

AGENDA
SHERMAN BOARD OF EDUCATION
SPECIAL MEETING
MONDAY - MARCH 29, 2021
5:00 PM
VIA ZOOM

<https://shermanschool.zoom.us/j/8603553793>

Dial Into meeting
+1-929-205-6099
Meeting ID: 860 355 3793

Vision Statement

**We enable all Sherman Students to become the best possible version of themselves.
We provide an environment where our children develop into empathetic, self-directed,
critical thinkers who don't give up when faced with challenges.**

1. CALL TO ORDER

2. DISCUSSION

- | | | |
|-----|--|---------|
| 2.1 | Update from Capital Planning Committee on committee membership and meetings to-date | |
| 2.2 | Discussion of Capital Planning Committee's recommended capital project planning goals | Enc 2.2 |
| 2.3 | Discussion of Capital Planning Committee's recommendation to approve additional architectural and cost estimation services | Enc 2.3 |
| 2.4 | Discussion of status of the playground replacement project | Enc 2.4 |
| 2.5 | Discussion and Review of Capital Project presentation document | Enc 2.5 |

3. ADJOURNMENT



SHERMAN BOARD OF EDUCATION
SPECIAL COMMITTEE ON CAPITAL PLANNING

RECOMMENDATION #1

The Board of Education should adopt the following capital project planning goals:

→ Replace Major Infrastructure at End of Useful Life

Replace major infrastructure that has already, or will soon reach the end of useful life such as roofs, windows, doors, playgrounds, and exterior hardscape elements.

→ K-Wing Replacement

Replace the K-Wing, closed in 2015 due to environmental health and safety concerns, with appropriate early learning spaces that meet state standards and appreciate the historic architectural style of the original 1937 school house, replicating its look, feel, and prominent location.

→ Modernize Building Systems & Components

Modernize and unify aging building systems such as HVAC, plumbing, electrical, and life safety that are scattered in type and vary in functionality.

→ Enhance Safety & Security

Enhance safety and security by bringing the site and facility to a modern standard, utilizing deterrence by design within the school facility and the overall site ensuring a welcoming yet more secure educational environment.

→ Create Flexible Educational Spaces Adapting to Changing Needs and Enrollment

Provide flexible classroom and learning spaces that adapt to changing educational needs, fluctuations in enrollment, and yearly changes in the size of grade level cohorts ensuring the facility can meet the needs of students within a small population for intervention, enrichment, social/emotional support, among other needs, through creative and multi-purpose use of space.

→ Explore Community Uses and Maintain Facility as Designated Emergency Shelter

Explore the possibility of providing for other community uses before and after school hours, as well as ensure that a centrally located municipal facility, inclusive of its site and systems are capable of continuous operation during an emergency or weather event.

→ Minimize Disruptions to Educational Environment & Student Learning

Minimize disruptions to student learning and the educational environment completing any required construction and/or repairs without the use of portable classrooms.



SHERMAN BOARD OF EDUCATION
SPECIAL COMMITTEE ON CAPITAL PLANNING

RECOMMENDATION #2

The Board of Education should retain Tecton Architects for a sum estimated not to exceed \$17,500 and a to be determined third party cost estimator for sum estimated not to exceed \$7,500 to conduct the following activities:

- Develop a new comprehensive “Renew, Repair & Replace” design scheme.
- Reconsider site plans and playground location(s) pending further review with goal of summer installation.
- Identify options for independent, third party cost estimators to review new design scheme.
- Engage OSCGR/DAS and other State stakeholders to request submission deadline extension.



SHERMAN BOARD OF EDUCATION
SPECIAL COMMITTEE ON CAPITAL PLANNING

RECOMMENDATION #3

The Board of Education should affirm the Committee's designation of Tim Laughlin and Kerry Merkel as architectural liaisons who will work with Tecton Architects should they be retained to:

- Develop a new comprehensive "Renew, Repair & Replace" design scheme.
- Develop a new comprehensive site plan and playground layout(s).



