

NEW MILFORD BOARD OF EDUCATION
New Milford Public Schools
50 East Street
New Milford, Connecticut 06776

FACILITIES SUB-COMMITTEE
MEETING NOTICE

DATE:	June 1, 2010
TIME:	6:30 P.M.
PLACE:	Lillis Administration Building—Room 2

AGENDA

- 1. Call to Order**
- 2. Public Comment**

The Board welcomes Public Participation and asks that speakers please limit their comments to three minutes. Speakers may offer objective comments of school operations and programs that concern them. The Board will not permit any expression of personal complaints or defamatory comments about Board of Education personnel and students, nor against any person connected with the New Milford Public School System.

- 3. Discussion and Possible Action**
 - A. East Street Report**
 - B. End-of-Year Projects**
- 4. Adjourn**

Sub-Committee Members: **Mr. Daniel W. Nichols, Chairman**
Mr. Tom McSherry
Mr. Bill Wellman
Mr. Rod Weinberg

Alternates: **Mrs. Alexandra Thomas**
Mr. David A. Lawson

GEORGE C. BUCKBEE
TOWN CLERK

2010 MAY 28 P 1:01

NEW MILFORD, CT

PRELIMINARY ANALYSIS OF A CENTRAL OFFICE LOCATION

Should the Central Office be Relocated?

I. Background

In the Fall of 2006, the New Milford BOE commissioned a study by Seigny Architects (See Attachment 1) into the feasibility to either renovating the current Central Office (CO) facilities or relocating the Office. The CO encompasses about 10,400 square feet and to split the offices into separate locations was dismissed as a consideration. The actual operating costs for 2006 – 2007 and the 2008 – 2009 budget are \$45,674 and \$86,316 respectively (See Attachment 2). Four options were considered:

1. Renovate the current building.
2. Build a new facility on property at Northville Elementary School (NES)
3. Renovate the Richmond Center.
4. Build a new facility adjacent to Sarah Noble Intermediate School (SNIS)

These four options were considered because there was no available suitable space within any of the existing school facilities nor was there any space available in the Town.

The conclusion derived was that all four (4) alternatives were too costly, namely:

1. Renovate current = \$8,051,919
2. Build new at NES = \$4,184,338
3. Renovate Richmond Center = \$4,926,218
4. Build new at SNIS = \$4,227,569

The Facilities Sub-Committee reviewed the Seigny report on June 5, 2007 (See Attachment IA).

II. Current Status

As a part of the budget follow-up for 2010-2011, the school administration has reconsidered a relocation of the Central Office.

A. Review Process

1. Identify potential locations
2. Identify potential sources of savings and potential costs of such a relocation (See Attachment 3)
3. Revisit study undertaken in 2006 - 2007

B. Current Findings

1. The Director of Fiscal Services and Facilities Manager have visited each school building with a floor plan in an effort to identify open space.
 - They found that no school buildings can readily accommodate the Central Office without major programmatic moves and/or investment in renovations (See Attachment 4)
2. Rental/lease space in Town is limited (See Attachment 5)
3. Serious technology issues face the districts (See Attachment 6)
4. The current Central Office staff is not trained to evaluate the engineering and technical components of renovating any current buildings
5. Serious deferred maintenance issues face the BOE in the current location (See Attachment 7)

C. Update on Construction Costs

Ray Sevigny, the architect who conducted the 2007 study, was contacted to obtain a feel for the impact of potential cost escalation on the construction costs in the original study. It was Mr. Sevigny's opinion that an overall cost increase of 5% might be anticipated. He felt that, although the cost of the trades (labor) might show only a slight increase, the cost of materials, especially copper, steel, and fluctuating wallboard, would offset the trades. He also indicated that toward the end of 2010 and the beginning of 2011, as the economy improves, costs would escalate faster due to the attempts of contractors to make up for losses of the last two years. He said that increases in the 8% range would not be surprising.

D. Recommendation

Retain an architect/engineer to evaluate the feasibility and costs to relocate the Central Office. In order to minimize costs, it is suggested that Sevigny be retained due to their familiarity with the project.

New Milford Board of Education

Additions and Renovations of

East Street School and the Richmond Center

Proposed Construction of New Facility at

Northville Elementary School or
Sarah Noble Intermediate School

Proposed Conceptual Design Plans

Proposed Feasibility Study

June 5, 2007

SEVIGNY

ARCHITECTS

New Milford Board of Education

Additions & Renovations

New Construction

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New Milford Board of Education

Additions & Renovations

New Construction

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OFFICES PER DEPARTMENT

5 June 2007

New Milford Board of Education
Additions & Renovations
New Construction

Offices Required Per Department

Superintendent:

- Superintendent
- Administrative Assistant
- Secretary

Assistant Superintendent:

- Assistant Superintendent
- Secretary

Personnel:

- Personnel Secretary
- Part Time Clerk
- Payroll Clerk

Accounting:

- Accounting Manager
- Accounts Payable Clerk
- Purchasing Clerk

Operations:

- Insurance Office
- Director of Operations

Technology:

- Director of Technology
- Technician #1
- Technician #2

Special Education:

- Special Education Coordinator
- Administrative Clerk #1
- Administrative Clerk #2
- Administrative Clerk #3
- Floater Desk

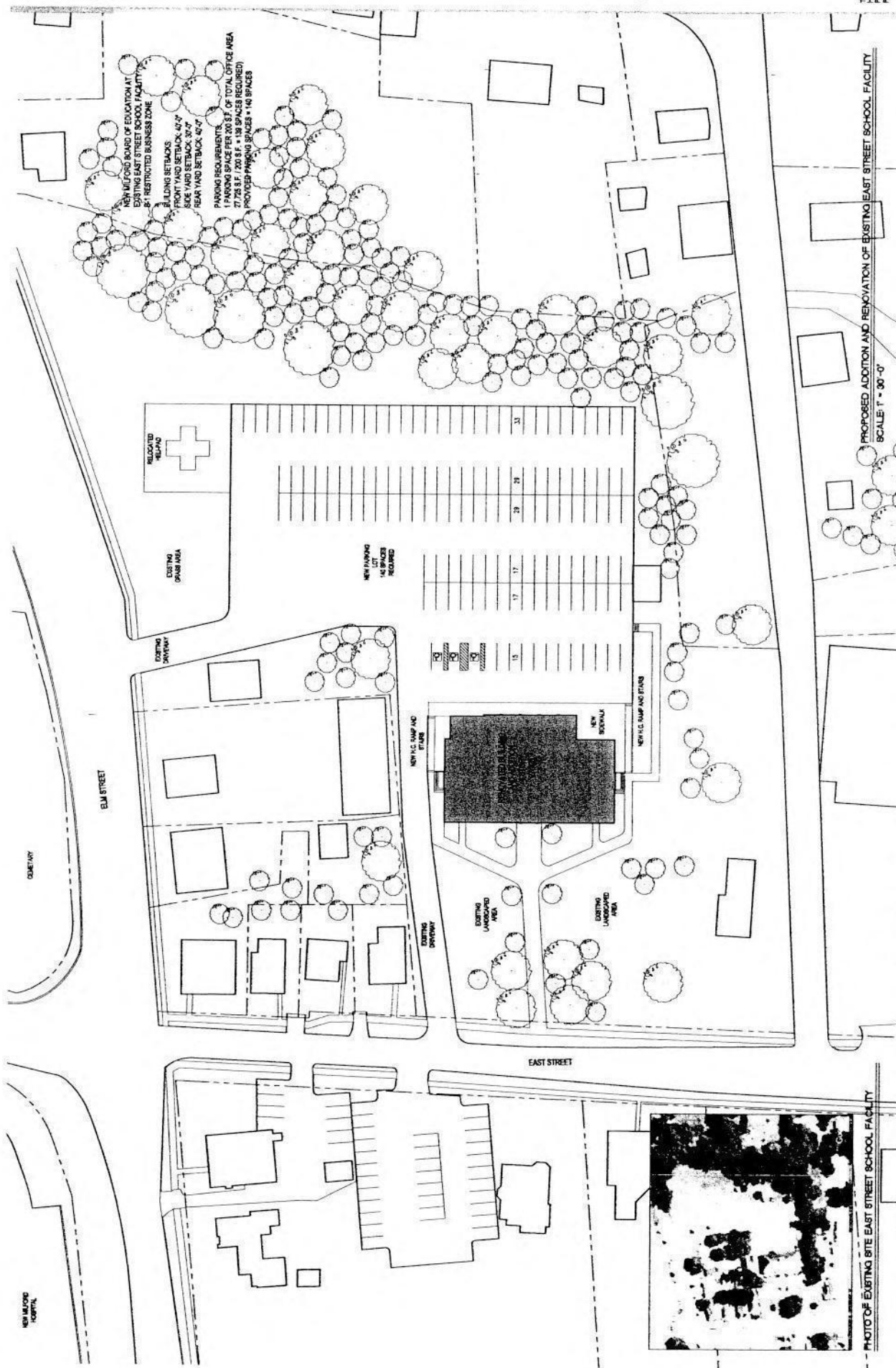
Fiscal Services:

- Director of Fiscal Services

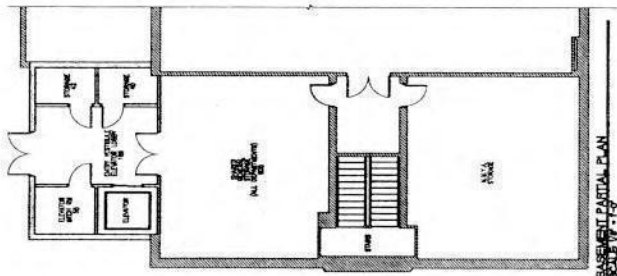
New Milford Board of Education
Additions & Renovations
New Construction

SEVIGNY
ARCHITECTS

CONCEPTUAL DESIGN

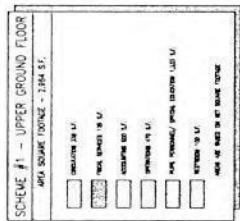


NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN
RENOVATION AND ADDITION OF EXISTING EAST STREET SCHOOL FACILITY

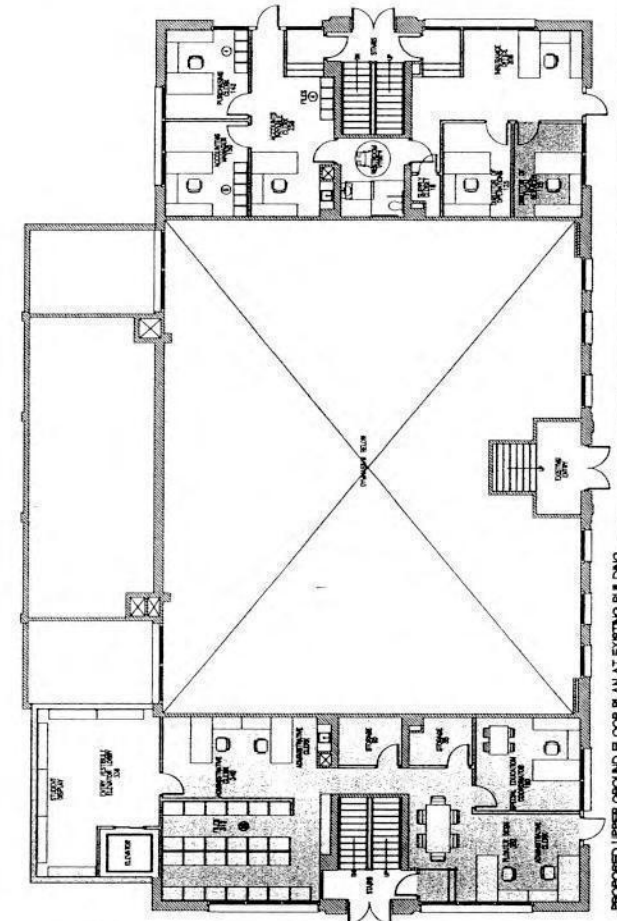


BASEMENT PARTIAL PLAN
SCALE: 1/8" = 1'-0"

