

Newtown Board of Education  
CIP/Facilities/Finance Sub-Committee Minutes  
November 5, 2019

**Call to Order:** Debbie Leidlein called the meeting to order at 5:35

**Present:** Dan Delia, Ron Bienkowski, Debbie Leidlein, Robert Gerbert, Dr. Lorrie Rodrigue, Dr. Michelle Ku

**Public Participation:** None

**Communications/Announcements:** None

**Unfinished Business:**

**Item 1:** The approval of the CIP Sub Committee minutes from June 5, 2019 was postponed.

**Item 2:** Hawley HVAC and CIP

Dr. Rodrigue stated that the CIP was presented to the Board of Finance on September 26, 2019. At the meeting they brought in RZ Design who had completed the preliminary plans and explained the two cost estimates for the full HVAC and the ductless systems. She then stated she received questions from both the Board of Finance and the Sustainable Energy Committee regarding the CIP. Dr. Rodrigue said she was concerned about the questions coming forward from the two groups. The questions were very specific regarding engineer's specs that would be needed in order to respond. Another concern in the RZ Design plans was the fact that the abatement was omitted. With Hawley School being that old, we know it has asbestos. Mr. Gerbert stated he went through the master plan of the asbestos management which includes the summary of the tested, assumed and suspected materials. Mr. Delia asked if this would create a financial increase to include the abatement. Mr. Gerbert said it was not a number that RZ Design identified in their preliminary budget, but we are accounting for that now in the CIP.

Dr. Rodrigue stated the \$300,000 will be included in the total cost for this remediation. At this point it would be wise to split out the cost by adding the \$300,000 for engineering fees for the Hawley HVAC project in year one and going out to bid for this. It would not change the timeline of the whole project. For this particular project it is important for the Board of Finance and the Legislative Council to get a more solid number and more detail.

Dr. Rodrigue asked if we added money to the Middle School. Mr. Bienkowski stated we added a 6% inflation on the revised CIP for the two years it was pushed out. The High School now shows a reduced amount for the replacement/restoration of the stadium turf field & track to \$750,000, as we now have an estimate. The prior CIP report was previously at \$1.2M for this project. With the revisions on the CIP there now is an increase of \$251,492 from the previous report for the first 5 years. Mr. Bienkowski stated that we went down significantly in the first year, modestly in the second year, no change in the third year and up significantly in the fourth year because it takes the place of year one.

Mr. Delia stated he was concerned about the Middle School being pushed out another two years. Dr. Rodrigue said we had the cafeteria done with ductless splits so we do have a few cooling areas. The discussion continued around the design and presentation of the CIP.

Dr. Ku asked about the Head O'Meadow questions regarding the boilers, Mr. Bienkowski stated the boilers are in the CIP but the word 'Boilers' was left off.

Dr. Ku also mentioned that the Board of Education had previously talked about the air conditioning at Middle Gate School and is that something we should think about. Dr. Rodrigue stated it's the only school that is currently not on the CIP and at the time of discussion by the Board of Education, it was all about 'air quality' and because it was a newer school windows could be opened. Dr. Rodrigue stated it has been a question asked already and we could look at this when we come back to the table next year. Another question asked was if we have done an air quality study lately. Mr. Bienkowski said it was probably done 10 years ago and was done by the state. Dr. Rodrigue said the air quality does not change if you don't open windows. Nothing has changed since we haven't installed any new ventilation. We don't need another study to tell us what we already know.

Mr. Delia asked if the revised CIP would include the breakdown cost of the engineering fees for the Middle School as well. It was decided that there should be a consistency for the two projects on the revised CIP.

Motion: Mr. Bienkowski read the following motion to amend the Board of Education's previously approved CIP dated 6/18/19 and to incorporate the changes discussed at the meeting by indicating in red. Mr. Delia moved the motion. Mrs. Leidlein second the motion. Motion passes unanimously.

**Open:** None

**Adjournment:** Mrs. Leidlein moved to adjourn the meeting at 6:20. All in favor.

Respectfully submitted,  
Joanne Morris

THESE ARE DRAFT MINUTES AND ARE SUBJECT TO THE APPROVAL OF THE BOE  
CIP/FACILITIES/FINANCE SUB COMMITTEE.

