

Newtown Board of Education  
CIP/Facilities/Finance Sub Committee Minutes  
August 14, 2017

**Call to Order:** Rebekah Harriman Stites called the meeting to order at 5:36 pm.

**Present:** Rebekah Harriman-Stites, Ron Bienkowski, Debbie Leidlein, Gino Faiella

**Public Participation:** None

**Unfinished Business**

Rebekah Harriman-Stites motioned to approve the minutes of July 18, 2017. Motion passes unanimously.

**Item 1 Election of Chair**

Rebekah Harriman-Stites made a motion to nominated Debbie Leidlein as Chair. Motion passes unanimously.

**Item 2 CIP Updates**

Mr. Bienkowski walked the CIP members through a modified CIP plan which included moving the replace/restore stadium turf field to year 4 and moving the High School main boiler replacement from year 3 to year 2 which would help balance the total dollars out. These moves would reduce the costs in year 3 from \$5.6M to \$4.7M. Year 2 would go up from \$1.8M to \$2.7M if that is preferred. Mr. Faiella commented that he would like to get verification on the number for the HS through an Energy Efficiency company that he has been using . They are the ones that did Middle Gate for us and are currently working on the Middle School. He also has the company looking at Hawley School and the Reed School. The Reed school is not currently on the CIP plan but might be considered adding on to the CIP for year 5 as a energy efficiency project with adding condensed boilers and revamping the heating system. Ms. Leidlein asked if we had dollar amount in savings for the buildings we have done. Mr Faiella stated we are anticipating about \$150-170K on the Middle School, but we won't know until we start running the building. Middle Gate school anticipated savings is about \$70K per year. Before SH construction the anticipated savings was at \$160K but actual was around \$120K. Ms. Leidlein asked Mr. Bienkowski to send to the BOE CIP members the numbers for Middle Gate on the cost, rebate and savings . (Attached)

Ms. Leidlein asked what is the anticipated life expectancy of stadium field. The field is tested on a MaxG rating which is rated for head trauma, etc. The turf field is going into its 8<sup>th</sup> year and that is when the warranty is up. We need to have it professionally tested this year. The turf field will be a replacement. The involvement would be to take everything away. Mr. Faiella stated the fibers hold the rubber in place. As the field wears, the fibers let go and then it can't hold the rubber in place so the field gets

harder. Mr. Faiella stated that he had a conversation with Carl Samuelson of Park and Rec and was comfortable to move it to year 4. It would be going into its 11<sup>th</sup> year by then but the last field Carl Samuelson had replaced was in the 12<sup>th</sup> year and it still met the proper ratings. Mr. Faiella is having the turf field professionally tested in September.

HS Athletic Field house – Ms. Leidlein stated we are going to be questioned strongly on why we are putting this athletic fieldhouse on the CIP. Mr. Faiella stated that the Reed upgrading on lighting and boiler plant is more of a priority than the field house. There is no way to justify the athletic field house project at this time so we will remove this from the CIP.

Mr. Bienkowski suggested that we put the Reed energy efficiency and lighting project on the CIP which will probably be in the neighborhood of the Middle School cost of \$1.8M in year 5. We have not done the study on it but we believe it should be similar to the MS.

Mr. Faiella asked about doing the Middle Gate roof as restoration with a 10 year warranty or do we redo the roof as a brand new roof with a 20 year warranty. The current price on the CIP is a reroofing price which is a replacement and not a restoration. The HS roof was \$1.2M for the restoration, so it would be a significantly lower number for Middle Gate. Ms. Leidlein stated in order to make an informed decision we need to know what the cost difference is on a re-roofing replacement or a restoration.

Mr. Bienkowski stated he has submitted the papers for the Hawley school to the State, which will be done at the end of this fiscal year. The State is asking questions and wants follow-ups on the questions, so they are administering it as the project still exists but with the state budget crisis we don't know what is going to be finalized. Looking at the Hawley \$1.8 for boiler replacement, Mr. Faiella stated the Hawley numbers are from Kaestle Boos and are good numbers, which, was updated last year. Mr. Faiella is now looking at this as an energy efficiency project and is still missing its 3<sup>rd</sup> boiler. So by putting in the 3<sup>rd</sup> boiler and getting rid of the old boiler in 2021, and doing a lighting upgrade, this represents the \$1.8M. The \$4.7M is the ventilation system.

