

Bethel Board of Education Special Meeting

Thursday, October 11, 2012 6:30 PM

Board of Education Conf. Room E, 1 School Street, PO Box 253, Bethel, CT
06801

1. Call to Order

1.A. Roll Call for Quorum

2. Workshop - Feasibility Study Johnson/Rockwell School **Speaker(s):** Jim
Barrett, DRA

3. Adjourn

Board of Education DRA JS/RS Feasibility Study Questions

1.	S. Clayton	How much buildable land is there in the educational park to renovate as new or demo and build new on existing footprint with an expansion?
2.	S. Clayton	Where does the town stand on the police department project?
3.	S. Clayton	Did the schools convene a space needs committee, or was that the function of DRA's work?
4.	S. Clayton	How likely is it to do either project without leasing or buying portable (trailers) classrooms?
5.	S. Clayton	From the date of this meeting, assuming all goes well, how soon before we break ground?
6.	L. Craybas	<p>Asbestos and PCP Contingency</p> <ul style="list-style-type: none"> • I believe I heard DRA state, based on the construction date of both buildings (Johnson 1970; Rockwell 1980), there was minimal concern that asbestos would be the problem it was during the High School renovation. DRA believed their contingency estimate was big enough to cover findings. • TY – Rockwell was constructed in 1971 with renovation/addition in 1977. Johnson was constructed in 1980. <ol style="list-style-type: none"> a. Did I hear correctly? b. How can we establish the best number up front without being accused of padding the capital needs? • PCP in caulking around windows is a new issue. Windows need to be updated in both schools to be more energy efficient and larger in size to allow more natural light into classrooms. <ol style="list-style-type: none"> c. Where is this cost captured? If in base construction estimate, does there need to be a separate contingency for additional PCP discovery? • Are there any other hazardous material issues of a lesser nature that might require a remedial contingency of uncovered and proven to be larger than originally projected?
7.	L. Craybas	<p>DRA Options - Cost Estimates</p> <ul style="list-style-type: none"> • Will the BOS and BOF accept the May 2011 estimates as preliminary whose primary purpose is to facilitate an in-depth discussion of each option in order to aid the decision process in selecting the best and most cost efficient remedy for the concerns and objectives identified in the facilities study?

Board of Education DRA JS/RS Feasibility Study Questions

8.	L. Craybas	<p>Student Enrollment Projection Through 2020</p> <ul style="list-style-type: none"> • There was a discomfort on Dr. Chesley’s part that the student enrollment projections used in this study were the best we could expect to get. Danbury’s enrollment changes were stated as key to Bethel’s enrollment, i.e. as Danbury goes (e.g. up 300 students for the 2012-2013 school year) so goes Bethel. <ul style="list-style-type: none"> a. Do we need to contract for a more sophisticated enrollment study similar to what New Milford has undertaken? <p style="margin-left: 40px;"><i>TY – Yes, I would recommend an in-depth enrollment study as part of going forward with the option the BOE chooses.</i></p> • Enrollment trends have declined over the last 5 years and look to be flat at around 3000 students for the 2012-2013 school year. The institution of Full Day K has brought approximately 30 more-than-projected students into the school system. <ul style="list-style-type: none"> b. Can we expect this trend to continue or is it primarily due to the closure of two pre-schools in Town? c. If these additional students are new-to-Bethel, where are they coming from, i.e. new residents, multiple families living in one house to save money? d. If the trend is real, can we expect the additional students to be with us through High School?
9.	L. Craybas	<p>Close and Mothball Rockwell Elementary School</p> <ul style="list-style-type: none"> • Current location impractical to invest in, i.e. difficult footprint to expand; must relocate bus and parent drop off locations requiring front of school to be moved to back and back to the front; need to build a new gym in order to obtain a modern, expanded, usable media center. <ul style="list-style-type: none"> a. Are there alternate educational uses for this building, e.g. Alternate High School; a Middle College facility (Monroe, CT STEM school); a HVCC branch? b. Can the Town use this building perhaps for its Teen Center and save the cost of constructing this needed facility as an appendage to the Municipal Center? • The Johnson footprint has the room for expansion. The idea of expanding Johnson alone was nixed in the belief that a “school within a school” was not a good idea, i.e. mixing K-3 students with Grades 4 & 5 in one building was impractical: <ul style="list-style-type: none"> - Too many students ... could be 800 kids, 3/4 of BHS population • Reconfiguring Grade assignment by school was never fully explored <ul style="list-style-type: none"> - Berry K-2 and Circle of Friends - Johnson Grades 3-5 - BMS Grades 6-8 <p style="margin-left: 40px;">What would the student population look like with the above Grade reconfiguration? <i>TY-For rough planning purposes at this point, I recommend using COF 120, K to 5 210, 6-8 240, 9-12 250 Total 3100</i></p>

Board of Education DRA JS/RS Feasibility Study Questions

		<p><i>So, PreK to 2 = 750, 3 to 5 = 660, 6-8 820 and high school 1000</i></p> <p><i>c. What expansion of the Berry facility would be coincidentally required (Note: Berry looks to have footprint room to accommodate classroom space for Rockwell K-2 add-ins)? TY-Berry would need to accommodate one additional grade level plus room for possible pre-K mandate.</i></p> <p><i>d. Could the expansion of Berry be focused on a “separate but attached” CoF facility that might accommodate more of the current / future needs of this successful program?</i></p> <p><i>e. Would the current CoF space and classrooms be readily usable without major alterations for Rockwell K-2 add-ins?</i></p> <p><i>f. Might the addition of a full size gymnasium for Park & Rec use be more acceptable versus two gyms as recommended in one of the DRA options presented for renovating both schools?</i></p>
10.	L. Craybas	<p>LEED Silver Certification - State Requirement</p> <p><i>a. Have these costs been captured in DRA’s option estimates?</i></p> <p style="padding-left: 40px;">- Windows, roofs, MEP, etc.</p>
11.	L. Craybas	<p>Steps To Acceptance As A Capital Project</p> <p><i>a. DRA has witnessed and perhaps facilitated successful presentations to Town governance and Finance Boards. What are the “next steps” for us after the BOE and School Administration have come down on their preferred remedial option? Would we be wise to have two best options with a reason and best fit for each?</i></p>
12.	M. O’Brien	<p>I would like more information about the NEW School option which I don't believe was fully explored as an option. This is because of the comparative costs for rehabilitating an old school and adding a new addition versus building a new school. My questions are:</p> <p>1. How much square footage is needed for the anticipated census and educational needs of Rockwell School?</p>
13.	M. O’Brien	<p>2. What assumptions were made to arrive at the estimate for a new Rockwell school in the feasibility study (square footage, etc.)?</p>
14.	M. O’Brien	<p>3. As to Rockwell, have we vetted the site issues? If an addition is needed - where would it go? Are the access issues (stairway from parking area) significant or not? If so, how will they be addressed and at what cost?</p>

Board of Education DRA JS/RS Feasibility Study Questions

15.	M. O'Brien	4. As we explore a new school as a possible option, where would it go? This would be an opportunity to address possible economies of proximity, perhaps closer to Johnson.
16.	M. O'Brien	5. Can we get some comparative data about the ongoing costs for maintenance and utilities for a new school versus a rehabilitated school? I just don't want to dismiss a possible option without fully vetting near and long term considerations.
17.	K. Lacey	Validation of school population assumptions; we discussed a more intensive look is warranted. <i>TY-Agreed once the BOE narrows options we should spend funds on a more in-depth study.</i>
18.	K. Lacey	Educational Goals/Needs and how the different building scenarios support those needs (provide information gathered from Central Office, Administrators, Teachers, community sessions).
19.	K. Lacey	Provide updated cost estimates on all scenarios.
20.	K. Lacey	Provide more context and estimated costs around new construction options. a. 2 new schools (Rockwell, Johnson), b. one larger school
21.	K. Lacey	Understanding Rockwell footprint and challenges/opportunities with creating new construction in that location; same for Johnson
22.	K. Lacey	This is less for DRA and probably more for Central Office, but specific feedback about the feasibility to move to one larger school relative to the impact on Berry. Bottom line, is there any way this could work given class size estimates (adjust Berry to include K-2; new school 3-5).
23.	K. Lacey	Timeline of other town projects - we need to understand prioritized town projects and timelines (new police station, paving roads, other scheduled projects) in order to understand how school construction would fit into the master plan and be received by townspeople. <i>TY-Per discussion with Matt Knickerbocker the new police station is a very approximate two years out.</i>

