

**Special Meeting
Capital Projects Building Committee,
Plainville Town Council, Plainville Board of Education
Frank T. Wheeler Elementary School Gymnasium**

Committee: Capital Project Building Committee

Date: March 1, 2017

Time: 6:00 pm

CPBC Attendees: Thomas Arcari, Mark Belanger, Thomas Lozaw, Steve Martino, Richard Negro, Ken Restelli, Jim Tufts

Town Council Attendees: Katherine Pugliese, Danny Carrier, Robert Ciotto, Sr., Rosemary Morante, Scott Saunders, Deborah Tompkins

BOE Attendees: Andrea Saunders, Deborah Hardy, Nicole Palmieri, Laurie Peterson, Cheryl Provost, Crystal St. Lawrence, Becky Tyrrell, Foster White

Also Present: Superintendent: Dr. Maureen Brummett, Director of Business and Operations: Sam Adlerstein, Town Manager: Robert Lee, Assistant to the Town Manager: Scott Colby, KBA: Scott Managiagli, O&G: Ken Biega, Facilities Director: Steve Busel, Custodial Manager: Scott Martin

Absent: Christopher Wazorko, Michael Giuliano

The Capital Projects Building Committee held a Special Meeting for the Plainville Town Council, Plainville Board of Education, the Citizens' of Plainville and Frank T. Wheeler Elementary School Families at 6:00 pm in the Frank T. Wheeler Elementary School Gymnasium to update and discuss the upcoming school renovation project. The information was presented by Scott Managiagli from Kaestle Boos Associates, Ken Biega from O&G, Robert Lee and Dr. Maureen Brummett. CPBC member Thomas Arcari was called upon to give a brief overview. In 2013 The Town Council referred two projects to the CPBC. The two projects were:

1. Demolition of Old Linden Street School, which has been completed;
2. Long range capital projects in the following areas;
 - Middle School
 - Wheeler School
 - Plainville High School parking areas
 - Road repaving
 - Police Communication

Over the past years the road repaving has begun and the Police Communication system has been upgraded.

In September 2013 the Town decided to seek proposals from qualified architects to develop schematic designs and cost estimates for several anticipated projects for the school system. The proposal should include partial reroofing for two schools, upgrading of HVAC equipment and other upgrades for these schools that are over 25 years old and the PHS parking lot renovations including curbing and drainage.

Interviews were held and in December 2013, Kaestle Boos Associates were chosen by the committee and recommended to the Town Council for approval. Additional appropriations for architectural services and other professional services were approved by the Council at the January 6, 2014 Town Council meeting. Since then KBA has come up with several scenarios regarding the two buildings. In April 2016 the Town and Committee decided to send out a RFQ for a Construction Management Service. At the May 5, 2016 CPBC meeting O & G Industries, Inc. was selected by the committee and recommendation to the Town Council for approval. The Construction Manager would be responsible for updating the estimated cost of the project.

At the September 26, 2016 meeting of the CPBC, KBA and O&G had a favorable meeting regarding the upgrades on the projects. The State recommended to Town Manager Robert Lee to consider doing a 'renovate as new' status at Wheeler Elementary School. The building is old and in need of repair, instead of going to the State for small projects do a 'renovated as new' and then the building is guaranteed for 20 years with the replacement of all mechanical and electrical upgrades. The Middle School of Plainville is not old enough to be considered 'renovate as new'. The Committee decided to have KBA revisit a 'renovate as new' status for Wheeler School. This is the project that the Committee is bringing forward to the Board of Education and Town Council for their consideration. 'Renovate as new' at Wheeler School, re-roofing the Middle School of Plainville and site work improvements at Plainville High School. The reason the 'renovate as new' status is so important is there will be a higher reimbursement rate from the State of Connecticut. The rate of 65% is guaranteed if the project is approved by voters by June 30th.

