

Southington Board of Education Meeting



Thursday, March 11, 2021 6:00 PM

This meeting will convene virtually. Instructions to access the BOE meeting in real time via teleconference are noted below: 1. Call 1-646-558-8656 2.

Follow the prompts. 3. The Meeting ID: 869 0411 4644 4. Passcode:

800683 5. Please mute your phone. 6. Refrain from using the "speaker

phone". 7. Public comments on the agenda items may be submitted via email and will be read

into the record. Email comments to: tconnellan@southingtonschools.org COMMITTEE OF THE

WHOLE ~ OPERATIONS

200 North Main Street

Southington, CT 06489

SOUTHINGTON BOARD OF EDUCATION SPECIAL MEETING

1. CALL TO ORDER
2. Pledge of Allegiance
3. Colliers Presentation
4. 2020-2021 Healthy Food Certification
 - a. Rescind the May 28, 2020 Healthy Food Certification Motion
 - b. 2020-2021 Healthy Food Certification
 - c. Rescind the May 28, 2020 Food Exemption Motion
 - d. 2020-2021 Food Exemption
5. Executive Session - Personnel Matters and Contracts
6. Adjournment



Project Leaders

Town of Southington – Elementary School Program

Owner's Project Management Services

March 11, 2021

Prepared by: Colliers Project Leaders

Accelerating success.



Services

What is an OPM?

An owner's project manager (OPM) is a member of the project team under contract with the Owner, **responsible for providing management and oversight of capital projects** (on behalf of the Owner) throughout the planning, design, construction, commissioning, occupancy, and closeout phases.

Critical matters your OPM oversees

- Optimum use of available funds & maximization of reimbursement
- Due Diligence Management
- Grant Application filing
- Architect selection and contracting
- Oversight of the programming phase and development of the scope of the work
- Contractor selection and contracting
- Project schedule
- Project Budget Management
- Delay avoidance through effective management of changes during construction and effective dispute resolution
- Payment and reimbursement procedures

Recommended

State of CT Guidelines for New Projects

Each such listing shall include a report on the following factors for each eligible project:

- An enrollment projection and the capacity of the school
- A substantiation of the estimated total project costs
- The readiness of such an eligible project to begin construction
- Efforts made by the local or regional board of education to redistrict, reconfigure, merge, or close schools under the jurisdiction of such board prior to submitting an application under this section
- Efforts made by such board to collaborate with other boards of education to reduce under enrollment in the schools under the jurisdiction of such board
- Enrollment and capacity information for all of the schools under the jurisdiction of such board for the five years prior to application for a school building project grant
- Estimate enrollment and capacity information for all of the schools under the jurisdiction of such board for the eight years following such application is submitted
- The State's education priorities relating to reducing racial and economic isolation for the school district



SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N(new), E(extension), A(alteration), or RENO(renovation) project, or combination.

State Standard Space Specifications
Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	155	155	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment," find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K	_____	8	_____
K	_____	7	_____
1	_____	8	_____
2	_____	9	_____
3	_____	10	_____
4	_____	11	_____
5	_____	12	_____

- (a) Total (grades Pre-K through 12) _____ 0
- (b) Number of grades housed _____
- (c) Average [(a)/(b)] _____
- (d) Highest Projected 8-year enrollment _____
- (e) Maximum Square footage [(c) x (d)] _____

- Total square footage at completion of project:
 - Existing area constructed pre-1950 _____
 - Multiply "a." by 80% _____ 0
 - Area (at completion of project) constructed 1950 or later _____
 - Square footage for space standards computation (b+c) _____ 0

If line 2 (e) is greater than line 3(d) there is no grant reduction _____

If line 3 (d) is greater than line 2 (e), divide line 2 (e) by line 3 (d) _____

*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

Space Standard Calculations

a.k.a. "Right-Sizing of Schools"

- One major factor of whether a district is approved for a grant commitment or not is greatly dependent upon whether the school is right-sized for the projected population in combination with the educational program (educational specification, a.k.a. "Ed Spec")
- The proposed project must fit into the holistic evaluation of the school district
- The size of the school is heavily based on the space standard calculation and ratio, which is based on the 8-year high projected enrollment and the grades that the school houses



DR. MAUREEN L. BRUMMETT
Superintendent of Schools
October 13, 2020

Director
Office of School Construction
Department of Administrative Services
450 Capitol Ave., 2nd floor
Hartford, Connecticut

Project Name: Newington Public Schools
State Project No.: 094-0109 RNV

RE: **Renovation**

The Town of Newington is considering renovation of the Anna Reynolds Elementary School.