Board of Education DRA JS/RS Feasibility Study Questions

24.	K. Lacey	Clarity around actual steps to the process from start to finish; including necessary approval process, who involved at town level, state implications, etc; additionally timeline to highlight proposed scenarios of key dates from DRA.
25.	S. Carlsen	What are the comparative reimbursement rates form the State for a new school and for renovations to an existing school?
26.	S. Carlsen	What are the latest student enrollment projections for each school compared to building capacity?
27.	S. Carlsen	Please rank the safety concerns and out of code building code violations in each of our buildings.
28.	R. Renner	Feasibility of only renovating Johnson as new and adding more square footage. How much square footage can be added and at what cost? TY- To put all of the renovation and addition on Johnson you would have either a 2-5 school or a school within a school with about 840 students which would be very large for elementary. At 3-5 you are at 660 and would have to put a grade level addition on Berry.
29.	R. Renner	Is there a benefit in doing both schools vs just doing one? TY-Doing one and then the other would allow for some swing space and fewer temporary classrooms.
30.	R. Renner	Time it would take to just do 1 school.
31.	R. Renner	More for us than DRA - Would we lay off staff if we just have 1 school?
32.	R. Renner	Mr. Kirmil will be retiring I think in the next few years (if I am wrong I apologize) - if we just did 1 school could we have 1 principal and one assistant principal?

Board of Education DRA JS/RS Feasibility Study Questions

33.	R. Renner	Can we absorb this renovation cost now? If you were right Larry at the last meeting about what Senator Boucher said - the individual districts may have to absorb more costs. How can we do that and pay for a renovation?



Bethel Public School System

Facilities Master Plan



May 17, 2012

Board of Education Presentation

“few reach greatness while aspiring to the ordinary”

A Vision for Bethel Public Schools
A Living Document

Revised October 2010



Bethel Public Schools



Johnson School
Grades 4-5



Rockwell School
Grades K-3



FRANK BERRY SCHOOL

BETHEL MIDDLE SCHOOL

BETHEL HIGH SCHOOL

BETHEL



“few reach greatness while aspiring to the ordinary”

ROCKWELL SCHOOL
Grades K-3

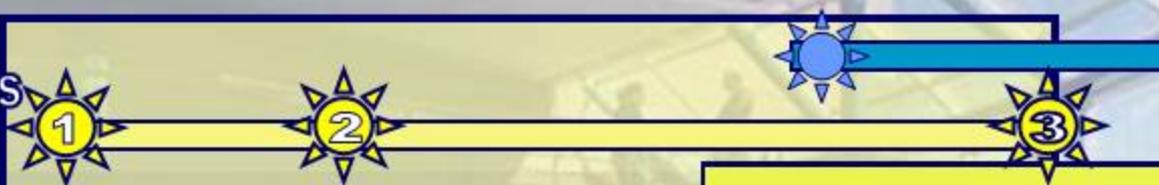
JOHNSON SCHOOL
Grades 4-5





MAY JUN JUL AUG SEP OCT

Workshops



Document
master plan

... to study completion

Visioning
options and alternatives

Listening
collecting information

Collecting
existing conditions

GO!





facilities master plan

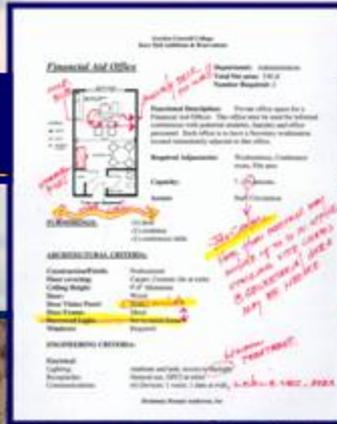
Collecting existing conditions

purpose *document & analyze existing conditions*

action *review facility history, inspect facilities and infrastructure.*

outcome

- *define condition of systems and materials*
- *establish listing of opportunities and constraints*





facilities master plan

Listening

collecting information

purpose

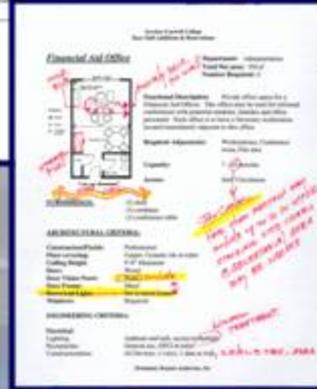
access current program features and amenities and relate to future needs and development

action

programming interviews, interview stakeholders and staff.

outcome

- define future needs of the program*
- understand Bethel's and BPS's goals.*
- delineate new direction and initiatives*





facilities master plan

	OPTION A Priority 2014-2015	OPTION B Priority 2014-2015	OPTION C Priority 2014-2015	OPTION D Priority 2014-2015	OPTION E Priority 2014-2015	OPTION F Priority 2014-2015	OPTION G Priority 2014-2015
	A	B	C	D1 D2	E	F	G
Administrative	-	-	-	-	-	-	-
Classroom	-	-	-	-	-	-	-
Computer Lab	-	-	-	-	-	-	-
Library	1	2	3	3	3	3	3
Multi-Purpose Room	2	4	4	3	4	3	1
Physical Education	1	2	2	2	2	2	2
Science	1	2	3	2	3	3	3
Special Education	2	3	3	3	3	3	3
Student Center	2	3	3	3	3	3	3
Visual Arts	2	3	3	3	3	3	3
Music	2	3	3	3	3	3	3
Health & Safety Program	2	3	3	3	3	3	3
Other	2	3	3	3	3	3	3
Administrative	2	3	3	3	3	3	3
Classroom	2	3	3	3	3	3	3
Computer Lab	2	3	3	3	3	3	3
Library	2	3	3	3	3	3	3
Multi-Purpose Room	2	3	3	3	3	3	3
Physical Education	2	3	3	3	3	3	3
Science	2	3	3	3	3	3	3
Special Education	2	3	3	3	3	3	3
Student Center	2	3	3	3	3	3	3
Visual Arts	2	3	3	3	3	3	3
Music	2	3	3	3	3	3	3
Health & Safety Program	2	3	3	3	3	3	3
Other	2	3	3	3	3	3	3



Visioning

options & alternatives

purpose *community process to assess ideas, goals, & desires for the project*

action *workshop interaction*

- outcome**
- define key elements of the program
 - determine project goals
 - define project wish list



Facilities Assessment

facilities master plan



KEY COMPONENT of ASSESSMENT

- **Access Improvements**
accessibility, ADA/ MAAB compliance...
- **Building Improvements**
foundation, structure, roof construction...
- **Building MEP**
plumbing fixtures, life safety, electrical...
- **Interior Spaces**
interior finishes, space utilization, fixtures...



D·R·A

... hazardous materials, indoor air quality, site ...

Existing Conditions



JOHNSON SCHOOL



Existing Conditions



View of main entrance / approach

Existing Conditions



Deteriorated masonry at corners

Existing Conditions



Deteriorated plaster stucco finish below windows

Existing Conditions



Hairline step crack at masonry; not a structural problem; waterproofing issue.

