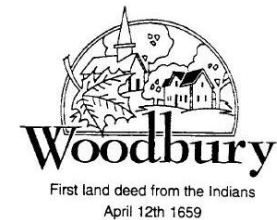


'Renovate-to-New' Improvement Project Nonnewaug High School



Public Hearing Presentation

Thursday, May 16, 2013 – 6:30PM



About the Building Committee



- Board Members:

- George Bauer, Chairman – BOE Chairman (Bethlehem)
- John Chapman – BOE Vice Chairman (Woodbury)
- Gary Suslavich – BOE Treasurer (Woodbury)

- Community Members:

- J. P. Fernandes (Woodbury)
- Patrick DiSarro (Woodbury)

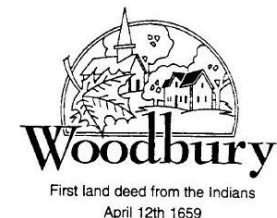
Thank You!

- District Staff:

- Jody Ian Goeler – Superintendent, RSD 14
- John Turk – Interim Director of Operations, RSD 14
- Mike Molzon – Director Grounds and Maintenance, RSD 14
- Andrew O'Brien – Principal, NHS
- Paul Ciotti – Director of Network Operations/Technology, RSD 14
- Bill Nemec – NHS Athletic Director, Dean of Students
- Chris McGrath – Athletic Department

- Design Consultants and Construction Manager:

- Antinozzi Associates
- Langan Engineering
- O&G Industries



ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS



LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

What has the Building Committee done?

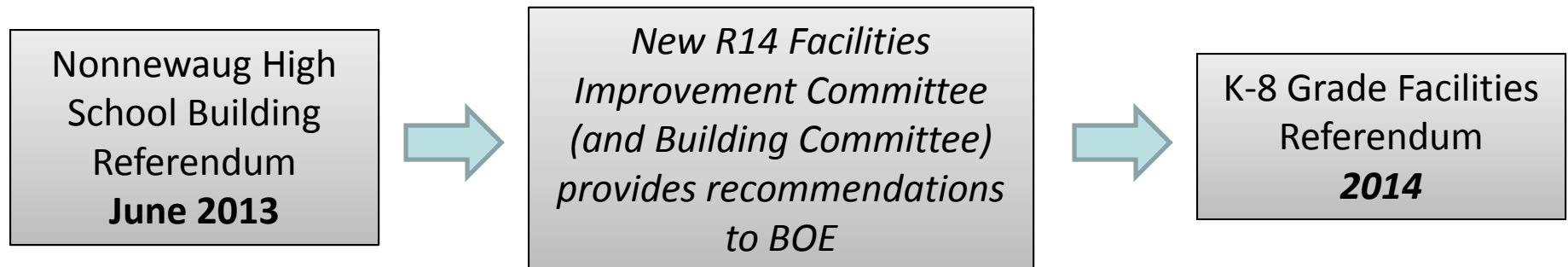


- The Region 14 Building Committee proposed two options regarding a Nonnewaug High School (NHS) Building Project referendum to the Region 14 Board of Education on April 1, 2013 based on the following:
 - **June 2006** – BOE moved forward a building referendum to renovate or expand NHS, MES, and BES. The referendum was defeated by 28 votes.
 - **2007 - 2008** – Work was performed by the Committee to develop a NHS improvement project. Due to several circumstances, the BOE did not move forward with a project referendum.
 - **May 2011** – BOE re-formed the Committee to revisit scope based on
 - Input from new upper level R14 staff, Superintendent, and HS Principal
 - Significant State graduation/post-secondary education requirement changes
 - **August 2012** – New educational specifications created, reinvigorating efforts by the BOE for district facility improvements

Why NHS and not the other schools?



- The Building Committee reviewed potential facility improvements for the K-8 grade spans, but a new June 2012 enrollment study may result in more efficient facility solutions for the District
- The Building Committee (and BOE) has recommended a “Renovate-to-New” improvement plan for **NHS**, but ...
- ... a new committee will be formed by the BOE to work with the Building Committee to review enrollment scenarios and related facility costs, thus establishing a **District-wide Facilities Improvement Plan** later in 2013



Why NHS now?



- Community Investment in the “flagship” building of the Bethlehem and Woodbury community
- 5 Years of Past Effort to create the BEST solution:
 - New enrollment study (June 2012), NHS site survey, and input from new NHS staff, administration
- Facility Repair and Maintenance Needs
- Energy Efficiency and Operational Savings
- Low Debt Service and Low Bond Interest Rates
- Aggressive, Competitive Construction Labor Market
- Implementation of new Curriculum/Graduation Requirements (CCSS, NEASC) ...

Why NHS now?



Increased HS Graduation Requirements:

Nonnewaug (2012)

21 Credits

English – 4

Math – 3

Science – 2

Technology – 0.5

Social Studies – 3

World Languages – 0

Fine Arts / Vocational – 1

Electives – 6

Health – 0.5

PE – 1

CT Secondary Reform (2014-2015)

25 Credits

English – 4

Math – 4

Science – 3

STEM Elective – 1

Social Studies – 3

World Languages – 2

Fine Arts – 1

Humanities Elective – 1

Open Electives – 1.5

Career Life Skills Electives – 2

Capstone Exp./Student Success Plans – 1

Health – 0.5

PE – 1

Why NHS now?



Total # of Credits Earned by NHS Students

	Credits earned												
	21	%	22	%	23	%	24	%	25	%	26+	%	
School year 11/12 (# of graduates attending NHS = 190)	14	7%	4	2%	14	7%	17	9%	22	12%	119	63%	
School year 10/11 (# of graduates = 212)	24	11%	9	4%	15	7%	27	13%	26	12%	110	52%	
School year 09/10 (# of graduates = 199)	14	7%	9	5%	15	8%	24	12%	32	16%	104	52%	
School year 08/09 (# of graduates = 199)	9	5%	9	5%	17	9%	27	14%	31	16%	101	51%	

Why NHS now?



