



**Interdistrict School for Arts and Communication
BOARD OF DIRECTORS**

May 21, 2025 at 4:00 pm via ZOOM Link Available on Website

New London, CT

This meeting will be held virtually

AGENDA

4:00 pm

1. WELCOME/CALL TO ORDER

Chairman R.F. Muckle

1a. Establishment of Quorum

1b. Public Comment

The Board of Directors welcomes public comment. Due to the nature of the virtual format of the meeting, all comments are to be submitted via email prior to noon on the day of the meeting. Comments may be made on almost any matter related to the operations of ISAAC and will be shared with the Board members in their packet. We shall not read or address any comments at this meeting. However, comments concerning individual students or staff members shall not be permitted.

4:01 pm

2. CONSENT AGENDA

Chairman R.F. Muckle

- Approval of Minutes from April BOD Meeting
- Bid Waiver for Furniture – Ethan Allen
- Acceptance of the Year-to-Date Profit/Loss Financial Report for May 2025 & Budget Line Transfer
- Approval for Payment to G. Donovan Construction for \$192,478.69

Possible Motion: Approve and accept all items on the consent agenda

4:03 pm

3. EXECUTIVE DIRECTOR REPORT

Dr. Spera

- 3a. Lottery Update
- 3b. CSDE Report Update
- 3c. Grant Update
- 3d. Legislative Update
- 3e. Hiring Update

4:15 pm

4. SUBCOMMITTEE REPORTS

4a. FINANCE

Treasurer L. Muller

- Finance Update - May Minutes

4b. SCHOOL BUILDING COMMITTEE

Dr. David Brailey

4c. GOVERNANCE

Vice-Chair M. Spellman

- Annual Parent Representative
- Annual Teacher Representative
- BOD Election Ballot
 - Elections at the June Meeting

Motion: To close nominations and to approve the election ballot of officers for 2025-26

4:30 pm

5. NEW BUSINESS

Chairman R.F. Muckle

5a. Executive Director Budget Overview

Dr. Spera

5b. Parent Survey Data

Tanya Collins

5c. Possible Executive Session

Motion: To move into an executive session to discuss a pending claim and invite Dr. Spera

5:00 pm

6. ADJOURN

Chairman R.F. Muckle



Interdistrict School for Arts and Communication
BOARD OF DIRECTORS

April 23, 2025 at 4:00 pm

Meeting held virtually

New London, CT

In Attendance: Richard Muckle, Dr. Nicholas J. Spera, Lee Muller, Barbara Crouch, Bill Buscetto, Amanda Grundy, Shannon Lougee, Erica Robb, Amy Geary, Tanya Collins, Michael Spellman

MINUTES

4:00 pm

1. WELCOME/CALL TO ORDER

Chairman R.F. Muckle

1a. Establishment of Quorum - *quorum established*

1b. Public Comment – *no public comment*

4:01 pm

2. CONSENT AGENDA

Chairman R.F. Muckle

- Approval of Minutes from the March BOD Meeting
- Acceptance of the Year-to-Date Profit/Loss Financial Report for March 2025
- Acceptance of the Balance Sheet for March 31, 2025
- Approval of the Revised Business Manual

Motion: Approve and accept all items on the consent agenda

Moved: B. Crouch; 2nd: B. Buscetto; Discussion: none; In Favor: all; Opposed: none; Abstentions: none

Motion Carries by unanimous voice vote

4:03 pm

3. EXECUTIVE DIRECTOR REPORT

Dr. Spera

3a. CSDE Report Update

Submitting 3rd report as required by our action plan soon. Report includes our academic goals, academic growth data, aims web and IEB data, and reporting on suspension data.

3b. Grant Update

CSP grant annual audit visit was on April 4 place a couple of days ago. We had a successful visit.

Another grant opportunity to apply for school project funds from the CSDC is coming in mid-May. This grant would include funds for mortgage debt repayment and building upgrades.

3c. Legislative Update

The proposed ECS (education cost sharing) bill calls for ISAAC to remain stagnant for another year in the ECS formula in funds that we receive with increase after fiscal year 2026. We have reached out to Representative Nolan and Senator Summers asking for reconsideration considering the rising cost of everything. Other public schools will be 100% funding for ECS while we will remain at 50% plus.

3d. Student Recruitment & Lottery Update

We are at full enrollment with a healthy waiting list. 250 lottery applications received for 117(4th grade: 28, 5th grade: 1, 6th grade: 88) slots.

3e. Hiring Update

All openings have been filled. We have hired new teachers for the 4th and 5th grade programs, 1 6th grade science teacher and a school psychologist.

3f. Budget Process Outlook

Budget will be presented to the Board next month. All aspects of the budget are currently being reviewed.

Motion: to amend agenda adding item 5c. Executive Session to discuss a pending claim.

Moved: R. Muckle; 2nd: B. Crouch; Discussion: none; In Favor: all; Opposed: none; Abstentions: none

Motion Carries by unanimous voice vote

4:15 pm

4. SUBCOMMITTEE REPORTS

4a. FINANCE

Treasurer L. Muller

- Finance Update - March Minutes
Profit and Loss Report approved in consent agenda; budget will be presented next month.

4b. SCHOOL BUILDING

Chairman R.F. Muckle

- Building Project Update
Interior of the building complete; Exterior masonry complete, landscaping and cement work will follow, windows will be put in this weekend hopefully.

4c. GOVERNANCE

Vice Chairman Spellman

- Federal mandate to revert to 2020 versions for Policies Sexual Discrimination & Sexual Harassment 5420, Non-Discrimination (STUDENTS) 5004, Sexual Discrimination & Sexual Harassment in the Workplace 4218, Non-Discrimination (PERSONNEL) 4004
Motion: to revert to 2020 versions
Moved: B. Buscetto; 2nd: B. Crouch; Discussion: none; In Favor: all; Opposed: none; Abstentions: none
Motion Carries by unanimous voice vote
- Shipman & Goodwin Policy Update for School Security & Safety and Visitors and Observation in the Schools, identifying one school official (Dr. Spera) who will meet with federal immigration authorities if they were to visit ISAAC.
Motion: to update School Security & Safety Policy and Visitor and Observation in the School Policy
Moved: B. Crouch; 2nd: M. Spellman; Discussion: none; In Favor: all; Opposed: none; Abstentions: none
Motion Carries by unanimous voice vote
- NEW POLICY: Restorative Practices Policy
Motion: to adopt the Restorative Practices Policy as written and recommended by Shipman & Goodwin
Moved: B. Crouch; 2nd: S. Lougee; Discussion: none; In Favor: all; Opposed: none; Abstentions: none
Motion Carries by unanimous voice vote
- NEW POLICY: Connecticut School Climate Policy
Motion: to adopt the Connecticut School Climate Policy as written by CSDE and recommended by Shipman & Goodwin
Moved: L. Muller; 2nd: B. Crouch; Discussion: none; In Favor: all; Opposed: none; Abstentions: none
Motion Carries by unanimous voice vote

4:20 pm

5. NEW BUSINESS

Chairman R.F. Muckle

- 5a. Spring Staff & Student Culture & Climate Survey Results
Ms. Collins shares spring staff & student survey results with the Board

T. Collins

- 5b. Graduation – Thursday, June 5, 2025 at USCGA

Dr. Spera

- 5c. Executive Session to Discuss a Pending Claim

Chairman R.F. Muckle

Motion: to move into Executive Session with an invitation to Attorney Dave Ryan, Noah DeFeo and Dr. Spera
Moved: R. Muckle; 2nd: B. Crouch; Discussion: none; In Favor: all; Opposed: none; Abstentions: none
Motion Carries by unanimous voice vote

5:00 pm

6. ADJOURNMENT

Chairman R.F. Muckle

Motion: To Adjourn

Moved: B. Crouch; 2nd: L. Muller; Discussion: none; In Favor: all; Opposed: none; Abstentions: none
Motion Carries by unanimous voice vote



**Interdistrict School for Arts and Communication
Board of Directors Finance Committee**

May 20, 2025 at 4:00 pm
New London, CT

AGENDA

- | | | |
|---------|---|--------------------------------|
| 4:00 pm | 1. WELCOME/CALL TO ORDER | <i>Finance Chair L. Muller</i> |
| 4:00 pm | 2. YEAR-TO-DATE FINANCIAL REVIEW <ul style="list-style-type: none">• April 2025 Year-to-Date Profit/Loss• Line-Item Budget Transfer Request | <i>E. Robb</i> |
| 4:05 pm | 3. EXECUTIVE DIRECTOR BUDGET PROPOSAL | <i>N. Spera</i> |
| 4:15 pm | 4. GRANTS and OTHER UPDATES <ul style="list-style-type: none">• Grant Update<ul style="list-style-type: none">• State Charter Building Project/Debt Repayment grant applied for• CSP Grant – add vendor for furniture purchases. Bid waiver requested due to close timing of needs and grant funds. <p><i>Motion:</i> <i>Finance Committee recommends that the BOD waive requirement for RFP/sealed bid, as allowed by ISAAC's Purchasing Policy, to purchase classroom furniture from Ethan Allen.</i></p> <ul style="list-style-type: none">• Legislative Update• Construction Project Update | <i>N. Spera</i> |
| 4:25 pm | 5. ADJOURNMENT | <i>Finance Chair L. Muller</i> |

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 6

TO OWNER: ISAAC School
Dr. Nicholas J. Spera
190 Governor Winthrop Blvd
New London, CT 06320

PROJECT: ISAAC School Phase 2
ISAAC School
190 Governor Winthrop Blvd.
New London, CT 06320

APPLICATION NO.: GDA-00039
PERIOD TO: 5/30/2025
PROJECT NOS: 24153
CONTRACT DATE: 10/21/2024

Distribution to:

☒ OWNER
☐ ARCHITECT
☒ CONTRACTOR

FROM CONTRACTOR: G. Donovan Associates, Inc.
PO Box 50
North Franklin, CT 06254

VIA ARCHITECT:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,547,538.00
2. Net change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,547,538.00
4. TOTAL COMPLETED & STORED TO DATE \$ 1,404,115.50
(Column G on G703)

5. RETAINAGE:

a. 5.00 % of Completed Work \$ 70,205.81
(Columns D + E on G703)

b. % of Stored Material
(Column F on G703)
Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 70,205.81

6. TOTAL EARNED LESS RETAINAGE \$ 1,333,909.69
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 1,141,431.00

8. CURRENT PAYMENT DUE \$ 192,478.69

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 213,628.31
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and the belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: G. Donovan Associates, Inc.

By: [Signature] Date: 05-30-25

State of: Connecticut
County of: New London

Subscribed and sworn to before
me this 30 day of May, 2025

Notary Public: [Signature]My Commission expires: 12-31-2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

G702-1992

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 6

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on contracts where variable retainage for line items may apply.

