

Attendance:

Kathy Hamilton, Board of Education
David Freedman, Board of Education
Keith Alexander, Board of Education (left at 8:45am)

Dr. Joe Erardi, Superintendent
Ron Bienkowski, NPS Director of Business

- **CALL TO ORDER**

The Board of Education CIP/Facility/Finance committee meeting was called to order at 8:08 am

- **PUBLIC PARTICIPATION**

None

- **APPROVE MINUTES**

Minutes of June 30, 2014

- **COMMUNICATIONS/ANNOUNCEMENTS**

See Attachment A, presentation from Chuck Boos

- **OLD BUSINESS**

2015-16 to 2019-20 Board of Education CIP

The committee discussed the need for the roof repairs, the pros and cons of updating vs “renovate as new” for the High School Auditorium and the Hawley project. The committee consensus was to move the Hawley project to 2019-20 (year 5) so that the board could get a better understanding as to what is necessary to do moving forward. Part of the Hawley project was to replace and/or repair the 1948 and 1997 roofs; therefore, the roof project cost was removed from the larger Hawley HVAC project and incorporated separately into the CIP in year 2017-18 (year 3).

Roof projects for both the High School (replacement of lobby roof, restoration of the balance) and Middle Gate School (replacement of the 1964 and 1992 sections of the facility) were inserted into 2016-17 (year 2) and 2019-20 (year 5) as recommended by Mr. Faiella.

Chuck Boos projected the cost of renovating the High School Auditorium “as new” and addressing the various code issues would be \$3.5mm with an estimated reimbursement from the state of \$534,000. The committee decided that this would be the recommendation to the full board.

See Attachment B for recommended CIP.

- **NEW BUSINESS**

None.

Action items for next meeting:

<i>Responsible Party</i>	<i>Action Item</i>	<i>Due Date</i>
Joe	Draft letter to Public Building & Site describing NHS Auditorium project	7/15/2014
Ron	Update NHS Auditorium project backup data.	8/28/2014
Kathy	Present CIP to BOF on August 28 th .	8/28/2014

PUBLIC PARTICIPATION

None

- **ADJOURNMENT** – Meeting was adjourned at 9:00 am.

Submitted: Kathy Hamilton, CIP/Facilities/Finance Committee Chair



August 1, 2014

Mr. Gino Faiella
Director of Facilities
Newtown High School
12 Berkshire Road
Newtown, CT 06470

Re: Newtown High School Auditorium, Newtown, CT

Dear Mr. Faiella:

Attached is a copy of our "DRAFT" Study entitled "Auditorium Renovation, Newtown High School", dated August 1, 2014. Our proposed design to bring the auditorium into conformance with the American Disability Act (ADA) is boldly simple, straightforward and economical. Kaestle Boos (KBA) used a similar design approach to adjust the level of the auditorium floor at Naugatuck High School which is currently in construction. If you are interested in visiting this project, I'll be pleased to arrange a field trip in the near future.

I have also included an updated project cost estimate. This estimate is supplemented with an analysis of this project's potential for state reimbursement. The state classifies this project as a Code Update/Non-Priority List Project. This type of project is exempt from the June 30th deadline for project filing and can be filed with the state at any time. For your ready reference, I have also attached relevant excerpts from the School Construction Projects Manual.

