



Westford School Driveway
Improvements

Voter Information Meeting

[Background]

- In 2007 it was determined that something needed to be done about the driveway
- Volunteers trying to save tax payers a few dollars
- Met with school and parents to discuss and understand the issues
- Researched what other schools have done
- Researched national standards for traffic control, parking, etc
- Enlisted the help of resident Matt at CEA who works with these types of projects everyday

[Driving Factors: Safety]

- Busses and cars mix
 - Kids and parents walk between and around cars and busses
 - Foot traffic is forced to walk on the road surface mostly instead of sidewalks
 - Parents want to see kids entering the building
 - The path from vehicle to doorstep must be safe
 - Both a direct route and well maintained

[Driving Factors: Maintenance]

- Driveway and school access in very poor condition
 - Pot holes
 - Frost heaves
 - Cracks
 - Missing asphalt on driving surface
 - Poor drainage
 - causes ice sheeting across oval and further water damage to driveway
 - Difficult to maintain with existing equipment
 - unnecessary manual labor and time to maintain instead of using tractor
- Overall: maintenance of subsurface material required to correct these issues

[Driving Factors: Access]

- Poor access
 - pedestrians, handicap, and anyone parking in the lot
 - No direct route on maintained sidewalks to school
- Parking issues
 - Parent traffic affects bus flow both in front of school and on oval area
 - Cars block fire zone area
 - Crowded in oval area
 - Inefficient use of space

[How Did We Get Here?]

- Result of inadequate subsurface materials and methods used during installation between the 70's and 90's
- This is the right time for this maintenance
 - Contractors are hungry for business in this downturn economy
 - We are at the point where the driveway is in dire need of fixing – it's old and worn out
- Community involvement helps control costs
 - Not just altruism, we are taxpayers too

Goals

- Maintenance:
 - Fix the driveway the right way so that it will last us 15 years before it needs to be maintained again
- Safety:
 - Adjust traffic flow such that parent vehicles and busses do not interact
 - Allow parents to drop off within site of the front door
 - Ensure a safe path from vehicle to doorstep
- Access
 - Ensure adequate access from the parking lot to the school
- Offer a range of options for the board to review
 - After reviewing multiple options and ideas, and many revisions, the board has settled on the current plan
 - Keep costs down

[Current Condition: Road Surface]

- Cracked
- Broken
- Heaved
- Sunken
- Crumbling
- [pictures removed from this presentation]

Current Condition: Sidewalks/Paths to School

- Cracked
- Heaved
- Some paved, some not
- Difficult to maintain
- Gravel washing away into wetlands
- Sunken and pitched the wrong way
- Eroded
- Landscape borders loose and twisted
- [pictures removed from this presentation]