Credits in Select Areas vs. Students Requiring Credits

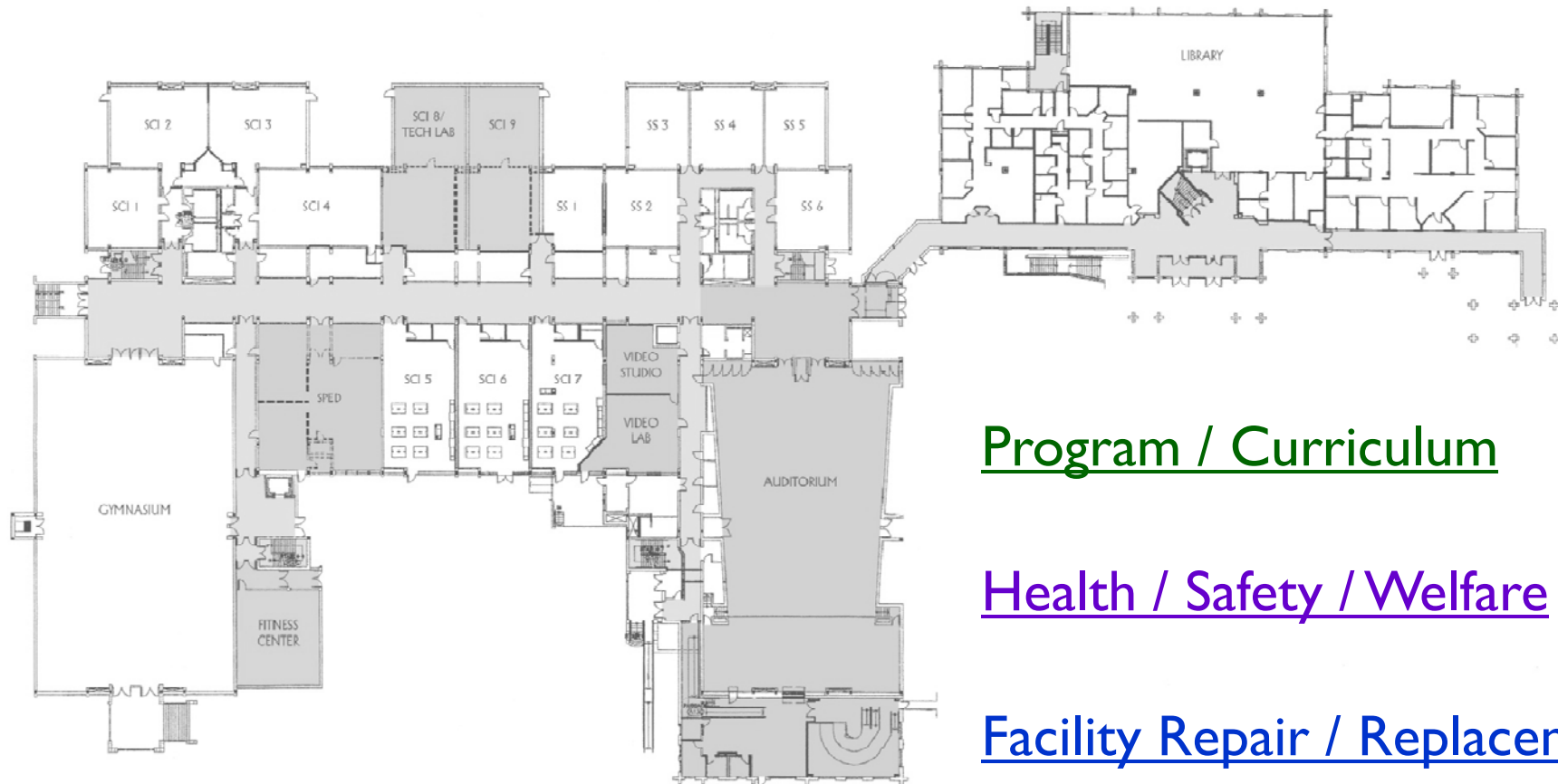
	Student credits per course of study												
	4 or more math	%	# of Students underserved	3 or more science	%	# of Students underserved	2 or more WL	%	# of Students underserved	1 or more fine arts	%	# of Students underserved	
School year 11/12 (# of graduates attending NHS = 190)	126	66%	64	160	84%	30	149	78%	41	70	37%	120	
School year 10/11 (# of graduates = 212)	159	75%	53	181	85%	31	178	84%	34	97	46%	115	
School year 09/10 (# of graduates = 199)	158	79%	41	172	86%	27	161	81%	38	126	63%	73	
School year 08/09 (# of graduates = 199)	141	71%	58	166	83%	33	156	78%	43	110	55%	89	



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Proposed Building Improvements

*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*



Program / Curriculum

Health / Safety / Welfare

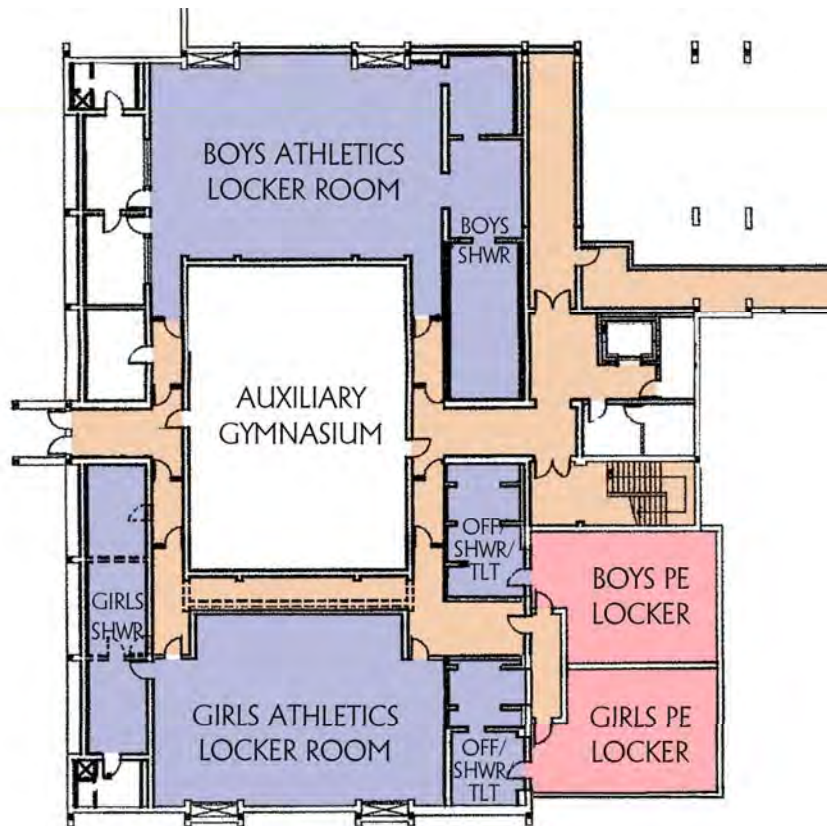
Facility Repair / Replacement



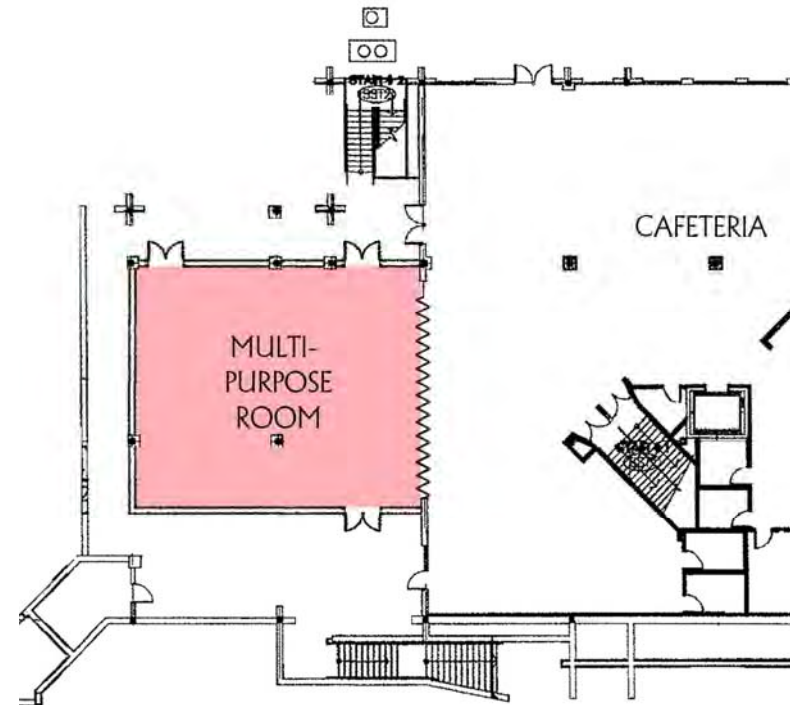
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Proposed Building Improvements