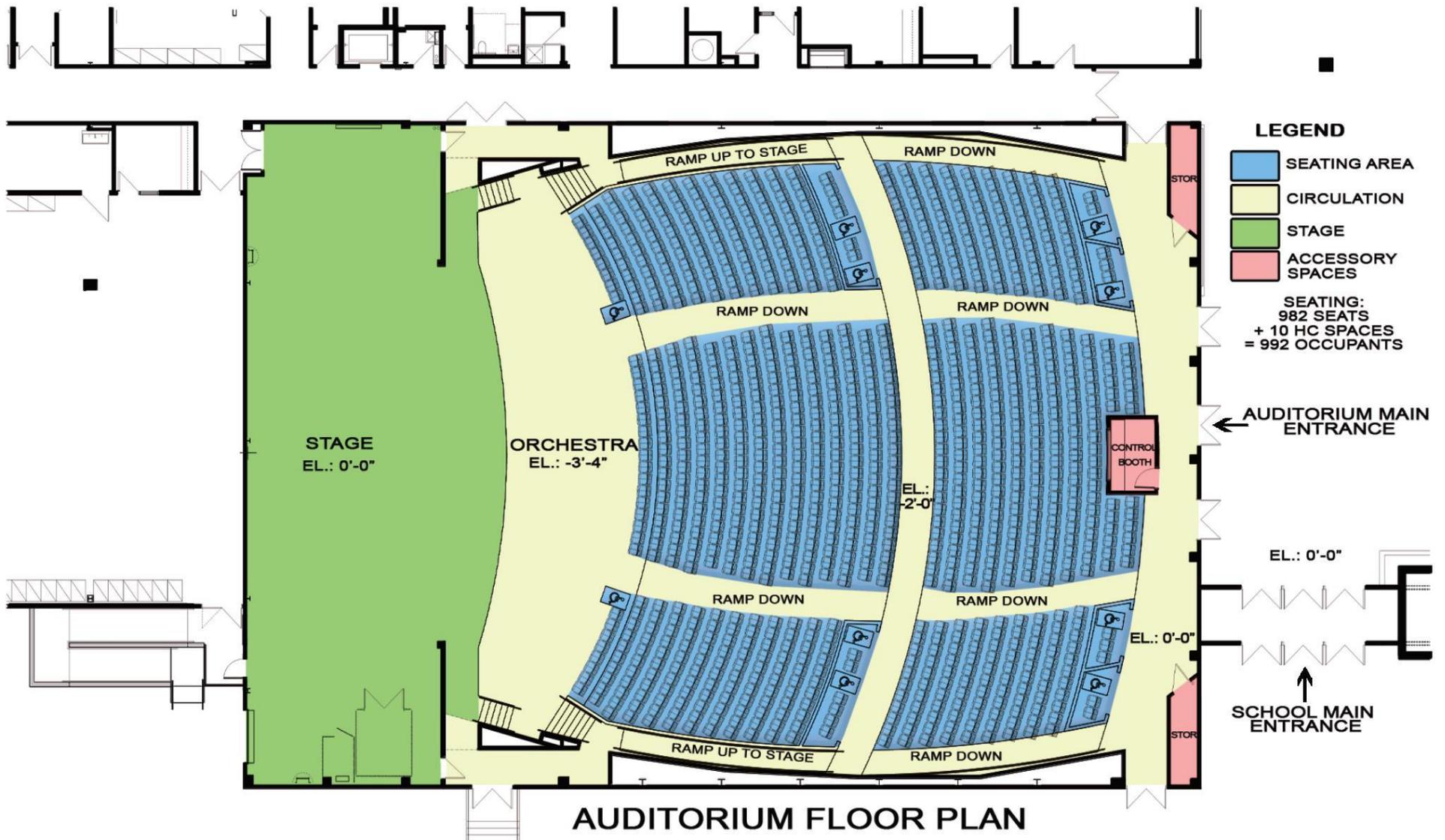
My notes indicate that it may be the school administration's intent to present this study to the Board of Education on Thursday, August 7th. I've blocked out that date on my calendar in the event that KBA's presence is expected.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Charles W. Boos", is written over a faint, larger version of the signature.