APPLICATION NO.: GDA-00039
APPLICATION DATE: 5/30/2025
PERIOD TO: 5/30/2025
ARCHITECT'S PROJECT NO: 24153

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)						
01	Pre-Construction Admin.	25,725.00	25,725.00				25,725.00	100.00	1,286.25
02	Excavation Permit - N.L. DPW	3,446.00	3,446.00				3,446.00	100.00	172.30
03	Building Permit	22,000.00	22,000.00				22,000.00	100.00	1,100.00
04	Mobilization	5,000.00	5,000.00				5,000.00	100.00	250.00
05	Superintendent	109,800.00	87,840.00		21,960.00		109,800.00	100.00	5,490.00
06	Project Management	32,848.00	26,278.40		6,569.60		32,848.00	100.00	1,642.40
07	Testing - By Owner								
08	Special Inspections - By Owner								
09	Temporary Proteclions - Site	9,600.00	9,600.00				9,600.00	100.00	480.00
10	Site Facilities & Supports	7,945.00	6,356.00		1,589.00		7,945.00	100.00	397.25
11									
12	Site Demolition	1,463.00	1,463.00				1,463.00	100.00	73.15
13	Select Demolition	12,600.00	12,600.00				12,600.00	100.00	630.00
14	Rmv. ISAAC Letters	1,700.00	1,700.00				1,700.00	100.00	85.00
15	Reinstall ISAAC Letters	2,720.00						2,720.00	
16	Remove Exterior Brick Veneer	11,400.00						11,400.00	
17	Site Dumpsters & Disposals	17,160.00	14,586.00		2,574.00		17,160.00	100.00	858.00
18	Site Drainage - Materials	21,789.00	21,789.00				21,789.00	100.00	1,089.45
19	Labor Site Drainage	24,580.00	24,580.00				24,580.00	100.00	1,229.00
20	Site Utilities Mat.	1,600.00	1,600.00				1,600.00	100.00	80.00
21	Labor Site Utility	1,248.00	1,248.00				1,248.00	100.00	62.40
22	Equipment EXCV/Bck.Fill	31,160.00	31,160.00				31,160.00	100.00	1,558.00
23	Excavate Foundation	9,320.00	9,320.00				9,320.00	100.00	466.00
24	Haul/Dispose Excavated Mats	23,640.00	23,640.00				23,640.00	100.00	1,182.00
25	Rigid Insul.- Fnd./S.O.G.-Mat	6,183.00	6,183.00				6,183.00	100.00	309.15
26	Labor Rigid Insul	4,992.00	4,992.00				4,992.00	100.00	249.60
27	Backfill Materials-Import	8,300.00	8,300.00				8,300.00	100.00	415.00
28	Labor Backfill	8,160.00	8,160.00				8,160.00	100.00	408.00
	Cumulative Subtotals	404,379.00	357,566.40		32,692.60	0.00	390,259.00	96.51	19,512.95

G703-1992

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ARCHITECT'S PROJECT NO: 24153

A	B	C	D	E		F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
29	S.O.G. Sub-Base Mat.'s	5,551.00	5,551.00			5,551.00	100.00		277.55
30	Grade-Compact S.O.G.-Labor	7,024.00	7,024.00			7,024.00	100.00		351.20
31	S.O.G. Mesh, Poly V.B., Tape	2,158.00	2,158.00			2,158.00	100.00		107.90
32	Labor-S.O.G.-Mesh, Poly, Tape	2,814.00	2,814.00			2,814.00	100.00		140.70
33	Sidewalk - Conc. Mat	5,747.00						5,747.00	
34	Sidewalk-Mesh / Dowels Mat	1,759.00		1,759.00		1,759.00	100.00		87.95
35	Sidewalk Base Prep.-Lab	1,884.00		1,884.00		1,884.00	100.00		94.20
36	Lab.-Sidewalk-Form, Pour, Fin.	9,325.00						9,325.00	
37	HCP Tactile Plate	295.00	295.00			295.00	100.00		14.75
38	New Curbing -Mat	2,250.00						2,250.00	
39	Labor - Curbing	4,500.00						4,500.00	
40	Asphalt - Mat.'s	1,110.00						1,110.00	
41	Asphalt Patch / Match Lab	4,500.00						4,500.00	
42	Re-install Flag Pole	1,560.00	1,560.00			1,560.00	100.00		78.00
43	Landscape Allowance	2,160.00						2,160.00	
44									
45	Rebar & Accessories	15,558.00	15,558.00			15,558.00	100.00		777.90
46	Ready-Mix Concrete	24,212.00	24,212.00			24,212.00	100.00		1,210.60
47	Footing Labor	10,578.00	10,578.00			10,578.00	100.00		528.90
48	Conc. Wall Labor	17,950.00	17,950.00			17,950.00	100.00		897.50
49	Labor - S.O.G.	4,688.00	4,688.00			4,688.00	100.00		234.40
50	Labor - S.O.Decks	8,790.00	8,790.00			8,790.00	100.00		439.50
51									
52	Masonry Mat.,Brick,Mortar,Ties	41,957.00	41,957.00			41,957.00	100.00		2,097.85
53	Labor Veneer Brick	80,000.00		50,000.00		50,000.00	62.50	30,000.00	2,500.00
54	Mineral Wool Insul & Vap.Barri	23,850.00		23,850.00		23,850.00	100.00		1,192.50
55	Labor-Insul., Vapor Barrier	15,000.00		15,000.00		15,000.00	100.00		750.00
56	Scaffold Equipment	10,000.00	10,000.00			10,000.00	100.00		500.00
	Cumulative Subtotals	709,599.00	510,701.40	125,185.60		0.00	635,887.00	89.61	31,794.35
								73,712.00	

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ARCHITECT'S PROJECT NO: 24153

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
57	Labor Scaffold Up & Down	10,000.00		10,000.00		10,000.00	100.00		500.00
58									
59									
60	Mat's-Bms.-Col's.-Deck.-Fasten	30,000.00	30,000.00			30,000.00	100.00		1,500.00
61	Shop Fabrication	24,000.00	24,000.00			24,000.00	100.00		1,200.00
62	Mat. Misc.Mits- Plate-Tees-Ang	20,000.00	20,000.00			20,000.00	100.00		1,000.00
63	Anchor Bolts & Plates Material	10,000.00	10,000.00			10,000.00	100.00		500.00
64	Labor to Erect Steel	50,000.00	50,000.00			50,000.00	100.00		2,500.00
65	Crane - IN / Out	22,500.00	22,500.00			22,500.00	100.00		1,125.00
66	Shop Drawings	10,000.00	10,000.00			10,000.00	100.00		500.00
67									
68	Rough Carp. Materials	13,227.00	13,227.00			13,227.00	100.00		661.36
69	Rough Carp. Labor	15,245.00	14,482.75	762.25		15,245.00	100.00		762.25
70	Base Cabinets & PLAM Tops	3,066.00						3,066.00	
71	Labor Bases & Tops	1,220.00		1,220.00		1,220.00	100.00		61.00
72									
73	PVC Roofing System Materials	33,145.00	33,145.00			33,145.00	100.00		1,657.25
74	Labor PVC Roofing System	23,440.00	14,064.00			14,064.00	60.00	9,376.00	703.20
75	Warranty	2,500.00	2,500.00			2,500.00	100.00		125.00
76	Lift / Hoist Roofing Scope	4,800.00	2,400.00	2,400.00		4,800.00	100.00		240.00
77	Caulking-Sealants Roofing	3,635.00	3,635.00			3,635.00	100.00		181.75
78									
79	Aluminum Shop Drawings	2,000.00	2,000.00			2,000.00	100.00		100.00
80	Aluminum Windows Materials	4,000.00	4,000.00			4,000.00	100.00		200.00
81	Labor Alum Windows	2,000.00						2,000.00	
82	Remove Exist Window Wall	13,400.00	13,400.00			13,400.00	100.00		670.00
83	Storage of Exist. Window Wall	510.00	510.00			510.00	100.00		25.50
84	Reinstall Window Wall	12,980.00	12,980.00			12,980.00	100.00		649.00
	Cumulative Subtotals	1,021,267.00	793,545.15	139,567.85		0.00	933,113.00	91.37	46,655.66
								88,154.00	

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CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 5 OF 6

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PERIOD TO: 5/30/2025

ARCHITECT'S PROJECT NO: 24153

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			FROM PREVIOUS APPLICATION (D + E)						
85	Lift for Windows & Window Wall	4,800.00	4,800.00				4,800.00	100.00	240.00
86	Re-work Exist. Alum Entry	1,500.00		1,500.00			1,500.00	100.00	75.00
87	Doors & Frames Material	6,000.00	6,000.00				6,000.00	100.00	300.00
88	Door Hardware Materials	2,400.00	2,400.00				2,400.00	100.00	120.00
89									
90	CFMF Engineered Struct. Drngs	7,500.00	7,500.00				7,500.00	100.00	375.00
91	CFMF Materials	8,004.00	8,004.00				8,004.00	100.00	400.20
92	Insulation Materials	10,600.00	10,600.00				10,600.00	100.00	530.00
93	Exterior Sheathing Mat.	3,650.00	3,650.00				3,650.00	100.00	182.50
94	Interior Drywall Materials	5,929.00	5,929.00				5,929.00	100.00	296.45
95	Labor CFMF	26,400.00	26,400.00				26,400.00	100.00	1,320.00
96	Labor Insulation	7,680.00	7,680.00				7,680.00	100.00	384.00
97	Labor Ext. Sheathing	3,000.00	3,000.00				3,000.00	100.00	150.00
98	Lift for Ext. Sheathing	4,800.00	4,800.00				4,800.00	100.00	240.00
99	Labor Interior Drywall	18,000.00	18,000.00				18,000.00	100.00	900.00
100	Labor - rework W.Wall Opening	4,070.00	4,070.00				4,070.00	100.00	203.50
101	Acoustical Materials	4,623.00	4,623.00				4,623.00	100.00	231.15
102	Acoustical Labor	8,275.00	6,206.25	2,068.75			8,275.00	100.00	413.76
103	Flooring & Base Materials	3,600.00	3,600.00				3,600.00	100.00	180.00
104	Flooring Labor	10,600.00		10,600.00			10,600.00	100.00	530.00
105	Painting Materials	3,300.00	3,300.00				3,300.00	100.00	165.00
106	Paint Labor	13,215.00	4,360.95	8,854.05			13,215.00	100.00	660.75
107									
108	Soffits - for Blinds Mat	2,620.00		2,620.00			2,620.00	100.00	131.00
109	Labor - Soffits / Pockets	3,000.00		3,000.00			3,000.00	100.00	150.00
110	White Boards / Tack Boards	3,000.00						3,000.00	
111	Labor White / Tack Brds.	1,200.00		1,200.00			1,200.00	100.00	60.00
112	Window Shades - New and Exist	5,020.00		5,020.00			5,020.00	100.00	251.00
	Cumulative Subtotals	1,194,053.00	928,468.35	174,430.65		0.00	1,102,899.00	92.37	55,144.97
								91,154.00	

G703-1992

PAGE 6 OF 6

APPLICATION NO.:	GDA-00039
APPLICATION DATE:	5/30/2025
PERIOD TO:	5/30/2025
ARCHITECT'S PROJECT NO:	24153

G703-1992

ISAAC

BID WAIVER REQUEST

WAIVER FOR: Contract for Classroom Furniture

DATE OF REQUEST: May 20, 2025

FISCAL YEAR OF PURCHASE OR SERVICES: FY25

FUNDING SOURCE: CSP GRANT

SUPERVISOR OF PROJECT: Dr. Nicholas J. Spera

MATERIALS OR SERVICES TO BE PROVIDED: Classroom Furniture

With the acquisition of a \$730,494 grant for 4th and 5th graders, the classes will contain high end furniture as part of the program design. For the sole use of 4th and 5th graders, a unique design that looks like a 'coffee shop' is what was written in the grant for \$250,000 in total.

RECOMMENDED VENDOR/CONTRACTOR: **Ethan Allen**

Unfortunately, due to tariff issues, Williams Sonoma is unable to provide all of the furniture in time for the start of the school year. The Ethan Allen furniture is the closest in look and price to Williams Sonoma. As required by the grant, ISAAC sought three bids for the replacement pieces for this project. Ethan Allen received the highest scores on the rubric.

COST OF REQUEST:

Three quotes were requested prior to the recommendation of this company. As we reviewed the bids, Ethan Allen was the best value and quality while matching the Williams Sonoma items. The total amount able to be purchased in the grant is not to exceed \$120,000 for furniture.

BID WAIVER REQUEST RATIONALE:

Section IV, Item 2 of ISAAC's Purchasing Policy states that a waiver may be authorized if timing is a critical factor and a formal bid process would not be in ISAAC's best interests. ISAAC needs the furniture to be delivered as soon as possible for use this school year and by the start of the school year for the fifth grade students.