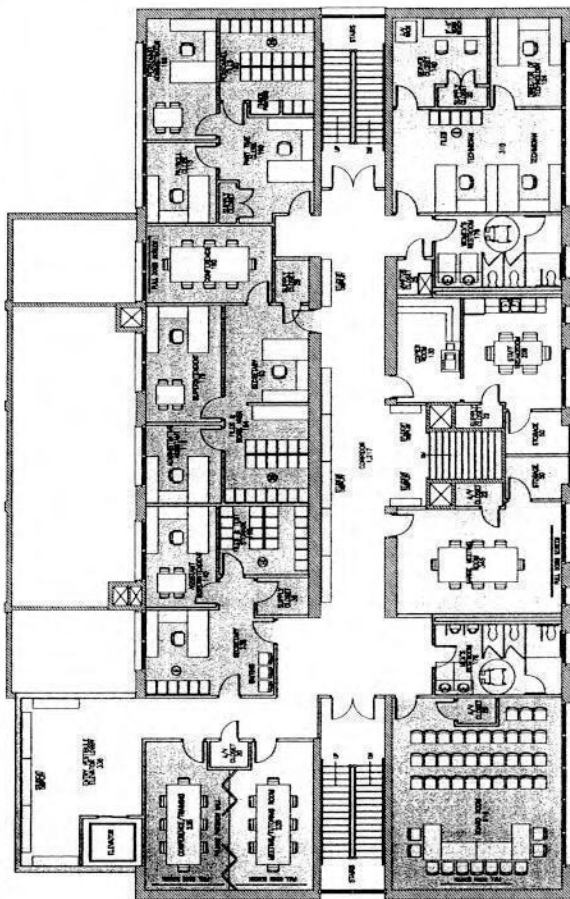
SCHEME #1 - BASEMENT LEVEL	
<input type="checkbox"/>	APEX SQUARE FOOTAGE = 678 S.F.
<input type="checkbox"/>	CORRELATION TO S.F.
<input type="checkbox"/>	ELECTRIC MACHINE ROOM IS S.F.
<input type="checkbox"/>	SIGNAL FLOORING (ALL) EQUIPMENT IS S.F.
<input type="checkbox"/>	FLOORING IS S.F.
	TOTAL NET AREA IS 678 SQUARE FEET



SCHEME #1 - UPPER GROUND FLOOR



PROPOSED UPPER GROUND FLOOR PLAN AT EXISTING BUILDING
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN AT EXISTING BUILDING

[illegible]

NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN RENOVATION AND ADDITION OF EXISTING BUILDING

PROPOSED NEW BUILDING SITE PLAN AT NORTHVILLE ELEMENTARY SCHOOL
SCALE: 1" = 50'-0"

NEW YORK BOARD OF EDUCATION AT
TODD HARTWELL'S ATTORNEY'S OFFICE
EDUCATED (RE) ONE MANDATORY
SCHOOLING REQUIREMENTS

PHOTO OF EXISTING SITE AT NORTHVILLE ELEMENTARY SCHOOL

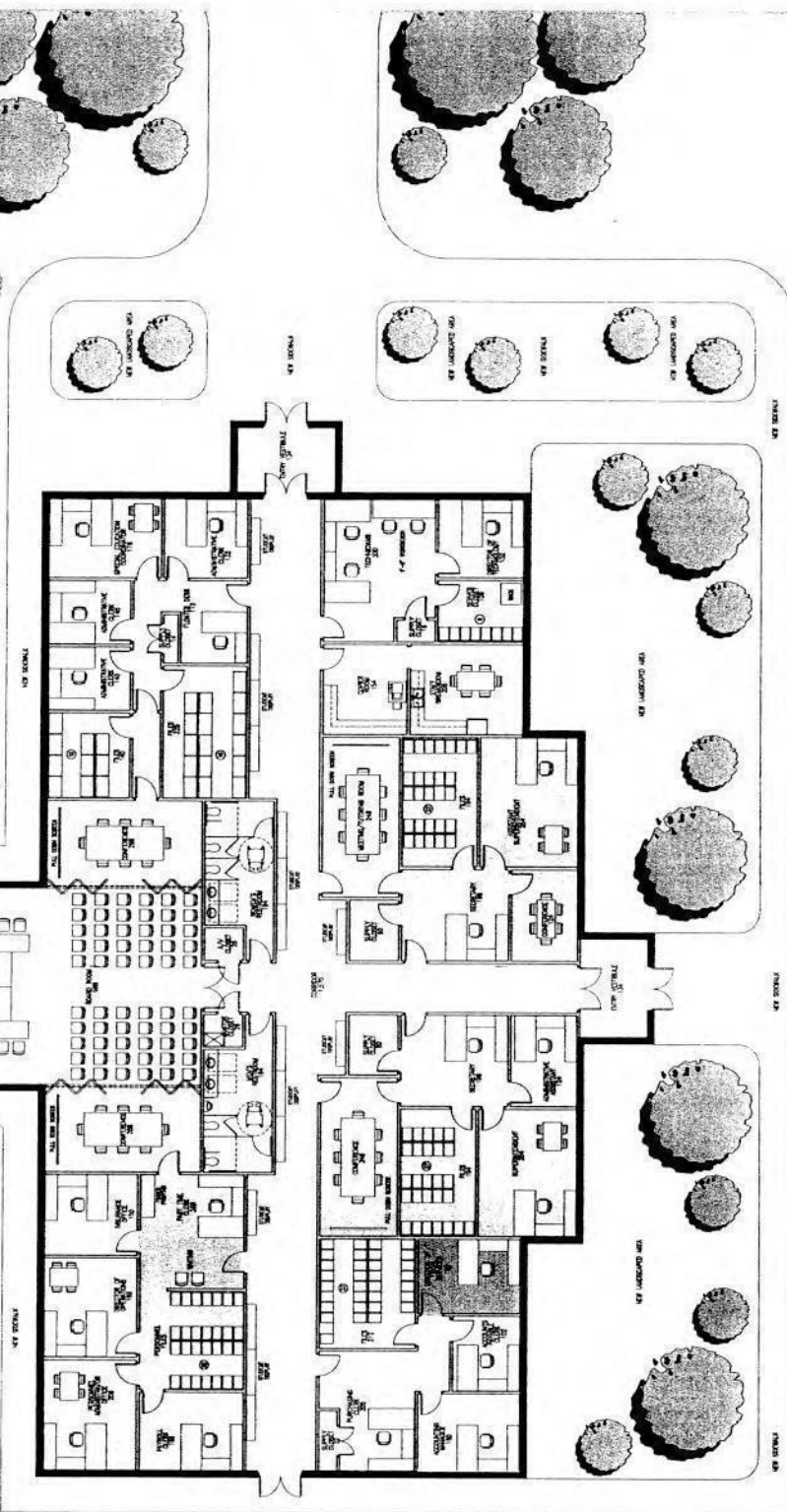




NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN
PROPOSED NEW BUILDING AT NORTHVILLE ELEMENTARY SCHOOL

PROPOSED NEW BUILDING FLOOR PLAN AT NORTHVILLE ELEMENTARY SCHOOL
SCALE 1/8" = 1'-0"

SCHEME #2 - 10,934 S.F.	
AREA SQUARE FOOTAGE LEGEND	
<input type="checkbox"/>	BOYS' RECESS 120 S.F.
<input type="checkbox"/>	SUNDECK 100 S.F.
<input type="checkbox"/>	COMPUTER LABORATORY 100 S.F.
<input type="checkbox"/>	MUSIC/ARTS ROOM 200 S.F.
<input type="checkbox"/>	PHYSICAL ED. 100 S.F.
<input type="checkbox"/>	TECHNOLOGY 100 S.F.
<input type="checkbox"/>	FOOD PROCESSING/SPIN. EDUCATION 100 S.F.
<input type="checkbox"/>	TRIAL SERVICES 100 S.F.
<input type="checkbox"/>	RECREATION 75 S.F.
<input type="checkbox"/>	OPERATIONS 100 S.F.
<input type="checkbox"/>	DISCUSSION 170 S.F.
<input type="checkbox"/>	BOYS' RECESS 14 S.F.
<input type="checkbox"/>	BOYS' RECESS 34 S.F.
<input type="checkbox"/>	BOYS' RECESS 14 S.F.
<input type="checkbox"/>	BOYS' RECESS 200 S.F.

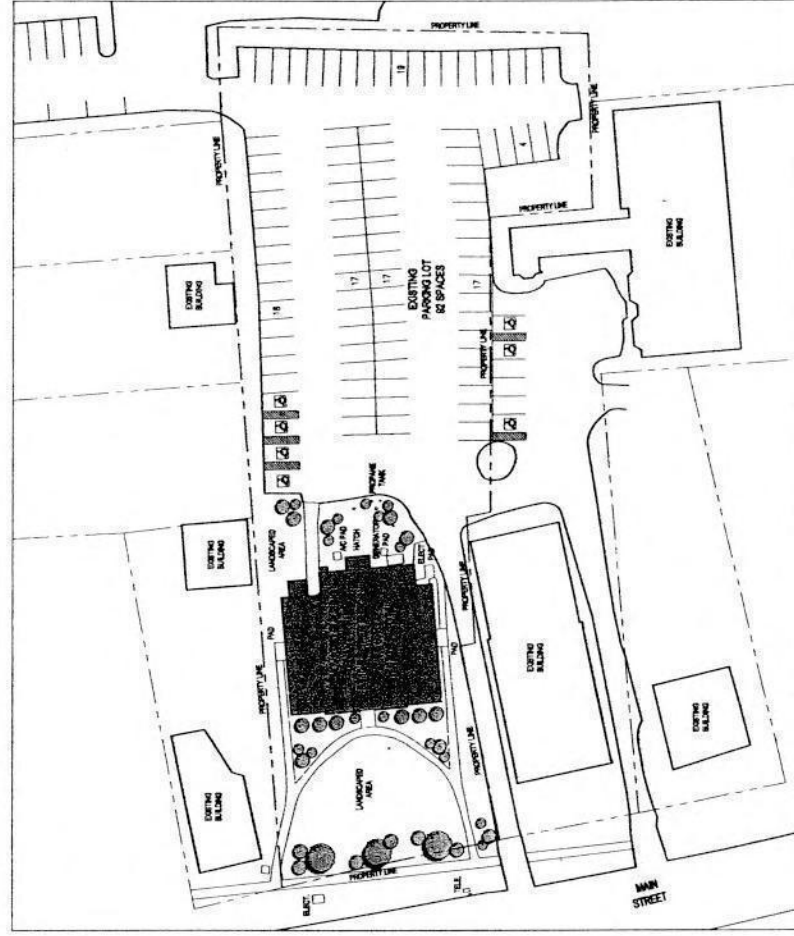




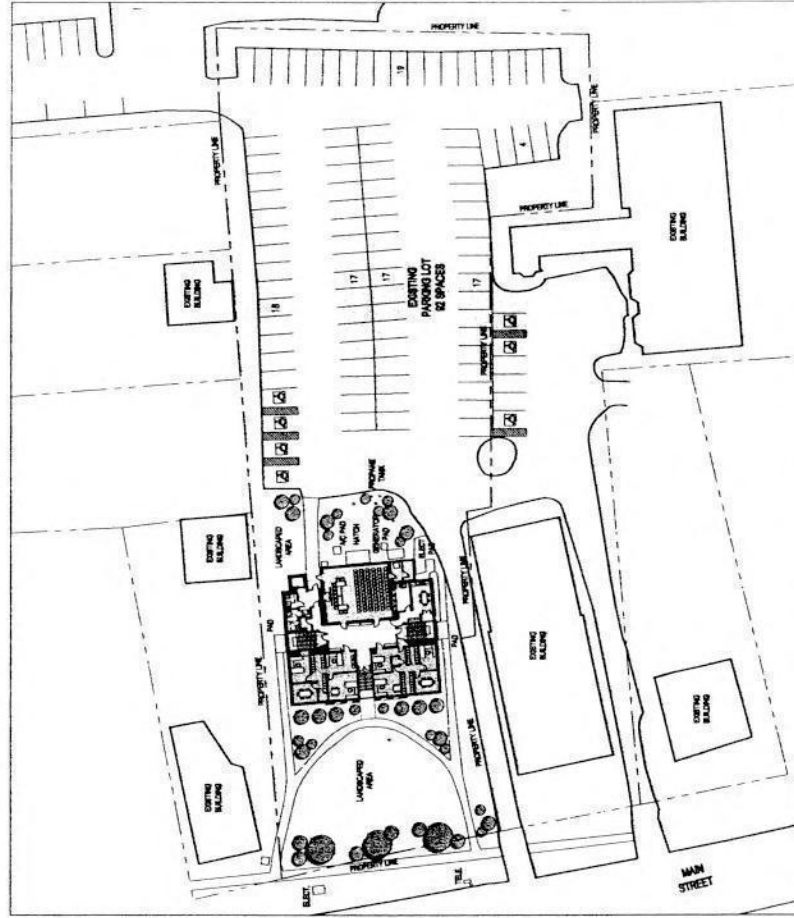
NEW MILFORD BOARD OF EDUCATION AT
THE RICHMOND CENTER
SQUARE 49 SQUARE FOOTAGE CALCULATIONS
- LOWER LEVEL GROSS S.F. = 5,710 S.F.
- FIRST FLOOR GROSS S.F. = 5,710 S.F.
- SECOND FLOOR GROSS S.F. = 5,710 S.F.
TOTAL GROSS S.F. = 17,130 S.F.
- LOWER LEVEL NET S.F. = 4,555 S.F.
- FIRST FLOOR NET S.F. = 4,555 S.F.
- SECOND FLOOR NET S.F. = 4,415 S.F.
TOTAL NET S.F. = 13,525 S.F.
NEW MILFORD BOARD OF EDUCATION AT
THE RICHMOND CENTER
V-0 VILLAGE CENTER ZONE (REQUIRES SPECIAL PERMIT)
PARKING REQUIREMENTS:
1 PARKING SPACE PER 200 S.F. OF TOTAL OFFICE AREA
17,130 S.F. / 200 S.F. = 85.65 (86 PARKING SPACES REQUIRED)
82 PARKING SPACES EXISTING PARKING SPACES PROVIDED



