus for Tonight:

What are the important financial (*and educationally sound*) considerations in determining to approve funds to support the schools and the costs related to:

1. The Design and Construction of Roof Repairs and Replacement at Town Schools (RES, SES, VP, ERMS and RHS)
1. A New Alternative High School and Transition Program Building



The Design and Construction of Roof Repairs and Replacement at Town Schools

RESOLUTION APPROPRIATING \$12,332,000 FOR COSTS RELATED TO DESIGN AND CONSTRUCTION OF ROOF REPAIRS AND REPLACEMENT AT TOWN SCHOOLS; AND AUTHORIZING THE ISSUANCE OF \$12,332,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE



The Design and Construction of Roof Repairs and Replacement at Town Schools

- The state of the current roofs across these 5 sites require ongoing repairs, impacting the daily activities of the schools
- Costs continue to rise and the larger roof repairs or replacements are needed across 5 of our schools:
 - RES (full roof replacement)
 - SES (full roof replacement)
 - VP (full roof replacement)
 - RHS (partial replacement)
 - ERMS (partial replacement)



What is the cost of delay?

- Inflationary impact of deferring replacements/repairs
 - Estimated 10% escalation per year
- Repairs continue to be required (with greater frequency) and related costs continue to increase
- The incurring of costs associated with continual testing associated with water intrusion and indoor air quality (IAQ)
- The impact of the student experience - loss of use of spaces within the schools
- Loss of property associated with leaks



Potential Available Funding

- Funding available for *Roof Replacement* projects through the Department of Administrative Services, General Construction Grants
 - Ridgefield's rate of reimbursement is currently at 24.28%, or in this case, just under 3 million dollars



A New Alternative High School and Transition Program Building

RESOLUTION APPROPRIATING \$3,977,200 FOR COSTS RELATED TO CONSTRUCTION OF A NEW ALTERNATIVE HIGH SCHOOL AND TRANSITION PROGRAM BUILDING; AND AUTHORIZING THE ISSUANCE OF \$3,977,200 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

- We believe that \$3,977,200 is an investment that is the most financially sound way to meet the needs of our students enrolled in the Alternative High School and the 18-22 Ridgefield Transition Programs.



A New Alternative High School and Transition Program Building

- The space(s) where these programs currently exist are not adequate for the current or future growing populations, moreover, they do not meet the accessibility requirements or legal responsibilities of the District.
- Educating students within a school district is morally and ethically responsible, who also being financially responsible.

As a result, on February 25, 2025, the community is being asked as to whether or not they should approve funding for the cost of a new building to support two of our communities most vulnerable populations: students of the Alternative High School, and the Ridgefield Transition Program. The vote will take place at Yanity Gym from 6:00am-8:00pm



What is the cost of delay?

While we can not plan for “exacts,” the BOE has been presented with a tentative plan for FY26 that will require financial support for either (1) an alternative individualized program or (2) outplacement and transportation for up to 5 students, given the current state of our facilities

- Current average tuition cost of outplacement: \$150,000/yr
 - Current average transportation costs of outplacement: \$50,000/yr
 - Total average cost of outplacement per student: \$200,000/yr
-

- Average cost of a teacher: \$88,672
- Average cost of a paraeducator: \$24,585



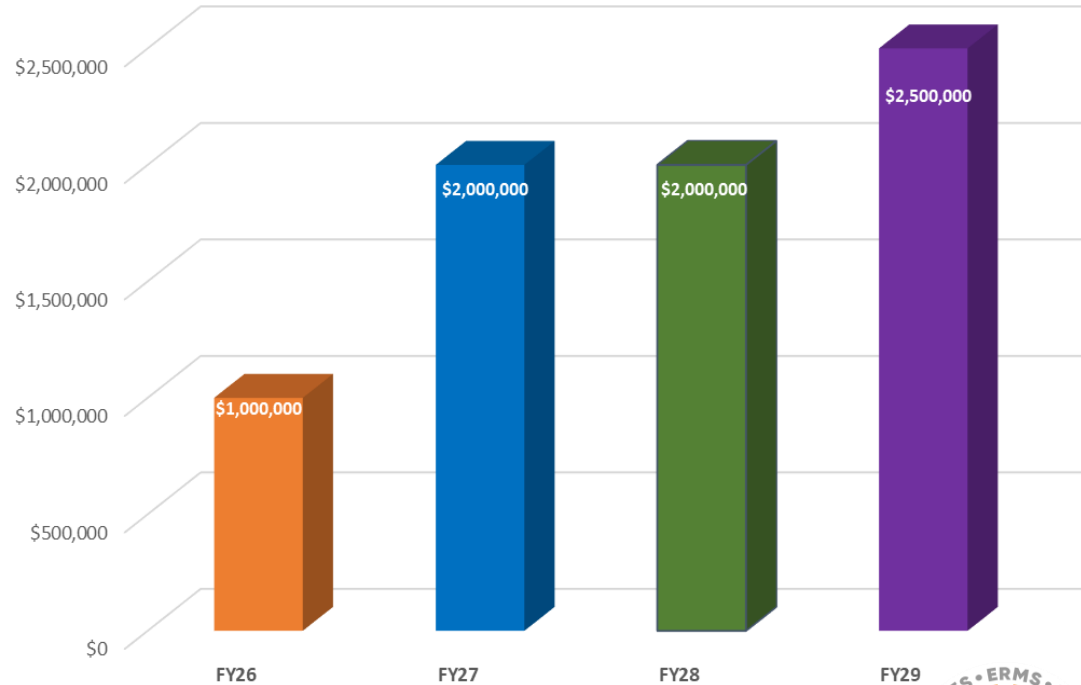
What is the cost of doing nothing?

