

**MINUTES
SPECIAL MEETING
BOARD OF DIRECTORS, BOARD OF EDUCATION &
BUILDING COMMITTEE
JUNE 15, 1999
ARCHITECTS' REPORT ON SCHOOL BUILDINGS
LINCOLN CENTER HEARING ROOM
7:30 P.M.**

PRESENT: Chairman Cassano, Vice-Chairman Howroyd, Secretary Negri, Directors Hachadourian, McMahon, Crockett, Becker, Board of Education Chairman Lappen, Directors Mercier, Spadaccinni, Hackett, Barlow, Falcetta, Lok, Holmes, Perlstein, Building Committee Chairman Maffe, Members Brindamour, Epstein, Murphy, Lawrence, Cole, Copeland and Bourque.

ALSO: Deputy Manager Werbner, Superintendent of Schools Davis, Assistant Superintendent of Administration Doyen, Assistant Superintendent for Instruction Hartranft.

ABSENT: General Manager Sartor, Directors Thompson, Morancey, Building Committee Member Kinsky.

Chairman Cassano called the meeting to order at 7:36 to review plans and proposals for major renovations in the school system. All in attendance participated in the Pledge of Allegiance to the Flag, led by Chairman Cassano.

Presentations were made by Fletcher Thompson the architect, the landscape architect, Richter and Cegan and construction manager, Turner Construction of each of the project costs relative to each school as well as the high school. David Halpern, Project Manager with Fletcher Thompson stated that the objective of the presentation was to provide an overview of the design and estimating work developed over the past months for renovating and expanding the Manchester public schools. This study was made with the assistance of Dr. Davis and Dr. Beitman, the individual school principals, the Board of Education, Peter Lozis and his staff, Turner Construction and Fletcher Thompson's consultants. To date, as a team, they have developed space programs for each of the elementary schools, Manchester High School and a program for the Bentley Alternative School. A computer data base has been created of all of the floor plans and site plans for the existing conditions of all the schools in Manchester. They have detailed the existing conditions, done detailed evaluations of the site, architectural, mechanical, electrical and building systems for all the schools. They have proposed building and site concepts and those were also presented at this meeting. Conceptual estimates have been developed

and a phase-in approach was presented that would minimize disruption at each school during the construction phase. Presently they are finalizing educational specifications in the grant applications which are required to be submitting to the state by the end of June. This presentation and the distributed report addresses Manchester High School, Bentley Alternative School and the ten elementary schools. Work on the middle school is continuing including identifying a site for the new middle school and planning the expansion of Illing. Minor improvements to Manchester Regional Academy are also planned and will continue through the summer. He stated that this report is a draft and it is the intent of the team to get input that will come out of the next three Board meetings and at the end of the month they will present a final report.

Following the presentation there was an opportunity for the board members to ask questions. The general public will have two opportunities to speak. The first will be tomorrow, June 16th at 7:00 p.m. at the Board of Education office and next Tuesday, June 22nd at 6:30 p.m. at Lincoln Center.

QUESTIONS & ANSWERS:

Frank Maffe, Building Committee member:

He stated that this is the worse case scenario and between now and it goes to the vote, adjustments will be made to reduce costs.

Ed Hachadourian, Board of Director member:

He asked why the late start for the Bentley School on phase-in. It ends at the same time that the project ends for the high school but starts 6 months after the high school is started. He has heard of an alternate plan for the elementary schools known as the Doyen plan and he asked if cost estimates have been done. What are those costs so the delta can be determined? We have had recent collective experience in looking at what was known as the Honeywell Project the idea being that increases in effectiveness was going to end up saving us fuel costs. Are there estimates related to that that would help show how much money we would be saving by making these capital investments? There are six high school addition projects. What are the discreet estimated costs for each of those projects? Projections for the high school in terms of population after 5 years. He would appreciate an estimate which says with the addition of the Bentley school and more kids going there, with drop-out prevention, maybe we have more kids than we have now. What are the joint use projects relative to reimbursement?

Craig Lappen, Chairman, Board of Education:

He stated that the Doyen plan has been presented, analyzed and is in the process of being costed out. The problem is that it was presented during this process at a stage when it was too late to make the cost projections for tonight.