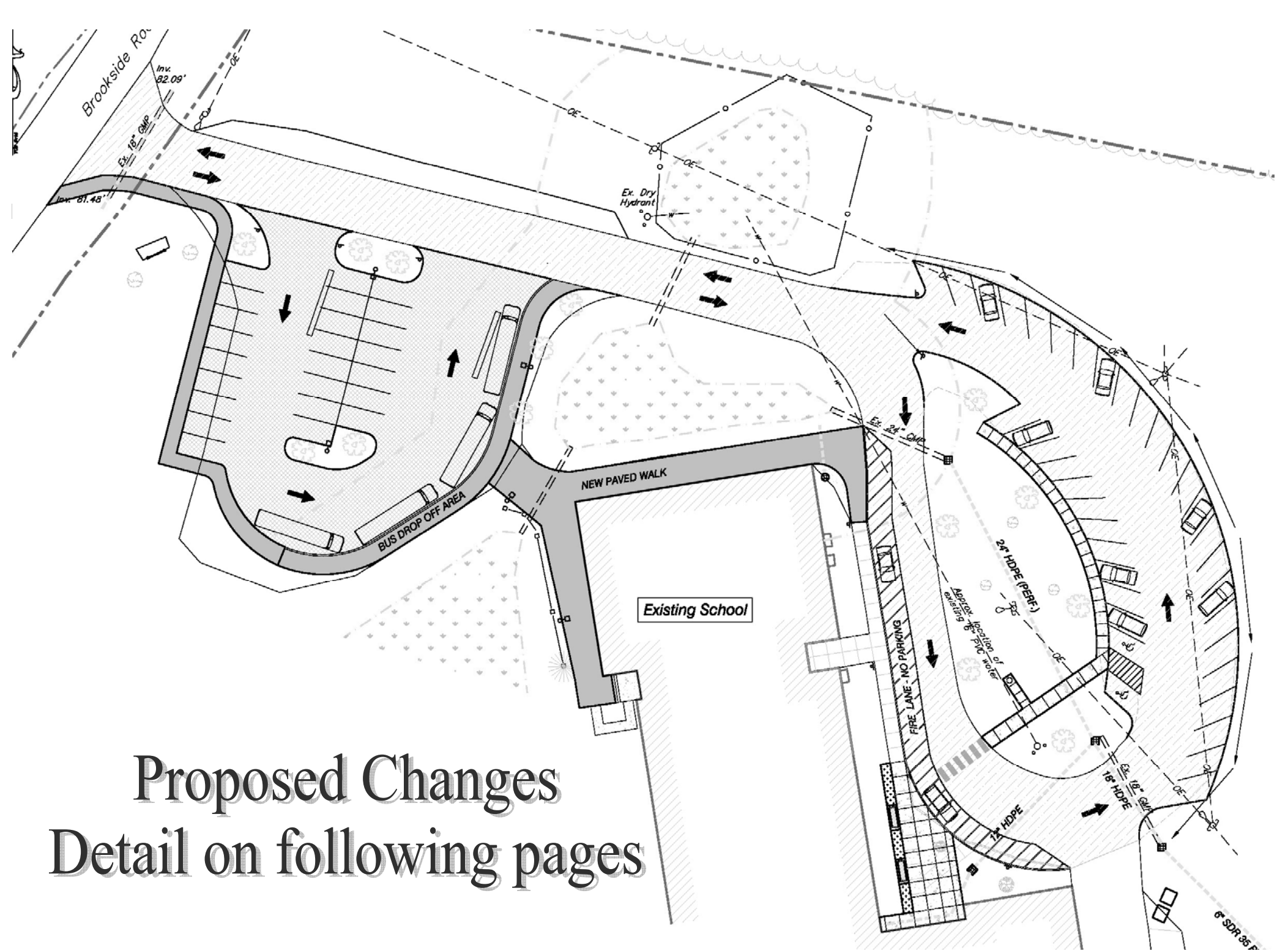
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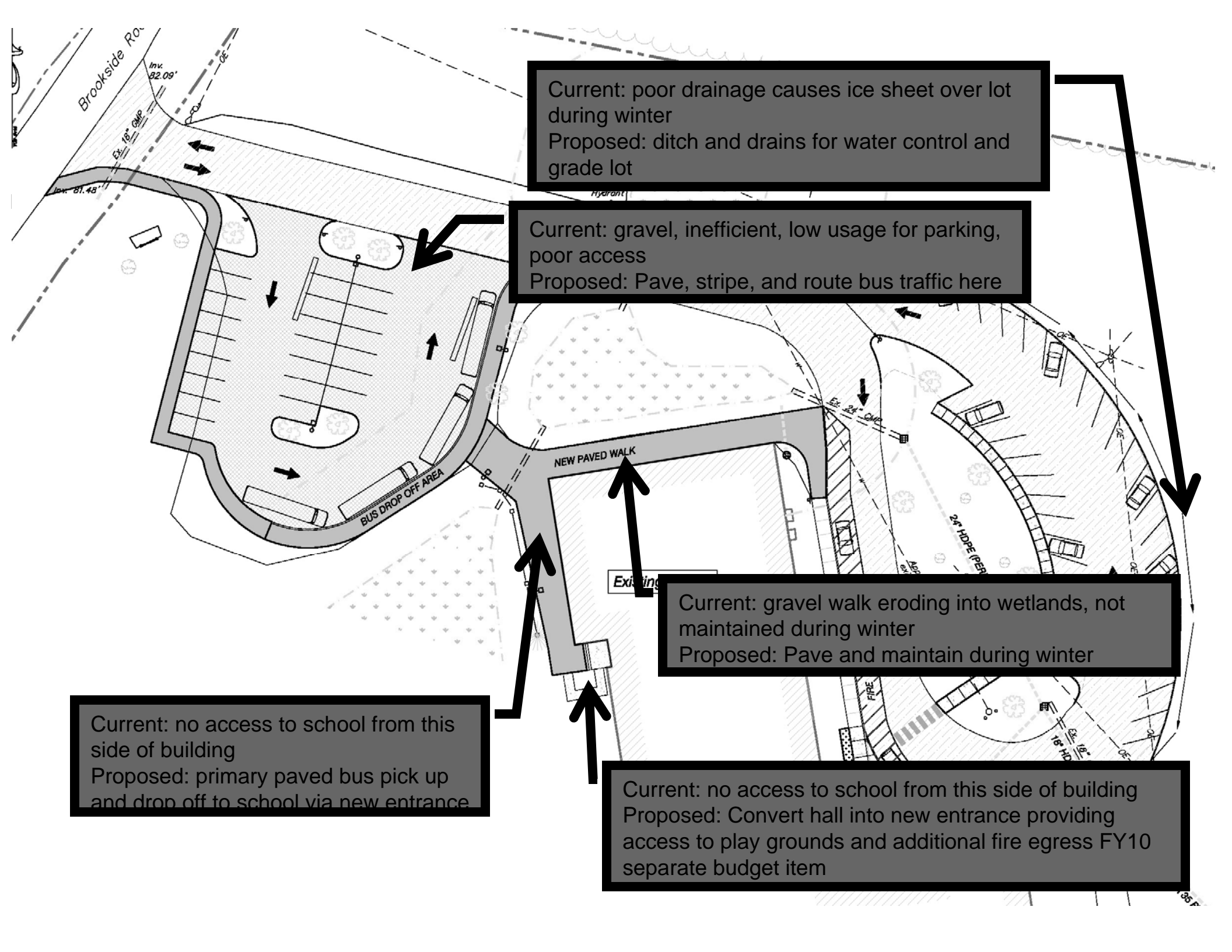
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Current Condition: Parking and Grading