Proposed Lower Level (per January 21, 2013 B.C. Meeting)



- ❑ Renovate/ Add space for P.E. Locker Rooms, Team Locker Rooms, Equipment Storage



- ❑ Add Multipurpose Room off of Cafeteria





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Proposed Building Improvements

Existing Images of Lower Level Spaces



❑ *Boy's Locker Rooms*



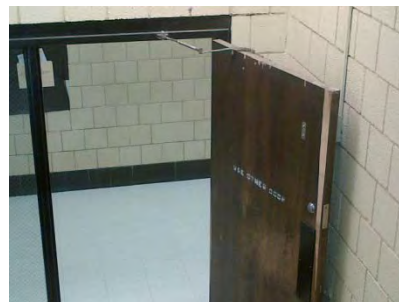
❑ *Typical Doorways*



❑ *Auxiliary Gym*



❑ *Girl's Locker Rooms*



❑ *Training / Therapy Area*



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Proposed Building Improvements

Proposed Images of New Lower Level Spaces



❑ *Team & P.E. Locker Rooms*



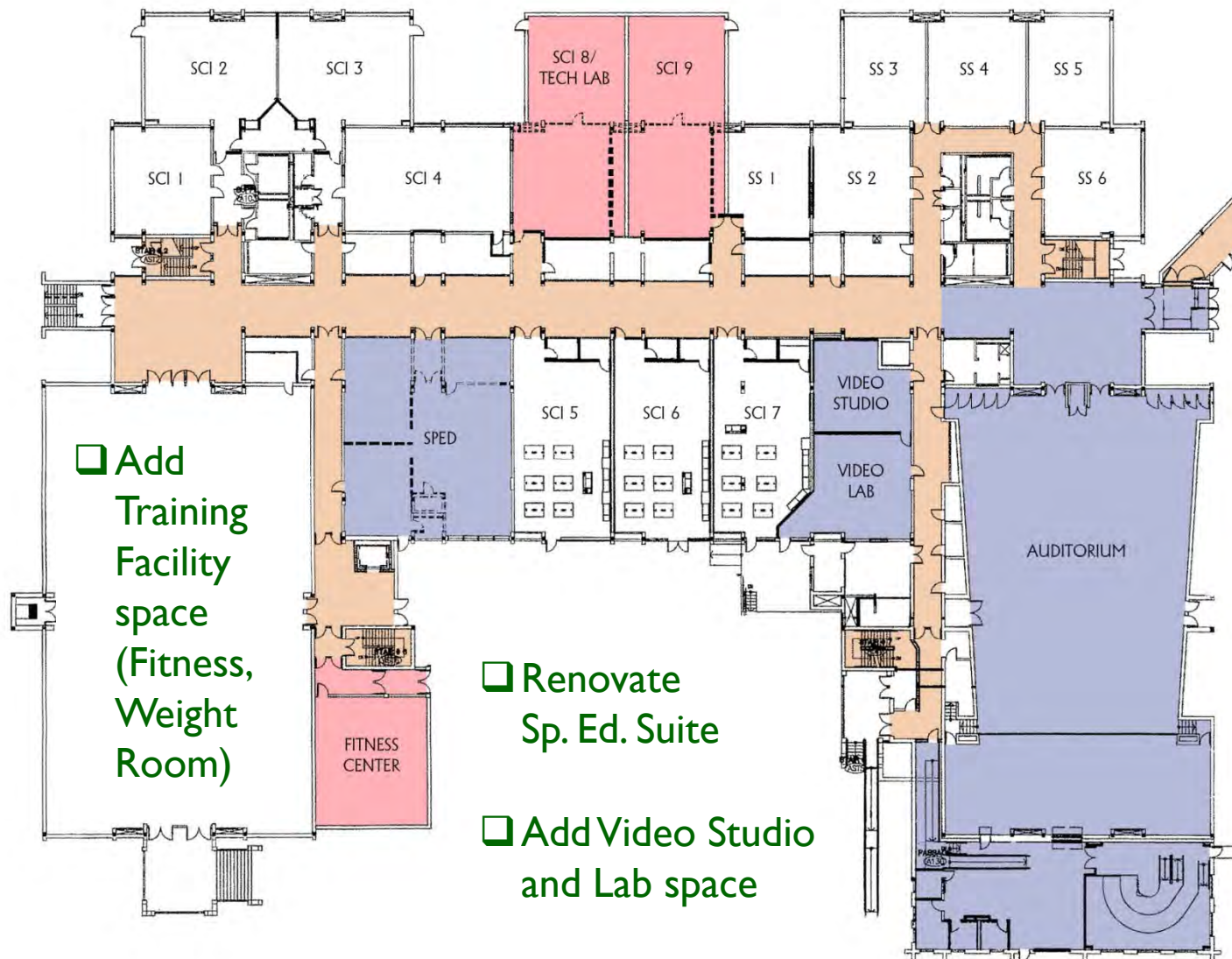
❑ *Multipurpose Room*



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Proposed Building Improvements

Proposed First Floor (per January 21, 2013 B.C. Meeting)



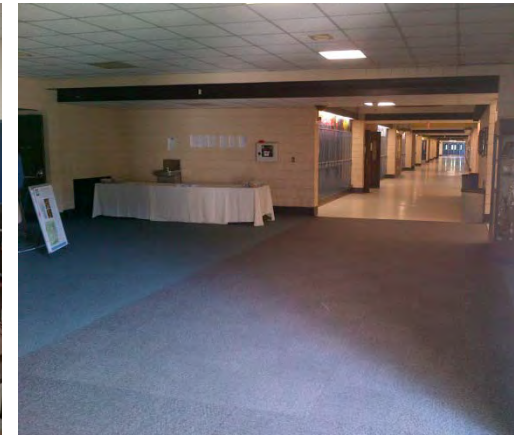
- DEMOLITION
- ADDITION
- MAJOR RENOVATION
- CIRCULATION

Proposed Building Improvements

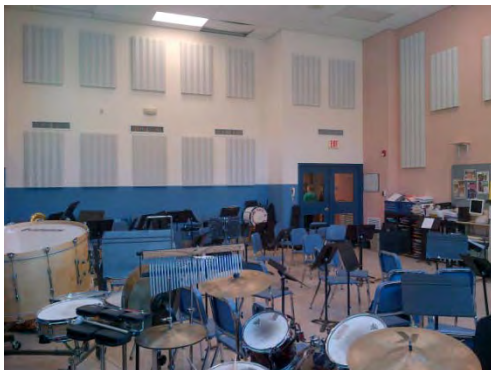
Existing Images of First Floor Spaces



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☐ Auditorium, Stage, Backstage, Lobby



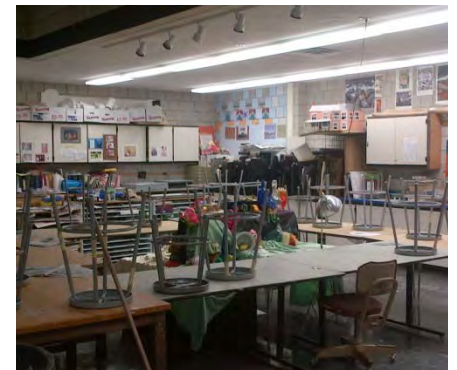
☐ Music/Band Room



☐ Video Production



☐ Art Rooms





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Proposed Building Improvements