As designated in the project description.

"Renovation" means the replacement of existing building components with new components of equal or better quality than the original components. It does not include a new feasibility study or a department prior to the start of construction during the twenty-percent of the facility.

The site of the project will be central to the town.

Per Town records, the following state items are included:

- Classroom

The renovated building will have the following items:

Sincerely,

Dr. Maureen L. Brummett
Superintendent of Schools



DR. MAUREEN L. BRUMMETT
Superintendent of Schools

December 16, 2020

Mr. Kermit Thompson
Architect
Office of School Construction
Department of Administrative Services
450 Capitol Ave., 2nd floor
Hartford, CT 06105

Subject: Anna Reynolds Elementary School Renovation

Dear Mr. Thompson:

Per your request, and in support of the documentation provided, the Department of Administrative Services has assisted us in reviewing the letter of description of how the renovation request.

Renovation Costs

The budget values contained in this letter will be divided into the following categories:

1. **Building Cost**
2. **Site, Abatement and Contingency**
3. **Fees and Expenses**
4. **Owner Contingency**

1 - Building Costs

The proposed project budget for the school building with only a minor renovation. The existing building is 61,644 net square feet (including 175 square feet net).

Our budget utilizes a unit price of \$430,000 for the construction of a building cost in 2020 compounded escalation price of \$23,799,738 which includes:

2 - Site, Abatement, and Contingency

The site work associated with the drop-off area at the front of the school is related work. Our budget for this work equates to \$2,575,900 for construction for renovation.



DEPARTMENT OF ADMINISTRATIVE SERVICES

December 16, 2020

Dr. Maureen L. Brummett
Superintendent
Newington Public Schools
131 Cedar Street
Newington, CT 06106

Dear Dr. Brummett:

Subject: **OSCGR Project No. 094-0109 RNV, Anna Reynolds Elementary School, Newington Approval of "Renovation" status**

The Department of Administrative Services, Office of School Construction Grants and Review has reviewed the documentation provided pertaining to your request that this project be considered as a "Renovation" as defined in Section 10-282(18) of the Connecticut General Statutes (C.G.S.). **Your request is approved.** Any amount exceeding the initial grant amount shall be deemed ineligible for reimbursement.

Ineligible Repairs and Replacements: C.G.S. Section 10-286(a)(8) provides that for projects granted "Renovation" status, otherwise ineligible repairs and replacements may be considered eligible for reimbursement, if acceptable information is provided to the Commissioner documenting the need for such work and justifying the request. Please note that this determination is not an automatic waiver of all ineligible costs. For reimbursement of these costs, you still need to submit to this office the amount, the need, and the nature of repair or replacement items. These items will be reviewed in light of the project's renovation status and an eligibility determination made during the architectural plan review process (including change orders).

Approved Plans: Please note that if the approved plans and/or square feet of renovated or new space changes, the "Renovation" status of the project shall be subject to re-review.

If you have any questions, please do not hesitate to contact Kermit Thompson at 860-713-6484.

Sincerely,

Kostas Diamantis, Director
Office of School Construction Grants and Review

cc: Josh Geballe, DAS Commissioner
Chuck Warrington, Colliers Project Leaders
Bruce Kellogg, JCJ Architects
Michelle Dixon, OSCG&R
Bob Celmer, OSCG&R
Kermit Thompson, OSCG&R
Barbara Fabiani, OSCG&R
Plan Review/Grant File

Encl: Renovation Request Letter
JCJ Cost Est. Backup Ltr

OSCG&R-Renovation Status

a.k.a. "Renovate Like New"

- "Renovate As New" projects are submitted as Alteration projects unless OSCG&R has provided administrative approval with "Renovation" status
- Determine if facility is candidate for renovation status
- Two ways to procure renovation status:
 - Administrative Approval from OSCG&R
 - Notwithstanding Legislation
- Ideal to partner with OSCG&R to procure Renovation status via Administrative Approval vs. Notwithstanding Legislation
- Renovation status greatly reduces ineligible costs
- Recommend meeting with OSCG&R immediately to discuss the project and the goal of renovation status
- **Maximize State Reimbursement**



DRAFT SCENARIOS

Scenarios

1. Renovation of Derynoski, Flanders and Kelly
2. Renovation of Derynoski, New 600 ES to replace Kelley, close Flanders
3. Replace Kelley and Flanders with new 600 Elementary Schools each, close Derynoski