RECOMMENDED BY: ISAAC BOD FINANCE COMMITTEE

DATE: May 20, 2025



EXECUTIVE DIRECTOR BUDGET PROPOSAL

Dr. Nicholas J. Spera & Erica Robb

MAY 21, 2025

ISAAC Board of Directors

FULL STEAM AHEAD



ISAAC Budget Process

Some helpful reminders...

-  Our model is based on continuous improvement
-  Budgets are based on the best available information at a given point in time
-  Our focus is on needs of the school not numbers
-  We use actual expenditures from the previous fiscal years
-  ISAAC is unique - other school districts prepare their budgets differently depending on size, location, style
-  We value any questions or suggestions that have been submitted prior to the creation of this presentation
-  We believe collaborative budgeting is supportive and positive

What is a budget?



Sec. 10-222. Appropriations and budget.

Each local board of education shall prepare an **itemized estimate** of the cost of maintenance of public schools for the ensuing year and shall submit such **estimate** to the board of finance in each town or city having a board of finance, to the board of selectmen in each town having no board of finance or otherwise to the authority making appropriations for the school district, not later than two months preceding the annual meeting at which appropriations are to be made.

***A BUDGET IS NOT ONLY A PLAN, BUT ALSO A
STATEMENT OF VALUES AND PRIORITIES***

ISAAC Budget Goals

To Financially Support the Objectives as stated in the ISAAC
Core Values, Beliefs & Vision of the Graduate
and the ISAAC 2024-2029 Strategic Plan



FULL STEAM AHEAD

ALL Students Can Succeed



Increase ISAAC's Next Generation Accountability Index



Strengthen ISAAC's Communication & STEAM Courses



*Provide the technology necessary for our teachers to
prepare our graduates to be high school ready*



*Recruit and retain the most talented professional staff in
the history of ISAAC Middle School*



*Improve the facilities to enhance the teaching and
learning environment for all learners*

ISAAC

Goals to Be Served by the Budget



Building upon the high standards of education at ISAAC while remaining fiscally responsible



Maintain reduced class sizes from 2019-2020 by 25%



Promote the social emotional & mental health supports to reduce emotional stress among our students & staff during these complicated times in society



Support the social and emotional intelligence and development of students through access to professionals



Remain positive, collaborative, and innovative throughout these challenging economic times



Support and enhance a positive school climate



Maintain appropriate supports for students with high needs

Goals to Be Served by the Budget

-  Ensuring the continuation of the established foundational elements by creating purposeful curriculum, improving instruction, using assessment to guide our success, and developing our teachers in response to state and national expectations
-  Enhancing our technology infrastructure and applications that are consistent with highly effective and efficient programming and operational standards found in the best schools
-  Maintaining high facility standards and appearance for health, safety, and promotional purposes
-  Maintaining a dynamic and responsive approach to programming needs, anticipated changes, and mandates in special education, English Learners, 504, and SRBI
-  Maintaining both compliance and reasonability in response to state and federal mandates including any recommendations and/or considerations from the CSDE



ISAC By the Numbers

Dragon Nation Enrollment Over the Years

YEAR	4 th	5 th	6 th	7 th	8 th	TOTAL
20-21			92	92	92	276
21-22			93	95	91	279
22-23			107	85	89	281
23-24			100	96	86	282
24-25	27		101	100	100	328
25-26	27	28	88	97	99	340*

* anticipated



ISAC By the Numbers

Where Our Dragons Reside

NEW LONDON vs OUT OF DISTRICT

GRADES	4 TH	5 TH	6 TH	7 TH	8 TH
NEW LONDON	53.8%	67.9%	56.3%	54.6%	75.8%
OUT OF DISTRICT	46.2%	32.1%	43.7%	45.4%	24.2%

WHOLE SCHOOL:

NEW LONDON: 62.3%
(210 TOTAL STUDENTS)

OUT OF DISTRICT: 37.7%
(127 TOTAL STUDENTS)

ISAAC By the Numbers

Who is in the ISAAC Classroom?



IS^AAC By the Numbers



1 in 5 in Special Education (22.5%)



4 in 5 in 504 or SRBI Intervention (~79%)



English Learner Population remains consistent at 54+ students in our Bilingual Program



67% Free/Reduced Meals



*59.5% Hispanic/Latino, 12.8% White,
15.3% Black or African American, 12.2% Other*



8 Sending School Districts

ISAC By the Numbers

Special Education by the Years & Grade

GRADE	2021-22	2022-23	2023-24	2024-25	2025-26
4				5	4
5					5
6	14	22	21	22	15
7	13	11	19	25	22
8	24	17	11	20	25
TOTAL	51	50	51	72	71*

English Learners by Year

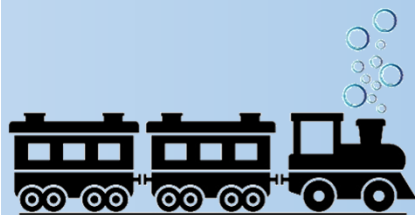
2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
55	54	56	55	46	54	58*

* anticipated

IS^AAC By the Numbers

CT Accountability SPI Rankings

FALL OF YEAR	SPI	RANKING ALL SCHOOLS
2024	72.5	403/978
2023	65.5	562/978
2023	55.2	845/968
2019	50.6	934/968



IS^AAC 2029
FULL STEAM AHEAD

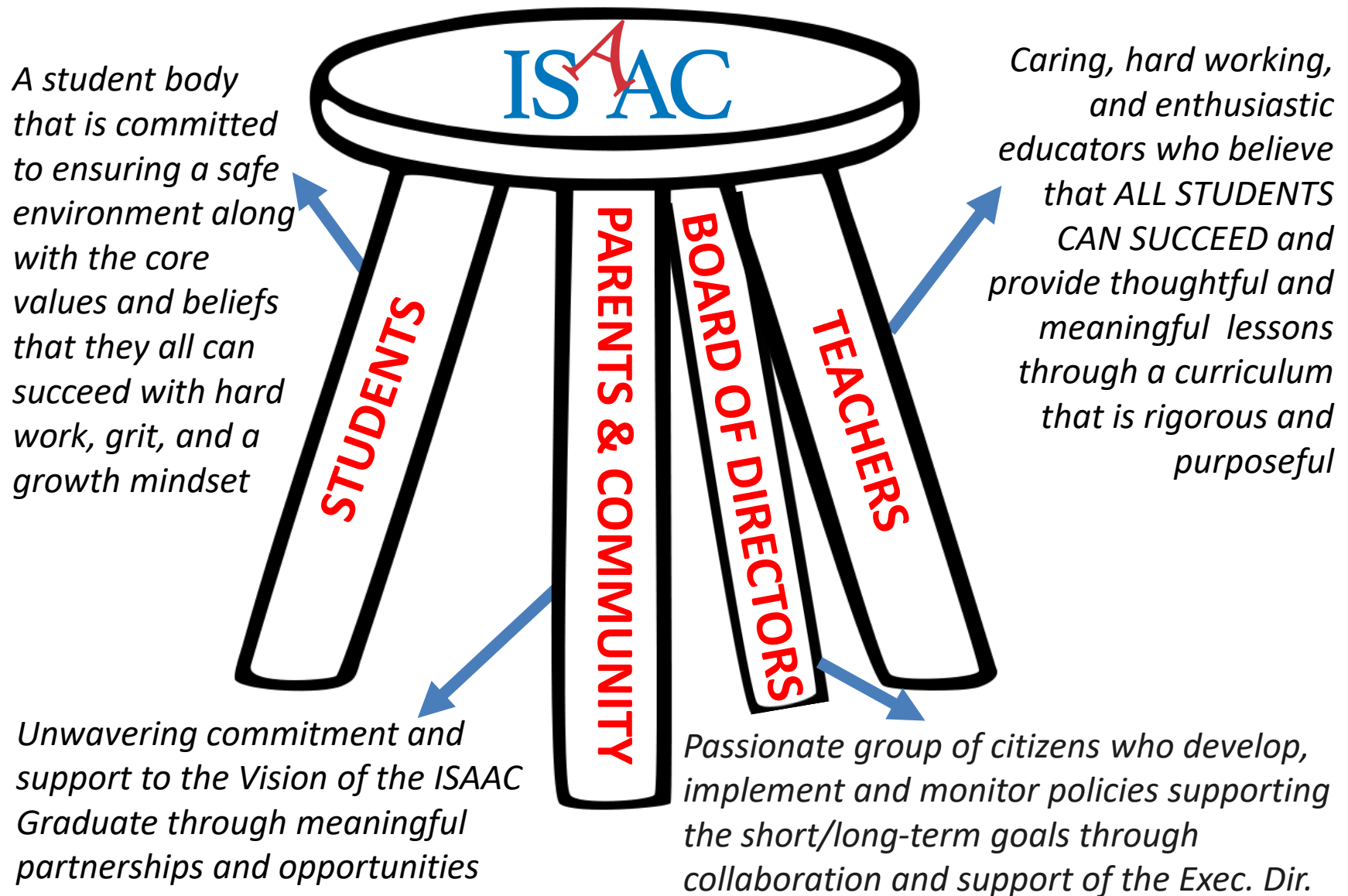
	2024	2025	2026	2027	2028	2029
SPI	57	59	61	63	65	67

Beyond the IS^AAC Numbers

Programming and Opportunities

- Reducing average core class size from 25 ('19-'20) to under 19
 - *Most of the core subjects have class sizes of 16 or less*
- Maintaining the Certified Staff for the Bilingual & SRBI Program
- Adding grades 4 and 5 with an additional 52 students
- Ensuring a safe learning and working environment
- Committing to the social and emotional well-being of our students and teachers
- Providing an enhanced and rigorous in-person learning experience that is innovative and engaging
- Supporting the Professional Development of our teachers and staff through the evaluation and performance process
- Supporting the needs of ALL learners with specialized instruction

THE 4-LEGGED STEP TO SUCCESS



ISAAC

Budget Review



Revenues

- **State Per-Pupil** pays for 70% of our operational costs (excluding Food Service and After-School/Summer programming). For FY26, we expect no increase from FY25 (estimate \$13,219 per student, capped at 328).
- **Special Education** is billed to districts to cover the “difference between reasonable cost of educating [special ed students]” and other sources of funding. For budget purposes, we outline costs that relate directly to the provision of special education and related support. We adjust the special education billing rate to fund only those costs.
- **Grant** funds are provided through federal, state or private sources. For FY26, we will receive less funds under Charter School expansion, PEGPETIA tech and School Mental Health grants.
- **Interest/Investment** income is earned on “idle” funds deposited in money market and short-term investment funds.
- Other sources of funds are **Food Services, Student Activity** and any accumulated **Capital Reserves**.

IS^AAC Federal & State Grants

- **Title grants** provide important funding for specific needs:
 - *Title I serves at-risk and low-performing students.*
 - *Title II supports teacher training and development.*
 - *Title III and the state's Bilingual grant support English Learner programmatic needs.*
 - *Title IV provides academic opportunity under Every Student Succeeds Act.*
- **Miscellaneous grants** include PEGPETIA tech grant, final CSP (4th & 5th) grant, and final year of School Mental Health grant.
- **21st Century Community Learning grant (21CCLC)** Year 5 funds of \$100,000 are included in the FY26 budget to support after-school and summer programming.



Funding Risks

- **ISAAC'S primary funding**, as noted, is through CSDE “Per Pupil” (Educational Cost Share/ECS) funds. At this time, no future increases in charter school funding are written into the applicable law.
- **Federal funding** includes:
 - *Title grants, which are likely not at risk;*
 - *Food services, also assumed not at risk;*
 - *Charter School expansion and School Mental Health grants, both of which end for ISAAC in 25-26; and*
 - *After School/Summer Programming – assuming this grant continues to be available, ISAAC will be reapplying in the upcoming year for the next cycle.*

ISAAC Budget Overview

Special Education

- Using the methodology approved by the CSDE in June 2021, our Special Education rate for 24-25 was reviewed and revised in April 2025 to \$49.71 (down from the original \$51.97), comparable with April 2024 rate of \$49.90. The 24-25 rate calculation included additional staff due to significant increase in IEP needs and the addition of 4th grade
- For 25-26, as approved by ISAAC's Board in January 2025, ISAAC'S Special Education rate is set at \$53.62 and includes 4th/5th staff needs and addition of school psychologist.
- The Special Education rate is reviewed in each spring and adjusted as necessary, with the intent to bill only amounts needed to cover costs specific to Special Education.