- Oval area is bowl shaped, collecting water from hillside
- Water flows over oval forming surface ice and damages road surface
- East lot inefficient and under used
- Oval allows two-way traffic
- Oval parking makes bus navigation difficult at times
- Insufficient handicap parking
- [pictures removed from this presentation]

Proposed Changes
Detail on following pages





Current: poor drainage causes ice sheet over lot during winter
Proposed: ditch and drains for water control and grade lot

Current: gravel, inefficient, low usage for parking, poor access
Proposed: Pave, stripe, and route bus traffic here

Current: gravel walk eroding into wetlands, not maintained during winter
Proposed: Pave and maintain during winter

Current: no access to school from this side of building
Proposed: primary paved bus pick up and drop off to school via new entrance

Current: no access to school from this side of building
Proposed: Convert hall into new entrance providing access to play grounds and additional fire egress FY10 separate budget item

Current: crumbling asphalt
Proposed: Augment base material and repave

Current: No easy access to cross over
Proposed: create handicap parking and safe sidewalk access to cross to school

Current: poor condition, two way, busses and cars
Proposed: one way, cars only, drop off and pick

Current: No marked fire lane
Proposed: Striped fire lane per code

Construction Goal: work within the existing foot print to keep costs down.
Construction Goal: stay out of wetlands and buffers to avoid time consuming and expensive permitting

Current: Walk is crumbling and out of grade near building foundation
Proposed: Pave, grade, redo landscaping

Current: two-way traffic
Proposed: one way, angled parking, handicap spaces

[Cost]

- Project estimate prior to bidding:
\$255K
- Broken out into
 - Required maintenance
 - Safety issues
 - Other

Cost Breakdown (estimates)

Required Maintenance	
\$44,286.00	reclaim, add subbase and pave west lot
\$75,416.00	reclaim and pave existing driveway
\$5,748.00	east sidewalk
\$27,270.00	correct drainage and erosion issues
\$8,800.00	front entry near offices
\$161,520.00	TOTAL MAINTENANCE (63% of budget)
Safety Issues	
\$16,491.00	Paved walk and curb in west lot
\$20,000.00	town required lighting improvements
\$5,000.00	bike path
\$12,000.00	sidewalk and entrance
\$5,000.00	sidewalk for safe car and handicap access
\$58,491.00	TOTAL SAFETY (23% of budget)
Overhead	
\$35,202.00	General conditions, contingency, supervision, inspection
\$35,202.00	TOTAL OTHER (14% of budget)

[Cost Savings]