Scenarios

Assumptions for Range of Budgets

- › All building sizes shown as GSF (Gross Square Feet) which are calculated using the CTDOE ED-050 form for each school multiplied by 1.05 for exterior walls
- › Final size of building based on the approved educational specifications as reviewed by OSCGR
- › Reimbursement uses 2020-2021 Rates
 - › 45.36% for New
 - › 55.36% for Renovation/Alteration
- › Assume Space Waivers provided when building size exceeds space standard
- › All enrollment values based on Milone and MacBroom's June 6, 2019 report
- › Renovation budgets do not include temporary portables at this time
- › Renovations assume status will be granted by OSCGR, otherwise alteration status is default
- › All estimated district shares assume 7.5% ineligible costs.
- › Costs DO NOT include financing costs, to be provided by the town



Scenario 1

Renovate Derynoski, Flanders, & Kelley ES

- Derynoski population likely not large enough to substantiate renovation status (59% Space Standard Ratio too low)
- Flanders space standard only 80%, most likely a challenge to obtain renovation status with current population also
- Kelly space standard at 87%. This is about the minimum to start
- **MUST PROCURE RENOVATION STATUS FROM OSCGR**

Town of Southington
Scenario 1
Renovate Derynoski, Flanders and Kelley
Elementary Schools
March 11, 2021



Renovation of three Elementary Schools	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
Derynoski (K-5)*	601	133,813	133,813	\$ 63.2	\$ 78.0	\$ 63.2	\$ 78.0
Flanders (K-5)	288	48,664	48,664	\$ 23.6	\$ 29.4	\$ 11.5	\$ 14.4
Kelley (K-5)	312	48,664	48,664	\$ 23.7	\$ 29.6	\$ 11.6	\$ 14.4
Total Estimated Costs:				\$ 110.49	\$ 137.00	\$ 86.25	\$ 106.79

Assumptions:

*State not likely to grant renovation status for Derynoski as the space standard ratio is only 59% for current projected enrollment.
 2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for new
 Cost will vary based on mid-point of construction
 GSF for buildings based on the ED-050 building area multiplied by 1.05 to account for exterior walls (range 4-6%)
 All values in thousands
 Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections
 Actual Size of Building may vary depending on the approved educational specification which is the result of programming of the building
 Costs do not account for temporary portables that may be required for phasing of a renovation
 Renovation status required from OSCGR for projects, this is NOT automatically implied
 Estimated district shares assume 7.5% ineligible costs that

Scenario 2

Renovate Derynoski, Replace Kelley with new 600 K-5, abandon Flanders

- Derynoski population likely not large enough to substantiate renovation status (59% Space Standard Ratio too low)

- New Kelley ES to assume Flanders population but to be determined after MMI/SLR revised re-districting lines
- Assumed Flanders is demolished, and site restored

Town of Southington
Scenario 2
New Kelley Elementary School
Renovate Derynoski Elementary School
Close Flanders Elementary School
March 11, 2021



	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
Elementary Schools							
New Kelley ES (K-5)	600	78,960	86,480	\$ 49.2	\$ 60.5	\$ 24.0	\$ 29.5
Renovate Derynoski (K-5)	601	133,813	133,813	\$ 63.2	\$ 78.0	\$ 63.2	\$ 78.0
Close Flanders				\$ 2.5	\$ 3.0	\$ -	\$ -
Total Estimated Costs:				\$ 114.82	\$ 141.45	\$ 87.14	\$ 107.49

Assumptions:

*State not likely to grant renovation status for Derynoski as the space standard ratio is only 59% for current projected enrollment.

2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for new

Cost will vary based on mid-point of construction

GSF for buildings based on the ED-050 building area multiplied by 1.05 to account for exterior walls (range 4-6%)

All values in thousands

Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections

Actual Size of Building may vary depending on the approved educational specification which is the result of programming of the building

Costs do not account for temporary portables that may be required for phasing of a renovation

Renovation status required from OSCGR for projects, this is NOT automatically implied

Estimated district shares assume 7.5% ineligible costs that

Kelley enrollment assumes Flanders, but re-districting may be required to procure a final enrollment

Assumes Flanders is demolished and site restored, TBD however

Scenario 3

Replace Flanders and Kelley with new 600 enrollment schools, abandon Derynoski

- Flanders and Kelley are replaced with new schools
- Derynoski to be turned over to the town (likely sold and placed back onto the tax rolls)
- Total Project Cost of Scenario is lowest
- Assumes new schools built on existing sites
- Flanders Site presents more challenges due to location of school and geometry of property
- No portables assumed for Flanders