Existing Images of First Floor Spaces



☐ Science Classrooms



☐ Training Facility



☐ Special Education



☐ Lockers / Corridors



Proposed Building Improvements

Proposed Images of New First Floor Spaces



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☐ Video studio/lab



☐ Auditorium



☐ Training Facility



☐ Additional labs (science, robotics)

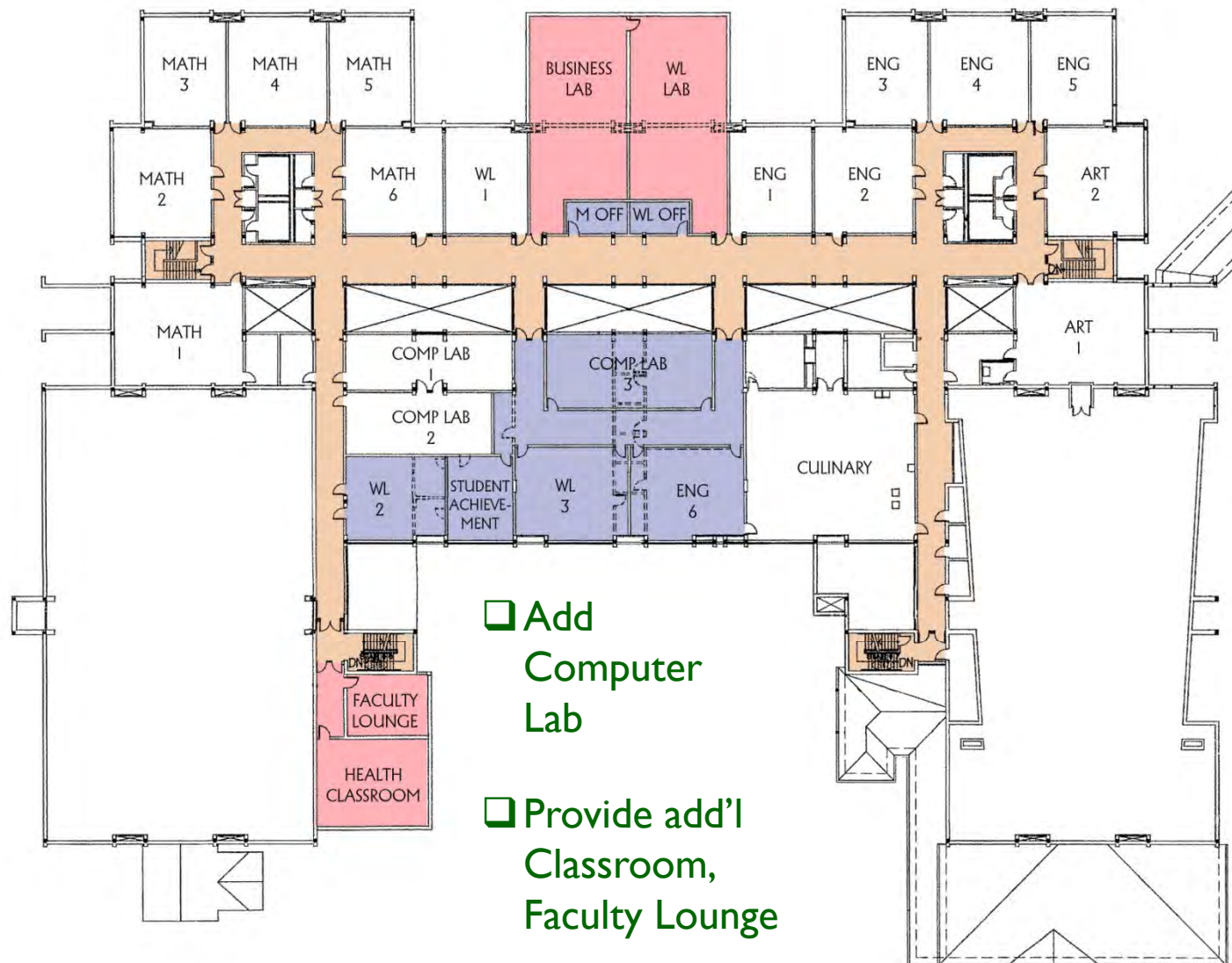




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Proposed Building Improvements

Proposed Second Floor (per January 21, 2013 B.C. Meeting)



□ Provide additional Classroom space

□ Upgrade electrical receptacles (throughout school)

□ Add Computer Lab

□ Provide add'l Classroom, Faculty Lounge

--- DEMOLITION
ADDITION
MAJOR RENOVATION
CIRCULATION

Proposed Building Improvements

Existing Images of Second Floor Spaces



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❑ *Computer Lab*



❑ *Classroom Spaces*



Proposed Building Improvements

Proposed Images of New Second Floor Spaces



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❑ *Main Computer Lab*



❑ *Collaborative Classroom Spaces*



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Proposed Building Improvements*

*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*

Health / Safety / Welfare Needs

- ☐ Add sprinkler system to entire facility with associated wells/pumps/generators and ceiling work
- ☐ Provide A/C in academic wing and replace heat coils to improve air quality
- ☐ Correct code/ADA issues in toilet rooms, elevator, stairs, rated wall penetrations
- ☐ Add emergency generator to operate major building systems
- ☐ Upgrade emergency lighting, fire alarm system
- ☐ Asbestos/PCB abatement in renovated areas
- ☐ Access control, entry, layout modifications to improve security

** List above identifies specific items in NHS Ed. Specs.; other items may be included to meet State DOE definition of Renovate-to-New: “a project to totally refurbish an existing building resulting in the renovated facility taking on a useful life (20 years) comparable to that of a new facility.”*



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Proposed Building Improvements*

*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*

Facility Repair / Replacement / Maintenance

(typically receives NO reimbursement from the State DOE)

- ☐ Replace all windows in academic wing
- ☐ Upgrade HVAC temperature control system
- ☐ Add expansion tank to domestic hot water heater
- ☐ Address exterior masonry wall cracks
- ☐ Add new boiler for redundancy
- ☐ Replace all interior doors
- ☐ Replace all flooring in academic wing corridors and classrooms
- ☐ Evaluate structure per 2007 Educational Specifications
- ☐ Replace bleachers in gymnasium

** List above identifies specific items in NHS Ed. Specs.; other items may be included to meet State DOE definition of Renovate-to-New: “a project to totally refurbish an existing building resulting in the renovated facility taking on a useful life (20 years) comparable to that of a new facility.”*

Proposed Site Improvements

Existing NHS Site Issues



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- ☐ **Inconsistent, unpredictable condition of field playing surfaces for student athletes**
- ☐ **Need to reestablish and expand existing tennis court facilities**
- ☐ **Unsafe and confusing traffic flow - bus, car, student - around school (and fields)**
- ☐ **Inadequate amount and insecure condition of parking for school/events**
- ☐ **No site amenities at fields**

Proposed Site Improvements



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*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*



