

Regional School District 12
Special District – Public Hearing Minutes
Shepaug Valley Middle/High School
March 4, 2014

The District Public Hearing was called to order at 7:51 p.m., on Tuesday, March 4, 2014, by Chairman James Hirschfield. Present were: Valerie Andersen, Tony Bedini, Alan Brown, Gregory Cava, Michelle Gorra, Emily Hibbard, Kelly Lott, Jennifer Pote, Michael Sinatra, Susan Stumpf and Peter Tagley. Patricia Cosentino, Ed.D., Superintendent, Teresa DeBrito, Curriculum & Instruction Director, Robert Giesen, Director of Finance and Operations, Don O’Leary, Facilities Director were also present.

Also present were: Anthony Amato, Volunteer - Town of Washington; Michael Berger, Architect, Fletcher-Thompson; Barry Bernabe, Webster Bank; Ken Biega, Project Manager, ARCADIS/O & G Industries; Gary Brochu, Board Attorney, Shipman & Goodwin; Daniel Casinelli, Architect, Fletcher-Thompson; Glenn Rybacki, Esquire, Bond Counsel, Day Pitney LLC.

Chairman Hirschfield read the warning below.

WARNING
DISTRICT MEETING - PUBLIC HEARING
Regional School District Number 12
Towns of Bridgewater, Roxbury and Washington
March 4, 2014

The electors and citizens qualified to vote in town meetings of the Towns of Bridgewater, Roxbury and Washington are hereby warned that a public meeting of Regional School District Number 12 will be held at Shepaug Valley Middle High School, 159 South Street in Washington, Connecticut on Tuesday, March 4, 2014 at 7:15 p.m. for the purpose of conducting a public hearing on the Final Conceptual Design and Cost Estimate for the PK-5 Building Project and Repairs to Shepaug Valley Middle High School, prepared by the Regional Board of Education for Shepaug Valley Regional School District 12.

Vice Chairman Brown read the motion that had been approved at the February 24, 2014 Board of Education meeting.

RESOLVED, That the officers of the Board of Education and the Superintendent are authorized and directed to cause a district meeting to be called for the purpose of conducting a public hearing at Shepaug Valley Middle High School, 159 South Street in Washington, Connecticut on Tuesday, March 4, 2014 at 7:15 p.m. with respect to the following recommendations of the Board, which recommendations are hereby approved:

1. That \$40,879,191 be appropriated for (1) costs related to the design, construction, furnishing and equipping of a new, approximately 277 to 300 student capacity, consolidated elementary school, to be located on the Shepaug Valley Campus in the Town of Washington, to serve the entire pre-kindergarten through grade 5 population of the District, site improvements, related work and improvements, and costs related to the financing of the project (estimated cost \$32,597,202), and (2) costs related to the design, construction and installation of various improvements and renovations to Shepaug Valley Middle High School, contemplated to include replacement of bleachers in the pool/gymnasium, site lighting improvements, heating, ventilating and air conditioning system improvements, exhaust system improvements, energy management system improvements, hot water system improvements including

installation of water heaters and water storage tanks, sewage injection system improvements, and various related furnishings, equipment, and building and site improvements, and costs related to the financing of the project (estimated cost \$8,281,989). The appropriation may be spent for design and construction costs, survey, testing and permitting costs, furnishings, fixtures, equipment, materials, technology infrastructure and equipment, on-and off-site improvements including athletic and play facilities, utilities and utility extensions and connections, relocation costs, architects' fees, engineering fees, construction management costs and fees, consultant fees, legal fees, net interest on borrowings, other financing costs, and other expenses related to the project and its financing. The Board of Education, or any building committee delegated all or any portion of such responsibility by the Board of Education, shall be authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project as desirable, and the entire appropriation, but as to each portion of the project, not an amount in excess of the estimated cost of each such portion of the project, may be spent on the project as so reduced or modified. No expenditure shall be made pursuant to this appropriation for the elementary school until an amendment to the plan of Regional School District Number 12 allowing for a consolidated elementary school, to be located on the Shepaug Valley Campus in the Town of Washington, to serve the entire pre-kindergarten through grade 5 population of the District, has been approved.

2. That \$40,879,191 bonds, notes, and temporary notes of the District be authorized to finance the appropriation. The amount of the bonds, notes, and temporary notes authorized shall be reduced by the amount of grants received by the District for the project.