PHOTO OF EXISTING SITE AT THE RICHMOND CENTER

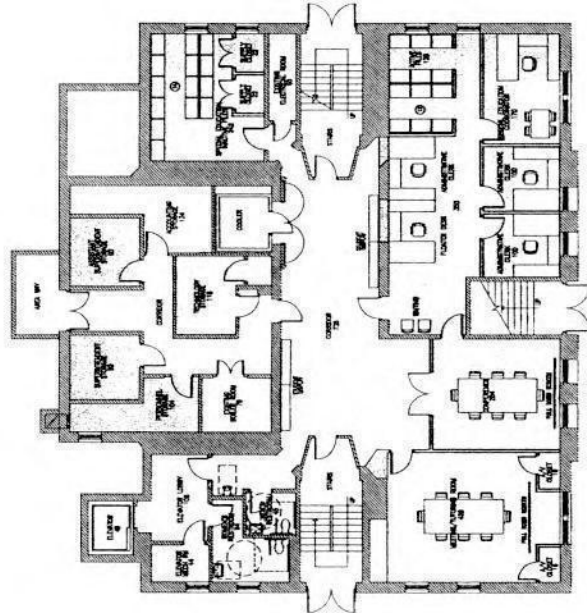


PROPOSED SITE PLAN AT TENANT FIT-UP OF THE RICHMOND CENTER
SCALE: 1" = 30'-0"



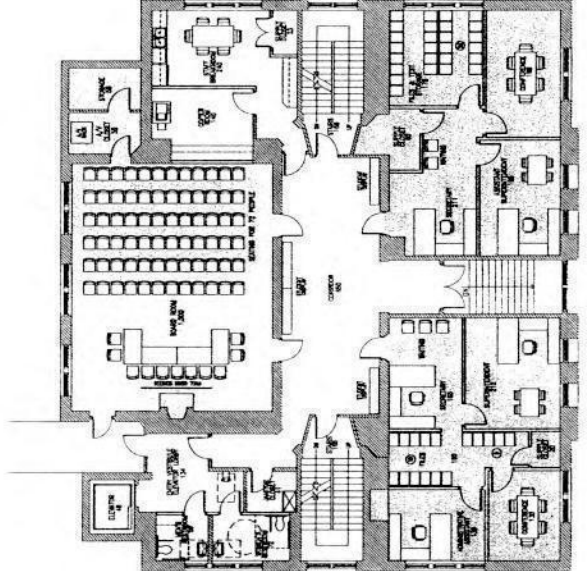
PROPOSED FIRST FLOOR PLAN ON SITE TENANT FIT-UP OF THE RICHMOND CENTER
SCALE: 1" = 30'-0"

NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN PROPOSED TENANT FIT-UP AT THE RICHMOND CENTER



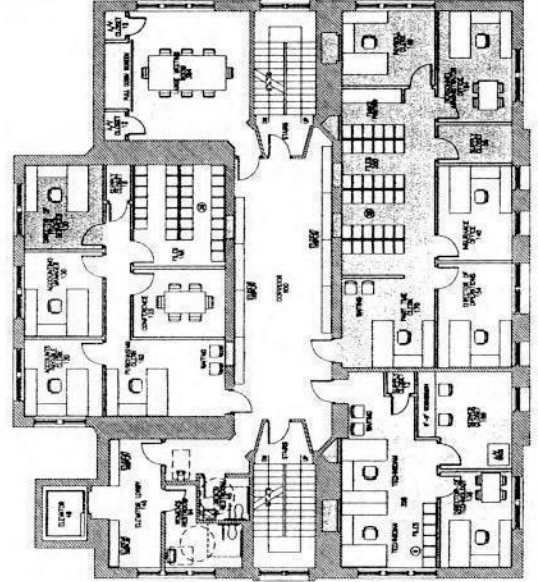
PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCHEME #3 - LOWER LEVEL -5,710 S.F.	
AREA SQUARE FOOTAGE LEGEND TENANT FIT-UP	
<input type="checkbox"/>	ACTING/STUDENT ROOM 140 S.F.
<input type="checkbox"/>	CLERK WORK AREA 140 S.F.
<input type="checkbox"/>	RECEPTION 70 S.F.
<input type="checkbox"/>	LIBRARY 70 S.F.
<input type="checkbox"/>	CLASSROOM 40 S.F.
<input type="checkbox"/>	OFFICE 40 S.F.
<input type="checkbox"/>	STORAGE 40 S.F.
<input type="checkbox"/>	STUDENT SUPERVISORY STORAGE 40 S.F.
<input type="checkbox"/>	TECHNOLOGY STORAGE 40 S.F.
<input type="checkbox"/>	PERSONAL STORAGE 40 S.F.
<input type="checkbox"/>	ACCOUNTING STORAGE 40 S.F.
AREAS ARE BASED ON NET SQUARE FOOTAGE	



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCHEME #3 - FIRST FLOOR -5,710 S.F.	
AREA SQUARE FOOTAGE LEGEND TENANT FIT-UP	
<input type="checkbox"/>	CLERK ROOM 170 S.F.
<input type="checkbox"/>	RECEPTION 140 S.F.
<input type="checkbox"/>	STUDENT SUPERVISORY 40 S.F.
<input type="checkbox"/>	STUDENT 140 S.F.
<input type="checkbox"/>	OFFICE 40 S.F.
<input type="checkbox"/>	PERSONAL STORAGE 40 S.F.
<input type="checkbox"/>	ACCOUNTING STORAGE 40 S.F.
<input type="checkbox"/>	CLERK ROOM 140 S.F.
<input type="checkbox"/>	STUDENT ROOM 140 S.F.
AREAS ARE BASED ON NET SQUARE FOOTAGE	



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCHEME #3 - SECOND FLOOR -5,710 S.F.	
AREA SQUARE FOOTAGE LEGEND TENANT FIT-UP	
<input type="checkbox"/>	CLERK ROOM 140 S.F.
<input type="checkbox"/>	RECEPTION 140 S.F.
<input type="checkbox"/>	PERSONAL 40 S.F.
<input type="checkbox"/>	STORAGE 40 S.F.
<input type="checkbox"/>	TECH. SERVICES 40 S.F.
<input type="checkbox"/>	ACCOUNTING 40 S.F.
<input type="checkbox"/>	STUDENT 40 S.F.
<input type="checkbox"/>	OFFICE 40 S.F.
<input type="checkbox"/>	PERSONAL STORAGE 40 S.F.
AREAS ARE BASED ON NET SQUARE FOOTAGE	

NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN PROPOSED TENANT FIT-UP AT THE RICHMOND CENTER

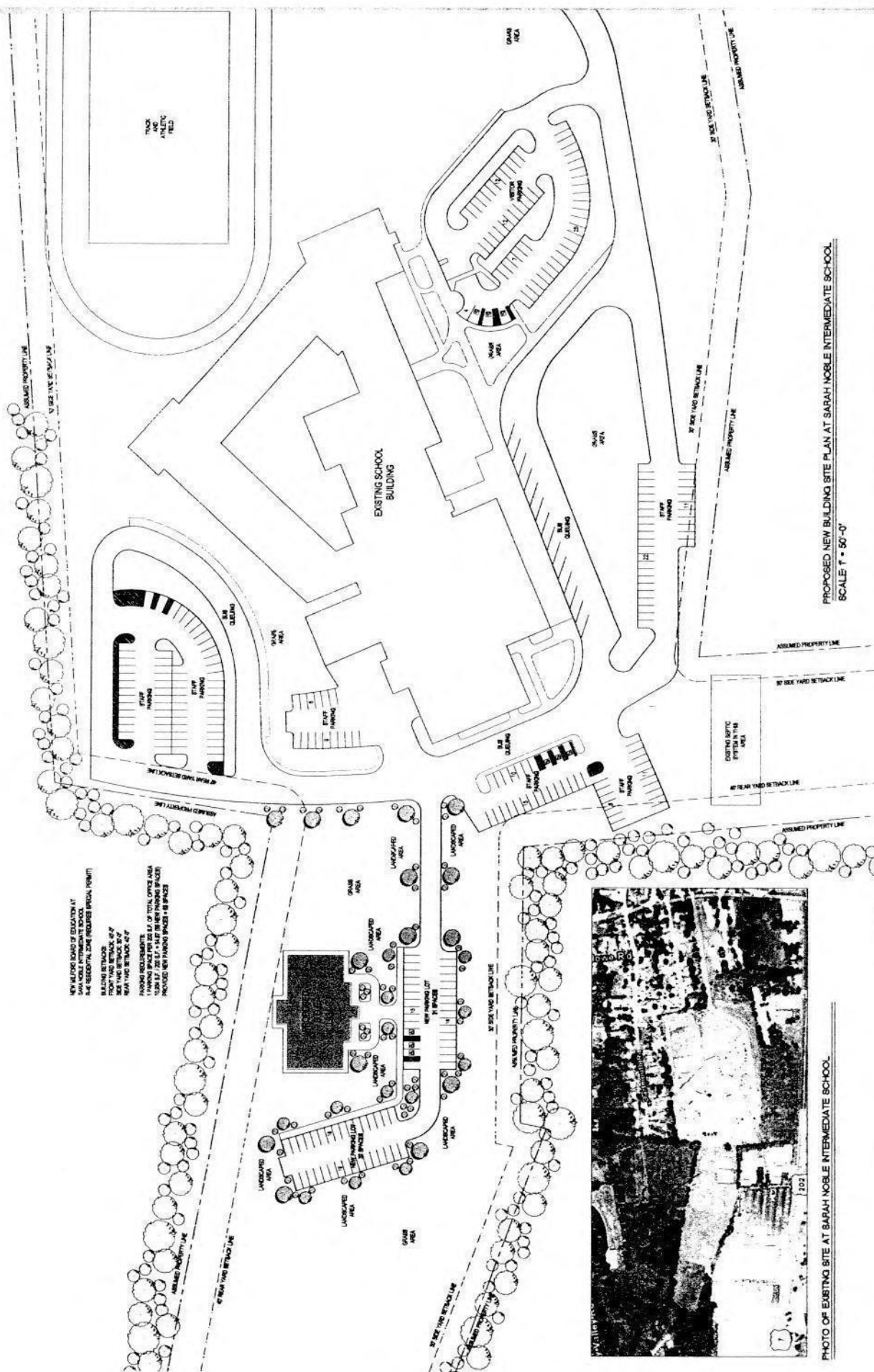
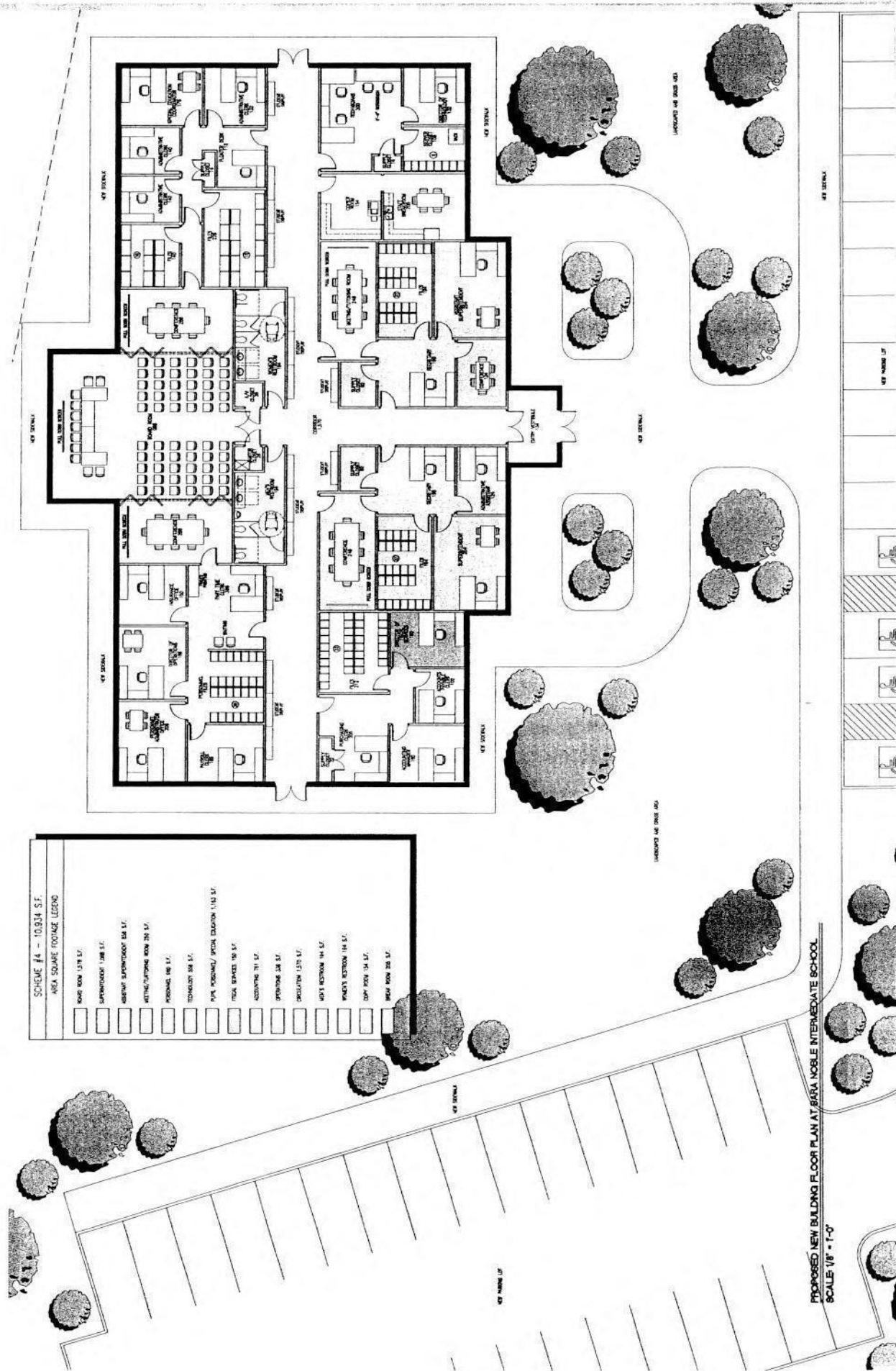