Scott Managiagli from KBA presented the School Building Projects: (See attached)

Middle School of Plainville

Roofing	\$2,112,334
Estimated State Reimbursement	\$1,307,315
Estimated Net Cost to Plainville	\$ 805,019

Plainville High School

Site work	\$1,741,769
No reimbursement	

Wheeler Elementary School

Renovate as New	\$23,513,789
Estimated State Reimbursement	\$12,106,957
Estimated New Cost to Plainville	\$11,406,832

Total Estimated Cost: MSP, Wheeler, PHS \$27,267,892

Total Estimated Net Cost to Plainville \$13,953,620

Mr. Lee explained that there would be no increase to the Debt Services. The Town has refinanced all older debt over the last four Fiscal Years (FY), saving over \$1.2 million in future debt payments without extending the life of the debt. After FY 2017, the Town has six outstanding bond obligations totaling \$23,440,000, principal and interest, due through FY 2031.

Mr. Lee stated that it is very important to maintain our infrastructure. Plainville has done a very good job of pacing projects. The Town Council has worked diligently to keep the debt services. Mr. Lee is looking to move forward with the referendum on Tuesday, June 6, 2017. A presentation will be made to the Board of Education and the Town Council for their approval. There will be a public hearing in April and the referendum in June.

The Committee then asked if there were any questions of the audience. Questions were asked about the projected timeline, quality of life in our Community, people come to Plainville because of our schools, it is important to keep them up to date with technology as well as appearance. They also discussed why they are packaging the projects as one instead of separately. There are also concerns that town taxes will increase.

The meeting was adjourned at 7:15 pm. Mr. Lee stated that if there are any questions that were not answered this evening to please contact the Town Manager's office or the Office of the Superintendent.

Respectfully Submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

PLAINVILLE CAPITAL IMPROVEMENT School Building Projects

Where it all began...

- Capital Improvements requested by the Town of Plainville (2014-2016):
 - Middle School of Plainville
 - Sitework at Plainville High School
 - Frank T. Wheeler Elementary School

The image shows three overlapping documents titled "COST ESTIMATE BREAKDOWN" for different schools in Plainville, Connecticut. The documents are for Plainville High School, Middle School of Plainville, and Wheeler Elementary School. Each document lists various construction items and their associated costs.

PLAINVILLE HIGH SCHOOL
Capital Improvements
WORKING DRAFT

MIDDLE SCHOOL OF PLAINVILLE
Capital Improvements
WORKING DRAFT

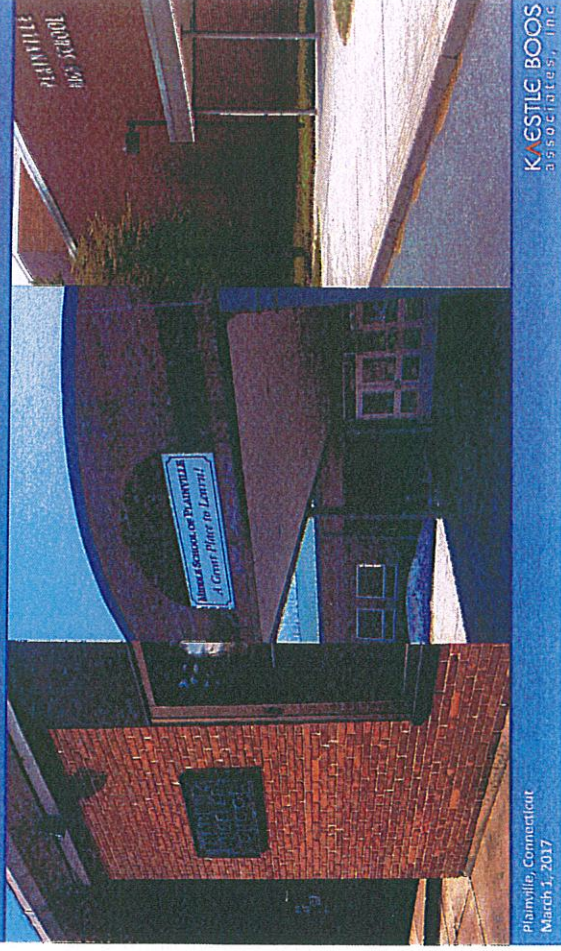
WHEELER ELEMENTARY SCHOOL
Capital Improvements
WORKING DRAFT