Sherman Board of Education Special Committee on Capital Planning

Meeting # 1

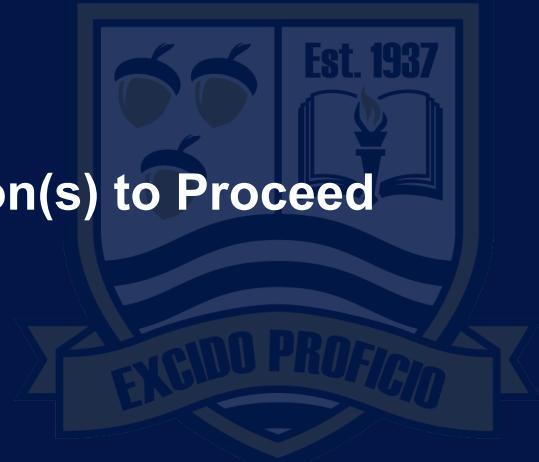
March 23, 2021

7PM, Zoom

[Link to Meeting Warning Information](#)

Agenda

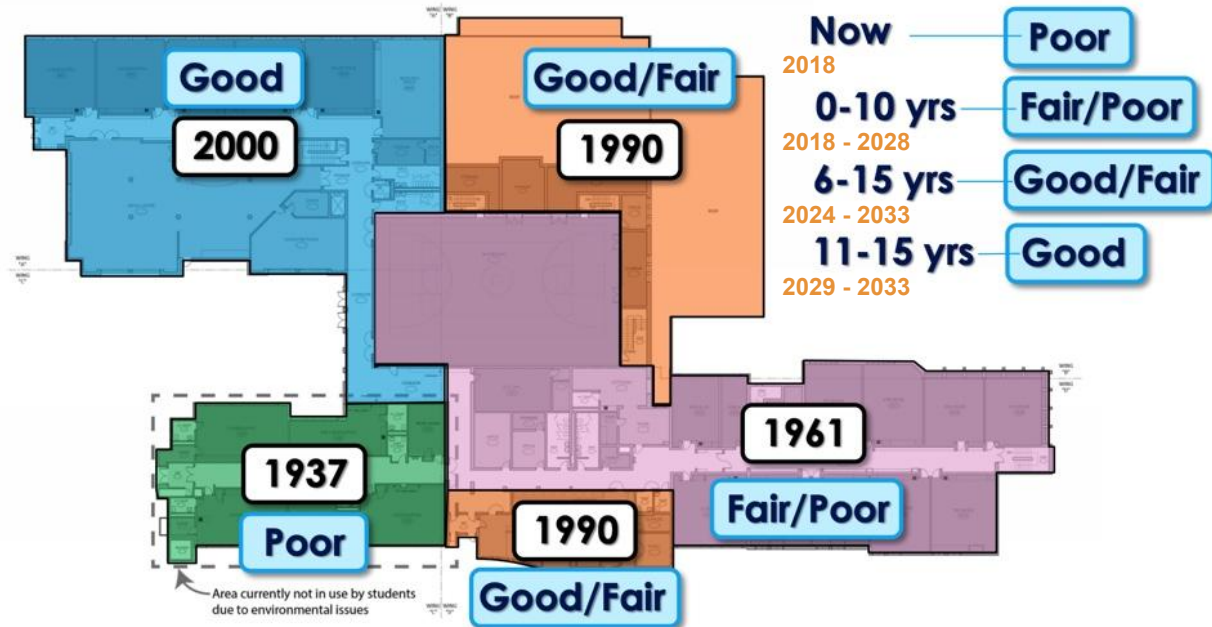
- Review of Facility & Mechanical Systems Walkthrough Outcomes
- Review of Capital Planning Goals
- Review of State Reimbursement Options & Timing
- Review of Project Options
- Discussion & Possible Action on Recommendation(s) to Proceed
- Review of Future Meeting Dates & Times



Existing Conditions

Based On 2018 Friar Facility Survey & Assessment

EXISTING CONDITIONS / VINTAGE PLAN WITH CONDITIONS



Draft Capital Planning Goals 1 of 2

→ Replace Major Infrastructure at End of Useful Life

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→ K-Wing Replacement

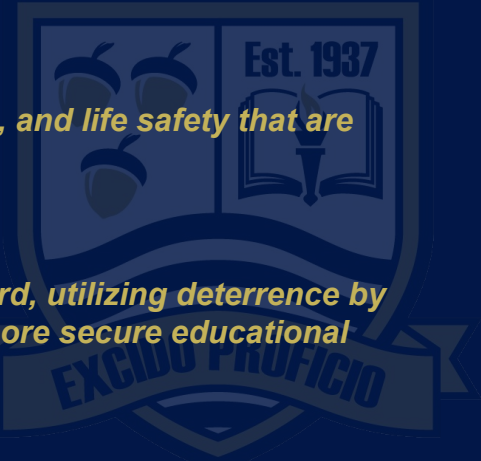
Replace the K-Wing, closed in 2015 due to environmental health and safety concerns, with appropriate early learning spaces that meet state standards and appreciate the historic architectural style of the original 1937 school house, replicating it's look, feel, and prominent location.