Existing Conditions



50% of egress doors are required to be accessible to disabled persons

Existing Conditions



Propane tanks should be fenced

Existing Conditions



Roof has many leaks

Existing Conditions



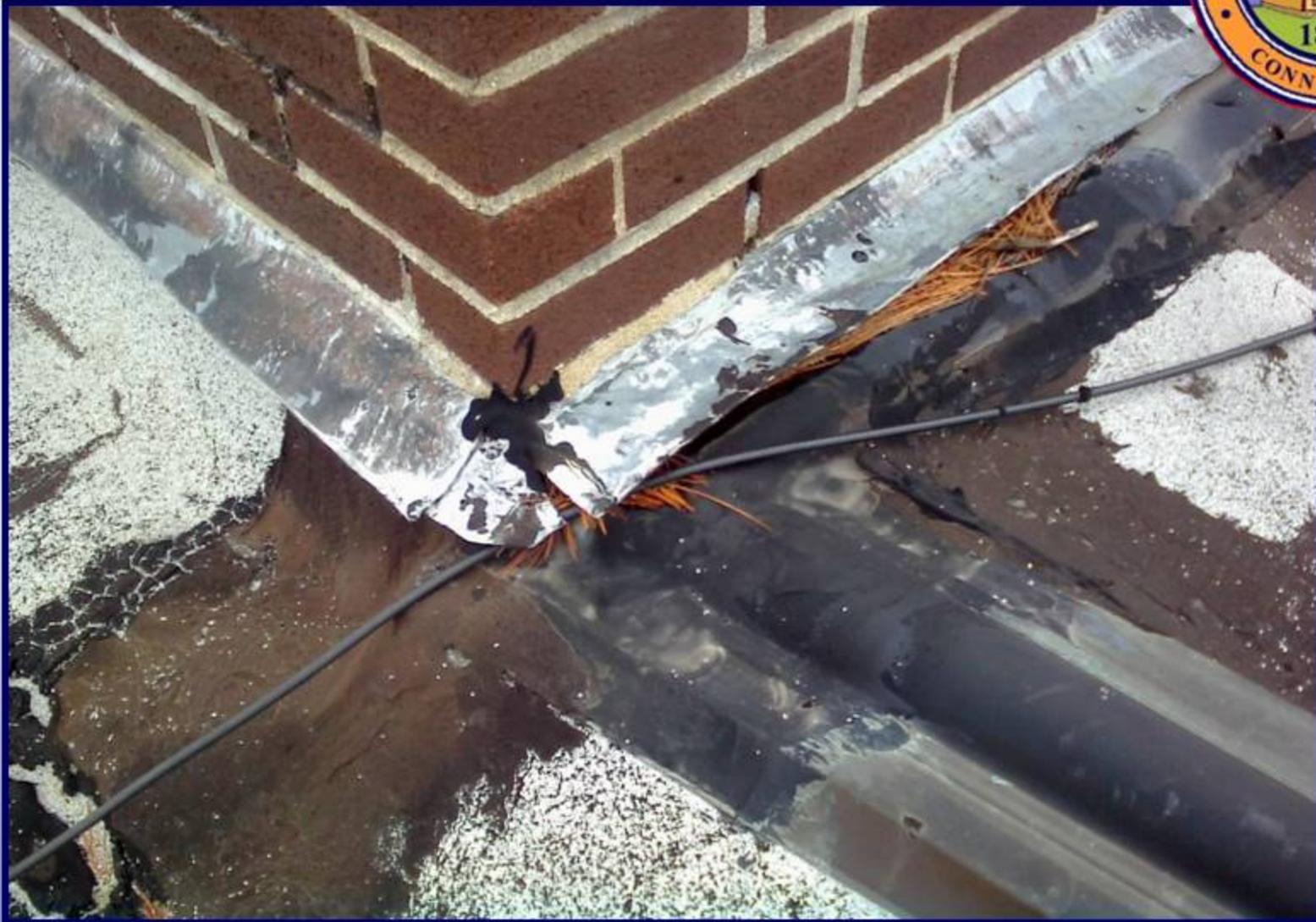
Looks like water; is actually deteriorated granular surface

Existing Conditions



Granular material from deteriorated roofing

Existing Conditions



Deteriorated flashings and masonry

Existing Conditions



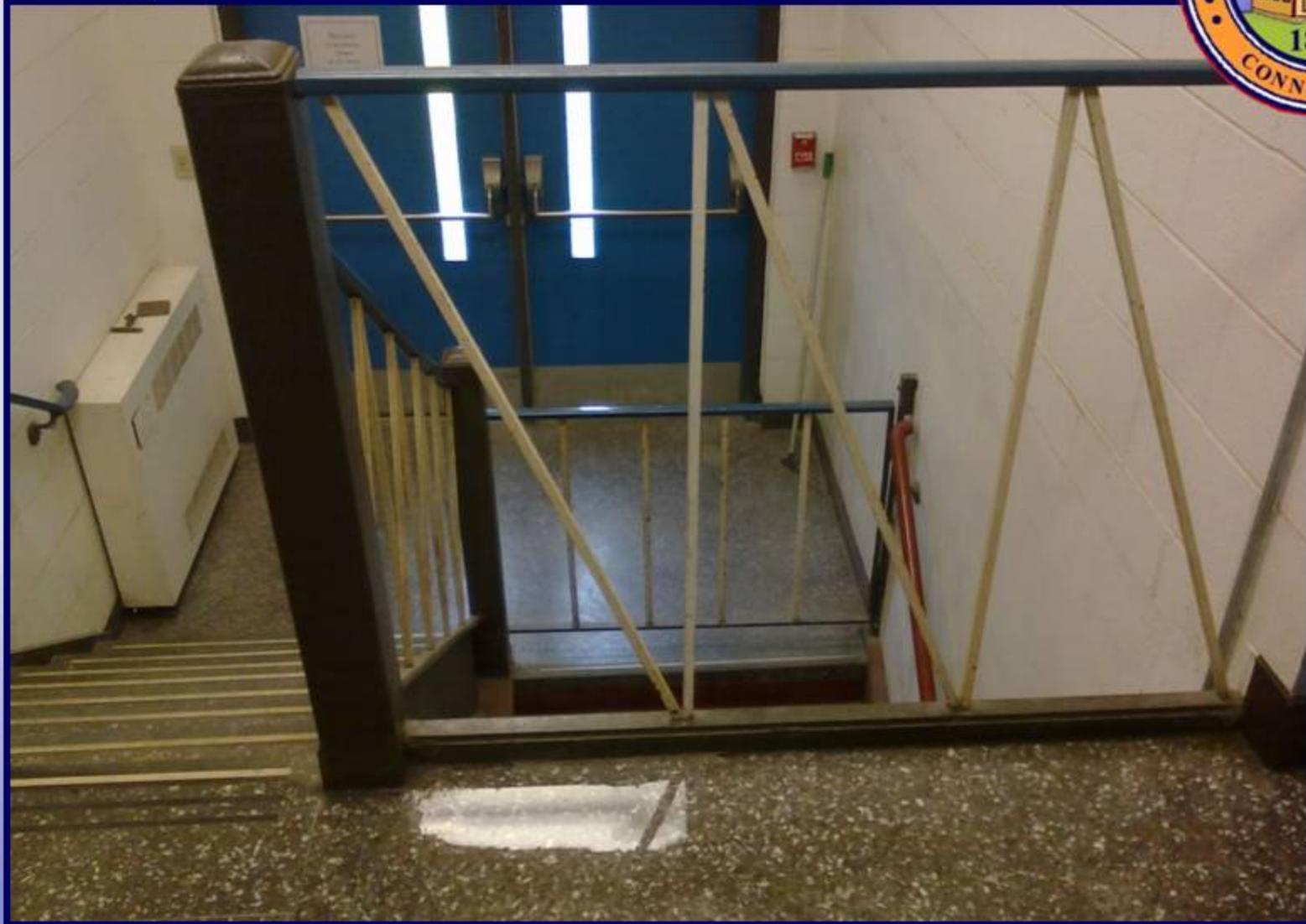
Small areas of deteriorated masonry joints