COST ESTIMATE BREAKDOWN

ITEMS: 1. Site Work, 2. Foundation, 3. Framing, 4. Roofing, 5. Siding, 6. Windows, 7. Doors, 8. Mechanical, 9. Electrical, 10. Plumbing, 11. HVAC, 12. Fire Protection, 13. Security, 14. Other.

PLAINVILLE BOOS
3996010105, INC.

PLAINVILLE CAPITAL IMPROVEMENT School Building Projects



MIDDLE SCHOOL OF PLAINVILLE – Roof Replacement

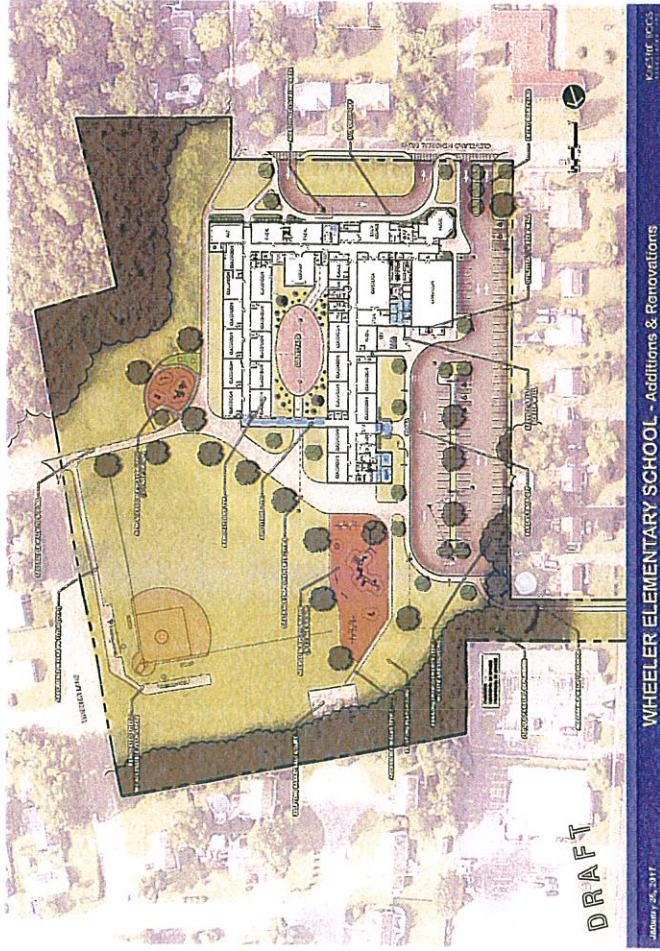
March 1, 2017

PLAINVILLE CAPITAL IMPROVEMENT School Building Projects



CAPITAL PROJECTS BUILDING COMMITTEE MEMBERS:

- Mark Belanger, Chairman**
Thomas Arcari
Tom Lozaw
Steve Martino
Richard Negro
Ken Restelli
Jim Tufts
- Dr. Maureen Brummett, Superintendent of Schools**
Sam Adlerstein, Director of Business and Operations
Steve Busel, Facilities Director
Robert E. Lee, Town Manager