The Middle School \$3M was originally at \$5M and was reduced \$2M to the \$3M. Mr. Faiella stated we should focus on the Middle School air conditioning in the Auditorium and in the Cafeteria, and replace units that did not get replaced when they did the roof back in 2009/10. We still have 1986 vintage units on the building that need to get replaced. The classrooms would be way too expensive to do air conditioning and the auditorium and cafeteria are more centralized and easier to do. Within these areas the students will have cooling stations to go to.

### **Item 3 Status of Non-lapsing Account**

There was discussion around the High School Auditorium project and the motion was approved without designating any specific use at this time.

**Adjournment**

A motion to adjourn the meeting was made by Rebekah Harriman-Stites and second by Debbie Leidlein. All in favor. The meeting was adjourned at 6:45

Respectfully submitted,

Joanne Morris

**NEWTOWN BOARD OF EDUCATION  
SUMMARY - CAPITAL IMPROVEMENT PLAN  
2018/19 TO 2022/23**

**For Discussion for  
BOE 8/15/2017  
6% Cost Adjustment Included  
DRAFT**

CIP Item #	Location	Description of Project	underway 2017/18	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
				2018/19	2019/20	2020/21	2021/22	2022/23	
	<i>underway</i>	<i>Hawley Elem.</i>	<i>Roof replacement 1948 and 1997 sections</i>	<i>\$850,000</i>					
2	Hawley Elem.	Replace boiler, steam to HW, 1921 section & Lighting energy project			\$1,814,720				
4	Hawley Elem.	Ventilation and HVAC Renovations, partial A/C				\$4,719,120			
									\$6,533,840
1	Middle Gate Elem	Roof replacement 1964 and 1992 sections		\$1,685,400					\$1,685,400
7	Reed Intermediate	Install high efficiency gas boilers & LED lighting conversion						\$2,000,000	\$2,000,000
	<i>underway</i>	<i>Middle School</i>	<i>Phase I - New boilers, re-piping ('52) - Energy project</i>	<i>\$1,800,000</i>					
6	Middle School	II - Ventilation, HVAC, AC Auditorium & Café, replace rooftop units '98					\$3,093,300		\$3,093,300
	<i>underway</i>	<i>High School</i>	<i>Phase II Auditorium project</i>	<i>\$750,000</i>					
5	High School	Replace/restore stadium turf field (11th year)					\$1,060,000		
3	High School	Main boiler replacements - High Efficiency Gas			\$954,000				
									\$2,014,000
<b>TOTAL COSTS OF ALL PROJECTS</b>			<b>\$3,400,000</b>	<b>\$1,685,400</b>	<b>\$2,768,720</b>	<b>\$4,719,120</b>	<b>\$4,153,300</b>	<b>\$2,000,000</b>	<b>\$15,326,540</b>
<b>TOTAL TO BE BONDED</b>				<b>\$1,685,400</b>	<b>\$2,768,720</b>	<b>\$4,719,120</b>	<b>\$4,153,300</b>	<b>\$2,000,000</b>	<b>\$15,326,540</b>
<i>School Building Grant Eligible</i>			<i>2017-18 Reimbursement rate 36.43%</i>	<b>\$309,655</b>	<b>\$613,991</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$613,991</b>

Eligibility for project inclusion on the CIP is that the cost must exceed 0.25% of the Total Town Budget, \$113,395,532. For 2017-18 the threshold is \$283,489. Estimates on file are increased by 6% from last year

## Middle Gate Energy Savings

	Heating		
	2015-16 Oil	2016-17 Gas	Change
Gallons/CCF	29,002	29,240	0.82%
Total Cost	\$85,423	\$25,893	-69.69%
Unit Cost	\$2.95	\$0.89	
\$ Per sq/ft.	\$1.50	\$0.45	

	Electricity		
	2015-16	2016-17	Change
Kilowatts	331,011	249,158	-24.73%
Total Cost	\$53,883	\$36,703	-31.88%
Unit Cost	\$0.16	\$0.15	
\$ Per sq/ft.	\$0.94	\$0.64	

Actual Savings	
Heat	Electricity
\$59,530	\$17,180
	\$76,710
	\$70,699
<b>Total Savings</b>	<b>\$147,409</b>

*savings attributable to the cost of supply = \$11,239*

*rebate received from Eversource for lighting program*