Existing Conditions



Good quality terrazzo floors

Existing Conditions



Guardrail system does not meet current codes

Existing Conditions



Gym showers being used for storage

Existing Conditions



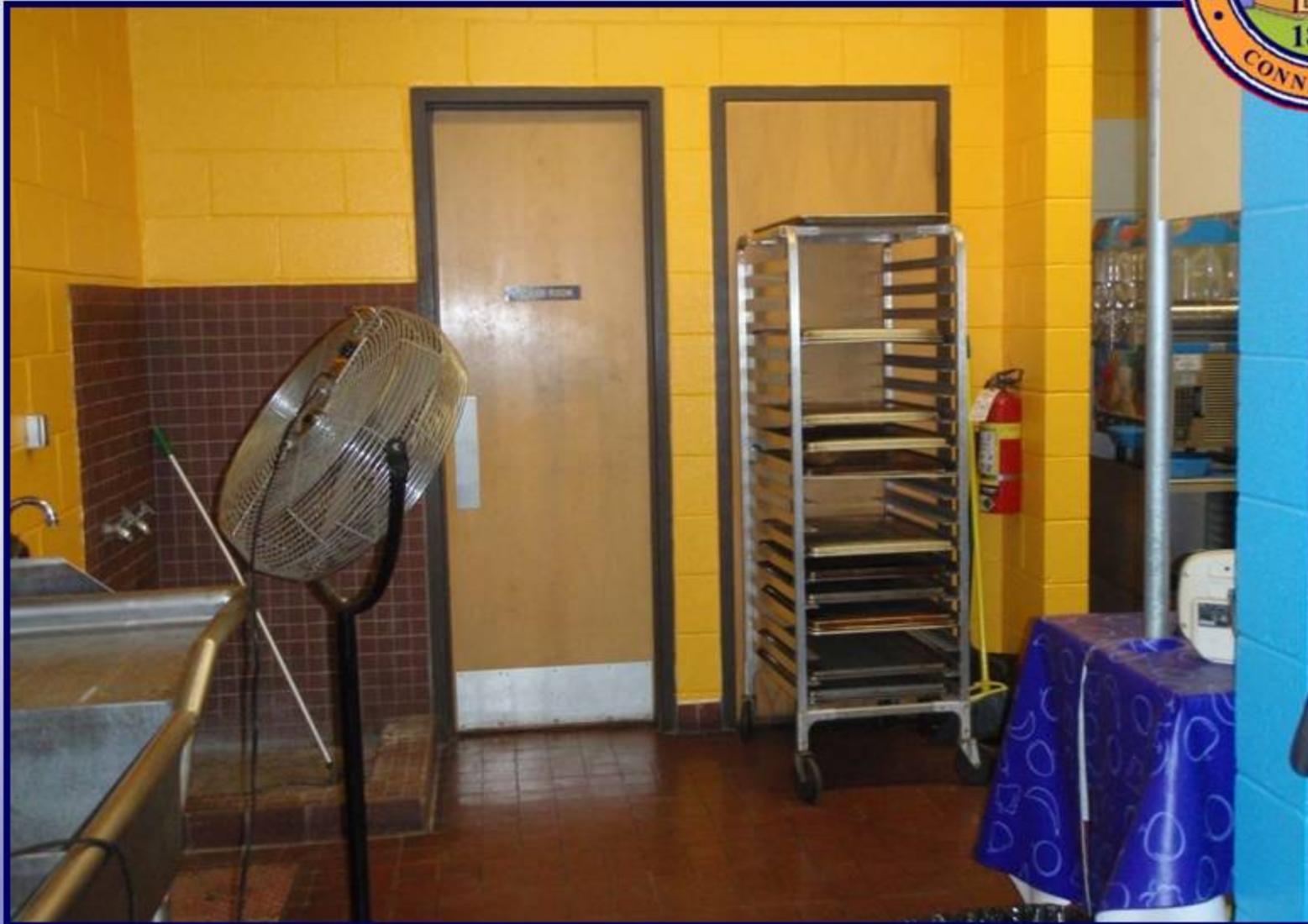
No clearance on knob side of door. Accessibility code issue.

Existing Conditions



Non-accessible drinking fountain does not meet code.

Existing Conditions



Narrow doors do not meet code.

Existing Conditions



Grab-bar arrangement does not meet current regulations.

Existing Conditions



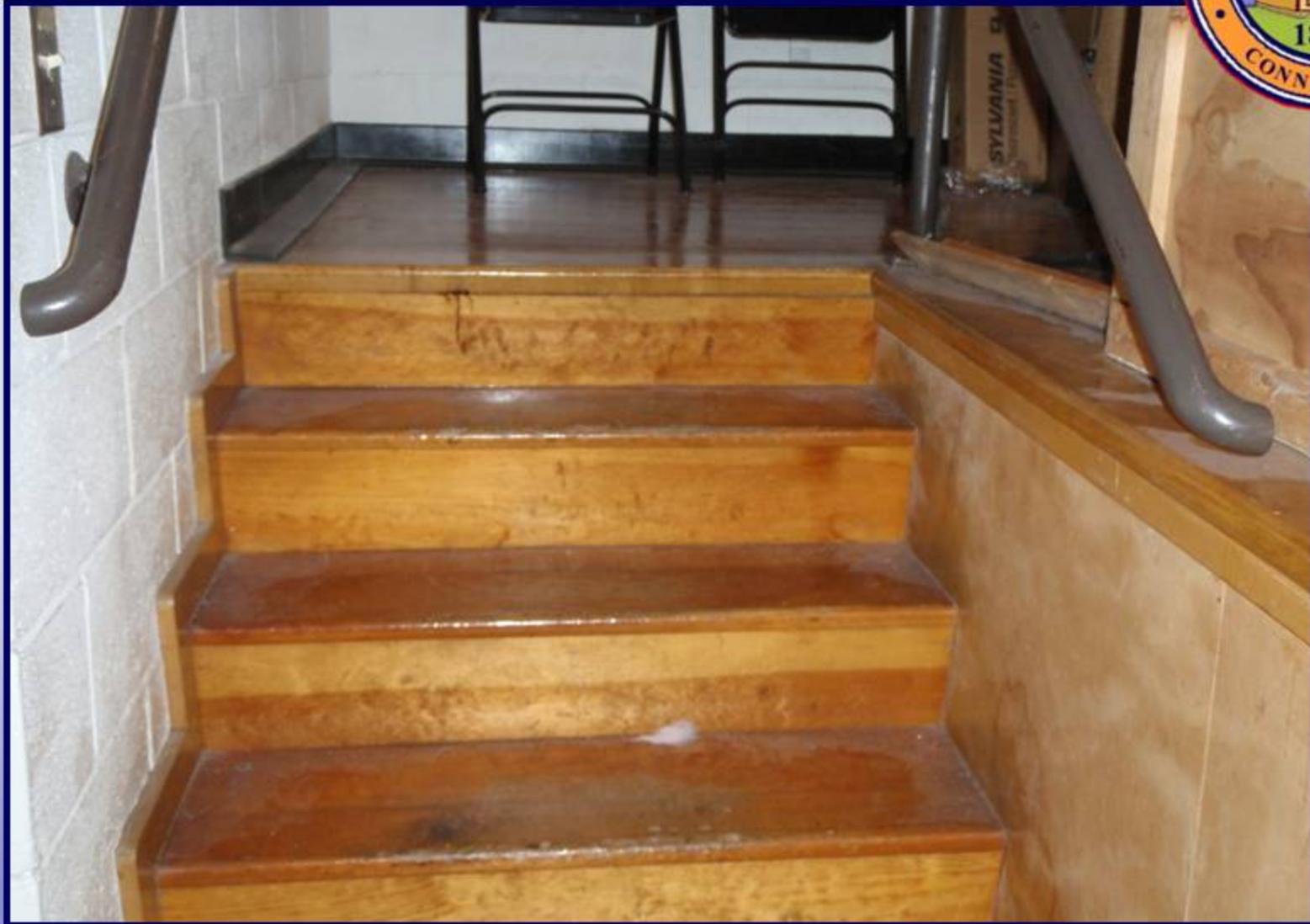
Classroom sinks must be accessible.