Joe Negri, Board of Director member:

Regarding the high school roof, does that refer to the entire structure? Answer was that the roofing that is planned for the high school placement is all of the existing buildings with the exception of the 1991 addition and the I.O.H. pool. Mr. Negri asked if the roofing on the rest of the building was fairly new. The answer was that the roof will be 20 years old in 2003. Mr. Negri asked if there would be a central location for heating and cooling controls. The answer was that there has been an effort made in some of the buildings to implement a direct digital control system into that school and would definitely be included. Mr. Negri asked if there was consideration of purchasing property on the corner of Birch and Spruce Streets for Nathan Hale school. Mr. Lozis stated that they are reviewing that for possible acquisition for parking. Property acquisition will be determined and included in the plans for going to referendum. They will be going in as part of the application to the state. Mr. Negri's concern would be having parent's dropping off kids, teacher's parking cars, making a turn and coming back out, the site of traffic on Spruce Street would be limited because of the buses there. It would be more appropriate to have the parking further away from the bus stops.

Ed Epstein, Building Committee member:

When the whole construction is completed on the high school the costs will be high. Has anyone thought about the comparison costs of having a brand new building? The answer was that it would be significantly more expensive to build a brand new school. He asked what was that figure. The answer was that they ran rough figures and a study would have to be done. He said that he could do a study if that is what was wanted. Mr. Epstein said he would like one. Mr. Lozis stated that Simsbury is looking at a new high school for \$68 million, Windsor is in the \$90 million plus and their school populations are no where near ours.

Jon Mercier, Board of Education member:

Estimates were received for the project on Friday and referred to the Lawrence Report that was done a few years ago with a cost of \$25.5 million to renovate the elementary schools. The total in this estimate is \$113 million and wanted to know why the discrepancy is so huge. The answer was that the Lawrence Report was a starting point,

an excellent reference in terms of the state of the existing systems in the building, however, there wasn't any programming information identifying new program spaces, deficiencies in existing program areas and the building additions were limited to Martin and Robertson. What they are proposing are building additions to all 10 elementary schools, a total gut renovation in the buildings and the Lawrence Report was not as comprehensive and was more of a repair and replacement scenario. The scope of the two are not comparable.

Brian Murphy, Building Committee member:

He was wondering if these items were included in the estimates such as mechanical type systems and if the cost for piping in all of the schools is included in the estimates. The answer was yes. Sprinklers? It is included in all schools. It is all inclusive of all items that have been listed in the assumptions. How many roofs will be replaced. Answer was all the roofs at the elementary schools are in excess of 20 years and will be replaced. They are also fully eligible for reimbursement. The high school is not included in the bond grant but the intent was to include it in the town referendum so that the money will be set aside to allow that to happen at the tail head of the high school construction project at which time it will be eligible. Mr. Lozis stated that a separate application would be made for the roofing at the high school. If we decide to air condition the new classrooms and also all of the classrooms, how much more would we pay in increased energy costs per year? That information was not available at this time. The mechanical systems proposed can and would be analyzed at some point on a life cycle cost basis which would not only include the capital first cost that would be required to implement those systems, but would also include things such as maintenance costs, operating costs and then extrapolate that over the life of the anticipated system to determine costs. Mr. Murphy was more interested in operational costs such as electricity. He asked for a rough number on these costs. The answer was that he could not come up with that figure in two weeks but as design develops, those numbers could be figured out. Mr. Lozis stated that when bringing ventilation systems up to current code in the Lincoln and Weiss Centers, utility costs have increased significant. Chairman Cassano asked if this figure could be determined before the bond referendum question is determined. The answer was yes. He then asked about temporary classrooms. He asked about the options and their costs. Mr. Lozis stated that the most expensive option for swing space for the elementary schools is to put portable classrooms at each school and then relocate them from school to school. The second most costly would be to take a commercial space, the third least expensive is to find a vacant piece of land and build a temporary classroom and the fourth option would be MCTC east campus all of which is being explored at this time.

He asked if the rough guestimate for the reimbursable monies could become more of a hard number. The answer was that the like-new status renovations would be easier for

them to get eligibility on, but they need to have more conversation with the Department of Education School Facility Unit and share with them some of the details of the project. They could probably do that over the next few months prior to the referendum.