❑ Improve Athletic Fields and Tennis Court Facilities

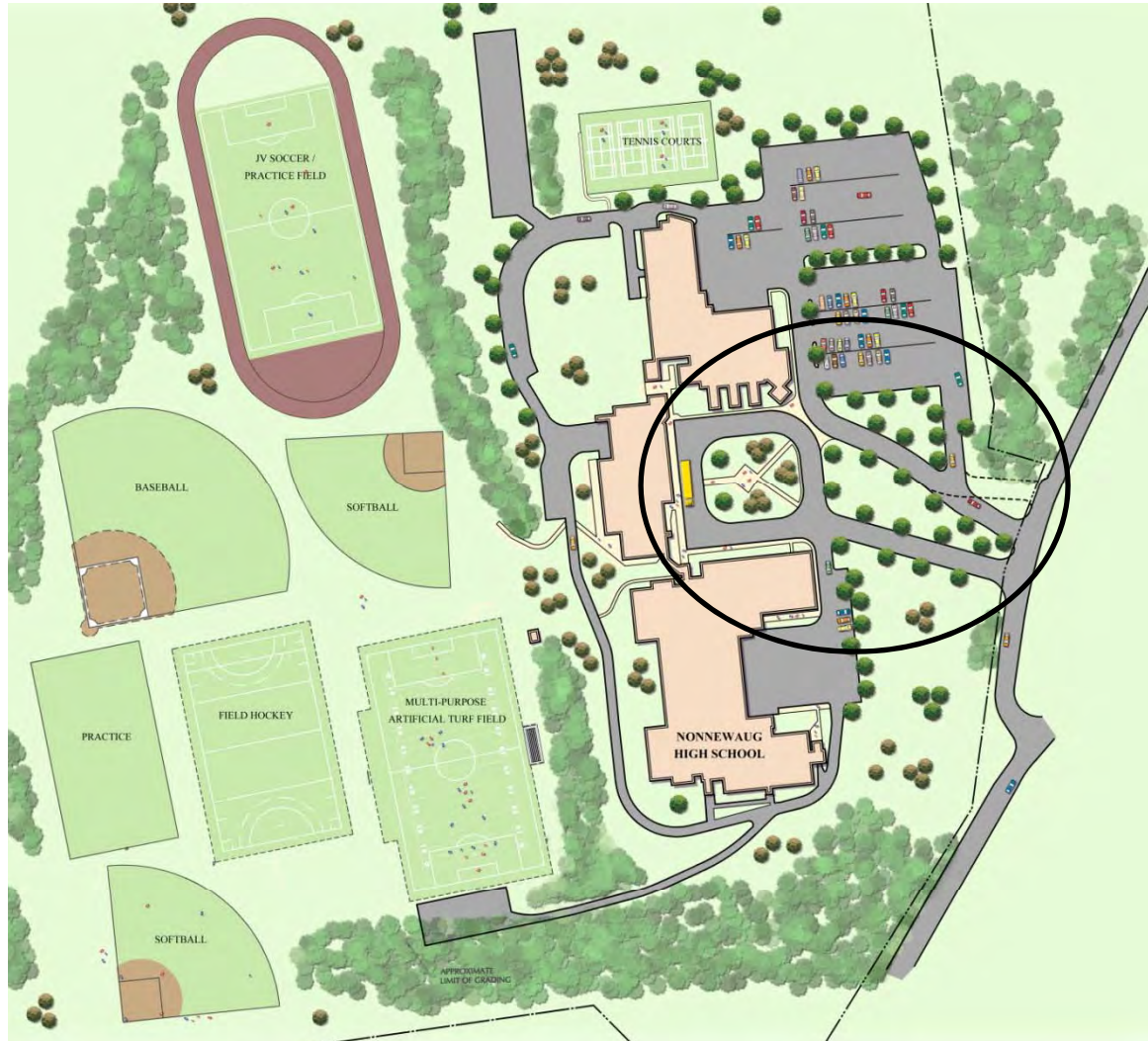
- Reconfigure fields to create more practice area
- Regrade, refurbish grass fields to improve erosion control and address safety concerns
- Provide artificial turf on multi-purpose athletic field (to increase use, reduce maintenance costs)
- Install irrigation system to maintain grass field conditions
- Repair 3 existing tennis courts (and add 1 new tennis court)
- Improve pedestrian walkways, vehicular access/parking to and around athletic fields
- Replace aged field needs (goals, posts, benches, fences, bases)

Proposed Site Improvements



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*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*



❑ Improve Traffic and Circulation Flow

- Re-align entrance driveway to:
- Separate bus, car, pedestrian traffic from parking lot area
- Provide dedicated area for student drop-off (ADA access)
- Provide new lighting, signage to improve visibility and traffic flow



Proposed Site Improvements



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*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*

❑ Expand and Improve Parking

- Regrade, repave, restripe parking lots, circulation routes
- Improve visibility, safety of parking with new site lighting, curbing, landscaping, signage
- Increase parking by 60 net spaces (pave existing West gravel lot, reconfigure entry)



