

2021 - 2026

Bethany Board of Education

5-Year Capital Improvement Plan

2021-2026



Board of Education Meeting: May 11, 2022

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Strategic Plan

5-Year Strategic Plan Goal:

- ❖ We will provide a safe, appropriate learning environment to support contemporary education by creating a 5-year Facilities Plan that takes into consideration buildings and grounds as well as future-ready learning spaces.
- ❖ Requires an Ad Hoc Committee 2021 - 2022



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The Bethany Public School's **Strategic Plan**, which was adopted in March 2020, identified a goal that required the District to create an Ad Hoc Committee to create a 5-Year Facilities Plan that took into consideration buildings and grounds as well as future-ready learning spaces.

The Pandemic taught us that we needed to consider both indoor and outdoor learning environments.

Ad Hoc Facilities Committee



John Paul Garcia

BOE Ad Hoc & Facilities Sub-Committee Chairman

Christopher Pittenger

BOE Chairman

Colleen Murray

Superintendent

Fred Bartolini

Facilities Manager

Tom Reed-Swale

BCS Principal

Kai Byrd

Director of Special Services, Curriculum and Instruction

Sue Carpenter

BOE Executive Assistant

Kimberly Wolcott

BCS Teacher & BEA President

Melanie Goldner

PTO Representative

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Thank you to the **Ad Hoc Facilities Committee Members** listed here.

Mr. John Paul Garcia, BOE Facilities Sub-Committee Chair, served as the Ad Hoc Committee Chair with representation from several stakeholder groups.

Timeline

March 11, 2020	The Bethany Public School District's Strategic Plan (including a goal to develop a 5-Year Facilities Plan) was approved.
March 15, 2021	The BOE Facilities Sub-Committee recommended an Ad Hoc Committee to develop the 5-Year Facilities Plan.
April 7, 2021	The BOE sanctioned an Ad Hoc Facilities Committee.
April 15, 2021	The Ad Hoc Committee's membership was finalized.
April 21, 2021	The first Ad Hoc meeting was held to define the task, commitment, scope of work, and timeline.
May 19, 2021	The Ad Hoc Committee conducted a walkthrough of the building and grounds.
May 26, 2021	An Ad Hoc meeting was held to prioritize capital improvements and identify research and development projects.
May 2021 – April 2022	District administration secured funding sources and conducted research and development on several capital improvements projects.
April 19, 2022	The Ad Hoc Committee finalized the 5-Year Facilities Plan and sent it forward to the BOE for consideration.

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This slide reflects the **timeline** from the Board's adoption of the Strategic Plan in March 2020, just before the Pandemic hit, to the creation of the Ad Hoc committee a year later.

The committee conducted a walkthrough of the building and grounds, met several times, and considered various sources of data to make informed decisions.

From May 2021 through to April 2022, administration secured funding sources and conducted research and development on several capital improvement projects.

We are here tonight to present the proposed 5-Year Facilities Plan for the Board's consideration.

Walkthrough

Walkthrough May 19, 2021

- ❖ **Considered Enumeration Projections**
- ❖ **Completed the Department of Administrative Services (DAS) Facilities Survey**
- ❖ **Explored Pending Legislation**
- ❖ **Assessed All Areas on Campus:**
 - **Exterior**
 - **Interior**
 - **Operating Systems**
 - **Outdoor Structures**
 - **Grounds**



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The first task taken by the Ad Hoc Committee was to conduct a thorough **walkthrough** back in May 2021, at which they considered enumeration projections and a Department of Administrative Service Facilities Survey to help them make decisions.

All areas on campus were evaluated:

- Exterior
- Interior
- Operating systems
- Outdoor structures
- Grounds

2021 – 2022 Research & Development Year

HVAC Assessment



Consultant: Kuegler Associates, LLC

Cost: \$8,000

Funding: American Rescue Plan (ARP/ESSER III) Grant

Status: Completed in February 2022

Results: The report provided an assessment of the current mechanical ventilation design at BCS. The existing facility is currently being provided with ventilation air. Recommendations in the report are made with the goal of bringing rates up to current code requirements, maintaining ventilation air rates throughout the occupied portions of the day, and improving energy efficiency while doing so.