Tom Crockett, Board of Director member:

He asked if the sprinkling and the air conditioning needs to be done to get reimbursement from the state. The answer was that on the elementary schools there will be existing classrooms that won't be air conditioned, the new rooms will be. That isn't a function of reimbursement, it's more a program requirement to give the district some flexibility in summer months if there are programs going on in those buildings. The air conditioning component of the mechanic upgrades is discretionary and not essential. The mechanical upgrade in terms of ventilation, new duct work, new air handling units, is required on those buildings to get the full reimbursement. Mr. Crockett asked in a typical school year if the need for air conditioning is probably about 7 or 8 days. The answer was yes. He asked if the sprinkler systems have to be in the new construction and major renovations. The answer was when upgrading an existing building, it is found that there is many code benefits that grow out of adding sprinkler protection to an existing facility. It is required in like-new renovation category for the elementary schools, that these buildings be fully code compliant. When you sprinkler a building, it provides you a number of benefits from reducing required travel distance to stairways, reducing the hourly rating that is required of the doors and the corridors, and also allows to put additions onto these buildings without having to structurally separate them with fire walls, as well as, having to go into the existing building and subdivide that area with structural fire walls. He asked whether it would be a wet or dry system. Answer was wet system. He asked if they had an idea where they had parking problems at the high school. There were no breakdowns on the specific numbers. Mr. Crockett asked that they look into that. He asked if because the Bentley site is only 2.5 acres if that limited us in any way or could it possibly be used for an elementary school. The answer was that there is no question that the site is limited. Limited athletics fields would be able to be created. The suggestion was that if there were other projects going on in Town or temporary projects in the future that that building could readily adapt itself to another use.

Mr. Crockett asked if you subtotaled the capital construction costs and took out the new construction and the site development it comes out to be about \$90 million. Out of that \$90 million what percentage of that would you say that we have code violations or serious problems or things that need immediate attention? The answer was when going over the categories they couldn't tell us exactly what are the percentages. Site improvements he would guess 15% is related to accessibility. Mechanical, HVAC, there is numerous code violations in terms of ventilation system. He would guess 50% on that one. All fire protection systems that are added to the project can be dedicated to code

work. Plumbing fixture replacements are not compliant with code. 20 or 30% of that number for plumbing. In the electrical telecommunications category, fire alarm system, exit lighting, emergency lighting is all required code work and 25% of that would be related to code and about one half of the food service budget is code related. Mr. Crockett asked where other towns end up when they do this. Mr. Lozis stated that Ellington has three schools to do for \$31 million and they are basically going back to the drawing boards.

Chairman Cassano asked if it would be possible tomorrow night for the Board of Education if they could answer if there was no new construction, what would that eliminate from this project? He thought the Board of Education would want to know that as well. Were some of the wish list items actually items needed such as Art and Music Rooms?

Lou Spadaccini, Board of Education member:

Mr. Spadaccini had a concern, because he would be voting on this tomorrow evening, that there were many questions that needed to be answered. He asked what is the process for amending this plan, when does the Board of Education have to have semblance of a final plan, when does the Board of Directors approve the final referendum question and does the Board of Education and the Town Building Committee have a role in approving that final plan. He said he would be more comfortable if tomorrow evening they were going to vote to move this along but was in no sense a final vote on this issue. Town Attorney Darby stated that tomorrow night's vote is a very preliminary step. It will be the Board of Education's consent to a conceptual plan. Tomorrow's meeting will move the process along in the application to the state for the grant. Several meetings will be held before anything goes forward. Statutorily no construction project that requires state reimbursement can go forward at the school sites without the approval of the Board of Education and the Building Committee. Mr. Spadaccini asked pre-referendum what steps are we going to go through. Attorney Darby stated that he suspected that as Boards they would have to determine how each board will have input. The Board of Directors will vote on the final referendum question which will have the final amount which will then go to the voters. The Board of Education and the Building Committee will have to approve the plan. The Board of Directors need to authorize the Board of Education to apply for the grant to the state and that statutory step will be taken next Tuesday, June 22nd. Mr. Lozis stated that tomorrow evening the Board of Education has to approve the educational specifications, the concept plan, and basically, authorize the Superintendent of Schools to make the application. Any amendments to those applications to the state either up or down, have to be signed by the Superintendent of Schools upon resolution of the Board of Education. Chairman Cassano stated that the Board of Education, as they

vote tomorrow night, the Building Committee on the following night and the Board of Directors next Tuesday, will only vote for a process to submit what we think will be reimbursable over the next two years to the state, but we are not committed to any of that.