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→ Enhance Safety & Security

Enhance safety and security by bringing the site and facility to a modern standard, utilizing deterrence by design within the school facility and the overall site ensuring a welcoming yet more secure educational environment.



Draft Capital Planning Goals 2 of 2

→ Create Flexible Educational Spaces Adapting to Changing Needs and Enrollment

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Statutory Mandates & Constraints

→ State Mandated School Construction Standards

Department of Administrative Services School Construction Standards & Guidelines, 2016

→ State Mandated Costs Related to Required Use of Prevailing Wage

Department of Labor (CT Gen. Stat. 31-53), \$1M New Construction, \$100K Alteration

→ Legally Mandated Accommodations & Facility Requirements for Student Needs

Federal & State Laws & Implementing Regulations (IEP, 504 & Other Mandates)

→ Construction Scope Intrusions & “To Standard” Replacements

Department of Administrative Services SCG Series 2500 Design Guidelines

→ State Determined Square Feet Standards, Allowances & Cost Reimbursement

Department of Education (CT Gen. Stat. 10-283)



State Reimbursement Options & Timing

FORM SCG-1060 - Sherman School General Construction Reimbursement Rates

2019 = 26.79%

2020 = 26.43%

2021 = 26.43%

→ Non-Priority List Grant Applications

Pursuant to C.G.S. 10-283(b), projects are to "...remedy damage from a fire and catastrophe, to correct safety, health and other code violation, to replace roofs, to remedy a certified school indoor air quality emergency and to purchase and install portable classroom buildings at any time within the limit of available grant authorization..."

→ Priority List Grant Applications

Projects are authorized annually and follow a legislative approval timeline which begins on June 30th of the year prior to the legislative session where projects are approved. All projects not deemed by OSCGR/DAS to be eligible for non-priority list grants must be legislatively approved via the annual priority list.

OSCGR/DAS Application & Funding Approval Typical Timeline for Annual School Construction Bonding Authorization

June 30th Application Submission (~ 6 Months) → → → December 15 Priority List Submission to Legislature (~ 6 Months) → → →

Architectural Firm Bidding/Selection (~ 3 Months) → → → Typical June Funding Approval Determination → → →

Construction Firm Bidding Selection (~ 3 Months) → → → Construction Commences (~ 18 Months from Application Submission)

Project Option #1 - Maintenance Over Time

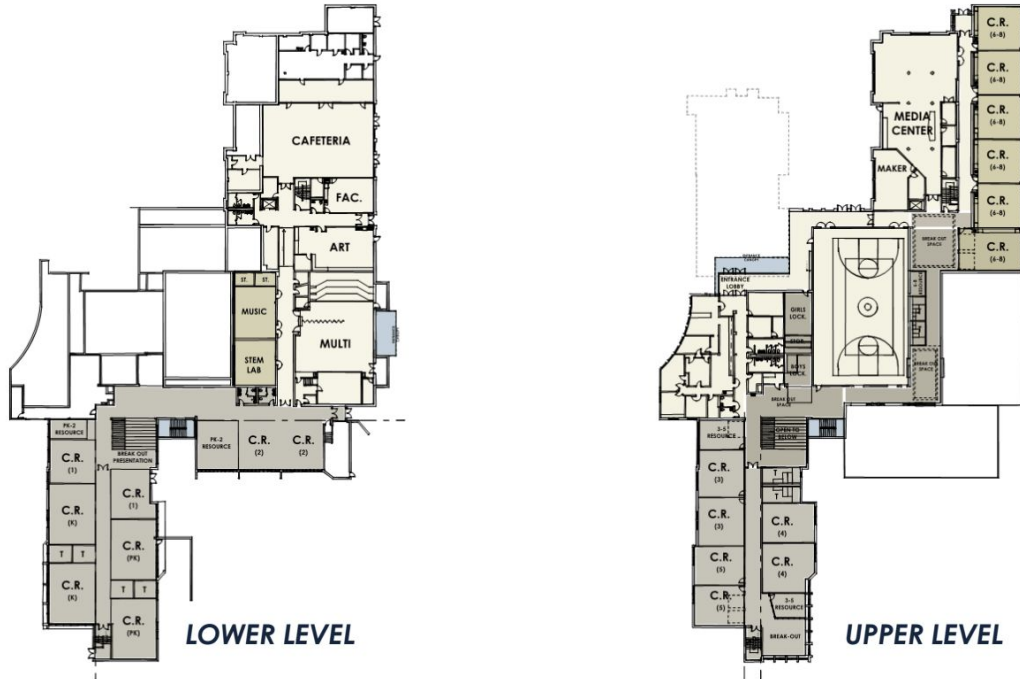
Friar Cost Estimates Escalated to 2022 (4% Annually)