2025-2026 Proposed Budget

		Nov 2024 Board Approved			GENERAL ED incl new 52 seats	SPECIAL ED Approved @ \$53.62/IEP hr	TITLE incl Bilingual	MISC Grants incl SMHS/CSP	Grants 21 CCLC	FOOD SVC
				PRELIM						
OBJ	ACCT DESCRIPTION	24-25 BUDGET	Change	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET
097	STATE FUNDING (\$13,219 @ 328)	(4,334,192)	(1,640)	(4,335,832)	(4,335,832)		-	-	-	
098	SPEC ED: IEP & COUNS INVOICES	(1,199,043)	(227,957)	(1,427,000)	-	(1,427,000)	-	-	-	
098	SPEC ED: REIMBURSABLE	(17,901)	17,901	-	-	-	-	-	-	
091	FOOD SERVICES	(314,000)	(32,000)	(346,000)	-		-	-		(346,000)
092	GRANTS - STATE/FEDERAL	(1,042,119)	547,539	(494,580)	-		(200,720)	(168,980)	(124,880)	
095	GRANTS - misc (tech equip, security, etc)	(30,549)	18,549	(12,000)	-		-	(12,000)	-	-
094/096	CONTRIBUTIONS / DONATIONS	(2,400)	1,400	(1,000)	(1,000)	-	-	-		-
096	INVESTMENT INCOME	(45,000)	-	(45,000)	(45,000)			-		
TOTAL REVENUES		(6,985,204)	323,792	(6,661,412)	(4,381,832)	(1,427,000)	(200,720)	(180,980)	(124,880)	(346,000)
611	CERT ADMINISTRATORS	652,370	(94,053)	558,317	353,009	130,000	39,039	-	-	36,269
612	CERT TEACHERS & STAFF	2,282,377	425,351	2,707,728	1,720,240	823,320	93,285	70,883	-	-
613	NON-CERT SCH STAFF	277,940	4,917	282,857	157,556	103,216	22,085	-	-	-
6144*	NON-CERT DIRECTORS	443,295	35,460	478,755	421,031	37,224	-	-	-	20,500
614	NON-CERT STAFF	380,364	7,248	387,612	285,776	54,250	-	-	-	47,586
616	STIPENDS	204,060	12,430	216,490	77,300	5,000	19,500	17,000	97,690	-
100:	SUBTOTAL: SALARIES	4,240,406	391,353	4,631,759	3,014,912	1,153,010	173,909	87,883	97,690	104,355
200:	SUBTOTAL: FRINGE BENEFITS	671,916	32,043	703,959	450,035	208,040	23,311	9,328	5,000	8,245
TOTAL EMPLOYEE COSTS (80.1% of Rev)		4,912,322	423,396	5,335,718	3,464,947	1,361,050	197,220	97,211	102,690	112,600
63***	PROFESSIONAL/SKILLED SERVICES	78,133	(24,120)	54,013	29,513	-	-	-	9,500	15,000
63221	PROF SVC / STAFF DEVEL	20,269	(1,500)	18,769	3,500	3,500	-	11,769	-	-
63235	AUDITORS	20,500	-	20,500	20,500	-	-	-	-	-
63245	LEGAL FEES	28,500	59,500	88,000	87,000	1,000	-	-	-	-
300:	SUBTOTAL: PROFESSIONAL SERVICES	147,402	33,880	181,282	140,513	4,500	-	11,769	9,500	15,000
646**	UTILITIES	112,075	8,425	120,500	96,500	24,000	-	-	-	
642/647	MAINTENANCE / FACIL COSTS	82,042	(16,117)	65,925	47,925	17,000	-	-	-	1,000
64400	FACILITIES RENTAL (Graduation/Events)	4,000	(2,000)	2,000	2,000	-	-	-		
64720	RENTAL-EQUIPMENT (Copiers)	25,092	-	25,092	20,092	5,000	-	-	-	
400:	SUBTOTAL: FACILITIES	223,209	(9,692)	213,517	166,517	46,000	-	-	-	1,000

2025-2026 Proposed Budget

		Nov 2024 Board Approved			GENERAL ED incl new 52 seats	SPECIAL ED Approved @ \$53.62/IEP hr	TITLE incl Bilingual	MISC Grants incl SMHS/CSP	Grants 21 CCLC	FOOD SVC
OBJ	ACCT DESCRIPTION	24-25 BUDGET	Change	PRELIM 25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET	25-26 BUDGET
6532*	STUDENT FIELD TRIPS (incl Aft-Sch)	3,000	-	3,000	3,000		-	-	-	
65325	PARENTAL ACTIVITIES (mostly 21st CCLC)	3,000	(1,000)	2,000	500		-	-	1,500	
65900	OTHER PURCHASED SERVICES	11,460	190	11,650	6,900		-	-	4,750	-
65911/2	INSURANCE	72,543	4,357	76,900	76,900		-	-	-	
65920	TELEPHONE & INTERNET	11,480	1,480	12,960	12,960		-	-	-	
6593/5/7*	POSTAGE / PRINTING / BANK FEES	5,277	280	5,557	5,557		-	-	-	
65980	MARKETING / BRANDING / ADVERT (CSP)	45,000	(45,000)	-	-		-	-	-	
500:	SUBTOTAL: GENERAL OPERATING COSTS	151,760	(39,693)	112,067	105,817	-	-	-	6,250	-
66110	INSTRUCTIONAL SUPPLIES	119,140	(56,640)	62,500	36,500	6,000	-	20,000	-	
66120	OFFICE SUPPLIES (incl classroom basics)	18,500	1,000	19,500	19,500	-	-	-	-	
66130	OTHER SUPPLIES (incl Grad)	27,570	(8,570)	19,000	13,000		1,000	5,000	-	-
66131	AFT-SCH/SUMMER PROGRAM SUPPLIES	12,628	(9,378)	3,250	-		-	-	3,250	
66140	CUSTODIAL / MAINT SUPPLIES	34,000	(4,250)	29,750	29,750		-	-	-	
66330	GAS & MISC FOR VANS	2,455	2,545	5,000	5,000		-	-	-	
665**	FOOD SERVICE PURCHASES	191,000	26,000	217,000	-		-	-	-	217,000
600:	SUBTOTAL: SUPPLIES	405,293	(49,293)	356,000	103,750	6,000	1,000	25,000	3,250	217,000
675/6	TECHNOLOGY SUPPLIES & SOFTWARE	95,859	(18,840)	77,019	65,619	6,200	2,500	-	2,700	-
67731	FURNITURE & GEN EQUIPMENT	188,799	(146,799)	42,000	7,000		-	35,000	-	-
67735/9	TECH HARDWARE & CAP EQUIP incl vans	285,590	(265,340)	20,250	5,000	3,250	-	12,000	-	-
67900	CONSTRUCTION PROJECTS	376,208	(376,208)	-	-		-	-	-	-
67901/2	BLDG IMPROV/CAPITAL REPAIRS*	76,000	(31,000)	45,000	45,000	-	-	-	-	-
700:	SUBTOTAL: TECHNOLOGY & CAPITAL	1,022,456	(838,187)	184,269	122,619	9,450	2,500	47,000	2,700	-
800:	SUBTOTAL: OTHER EXPENSES	29,362	1,677	31,039	30,149	-	-	-	490	400
68999	CONTINGENCY/UNANTICIPATED EXPENSE	50,000	-	50,000	50,000	-	-	-	-	
900:	SUBTOTAL: DEBT SERVICE	200,166	57,354	257,520	257,520	-	-	-	-	-
	TOTAL EXPENDITURES:	7,141,970	(420,558)	6,721,412	4,441,832	1,427,000	200,720	180,980	124,880	346,000
	CHANGE IN NET ASSETS (OPERATING)	(156,767)	96,767	(60,000)	(60,000)	-	-	-	-	-
98800	PRIOR YEAR CARRYOVER/FUND BALANCE	156,767	(96,767)	60,000	60,000	-	-	-	-	-
	CHANGE IN NET ASSETS	0	(0)	(0)	0	0	0	0	0	0

IS^AAC Budget Overview

General Budget Account Line Items

- 100 – Personal Services – Salaries
- 200 – Personal Services – Employee Benefits
- 300 – Purchased Professional Services
- 400 – Purchased Property Services
- 500 – Other Purchased Services
- 600 – Supplies
- 700 – Property
- 800 – Debt Service & Miscellaneous
- 900 – Non-operating items

IS^AAC Budget Overview

Budget By Purpose

- **100 – Personal Services: Salaries**
 - *Salaries, wages and stipends.*
- **200 – Personal Services: Employee Benefits**
 - *Payroll-related benefits: FICA (Social Security)/ Medicare, Health Insurances, Unemployment and Workers Compensation, etc.*
- **300 – Purchased Professional Services**
 - *Services provided by those with specialized skills: auditors, attorneys, consultants, accounting, payroll processing, educational enrichment (Project O), etc.*

IS^AAC Budget Overview

Budget By Purpose

- **400 – Purchased Property Services**
 - *Costs to operate, maintain, repair, and rent property and facilities.*
- **500 – Other Purchased Services**
 - *General operating costs and administrative services not provided by staff or included elsewhere. Includes Transportation, Property & Liability Insurance, Communications (Phone/Postage/Printing/Internet), Marketing, etc.*

IS^AAC Budget Overview

Budget By Purpose

- **600 – Supplies**
 - *Items that are consumed, worn out, or deteriorated through use such as instructional materials, classroom and office supplies. Software and online materials are also included in this line.*
- **700 – Property**
 - *Equipment, technology, furniture, capital improvements.*
- **800 – Debt Service & Miscellaneous**
 - *Loan principal and interest, Professional Dues and Fees*
- **900 – Non-operating Items**
 - *Includes any Per-Pupil Carryforward and Capital Reserve amounts.*

STAFFING				
24-25			25-26	
FTEs	Nov Budget		FTEs	Proposed
Certified Staff				
4	\$ 652,370	Administrators	3*	\$ 558,317
2	\$ 134,884	Elementary Grades	4*	\$ 299,724
4	266,268	English / Language Arts / Humanities	4	287,837
4	265,886	Mathematics	4	275,170
3	250,419	Science	3	233,840
2	124,335	STEM	2	130,196
2	119,693	Social Studies	2	131,595
1	54,677	Bilingual / EL / TESOL	1	58,074
4	275,230	Arts / Physical Education	4	293,804
2	163,403	SRBI Coordinator / School Counselor	2	164,168
3	171,679	Special Ed Coord / Social Worker / Psych	3	265,220
7	455,903	Special Education Teachers	8	568,100
x	204,060	Stipends	x	216,490
38.0	\$ 3,138,807	Total Certified Staff	40.0	\$ 3,482,535
Non-Certified Staff				
2	\$ 150,000	Business Office	2	\$ 158,410
5	259,517	Facilities / Safety & Security	5	296,193
4.45	276,843	Nursing / IT / Food	4.45	287,238
2	120,899	Secretarial	2	124,526
7	205,660	Educ Interventionist / Bilingual Asst / Para	6	223,457
3	88,680	Building Substitutes	2	59,400
23.45	\$ 1,101,599	Total Non-Certified Staff	21.45	\$ 1,149,224
61.45	\$ 4,240,406	Total Staff	61.45	\$ 4,631,759

IS^AAC Budget Overview

100 and 200 Personal Services

TOTAL AMOUNT: \$ 5,335,718

ACCOUNTS	EXPENSE
100-00 – Salaries	\$4,631,759
200-00 – Benefits	\$703,959
TOTAL	\$5,335,718

Compared to FY24-25 Budget: Increase of \$423,396

- Add 4 certified staff: 4th/5th grade teacher; Science teacher (takes place of Mrs Alger who moves to 4th/5th and Assoc Principal); special ed teacher (due to additional needs); and school psychologist (evaluations and other supports).
- Salary adjustments per contracts (average 4%) and base wage increases (average 3%).
- Increase in benefits is driven by increases in salary. Health insurance increases are minimal.