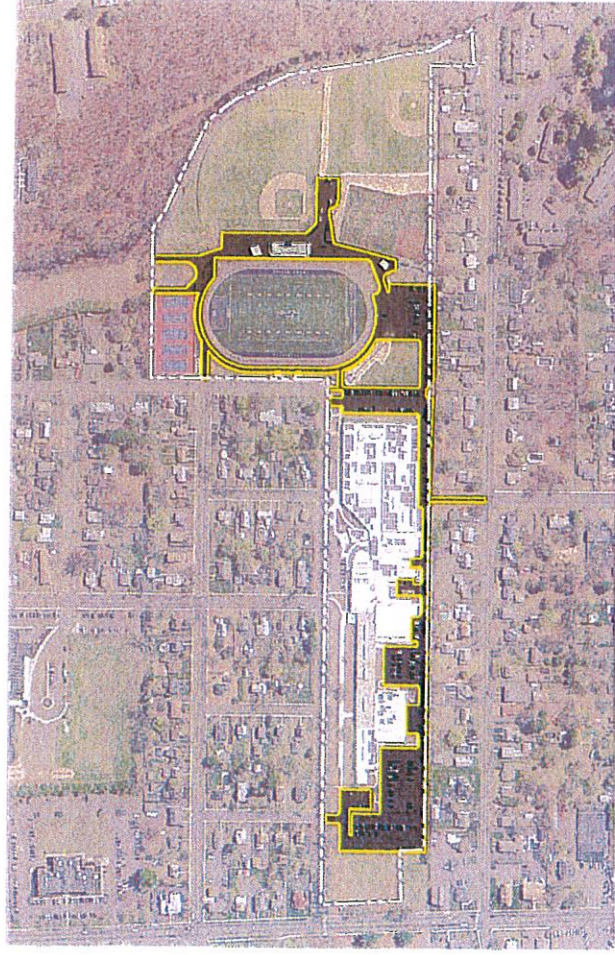
WHEELER ELEMENTARY SCHOOL - Additions & Renovations

January 26, 2017

Wheeler, POCS

PLAINVILLE CAPITAL IMPROVEMENT School Building Projects

- Met with the Office of School Construction Grants & Review to discuss the revised project scope for Frank T. Wheeler Elementary School
- State suggested changes to the project scope:
 - Reduction of new construction square footage



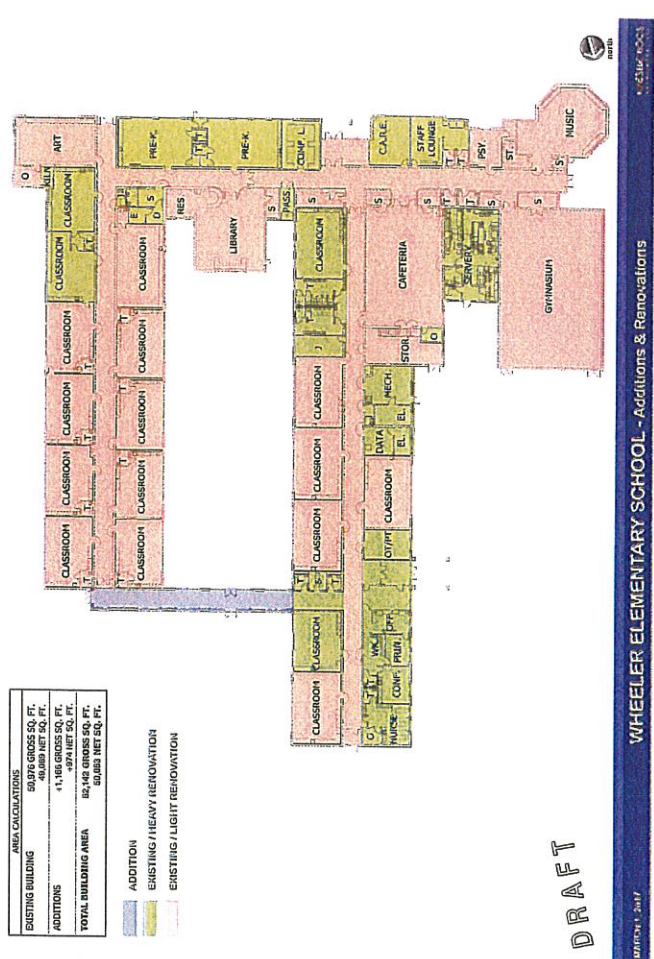
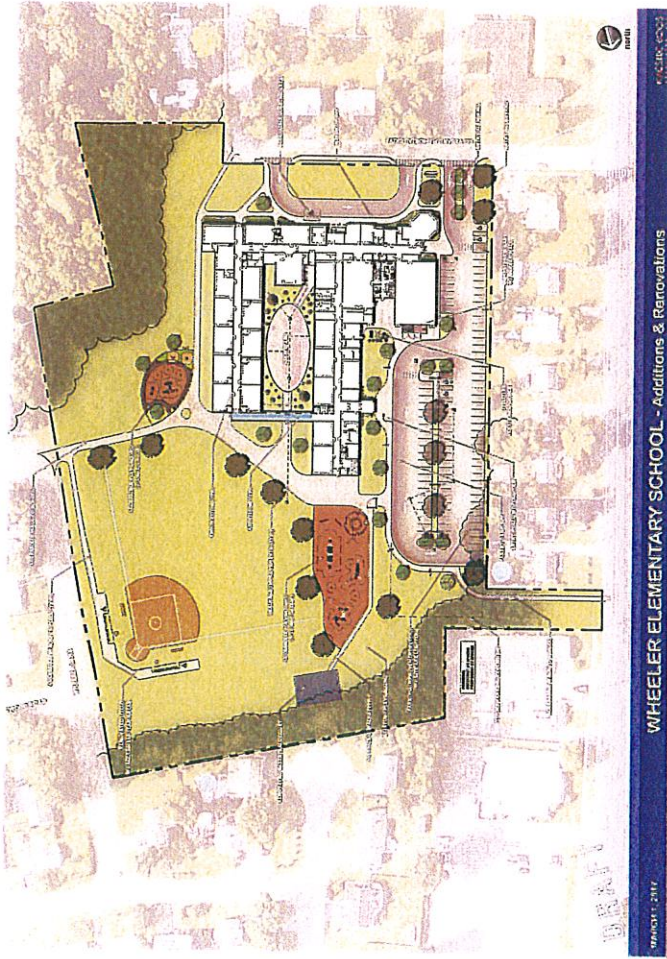
PLAINVILLE HIGH SCHOOL – Site Improvements