Next Steps:

- ❖ The estimated cost to address recommendations in the Ventilation Report totals \$1,308,500, in today's market.
- ❖ There are several proposed bills being presented and discussed at the legislative level that, if passed, could help school districts to address and defray the costs of improving indoor air quality.
- ❖ The District will prioritize the HVAC recommendations and stay abreast of any funding available to apply for grants.
- ❖ If state and federal funds are not made available, the District will revisit these recommendations and may identify them for capital improvements through the budget process.

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Year 1 (2021 – 2022) of this proposed 5-Year Facilities Plan was spent researching and developing the Ad Hoc Committee's recommendations.

Grants and other funding sources, along with legislative guidance were explored, and some projects were put into motion.

One such recommendation called for an **HVAC Assessment** to determine future needs.

Kuegler Associates was hired, and the District used ARP/ESSER Funds to pay for the assessment which cost \$8,000.

Results of the Ventilation Study are as follows:

- The report provided an assessment of the current mechanical ventilation design at BCS.
- The existing facility is currently being provided with ventilation air.
- Recommendations in the report are made with the goal of bringing rates up to current code requirements, maintaining

ventilation air rates throughout the occupied portions of the day, and improving energy efficiency while doing so.

- The estimated costs to address the engineer's recommendations total \$1,308,500 in today's market.

There are several bills being presented at the legislative level that, if passed, could help school districts to address and defray the costs to improve indoor air quality:

- House Bill 5476 - Installing, replacing, or repairing HVAC systems eligible for school construction grants
- Senate Bill 423 - Install HVAC systems to keep temperature and humidity within allowable ranges
- House Bill 5479 - Mandatory temperature/humidity ranges
- American Rescue Plan Act (ARPA) Plan for municipalities

The District has begun to prioritize the recommended projects and will seek additional consultation in order to be prepared when legislative funding becomes available.

2021 – 2022 Research & Development Year

BCS Gym Air Conditioning

Cost: \$127,290

Funding: \$120,000 - American Rescue Plan (ARP/ESSER III) Grant
\$ 7,290 - 2021–2022 Operating Budget

Status: Bid Awarded to Blizzard Mechanical, LLC

Next Steps:

- ❖ Duct Work – Spring 2022
- ❖ Installation – Summer/Fall 2022



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As part of the HVAC assessment and proposed House Bill 5479 – which addresses mandatory temperature/humidity ranges, the District moved forward using ARP/ESSER funds to install **Air Conditioning in the BCS Gym**.

The cost of the project totaled \$127,290.

\$120,000 was budgeted and covered by the ARP/ESSER funds and an additional \$7,290 was taken from the 2021 – 2022 operating budget surplus.

The project went out to bid and was awarded to Blizzard Mechanical, LLC.

Ductwork is beginning this spring and installation to follow in late Summer/early Fall.

It is anticipated that it will take up to 16 weeks to receive the units.

2021 – 2022 Research & Development Year

Outdoor Education Plans

Phase I

- ❖ Pavilion

Phase II

- ❖ Portable Demolition
- ❖ Amphitheater

Phase III

- ❖ Lower Baseball Field Regrading
- ❖ Paved Running Track



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The Ad Hoc Committee considered several **outdoor education plans** and recommended three phases of work.

Recommended projects are shown on the slide and will be explained in the next few slides.

2021 – 2022 Research & Development Year

Pavilion

Architect: Rob White Architect, LLC

Estimated Cost: \$ 9,200-Schematic Design Phase*
\$ 7,700-Contract Document Phase
\$ 800-Bid Phase
\$ 2,000-Construction Administration Phase
\$180,946-Construction

Funding: \$200,646-American Rescue Plan (ARP/ESSER III) Grant

Status: RFP Process

Next Steps:

- ❖ RFP Bid Opening scheduled for May 16, 2022
- ❖ Anticipated start – June 2022

*Design Costs Include the Outdoor Amphitheater Area



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To complete the ARP/ESSER grant application, the District collected proposal plans from two architect firms for an **outdoor pavilion and amphitheater**.

Based on those proposals, the grant was written requesting \$200,646 with a breakout of expenses highlighted on the slide.