Code Compliance	\$997,563
Mechanical	\$4,628,200
Electrical/Plumbing	\$242,571
Fire Protection/Safety	\$138,336
Site	\$1,106,686
Infrastructure/Architectural	\$1,262,725
Soft Costs (Architectural, Engineering, FF&E, CM Fees)	\$2,094,021
K-Wing (Rebuild As Existing Use)	\$1,224,802
K- Wing Soft Costs (Architectural, Engineering, FF&E, CM Fees)	\$306,200
TOTAL	\$11,841,104

DOES NOT INCLUDE...

- Cost Escalations Past 2022 as Projects Would Be Completed Over Time (Dependant Upon Phasing)
- Educational Enhancements & Flexible Classrooms/Learning Space Improvements
- Full Set of Safety & Security Enhancements
- Appreciation of Acoustical, Life Safety & Other “To Standard” Replacements Caused by Construction Scope Intrusions
- Staging Needs & Costs
- Consideration of Impacts to Educational Environment & Student Learning Over 10 Years
- Consideration of “Unknowns” to Renovating Aging Structures That Have Been Already Renovated Twice

Project Option #2 - Renovate Existing Built Space



DOES NOT INCLUDE...

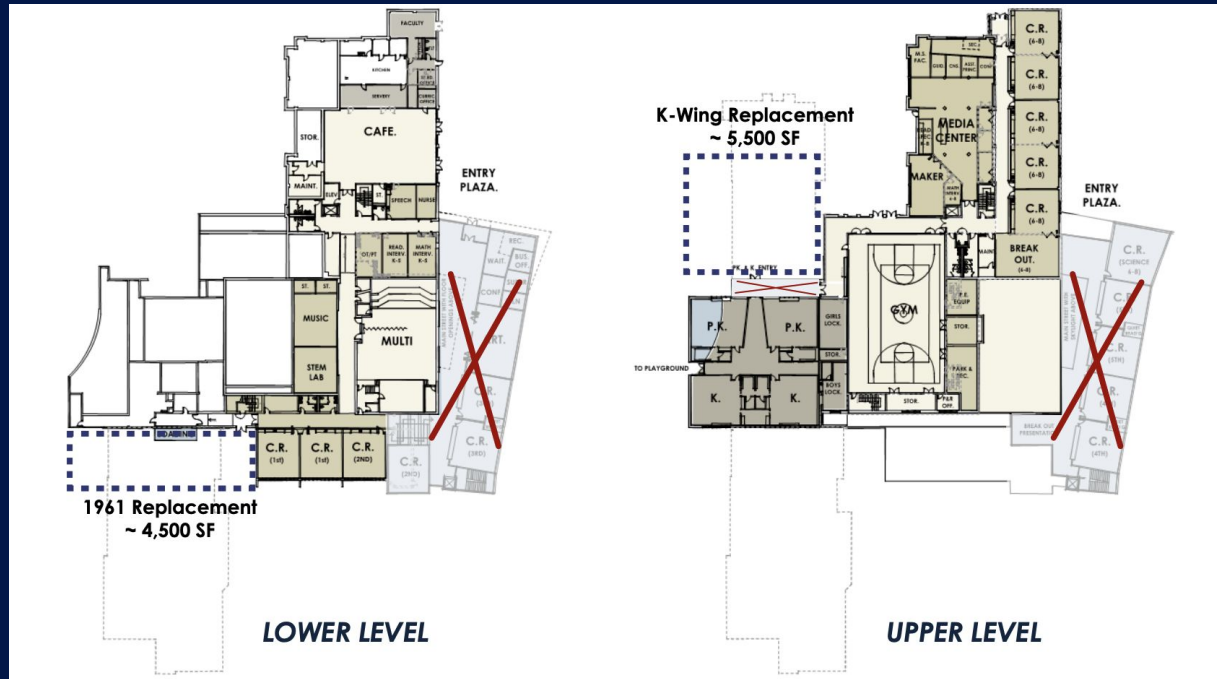
- Architecturally Appropriate Replacement of K-Wing
- Requires Use of Portable Classrooms
- Full Set of Optimal Safety & Security Enhancements
- Consideration of Impacts to Educational Environment & Student Learning Over 3 Years or More
- Consideration of “Unknowns” to Renovating Aging Structures That Have Been Already Renovated Twice