IS^AAC Budget Overview

300 Professional Services

TOTAL AMOUNT: \$181,282

ACCOUNTS	EXPENSE
300-00 – Professional Services	\$181,282
TOTAL	\$181,282

Compared to FY24-25 Budget: Increase of \$33,880

- Increase in legal fees compared to Nov 2024 revised budget.
- Reduction in consulting services under School Mental Health Grant.
- No changes to auditor or accounting/payroll fees.

IS^AAC Budget Overview

400 Property Svc (Facilities/Maintenance)
700 Property Purchases (Technology/Capital)

TOTAL AMOUNT: \$397,786

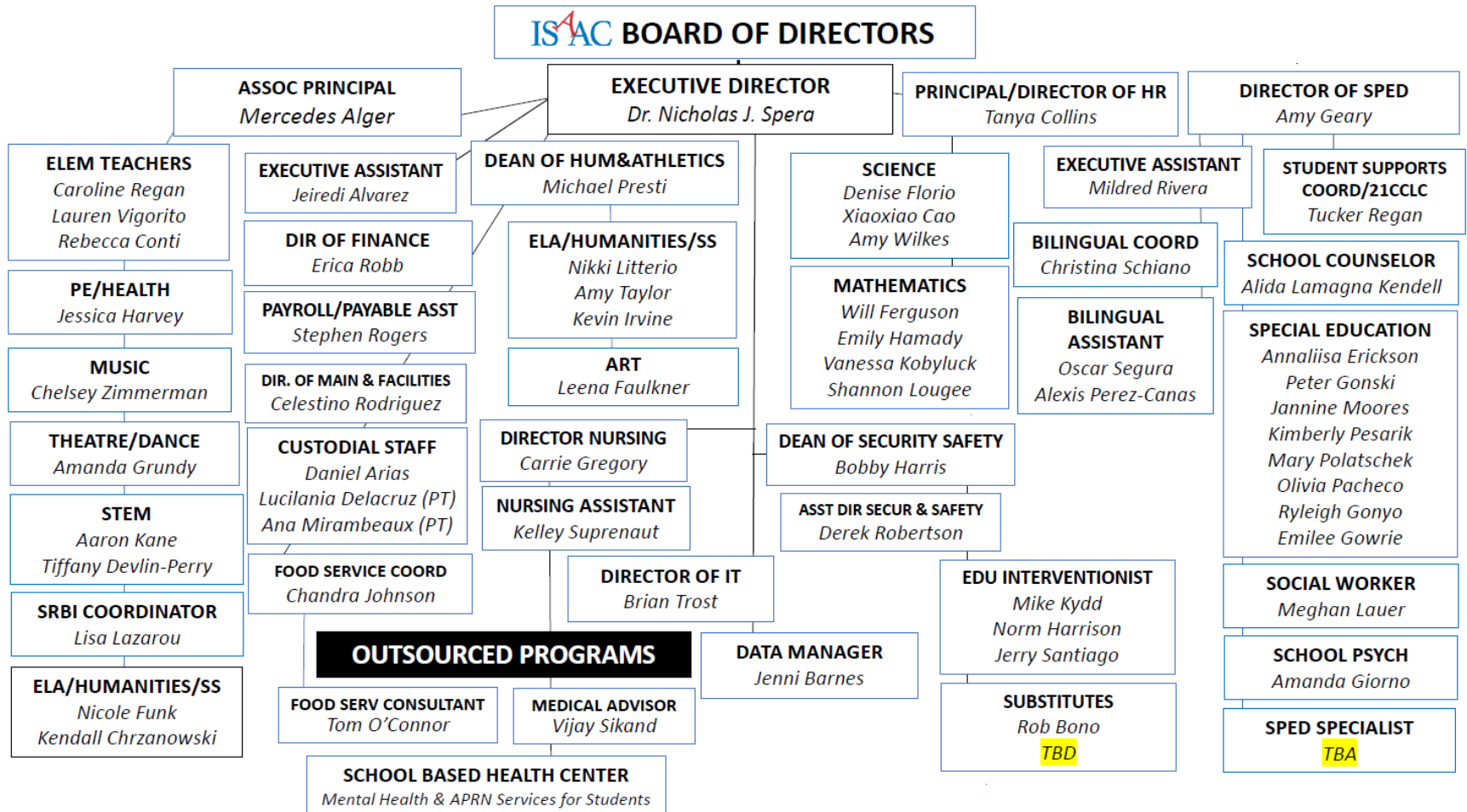
ACCOUNTS	EXPENSE
400-00 – Facilities & Maintenance Svcs	\$213,517
700-00 – Technology & Capital	\$184,269
TOTAL	\$397,786

Compared to FY24-25 Budget: Decrease of \$847,879

- Elementary classroom construction project completed.
- Most CSP purchasing done in FY25, less in FY26.
- Capital repairs in both years are charged to Capital Fund vs Operations (HVAC, elevator).

ISAC Budget Overview

ANTICIPATED 2025-2026 ORGANIZATIONAL CHART





Budget Overview

Capital Projects

Capital Projects	Estimated expenditures 2025-2026
Enhancements & Upgrades	\$45,000

Enhancements & Upgrades:

- Relatively minor classroom and office reconfigurations planned for summer 2025.
- Budget includes costs for small repairs and building improvements.
- Potential larger repairs for elevator or HVAC unit replacements will be charged to Capital Fund for FY26 (not included in Operating budget).
- Student Chromebooks and desktop computer replacements not otherwise covered by grants will also be charged to Capital Fund for FY26 (not included in Operating Budget).

IS^AAC Budget Overview

500 Other Purchased Services

600 Supplies, 800 Debt & Misc

TOTAL AMOUNT: \$806,626

ACCOUNTS	EXPENSE
500-00 – Other Purchased Services	\$112,067
600-00 – Supplies	\$356,000
800-00 – Debt, Unanticipated & Misc.	\$338,559
TOTAL	\$806,626

Compared to FY24-25 Budget: Decrease of \$29,955

- Most CSP purchases are completed in FY25.
- Increase in food purchases due to higher student head count.
- Addition of 3rd mortgage for elementary classroom expansion.
- Preserve unanticipated/contingency funds of \$50,000.

ISAAC

THANK YOU!

*Your continued support will help us to
provide exceptional instruction and
opportunities that supports the Vision of
the ISAAC Graduate*



State Charter School Building Grant

May 2025

GRANT APPLICATION

NEED AND PLAN FOR FUNDS

**STATE CHARTER SCHOOL BUILDING PROJECTS, GENERAL IMPROVEMENTS, AND/OR
DEBT REPAYMENTS FOR SCHOOL BUILDING PROJECTS PROPOSAL**

**Interdistrict School for Arts & Communication (ISAAC)
May 16, 2025**

I. NEED AND PLAN FOR FUNDS

ISAAC respectfully requests state funding to support critical financial and infrastructure needs aligned with the priorities outlined in the RFP. These include:

- A.** Principal debt repayment for three existing mortgages with Dime Savings Bank, which includes financing for a classroom expansion project to accommodate recently CSDE-approved enrollment growth in grades 4 and 5;
- B.** Funding for essential building improvements, including HVAC replacement, roof repair, window replacement, and elevator upgrades in a historic facility.

IA. PRINCIPAL DEBT REPAYMENT

ISAAC currently holds three active mortgages with Dime Savings Bank, totaling approximately **\$2,619,493** in principal debt as of this application. An additional **\$406,107** is anticipated to be drawn from an approved third loan, bringing the total projected mortgage debt to approximately **\$3,025,600 by August 2025**. Annual debt servicing costs amount to approximately **\$250,000**, placing a significant burden on the school's operating budget.

The existing building is appraised at **\$5.3 million with a replacement value of \$11.66 million** and continues to serve as a central anchor in downtown New London. These capital improvements demonstrate ISAAC's long-term investment in remaining at this location, reinforcing its role as a hub of public education and opportunity in southeastern Connecticut.

As a charter school operating with flat per-pupil funding amid rising healthcare, salary, and operational expenses, ISAAC faces increasing financial constraints. **State funding support to relieve mortgage obligations would be transformative, freeing resources to directly support instructional capacity and student achievement.** Legislators are often surprised to learn that public charter schools must finance capital improvements through mechanisms such as mortgages, paralleling the burden carried by homeowners. The awarding of state funds to pay off the three mortgages would be the game-changer that transforms the financial landscape for ISAAC for decades to come.

Details of Current Mortgages:

- 1. First Mortgage – \$449,358**
Originally secured to fund ISAAC's relocation to its current site at 190 Governor Winthrop Boulevard (the historic New London YMCA, built in 1915). Refinanced in 2004 to support facility upgrades.
- 2. Second Mortgage – \$1,338,212**
Secured in 2023 to fund the construction of three additional classrooms to support the school's curricular interests and needs and to improve the health and safety of the staff and students. One-third of the project was financed through CSDE-approved ARP ESSER funds.
- 3. Third Mortgage – Projected at \$1,238,030 in August 2025**
Linked to ISAAC's CSDE-approved enrollment expansion of 52 students in grades 4 and 5, ISAAC is in the final stages of constructing three new classrooms for grades 4 and 5—designated for English Language Arts, Mathematics, and Science instruction. This project marks a critical step in ISAAC's long-term plan to unify all students in grades 4 to 8 under one roof, fostering stronger community ties and instructional cohesion. A third mortgage loan was obtained for **\$1,238,030** for the 4th and 5th grade classroom expansion project that was expected to be around \$1.6 million. In November 2024, as per the terms of the loan, ISAAC used its capital funds of \$309,508 before drawing from the approved loan amount. As of this writing, ISAAC has drawn **\$831,923**, with an additional **\$406,107** to be drawn by August 2025.

IB. FUNDING FOR CRITICAL FACILITY IMPROVEMENTS

ISAAC has invested approximately **\$4 million** over the past five years in structural improvements. However, several major systems require replacement to ensure a safe, healthy, and energy-efficient environment. To avoid further debt, the following facility improvements are only possible with the use of state funding with this grant:

1. HVAC Replacement – Estimated Cost: \$257,985

ISAAC currently operates **10 rooftop HVAC units**—most over **40 years old**—far exceeding the typical commercial lifespan of 25 years. Despite regular maintenance, these units are increasingly unreliable and inefficient. Replacement with high-efficiency Carrier units will reduce utility costs while improving air quality and comfort for students and staff. The use of state funds is critical to the replacement of these units for a healthier and safer school.

2. Window Replacement – Estimated Cost: \$1,654,900

The school's windows range from original 1915 installations to outdated 1970s replacements. Most are single-pane, sealed with asbestos-containing caulking, and inoperable. Replacing these windows will dramatically improve energy efficiency, ventilation, and environmental safety. The allowance of fresh air to enter the classrooms through functioning windows would be welcomed by students and staff. Unfortunately, due to the age of the windows, asbestos remediation adds to the project's complexity and cost, necessitating state funding support. Without state funding, ISAAC simply cannot afford this window replacement project.

3. Roof Replacement – Estimated Cost: \$1,836,800

The current roof, dating to the 1960s, has repeatedly leaked despite ongoing patchwork repairs. Persistent leaks have led to water damage inside classrooms and hallways. It is not uncommon to see a garbage can under specific locations within the school hallways and classrooms due to roof leaks. A full roof replacement would prevent future disruptions and reduce heating and cooling losses. Improved energy efficiency would reduce funds used on electricity and gas. Thus, it allows the school to absorb the rising energy costs that occur annually.