Proposed Site Improvements

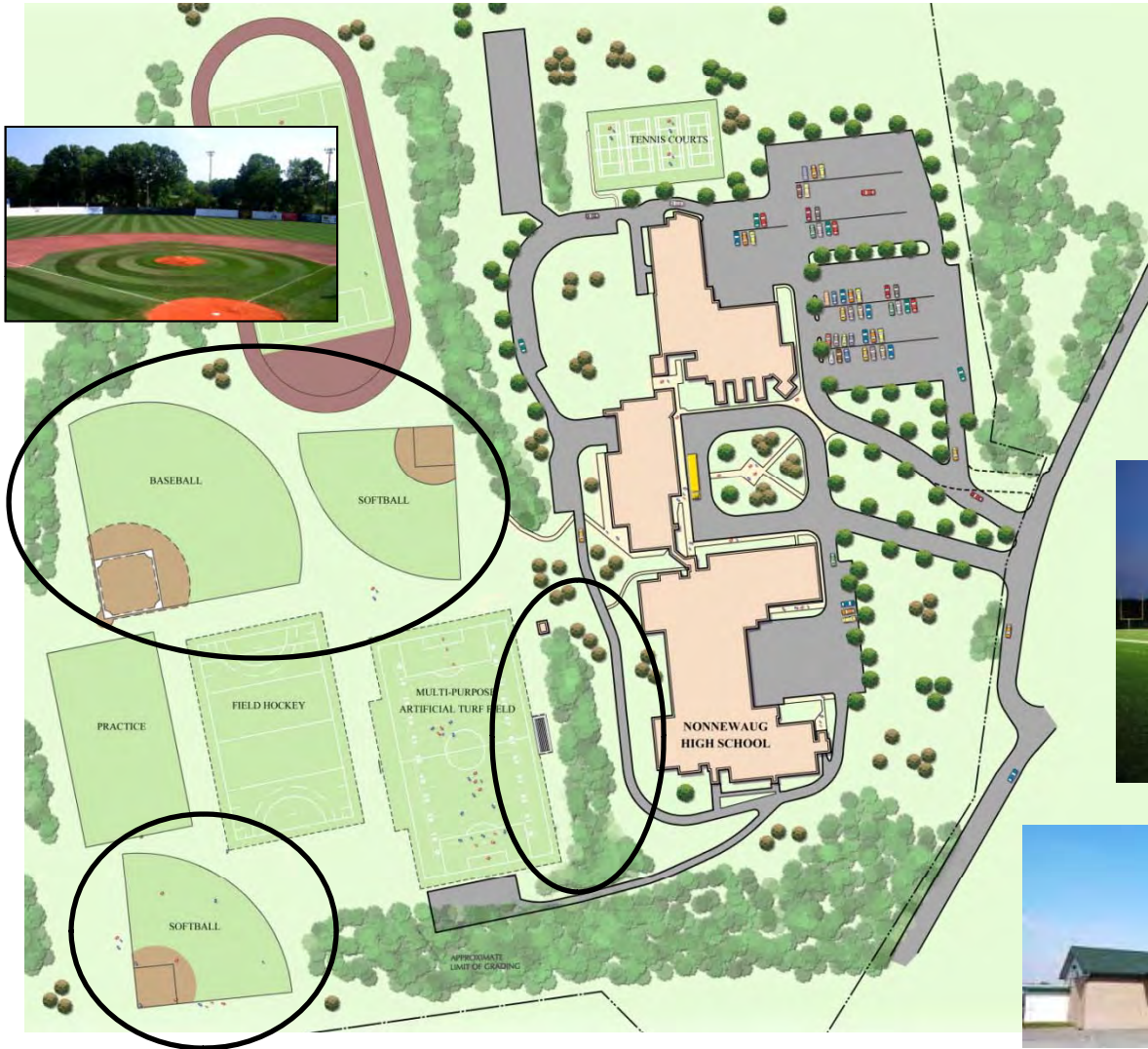


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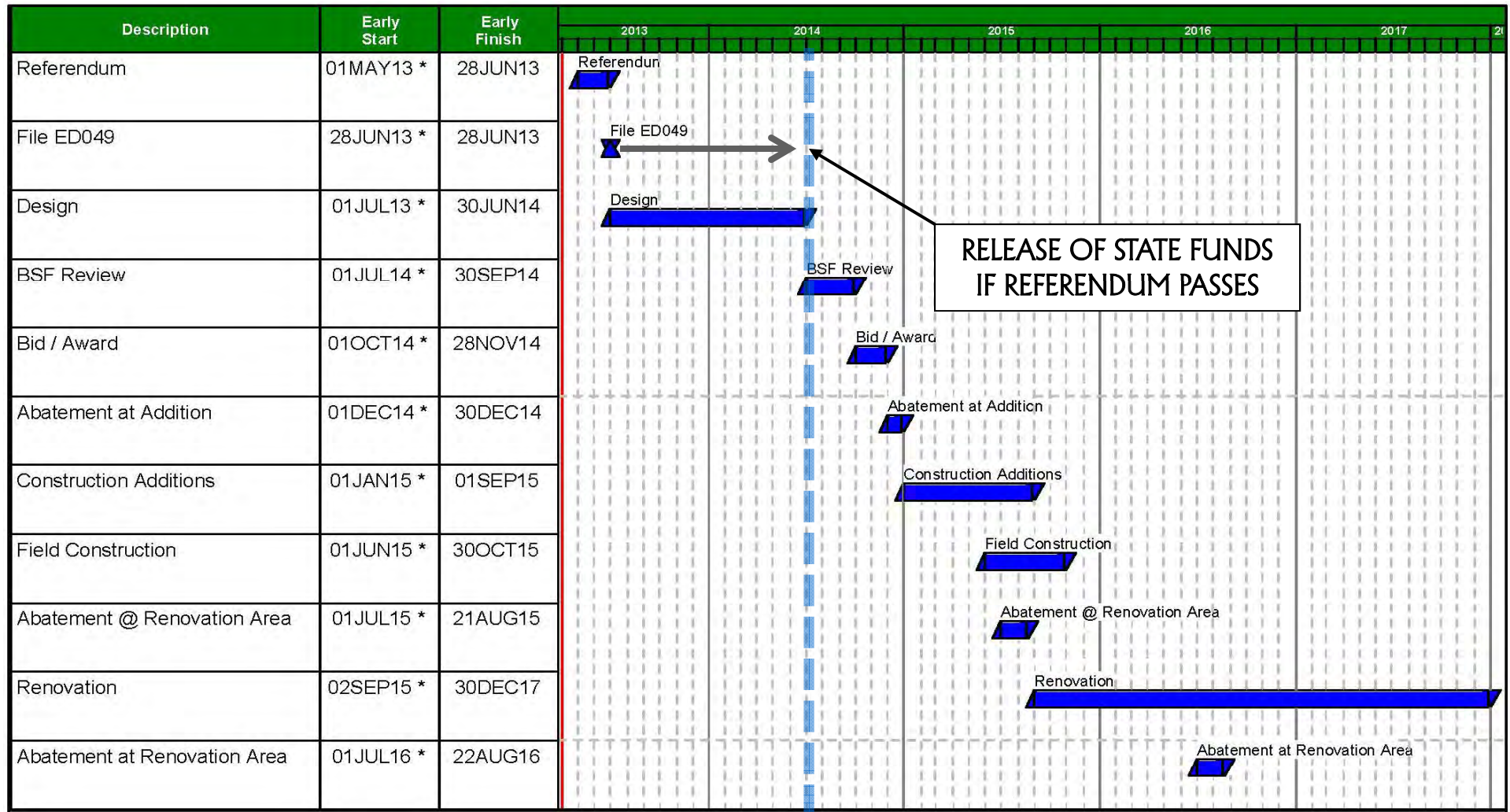
*Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting*

❑ Provide New Site Amenities

- Concession stand with toilet facilities, equipment storage
- New lighting and bleachers for 1,000 spectators at multi-purpose artificial turf field
- Baseball/softball dugouts
- Scoreboards (as appropriate)