3. That the Chairman and the Treasurer, or such officer or body delegated such authority by the Board of Education, be authorized to require the District and its member towns to comply with applicable federal income tax requirements for tax-exempt bonds, and to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information.

4. That the Board of Education be authorized to approve the entering into of contracts for the project, and the Board of Education, or such officer or body to whom the Board delegates such authority, be authorized to approve the expenditure of said appropriation and such other matters as it deems desirable or necessary to complete the project.

5. That the appropriation made hereby shall not be effective until the District has received any necessary report approving said project pursuant to Section 8-24 of the Connecticut General Statutes.

6. That the appropriation and bond, note and temporary note authorization be submitted to referendum vote of the electors and citizens qualified to vote in the member towns of the District.

FURTHER RESOLVED, That the projects be referred to the Washington Planning and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, That the members of the Board of Education hold a meeting at Shepaug Valley Middle High School, 159 South Street in Washington, Connecticut on Tuesday, March 4, 2014 following the aforesaid public hearing to act on the recommendations of the Board which are to be discussed at the public hearing.

PRESENTATION OF THE CONCEPTUAL DESIGN AND COST ESTIMATE FOR THE PK-5 BUILDING PROJECT

Chairman Hirschfield gave a brief overview of the events leading up to this point. He explained how the First Selectmen from the three towns, approached the Board of Education requesting a solution for curriculum and instruction, continual declining enrollment and inefficient facilities. The three First Selectmen recommended hiring Jonathan Costa from Education Connection to work with the Long Range Planning Committee. There were extensive meetings and involvement of community members, educators and staff and Board members.

Chairman Hirschfield spoke about the decline in enrollment and cost per student to educate in the Region. He spoke about the plan that the Long Range Planning Committee brought to the Board and how the Board approved it. The majority of the Board believes this option is the necessary first step that will attract and retain families in the Region.

Dan Casinelli spoke about the project goals, project process, and space program based on the specifications put together by the Board of Education. Michael Berger talked about the conceptual design and the preferred floor plan.

REPAIRS TO SHEPAUG

Ken Biega spoke about the repairs based on the Facilities Committee recommendations. Repairs include: Replacement of all exterior windows and all ceilings; replacement of flooring: Replace flooring (VCT) in Mall area, and replace tile flooring and carpeting in most rooms and areas; replace Casework, Cabinets, Counters and Fume Hoods with handicap type for all labs; HVAC Repairs; Science Lab Renovations; Site Improvements: Paving, Road Construction and Sidewalks; Landscaping Trees and Shrubs; Swimming Pool Repairs & Improvements; Front Entrance/Lobby Improvements: Mall Renovations, Entrance Improvements, Signage, Security Upgrades.

Michael Berger spoke about the conceptual design for the renovations in the mall area.

PROJECT COSTS

Ken Biega spoke on the costs and how the state would reimburse for new construction on the elementary school. He also spoke on the costs of the repairs and how the state reimburses for renovations.

Valerie Andersen spoke about operational costs, the debt and that the district can afford to pay for this project. The district can service the debt.

Michelle Gorra spoke about the bussing. She reported that no student from the three towns would have a ride longer than 45 minutes. Mrs. Gorra also spoke about the educational benefits of bringing the three great schools together to have peers their own age to play and learn with as well as teachers being able to collaborate. Mrs. Gorra spoke about how a hot lunch program would be beneficial as well as air conditioning, air quality, light quality, safety and security with surveillance.

QUESTIONS AND/OR STATEMENTS CONCERNING THE ABOVE ITEM TO BE ENTERTAINED.

Questions and comments were given by the public. They included: The list of the \$4M repairs eligible for reimbursement; renovations of the Science labs; life expectancy of Shepaug; contractor bid estimates and bid process; testing data at middle school level; colleges that Shepaug students are accepted at and graduate from; end-to-end business case, on- time costs, recurring costs, and phase out costs over a period of time; prediction on interest rates; boring at the project site, steel roof, property taxes, septic system; cost per student; a K-2 / 3-5 solution; deregionalization; repurposing of the elementary schools; union contracts and staffing; bussing; increasing student enrollment; specialty school solution.

ADJOURNMENT

The meeting was adjourned at 9:35 p.m.