

AGENDA

SPECIAL BOARD OF ESTIMATE & TAXATION MEETING

**August 20, 2018 - 6:30 p.m.
Room 231, City Hall
125 East Avenue, Norwalk, Connecticut**

1. RESOLUTION: Approve special capital appropriations totaling \$5.0 million to increase the available funds for the Facility Master Plan, project #0918-5010-5777-C0610.
2. RESOLUTION: Approve the reduction of \$5.0 million of appropriations for the Jefferson School, project #0919-5010-5777-C0618, from \$23.902 million to \$18.902 million.



NORWALK PUBLIC SCHOOLS

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Thomas Hamilton

Chief Financial Officer

MEMORANDUM

DATE: August 16, 2018

TO: Harry W. Rilling, Mayor
The Members of the Board of Estimate and Taxation

FROM: Thomas Hamilton, Chief Financial Officer, Board of Education

RE: Follow Up Information – NHS Capital Appropriation Request

This is to follow up on the 8/7/18 Board of Estimate and Taxation meeting where a \$5.0 million capital appropriation request for Norwalk High School was discussed by the Board. The Board asked for some additional information, and after meeting with the NHS SGC Capital Project Team to solicit their input, I am pleased to offer the following information in response:

All of the projects planned for Norwalk High School represent essential building improvements that are necessary to address existing code violations, upgrade worn-out, obsolete building infrastructure, and provide our students with a learning environment that supports a 21st century curriculum and student learning needs of the school. The NHS Capital Project Team concluded that projects that address life/safety issues must be considered the highest priority, because nothing is more important than the life and safety of our students, staff, and other occupants of the building. The remaining projects are all deemed to represent high priority requests with equal weight. We have adjusted the attached project lists to reflect these two priority ratings.

The Board also asked for additional information on anticipated State reimbursement on the project. Due to special State legislation, we are pleased to report the State reimbursement on this project is significantly greater than would otherwise be the case. Specifically, because of this special legislation, the paneling and door replacement work is now eligible for 100% State reimbursement, up to \$600,000. In total, the City's Program Manager is now conservatively estimating that the reimbursement on the Norwalk HS project will total \$2,293,587, or approximately 20% of the total project cost. The revised project lists now include a column with the estimated State reimbursement by project. Moreover, the special legislation provided that the City will also receive an enhanced reimbursement on the West Rocks Windows Project, which will result in an additional State reimbursement to the City estimated at \$239,734.

And finally, questions were raised about the Auditorium upgrade, and whether the sound system upgrade had been counted in two places. The short answer is “NO”, it was not counted twice. \$200,000 was included for upgrades to the auditorium sound system in the previously approved \$6.5 million appropriation, but that amount will not be sufficient to undertake all of the desired work. The sound system consultant retained for this project has identified add alternates to the audiovisual system that bring the potential total cost of the audiovisual system alone to \$465,000, and the acoustical consultant has identified various other building improvements to improve the acoustics of the auditorium. The NHS Capital Team is still evaluating all of the recommendations to improve the auditorium’s acoustics and audiovisual system, but the additional funding request for the auditorium is not a duplication of the earlier request.

If you have any questions on this request, please feel free to contact me.

Cc: Dr. Steven Adamowski, Superintendent of Schools
Michael Barbis, Chairman, Board of Education
Reginald Roberts, Principal, Norwalk High School
Robert Barron, Finance Director
Alan Lo, Building & Facilities Manager
Jim Giuliano, Construction Solutions Group



