

**REVISED DRAFT – CHANGES IN BOLD ON PAGES 1 & 2
(THESE MINUTES HAVE NOT BEEN APPROVED)**

**Board of Education
Newtown, Connecticut**

Minutes of the Board of Education meeting on Wednesday, January 6, 2010 at 6:30 p.m. in the lecture hall at Newtown High School.

Present:	L. Bittman, Chair	J. Robinson
	K. Fetchick, Vice Chair	L. Gejda
	D. Leidlein, Secretary	D. Raymo
	D. Nanavaty	1 Staff
	R. Gaines	2 Public
	W. Hart	1 Press
	C. Lagana (absent)	

Mrs. Bittman called the meeting to order at 6:34 p.m.

Item 1 – Discussion and Possible Vote on the Capital Improvement Plan

Mrs. Bittman spoke about the Board CIP Sub Committee that met this morning with Bob Tait and John Kortze.

Mr. Gaines said there were some changes made. The purchase of the property near Hawley School was removed and replaced with the engineering design for the Hawley HVAC project. In year two we have Hawley HVAC, year three the heating system renovations and the start of the Sandy Hook HVAC renovations, year four is the Middle Gate HVAC and middle school expansion along with air conditioning for Hawley. Year five is the middle school expansion. At the next meeting we should discuss engaging someone to do the work to plan for the middle school roofs.

Mrs. Bittman asked why we were still looking at three options for the middle school roofs. Mr. Gaines said the three options are materials for the flat roof.

Mrs. Bittman said she thought that according to state regulations we could no longer have a flat roof.

Mrs. Fetchick said we are looking at different materials because if we don't ask for state funding we can look at other materials.

Mr. Gaines said we will be replacing the shingled roof and flat roof at the middle school. The prices we received are within the current CIP amount. We need to move forward if we want to start with a design study **now so we can start the roof** this summer. We asked Mr. Faiella to contact Jim Barrett to get the schematic design services done during this fiscal year. We spoke to Mr. Kortze and Mr. Tait about how we could get this done.

We had a discussion of the HVAC systems throughout the district and made reference to the air quality study from 2002 for each of the schools. Mr. Faiella said a number of things had been repaired and installed and are now functioning properly. We should discuss having air quality testing done to see if the levels changed.

Mr. Gaines said they also discussed that possible state funding for Hawley may not be financially advantageous because it would cost more to make changes they require such as ADA compliance. They discussed the three phases for the work at Hawley being split into three years. The air conditioning is separate and would be done later. Regarding the middle school expansion we need to have a strategic plan for that facility. For each CIP year we need to address an entry for design fees in the previous year to get them properly designed and include it the total price of the project.

Mrs. Fetchick said we need to take a strategic look at the middle school as a whole. Mr. Faiella thought the boilers at the middle school should be the next thing to do after Hawley.

Mr. Gaines said we are spending \$40M on the high school expansion but all three boilers at Newtown High School are 40 years old.

Mr. Faiella said he wants to frame out a list by need for each school that would address boilers, windows and the like.

Mr. Nanavaty said that at Hawley by renovating the HVAC it makes sense to replace the boilers. We could look at the high school boilers and if the renovation project came in substantially low we could **approach the Public Building and Site Commission about considering a boiler replacement.**

Mr. Hart thought we should develop an overall facilities plan and out of that generate items for the CIP.

Mr. Nanavaty said **the middle school expansion was one approach looked at by the previous Board.** We utilized the same architect to look at the high school and middle school and then **the Board used that information to make a decision.** There were three or four options regarding the middle school.

Mrs. Fetchick questioned the \$1.6M for the air conditioning system for Hawley. Mr. Wetzel from CES said that money will do the air conditioning for the rest of the building.

Mrs. Fetchick said the Hawley heating, boilers and ventilation were important to do but she questioned the air conditioning.

Mr. Hart said we could do the air conditioning by section.

Mrs. Fetchick asked if the Board should discuss whether we air condition the front section only of Hawley.

Mr. Gaines said to leave it in as a place holder for now.