Once the grant was approved, the District moved forward with Architect, Rob White, to begin the schematic design phase.

The project went out to bid this spring and bid openings are scheduled for May 16th with an anticipated groundbreaking in June.

NOTE: The design cost shown on the slide includes the outdoor amphitheater to be constructed, at a later date.

2021 – 2022 Research & Development Year

Amphitheater

Estimated Cost: \$85,000 - \$100,000

Funding: TBD

Next Steps:

- ❖ Demolish Portable Outbuilding
- ❖ Explore Funding Options
- ❖ Pursue Partnership with Town
- ❖ Schedule on the 5-Year Plan



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The estimated costs for **the amphitheater** will run between \$85,000 to \$100,000 and includes the demolition of the existing portable outbuilding.

The District will need to explore funding for this project which might include a partnership with the Town.

You will see in subsequent slides that this work has been put on the 5-Year schedule.

2021 – 2022 Research & Development Year

Regrade Lower Baseball Field

Estimated Cost: \$69,950

Funding: TBD

Next Steps:

- ❖ Explore Funding Options
- ❖ Schedule on 5-Year Plan



Paved Running Track

Estimated Cost: \$26,470

Funding: PTO
Wellness Council
Fundraising

Next Step: Fundraising



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Also included in the Outdoor Education Plan is the regrading of the **lower baseball field and a paved running track**.

The estimated cost for the work on the baseball field is approximately \$70,000 and will need a funding source.

It has been put on the 5-year schedule which will be presented on subsequent slides.

A paved running track is estimated to cost \$26,470.

In partnership with the PTO and Wellness Council, a 5K/Health Fair event, in honor of Kristen Cushing, was held on May 6, 2022 and raised close to the targeted cost.

There are additional dollars available from a ConnectiCare grant and the Wellness Council account to be applied which will help us to exceed our target.

As soon as the event financials are reconciled, the District can begin

plans for implementation and dedication.

2021 – 2022 Research & Development Year

Board of Education Office Landscaping

Estimated Cost: \$3,600-Labor
\$2,000-Material

Funding: Public Works Partnership
Amity Gardens Donation
\$907-Operating Budget

Status: Completed–Fall 2021

Next Step:
❖ Maintenance



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The Ad Hoc Committee recommended **landscaping around the BOE Office.**

The project was estimated to cost \$5,600 but thanks to our partnership with the Public Works Department and a donation from Amity Gardens, it cost the District \$907 and was completed last fall.

2021 – 2022 Research & Development Year

PreK Playscape Elevation

Estimated Cost: \$13,000

Funding: Special Education PreK Account

Status: Approved

Next Steps:

- ❖ Finalize Contract Agreement
- ❖ Anticipated Start – June 2022



Boiler Assessment

Vendor: Saucier Mechanical Services

Cost: N/A–Part of Maintenance Agreement

Status: Completed – Fall 2021
Boilers are operating to capacity
No recommendations currently

Next Step:

- ❖ Maintenance



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The Committee determined that the **PreK Playscape area** needed some work to raise the elevation, to prevent injury.

This was identified as an immediate need.

The cost to complete this project is \$13,000 and money is available in the Special Education PreK Account to cover the cost.

Administration is looking to finalize the contract agreement and start the work in June 2022.

The Ad Hoc Committee also recommended having a **boiler assessment** completed which was done in the fall of 2021.

There was no cost for this assessment as it is part of the District's Maintenance Agreement with Saucier Mechanical Services.

According to Saucier, the boilers are operating to capacity and there are no recommendations or corrective action, currently.

2021 – 2022 Research & Development Year

Propane Assessment



Vendor: Saucier Mechanical Services

Cost: N/A

Status: Completed – Fall 2021
Report states that the only cost-effective way to switch to propane would be if all the boilers and generators were replaced, which would take many years to recoup any savings.

Status: The Ad Hoc Committee agreed to not move this project forward.

Electric Car Charging Station

Cost: \$44,000

Funding: N/A

Status: The Ad Hoc Committee agreed to not move this project forward.

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The Ad Hoc Committee requested the District research a **Propane Assessment** and **Electric Car Charging Station**.