4. Elevator Overhaul – Estimated Cost: \$46,209

ISAAC's elevator system, dating to the early 1980s, requires frequent repairs—up to four times annually. A complete overhaul of the power unit system is essential to ensuring accessibility and reliability for years to come.

These improvements are vital to maintaining a safe, accessible, and functional learning environment and cannot be completed without external funding.

II. LONG-TERM COMMITMENT

As one of Connecticut's original public charter schools, ISAAC remains deeply committed to its mission and its presence in downtown New London. Over the past five years, the school has significantly enhanced its facilities and capacity. Two major building expansions, increased academic performance (a **40% rise in accountability index scores from 5 years ago**), and a growing waitlist (currently approaching **300 applicants**) highlight ISAAC's value and reputation within the community. Over the past two years, ISAAC has increased the number of out-of-district applicants by over 300%. An upgraded facility similar to the middle schools in all of the surrounding towns would provide equity for all area students.

The ISAAC Board of Directors has demonstrated strong fiscal and strategic leadership, including approving enrollment expansion and securing necessary financing. However, continued growth and maintenance of the aging building require additional funding support that could be provided through the proposed state funding.

As previously mentioned, ISAAC's replacement value is now **\$11.66 million** per recent insurance appraisal, further reflecting its stewardship and commitment to long-term sustainability. With the state's partnership in reducing debt and improving infrastructure, ISAAC will continue to thrive as a premier school of choice in southeastern Connecticut for decades to come. It is the hope of this two-page summary that ISAAC has provided clear and compelling evidence of need and plan for investing state funds.



State Charter School Building Grant

May 2025

GRANT APPLICATION

*APPENDIX B: ED114 BUDGET REQUEST
with supporting documents*

Appendix B: Cost Information

Complete the budget template below for each project included in the application. Provide cost information and justifications as described in Section(V)(A)5, to summarize costs and explain the proposed use of funds. If, for any given cost item, there will be additional funding covered by local non-state funding source(s), list the amount in the last column and provide documentation of any matching funds from non-state sources. Preference will be given to applications with non-state matching funds. List costs by their ED 114 Cost Category using the Uniform Chart of Accounts on the next page. If you need additional rows for a given cost category, you may add rows to the template as necessary; unused rows can be left blank or deleted.

ED 114 Budget Template: GENERAL BUILDING IMPROVEMENTS and DEBT REPAYMENT

ED 114 Cost Category	Cost Description	Budget Justification and Cost Basis	Charter Construction Bond Funding Request	Amount Covered by Non-state Funding Source(s)
100			0	
300			0	
450	BUILDING IMPROVEMENTS – all work to be provided by third-party contractors in accordance with applicable regulations: 1. HVAC Replacement (10 units) 2. Window Replacement 3. Roofing Replacement 4. Elevator Major Repair	1. HVAC Upgrades: Aging systems. Thermodynamics estimate = \$257,985. 2. Windows: many current windows are original to building, circa 1915. G. Donovan estimate = \$1,654,900. 3. Roofing: history of patchwork repairs. G. Donovan estimate = \$1,836,800. 4. Elevator: replace power unit in attempt to address ongoing issues with elevator system. TKE estimate = \$46,209. All items are discussed in further detail in budget narrative.	\$3,795,894	\$0
500			0	
600			0	
700			0	
800			0	
900	Repayment of outstanding debt (Dime Bank mortgages 1, 2 & 3). Amounts are based on Dime Bank's confirmation letter included as <i>Attachment IV</i> of this grant application.	As shown on DIME Bank letter, including 3rd mortgage loan amount shown as "Available" which will be drawn down within 90 days. All funds were used to improve the ISAAC School Building, from early 2000's modifications to 2023 Classroom Expansion to the current 2025 Elementary Classroom addition for added seats.	\$3,025,600	\$0
Total:			\$6,821,494	\$0

PROPOSAL 04042025A

THERMODYNAMICS INC.

Air Conditioning - Refrigeration - Heating
Sales - Service - Installation
3 WELLS ROAD
BROAD BROOK, CONNECTICUT 06016

PH. (860) 292-8966 FAX (860) 292-8956

TO: ISAAC School
190 Governor Winthrop Blvd
New London, CT

PHONE	DATE 4/4/25
JOB NAME / LOCATION Replace (10) HVAC Carrier Roof Top Units	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

> Replace (10) HVAC Carrier Roof Top Units to Include:

- Disconnect electrical, gas piping, and duct work to (10) existing roof top units
- Rig up, Remove and dispose of (10) existing roof top units with use of crane services
- Rig up, Supply and Install (10) new Carrier natural gas packaged roof top units with use of crane services
- Supply new electrical feed to RTUs from junction box thru roof pitch pockets to new service disconnects at each RTU
- Re-connect all gas piping, control wiring and duct work as needed
- Perform start-up and commissioning of (10) new Carrier roof top units

NOTE: All work is quoted to be done during normal business hours Monday-Friday 7:00am-4:00pm

NOTE: Currently 2 week lead time for equipment delivery

NOTE: Total price is proposed at Standard wage rates (not prevailing wage)

NOTE: Any fire systems work to be done by fire systems company and not included in this proposal

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
dollars (\$ **257,985.00 + TAX**).

Payment to be made as follows:

NET 30 PLUS Applicable Sales Tax

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within

30 days.

Signature _____

Signature _____

April 30, 2025

Dr. Nicholas Spera
Director
ISAAC School
190 Governor Winthrop Blvd.
New London, CT 06320



P.O. Box 249 ■ Lebanon, CT 06249
(860) 642-0700 ■ Fax (860) 642-7994

RE: Window Replacement Budget
ISAAC School
190 Governor Winthrop Blvd.
New London, CT 06320

Dear Dr. Spera:

Pursuant to your request for analysis and budget pricing of the existing windows at the above referenced location we offer the following information.

G Donovan Associates, Inc. has inspected and reviewed the existing windows at each elevation / level. The existing windows vary in age and condition, overall, the windows need to be updated to satisfy current Energy Code and Impact code requirements per ISAAC's proximity to Long Island Sound.

The anticipated scope and cost for this project are as follows:

- Due to the age of the structure, we suggest performing detailed testing of substrate for contaminants, i.e., asbestos, lead, & PCB's.
- Retain a design professional to produce contract documents defining scope of work and window details / profiles, etc., procedures for hazardous material removal / disposal, permitting and vendor solicitation.
- Establish a schedule for installation of windows so as not to disrupt school functionality.
- Furnish and install new windows, trim details, and finishes.
- Provide manufacturer's warranty for all new windows.

The anticipated costs for the above scopes of work are One Million Six Hundred Fifty-Four Thousand Nine Hundred and NO/100—Dollars, (\$1,654,900).

Should you desire to pursue the above work as a project we could assist with the necessary services and management of the project.

We hope the above information is satisfactory and useful.

Respectfully,

A handwritten signature in blue ink, appearing to read 'G. Scott Donovan', is written over a horizontal line.

G Scott Donovan
President
G Donovan Associates, Inc.

April 30, 2025

Dr. Nicholas Spera
Director
ISAAC School
190 Governor Winthrop Blvd.
New London, CT 06320



General Contractors
Construction Managers

RE: Roof Replacement Budget
ISAAC School
190 Governor Winthrop Blvd.
New London, CT 06320

P.O. Box 249 ■ Lebanon, CT 06249
(860) 642-0700 ■ Fax (860) 642-7994

Dear Dr. Spera:

Pursuant to your request for analysis and budget pricing of the various roofs at the above referenced location we offer the following information.

G Donovan Associates, Inc. has walked the existing roofs at each elevation and have determined each area of the existing roofs are at their life's end and will need to be replaced in the near future. The existing areas have lost their adherence to substrates allowing to bellow in the wind, which has created need for patches due to damaged areas, leaks, etc.

The anticipated scope and cost for this project are as follows:

- Due to the age of the structure, we suggest performing detailed testing of substrate for contaminates, i.e., asbestos, lead, & PCB's.
- Retain a design professional to produce contract documents defining scope of work, details for roof top equipment, permitting and vendor solicitation.
- Establish a schedule to phase the various roof areas so as not to disrupt school functionality.
- Perform roof replacement of areas to include removal, disposal of existing roofing systems and contaminates if found.
- Furnish and install new roof systems, i.e., substrate, ridged insulation system, i.e., per new energy code and tapered as needed for surface drainage.
- Provide manufacturer's warranty for all new roofing areas.

The anticipated costs for the above scopes of work are One Million Eight Hundred Thirty-Six Thousand Eight Hundred and NO/100—Dollars, (\$1,836,800.00).

Should you desire to pursue the above work as a project we could assist with the necessary services and management of the project.

We hope the above information is satisfactory and useful.

Respectfully,

G Scott Donovan
President
G Donovan Associates, Inc.

Repair Work Order



ISAAC SCHOOL

August 28, 2023

Purchaser:	Isaac School	Location:	ISAAC SCHOOL
Address:	190 Governor Winthrop Blvd	Address:	190 Governor Winthrop Blvd
	New		New
	London, CT 06320-6612		London, CT 06320-6612

Purchaser authorizes TK Elevator Corporation (referred to as "TK Elevator" hereafter) to perform the following work on the equipment and at the location described above, in exchange for the sum of **Forty Six Thousand Two Hundred Eight Dollars and Ninety Three Cents (\$46,208.93)** plus any applicable sales or excise tax pursuant to the terms and conditions contained in this Work Order (the "Work Order").

Summary:

Elevator	Description	Repair category
E1	Power Unit	Performance
E1	Hydraulic Oil	Energy Savings

For further information, please see a detailed Scope of Work on the pages that follow.
Recommended by Service Technician: Stephen Janty

In the event you have any questions regarding the content of this Work Order please contact me at +1 860 3980632.

We appreciate your consideration.

Regards,

Donna Gilbert
TK Elevator Corporation
100 Clark Dr
East Berlin CT 06023-1172
donna.gilbert@tkelevator.com | +1 860 3980632

Notice:

No permits or inspections by others are included in this work, unless otherwise indicated herein. Delivery and shipping is included. All work is to be performed during regular working days and hours as defined in this Work Order unless otherwise indicated herein.



May 13, 2025

RE: Interdistrict School for Arts and Communications, Inc.

To Whom It May Concern:

Interdistrict School for Arts and Communications, Inc. has been a Borrower of Dime Bank since 2021. Listed below is information related to the current loan accounts here at Dime Bank.

Loan Accounts:

Origination Date:	May 10, 2021	Type:	Commercial Mortgage
Availability:	\$0.00	Terms:	25 years, maturity 06/01/2046
Current Balance:	\$449,357.78	Collateral:	1 st Mortgage – 190 Governor Winthrop Blvd., New London

Origination Date:	August 3, 2022	Type:	Commercial Mortgage
Availability:	\$0.00	Terms:	20 years, maturity 09/01/2043
Current Balance:	\$1,338,212.05	Collateral:	2 nd Mortgage – 190 Governor Winthrop Blvd., New London

Origination Date:	October 25, 2024	Type:	Commercial Mortgage
Availability:	\$406,107.00 *	Terms:	21.5 years, maturity 05/01/2046
Current Balance:	\$831,923.00	Collateral:	3 rd Mortgage – 190 Governor Winthrop Blvd., New London

All accounts have been handled as agreed since inception. If you should have questions or need anything further, please do not hesitate contact me directly at 860-859-5957.