Norwalk High School

Project list - \$11.5 Million Appropriation

Project	Priority Rating	Reason	Reimbursable	State Grant	Budget	Estimated State Reimb	Est. Time Frame	Funding Source	Comments
Entranceway Renovation/Safety Improvements	1	Update/Safety	No	No	\$500,000	\$0	2019	5.0	Preliminary estimate - Implement post-Sandy Hook recommendations
Safety Lighting - Stairwells & Hallways	1	Update/Safety	No	No	\$100,000	\$0	2019	5.0	Preliminary estimate
Sound System - PA does not work in Audit./Gym	1	Correct	Possibly	Program	\$100,000	\$0	2019	6.5	Scope to be determined - PA system does not allow announcements to be heard in some sections of the building
Stage Rigging System	1	Program	No	Program	\$254,395	\$0	2018	6.5	Estimate based on bids - Existing system original to building
Appearance of Exterior of Bldg.	2	Aesthetics	No	No	\$258,450	\$0	2018	6.5	Estimate based on painting bids
Athletic Sound System	2	Update	No	No	\$20,000	\$0	2019	5.0	Existing system is obsolete
Auditorium Upgrade	2	Update/Program	Possibly	Program	\$1,000,000	\$0	2019	5.0	Replace carpet; improve acoustics, lighting, and other improvements recommended by consultant
Cafeteria Redesign based on "College Experience"	2	Program	No	No	\$1,000,000		2019	5.0	Scope to be determined - Less institutional dining environment
Construct Black Box Theater Space	2	Program	Possibly	Program	\$60,000	\$19,284	2019	6.5	Total project cost of \$100,000 (two funding sources)
Construct Black Box Theater Space	2	Program	Possibly	Program	\$40,000	\$12,856	2019	5.0	Total project cost of \$100,000 (two funding sources)
Construct two new Art Computer Labs	2	Program	Possibly	Program	\$80,000	\$0	2019	5.0	Estimate from BOE IT Department
Courtyards- Not useable at this time	2	Student use/Program	No	No	\$1,300,000	\$0	2019	5.0	Courtyards need to be made ADA accessible & upgraded
Electrical Evaluation - Increase amount of outlets	2	Update/Program	Possibly	Program	\$50,000		2019	6.5	Estimate based on budget for Cran. & Fox Run x2
Expand Culinary Program	2	Popular program	Probably	Program	\$1,859,644	\$597,690	2019	6.5	Estimate from construction manager & State project filing
Improve Blended Learning Lab	2	Program	Possibly	Program	\$75,000	\$0	2019	5.0	Estimate from BOE IT Department
Interior Doors - Replace	2	Update	Yes	Yes	\$300,000	\$300,000	2019	6.5	100% state reimbursable up to \$600,000
Investigate Roof Leak/Spalled Concrete	2	Structural integrity	No	No	\$21,475	\$0	2018	6.5	
Learning Commons, including Library "Maker Space"	2	Program	Possibly	Program	\$500,000	\$160,700	2019	5.0	Redesign Library into Library Maker Space
Media Pathway - Construction build out to support program	2	Program	Possibly	Program	\$518,537	\$166,658	2019	6.5	Preliminary estimate
Paneling - Replace	2	Update	Yes	Yes	\$300,000	\$300,000	2019	6.5	100% state reimbursable up to \$600,000
Rehab Freight Elevator	2	Old/worn	No	No	\$225,000	\$0	2018	6.5	Elevator needed by students with mobility impairments
Renovate all Toilet Rooms	2	Update/ADA	Yes	ADA	\$2,291,224	\$736,399	2019	6.5	Estimate from construction manager & State project filing
Scoreboard	2	Update	No	No	\$90,000	\$0	2019	5.0	Existing scoreboard is obsolete
Small Gymnasium Floor Refinishing	2	Update	No	No	\$10,000	\$0	2019	5.0	
Sound System in Auditorium	2	Program	No	Program	\$200,000	\$0	2018	6.5	Acoustics consultant has made recommendations for improvement with various add-alternate options
Upgrade Community Forum Room	2	Update	No	No	\$75,000	\$0	2019	5.0	Estimate from BOE IT Department
Upgrade PAW Print Lab	2	Program	Possibly	Program	\$150,000	\$0	2019	5.0	Estimate from BOE IT Department
Upgrade ROTC Program Space	2	Program	Possibly	Program	\$60,000	\$0	2019	5.0	Estimate from BOE IT Department
Water Cooled Refrig./Freezer	2	Energy efficiency	No	No	\$61,275	\$0	2018	6.5	Potential energy incentive

\$2,293,587

\$11,500,000

TOTAL

Note: Priority Ranking 1 denotes projects that address life/safety issues, and priority ranking 2 denotes projects that are high priority



Norwalk High School

Project list - \$5.0 Million Appropriation

Project	Priority Rating	Reason	Reimbursable	State Grant	Budget	Estimated State Reimb	Est. Time Frame	Funding Source	Comments
Entranceway Renovation/Safety Improvements	1	Update/Safety	No	No	\$500,000	\$0	2019	5.0	Preliminary estimate - Implement post-Sandy Hook recommendations
Safety Lighting - Stairwells & Hallways	1	Update/Safety	No	No	\$100,000	\$0	2019	5.0	Preliminary estimate
Athletic Sound System	2	Update	No	No	\$20,000	\$0	2019	5.0	Existing system is obsolete
Auditorium Upgrade	2	Update/Program	Possibly	Program	\$1,000,000	\$0	2019	5.0	Replace carpet, improve acoustics, lighting, and other improvements recommended by consultant
Cafeteria Redesign based on "College Experience"	2	Program	No	No	\$1,000,000		2019	5.0	Scope to be determined - Less institutional dining environment
Construct Black Box Theater Space	2	Program	Possibly	Program	\$40,000	\$12,856	2019	5.0	Total project cost of \$100,000 (two funding sources)
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Learning Commons, including Library "Maker Space"	2	Program	Possibly	Program	\$500,000	\$160,700	2019	5.0	Redesign Library into Library Maker Space
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Upgrade PAW Print Lab	2	Program	Possibly	Program	\$150,000	\$0	2019	5.0	Estimate from BOE IT Department
Upgrade ROTC Program Space	2	Program	Possibly	Program	\$60,000	\$0	2019	5.0	Estimate from BOE IT Department

TOTAL

\$5,000,000

\$179,556

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Norwalk High School

Project list - \$6.5 Million Appropriation

Project	Priority Rating	Reason	Reimbursable	State Grant	Budget	Estimated State Reimb	Est. Time Frame	Funding Source	Comments
Sound System - PA does not work in Audit./Gym	1	Correct	Possibly	Program	\$100,000	\$0	2019	6.5	Scope to be determined - PA system does not allow announcements to be heard in some sections of the building
Stage Rigging System	1	Program	No	Program	\$254,395	\$0	2018	6.5	Estimate based on bids - Existing system original to building
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Rehab Freight Elevator	2	Old/worn	No	No	\$225,000	\$0	2018	6.5	Elevator needed by students with mobility impairments
Renovate all Toilet Rooms	2	Update/ADA	Yes	ADA	\$2,291,224	\$786,399	2019	6.5	Estimate from construction manager & State project filing
Sound System in Auditorium	2	Program	No	Program	\$200,000	\$0	2018	6.5	Acoustics consultant has made recommendations for improvement with various add-alternate options
Water Cooled Refrig./Freezer	2	Energy efficiency	No	No	\$61,275	\$0	2018	6.5	Potential energy incentive

TOTAL

\$6,500,000

\$2,120,031

Note: Priority Ranking 1 denotes projects that address life/safety issues, and priority ranking 2 denotes projects that are high priority