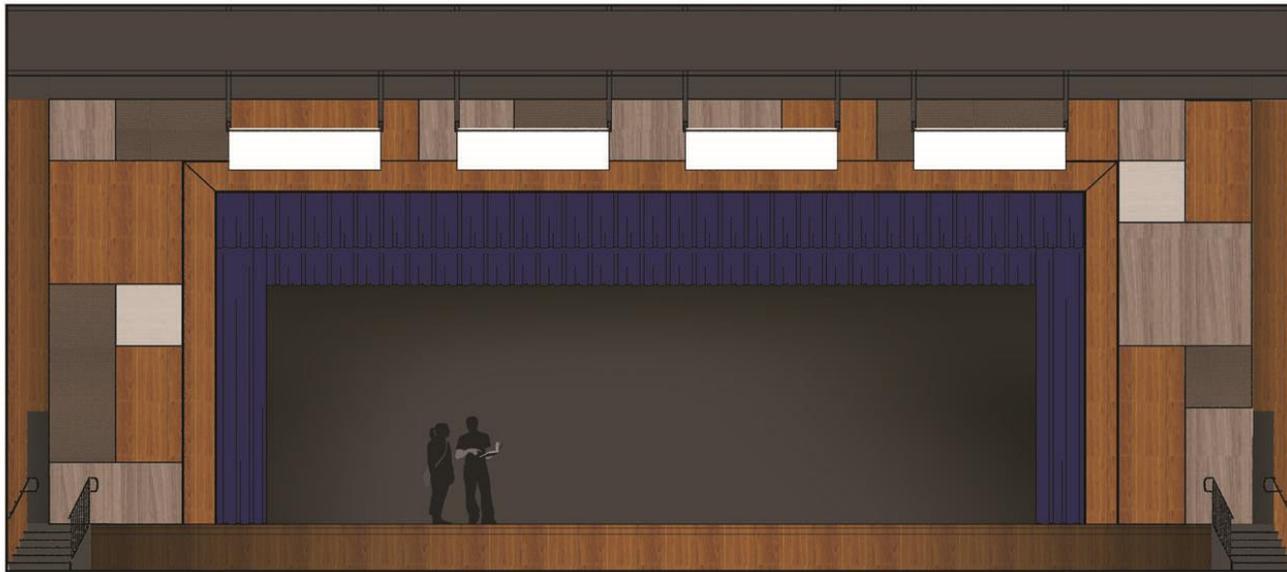
Charles W. Boos, AIA
Principal

KAESTLE BOOS ASSOCIATES, INC.
cwb@kba-architects.com





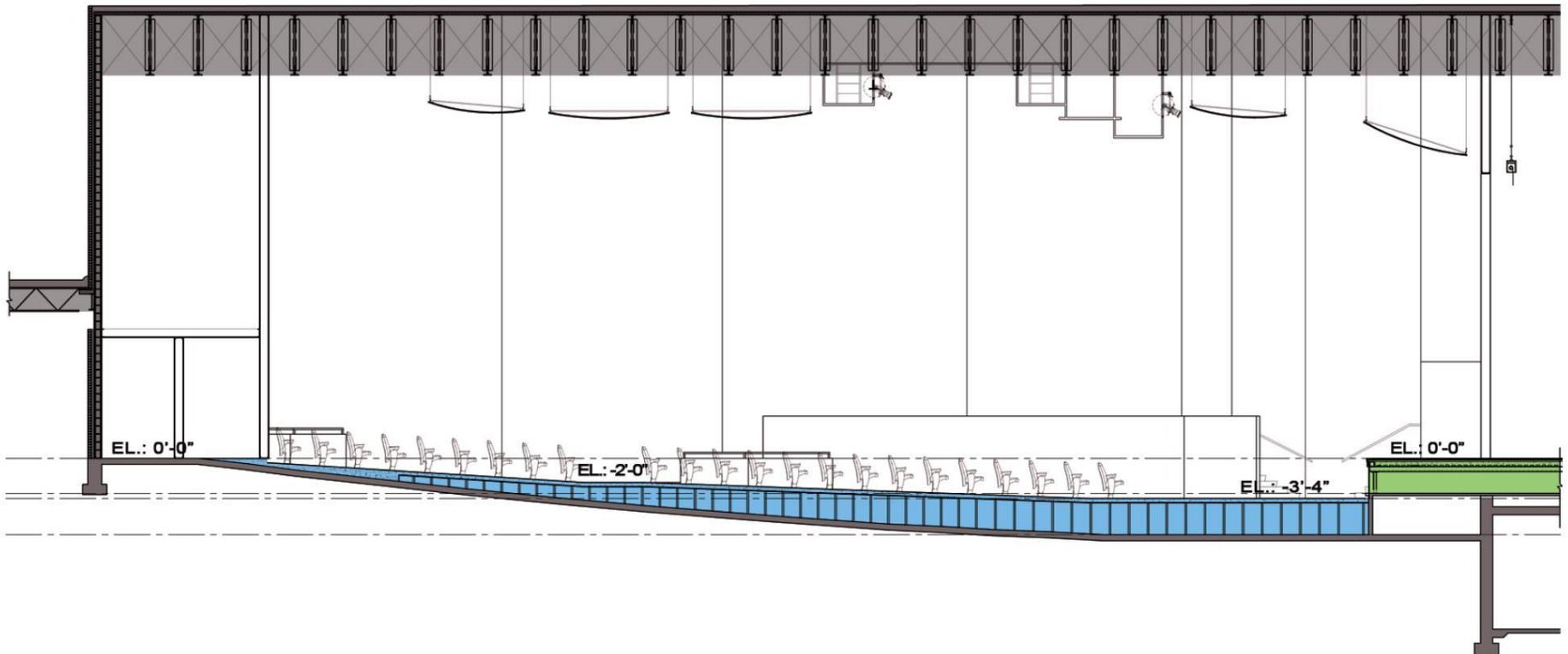
SIDE ELEVATION



PROSCENIUM ELEVATION

LEGEND

- EXISTING CONSTRUCTION
- NEW FLOOR CONSTRUCTION
- NEW STAGE FLOOR CONSTRUCTION



ARCHITECTURAL SECTION

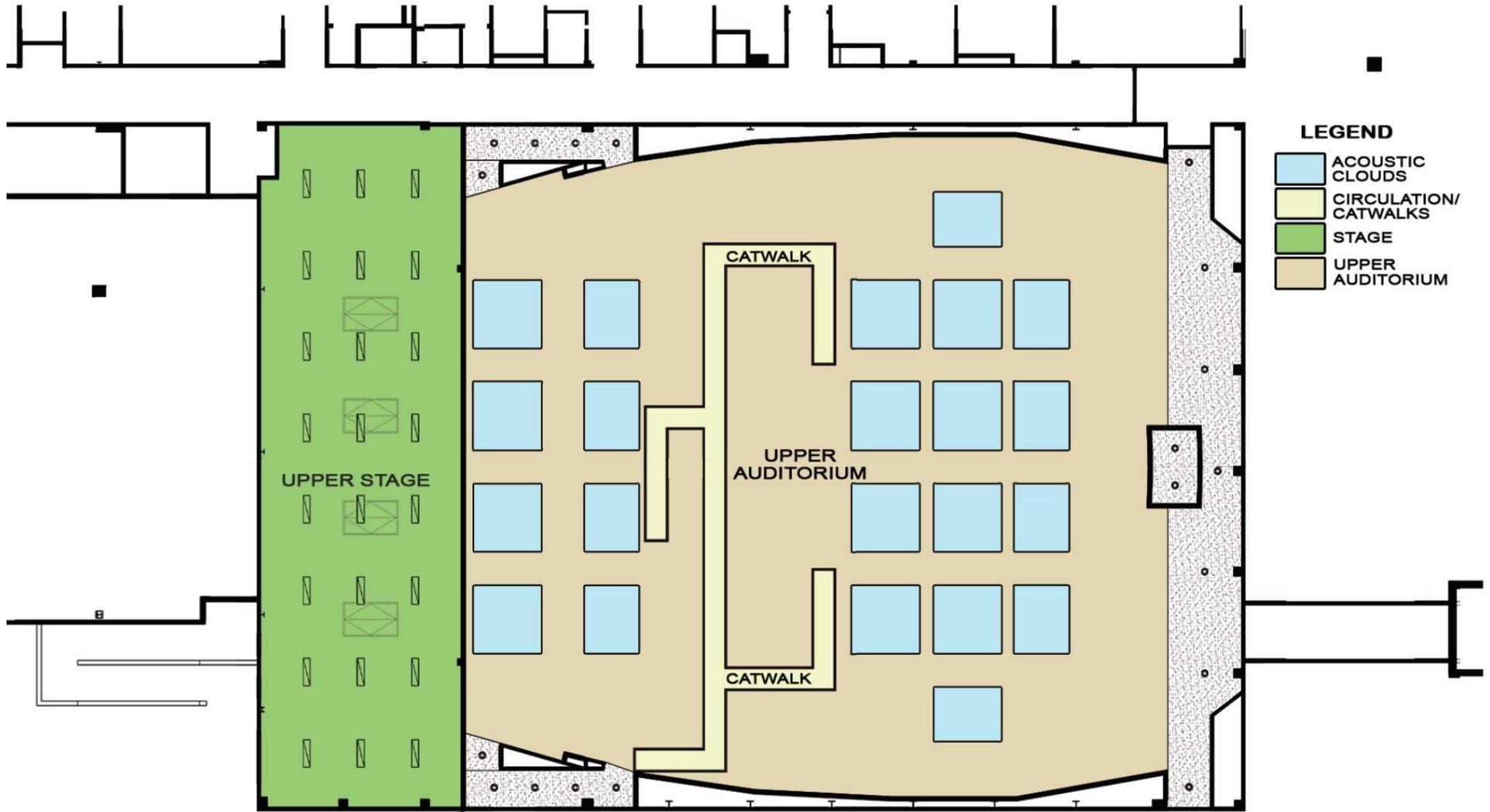
Auditorium Renovation

Newtown High School

August 1, 2014



KAESTLE BOOS
associates, inc



LEGEND

- ACOUSTIC CLOUDS
- CIRCULATION/ CATWALKS
- STAGE
- UPPER AUDITORIUM

REFLECTED CEILING PLAN



NEWTOWN HIGH SCHOOL Auditorium Renovation

COST ESTIMATE

ARCHITECTURAL:

Demolition	\$ 40,000
Rough Framing	\$ 123,000
Architectural Finishes	\$ 545,000
Seating	\$ 216,000
Stage Curtains/Rigging	\$ 150,000
Floor Re-Construction	\$ 545,000
<i>Sub-Total</i>	<i>\$1,619,000</i>

MECHANICAL/ELECTRICAL:

Fire Protection	\$ 60,000
Plumbing	\$ 25,000
HVAC	\$ 225,000
Electrical	\$ 500,000
Theatrical Lighting	\$ 150,000
<i>Sub-Total</i>	<i>\$ 960,000</i>