Very truly yours,

John V. Estelle
Vice President
Commercial Lending

* will be drawn down within 90 days



State Charter School Building Grant

May 2025

GRANT APPLICATION

APPENDIX D: ASSURANCES

Appendix D: Standard Statement of Assurances for Grant Programs

Project Title:	Charter School Building Grant
Applicant:	Interdistrict School for Arts and Communication (ISAAC)

The Applicant hereby assures the Connecticut State Department of Education that:

- A. The applicant has the necessary legal authority to apply for and receive the proposed grant.
- B. The filing of this application has been authorized by the applicant's governing body, and the undersigned official has been duly authorized to file this application for and on behalf of said applicant, and otherwise to act as the authorized representative of the applicant in connection with this application.
- C. The activities and services for which assistance is sought under this grant will be administered by or under the supervision and control of the applicant.
- D. The project will be operated in compliance with all applicable state and federal laws and in compliance with regulations and other policies and administrative directives of the State Board of Education and the Connecticut State Department of Education.
- E. Grant funds shall not be used to supplant funds normally budgeted by the agency.
- F. Fiscal control and accounting procedures will be used to ensure proper disbursement of all funds awarded.
- G. The applicant will submit a final project report (within 60 days of the project completion) and such other reports, as specified, to the Connecticut State Department of Education, including information relating to the project records and access thereto as the Connecticut State Department of Education may find necessary.
- H. The Connecticut State Department of Education reserves the exclusive right to use and grant the right to use and/or publish any part or parts of any summaries, abstracts, reports, publications, records and materials resulting from this project and this grant.
- I. If the project achieves the specified objectives, every reasonable effort will be made to continue the project and/or implement the results after the termination of state/federal funding.

- J. The applicant will protect and save harmless the State Board of Education from financial loss and expense, including legal fees and costs, if any, arising out of any breach of the duties, in whole or part, described in the application for the grant.
- K. At the conclusion of each grant period, the applicant will provide for an independent audit report acceptable to the grantor in accordance with Sections 7-394a and 7-396a of the C.G.S., and the applicant shall return to the Connecticut State Department of Education any moneys not expended in accordance with the approved program/operation budget as determined by the audit.
- L. Nondiscrimination
 - 1) For purposes of this Section, the following terms are defined as follows:
 - a. "Commission" means the Commission on Human Rights and Opportunities;
 - b. "Contract" and "contract" means this grant;
 - c. "Contractor" and "contractor" means the applicant and any successors or assigns;
 - d. "gender identity or expression" means a person's gender-related identity, appearance or behavior, whether or not that gender-related identity, appearance or behavior is different from that traditionally associated with the person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose;
 - e. "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations;
 - f. "good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements;
 - g. "marital status" means being single, married as recognized by the State of Connecticut, widowed, separated or divorced;
 - h. "mental disability" means one or more mental disorders, as defined in the most recent edition of the American Psychiatric Association's "Diagnostic and Statistical Manual of Mental Disorders", or a record of or regarding a person as having one or more such disorders;
 - i. "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise, and (3) who are members of a minority, as such term is defined in subsection (a) of C.G.S. § 32-9n; and
 - j. "public works contract" means any agreement between any individual, firm or corporation and the State or any political subdivision of the State other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the State, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees.

- 2) For purposes of this Section, the terms "Contract" and "contract" do not include a contract where each contractor is (a) a political subdivision of the state, including, but not limited to, a municipality, unless the contract is a municipal public works contract or quasi-public agency project contract, (b) any other state, including but not limited to any federally recognized Indian tribal governments, as defined in C.G.S. § 1-267, (c) the federal government, (d) a foreign government, or (e) an agency of a subdivision, state or government described in the immediately preceding enumerated items (a), (b), (c), or (d).
- 3) (a) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, status as a victim of domestic violence, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, status as a victim of domestic violence, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved; (b) the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action equal opportunity employer" in accordance with regulations adopted by the Commission; (c) the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission advising the labor union or workers' representative of the Contractor's commitments under this Section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (d) the Contractor agrees to comply with each provision of this Section and C.G.S. §§ 46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to C.G.S. §§ 46a-56, 46a-68e, 46a-68f and 46a-86; and (e) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and C.G.S. § 46a-56. If the contract is a public works contract, municipal public works contract or contract for a quasi-public agency project, the Contractor agrees and warrants that he or she will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works or quasi-public agency projects.
- 4) Determination of the Contractor's good faith efforts shall include, but shall not be limited to, the following factors: The Contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.

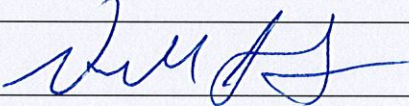
- 5) The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.
- 6) The Contractor shall include the provisions of subsection (3) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and in every subcontract entered into in order to fulfill any obligation of a municipal public works contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with C.G.S. § 46a-56, as amended; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission regarding the State contract, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.
- 7) The Contractor agrees to comply with the regulations referred to in this Section as they exist on the date of this Contract and as they may be adopted or amended from time to time during the term of this Contract and any amendments thereto.
- 8) (a) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (b) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the Contractor's commitments under this Section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (c) the Contractor agrees to comply with each provision of this Section and with each regulation or relevant order issued by said Commission pursuant to C.G.S. § 46a-56; and (d) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and C.G.S. § 46a-56.
- 9) The Contractor shall include the provisions of the foregoing paragraph in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with C.G.S. § 46a-56, as amended; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission regarding a State contract, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

10) Nondiscrimination Certification. Pursuant to subsection (c) of Section 4a-60 and subsection (b) of Section 4a-60a of the Connecticut General Statutes, the Contractor, for itself and its authorized signatory of this Contract, affirms that it understands the obligations of this Section and that it will maintain a policy for the duration of the Contract to assure that the Contract will be performed in compliance with the nondiscrimination requirements of such Sections. The Contractor and its authorized signatory of this Contract demonstrate their understanding of this obligation by signing this Statement of Assurances below.

M. The grant award is subject to approval of the Connecticut State Department of Education and availability of state or federal funds.

N. The applicant agrees and warrants that Sections 4-190 to 4-197, inclusive, of the C.G.S. concerning the Personal Data Act and Sections 10-4-8 to 10-4-10, inclusive, of the Regulations of Connecticut State Agencies promulgated there under are hereby incorporated by reference.

I, the undersigned authorized official, hereby certify that these assurances shall be fully implemented.

Signature of Authorized Official:	
Name: (typed)	DR. NICHOLAS J. SPERA
Title: (typed)	EXECUTIVE DIRECTOR
Date:	MAY 14, 2025



State Charter School Building Grant

May 2025

ATTACHMENTS

I – School Performance

Year: 2023-24

District: Interdistrict School for Arts and Comm

Schools: Interdistrict School For Arts And Communication

Submit

Next Generation Accountability, 2023-24

Interdistrict School for Arts and Comm District, Interdistrict School For Arts And Communication (Grades: 6-8)

[Export Interdistrict School For Arts And Communication unformatted .csv file](#)[Export Interdistrict School For Arts And Communication formatted .xlsx file](#)[Export All Schools and Districts .csv file](#)[Export All Schools and Districts Metadata .xlsx file](#)

School Category: 2

Indicator	Index/Rate	Target	Points Earned	Max Points	% Points Earned	State % Points Earned
1a. ELA Performance Index - All Students	64.4	75	43.0	50	85.9	85.2
1b. ELA Performance Index - High Needs Students	61.6	75	41.1	50	82.2	72.1
1c. Math Performance Index - All Students	58.5	75	39.0	50	77.9	80.2
1d. Math Performance Index - High Needs Students	55.5	75	37.0	50	74.0	66.1
1e. Science Performance Index - All Students	57.7	75	38.5	50	77.0	82.4
1f. Science Performance Index - High Needs Students	53.4	75	35.6	50	71.1	68.5
2a. ELA Academic Growth - All Students	67.9%	100%	67.9	100	67.9	58.7
2b. ELA Academic Growth - High Needs Students	69.9%	100%	69.9	100	69.9	54.2
2c. Math Academic Growth - All Students	74.7%	100%	74.7	100	74.7	61.4
2d. Math Academic Growth - High Needs Students	72.5%	100%	72.5	100	72.5	55.1
2e. Progress Toward English Proficiency - Literacy	60.7%	100%	30.4	50	60.7	58.9
2f. Progress Toward English Proficiency - Oral	66.0%	100%	33.0	50	66.0	55.2
4a. Chronic Absenteeism - All Students	15.5%	<=5%	29.1	50	58.1	49.3
4b. Chronic Absenteeism - High Needs Students	17.0%	<=5%	26.0	50	52.0	17.9
5. Preparation for CCR - Percent Taking Courses	-	75%	-	-	-	100.0
6. Preparation for CCR - Percent Passing Exams	-	75%	-	-	-	59.1
7. On-track to High School Graduation	94.0%	94%	50.0	50	100.0	89.9
8. 4-year Graduation: All Students (2023 Cohort)	-	94%	-	-	-	94.0
9. 6-year Graduation: High Needs Students (2021 Cohort)	-	94%	-	-	-	92.1
10. Postsecondary Entrance (Graduating Class 2023)	-	75%	-	-	-	91.2
11. Physical Fitness (estimated participation rate = 100.0%)	55.4%	75%	37.0	50	73.9	63.0
12. Arts Access	-	60%	-	-	-	91.7
Accountability Index	-	-	724.6	1000	72.5	70.8

Gap Indicators

Indicator	Non-High Needs Rate	High Needs Rate	Size of Gap	State Gap Mean +1 Stdev	Is Gap an Outlier?
ELA Performance Index Gap	75.0	61.6	13.4	17.3	N
Math Performance Index Gap	69.5	55.5	14.0	18.5	N
Science Performance Index Gap	69.6	53.4	16.3	18.4	N
Graduation Rate Gap (2021 Cohort)	-	-	-	-	-

If the Non-High Needs Rate exceeds the ultimate target (75 for Performance Index and 94% for Graduation Rate), the ultimate target is used for gap calculations.
 If the size of the gap exceeds the state mean gap plus one standard deviation, the gap is an outlier.

Assessment Participation Rates

Indicator	Participation Rate (%)
ELA - All Students	98.9
ELA - High Needs Students	98.6
Math - All Students	98.9
Math - High Needs Students	98.6
Science - All Students	97.5
Science - High Needs Students	96.6

Minimum participation standard is 95%.



State Charter School Building Grant

May 2025

ATTACHMENTS

II – Long-Term/Ownership Interest & Value of Property

Warranty Deed as filed with City of New London

New London Property Valuation Summary

Insurance Replacement Cost Evaluation

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, I, TOM MOSEY, of Mystic, Town of Stonington, County of New London and State of Connecticut, hereinafter referred to as Grantor

for the consideration of EIGHT HUNDRED THOUSAND AND 00/100 (\$800,000.00) DOLLARS

received to my full satisfaction of INTERDISTRICT SCHOOL FOR ARTS AND COMMUNICATIONS, INC., a Connecticut Corporation with its principal office at 3 Garvin St. New London, CT 06320, hereinafter referred to as Grantee

does give, grant, bargain, sell and confirm unto the said Grantee

A certain piece or parcel of land situated in the City of New London, County of New London and State of Connecticut, known as 190 Governor Winthrop Blvd., New London, Connecticut, more fully described in Schedule A attached hereto and made a part hereof.

The Grantee herein assumes and agrees to pay all taxes and special assessments on the above-described premises now or hereafter coming due.

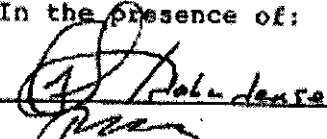
TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its heirs, successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, I, the said Grantor do for myself and my heirs, executors and administrators, covenant with the said grantee its successors, heirs and assigns, that at and until the ensembling of these presents, I am well seized of the premises, as good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

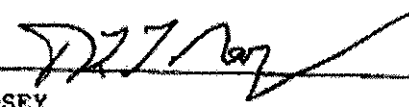
AND FURTHERMORE, I the said grantor does by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 15th day of July, 2003.

Signed, sealed and delivered
In the presence of:



THEODORE M. LADWIG

BY 

TOM MOSEY

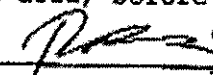
State of Connecticut

ss: Groton

July 15, 2003

County of New London

Personally appeared, TOM MOSEY,
signer and sealer of the foregoing instrument and acknowledged
the same to be his free act and deed, before me.