FY 26 and thereafter:

Using data that we know about our current and projected enrollment, as well a trend data for the costs of outplacements and private transportation, the graphic to the right depicts what we estimate may be needed to support our students in the 18-22 Ridgefield Transition Program in the coming years.

Harder to estimate, and not depicted in this bar graph is the “cost of doing nothing for the Alternative High School” students. The average number of students on waiting list could be as low as 2 students, and as high as 6.

Potential Growth of Annual Outplacement Costs



What is the financial benefit to building on Halpin Lane?

- Potential reimbursement for the cost of the building - up to 14.28% which equates to over a half million dollars (Department of Administrative Services)
- Growth opportunities - having our own property allows the Town and BOE to expand for both the Alternative High School and Ridgefield Transition Program, should it be needed
- Ongoing costs are limited to operating (which already exist), and no monthly rent
- The ability to offer students and their families an appropriate program within their own community, which allows for better programming and managing of costs. With the continued rising costs of special education programming—creating strong programs within our District has the greatest potential for future savings



Potential Future Home: Ridgefield Transition Program/Alternative High School Program



POTENTIAL FUTURE HOME OF THE RIDGEFIELD TRANSITION PROGRAM AND ALTERNATIVE HIGH SCHOOL

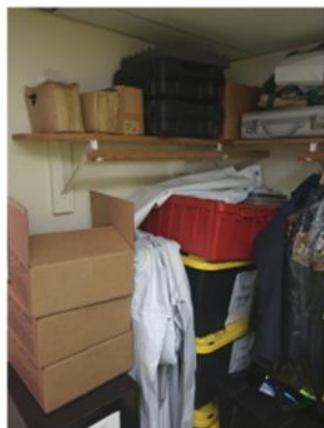
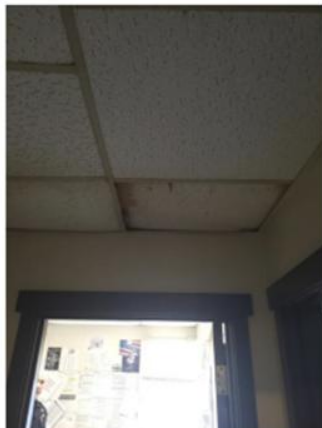
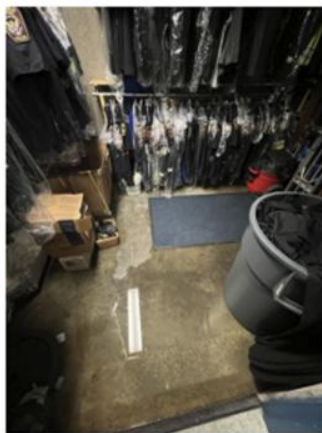


PD/FD Public Safety Building

RESOLUTION APPROPRIATING \$85,600,000 FOR COSTS RELATED TO DESIGN, CONSTRUCTION AND EQUIPPING OF A NEW PUBLIC SAFETY BUILDING; AND AUTHORIZING THE ISSUANCE OF \$85,600,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE



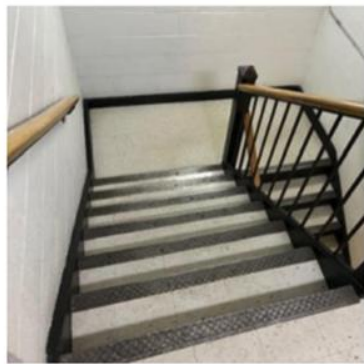
CURRENT POLICE DEPARTMENT ISSUES



- Frequent flooding in the basement which contains the breakroom, locker rooms, uniform storage and arsenal
- Roof leaks during rain storms and when the snow melts
- HVAC (A/C& Heating) consistently fails
- Plumbing consistently fails
- Building is not energy efficient
- There is lack of space and no room for expansion.
- Inadequate parking and no space to add more
- The building is not ADA compliant
- Building does not meet the needs of a modern-day Police Department in terms of the internal/external layout and function



CURRENT FIRE DEPARTMENT ISSUES



- Traffic congestion in the main part of town creates limited access to the east
- Apron is too small – equipment hangs into street posing risk to pedestrians - Ladder truck is 34 years old and can't be replaced because the new truck will not fit into the station.
- Inadequate parking and no space to add more
- Lack of space and no room for expansion - EMS Coordinators, Rescue Coordinator, IT Coordinator all work at a shared desk in the hallway/no conference rooms
- Fire apparatus parked 3 deep in some places slowing the response of the vehicles in back
- Can't fit current fleet in building. Fleet is expanding with increasing call volume
- The building is not ADA compliant
- Plumbing and electrical systems are stressed





Ridgefield Public Safety Building at 36 Old Quarry Road

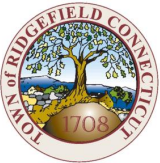
COLOR LEGEND

- BUILDING STAFF SUPPORT
- CIRCULATION
- DISPATCH
- EMERGENCY MANAGEMENT DEPARTMENT
- RIDGEFIELD FIRE DEPARTMENT
- RIDGEFIELD POLICE DEPARTMENT
- RIDGEFIELD VOLUNTEER FIRE DEPARTMENT
- SHARED DEPT. AREAS