Project Schedule



NONNEWAUG HIGH SCHOOL

Project Cost Estimate

<p align="center">NONNEWAUG HIGH SCHOOL REGION 14 ADDITIONS & RENOVATIONS WITH ATHLETIC FIELD OPTION #2 CONCEPTUAL DESIGN ESTIMATE ORDER OF MAGNITUDE April 18, 2013 PROJECT COST SUMMARY</p>									
DESCRIPTION	UM	QUANTITY	UNIT PRICE	CD EST. 1	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED REIM. %			
I. SITE DEVELOPMENT									
A. SITE - PKG LOTS, ENT DRIVE, ADD 48 SPACES, ST/DOT DROP-OFF, ADA	LS	1							
B. OFF-SITE IMPROVEMENTS - ALLOWANCE	LS	1							
C. ELECTRICAL, ADD SITE LIGHTING	LS	50							
D. REMOVE & REPLACE 3 TENNIS COURT SURFACES, NEW NETS	LS	1							
E. ADD 1 TENNIS COURT	LS	1							
F. ATHLETIC FIELD - (OPTION #2) (TURF)	LS	1							
SYNTHETIC TURF FIELD (W/RAINAGE EYE AT LOW AREA (W/ FILL))									
REMOVE GARAGE, INSTALL W/ 4 RESEED AT TRUCK AREA									
ATHLETIC FIELDS - STRIP & TOPSOIL, GRADE, SCH T/F, PARKING									
SITE AMENITIES - NEW FIELD LIGHTING @ FOOTBALL FLD.									
SCOREBOARD, 40' X 10' CONCESSIONS/RESTROOMS, 1000 SEATS									
BLEACHERS, DUGOUTS									
ADA ACCESSIBILITY @ FIELD WALKWAY & PKG AREA									
II. ASBESTOS ABATEMENT IN RENOVATED AREAS									
A. ASBESTOS ABATEMENT IN RENOVATED AREAS	SF	146,373							
B. PCB ABATEMENT IN RENOVATED AREAS - ALLOWANCE	SF	146,373							
III. NEW CONSTRUCTION									
CENTER, PARTIAL SCIENCE ROOMS, HEALTH CLASSROOM, FACILITY	SF	13,454							
IV. RENOVATIONS									
A. REPLACE ALL INTERIOR DOORS AND HARDWARE	SF	146,373							
B. REPLACE ALL CEILING IN ALL CLASSROOMS & HALLWAYS @ A.C. W/D	SF	111,748							
C. REPLACE VOT & CARPET @ ACADEMIC WING	SF	111,748							
D. AIR CONDITIONING CLIMATE @ A.C. WING, REPLACE HEAT COILS	SF	111,748							
E. REPLACE STOREFRONT @ A.C. WING	SF	111,748							
F. VENTILATION, REPAIR AND EMERGENCY LIGHTING, LEAKING/REPAIR	SF	146,373							
G. UPGRADE HVAC, TEMPERATURE CONTROL SYSTEM	SF	146,373							
H. REPLACE FIRE ALARM SYSTEM	SF	146,373							
I. BUILDING STRUCTURE - ALLOWANCE	SF	146,373							
J. REPAIR EXTERIOR MASONRY WALL CRACKS - ALLOWANCE	SF	146,373							
K. CORRECT CODE / ADA ISSUES IN RESTROOMS, ELEVATOR, STAIRS	SF	146,373							
L. REPLACE BLEACHERS IN GYM	SEATS	1,000							
M. ADD EXPANSION TANK TO DOMESTIC HOT WATER SYSTEM	LS	1							
N. FIRE SPRINKLER, PUMP, UNDERGROUND TANKS	SF	146,373							
O. ADDITIONAL WATER WELL, ASSUMED 600 VLF, PUMP, PIPE	EA	1							
P. ADD ONE NEW BOLLER FOR REDUNDANCY	LS	1							
Q. AUDITORIUM PREMIUM UPGRADE	SF	5,700							
R. STAGE UPGRADE	SF	2,300							
S. ADD LOBBY UPGRADE	SF	1,400							
T. ENCLOSE OUTDOOR STAIRWAY (DELETED)	SF	146,373							
U. SECURITY WIRE, CONDUIT, ELECTRICAL OUTLETS	SF	27,446							
V. ALTERNATIONS OF SELECT BUILDING AREAS	SF	27,446							
Light Renovation	SF	20,817							
Medium Renovation	SF	55,097							
Heavy Renovation	SF	70,819							
SUBTOTAL	SF	109,821							
O&G Industries Confidential									

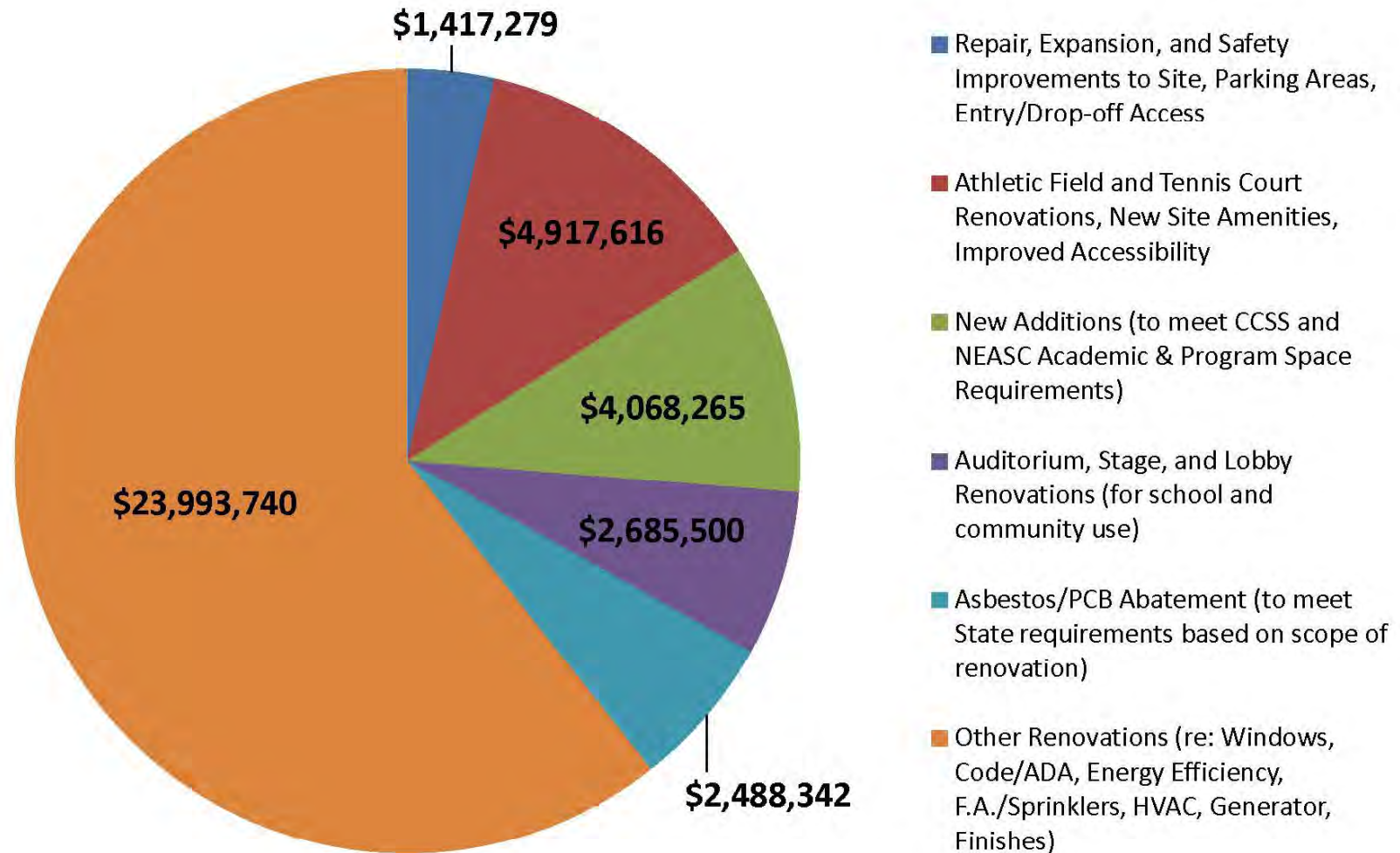
<p align="center">NONNEWAUG HIGH SCHOOL</p>									
DESCRIPTION	UM	QUANTITY	UNIT PRICE	CD EST. 1	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED REIM. %			
1. BUILDING PERMIT FEE	NO	38							
2. C.M. REIMBURSABLES	LS	1							
3. LEED	LS	1							
SUBTOTAL									
4. ESCALATION, CONTINGENCY									
1. DESIGN CONTINGENCY									
2. CM GAP CONTINGENCY									
3. ESCALATION - TO BID DATE 06/14, 16 MO., 4.0% /YR									
SUBTOTAL									
5. PRE-REFERENDUM FEE									
6. PRE-CONSTRUCTION PHASE									
7. CONSTRUCTION PHASE - BASED ON T/F, P/T									
SUBTOTAL									
8. CM BOND									
9. INSURANCE GL, F/L									
SUBTOTAL									
TOTAL CONSTRUCTION COSTS									
OWNER "SOFT" COSTS - TO BE CONFIRMED BY OWNER									
1. LAND ACQUISITION, APPRAISALS									
2. MISCELLANEOUS ADMINISTRATION COSTS									
3. ARCH / ENG FEES, CONSULTANTS									
4. ASBESTOS ABATEMENT / CONSULTANT									
5. SURVEYS, BORINGS, GEOTECHNICAL REPORT									
6. TRAFFIC STUDY									
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS									
8. STRUCTURAL ENGINEERING CONSULTANT (3RD PARTY REVIEW)									
9. CODE COMPLIANCE REVIEW CONSULTANT									
10. PRINTING, MAILING, ADVERTISING									
11. FURNITURE, EQUIPMENT - ALLOWANCE	STDY	828							
12. TELEPHONE SYSTEM - AT NEW AREAS	SF	13,454							
13. TECHNOLOGY - ALLOWANCE	STDY	830							
14. ACOUSTICAL CONSULTANT									
15. SECURITY SYSTEM	SF	109,821							
16. BUILDERS RISK INSURANCE	SF	109,821							
17. MOVING EXPENSES, STORAGE	SF	109,821							
18. BIDDING / FINANCIAL ADVISOR COSTS	SF	109,821							
19. LEGAL FEES / INTERIM FINANCING	SF	109,821							
20. STATE PERMIT FEE (0.24/1000 OF CONST. COST)	JK	626							
21. COMMISSIONING	SF	109,821							
22. OWNERS CONTINGENCY - ON TOTAL PROJECT									
TOTAL OF OWNERS "SOFT" COSTS									
TOTAL PROJECT COST									
ESTIMATED ELIGIBLE PROJECT COST									
REIMBURSEMENT REDUCTION									
STATE ALLOWABLE SF PER STUDENT									
NET ELIGIBLE									
STATE REIMBURSEMENT - % TO BE CONFIRMED BY OWNER									
ESTIMATED NET COST TO THE REGION 14									