This will start the application process. Mr. Spadaccini wanted to make sure that the Board of Education will approve the final plan pre-referendum. Chairman Cassano stated that the Board of Directors will not approve a final plan that has not come with some endorsement from the Board of Education. The Board of Directors power over the Board of Education policy is very restrictive and all the Board of Directors can do is recommend or provide funding. We cannot make policy decisions.

Frank Maffee, Chairman of the Building Committee:

He asked what is the time frame that the Board of Directors has to vote for the referendum. Chairman Cassano stated that the date is approximately August 30th but the technical date is no sooner than 60 days before the November 2nd election. Mr. Spadaccini asked with respect to the roofs the question was why did you choose a four ply built up system as opposed to a rubber membrane construction. The answer was that that was the direction of the Director of School Facilities Chuck Atman. The four ply built up roof is a proven durable roofing system and seems to be the system of choice right now for the district replacement roofs. He asked is this the choice in other systems or is this for Manchester. The answer was that there are other roofing systems and depending on each town, different systems are used.

Tim Becker, Board of Director member:

The Board of Education will be voting on education specifications and asked if they had received them to date for their consideration. Dr. Eddie Davis, Superintendent of Schools, stated that the Board of Education has seen the education specifications for Bowers School which basically represent how all the education specifications will look for the elementary schools. The education specifications for the high school and Bentley, the Board of Education, will have them in their hands by tomorrow. The education specifications primarily represent the narrative of what has been shown this evening. The Board of Education will receive those before voting on them. He asked if lead paint will be an issue in the schools and have costs been included in the estimate. The answer was that tests were done at the schools and it is fairly minor. The abatement for lead paint will occur in areas where there is renovation. He asked if they are planning to paint the interiors of all the schools and asked if the old paint will have to be sanded. Mr. Lozis stated that the project specifications will require to have all the OSHA requirements for the control of lead dust generated through the construction process. There is no requirement for the abatement of lead paint for certain age children. There is

provision in the state statutes for assistance in the replacement of plumbing that has the lead based solder. In our discussions with the school facilities unit they have not addressed the lead paint existence in the buildings at this time as long as it is not creating a dust situation. He asked to what extent was the thought of adding a second floor to Verplanck, Martin and Keeney considered as opposed to just adding on. The answer was that it is very disruptive, very expensive and the roofs are usually not designed to support a floor load. It would require going into the existing building and doing tremendous structural renovation. Mr. Becker stated that it seemed like much of this project was driven by what happens to be reimbursable. The answer was that these were directed by the administrators of the departments and would be discussed further. Mr. Becker counted 29 new classrooms at the elementary schools and was wondering if new teachers will be hired. Craig Lappen stated when the programs were examined by the architects with the principals, they basically asked what programs are projected for the school. There was no building of classrooms to reduce class size, but was to accommodate the existing and projected student enrollment at each school. No new classrooms would require additional staff beyond what was desired or planned for the future. Mr. Becker asked on the phase-in plan, he thought it was very ambitious 3 years start to finish, and asked if that was realistic. The answer was that the construction time frame for renovation and new construction is running anywhere between 12 and 14 months for one school. If you look at doing the schools over a longer period, we get into additional costs for escalation. If we took the schedule out for another two years, we would have to increase the cost for this project significantly. They felt that it was a very doable schedule.

Building Committee member:

If through construction you change the size of an instructional area, the Board of Education better be prepared to furnish additional equipment if needed. The answer was that new furniture for all of the new spaces is included in the project costs. Included in that are all the typical components that go into a school. For the estimate we have an adequate cost coverage.

Perlstein, Board of Education member:

He thought that we need to be careful that this project is not divisible into code work and wish list. There is a large piece of this that is needed for basic education. In a project of this size, there is a whole spectrum of needs that are being addressed, things that we would like to do, things that are important, but they are on a scale. It is certainly appropriate for all of the Boards to look at it in that way before they come to final decisions.

Chairman Cassano stated that the purpose of the additions need to be explained if we are going to be looking at it from the point of view of the educational component as opposed to raw numbers. He asked that if people had questions, submit them in writing. He stated that we will not be having public comment because we could not achieve what is needed from public comment. If questions are submitted, we will answer as many as possible which will do a lot more for the public. He asked them to be submitted to the Town Hall or the Board of Education.

Adjournment : 10:44 p.m.

/jld

APPROVED:

ATTEST:

SECRETARY, BOARD OF DIRECTORS
MANCHESTER, CONNECTICUT