Town of Southington
Scenario 3
New Kelley Elementary School
New Flanders Elementary School
Close Derynoski Elementary School
March 11, 2021



	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
Elementary Schools							
New Kelley ES (K-5)	600	78,960	86,480	\$ 49.2	\$ 60.5	\$ 28.6	\$ 35.1
New Flanders ES (K-5)	600	78,960	86,480	\$ 49.2	\$ 60.5	\$ 28.6	\$ 35.1
Close Derynoski							
Total Estimated Costs:				\$ 98.40	\$ 120.98	\$ 57.11	\$ 70.22

Assumptions:

2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for new

Cost will vary based on mid-point of construction

All values in thousands

Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections

Actual Size of Building may vary depending on the approved educational specification which is the result of programming of the building

High GSF building size assumes additional 10% space above the space standard to account for programming requirements

Costs do not account for temporary portables that may be required for phasing of a renovation

Estimated district shares assume 7.5% ineligible costs that

Scenarios Summary

- › Scenarios 1 and 2 Total Budgets range from \$110M to \$140M with Estimated District Shares of \$87M to \$110M
- › Scenario 1 and 2 Estimated District Share higher due to Derynoski not expected to be eligible for Renovation status
- › Scenario 3 Total Budget ranges from \$100M to \$121M with Estimated District Share of \$57M to \$70M





Project Leaders

Questions & Answers

**BOARD OF EDUCATION
SOUTHINGTON, CONNECTICUT**

Informational Only _____ Board Meeting Date March 11, 2021
Decision Requested X Agenda Code 4

AGENDA REPORTING FORM

Agenda Topic: 2020-2021 Healthy Food Certification

Summary of Issue: Section 10-215f of the Connecticut General Statutes requires that all districts must take action to certify whether all food items sold to students separately from reimbursable meals will or will not meet CSDE’s Connecticut Nutrition Standards. The motion must include “Pursuant to C.G.S. Section 10-215f, the Board of Education or governing authority certifies that all food items offered for sale to students in the schools under its jurisdiction, and not exempted from the Connecticut Nutrition Standards published by the Connecticut State Department of Education, will comply with the Connecticut Nutrition Standards during the period of July 1, 2020, through June 30, 2021. This certification shall include all food offered for sale to students separately from reimbursable meals at all times and from all sources, including but not limited to school stores, vending machines, school cafeterias, culinary programs, and any fundraising activities on school premises sponsored by the school or non-school organizations and groups.”

Background: The Board of Education voted on May 28, 2020 to participate in the Healthy Food Certification Program for the 2020-21 school year; however, the motions did not include all of the required language pursuant to C.G.S. Section 10-215f and the CSDE has requested revised motions.

Alternative Strategies: To participate in the program.

Cost (if applicable): N/A **Funding Source:** N/A

Beginning Date of Program or Project: July 1, 2020

Ending Date of Program or Project: June 30, 2021

Recommendation or Comment: (Four Motions Needed)

1) Move to rescind the May 28, 2020 Healthy Food Certification motion voted on by the Board of Education.

2) Move to rescind the May 28, 2020 Food Exemption motion voted on by the Board of Education.

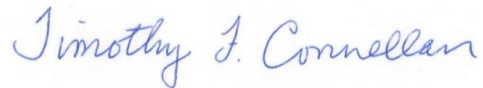
3) Pursuant to C.G.S. Section 10-215f, the Board of Education or governing authority certifies that all food items offered for sale to students in the schools under its jurisdiction, and not exempted from the Connecticut Nutrition Standards published by the Connecticut State Department of Education, will comply with the Connecticut Nutrition Standards during the period of July 1, 2020, through June 30, 2021. This certification shall include all food offered for sale to students separately from reimbursable meals at all times and from all sources, including but not limited to school stores, vending machines, school cafeterias, culinary programs, and any fundraising activities on school premises sponsored by the school or non-school organizations and groups.

4) The Board of Education or governing authority will allow the sale to students of food items that do not meet the Connecticut Nutrition Standards provided that the following conditions are met: 1) the sale is in connection with an event occurring after the end of the regular school day or on the weekend; 2) the sale

is at the location of the event; and 3) the food items are not sold from a vending machine or school store. An “event” is an occurrence that involves more than just a regularly scheduled practice, meeting, or extracurricular activity. For example, soccer games, school plays, and interscholastic debates are events but soccer practices, play rehearsals, and debate team meetings are not. The “regular school day” is the period from midnight before to 30 minutes after the end of the official school day. “Location” means where the event is being held.