PHOTO OF EXISTING SITE AT SARAH NOBLE INTERMEDIATE SCHOOL.

NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN
PROPOSED NEW BUILDING AT SARAH NOBLE INTERMEDIATE SCHOOL



NEW MILFORD BOARD OF EDUCATION CONCEPTUAL DESIGN
PROPOSED NEW BUILDING AT SARAH NOBLE INTERMEDIATE SCHOOL

**New Milford Board of Education
Additions and Renovation to
East Street School Facility
New Milford, Connecticut**

Scheme #1 Description & Data

Description:

This option was an investigation of the feasibility of the renovation of 'useable' area of the existing East Street School Facility, as well as providing an elevator entry tower and vestibule addition to bring the accessibility of the building up to building code standards. This investigation also includes the modifications of site work required to provide the use and function of this facility for all tenants.

This facility is a historical building in the Town of New Milford. It has served community of the town as both a high school and an elementary school. The renovation and addition to this building would bring a sense of restoration to the buildings history of the town. This scheme of renovation the existing Board of Education facility eliminates the cost of purchasing new land for development and the use of the building will remain as an educational landmark to the Town of New Milford. The Board of Education remaining in its current location provides the centralization required to serve all schools in the district.

The elevator entry tower addition would need to be located on the rear side of the existing building due to the constraints of the site. The vehicular traffic and existing parking is condensed and congested at this location; combining delivery vehicles with patron/employee traffic flow and required parking lot requirements. The new elevator tower entrance does not have visibility to the street, but has adequate parking within its proximity as well has handicapped accessible spaces. The rear of the building has limitations for the new addition due to the existing building construction and layout. A complete site survey and field measurements of the existing building will need to be performed to provide a more conclusive design of the site work modifications required, as well as the limitations of new construction of the elevator entry tower addition. Site lighting will also need to be addressed in this scheme and would be investigated with the site survey.

Conversely, the renovation and addition requires the existing drive aisle off Elm Street that services the back side of the facility to be modified to provide adequate parking for the entire building parking requirements based on occupancy load. This also requires the location of the New Milford Hospital Emergency helicopter landing pad to be relocated which will have to be approved by the hospital and meet the requirements needed for the helicopter landing and takeoff limitations. Further research will be needed to investigate the landing pad requirements and codes. Additionally, this portion of the site is adequate in area for new parking required. The helicopter pad limitations and requirements will need to be verified to ensure the parking requirements can be met for the entire facility. Based on the existing conditions of parking in relation to the helicopter pad location the new parking count should be able to be accomplished.

Based on the existing finish floor elevations and existing exterior grade differences, new handicapped ramps, as well as additional site improvements will be needed to meet accessibility requirements. New entrances will need to be provided due to the conflicts in floor elevations and grade differences as well as elevator entry tower addition location. A complete site survey and field measurements of the existing building will need to be performed to provide a more conclusive design to provide new entrances to the building.

This existing facility also poses many obstacles due to the limited existing 'useable' areas compared to the desired program square footage. The desired square footages for each department and also for the common shared spaces are limited to size based on the configuration and the multiple floors of the building. The size of the Board Room will not be able to provide adequate space for the capacity set in the program. Also there is not adequate overflow space to provide additional seating which limits the use and function of the Board Room. Adjacencies of Departments are limited due to the overall 'useable' square footage per floor. Accounting, Operations, Fiscal Services, and Personnel Departments should all be located within close proximity to each other. This scheme prohibits these departments to be adjacent to each other. They are located on separate floors due to the existing building limitations. The location of the elevator tower also provides major inefficiencies to the facility. Its location does not allow for direct access to the Accounting, Fiscal Services, and Operations Departments, which will need to provide new entrances to these areas. Each department has need for large areas for storage and files. With this scheme each department is limited to the actual area of storage and files within their department. Centralized storage for files is located in the basement for all departments to use. Also, each department would like to have a conference room within their space. This scheme allows for only the Superintendent and Assistant Superintendent Departments to have a conference room within. A Large Meeting Room has been provided on the first floor for all departments to share to compensate for the lack of conference room space in each department. Also available is the Meeting/Tutoring Room, which is primarily used by the Special Education/Pupil Personnel Department. A foldable partition has been provided between the Conference/Training Room of the Assistant Superintendents Office and the Meeting/Tutoring room to allow for larger meetings and events. Each department has been provided the required number of offices and workstations per the program, but the desired square footages of many of the offices had to be reduced because of the existing building constraints.

This building does not have a sprinkler system and this will need to be installed throughout the entire facility to bring the facility up to building codes. Air conditioning will also need to be provided throughout the entire facility.

The existing restrooms will need to be modified to meet ADA requirements and will require further investigation for verification of improvements required.

The second floor which is not included in The Board of Education area and is occupied by another tenant will also need to have improvements made to meet building code requirements. Sprinklers will need to be installed as well as access to the elevator. Evaluation of the second floor will need to be performed to verify the extents of improvements required.

**New Milford Board of Education
New Construction at
Northville Elementary School
New Milford, Connecticut**

Scheme #2 Description & Data

Description:

This option was the investigation of the feasibility of the new construction of a facility for The Board of Education at the Northville Elementary School. The school site provides adequate space for the new facility and space for the additional parking required to meet local building codes and ordinances. The Board of Education relocating to this site eliminates the centralization established by the existing location required to serve all schools in the district.

An area was reserved during the process of the existing school design for future use as a leech field for any further development of the site. This scheme enables the use of this area for the purpose it was reserved for based on the location of the proposed building. The building is located at the west end of the property which allows for the use of the existing parking lot. The parking lot will be modified to allow space for the 55 new parking spaces needed for the facility. A natural buffer will screen the new building from the adjacent houses from the west. The existing playground will need to be relocated to another location on the site, which can be determined by the elementary school. A complete site survey will need to be performed to verify exact property lines and setbacks, as well as existing utilities and site lighting. Access to the new building will be provided from the existing drive aisle onto the property from Hipp Road.

This scheme is a single story facility which eliminates the need for an elevator and the site is relatively flat which allows for accessibility needs to the building. Exterior ramps and stairs will not be needed for access to the building.

Construction of a new building allows for ease of flexibility and to accommodate the program square footages, program requirements per department and allows for adjacencies of departments possible. This also allows the design of the Board Room to achieve the required capacity and to provide an overflow area for additional space needed for larger needs. This overflow area is separated from the board room on each side by foldable partitions, allowing for the use of this space as separate conference rooms when the partitions are closed. Each department is provided with adequate square footages for the offices, storage, and files provided by the program requirements. This scheme allows each department to have a conference room in their department as well as files located within and not in a centralized storage area used by all

departments. The construction of the new facility can also provide the opportunity for future employees, by providing additional square footage in the departments that might have the need for expansion. With construction of a new facility we are not limited to the constraints of renovating an existing building. Also, the utilities, mechanical systems, electrical systems, plumbing systems, audio/visual, and data systems can be designed for the new space to meet all needs. Also, these systems would allow for future use-by providing additional electrical, data wiring or plumbing if needed.

Construction of this new facility eliminates many obstacles which would occur in a renovation of an existing occupied building.

For example:

- The need for temporary storage facilities
- The need for temporary office facilities during construction
- Renovation of an occupied building requires quiet demolition
- The opportunity for unknown hazardous waste materials
- The installation of an elevator.
- Improvements to the existing mechanical systems
- Installation of sprinkler systems into an existing building
- Renovations to areas not to be used by the Board of Education
- Limitations of square footages
- Limitation of department adjacencies
- Building upgrades
- Restroom limitations and upgrades
- Disruption of existing tenants
- Relocation of existing tenants to new facility

This list does not include all possible obstacles for the renovation of an existing building. These are just a small portion of cost savings which will be achieved by new construction versus renovation work.

**New Milford Board of Education
Additions and Renovation to
The Richmond Center
New Milford, Connecticut**

Scheme #3 Description & Data

Description:

This option was an investigation of the feasibility of the renovation of 'useable' area of the existing Richmond Center. This site requires minimal site improvements based on the required parking requirements and access into the building. The existing parking lot provides adequate parking spaces required to meet the parking needs of the facility. New striping will need to be provided and identification of handicapped spaces will need to be provided. The existing sidewalks, entrance drive aisles, and landscaping will remain and very few additional site improvements will be required. A complete site survey and field measurements of the existing building will need to be performed to provide a more conclusive design to provide site improvements needed. Site lighting will also need to be addressed in this scheme.

The existing facility has an elevator located off the rear of the building with direct access from the parking lot. The rear entry is the primary accessible entrance to the building which provides direct access to the first floor. Grade differences require entrance from the main front façade to become a secondary entry based on stairs which are the only access to the first floor. The existing rear entrance does not have visibility to the street, as well as limited area for parking within its proximity.

This existing facility may pose obstacles due to the limited existing 'useable' areas compared to the desired program square footage. The desired square footages for each department and also for the common shared spaces are limited to size based on the configuration and the multiple floors of the building. Adjacencies of Departments are limited due to the overall 'useable' square footage per floor. The offices for the Superintendent and Assistant Superintendent are located on the first floor as well as the Board Room. Accounting, Operations, Fiscal Services, and Personnel Departments should all be located within close proximity to each other. This scheme allows these departments to be adjacent to each other on the second floor. Each department has indicated a need for large areas for storage and files. With this scheme each department is limited to the actual area of storage and files within their department. Additional storage for files can be located in the basement for all departments to use. Also, each department would like to have a conference room within their space. This scheme allows for only the Superintendent, Assistant Superintendent, and Special Education/Pupil Personnel Departments to have a conference room. A large meeting room has been provided on the second floor for Technology, Personnel, Operations, Fiscal Services, and Accounting Departments to share. Also available is the Meeting/Tutoring Room in the basement, which is primarily used by the Special Education/Pupil Personnel Department. The Board Room is located on the first floor and provides a seating capacity of (72) plus the (12) board members. There is not adequate overflow space to provide additional seating which may limit the use and function of the Board Room.