March 1, 2017

PLAINVILLE CAPITAL IMPROVEMENT School Building Projects

- Meeting with the Office of School Construction Grants & Review to discuss reimbursement, changed the initial project scope
- To maximize State Reimbursement (2016):
 - replace roof at the Middle School of Plainville and research energy performance contracts
 - site improvements at Plainville High School
 - renovate-as-new Frank T. Wheeler Elementary School
 - review educational needs
 - review all building systems
 - review entire site

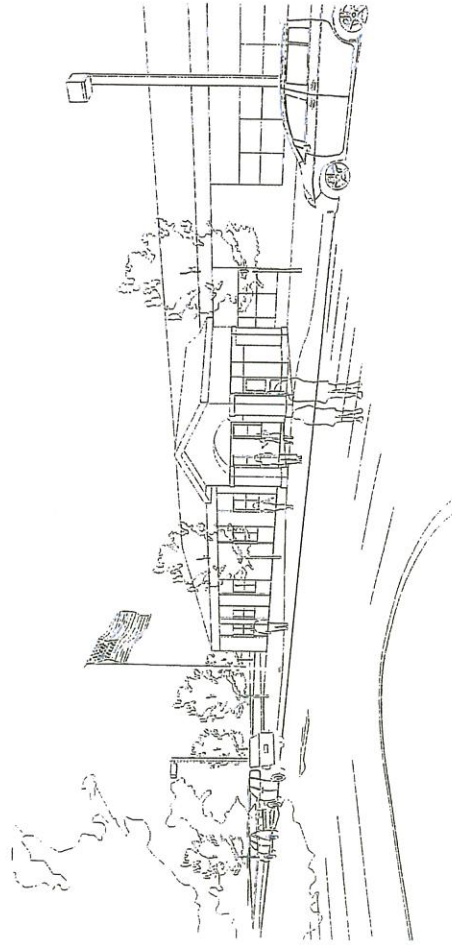




AREA CALCULATIONS	
EXISTING BUILDING	50,000 GROSS SQ. FT. 40,000 NET SQ. FT.
ADDITIONS	1,165 GROSS SQ. FT. 974 NET SQ. FT.
TOTAL BUILDING AREA	51,165 GROSS SQ. FT. 40,974 NET SQ. FT.

