

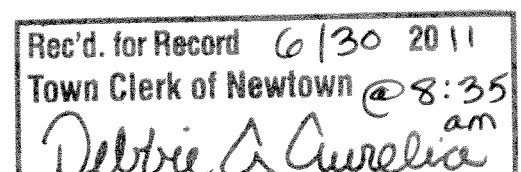
Board of Finance, special NMS meeting  
June 23, 2011

The Board of Finance held a special meeting Thursday, June 23, 2011 in the Council Chamber of the Municipal Center, Newtown. John Kortze called the meeting to order at 6:30pm.

**PRESENT:** John Kortze, Martin Gersten, Michael Portnoy, Joseph Kearny (7:10pm) & Harry Waterbury  
**ABSENT:** James Gaston

**ALSO PRESENT:** Legislative Council Chairman Jeff Capeci and council members Gary Davis, Kathy Fetchick, Bob Merola, Ben Spragg, Rich Woycik, George Ferguson, Jan Andras and Mary Ann Jacob, First Selectman Pat Llodra, Selectman Will Rodgers, Selectman Bill Furrier, Public Building and Site Commission members Tom Catalina, Bob Edwards, Jim Juliano, Anthony D'Angelo, and Pete Samoskevich Board of Education members David Nanavaty, Keith Alexander and Debbie Leidlein, Director of Facilities Gino Faiella, Finance Director Robert Tait, Representative from Kaestle Boos Charles Boos, three members of the public and three members of the press.

First Selectman Llodra explained that there is an expectation, should a building cease use as a school building, the state reimbursement be returned to the state; the payback schedule is amortized over twenty years beginning when the project is closed. The town could ask forgiveness from the legislature based on a good faith discussion. Mr. Tait presented a spreadsheet (Att. A) showing the implications of paying back the state grant, continuing with the base bid, delaying one year with a ½ inch pitch and delaying one year with a ¼ inch pitch. First Selectman Llodra explained the base bid does not include the HVAC replacement project or the addition of HVAC in areas that are not currently air conditioned. Resources are sufficiently constrained, even waiting a year will not allow for enough money for the HVAC. First Selectman Llodra noted that in a conversation with Bill Hart he said that the earliest date that the Middle School could be closed, given today's information, would be in 2017. This is driven by numbers and does not reflect the school facilities point of view. Mary Ann Jacob asked, for Dan Amaral who could not attend, what would happen to the money in the future CIP for HVAC; he wouldn't want more money to be spent if there is a hole. Ms. Jacob thinks the project should go forward with the base bid and does not support adding money for additional HVAC as there are no classrooms affected. First Selectman Llodra said it is not uncommon for work to be done on a roof that has recently been repaired or replaced under conditions that have been established by the roofing company who would warrant the quality of the work. Mr. Boos said the only stipulation in the specs is that the roof patching would have to be done by a certified roofer for the roof type put on. Mr. Gersten and Mr. Boos agree the roof and the HVAC should be done at the same time. First Selectman Llodra said that if any units cannot be replaced the platform can be sealed where the HVAC sat or money in contingency for this project can be used to replace that equipment with like kind. Mr. Boos said that you cannot seal the platform if the unit is HVAC; you need to replace with something to provide heat and ventilation. Mr. Gersten spoke of the issue of closing a facility to address financial difficulties. Mr. Alexander said the facilities study has been based on actual numbers of students and space available. He said that not all rooms can be used as classrooms and explained how they came up with the year of 2017 should Middle School be the school to close. Mr. Kortze said that the facilities study and the transfer policy is going to be addressed at the July 11 Board of Finance meeting. A document from Mr. Faiella showed what would come out of future CIP's if the HVAC was done now (Att. B). Mr. Boos said that design documents for the various spaces include replacing the duct work and the energy management system and he said this is as important for long term energy savings and in the town's best interest. Ms. Fetchick believes the roof needs to be done over the summer and would do it without the HVAC not knowing moving forward what the spaces are going to be used for. The facilities study group has not vetted numbers and cautioned the board about taking the numbers into account because there hasn't yet been a conversation. Selectman Rodgers feels the roof needs repair now and it will benefit the town for whatever use the building has. As far as the state reimbursement, recapture is a possibility, not a certainty; he is not in favor of adding HVAC at this time. Selectman Furrier agrees the roof should be fixed immediately; we have an obligation to protect