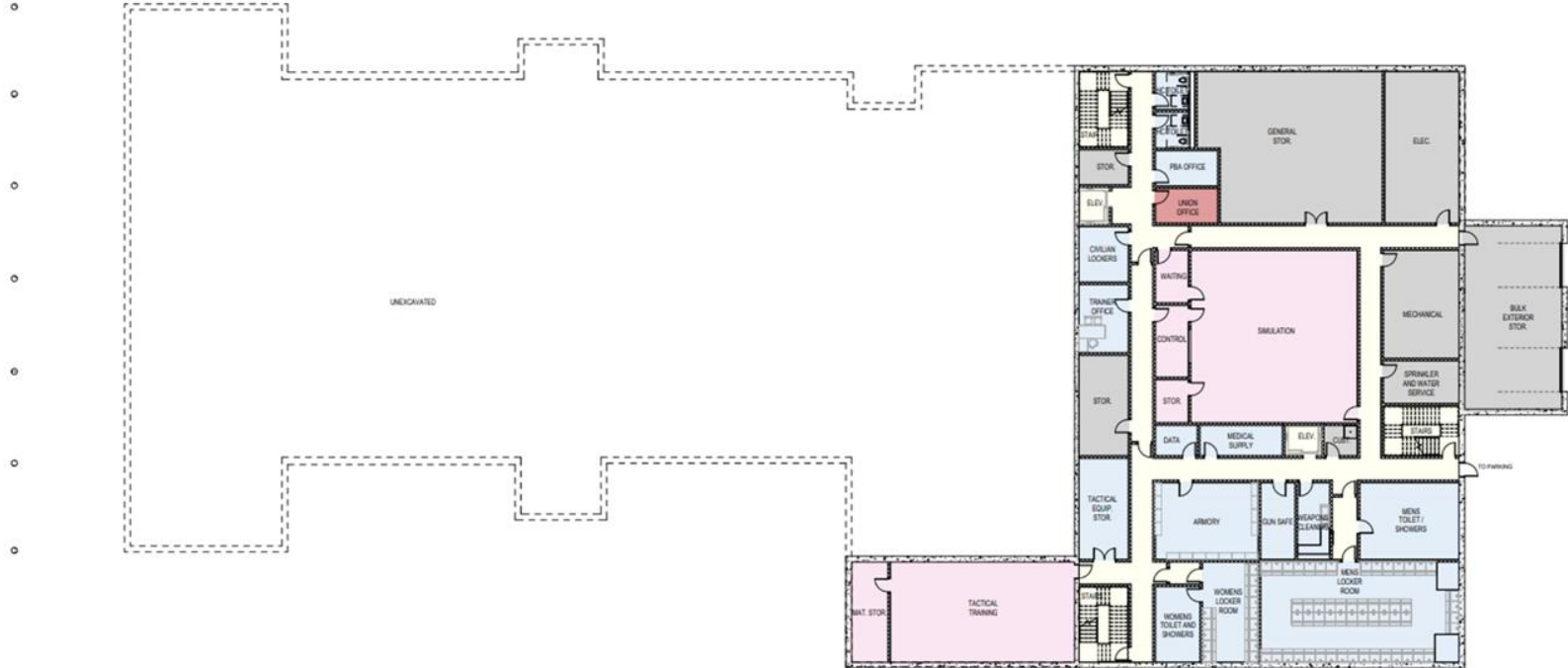
COLOR LEGEND

- BUILDING/STAFF SUPPORT
- CIRCULATION
- RIDGEFIELD FIRE DEPARTMENT
- RIDGEFIELD POLICE DEPARTMENT
- RIDGEFIELD VOLUNTEER FIRE DEPARTMENT
- SHARED DEPT. AREAS



COLOR LEGEND

- BUILDING/STAFF SUPPORT
- CIRCULATION
- RIDGEFIELD FIRE DEPARTMENT
- RIDGEFIELD POLICE DEPARTMENT
- SHARED DEPT. AREAS



**BASEMENT LEVEL IS
@ +328.6**





PARKING
 SURFACE 147
 GARAGE 66±
 TOTAL: 213

GRADING STUDY 18.0
PUBLIC SAFETY COMPLEX
FEASIBILITY STUDY

RIDGEFIELD, CT
 OCTOBER 25, 2024
 20001.00



KAESTLE BOOS
 associates, inc
 Mitchell Associates
 Architects PLLC



ROOF REPLACEMENT PROJECT ESTIMATES

Town of Ridgefield Budget Request Project Summary

Roof Replacement Projects - Schools

	Size	Unit Cost*	Total
<i>Ridgebury Elementary School</i> (existing roofs Coal Tar BUR 34803 SF and EPDM 13281 SF)	48100 SF	\$54.05	\$2,599,805
<i>Scotland Elementary School</i> (existing roofs EPDM 50849 SF)	50850 SF	\$54.05	\$2,748,443
<i>Ridgefield High School (partial)</i> (existing roofs Coal Tar BUR 10858 SF and EPDM 49053 SF) (parapet wall repairs on the g-wing stairwells)	59975 SF 1 LS	\$54.05 \$382,462.50	\$3,241,649 \$382,463
<i>East Ridge Middle School (partial)</i> (existing roof EPDM 10850 SF -Cafe)	10850 SF	\$54.05	\$586,443
<i>Veterans Park Elementary School</i> (existing roofs Coal Tar BUR 51311 SF)	51300 SF	\$54.05	\$2,772,765
Project Subtotal			\$12,331,566
Proposed Budget Request			\$12,332,000

*The Unit Cost prices are based on the recent budget recommendation for the Ridgebury ES roof replacement via OMINA Partners.

**It is anticipated this project will be offset by any grant funding received by the State of CT School Construction grants. The Ridgefield Public Schools qualify up to 24.48% reimbursement for eligible expenses.

ALTERNATIVE HIGH SCHOOL & TRANSITION PROGRAM PROJECT ESTIMATES

Town of Ridgefield Budget Request Project Summary

Alternative High School & Ridgefield Transition Program Budget

Site Construction Estimate	\$808,000
Roche Construction Consulting LLC Building Estimate <i>(Building Construction and Limited Site Work)</i>	\$2,979,800
FF&E Allowance (furniture, fixtures, and equipment)	\$189,390
<hr/>	
Project Subtotal	\$3,977,190
Budget	\$3,977,200
<hr/> <hr/>	

*It is anticipated this project will be offset by any grant funding received by the State of CT School Construction grants. The Ridgefield Public Schools qualify up to 24.48% reimbursement for eligible expenses.