Existing Conditions



Typical classroom – with non-accessible sink. Ceiling fans.

Existing Conditions



Non-accessible Stage

Existing Conditions



ROCKWELL SCHOOL



Existing Conditions



Steep, long steps from parent drop-off parking area.

Existing Conditions



No curb-cut at drop-off zone; non-level pavement at entry doors.

Existing Conditions



Single-glazed windows loose energy

Existing Conditions



“Ramp” does not meet access regulations

Existing Conditions



Rear of building; see scheme 'C' proposed plan

Existing Conditions



Grade causes surface water to drain towards rear of building

Existing Conditions



Small windows admit minimal daylight into classrooms

Existing Conditions



Existing roof; multiple patches; multiple leaks

Existing Conditions



Area of step-cracks in masonry sidewall of Media Center

Existing Conditions



Deteriorated roofing; patching to prevent leaks

Existing Conditions



Ponding water on existing roof; poor slope to drains

Existing Conditions



Good new boilers (in both schools); but controls systems not good.

Existing Conditions



Non-accessible sink and toilet room in nurses area

Existing Conditions



Latch-side clearance issue at multiple locations

Existing Conditions



No accessible staff toilet room; no fully accessible public toilet room

Existing Conditions



Guardrail system does not meet current codes; protected by plexi-glass.

Johnson + Rockwell - Existing Conditions



ROCKWELL SCHOOL

Grades K-3

59 million

each day 59 million students, teachers, and educational employees spend time in the nation's 120,000 school buildings

national summit on school design
october 2005

Of these buildings nearly 75% were built before **1970**

JOHNSON SCHOOL

Grades 4-5



Johnson + Rockwell - Existing Conditions

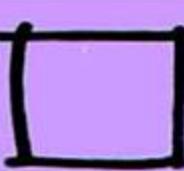


Observations

- Typical conditions for buildings this age; good maintenance of interior finishes with available funds; building systems have exceeded their useful life
- **Accessibility, traffic and other code issues**
Very poor accessibility. Very challenging traffic issues at both Schools
Other code issues including elevators, and haz-mat conditions
- **Building Envelope**
The roofs of both buildings are in very poor condition. Also windows and masonry concerns.
- **Building M / E / P**
The ventilation controls systems in both buildings are functioning very poorly due to age.
- **Interior Spaces**
Interior finishes are durable and well maintained, space utilization can be improved.

Families of Options



ICON	FAMILY LABEL	DESCRIPTION
	A	Status Quo (Repairs When Broken)
	B	Partial Renovation (Planned Repairs)
	C	Full Renovation (Renovate "As New")
	D	Renovate With Addition
	E	New Construction

DO NOTHING means deciding to continue using the school for the same programs with no improvement projects. Upgrades and repairs are undertaken only in reaction to deteriorating conditions, as needed.

RENOVATION - AS NEEDED is a planned facility improvement program that prioritizes capital improvement needs, and phases them in over time. Does not address major educational program improvements. Does not fully qualify for BSF reimbursement.

RENOVATION - BUILD AS NEW is a planned facility improvement meeting BSF's 'Renovate as New' definition. This approach does address major educational program improvements. This approach does qualify for BSF reimbursement.

RENOVATION / ADDITION considers possible expansion of the current facility to address programmatic deficiencies while also addressing facility improvement meeting BSF's 'Renovate as New' definition. This approach does address major educational program improvements. This approach does qualify for BSF reimbursement.

NEW CONSTRUCTION considers replacement construction for the existing school facility. This approach does address major educational program improvements. This approach does qualify for BSF reimbursement.



Johnson Elementary grades 4-5

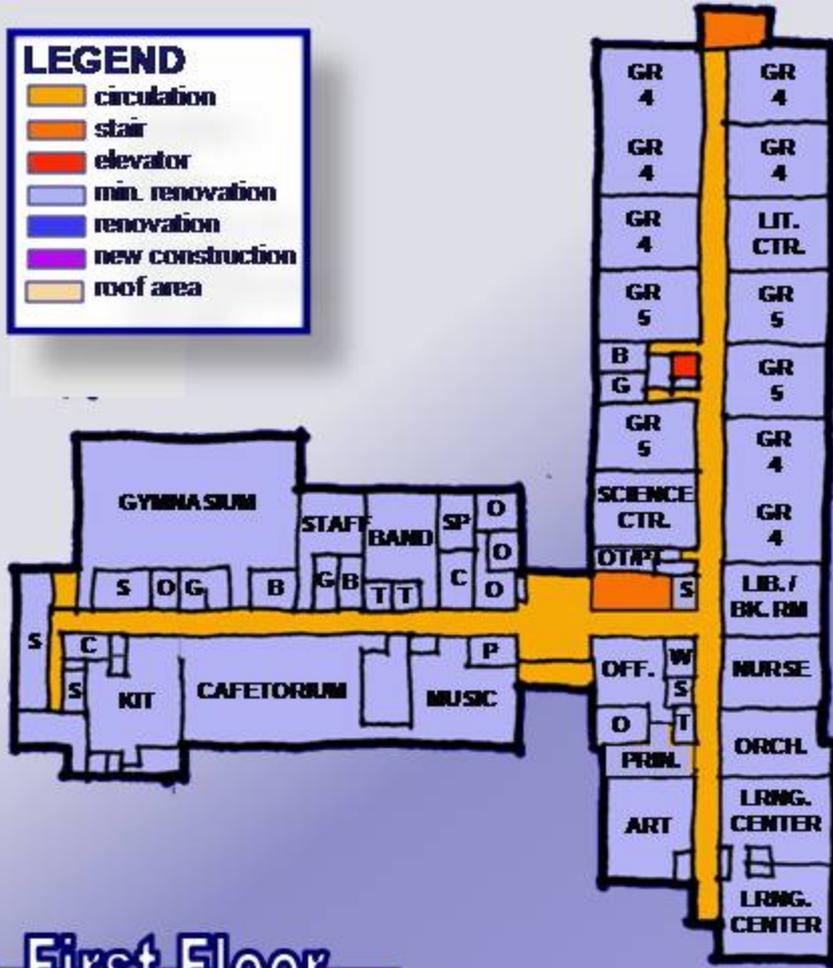
Existing Plan

(Options A & B)