This building does not have a sprinkler system and this will need to be installed throughout the entire facility to bring the facility up to building codes. Air conditioning will also need to be provided throughout the entire facility.

The existing restrooms will need to be modified to meet ADA requirements and will require further investigation for verification of improvements required.

The third floor which is not included in The Board of Education area will also need to have limited improvements made to meet building code requirements. Sprinklers will need to be installed to this area. Evaluation of the third floor will need to be performed to verify the extents of improvements and alterations required to meet building codes.

Currently the Richmond Center serves as the Senior Center for the Town of New Milford. The renovation of this facility to serve as the Board of Education will create the need for the Senior Center to be relocated to new facility at the expense of the Board of Education. This is a significant additional expense which will need to be added to the overall project cost.

**New Milford Board of Education
New Construction at
Sarah Noble Intermediate School
New Milford, Connecticut**

Scheme #4 Description & Data

Description:

This option was the investigation of the feasibility of the new construction of a facility for The Board of Education at the Sarah Noble Intermediate School. The school site provides adequate space for the new facility and space for the additional parking required to meet local building codes and ordinances. The Board of Education relocating to this site eliminates the centralization established by the existing location required to serve all schools in the district.

Access to the existing site is located off Sun Valley Road. This is the only direct access to the site. The proposed location of the building on the site is located to the south of the existing school. The surrounding land along Route 202 is developed as business use and is heavily populated with buildings and parking lots. Another access drive to the site may possibly need to be added, unless local zoning would allow for only the one existing drive access. Arrangements could be made with the abutters for possible access to the site. This could possibly add additional cost to the project.

The building is located at the south end of the property which allows for adequate space for both the building and parking required. The parking lot will allow space for the 55 new parking spaces needed for the facility. A natural buffer will screen the new building from the adjacent houses from the west. The existing ball field and tennis courts will need to be removed and possibly relocated on the site, which can be determined by the school. A complete site survey will need to be performed to verify exact property lines and setbacks, as well as existing utilities and site lighting.

This scheme is a single story facility which eliminates the need for an elevator and the site is relatively flat which allows for accessibility needs to the building. Exterior ramps and stairs will not be needed for access to the building.

Construction of a new building allows for ease of flexibility and to accommodate the program square footages, program requirements per department and allows for adjacencies of departments possible. This also allows the design of the Board Room to achieve the required capacity and to provide an overflow area for additional space needed for larger needs. This overflow area is separated from the board room on each side by foldable partitions, allowing for the use of this space as separate conference rooms when the partitions are closed. Each department is provided with adequate square footages for the offices, storage, and files provided by the program requirements. This scheme allows each department to have a conference room in their department as well as files located within and not in a

centralized storage area used by all departments. The construction of the new facility can also provide the opportunity for future employees, by providing additional square footage in the departments that might have the need for expansion.

With construction of a new facility we are not limited to the constraints of renovating an existing building. Also, the utilities, mechanical systems, electrical systems, plumbing systems, audio/visual, and data systems can be designed for the new space to meet all needs.

Also, these systems would allow for future use by providing additional electrical, data wiring or plumbing if needed.

Construction of this new facility eliminates many obstacles which would occur in a renovation of an existing occupied building.

For example:

- The need for temporary storage facilities
- The need for temporary office facilities during construction
- Renovation of an occupied building requires quiet demolition
- The opportunity for unknown hazardous waste materials
- The installation of an elevator.
- Improvements to the existing mechanical systems
- Installation of sprinkler systems into an existing building
- Renovations to areas not to be used by the Board of Education
- Limitations of square footages
- Limitation of department adjacencies
- Building upgrades
- Restroom limitations and upgrades
- Disruption of existing tenants
- Relocation of existing tenants to new location

This list does not include all possible obstacles for the renovation of an existing building. These are just a small portion of cost savings which will be achieved by new construction versus renovation work.

New Milford Board of Education

Additions & Renovations

New Construction

PROGRAM ANALYSIS COMPARISON

SEVIGNY
ARCHITECTS

5 June 2007

New Milford Board of Education
Additions & Renovations
New Construction

**Total Probable Project Cost/
Square Foot Price**

Total Probable Construction Cost excludes Professional Fees, Furniture, Performance & Payment Bonds, and Liability Insurance.

	<u>Scheme #1</u>	<u>Scheme #2</u>	<u>Scheme #3</u>	<u>Scheme #4</u>
<u>Additions/Renovations:</u>	<u>\$252.18</u>		<u>\$244.92</u>	
<u>New Construction:</u>		<u>\$317.97</u>		<u>\$321.50</u>

Scheme #1 The East Street School Facility Exclusions:

- Premium Time
- Construction Completion after September 2009
- No Renovation to Existing Kitchen
- No Emergency Generator
- No Fire Pump
- No Building Permit Fees
- Minimum Renovation to Second Floor

Scheme #2 Northville Elementary School Exclusions:

- Premium Time
- Construction Completion after September 2009
- No Building Permit Fees

Scheme #3 The Richmond Center Exclusions:

- Premium Time
- Construction Completion after September 2009
- No Renovation to Third Floor (except sprinkler system)
- No New Windows
- No New Roofing
- No New Landscaping
- No New Paving
- No New Sidewalks
- No Building Permit Fees
- No Expense for Relocation of Existing Functions to New Location

Scheme #4 Sarah Noble Intermediate School Exclusions:

- Premium Time
- Construction Completion after September 2009

New Milford Board of Education

Additions & Renovations

New Construction

SEVIGNY
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FEASIBILITY STUDY COMPARISON

New Milford Board of Education
Additions & Renovations
New Construction

Feasibility Study Comparison
Probable Construction and Project Cost Estimates

<u>Scheme:</u>	<u>Scheme #1</u>	<u>Scheme #2</u>	<u>Scheme #3</u>	<u>Scheme #4</u>
<u>Square Footage:</u>	<u>27,725 s.f.</u>	<u>10,934 s.f.</u>	<u>17,130 s.f.</u>	<u>10,934 s.f.</u>
<u>Cost Per Square Foot Estimate:</u>	<u>\$252.18</u>	<u>\$317.97</u>	<u>\$244.92</u>	<u>\$321.50</u>
<u>Site Work Estimate:</u>	<u>\$588,000</u>	<u>\$623,000</u>	<u>\$111,000</u>	<u>\$653,000</u>
<u>Professional Services Estimate:</u>	<u>\$719,169</u>	<u>\$427,673</u>	<u>\$439,543</u>	<u>\$431,528</u>
<u>Furniture and Equipment Estimate:</u>	<u>\$181,500</u>	<u>\$192,000</u>	<u>\$191,000</u>	<u>\$192,000</u>
<u>Fees:</u>	<u>\$109,070</u>	<u>\$54,237</u>	<u>\$65,449</u>	<u>\$54,838</u>
<u>Estimate of Probable Construction Cost:</u>	<u>\$6,991,692</u>	<u>\$3,476,732</u>	<u>\$4,195,427</u>	<u>\$3,515,284</u>
<u>Estimate of Probable Project Cost:</u>	<u>\$8,051,919</u>	<u>\$4,184,338</u>	<u>\$4,926,218</u>	<u>\$4,227,569</u>

Scheme #1 The East Street School Facility Exclusions:

- Premium Time
- Construction Completion After September 2009
- No Renovation to Existing Kitchen
- No Emergency Generator
- No Fire Pump
- No Building Permit Fees
- Minimum Renovation to Second Floor

Scheme #2 Northville Elementary School Exclusions:

- Premium Time
- Construction Completion After September 2009
- No Building Permit Fees

Scheme #3 The Richmond Center Exclusions:

- Premium Time
- Construction Completion After September 2009
- No Renovation to Third Floor (except sprinkler system)
- No New Windows
- No New Roofing
- No New Landscaping
- No New Paving
- No New Sidewalks
- No Building Permit Fees
- No Expense for Relocation of Existing Functions to New Location

Scheme #4 Sarah Noble Intermediate School Exclusions:

- Premium Time
- Construction Completion After September 2009
- No Replacement of Existing Tennis Courts
- No Building Permit Fees

New Milford Board of Education
Additions & Renovations
New Construction

Program Analysis Comparison Useable Square Footage Per Department

<u>SQUARE FOOTAGE</u>	<u>SCHEME #1</u>	<u>SCHEME #2</u>	<u>SCHEME #3</u>	<u>SCHEME #4</u>
	<u>27,725 S.F.</u>	<u>10,934 S.F.</u>	<u>17,130 S.F.</u>	<u>10,934 S.F.</u>
<u>DEPARTMENT</u>	<u>SQ. FT./ROOM</u>	<u>SQ. FT./ROOM</u>	<u>SQ. FT./ROOM</u>	<u>SQ. FT./ROOM</u>
<u>SUPERINTENDENT</u>				
SUPERINTENDENT'S OFFICE	175 s.f.	254 s.f.	212 s.f.	254 s.f.
ADMINISTRATIVE ASSISTANT	118 s.f.	124 s.f.	138 s.f.	124 s.f.
SECRETARY	163 s.f.	198 s.f.	165 s.f.	198 s.f.
CONFERENCE ROOM	190 s.f.	248 s.f.	130 s.f.	248 s.f.
FILES AND WORK AREA	164 s.f.	194 s.f.	160 s.f.	194 s.f.
SUPPLY CLOSET	28 s.f.	60 s.f.	20 s.f.	60 s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>838 s.f.</u>	<u>1078 s.f.</u>	<u>825 s.f.</u>	<u>1078 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>848 s.f.</u>	<u>1088 s.f.</u>	<u>852 s.f.</u>	<u>1088 s.f.</u>
<u>ASSISTANT SUPERINTENDENT</u>				
ASSISTANT SUPERINTENDENT'S OFFICE	140 s.f.	254 s.f.	185 s.f.	254 s.f.
SECRETARY	238 s.f.	198 s.f.	211 s.f.	198 s.f.
CONFERENCE/TRAINING ROOM	235 s.f.	124 s.f.	188 s.f.	124 s.f.
FILES & TEST STORAGE	120 s.f.	194 s.f.	178 s.f.	194 s.f.
SUPPLY CLOSET	38 s.f.	60 s.f.	60 s.f.	60 s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>771 s.f.</u>	<u>830 s.f.</u>	<u>822 s.f.</u>	<u>830 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>780 s.f.</u>	<u>858 s.f.</u>	<u>830 s.f.</u>	<u>858 s.f.</u>
<u>PERSONNEL</u>				
PERSONNEL SECRETARY	166 s.f.	206 s.f.	164 s.f.	206 s.f.
PAYROLL CLERK	110 s.f.	166 s.f.	140 s.f.	166 s.f.
PART TIME CLERK	190 s.f.	368 s.f.	170 s.f.	368 s.f.
PERSONNEL FILES	180 s.f.	210 s.f.	350 s.f.	210 s.f.
SUPPLY CLOSET	14 s.f.	- s.f.	56 s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>660 s.f.</u>	<u>950 s.f.</u>	<u>880 s.f.</u>	<u>950 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>668 s.f.</u>	<u>960 s.f.</u>	<u>900 s.f.</u>	<u>960 s.f.</u>
<u>ACCOUNTING</u>				
ACCOUNTING MANAGER	150 s.f.	160 s.f.	130 s.f.	160 s.f.
ACCOUNTS PAYABLE CLERK	256 s.f.	102 s.f.	120 s.f.	102 s.f.
PURCHASING CLERK	142 s.f.	205 s.f.	182 s.f.	205 s.f.
FILES	- s.f.	212 s.f.	188 s.f.	212 s.f.
SUPPLY CLOSET	- s.f.	22 s.f.	18 s.f.	22 s.f.
CONFERENCE ROOM	- s.f.	- s.f.	125 s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>548 s.f.</u>	<u>701 s.f.</u>	<u>763 s.f.</u>	<u>701 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>600 s.f.</u>	<u>761 s.f.</u>	<u>840 s.f.</u>	<u>761 s.f.</u>