Mr. Hart said that once the engineering work is done we will have to decide what we want to do.

Mr. Gaines said it should be put out to bid as one packet with air conditioning as an alternate.

Mrs. Raymo said you can have add alternates for the various parts of the building.

Mr. Nanavaty said he was concerned about the term placeholder. The \$5M placeholder put in for the high school came back to burn us. He wants to make sure the numbers in the CIP are the best cost estimates as to the true costs of the projects as we know now.

Mr. Hart said we want to respond to the criticism that we had bad estimates in the past. Mr. Wetzel gave us a ballpark estimate based on figures used in the industry. The numbers for Hawley and the middle school are the best estimates we have today.

Mr. Nanavaty said we are talking about the best estimates, not placeholders. He asked if both roofs qualified for state reimbursement.

Mr. Faiella said both qualify for state reimbursement.

Mrs. Leidlein asked what the benefit was of having \$3M in 2011-12 and instead moving it out to 2012-13.

Mr. Gaines said it is important to show when the expenditure will occur.

Mr. Nanavaty asked what the percentage was for the architect and design fees.

Mr. Wetzel said the normal percentage for design is 5% to 10%.

Mrs. Bittman said that air quality is one piece of the entire decision process.

Mr. Wetzel said the upper threshold is 5,000 parts per million of CO₂. The CO₂ is not the major problem. It just indicates that there is bad ventilation.

Mrs. Bittman asked what work has been done in the schools.

Mr. Faiella said he sent the air quality report to Dr. Granville to look over. Each school ceiling is continually checked for staining or wetness with those tiles removed and replaced. All air filters to air handling equipment are changed on a quarterly basis. Safer cleaning products are used on a regular basis. At Hawley the roof over the multi-purpose room has been replaced since this study. Other roof and gutter leaks are being addressed and the sloped roof is scheduled to be replaced. In the 1948 building we have installed new thermostatic valves in the steam radiators. Sandy Hook and Middle Gate have no significant issues. At Head O'Meadow the study was performed prior to the HVAC renovation project which was completed in 2004.

Mr. Nanavaty said that the Head O'Meadow HVAC work was done first because it had an open floor plan with no walls and when we started building walls we started to have problems.

Mr. Faiella said the middle school roof top unit condensate pans have been repaired and two new roof drains have been added. Room A-24 is a storage room with desk and phone. Roof top exhaust fans have been repaired or replaced. Approximately 130 double hung windows have been repaired. He has spoken to Dr. Granville about doing an air quality study in each school.

Mrs. Leidlein asked the age of the boilers at Hawley School.

Mr. Faiella said one is from 1948, two are from 1992 and we have one from 1997. The 1992 boiler is having issues.

Mr. Wetzel said the 1948 and 1997 boilers are two separate types of system so they don't back each up. We would leave the 1997 boiler and put a new one next to it. They would both be hot water boilers with redundancy.

The Board decided to review the material and wait until the January 12 meeting to vote. Dr. Robinson cited a couple of corrections which would be made for the next meeting. Mr. Hart and Mr. Nanavaty asked to list the project items for each year.

Mrs. Fetchick asked what the time was to get the middle school air quality testing done. Mr. Faiella hoped to have that done before the end of this month. He'd like to have the middle school tested sooner and then the rest of the schools.

Mrs. Fetchick said she was concerned that the other boards are going to look at the information from Mr. Kortze so it would be good to have revised ratings.

Mr. Gaines asked if we should split out the 5% cost for each item.

Mrs. Fetchick said since we haven't looked at those projects in depth yet, moving forward with fewer changes would be better.

Mr. Hart agreed and Mrs. Bittman said she feels we should leave it as it is because it has been seen by other boards.

Mr. Gaines suggested discussing that with the Board of Finance when we present our CIP.

MOTION: Mrs. Fetchick moved to adjourn. Mrs. Leidlein seconded. Vote: 6 ayes

Item 2 – Adjournment

The meeting adjourned at 7:45 p.m.

Respectfully submitted:

Debbie Leidlein
Secretary