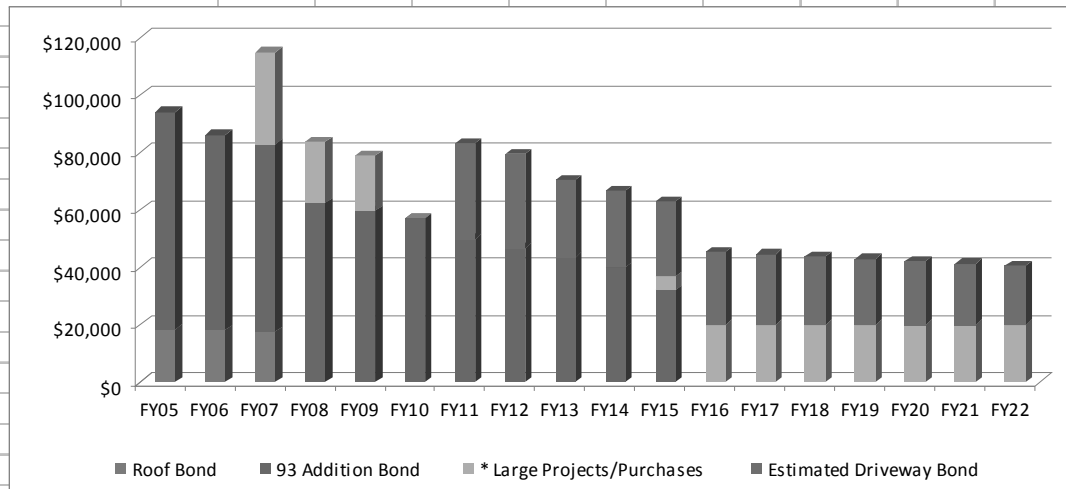
- Original 2008 budget item of \$9000 to understand the problem and propose high level solution
- Residents donated time and expertise and CEA donated some of Matt's and Steve's time as well
- Westford School paid \$5,000 for both the up front and the detailed work that would have cost \$20,000 otherwise
 - Included research, meetings, design and redesign, permitting, bidding, consulting with local and state officials, etc
- Hard Savings: \$15,000, or 6% of project
- Soft savings: ?
 - By involving residents who are familiar with the school, the people, and the issues we worked quickly to put for multiple proposals

Bond Detail

Financial Impact of the Driveway and Parking Lot Construction Project

Description	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Roof Bond	\$18,478	\$18,189	\$17,617															
93 Addition Bond	\$75,616	\$67,870	\$65,223	\$62,531	\$59,805	\$57,056	\$49,932	\$46,677	\$43,396	\$40,089	\$31,915							
* Large Projects/Purchases			\$32,000	\$21,200	\$19,000	\$0					\$5,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Estimated Driveway Bond							\$33,258	\$32,691	\$27,119	\$26,549	\$25,920	\$25,244	\$24,532	\$23,784	\$23,000	\$22,180	\$21,328	\$20,447
Total Budget for Capital-type Requirements	\$94,094	\$86,060	\$114,840	\$83,731	\$78,805	\$57,056	\$83,190	\$79,368	\$70,515	\$66,638	\$62,835	\$45,244	\$44,532	\$43,784	\$43,000	\$42,180	\$41,328	\$40,447

* As a result of paying off the roof debt in FY06, the school was able to fund large projects without increasing the expense budget (e.g., computer lab in FY07, new flooring for K-3 common area in FY08, new tractor in FY09, west entrance was proposed in FY10). Projects such as these would be deferred in the near term.



FAQ

■ Why do this now?

- The maintenance is long, long overdue, the parking lot and walking areas are crumbling, causing unsafe and messy conditions and grounds that are not easily maintained.
- Now is a great time to bid out a construction project due to increased competition among contractors

■ What's the deal with the busses dropping off in a different place?

- In order to separate bus and parent/visitor traffic, the best and most economical solution is to have busses drop off and pick up in a different area. Due to constraints in other areas, having busses drop off on the (currently) gravel lot solves the safety issues while allowing parents to drop off in front of the school, which they tend to do anyway, despite enforcement efforts to make them do otherwise.

■ Why is there a new entrance as part of this?

- This entrance allows kids a means of egress in case of emergency as well as better access to recreation equipment and areas.
- It also allows kids a more direct route into the school from the new bus area

■ Are my taxes going to increase?

- The proposed financing is via a bond, so no direct tax increase will be seen. Bond payments will primarily come from capital projects budget which is about \$20K per year. To pay off the bond, large purchases, such as the recent tractor purchase, roof, and addition, would be deferred for the first few years as other bond payments are reduced enough to fund the capital projects budget.

[This is *Great*, tell me more...!]

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 - Mike: mdn0123@gmail.com
- For more detail on the financials, contact Grant Geisler, CCSU CFO
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- Contact Martha Heath or any school board member for more information as well.
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