OPERATIONS

DIRECTOR OF OPERATIONS	125 s.f.	186 s.f.	154 s.f.	186 s.f.
INSURANCE OFFICE	208 s.f.	150 s.f.	140 s.f.	150 s.f.
SUPPLY CLOSET	18 s.f.	- s.f.	- s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>351 s.f.</u>	<u>336 s.f.</u>	<u>294 s.f.</u>	<u>336 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>470 s.f.</u>	<u>336 s.f.</u>	<u>294 s.f.</u>	<u>336 s.f.</u>

TECHNOLOGY

DIRECTOR OF TECHNOLOGY	124 s.f.	132 s.f.	136 s.f.	132 s.f.
TECHNICIAN #1	155 s.f.	150 s.f.	162 s.f.	150 s.f.
TECHNICIAN #2	155 s.f.	150 s.f.	163 s.f.	150 s.f.
SERVER CLOSET	160 s.f.	106 s.f.	166 s.f.	106 s.f.
SUPPLY CLOSET	20 s.f.	16 s.f.	12 s.f.	16 s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>614 s.f.</u>	<u>554 s.f.</u>	<u>639 s.f.</u>	<u>554 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>627 s.f.</u>	<u>556 s.f.</u>	<u>650 s.f.</u>	<u>556 s.f.</u>

SPECIAL EDUCATION/PUPIL PERSONNEL

SPECIAL EDUCATION COORDINATOR	190 s.f.	176 s.f.	170 s.f.	176 s.f.
ADMINISTRATIVE CLERK #1	160 s.f.	132 s.f.	100 s.f.	132 s.f.
ADMINISTRATIVE CLERK #2	160 s.f.	140 s.f.	100 s.f.	140 s.f.
ADMINISTRATIVE CLERK #3	191 s.f.	140 s.f.	175 s.f.	140 s.f.
FLOATER DESK	191 s.f.	112 s.f.	175 s.f.	112 s.f.
FILES	312 s.f.	140 s.f.	128 s.f.	140 s.f.
FILES	- s.f.	226 s.f.	242 s.f.	226 s.f.
STORAGE	115 s.f.	14 s.f.	- s.f.	14 s.f.
SUPPLY CLOSET	- s.f.	- s.f.	44 s.f.	- s.f.
CONFERENCE ROOM	- s.f.	- s.f.	284 s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>1319 s.f.</u>	<u>1080 s.f.</u>	<u>1418 s.f.</u>	<u>1080 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>1333 s.f.</u>	<u>1163 s.f.</u>	<u>1507 s.f.</u>	<u>1163 s.f.</u>

FISCAL SERVICES

DIRECTOR OF FISCAL SERVICES	125 s.f.	160 s.f.	130 s.f.	160 s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>125 s.f.</u>	<u>160 s.f.</u>	<u>130 s.f.</u>	<u>160 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>125 s.f.</u>	<u>160 s.f.</u>	<u>130 s.f.</u>	<u>160 s.f.</u>

BOARD ROOM

AV CLOSET	616 s.f.	1,518 s.f.	1,000 s.f.	1,518 s.f.
	20 s.f.	26 s.f.	116 s.f.	26 s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>636 s.f.</u>	<u>1,544 s.f.</u>	<u>1,116 s.f.</u>	<u>1,544 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>638 s.f.</u>	<u>1544 s.f.</u>	<u>1129 s.f.</u>	<u>1544 s.f.</u>

MEETING/TUTORING ROOM

AV CLOSET	235 s.f.	248 s.f.	428 s.f.	248 s.f.
STORAGE	20 s.f.	- s.f.	16 s.f.	- s.f.
	- s.f.	- s.f.	16 s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>255 s.f.</u>	<u>248 s.f.</u>	<u>460 s.f.</u>	<u>248 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>255 s.f.</u>	<u>250 s.f.</u>	<u>468 s.f.</u>	<u>250 s.f.</u>

<u>COPY ROOM</u>	130 s.f.	154 s.f.	140 s.f.	154 s.f.
SUPPLY CLOSET	22 s.f.	- s.f.	- s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>152 s.f.</u>	<u>154 s.f.</u>	<u>140 s.f.</u>	<u>154 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>155 s.f.</u>	<u>154 s.f.</u>	<u>140 s.f.</u>	<u>154 s.f.</u>
<u>BREAK ROOM</u>	208 s.f.	205 s.f.	240 s.f.	205 s.f.
STORAGE	50 s.f.	- s.f.	23 s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>258 s.f.</u>	<u>205 s.f.</u>	<u>263 s.f.</u>	<u>205 s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>260 s.f.</u>	<u>205 s.f.</u>	<u>263 s.f.</u>	<u>205 s.f.</u>
<u>LARGE MEETING ROOM</u>	345 s.f.	- s.f.	364 s.f.	- s.f.
STORAGE	50 s.f.	- s.f.	12 s.f.	- s.f.
A/V CLOSET	22 s.f.	- s.f.	12 s.f.	- s.f.
<u>TOTAL USEABLE SQUARE FOOTAGE</u>	<u>417 s.f.</u>	<u>- s.f.</u>	<u>388 s.f.</u>	<u>- s.f.</u>
<u>TOTAL DEPARTMENT SQUARE FOOTAGE</u>	<u>422 s.f.</u>	<u>- s.f.</u>	<u>388 s.f.</u>	<u>- s.f.</u>
<u>SHARED STORAGE</u>	<u>1,292 s.f.</u>	<u>- s.f.</u>	<u>536 s.f.</u>	<u>- s.f.</u>
<u>MEN'S RESTROOM</u>	<u>176 s.f.</u>	<u>194 s.f.</u>	<u>140 s.f.</u>	<u>194 s.f.</u>
<u>WOMEN'S RESTROOM</u>	<u>176 s.f.</u>	<u>194 s.f.</u>	<u>260 s.f.</u>	<u>194 s.f.</u>
<u>RESTROOM</u>	<u>100 s.f.</u>	<u>- s.f.</u>	<u>- s.f.</u>	<u>- s.f.</u>

New Milford Board of Education
Additions & Renovations
New Construction

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COST PER S.F. COMPARISON

Attachment 1A

New Milford Board of Education
 Facilities Sub-Committee Regular Meeting
 June 5, 2007
 Lillis Administration Bldg., Rm. 2

Present:	*Mr. Thomas McSherry, Committee Chair
	*Dr. Lawrence Stillman
	*Mr. Joseph Vita
	*Mr. Joseph Failla
	* Mr. Robin Ruggiero
	Mrs. Wendy Faulenbach, Board Chairperson
	Mrs. Julie Turk (6:45 p.m.)

GEORGE C. BUCKBEE
 TOWN CLERK

2007 JUN -8 A 9:55

NEW MILFORD, CT

Also Present:	Dr. JeanAnn C. Paddyfote, Superintendent
	Mr. Thomas Corbett, Director of Operations
	Mr. John Turk, Director of Fiscal Services
	Mr. John Calhoun, Director of Facilities
	Mr. Leo Rogoza, Facilities Manager
	Mr. David Elmore, Director of Technology

1.	The Facilities Sub-Committee was Called to Order by Mr. McSherry at 6:31 p.m.	Call to Order
2.	<p>Mr. Ted Zaloski addressed the Facilities Sub-Committee regarding an update on the concession stand at NMHS.</p> <ul style="list-style-type: none"> • First Phase is to build a concession stand with bathrooms and running water. • Current building would be used for storage initially, and then for lockers, weights, etc. • There is the possibility of connecting the two buildings. • The goal is to have the concession stand up and running for this coming fall. • Another goal is to have one or two infil turf fields completed by the fall. 	Public Comment
3A.	<p>RFP for Security & Vulnerability Assessment</p> <p>Mr. Turk stated that the memo enclosed in the Facilities packet detailed the steps taken on acquiring the RFPs for Security & Vulnerability.</p> <ul style="list-style-type: none"> ➤ The firm chosen was SafirRosetti. ➤ The references for SafirRosetti were very 	Discussion and Possible Action

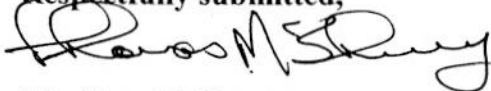
	<p>impressive.</p> <ul style="list-style-type: none"> ➤ The cost of the proposal is \$34,500. <p>Discussion: Mr. Ruggiero asked if there are any grant funds available? Mr. Turk explained that the federal grant money is now being turned over to the state and the state will be making the decision regarding the availability of grant money.</p> <p>Motion by Mr. Ruggiero: Move that the Facilities Sub-Committee bring the SafirRosetti Security and Vulnerability proposal, at a cost of \$34,500, to the full Board for approval. Seconded by: Dr. Stillman</p> <p>Aye: Mr. McSherry, Mr. Ruggiero, Dr. Stillman Mr. Vita, Mr. Failla Nay: Abstain:</p> <p>Motion Passed – Unanimously</p> <p>Discussion: Once the Board approves the proposal, SafirRosetti will be asked to make a presentation to the full Board, possibly at the June 19, 2007 Board of Education meeting.</p>	<p>Motion made and passed that the Facilities Sub-Committee bring the SafirRosetti Security and Vulnerability proposal, at a cost of \$34,500, to the full Board for approval on June 12, 2007.</p>
3B.	<p>East Street – Sevigny Update</p> <p>Mr. McSherry gave a brief overview of possible next steps in the process of renovating/relocating East Street.</p> <ul style="list-style-type: none"> ➤ The Facilities Sub-Committee now has real numbers as to what the cost would be to fix up the present East Street facility, move to another existing building or to build a new facility. ➤ It was agreed that the next step would be to set up an appointment with the Mayor and present the Sevigny plan. <p>Mr. Ruggiero stated that submitting the plan to the town closes the loop to all the discussions the Board has had regarding putting money into the</p>	<p>East Street Sevigny Update</p>

	present East Street.	
3C.	<p>Larson House and Barn Roof Repairs Mr. Calhoun gave a brief update on the bids for the Larson Farmhouse and Barn.</p> <ul style="list-style-type: none"> ➤ There were two separate bids to address the RFPs that were received. One bid was for the surface condition of the farmhouse and the other bid for the barn roof. ➤ Bids were opened on Friday, June 1, 2007. ➤ The bid for the barn roof came in at just under \$32,000 and the lowest bid on the farmhouse was just under \$25,000. ➤ Structural repair issues concerning the roof were included in the bid proposals. ➤ Removal of lead paint and repairs to the siding on the farmhouse were included in that bid proposal. ➤ The material being considered for repairing the siding is a vinyl spray that looks like paint but has the composition of vinyl. ➤ In conjunction with an outside vendor for these projects, the facility staff will be painting two small barns, putting a new coat of stain on the barn and replacing some broken windows in the barn. <p>Discussion: Dr. Stillman wanted to know if the structure of the barn was strong enough to hold a new roof. Mr. Calhoun explained that the structure is good, and just needs a few adjustments to the beams. The floor in the barn needs to be worked on before supplies and any storage can be put back into the barn.</p> <p>Dr. Stillman asked if there was any grant money available for the barn repair. Mr. Calhoun advised there is no grant money available at this time. The town is going forward for a grant that would cover engineering services.</p>	Larson House and Barn Repairs

	<p>Motion by Mr. Vita: Move that the Facilities Sub-Committee bring the request to the full Board to repair the Larson farmhouse in the amount of \$24,552.</p> <p>Discussion: Dr. Paddyfote explained to the Facilities Sub-Committee that when the Board of Ed went before the Town Council to request funds from the Capital Reserve to repair the barn roof, members of the Town Council expressed concern about the condition of the Larson farmhouse. Mr. Calhoun was asked by the Council if the Board would be painting and repairing the farmhouse this summer. He indicated that he had a bid to present to the BOE to paint the farmhouse this summer and the funding for that work would come from the 2006-07 budget.</p> <p>Aye: Mr. McSherry, Dr. Stillman, Mr. Vita, Mr. Ruggiero, Mr. Failla Nay: Abstain:</p> <p>Motion Passed – Unanimously</p>	<p>Motion made and passed that the Facilities Sub-Committee bring the request to the full Board to repair the Larson farmhouse in the amount of \$24,552.</p>
3D.	<p>Dept. of Emergency Management and Homeland Security Grant Mr. Turk stated there was a memo in the Facilities packet addressing this issue. There was no further discussion on this issue.</p>	<p>Dept. of Emergency and Homeland Security Grant</p>
3E.	<p>JMOA Mr. Turk advised the Facilities Sub-Committee that this is an on-going project. JMOA Engineering is currently working with a number of other school districts. JMOA would be looking at four schools in New Milford, excluding the high school and SNIS because they are newer facilities. If the district works with CES, they will cut the price one penny per square foot.</p>	<p>JMOA</p>