Estimated Costs - To Be Confirmed

Hard Costs = ~ \$20,175,018 + Soft Costs = ~ \$5,302,991 = Total Cost \$25,478,008

Reimbursement @ 26.43% = ~ \$6,773,838 = Bonding Required ~ \$18,744,170

New Project Option #3 - Renew, Repair & Replace



Estimated Costs - To Be Confirmed

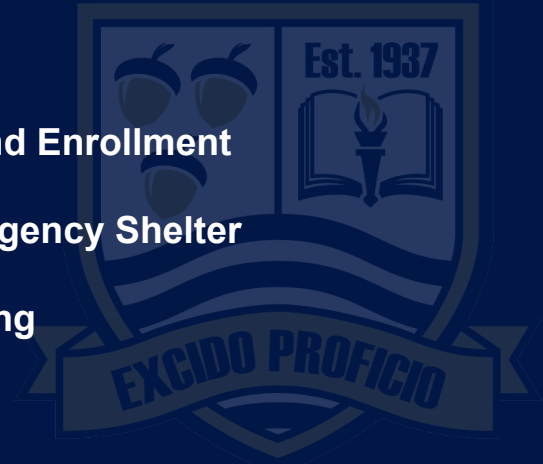
Hard Costs = 19,549,051 ~ \$ + Soft Costs = ~ \$ 4,482,041 = Total Cost \$24,031,092

Reimbursement @ 26.43% = ~ \$6,351,418 = Bonding Required ~ \$17,679,674

Draft Recommendation #1

The Board of Education should adopt the following capital project planning goals:

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- Replace the K-Wing
- Modernize Building Systems & Components
- Enhance Safety & Security
- Create Flexible Educational Spaces Adapting to Changing Needs and Enrollment
- Explore Community Uses and Maintain Facility as Designated Emergency Shelter
- Minimize Disruptions to Educational Environment & Student Learning



Additional Architectural & Estimation Services

DEVELOPMENT OF NEW DESIGN SCHEME (FACILITY & SITE PLANS), INTERIM EASTERN SITE PLAN & PLAYGROUND EQUIPMENT LOCATION OPTIONS, COST ANALYSIS, PHASING IMPACTS ANALYSIS, ASSISTANCE w/ OSCGR/DAS CONSULTS, & OTHER REQUIRED TASKS/MEETINGS IN 4 WEEKS

~ \$14,500 - ~ \$17,500

INDEPENDENT THIRD PARTY COST ESTIMATION, INCLUDING UNIFORM COST BREAKDOWN & BONDING NEEDS ANALYSIS

~ \$5,500 - ~ \$7,500



Draft Recommendation #2

The Board of Education should retain Tecton Architects and a to be determined third party cost estimator to:

- Develop a new Comprehensive Renew, Repair & Replace Design Scheme
- Reconsider Site Plans & Playground Location(s) Pending Further Review w/ Goal of Summer Installation
- Identify Options for Independent, Third Party Cost Estimators To Review New Design Scheme
- Engage OSCGR/DAS & Other State Stakeholders To Request Full Submission Deadline Extension



Draft Recommendation #3

IF DRAFT RECOMMENDATION #2 SHOULD BE APPROVED

The Special Committee on Capital Planning should appoint two (2) architectural liaisons to:

- Work with Tecton Architects to develop a new Comprehensive Renew, Repair & Replace Design Scheme
- Work with Tecton Architects to develop a new Comprehensive Site Plan and Playground(s) Layout

IF DRAFT RECOMMENDATION #2 & #3 SHOULD BE APPROVED

The Special Committee on Capital Planning should meet again for review/discussion on or about:

- April 5, 2021
- April 12, 2021
- May 3, 2021