Detailed Cost Estimates ...

... located on the Region 14 website under "Region 14 Building Project", "NHS Building Project", link to "Detailed Cost"

NONNEWAUG HIGH SCHOOL

Construction Cost Allocation Chart



NONNEWAUG HIGH SCHOOL



Project Cost vs. Region 14 Cost

	Unit / Quantity / %	Cost
Total Project Cost (Maximum)	\$399.31/SF	\$63,820,605
Estimated 'Eligible' Project Cost	85.09%	\$54,305,036
Reimbursement Reduction*	5,578 SF	(\$1,953,813)
Net 'Eligible' Project Cost	-----	\$52,351,223
State DOE Reimbursed Share	47.86% by 6/30/13	\$25,055,295
Estimated Net Cost to Region 14		\$38,765,310

* Per State BSF Guidelines - Allowable SF / Student = 180.5 SF x max. 8-year student enrollment

NONNEWAUG HIGH SCHOOL

NHS Debt Impact Assumptions

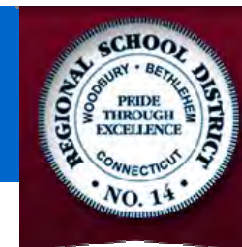


Source: Information provided by Webster Bank – April 2013

Base Assumptions

- Region 14 net cost per SDE Reimbursement Rate of 47.86% (if submitted by 6/30/2013)
- Debt Service Payments start FY2016-2017
- 3.15% bond interest rate for net Project Cost over 25-year bond term
- Annual Tax Impact based on house assessment at 70% of Fair Market Value
- Assumes NO changes to the Grand List or future capital project bond expenditures

Existing Region 14 Debt Service



Source: Information provided by Region 14 BOE – April 2013

Fiscal Year	Principal	Interest	Total Gross Debt Service	Annual Change
2013	985,000	63,275	1,048,275	
2014	1,015,000	35,813	1,050,813	2,538
2015	645,000	15,063	660,063	(390,750)
2016	280,000	3,500	283,500	(376,563)
2017	-	-	-	(283,500)
2018	-	-	-	-
2019	-	-	-	-
	2,925,000	117,650	3,042,650	

NHS Cost Impact on Taxpayer



Source: Information provided by Webster Bank – April 2013

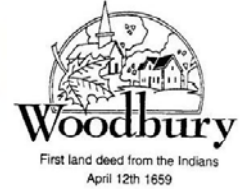
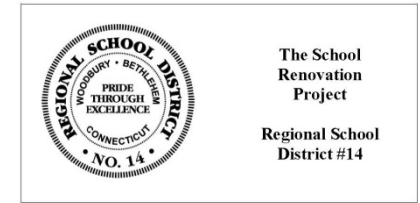
Fiscal Year	Mill Rate Impact Woodbury Value of One Mill \$1,237,000	Mill Rate Impact Bethlehem Value of One Mill \$450,000	Woodbury Tax Impact on a Home Assessed at \$350,000	Bethlehem Tax Impact on a Home Assessed at \$350,000
2013				
2014	0.00	0.00	\$1	\$0
2015	(0.00)	(0.00)	(\$1)	(\$1)
2016	0.24	0.22	\$85	\$78
2017	0.28	0.26	\$99	\$91
2018	0.27	0.25	\$96	\$88
2019	0.18	0.16	\$62	\$57
2020	0.02	0.02	\$8	\$7
2021	(0.03)	(0.03)	(\$10)	(\$9)
↓	Highest annual tax impact		↓	↓
2040	(0.03)	(0.03)	(\$10)	(\$9)
2041	(1.04)	(0.96)	(\$366)	(\$335)

Major Event Schedule regarding NHS Building Project Referendum



Event	Date & Time	Location
Building Committee Meetings	Typically weekly in April – May; Tuesday @ 6:30 PM	NHS Media Center
Public Tour, Presentation, Q&A	Tues., April 30 – 6:30 PM Tour; 7:30 PM Presentation	NHS Auditorium
Public Tour, Presentation, Q&A	Thurs., May 2 – 6:30 PM Tour; 7:30 PM Presentation	NHS Auditorium
Public Tour, Presentation, Q&A	Sat., May 4 – 2:00 PM Tour; 3:00 PM Presentation	NHS Auditorium
Public Hearing	Thurs., May 16 – 6:30 PM (5:30 PM Tour of NHS)	NHS Media Center
BOE Regular Meeting	Thurs., May 16 – 8:00 PM; (Called Question; Set Referendum Date)	NHS Media Center
Referendum Date	June 18 th (6am-8pm)	All Voting Polls Open

'Renovate-to-New' Improvement Project Nonnewaug High School



Project Cost vs. Region 14 Cost:

OVERALL ESTIMATED PROJECT COST: \$63,820,605
(maximum expenditure that must be
requested at Referendum)

REGION 14 TAXPAYER COST: \$38,765,310
***(estimated after State
Reimbursement)***