	<p>Motion by Dr. Stillman: Move that the Facilities Sub-Committee bring retaining JMOA Engineering, P.C. to do a Five-Year Capital Plan to the full Board for approval.</p> <p>Seconded by: Mr. Ruggiero</p> <p>Aye: Mr. McSherry, Dr. Stillman, Mr. Vita, Mr. Ruggiero, Mr. Failla</p> <p>Nay:</p> <p>Abstain:</p> <p>Motion Passed – Unanimously</p>	<p>Motion made and passed that the Facilities Sub-Committee bring the recommendation to hire JMOA Engineering, P.C. to do a five-year capital plan to the full Board for approval.</p>
3F.	<p>Request from Capital Reserve for Capital Projects</p> <p>Mrs. Faulenbach advised the Facilities Sub-Committee that a letter had been sent to the Mayor on behalf of the Board requesting the Town Council approve the release of \$245,700 from the Capital Reserve account for a number of projects. This request was well received and approved by the Town Council. The next step is for this request to go to the Board of Finance on June 27, 2007.</p>	<p>Request from Capital Reserve for Capital Projects</p>
4.	<p>Motion by Mr. Ruggiero: Move that the Facilities Sub-Committee adjourn.</p> <p>Seconded by: Mr. Failla</p> <p>Aye: Mr. McSherry, Dr. Stillman, Mr. Vita, Mr. Failla, Mr. Lawson</p> <p>Nay:</p> <p>Abstain</p> <p>Motion Passed – Unanimously</p> <p>The Facilities Sub-Committee adjourned at 7:15 p.m.</p>	<p>Adjournment</p> <p>Motion made and passed to adjourn.</p>

Respectfully submitted,



Mr. Tom McSherry
Committee Chairman

CENTRAL OFFICE OPERATING COSTS

	<u>ACTUAL</u> <u>2008-09</u>	<u>BUDGET</u> <u>2009-10</u>
WATER	\$1,581	\$1,581
SEWAGE	\$582	\$917
FIRE DISTRICT	\$1,561	\$1,151
ALARM MONITOR	\$0	\$0
GARBAGE/REFUSE	\$2,168	\$1,784
ELECTRICITY	\$15,722	\$19,845
BOTTLED GAS	\$0	\$0
FUEL OIL	\$50,000	\$45,659
CUSTODIAN	\$20,290	\$20,625
EMPLOYEE BENEFITS	\$5,275	\$5,362
BUILDING/GROUNDS REPAIR	\$2,798	\$2,076
MAINTENANCE SUPPLIES	\$1,315	\$842
CUSTODIAL SUPPLIES	\$2,318	\$1,485
MAINTENANCE COMPONENTS	\$1,057	\$138
TOTAL	\$104,668	\$101,464

Attachment 3

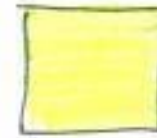
POTENTIAL SAVINGS OF RELOCATION

- Reduction in custodial expenses
- Reduction in maintenance expenses
- Reduction in all utility costs, fuel oil, electric, water sewer, etc.
- Reduction in clerical/support staff
- Reduction in employee benefits costs
- Reduction in transportation expenses
- Reduction in office supplies

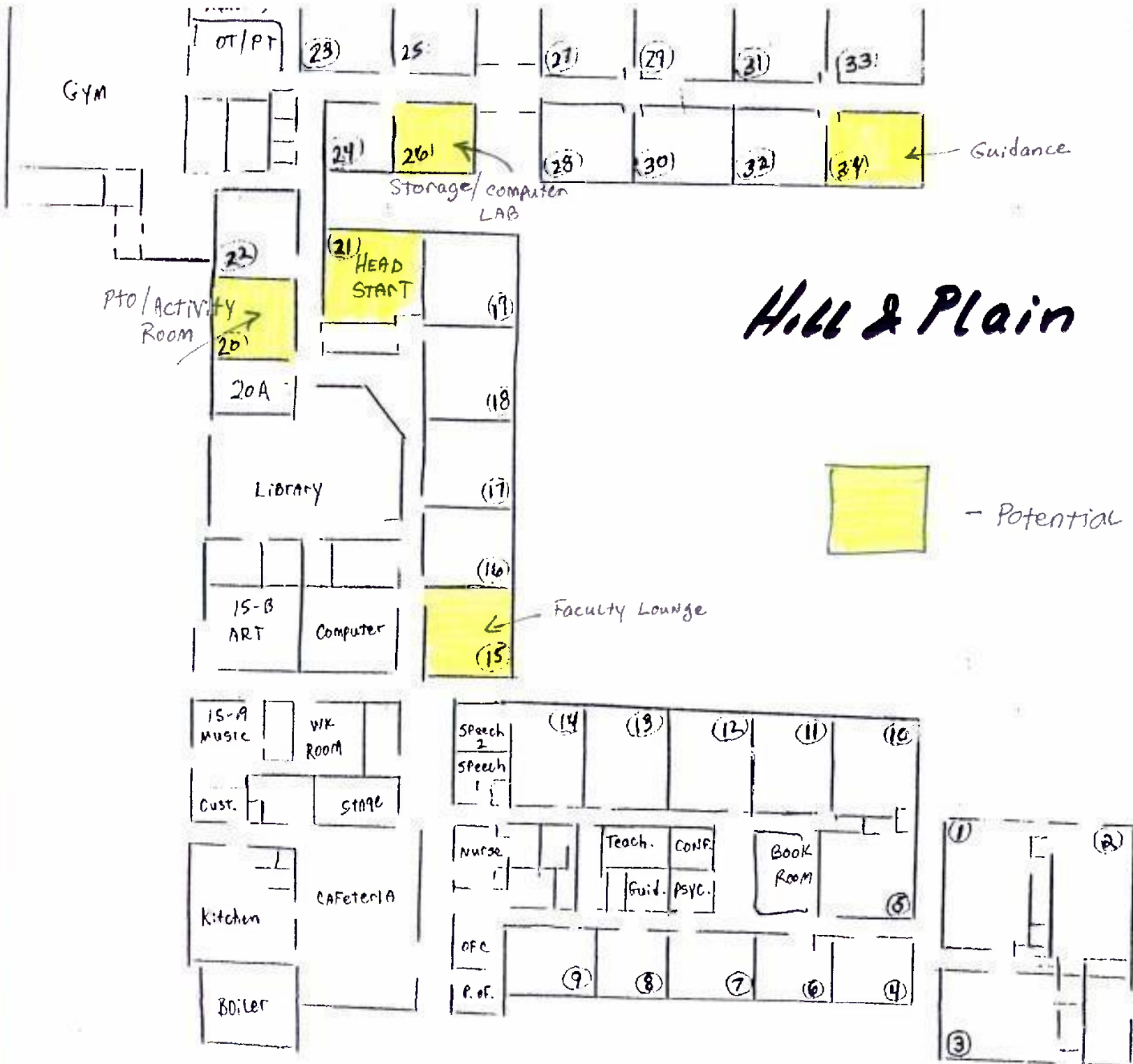
POTENTIAL COSTS OF RELOCATION

- Cost to move
- Cost to renovate/retrofit new location
- Match against long term needs
- Technology considerations
- Student impacts
- Program Manager
- Storage space
- Impact on teachers
- Contractual impacts
- Increase in utility costs at new site