TRADE COST TOTAL	\$2,579,000
GENERAL CONDITIONS @ 10%	\$ 258,000
<i>SUB-TOTAL</i>	<i>\$2,837,000</i>
CONTINGENCY @ 10%	\$ 284,000
<i>TOTAL CONSTRUCTION COST</i>	<i>\$3,121,000</i>
OWNER'S SOFT COSTS @ 15%	\$ 468,000
TOTAL PROJECT COST	\$3,589,000



NEWTOWN HIGH SCHOOL Auditorium Renovation

COST ESTIMATE

POTENTIAL STATE REIMBURSEMENT

Floor Reconstruction	\$ 545,000
Rough Framing	\$ 123,000
Stage Curtain	\$ 75,000
Seating	\$ 216,000
Miscellaneous	\$ 200,000
MEP	\$ 150,000
<i>Sub-Total</i>	<i>\$1,309,000</i>
GENERAL CONDITIONS @ 10%	\$ 131,000
OWNER'S SOFT COSTS	\$ 108,000
TOTAL ELIGIBLE COSTS	\$1,548,000
REIMBURSEMENT @ 34.5%	\$ 534,000
COST TO NEWTOWN	
PROJECT COST	\$3,589,000
STATE REIMBURSEMENT	\$ 534,000
TOTAL	\$3,055,000

PART ONE: APPLYING FOR A GRANT
Application Submission Deadlines

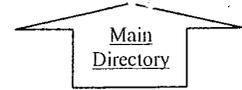
Priority List Projects

- **June 30 is the filing deadline for Priority List projects** to be submitted to the Governor and the General Assembly for consideration during the subsequent regularly scheduled session.
- Grant commitments will not become effective until such projects have been approved by the General Assembly and the bill has been signed by the governor.

Non-Priority List Projects

- Projects to remedy damage from fire and catastrophe, to correct safety, health and other code violations, to replace roofs, to purchase relocatable classrooms, or to remedy an indoor air quality emergency may be submitted *continuously* throughout the fiscal year.

See also [Types of Priority List Projects](#)
[Types of Non-Priority List Projects](#)



PART ONE: APPLYING FOR A GRANT
Types of Non-Priority List Projects

Projects to remedy damage from fire and catastrophe, to correct safety, health and other code violations, to replace roofs, to purchase relocatable classrooms, or to remedy a certified indoor air quality emergency do not require submission to the Governor and the General Assembly. The commissioner has the authority to issue grant commitments for these types of projects.