ADDITION
EXISTING / HEAVY RENOVATION
EXISTING / LIGHT RENOVATION

DRAFT

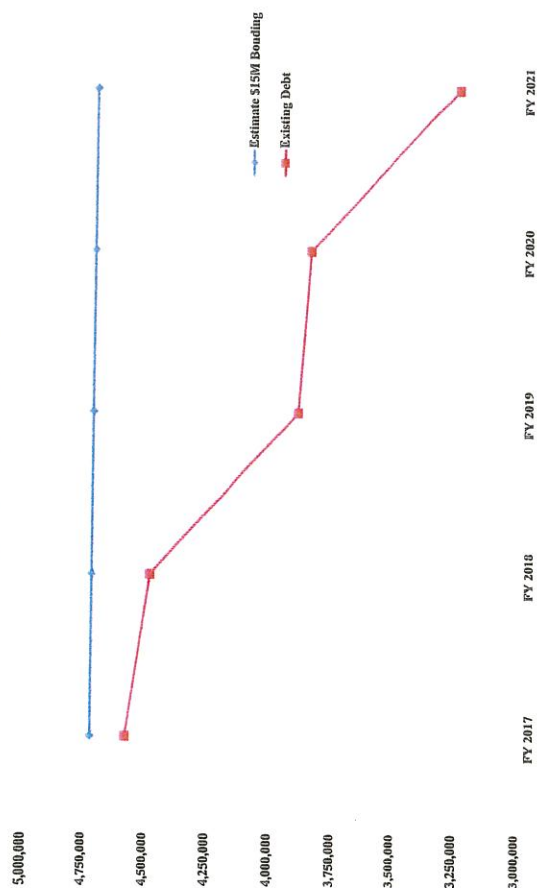


PLAINVILLE CAPITAL IMPROVEMENT School Building Projects

MIDDLE SCHOOL OF PLAINVILLE	Roofing	\$ 2,112,334
	Estimated State Reimbursement	\$ 1,307,315
	Estimated Net Cost to Plainville	\$ 805,019
PLAINVILLE HIGH SCHOOL		
Sitework		\$ 1,741,769
WHEELER ELEMENTARY SCHOOL	Renovate As New	\$23,513,789
	Estimated State Reimbursement	\$12,106,937
	Estimated Net Cost to Plainville	\$11,406,832
	(assumes SF waiver from State of CT)	
Total Estimated Cost: MSP, Wheeler ES, Plainville HS		\$27,367,892
Total Estimated Net Cost to Plainville:		\$13,953,620
MSP, Wheeler ES, Plainville HS		

Kestle Boos
associates, inc

Debt Service FY 2017 – FY 2021



Town of Plainville ~ DEBT SERVICE

FY	Principal	Interest	Miscellaneous	Xfer to Debt Management	Total	Annual Change	
						\$	%
2017	3,580,000	957,994	35,000	139,300	4,712,294	-	0.00%
2018	3,585,000	855,325	35,000	236,969	4,712,294	-	0.00%
2019	3,115,000	736,300	35,000	825,994	4,712,294	-	0.00%
2020	3,185,000	617,000	35,000	875,294	4,712,294	-	0.00%
2021	2,700,000	489,100	35,000	1,488,194	4,712,294	-	0.00%

The Town has refinanced all older debt over the last four Fiscal Years (FY), saving over \$1.2M in future debt payments without extending the life of the debt. After FY 2017, the Town has six outstanding bond obligations totaling \$23,440,000, principal and interest, due through FY 2031. Does not include WPCF or short term BAN's.