Board of Finance, special NMS meeting  
June 23, 2011

our assets. If there is a significant savings in doing the HVAC at the same time as the roof then it should be done together, unless there are limitations regarding debt service. Mr. Capeci agrees the roof has to be done this year. He spoke for Kevin Fitzgerald, who couldn't attend the meeting, in saying he is of the same mind that the roof has to be done this year. Mr. Capeci thinks the roof replacement can be done without doing the HVAC because the future use of the building is unknown. Mr. Edwards said the units are old and Public Building & Site did not want to risk damaging the roof. He said the option of doing just the roof and option 9, which includes the internal support for drainage, is the least optimal. If we go forward with the roof project the Board of Education has to have a plan in place for 900 students, there is no more wiggle room as far as time. Ms. Leidlein said she could not send children back to school in the fall, in good conscience, without doing the roof repairs. Mr. Merola said that Hawley HVAC and the Middle School roof projects have been on and off for years. The roof costs would be elevated if we wait a couple of years; he thinks we should do the base bid now. Mr. Boos explained that if HVAC has to be replaced it would not be with like kind; it would be replaced in accordance with current practice. All units should be examined when removed from the roof, not at the last minute. Mr. Spragg suggested putting a cap on the spending in this project. First Selectman Llodra said she would like to put a cap on how the money can be spent. Mr. Boos said the Public Building & Site Commission has established a target of 10% in contingency to cover unforeseen conditions. That money will not be spent without PBS&C authorization. Mr. Juliano said if we wanted to make up time we would do the ¼ inch pitch and forfeit the state reimbursement. Mr. D'Angelo said he was happy to learn of the effort to change the language of the bonding resolution to reasonably cover replacement of the HVAC with funding support of the base bid. He shares the concern that there should be a plan for 900 students should there be conditions in the project.

**ADJOURNMENT:** Having no further business the Board of Finance adjourned their special meeting at 7:37pm.

Respectfully submitted,

  
Susan Marcinek, Clerk

Att. A: Middle School roof replacement information, estimates & CIP

Att. B: G. Fiaella document on HVAC and future CIP's, dated June 23, 2011

**TOWN OF NEWTOWN**  
**MIDDLE SCHOOL ROOF REPLACEMENT PROJECT - 1/2" VS. 1/4"**  
**6/23/2011**

**CONTINUE WITH BASE BID (1/2")**

	School Use Changes After:					
	1 Yr.	2 Yr.	5 Yr.	7 Yr.	10 Yr.	15 Yr.
Base Bid	2,983,000	2,983,000	2,983,000	2,983,000	2,983,000	2,983,000
State Reimbursement (31.79%)	(948,300)	(948,300)	(948,300)	(948,300)	(948,300)	(948,300)
Pay Back to State	900,885	853,470	711,225	616,395	474,150	237,075
	<b>2,935,585</b>	<b>2,888,170</b>	<b>2,745,925</b>	<b>2,651,095</b>	<b>2,508,850</b>	<b>2,271,775</b>

**1/2" - DELAY ONE YEAR**

	School Use Changes After:					
	1 Yr.	2 Yr.	5 Yr.	7 Yr.	10 Yr.	15 Yr.
Base Bid (using a 6% escalation)	3,161,980	3,161,980	3,161,980	3,161,980	3,161,980	3,161,980
State Reimbursement (31.79%)	(1,005,193)	(1,005,193)	(1,005,193)	(1,005,193)	(1,005,193)	(1,005,193)
Pay Back to State	954,934	904,674	753,895	653,376	502,597	251,298
Architect re-bid costs	30,000	30,000	30,000	30,000	30,000	30,000
Patching & Maintenance	30,000	30,000	30,000	30,000	30,000	30,000
	<b>3,171,720</b>	<b>3,121,461</b>	<b>2,970,682</b>	<b>2,870,162</b>	<b>2,719,383</b>	<b>2,468,085</b>

**DELAY ONE YEAR (1/4")\*\*\***

Estimated Base Bid	2,656,000
1 YR Price Escalation (6%)	159,360
Additional Architect Fees	55,000
Patching & Maintenance	30,000
	<b>2,900,360</b>

Amounts could be higher.

\*\*\* 1/4" ROOF WOULD ELIMINATE SOME INSULATION AND DRAINS RESULTING IN A REDUCTION OF THE BASE BID BY (\$327,000).

Note: Project can be kept open to bond any grant pay back to the State.

June 23, 2011

In response to John's question regarding the scope of work from the future CIP which can be eliminated...

The items that were discussed for NMS Phase II on our draft dated 8-5-10 are as follows...

HVAC (replace units past service life), code compliance, D-wing (improve classrooms), media center, cafeteria. At some point we changed course a bit because of the air quality and also discussed installing a ducted ventilation system for the facility.

So the pieces which can be eliminated from the future CIP are as follows:

Alt #2-Cafeteria HVAC-\$366K

Alt #4-Principal/Guidance Offices-\$127K

Alt #5-Nurse/Admin Offices-\$155K

Alt #6-Library Media Ctr-\$180K

Alt #7-Computer Lab-\$85K

The Total = \$913K...this amount can come directly off of the future CIP for NMS Phase II.