Saucier Mechanical completed the **Propane Assessment** in the fall of 2021 and reported that the only cost-effective way to switch to propane would be if all the boilers and generators were replaced, which would take many years to recoup any savings.

The Ad Hoc Committee agreed not to move this project forward.

The **Electric Car Charging Station** was also researched and would cost approximately \$44,000.

Due to the cost and expected limited use, at this time, the Ad Hoc Committee agreed not to move this project forward.

2021 – 2022 Research & Development Year

Refrigerator

Cost: \$5,500

Funding: American Rescue Plan (ARP/ESSER III) Grant

Status: Purchased and Installed – Winter 2022



Outdoor Freezer

Cost: \$25,000

Funding: National School Lunch Program Equipment Grant

Status: Purchased and Installed – Spring 2022



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Due to the free breakfast and lunch option, participation in the National School Lunch Program increased significantly.

Coupled with recent supply and demand challenges, the District needed an additional **refrigerator and freezer**.

The ARP/ESSER grant covered the cost of \$5,500 for the refrigerator which was purchased and installed this past winter.

A National School Lunch Program Equipment Grant for \$25,000 was received to cover the cost of an outdoor walk-in freezer which was purchased and installed this past spring.

Year 2 ~ 2022–2023

PreK Playscape Elevation	Summer 2022
BCS Gym Air Conditioning	Summer/Fall 2022
Outdoor Education Pavilion	Summer/Fall 2022
Prioritization of HVAC Recommendations	Fall 2022
Future Ready Classrooms/Media Center	2022-2023

Research and Development

- ❖ Ad Hoc Committee Established
- ❖ Research Consultants
- ❖ Conduct Site Visits
- ❖ Preliminary Design Phase
- ❖ Cost Projections
- ❖ Capital Improvement Request or Grant Funding



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Where Year 1 was a Research and Development Year with some project development, **Year 2 of the Plan addresses further recommendations:**

- The first four projects have been previously discussed and you can see on the chart they are slated for implementation beginning this summer.
- The last proposed project for Year 2 involves a research and development phase during the 2022 – 2023 school year to plan for Future Ready Classrooms and the Media Center.
- This will require a new Ad Hoc Committee with representation from our educators and with the help of an outside consultant to look at ways in which we can design indoor learning spaces conducive to learners in the 21st Century.
- Site visits to other districts who have already begun this transformation will be conducted to inform a design and cost phase before a capital improvement request or grant funding can be explored.

Year 3 ~ 2023–2024

Portable Outbuilding Demolition	Summer 2023
Outdoor Education Amphitheater	Summer 2023
Regrade Lower Baseball Field	Summer 2023
Future Ready Classrooms/Media Center	
Phase II	2023-2024



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Year 3 (2023 – 2024) includes the demolition of the portable outbuilding to get ready for the amphitheater, at the same time the lower baseball field is regraded.

Phase II of the Future Ready Classrooms and Media Center continues with schematic design, prioritization, and funding continues in Year 3.

Years 4 & 5 ~ 2024–2026

Future Ready Classrooms/Media Center

Phase III	2024 - 2025
Phase IV	2025 - 2026



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The **Future Ready Classrooms and Media Center** is an extended project and will be addressed in Years 4 & 5.

2026-2027 Research & Development Year

- ❖ Create an Ad Hoc Committee
- ❖ Develop a Timeline
- ❖ Schedule a Walkthrough
- ❖ Consider Enumeration Projections
- ❖ Complete the Department of Administrative Services Facilities Survey
- ❖ Explore Pending Legislation
- ❖ Assess All Areas on Campus:
 - Exterior
 - Interior
 - Operating Systems
 - Outdoor Structures
 - Grounds
- ❖ Develop the 2027–2032 5-Year Capital Improvement Plan



Future Considerations

- ❖ Oil Tanks
- ❖ Shingle Roofs
- ❖ Bathrooms

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At the end of the 5-Year cycle, it will be necessary to start all over again with a new Ad Hoc Committee, timeline, walkthroughs, and project research and development to create the 2027-2032 Five-Year Plan.

Based on current forward-thinking discussions, recommendations by the current Ad Hoc Committee is to look at oil tanks, shingle roofs, and BCS bathrooms.

Questions



Questions?