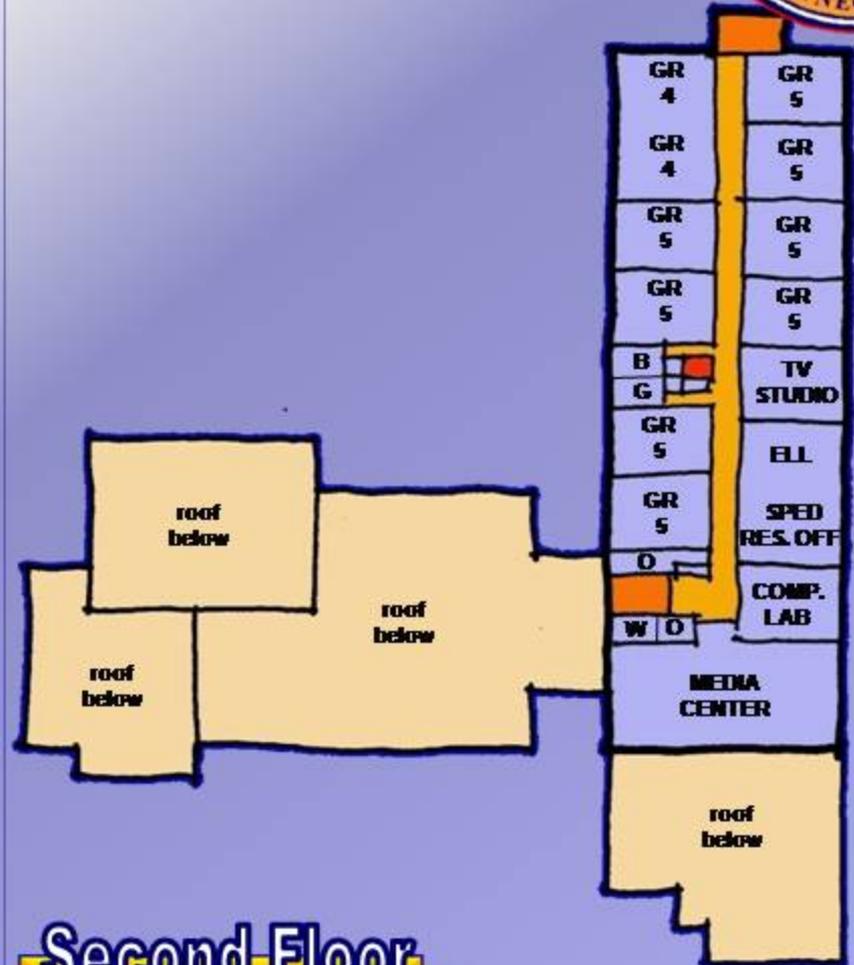


LEGEND

- circulation
- stair
- elevator
- min. renovation
- renovation
- new construction
- roof area



First Floor



Second Floor

Johnson Elementary grades 4-5

Existing Plan

(Options A & B)



WHAT'S IN OPTION B? (Johnson)

- Site:**
- Repaving drives, re-stripping parking.
 - New handrails on steps from lower parking
 - New signage for accessible parking spaces
 - Improve drainage at rear of building
 - Accessible path to play structure
 - New access drive to separate cars from busses
- Interior Finishes:**
- Upgrade door hardware for accessibility regulation compliance
 - New carpet in Media Center
 - New suspended ceilings in most spaces
 - New white marker boards in classrooms
 - Removal of asbestos-containing floor tile, and glue residue behind chalkboards
 - New Elevator (possibly in new elevator shaft)
 - Reconfigure main entrance to improve accessibility
 - Reconfigure some classroom entrances to improve accessibility
 - Modifications to toilet rooms to improve accessibility
- Exterior:**
- Window Replacement
 - Roof Replacement
 - Repair some localized cracks in existing masonry walls
- Mechanical / Electrical / Plumbing**
- Improvements to exterior lighting
 - Replacement of some plumbing fixtures
 - Replacement of some roof-top ventilation fans
 - Replacement of existing unit ventilators
 - Replacement of some air-handling equipment
 - New controls system for existing and replacement mechanical equipment (thermostats)
 - Modifications to electrical system for improved power distribution (more outlets)
 - General updates to lighting, emergency lighting, and fire alarm systems
- What's NOT included?**
- Unknown conditions such as further discovery of hazardous materials, Radon or Mold. (a reasonable contingency value has been used for some of these items)
 - Not 100% accessibility compliance per new construction; improved accommodation and complete program accessibility.
 - Not a complete building renovation; only partial.
 - Not enlarging windows; just replacing them.
 - Not a full replacement of mechanical ventilation systems; only improving what is there.
 - Similarly, not a full replacement of electrical or plumbing equipment.
 - No fire-protection sprinklers
 - No new intercom.
 - No emergency generator

Project Highlights

SITE:

- Improved Drainage at Rear of Building
- Accessible Path to Play Structure

INTERIOR FINISH:

- Removal of Asbestos Containing Floor Tile.

- New Elevator – Accessibility

EXTERIOR:

- Window / Roof Replacement

MECHANICAL:

- New Control System for Existing and Replacement Equipment

NOT INCLUDED:

- No Full Replacement of Systems Only Improving What Is There

Johnson Elementary grades 4-5

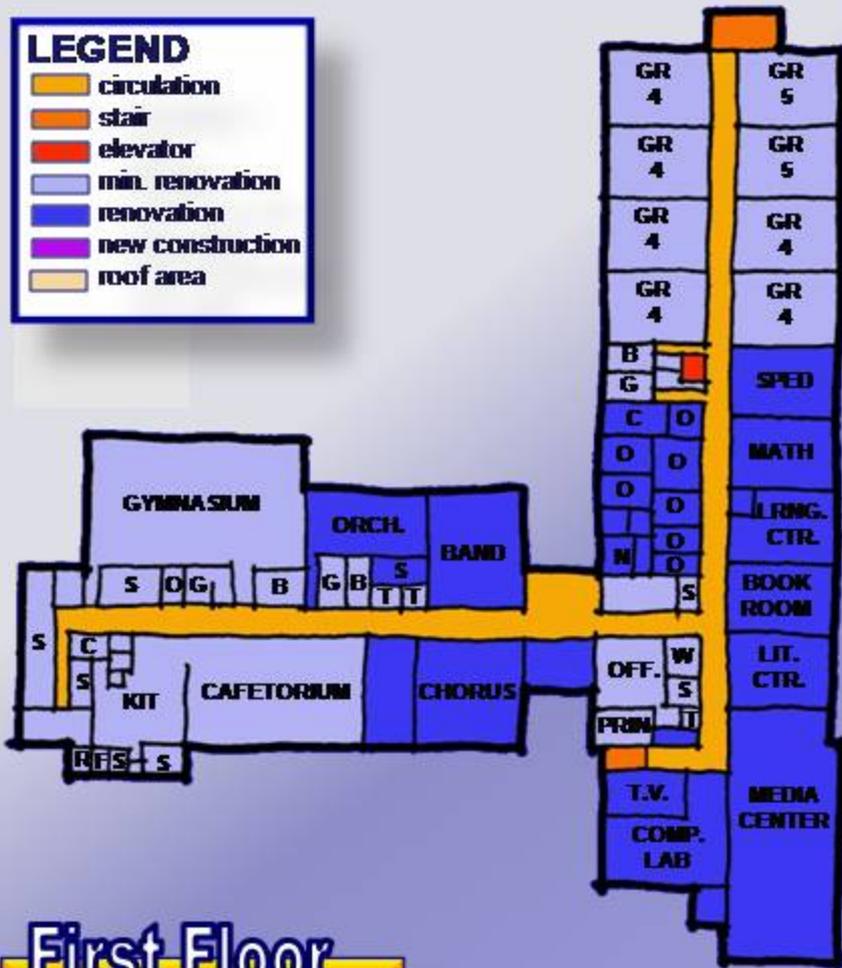
Option C

No net space increase

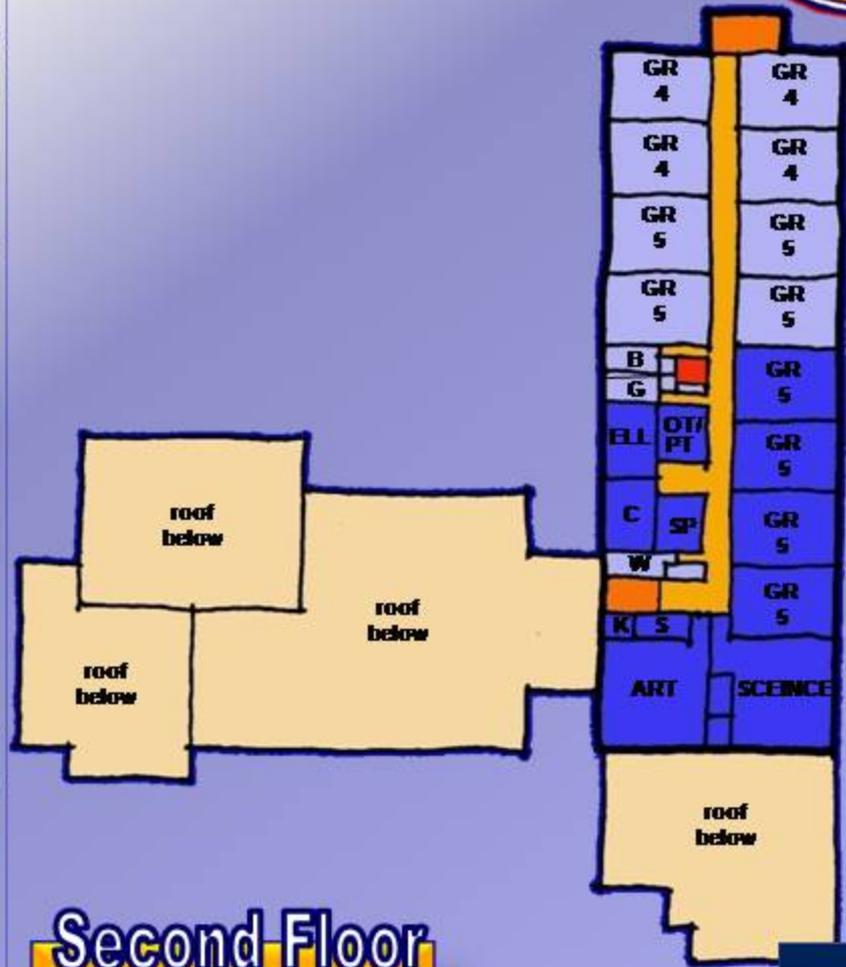


LEGEND

- circulation
- stair
- elevator
- min. renovation
- renovation
- new construction
- roof area



First Floor



Second Floor



Johnson Elementary grades 4-5

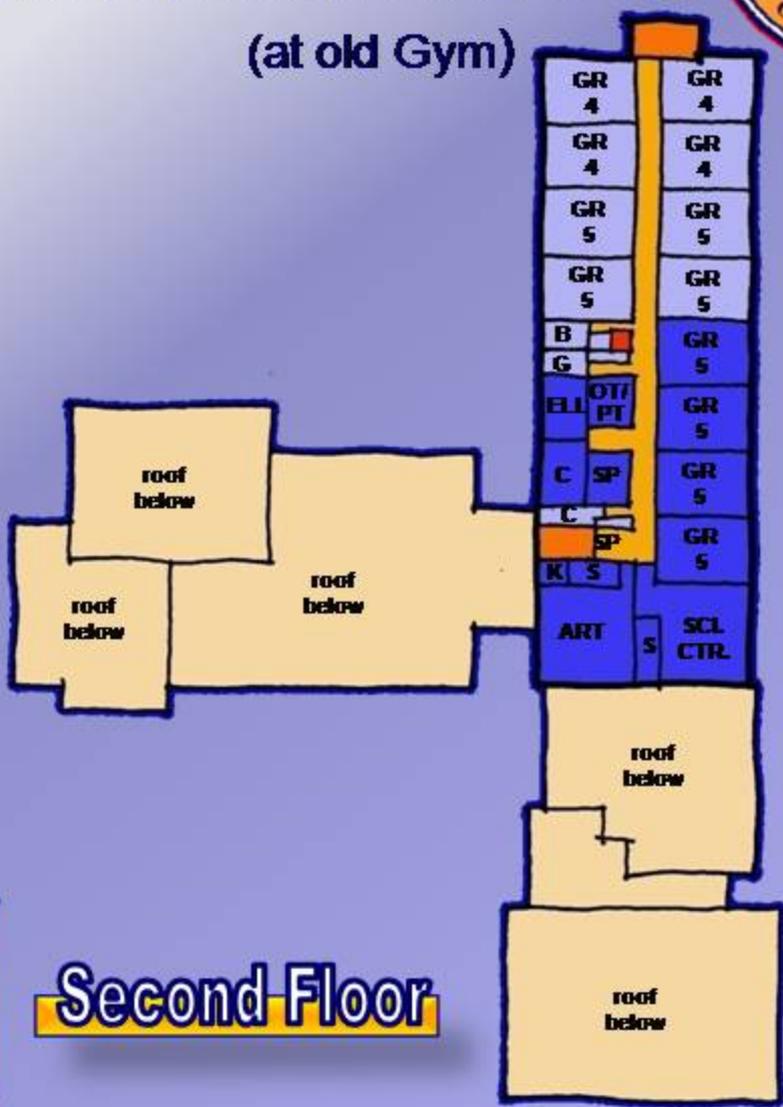
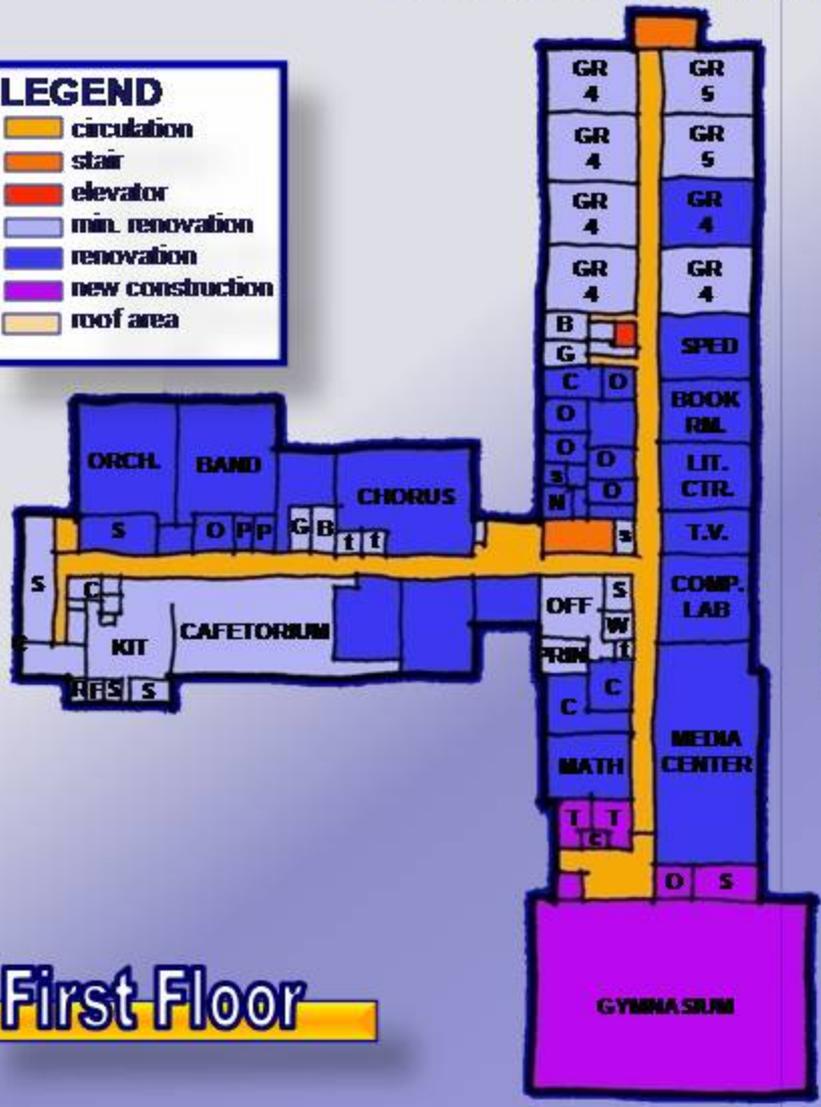
Option D

Renovations and Addition with new Media Center

(at old Gym)

LEGEND

- circulation
- stair
- elevator
- min. renovation
- renovation
- new construction
- roof area