THEODORE M. LADWIG
COMMISSIONER OF SUPERIOR COURT

3 Garvin St.
New London, CT 06320

Schedule A

A parcel of land, with the buildings thereon, located on the southerly side of Governor Winthrop Boulevard, in the City of New London, County of New London, State of Connecticut, more particularly described as follows:

Beginning at a point located in the southerly line of Governor Winthrop Boulevard and the easterly line of Meridian Street, having state plane co-ordinate values of N 191,036.71 and E 778,763.81; thence N $76^{\circ} 42' 11''$ E, one hundred twenty-three (123.00) feet along the southerly line of Governor Winthrop Boulevard to a point and land, now or formerly, of the City of New London; thence S $00^{\circ} 35' 14''$ E, one hundred eighty-two and seventy-eight-hundredths (182.78) feet along the land of said City of New London to a point and land, now or formerly, of the Mohegan Historic Housing Association; thence S $84^{\circ} 25' 37''$ W, forty-eight and seven hundredths (48.07) feet along land of said Association to a point, thence N $75^{\circ} 07' 30''$ W, ten and seventy-two hundredths (10.72) feet still along land of said Association to a point, thence N $89^{\circ} 26' 09''$ W, sixty-six (66.00) feet still along land of said Association to a point and the easterly line of Meridian Street; thence N $00^{\circ} 34' 28''$ E, one hundred fifty-five and seventy-four hundredths (155.74) feet along the easterly line of Meridian Street to the point and place of beginning.

Assessment Data and Tax Burden

The City of New London completed its most recent revaluation on 10/1/2023. All towns and cities within the State of Connecticut require property owners to pay ad valorem taxes each year based upon the value of real estate, motor vehicles and personal property. Property owners within a community are required to pay taxes as of the ownership of property on October 1 of the prior year. The next revaluation is scheduled for 2028. The tax rate applicable to the 2023 Grand List is 27.50 mills. The assessment data for the subject property is presented as follows:

The subject property is owned by a non-profit organization and is utilized for educational purposes. As a result, the property is currently tax exempt. The current assessment data (2021 Grand List) is presented as follows:

Appraised Value:	\$5,358,000
Equalization rate:	70%
Total assessed value:	\$3,750,000
Mill rate (2023 GL):	27.50
Total Tax Burden:	\$0

Assuming that the property were not tax exempt, the current tax burden would be \$130,125, or \$2.17 per square foot of finished building area.

VALUATION

Valuation Number:	ESTIMATE-06681381	Effective Date:	01/29/2025
Value Basis:	Reconstruction	Expiration Date:	01/29/2026
		Estimate Expiration Date:	04/29/2025
		Cost as of:	12/2024
		Valuation Modified Date:	01/29/2025

BUSINESS

190 GOVERNOR WINTHROP BLVD
NEW LONDON, CT 06320-6612 USA

LOCATION 1 - 1

1
190 GOVERNOR WINTHROP BLVD
NEW LONDON, CT 06320-6612 USA

Location Adjustments

Climatic Region:	1 - Cold
High Wind Region:	1 - Minor Damage
Seismic Zone:	3 - Moderate Damage

BUILDING 1 - School

Section 1

SUPERSTRUCTURE

Occupancy:	100% School, Older	Story Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	49,294 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1935		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent



Valuation Standard Report

W.R. Berkley Corporation

Policy Number: ESTIMATE-06681381

1/29/2025

Fees

Architect Fees: 7% is included
Overhead and Profit: 20% is included

SUMMARY OF COSTS

Reconstruction Exclusion

SUPERSTRUCTURE

Site Preparation	\$5,938
Foundations	\$413,236
Foundation Wall, Interior Foundations, Slab On Ground	
Exterior	\$2,897,983
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof	
Interior	\$2,572,267
Floor Finish, Ceiling Finish, Partitions	
Mechanicals	\$4,433,812
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators	
Built-ins	\$1,336,519

TOTAL RC Section 1

\$11,659,755

TOTAL RC BUILDING 1 School

\$11,659,755

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$11,659,755	49,294	\$237
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$11,659,755	49,294	\$237

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.
The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Valuation Standard Report

W.R. Berkley Corporation
SUMMARY REPORT

Policy Number: ESTIMATE-06681381

1/29/2025

VALUATION

Valuation Number:	ESTIMATE-06681381	Effective Date:	01/29/2025
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		Cost as of:	12/2024
		Valuation Modified Date:	01/29/2025

BUSINESS

190 GOVERNOR WINTHROP BLVD
NEW LONDON, CT 06320-6612 USA

LOCATION 1 - 1

1
190 GOVERNOR WINTHROP BLVD
NEW LONDON, CT 06320-6612 USA

BUILDING 1: SUPERSTRUCTURE

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1 100% School, Older	\$11,659,755	49,294	\$237

Section Totals	Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1 100% School, Older	\$11,659,755	49,294	\$237

BUILDING TOTAL, Building 1

Reconstruction	Sq.Ft.	\$/Sq.Ft.
\$11,659,755	49,294	\$237

BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$11,659,755 \$11,659,755

-100% Variance (\$11,659,755)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1

Reconstruction	Sq.Ft.	\$/Sq.Ft.
\$11,659,755	49,294	\$237

VALUATION GRAND TOTAL

Reconstruction	Sq.Ft.	\$/Sq.Ft.
\$11,659,755	49,294	\$237

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State Charter School Building Grant

May 2025

ATTACHMENTS

III – Use of Building (Educational Purpose and Zoning)

*Engineer's Letter to New London Zoning Commission
outlining use and zoning of building as a school*

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

August 14, 2024

Michelle Johnson Scovish, CAZEO
Assistant Planner/Zoning & Wetlands Officer
City Hall, 2nd Floor
181 State Street

RE: Site Plan Modification
Proposed Building Addition
190 Governor Winthrop Boulevard
CLA-7021B
Site Plan & Special Permit Application Narrative

Ms. Johnson Scovish:

CLA Engineers, Inc. has prepared the attached site plan modification plans for a proposed addition to the Interdistrict School for Arts and Communications (ISAAC) building located at 190 Governor Winthrop Boulevard. The proposed addition is an approximately 520 SF footprint and will be three stories high ($\pm$ 1,560 GSF total)

The property is within the CBD-1 Central Business District Zone. The existing use as the ISAAC school is allowed within the zone by Special Permit under Section 530.3.13 of the Zoning Regulations. The applicant has proposed to modify the existing Special Permit to allow for additional students and staff. State Legislation increased ISAAC's enrollment by 52 students. The total proposed students and staff are as follows:

	<u>Current</u>	<u>Proposed</u>
Students	276	328
Staff	50	52

For the 2024-2025 school year ISAAC plans to add 32 grade 4 students; the remaining 20 students will be added to the other grade levels. For the 2025-2026 school year and beyond, the other grade level sizes will decrease with the addition of grade 5. The school will remain 328 students in total.

The school operates from 8:30 AM to 3:00 PM, with after school programs until 5:00 PM.

The traffic flow directions from the site will not change. The streets serving the facility are adequate to handle the traffic from the site. ISAAC has worked with the police department to manage traffic flow during drop-off and pick-up times.

Parking for staff and teachers is allowed within the Cornish Parking Garage adjacent to the site at 40 Union Street and the Holiday Inn New London located at 35 Governor Winthrop Boulevard.

The new building addition will be served by utilities from within the existing building.

The existing sidewalk and curb ramp will be reconfigured, and a storm drainage piping will be rerouted as depicted on the attached site improvement plans. A stormwater report is attached separately.

The total area of disturbance for the proposed development is 0.03 acres. No portion of the work is within the 100-year flood plain. A portion of the property is within the Coastal Area Management boundary; a CAM application has been submitted.

Feel free to call me at our office or email me at khaubert@claengineers.com with any questions or if you require additional information.

Very truly yours,
CLA Engineers, Inc.

A handwritten signature in blue ink, appearing to read "K Haubert", is written over the printed name.

Kyle Haubert, P.E.



State Charter School Building Grant

May 2025

ATTACHMENTS

IV – Outstanding Loans for Debt Repayment

Dime Bank Letter in Confirmation of Debt



May 13, 2025

RE: Interdistrict School for Arts and Communications, Inc.

To Whom It May Concern:

Interdistrict School for Arts and Communications, Inc. has been a Borrower of Dime Bank since 2021. Listed below is information related to the current loan accounts here at Dime Bank.

Loan Accounts:

Origination Date:	May 10, 2021	Type:	Commercial Mortgage
Availability:	\$0.00	Terms:	25 years, maturity 06/01/2046
Current Balance:	\$449,357.78	Collateral:	1 st Mortgage – 190 Governor Winthrop Blvd., New London

Origination Date:	August 3, 2022	Type:	Commercial Mortgage
Availability:	\$0.00	Terms:	20 years, maturity 09/01/2043
Current Balance:	\$1,338,212.05	Collateral:	2 nd Mortgage – 190 Governor Winthrop Blvd., New London

Origination Date:	October 25, 2024	Type:	Commercial Mortgage
Availability:	\$406,107.00*	Terms:	21.5 years, maturity 05/01/2046
Current Balance:	\$831,923.00	Collateral:	3 rd Mortgage – 190 Governor Winthrop Blvd., New London

All accounts have been handled as agreed since inception. If you should have questions or need anything further, please do not hesitate contact me directly at 860-859-5957.

Very truly yours,

John V. Estelle
Vice President
Commercial Lending

* will be drawn down within 90 days

INTERDISTRICT SCHOOL FOR ARTS AND COMMUNICATION
Statement of Activities (Profit & Loss)
April 30, 2025

as of May 14, 2025

April 30, 2025

				*includes 4th Gr * approved Nov 2024	
	Current Yr	Prior Yr	%	REVISED BUDGET	%
	Apr 25	Apr 24	% Change	24-25 Full Year	% of Budget
TOTAL REVENUES	6,345,750	5,118,360	24.0%	7,000,204	90.7%
SALARIES	3,205,352	2,815,757	13.8%	4,240,407	75.6%
FRINGE BENEFITS	16.0% 511,307	17.2% 484,413	5.6%	671,916	76.1%
TOTAL SALARIES + FRINGE BENEFITS	3,716,660	3,300,170	12.6%	4,912,323	75.7%
Employee Costs as % of Revenue	58.6%	64.5%		70.2%	
PROFESSIONAL SERVICES	158,372	76,705	106.5%	147,402 *	107.4%
FACILITIES COSTS	155,856	165,688	-5.9%	223,209	69.8%
GENERAL OPERATING COSTS	123,967	76,229	62.6%	151,760	81.7%
SUPPLIES (incl Food Services)	275,380	267,301	3.0%	420,293	65.5%
TECHNOLOGY & CAPITAL EXPENSES	886,781	335,428	164.4%	1,022,456	86.7%
OTHER EXPENSES (incl Student Activities)	21,711	19,703	10.2%	29,362	73.9%
UNANTICIPATED EXPENSE / CONTINGENCY	-	-	0.0%	50,000 *	0.0%
DEBT SERVICE (PRINCIPAL & INTEREST)	162,994	127,244	28.1%	200,166	81.4%
TOTAL EXPENDITURES	5,501,720	4,368,467	25.9%	7,156,971	76.9%
NET ORDINARY INCOME (before Carryforward)	844,030	749,892			
OTHER INCOME: PRIOR YEAR CARRY-FORWARD	156,767	65,420		156,767	100.0%
OTHER: CAPITAL TRANSFER-IN / (OUT) to Gen Fund	-	-		-	0.0%
NET SURPLUS/(DEFICIT) excl Depr/Cap Assets	1,000,797	815,313		-	

*** LINE ITEM BUDGET TRANSFER REQUEST :**
From UNANTICIPATED EXPENSE / CONTINGENCY: \$50,000
To PROFESSIONAL SERVICES: \$50,000
For INCREASED LEGAL FEES