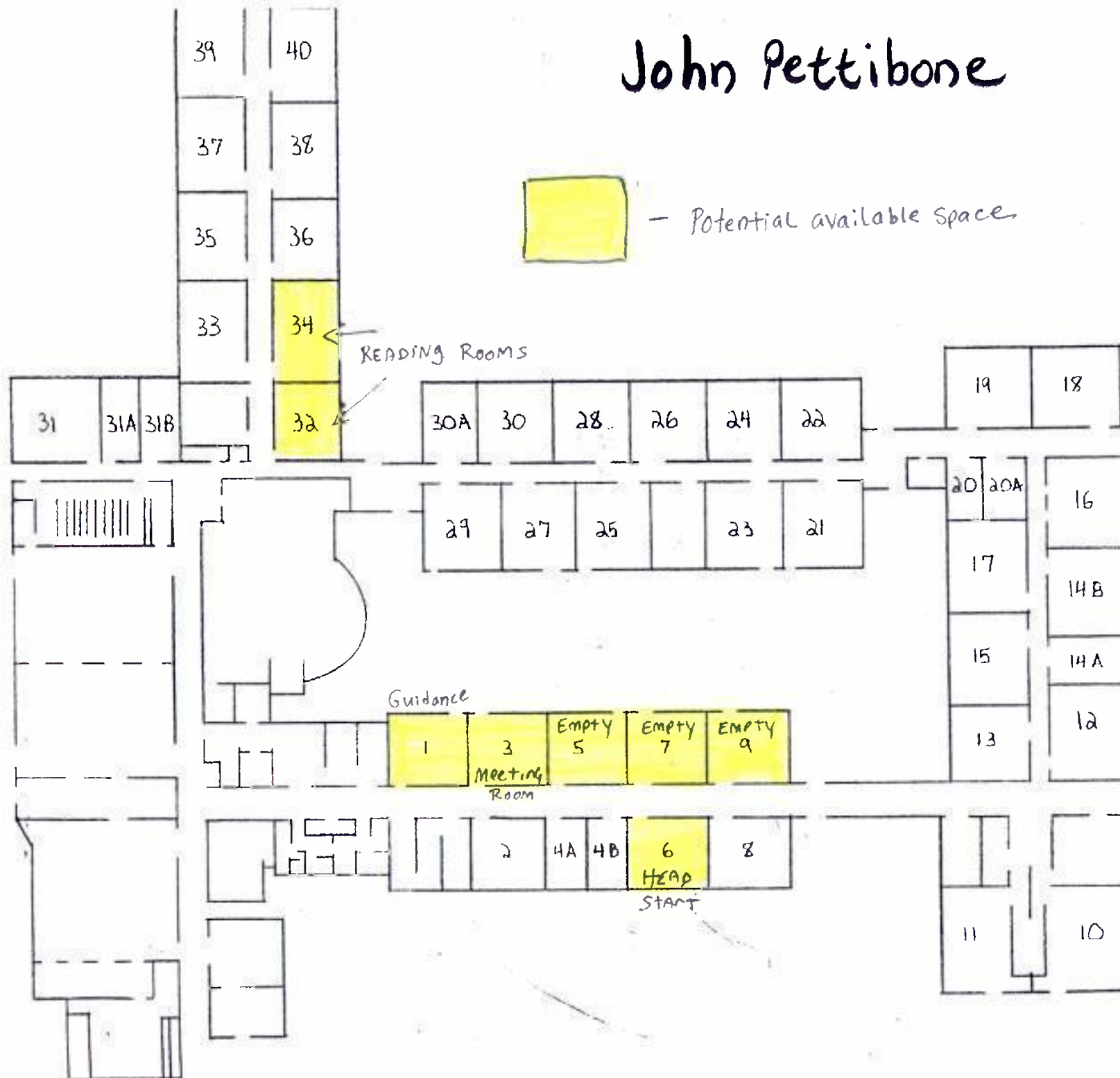
Hill & Plain



- Potential available space

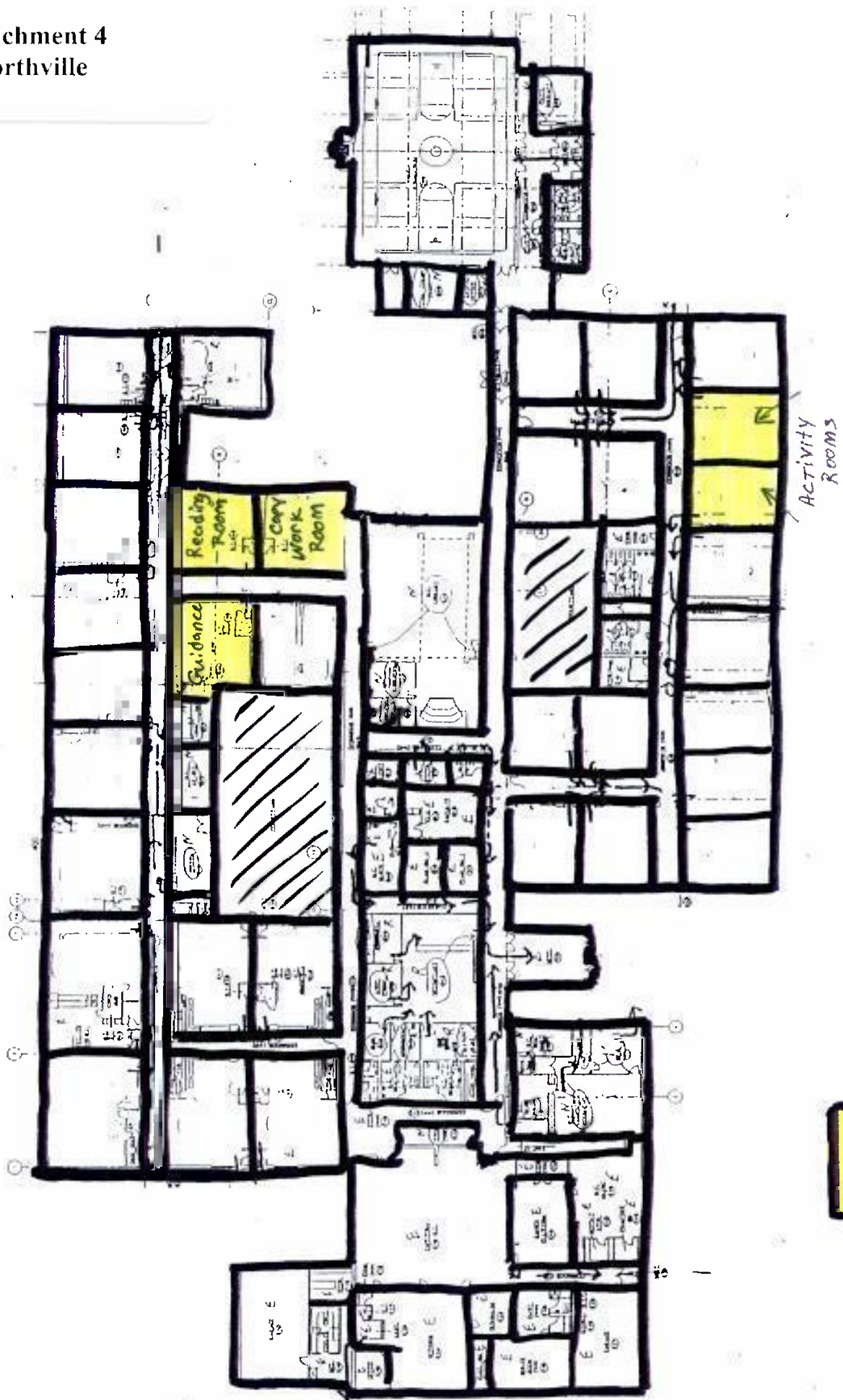


John Pettibone



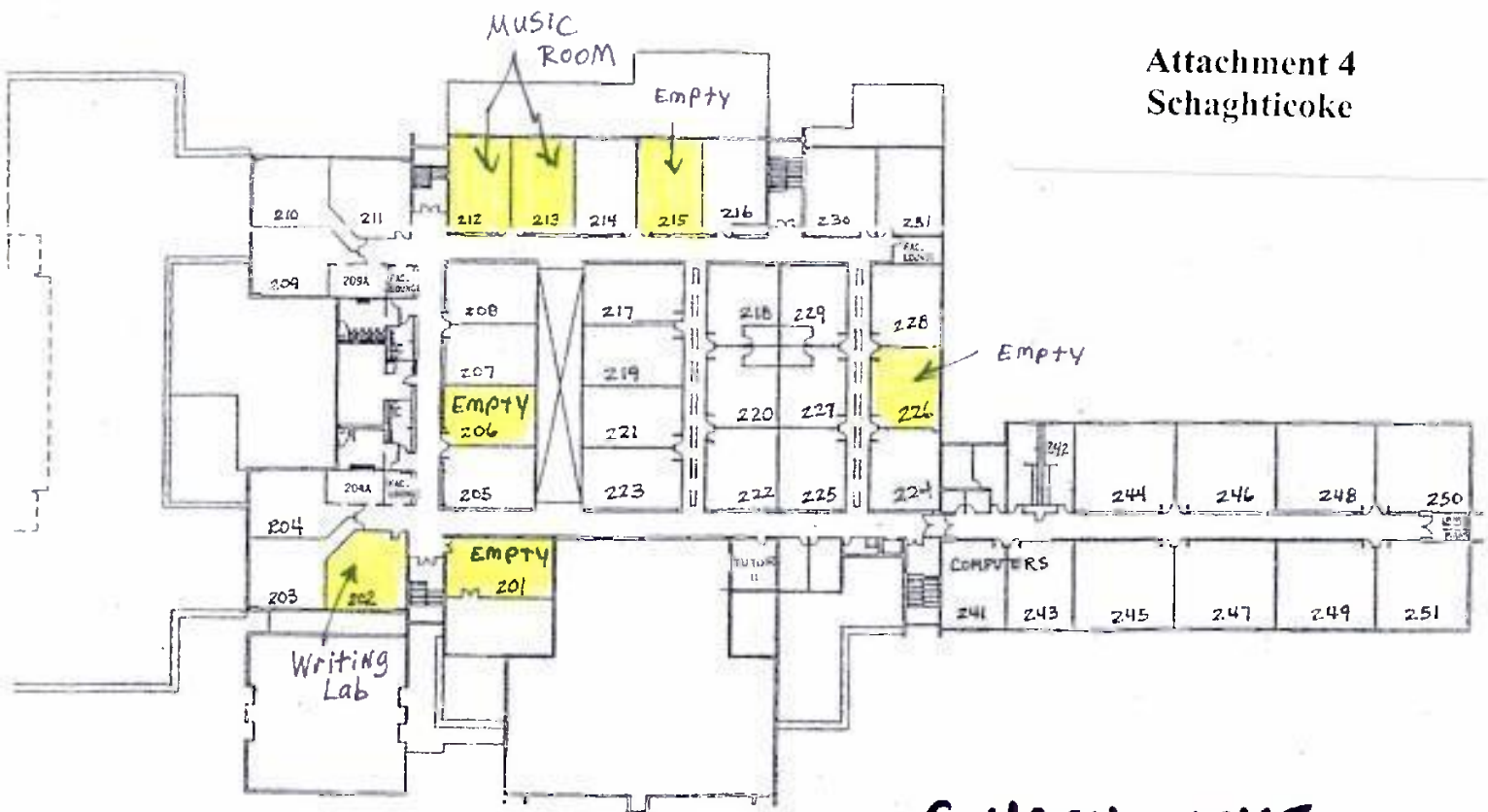
Attachment 4
Northville

NORTHVILLE



- Potential available space

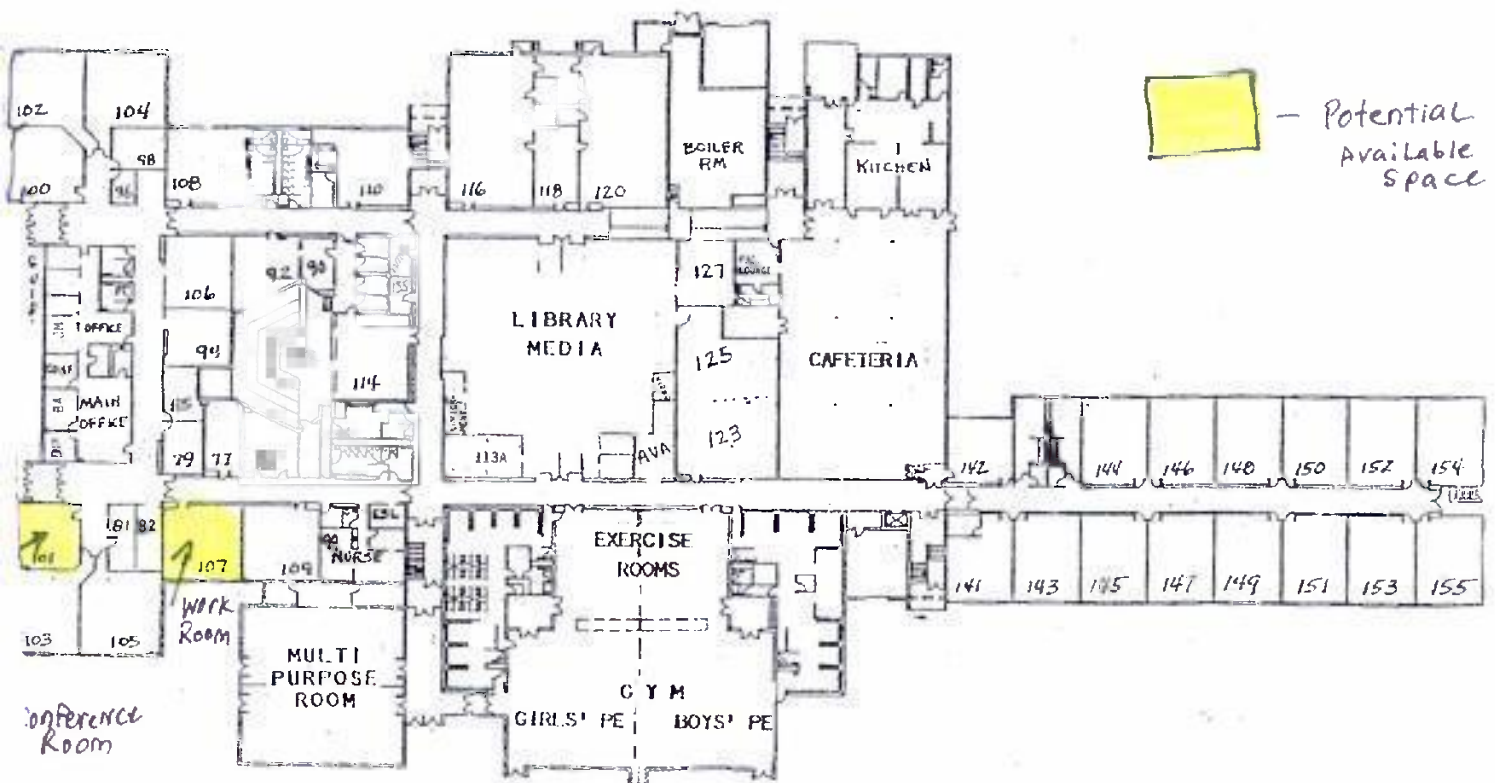
Attachment 4
Schaghticoke



SCHAGHTICOKE

7.98c

SCHAGHTICOKE MIDDLE SCHOOL - SECOND FLOOR PLAN
EVACUATION MAP



7.98c

SCHAGHTICOKE MIDDLE SCHOOL - FIRST FLOOR PLAN
EVACUATION MAP

Attachment 5

From: John Turk (johnturk@att.net)
To: VNolan@NewMilford.org;
Date: Fri, April 23, 2010 3:00:56 PM
Cc:
Subject: Re: Lease Space

Office, of course. 10 -12,000 would do it.

From: Vincent Nolan <VNolan@NewMilford.org>
To: John Turk <johnturk@att.net>
Cc: turkj@newmilfordps.org
Sent: Fri, April 23, 2010 11:16:35 AM
Subject: RE: Lease Space

John:

What kind of space are you looking for ... office, retail, something else? If it's office, there are limited options over 10,000 sq. ft., which is one of my pet peeves these days.

Vin Nolan

Vincent P. Nolan, Jr., CEcD
Economic Development Supervisor
Town of New Milford

10 Main Street
New Milford , CT 06776
Phone (860) 355-5001
Fax (860) 210-2623
Cell (203) 947-2318
www.newmilfordedc.org

From: John Turk [mailto:johnturk@att.net]
Sent: Thursday, April 22, 2010 12:48 PM
To: Vincent Nolan
Cc: turkj@newmilfordps.org
Subject: Lease Space

Attachment 6

TECHNOLOGY CONSIDERATIONS

- DATA HUB OF SERVERS RELOCATED
- EXTENSION OF FIBER OPTIC DATA LINE
- MOVE CO SERVERS
- NEW SUB-NETWORK ROUTED TO DATA NETWORK HUB
- TELEPHONE SYSTEM WILL HAVE TO MOVED AND/OR EXTENSIONS ADDED
- NEED TECHNICAL/ENGINEERING ASSISTANCE TO DEVELOP COST ESTIMATES

ATTACHMENT 7

DEFERRED MAINTENANCE ISSUES

- Windows
- Handicapped accessibility
- Boiler replacement and conversion
- Electrical upgrade
- Heating zones
- Shore up Southeast corner of building