Grant commitments for such Non-Priority List projects are issued after a complete grant application is received by SDE and approved by the commissioner.

Non-Priority List projects are subject to a Start of Construction Deadline.

See also Code Updates.

Roof Replacements

Relocatables

Certified Indoor Air Quality Emergency



CODE UPDATE

These are projects for the correction of code violations at an existing facility. They may address OSHA, Access for Persons with Disabilities, Health Code, Fire Code, and other codes. Projects may be undertaken in response to citations from local officials or to correct violations noted in a professional code audit. As well, you may be acting upon a self-evaluation which identifies deficiencies within your buildings.

With the exception of asbestos removal, all code update projects are designated *Code Violation* projects by the School Facilities Unit. Asbestos removal projects are designated as *Health Violation*.

Air quality is not addressed in the codes; therefore, projects for correction of indoor air quality deficiencies are not eligible as Code Updates. For further information on air quality, see [Alteration](#) and the example on mechanical ventilation.

The mere presence of lead in a facility does not constitute a violation of health code. For grant eligibility for lead abatement, districts must submit evidence revealing the conditions outlined in the [Department of Public Health and Addiction Services Decision Regarding Lead Abatement in Public Schools \(Amended\)](#).

Examples of Code Updates

- rescue and vent windows, fire alarm, rated doors, and emergency lighting
- asbestos removal
- oil tank removal
- interior accessible route including corridors, floors, ramps, elevators, lifts, exits, signage, and clear space at fixtures
- exterior accessible route including parking access aisles, curb ramps, walks, lifts, ramps, and entrances
- fire suppression system
- replacement of lighting only if tested and PCB's have been documented as existent

**NEWTOWN BOARD OF EDUCATION
SUMMARY - CAPITAL IMPROVEMENT PLAN
2015/16 TO 2019/20**

For Review & Approval for
the BOE meeting on 8/19/14

CIP Item #	Location	Description of Project	underway 2014/15	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
				2015/16	2016/17	2017/18	2018/19	2019/20	
7	Hawley Elem.	HVAC Phase II Ventilation Improvements, electrical upgrades '21, '48 and '97 sections.		\$0				\$3,700,000	
3	Hawley Elem.	Roof replacement 1948 and 1997 sections			\$0	\$800,000			\$4,500,000
*	Sandy Hook Elem	Design, engineering & construction	(\$49,250,000)						-\$49,250,000
8	Middle Gate Elem	Roof replacement 1964 and 1992 sections						\$1,500,000	
4	Middle Gate Elem	Replace original 1964 boiler plant			\$650,000				\$2,150,000
5	Middle School	Phase 0 - Professional Services				\$100,000			
5	Middle School	Phase I - New boilers and re-piping				\$2,100,000			
6	Middle School	Phase II - Ventilation renovations					\$4,805,000		\$7,005,000
1	High School	Phase 0 - Professional Services	\$100,000						
1	High School	Auditorium; ADA code, replace duct work, lighting, seating, rigging, fire sprinkler system	\$2,200,000	\$1,300,000 **					
2	High School	Restoration of roof with replacement of lobby roof			\$1,040,000				\$2,340,000
TOTAL COSTS OF ALL PROJECTS			\$51,550,000	\$1,300,000	\$1,040,000	\$3,650,000	\$4,805,000	\$5,200,000	\$65,245,000
TOTAL TO BE BONDED			\$2,300,000	\$1,300,000	\$1,040,000	\$3,650,000	\$4,805,000	\$5,200,000	\$15,995,000
School Building Grant Eligible				\$534,000 **		\$272,000		\$510,000	\$1,316,000

Shading represents items new to the plan

**Code grant eligibility on total project costs only.

*Funding provided by the State of Connecticut. This project will not be bonded locally and will not impact Newtown's budget or tax rate.

Eligibility for project inclusion on the CIP is that the cost must exceed 0.25% of the Town Budget, \$111,066,204. For 2014-15 the threshold is \$277,666.