

**Attendance:**

Kathy Hamilton, Board of Education  
 Dr. Joe Erardi, Superintendent  
 Ron Bienkowski, NPS Director of Business  
 Gino Faiella, NPS Director of Buildings and Grounds

George Sottile, Chartwells  
 Dan Shields, Chartwells (Dining Services Director)  
 Kim Gunn, Chartwells

- **CALL TO ORDER**

The Board of Education CIP/Facility/Finance committee meeting was called to order at 8:09 am

- **PUBLIC PARTICIPATION**

None

- **APPROVE MINUTES**

Tabled to next meeting.

- **COMMUNICATIONS/ANNOUNCEMENTS**

Dr. Erardi spoke with Bob Tait and brought boilerplate memo to Board of Finance requesting funds for CIP project. Bob also communicated to Ms. Hamilton that it would be beneficial to have the BOE CIP presented on August 11<sup>th</sup> as opposed to August 28<sup>th</sup>.

- **UNFINISHED BUSINESS**

None

- **OLD BUSINESS**

See Attachment A from Mr. Faiella describing the district's new capital improvement projects.

**Financing HS Auditorium Project**

Bob Tait provided Dr. Erardi with a boilerplate note to the Board of Finance to request funding for a CIP project. The HS Auditorium project was initially brought forward in 2002. In addition to the original requirements of the project, there is a need to address both the stage rigging and lighting due to code compliancy. The committee discussed what would be entailed in a "renovate to new" project which may be partially state reimbursable by the state and address all code compliancy issues. In order to be considered by the state, the project would have to be submitted by June 30<sup>th</sup> and then approved by the legislature. This would cause a delay of a year. Mr. Faiella to contact Mr. Boos to get an idea of the cost and additional requirements.

**Roof Projects**

There are three roof projects: Newtown High School, Hawley School, and Middle Gate School. Mr. Faiella had suggested that we might want to consider restoration of these roof projects versus a complete replacement. Restoration of a roof can only be done once and is guaranteed to extend the life of a roof 10 additional years.

- ***Replacement vs. Restoration of Newtown High School Roof***

In either scenario, the roof of the lobby needs to be completely replaced. Restoration of the rest of

the old NHS Roof and the lobby replacement is estimated to cost \$1,040,000. Restoration will extend the life of the roof an additional 10 years (guaranteed). To replace the entire old NHS roof (including the lobby section) is estimated to cost \$3,500,000. The ideal location in the CIP for this project is in the year 2016-17 (Year 2).

- ***Replacement vs. Restoration of Hawley School Roof***

In either scenario, the roof of the 1997 section of the Hawley School roof needs to be completely replaced. Restoration of the 1948 section and replacement of the 1997 section is estimated to cost \$600,000. Restoration will extend the life of the roof an additional 10 years (guaranteed). Replacing both the 1948 & 1997 sections is estimated to cost \$800,000. The ideal location in the CIP for this project is in the year 2017-18 (Year 3).

- ***Replacement vs. Restoration of Middle Gate Roof***

Restoration of the 1964 section is estimated to cost \$250,000. Restoration will extend the life of the roof an additional 10 years (guaranteed). Replacing both the 1948 & 1997 sections is estimated to cost \$800,000. The ideal location in the CIP for this project is in the year 2019-20 (Year 5).

**Middle Gate Boiler Replacement**

This project is to replace two 1964 boilers with higher efficiency natural gas fired boilers and their associated igniters and pumps. There are also funds in the project amount to do possible asbestos abatement. There is no need to replace the fin tubes within the school. Part of this project is to bring the gas line to Middle Gate School – the cost does not include this portion of the project and needs to be discussed with Yankee Gas and possible help from Public Works. The current cost of the boiler project is \$650,000 and recommended to be put in the year 2017-18 (Year 3).

**Middle Gate Window Replacement**

This project was initially included in the CIP to provide more efficient windows. With new state regulations being created due to security and possible remediation costs, it has been recommended that the cost of this project would grow too large to be considered at this time to be a cost saving measure and should be removed from the CIP.

• **NEW BUSINESS**

**Chartwells' Food Service Contract**

There is the National School Lunch program whose goal is to offer children a full lunch meeting specific nutritional requirements – this is a federal program. When students purchase this full meal, the district is reimbursed \$0.10. A separate state of Connecticut program is called Healthy Lunch Choice. This program addresses the snacks and “add-ons” which students are allowed to purchase if districts participate in this program. In basic terms, it restricts the a-la-carte items. The Chartwells proposal, which was endorsed by the committee and voted by the full board in the affirmative, was to participate in the National School Lunch program for all schools except for Newtown High School. The estimated revenues by accepting this proposal were \$22,000. In March, there was a proposed change to the National School Lunch program effective July 1, 2014 which would not allow the reimbursement in our case – thus losing the \$22,000. The change in the program made the National program more like the Connecticut state program. The legislature still has not voted; so, the results

are uncertain. In any event, Chartwells has decided to honor it’s original estimate of \$22,000 regardless of whether the reimbursement is allowed.

Action items for next meeting:

<i>Responsible Party</i>	<i>Action Item</i>	<i>Due Date</i>
Gino	Contact Mr. Boos to get an idea of the cost and additional requirements of a “renovate to new” project for the NHS Auditorium.	6/30/2014
Gino	Firm up the cost for NHS Auditorium with additional requirement to correct stage rigging and lighting.	6/30/2014
Ron	Add backup information for new CIP projects and update NHS Auditorium project backup data.	6/30/2014
Committee	Bring forward CIP information to BOE for a first read on June 30 <sup>th</sup> .	6/30/2014
Committee	Bring forward CIP information to BOE for a final read on July 15 <sup>th</sup> .	7/15/2014
Committee	Present CIP to BOF on August 11 <sup>th</sup> .	8/11/2014
Kathy/Ron	Bring forward information to full BOE about Chartwells contract.	6/30/2014

Next Meeting is scheduled for June 30<sup>th</sup>, 8 am, Conference Room 1.

- **PUBLIC PARTICIPATION**

None

- **ADJOURNMENT** – Meeting was adjourned at 9:15am.

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

## **Capital Improvement Project Requests**

### **NEWTOWN HIGH SCHOOL – ROOFING**

Total estimated project cost options:

- Option 1 : Cost \$1,040,000  
Description- This option will allow restoration on almost the entire roof with the exception of the lobby section which requires replacement.
- Option 2 : Cost \$3,500,000  
Description- This option will allow a complete replacement of the roof system.

### **HAWLEY SCHOOL – ROOFING**

Total estimated project cost options:

- Option 1 : Cost \$600,000  
Description- This option will allow restoration on the 1948 section and replacement of the 1997 section.
- Option 2 : Cost \$ 800,000  
Description- This option will allow a complete replacement of the 1948 and 1997 sections of the facility.

### **MIDDLEGATE SCHOOL – ROOFING**

Total estimated project cost options:

- Option 1 : Cost \$250,000  
Description- This option will allow restoration on the 1964 section.
- Option 2 : Cost \$ 1,500,000  
Description- This option will allow a complete replacement of the 1964 and 1992 sections of the facility.

### **MIDDLEGATE SCHOOL – BOILER REPLACEMENT**

Total estimated project cost options:

- Replacement cost \$ 650,000

Description- This project would replace the original 1964 boiler plant with higher efficiency natural gas fired boilers. Existing fin tube radiation would remain.