Signature of Staff Member Submitting Report



Signature of Superintendent of Schools

Titles of Attachments:

1. 9 b. Healthy Food Certification 2020-2021
2. May 28, 2020 BOE Minutes

**BOARD OF EDUCATION
SOUTHINGTON, CONNECTICUT**

Informational Only _____ Board Meeting Date May 28, 2020
Decision Requested x Agenda Code 9.b

AGENDA REPORTING FORM

Agenda Topic: 2020-2021 Healthy Food Certification

Summary of Issue Section 10-215f of the Connecticut General Statutes requires that all districts must take action to certify whether all food items sold to students separately from reimbursable meals will or will not meet CSDE's Connecticut Nutrition Standards. For the 2020-2021 school year, the state requires the HFC Statement to be part of the CSDE's Online Application and Claiming System for Child Nutrition Programs. The Board of Education must vote at a Board meeting whether to implement the healthy food option or not by June 30, 2020 and the Board meeting minutes are uploaded on the HFC application module.

Background: The Board of Education has participated in the Healthy Food Certification Program since the 2014-2015 school year.

Alternative Strategies: To participate in the program.

Cost (if applicable): N/A **Funding Source:** N/A

Beginning Date of Program or Project: July 1, 2020

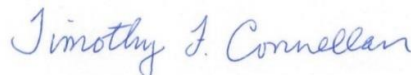
Ending Date of Program or Project: June 30, 2021

Recommendation or Comment: (Two Motions needed)

- 1) Move to participate in the Healthy Food Certification program for the 2020-2021 school year.
- 2) Move that the Board will allow exemptions for food items that do not meet the Connecticut Nutrition Standards provided that the following conditions are met: a) the sale is in connection with an event occurring after the end of the regular school day or on the weekend; b) the sale is at the location of the event; and c) the food items are not sold from a vending machine or school store.



Signature of Staff Member Submitting Report



Signature of Superintendent of Schools

9. NEW BUSINESS**a. 2020-2021 Operating Budget Reallocation / Adoption**

Mrs. DiNello explained that all the Board members received a revised draft on the Reallocation Plan for the 2020-2021 Operating Budget. She provided a balanced budget with a reduction of \$1,327,000 and highlighted the changes from the original draft, which included reducing the Professional Development Account, Textbook Replacements, and Consumable Activity Books. The new Textbooks and Math Consumable Workbooks that were discussed at the previous Board meeting would be purchased with 2019-2020 budget surplus funds. A reduction was taken from the Applied Behavior Analysis Program based on the students receiving services from CREC. Mrs. DiNello explained the reductions in detail.

MOTION: by Mr. Baczewski, seconded by Mrs. Clark:

“Move that the Board of Education adopt the 2020-2021 Operating Budget with adjustments.”

Mr. Derynoski questioned if there was any reserve money for additional teachers that would be needed to balance classroom sizes in August. Mrs. DiNello stated that they did not have any contingencies in the budget for a potential need for increased elementary class sizes; however, based on administration’s analysis, they were comfortable with the current staffing level. Mr. Madancy addressed reallocation of staff and holding off announcing to student’s their classroom teachers at the end of the school year. Due to the pandemic, there could be shifts in enrollment but based on past enrollment they are in a good place. Mr. Madancy would provide a current class size grid by school to Mr. Derynoski.

Motion carried unanimously by voice vote.

b. 2020-2021 Healthy Food Certification

Mrs. DiNello explained that this was an annual requirement needed for the Connecticut Nutrition Standards by the State Department of Education. Two motions were needed.

MOTION: by Mr. Oshana, seconded by Mrs. Clark:

“Move to participate in the Healthy Food Certification program for the 2020-2021 school year.”

Motion carried by voice vote with eight in favor and Mr. Baczewski opposed.

MOTION: by Mr. Derynoski, seconded by Mr. Brown:

“Move that the Board will allow exemptions for food items that do not meet the Connecticut Nutrition Standards provided that the following conditions are met: a) the sale is in connection with an event occurring after the end of the regular school day or on the weekend. b) the sale is at the location of the event, and c) the food items are not sold from a vending machine or school store.”

Motion carried unanimously by voice vote.