NEWTOWN BOARD OF EDUCATION  
SUMMARY - CAPITAL IMPROVEMENT PLAN  
2020/21 TO 2024/25

Approved  
by the BOE 11/6/19

INITIAL FIVE YEARS

CIP Item #	Location	Description of Project	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
			2020/21	2021/22	2022/23	2023/24	2024/25	
1	Hawley Elem.	Engineering for ventilation and A/C renovations	\$300,000					
2	Hawley Elem.	Ventilation, HVAC Renovations		\$3,962,000				
9	Hawley Elem.	Generator					\$1,000,000	\$5,262,000
8	Middle Gate Elem	Window modifications					\$1,000,000	\$1,000,000
7	Head O'Meadow	Boilers, water heater, VFD & pump replacements with LED lighting				\$997,672		\$997,672
5	Reed Intermediate	Install high efficiency gas boilers & LED lighting conversion			\$1,452,730			\$1,452,730
4	Middle School	Engineering for ventilation and A/C renovations			\$300,000			
6	Middle School	Ventilation, HVAC, Auditorium, Media center, replace rooftop units '98		\$0		\$3,568,140		\$3,868,140
3	High School	Replace/restore stadium turf field & track (11th year)		\$750,000				\$750,000
TOTAL COSTS OF ALL PROJECTS			\$300,000	\$4,712,000	\$1,752,730	\$4,565,812	\$2,000,000	\$13,330,542
TOTAL TO BE BONDED			\$300,000	\$4,712,000	\$1,752,730	\$4,565,812	\$2,000,000	\$13,330,542

Previous BOE approved CIP amounts (June 18, 2019)	\$3,962,000	\$4,666,648	\$1,452,730	\$997,672	\$2,000,000	\$13,079,050
Difference to previously approved plan	-\$3,662,000	\$45,352	\$300,000	\$3,568,140	\$0	\$251,492

Eligibility for project inclusion on the CIP is that the cost must exceed \$200,000.  
2017-18 Reimbursement rate 36.43%  
Estimates on file are increased by 6% from prior year.

Construction inflation estimate 6.0%

**NEWTOWN BOARD OF EDUCATION  
SUMMARY - CAPITAL IMPROVEMENT PLAN  
2025/26 TO 2029/30**

**Approved  
by the BOE 11/6/19**

**SECOND FIVE YEARS**

			Year 6	Year 7	Year 8	Year 9	Year 10	
CIP Item #	Location	Description of Project	2025/26	2026/27	2027/28	2028/29	2029/30	TOTALS
	Hawley Elem.	Classroom renovations '21 section (ceilings, lighting, floors, etc.) Purchase unsightly House/land adjacent to school (1.06 acres) Repave entire parking lot, curbing, sidewalks Elevator to café	\$450,000	\$300,000	\$954,000	\$1,300,000		\$3,004,000
	Sandy Hook							\$0
	Middle Gate Elem	Repave entire parking lot, curbing, sidewalks Complete kitchen renovation			\$1,300,000	\$375,000		\$1,675,000
	Head O'Meadow	Gas and water lines to school Replace/update A/C Re roofing/restoration		\$3,180,000	\$2,544,000	\$5,830,000		\$11,554,000
	Reed Intermediate	Repave entire parking lot, curbing, sidewalks Re roof entire building (solar remove & reinstall \$225K)		\$3,500,000	\$2,000,000			\$5,500,000
	Middle School	Repave entire parking lot, curbing, sidewalks Window replacements Library and science lab renovations Complete kitchen renovation		\$750,000	\$3,500,000	\$1,590,000		\$5,840,000
	High School	Re roofing/restoration HVAC equipment replacements Fuel Cell Athletic/Stadium field house and storage Rear Practice fields facilities and storage Create turf practice field rear of school	\$954,000 \$1,100,000	\$2,756,000 \$848,000	\$1,590,000		\$5,000,000	\$12,248,000
<b>TOTAL COSTS OF ALL PROJECTS</b>			<b>\$2,504,000</b>	<b>\$11,334,000</b>	<b>\$11,888,000</b>	<b>\$9,095,000</b>	<b>\$5,000,000</b>	<b>\$39,821,000</b>
<b>TOTAL TO BE BONDED</b>			<b>\$2,504,000</b>	<b>\$11,334,000</b>	<b>\$11,888,000</b>	<b>\$9,095,000</b>	<b>\$5,000,000</b>	<b>\$39,821,000</b>