PUBLIC SAFETY BUILDING PROJECT ESTIMATES

Town of Ridgefield

Budget Request Project Summary

Public Safety Building Project - 36 Old Quarry Road

NASCO Estimate (site and schematic design)	\$77,968,300
Architectural Fees	\$2,339,049
FF&E Allowance (furniture, fixtures, and equipment)	\$1,949,208
Communications Equipment Allowance (Tower & Radios)	\$1,000,000
Construction Management	\$2,339,049

Subtotal Project	\$85,595,606
Proposed Budget Request	\$85,600,000

Estimated Year by Year Taxpayer impact of 2025 referendum projects

Residential Properties

Estimated taxpayer impact for homes of various

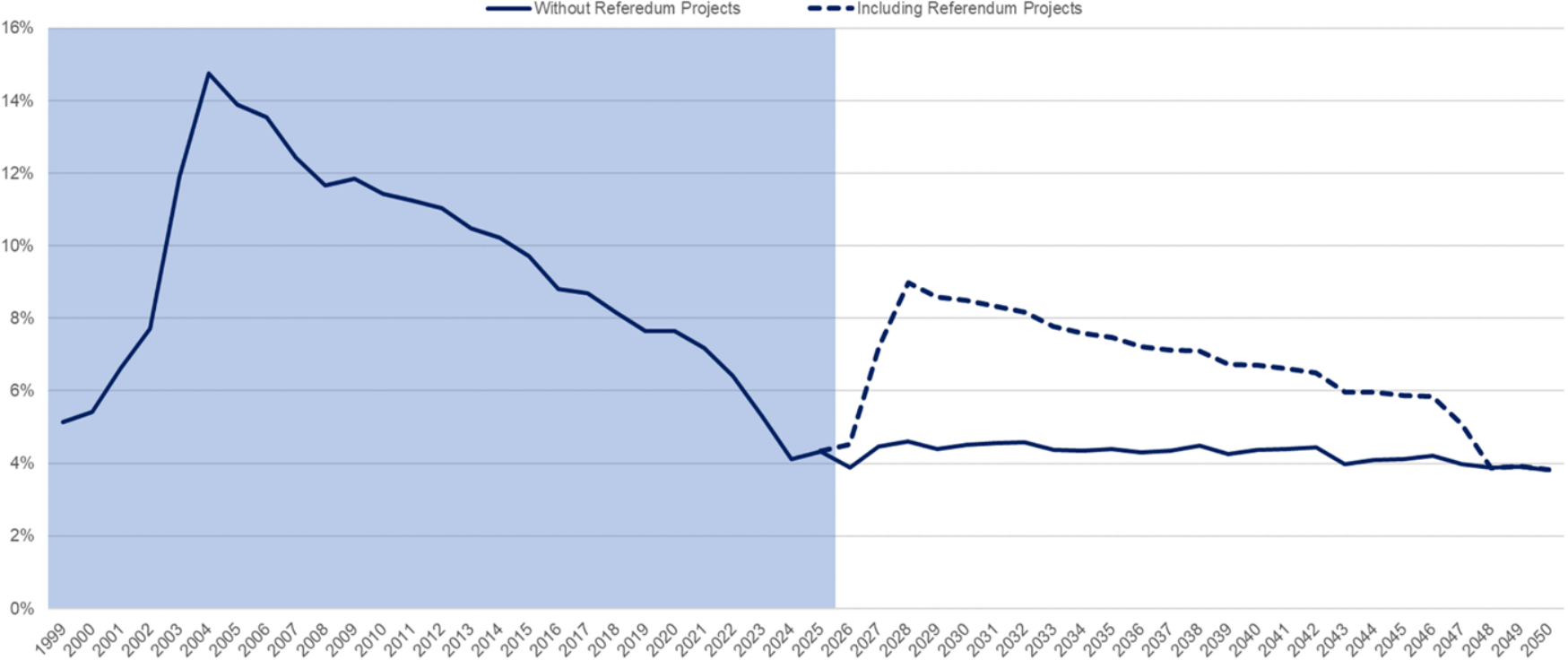
Approximate Home Market Value*	Assessed Home Value	Current Property Tax Bill	Estimated average incremental change in property tax bill <u>per year</u>		
			Fiscal Years 2028-2032	Fiscal Years 2033-2037	Fiscal Years 2038-2045
\$550,000	\$385,000	\$10,145	\$539	\$461	\$367
\$730,000	\$510,000	\$13,439	\$714	\$611	\$486
\$985,000	\$690,000	\$18,182	\$966	\$826	\$658

**Assumes home is assessed at 70% of market value*

Because the borrowing for the projects will be made over several years, there will be only partial impact on tax bills before the 2027/2028 fiscal year.



Model Projection – Estimated Debt Service as a % of Operating Budget Including the 2025 Referendum Projects





Thank you.