Rockwell Elementary grades K-3

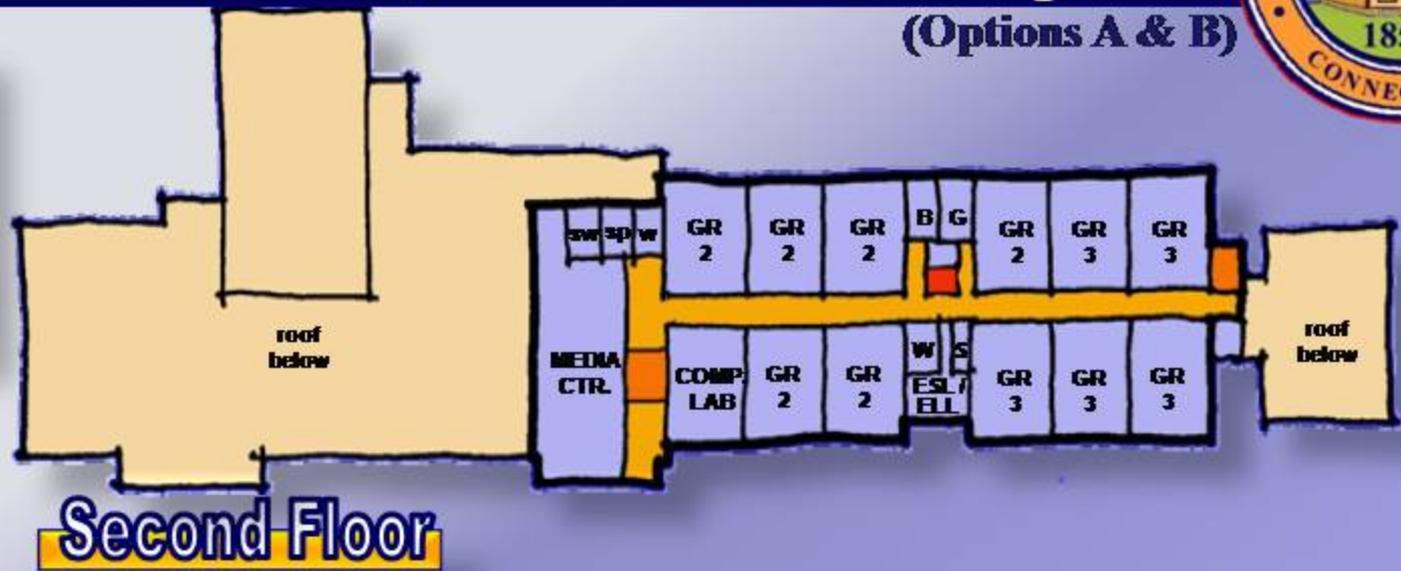
Existing Plan

(Options A & B)



LEGEND

- circulation
- stair
- elevator
- min. renovation
- renovation
- new construction
- roof area



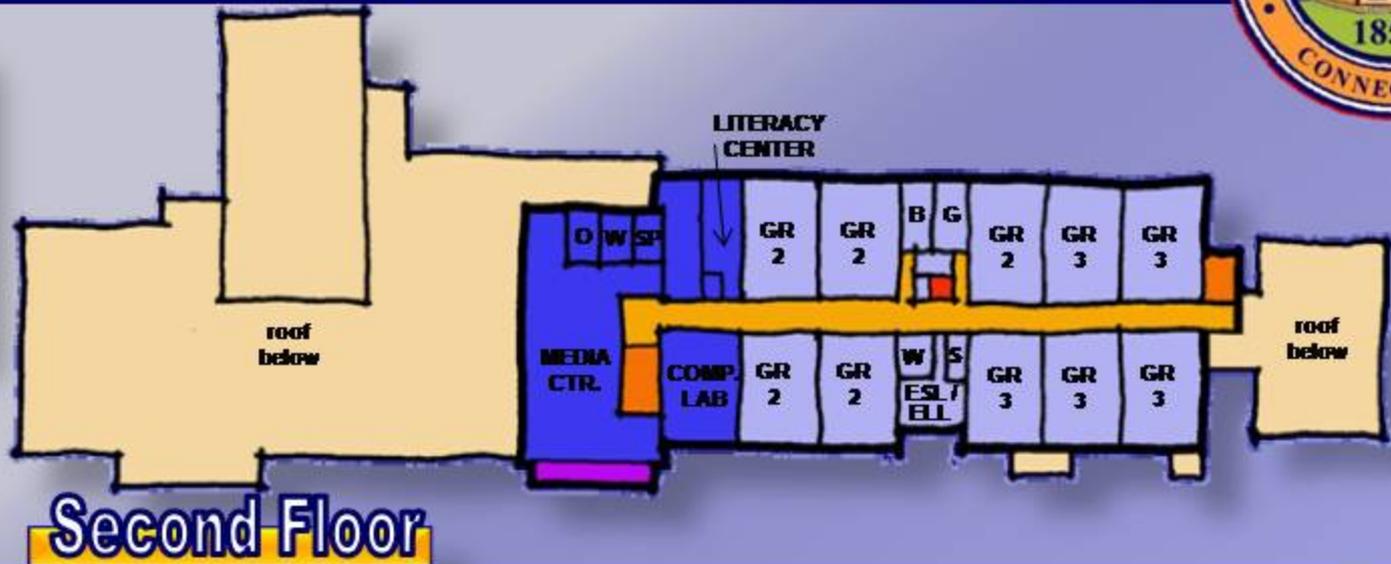
Rockwell Elementary grades K-3

Option C



LEGEND

- circulation
- stair
- elevator
- min. renovation
- renovation
- new construction
- roof area



Families of Options



<i>ICON</i>	<i>FAMILY LABEL</i>	<i>BSF PERCENT PARTICIPATION</i>
A	"Status Quo"	Approx. 15%
B	Partial Renovation	Approx. 21%
C	Full Renovation	41.79%
D	Renovate w/ Addition	Approx. 33%
E	New Construction	41.79%; Smaller



Budget Values - Johnson

* budget values presented in 2011 dollars



A	Status Quo (Repairs When Broken)	Local Share: \$7.5 to \$8.3 M; over 10 years BSF Share: Approx. \$1.3 M
B	Partial Renovation (Planned Repairs)	Local Share: \$6.3 to \$7.0 M; 3 – 4 years BSF Share: Approx. \$1.7 M
C	Full Renovation (Renovate "As New")	Local Share: \$13.9 to \$15.4 M; 2 – 3 yrs BSF Share: Approx. \$8.9 M
D	Renovate With Addition	Local Share: \$17.7 to \$19.6 M BSF Share: Approx. \$9.2 M
E	New Construction	Local Share: \$17.3 to \$19.1 M (Smaller) BSF Share: Approx. \$11.4 M

Budget Values - Rockwell



* budget values presented in 2011 dollars

A	Status Quo (Repairs When Broken)	Local Share: \$7.0 to \$7.7 M; over 10 yrs. BSF Share: Approx. \$1.3 M
B	Partial Renovation (Planned Repairs)	Local Share: \$5.7 to \$6.3 M BSF Share: Approx. \$1.6 M
C	Full Renovation (Renovate "As New")	Local Share: \$12.6 to \$13.9 M BSF Share: Approx. \$8.1 M
D	Renovate With Addition	Local Share: \$17.5 to \$19.4 M BSF Share: Approx. \$8.1 M
E	New Construction	Local Share: \$16.1 to \$17.8 M (Smaller) BSF Share: Approx. \$10.3 M

“few reach greatness while aspiring to the ordinary”

ROCKWELL SCHOOL
Grades K-3

JOHNSON SCHOOL
Grades 4-5





Bethel Public School System

Facilities Master Plan



May 17, 2012

Board of Education Presentation

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A Vision for Bethel Public Schools
A Living Document

Revised October 2010

