School Renovation Project for Regional School District No. 14

Nonnewaug High School Project

Nonnewaug High School Supporters Presentation

Friday, April 24, 2008
The Regional School District 14
Building Committee
(as of January 31, 2008)

Sal Catalano, Chairman – Information Technology Consultant; IBM (Woodbury)
Rob Van Akin, Vice-Chair – Construction; Project Executive, Gilbane (Woodbury)
John Chapman – Engineer; VP/Sen. P.M., Ocean Coastal Consultants (Woodbury)
J.P. Fernandes – Architect; Project Mgr., Yale University (Woodbury)
Steve Morris – Construction; Project Superintendent, FB Mattson (Woodbury)
Dan Murphy – Attorney; Partner, Siegel, O’Conner, O’Donnell and Beck (Woodbury)
Steve Sordi – Police Officer; State of Connecticut (Bethlehem)
Ray Villanova – Building Contractor; Self-Employed (Woodbury)

Staff:
Robert Cronin – Superintendent, Regional School District 14
Jay Hubelbank – Director of Fiscal Services, Regional School District 14
Mike Molzon – Director Facilities/Grounds, Regional School District 14 (Bethlehem)
The Project Consultants

Regional School District No. 14
Building Committee / BOE

DESIGN TEAM
Paul A. Lisi, AIA
Senior Project Manager
Paul Antinozzi, AIA
Principal-in-Charge, Design

CONSTRUCTION MANAGEMENT TEAM
Lorel Purcell, PE, LEED AP
Preconstruction Manager
Brian Holmes
Project Executive

PUBLIC RELATIONS TEAM
ANTINOZZI ASSOCIATES
F. Michael Ayles, AIA
Director, Bus. Dev.
Kara Bacik, SMPS
Marketing Coordinator
O&G INDUSTRIES
Ken Biega
Preconstruction Services

CONSTRUCTION MANAGEMENT TEAM
Lorel Purcell, PE, LEED AP
Preconstruction Manager
Brian Holmes
Project Executive

Antinozzi Associates
Architectural Staff

Antinozzi Associates
Interior Design Staff

MEP/FP Engineering
AltieriSeborWieber

Cost Estimating
PCS, Inc.

Structural Engineering
DiSalvo Ericson Group

Civil/Landscape Design
Langan Engineering
Nonnewaug High School

Existing Cafeteria Plan
Nonnewaug High School

Proposed Cafeteria Plan

- Expand cafeteria seating (186 to 330)
  - Reduce lunch waves from 6 to 3
  - Reduce #, increase length of periods
  - Longer lunch = more time to feed students
- More space to provide added serving areas
- Enclose terrace stairway for better egress
- Costs include structural frost wall, exterior enclosure/windows, HVAC, extend finishes
Nonnewaug High School
Conceptual Idea for Auditorium Renovation

- Renovation of Auditorium includes:
  - Replacement of seating (ADA seating)
  - Complete state-of-the-art sound system
  - New HVAC systems throughout
  - New lighting systems / controls
  - All new finishes (floors, walls, ceilings)
  - Upgrade of technology systems
  - Upgrade of code-related issues
- Stage:
  - New curtains
  - New lighting
  - Refurbishment of floors and walls
  - ADA access
  - Code-related issues (roof vent hatches)
- Auditorium Lobby:
  - New floor, wall, ceiling finishes
  - New lighting
  - Improved HVAC distribution
Nonnewaug High School

Existing Site Plan
- Improve athletic fields
  - Reconfigure to create more practice area
  - Improve subgrade, topsoil, erosion control
  - Irrigation system to maintain conditions
  - Addition of walkways, ADA parking at fields
  - Goals, posts, benches, backstop/fences, bases
- Improve traffic flow
  - Re-align entrance driveway
  - Separate bus loop from parking lot
  - Replace/provide new signage as required
- Improve existing parking areas
  - Increase site lighting
  - Repave/restripe southern parking lot
  - Improve lighting, curbs, landscape (main island)
- Increase parking (60 spaces net total)
  - Pave existing gravel lot (west end)
  - Reconfigure driveway to add spaces
- Renovate existing tennis courts (3)
  - Provide ADA accessibility
Project Scope Summary (since June 2006 Referendum)

June 2006 Referendum

- Renovate auditorium
- Expand cafeteria
- Improve athletic fields
- Improve traffic flow
- Code compliance updates
- Increase parking
- Renovate 3 existing tennis courts and add 3 courts
Nonnewaug High School

Project Scope Summary (since June 2006 Referendum)

December 2006

- Renovate auditorium
- Expand cafeteria
- Improve athletic fields
- Improve traffic flow
- Code compliance updates
- Increase parking
- Renovate 3 existing tennis courts and add 3 courts
- Enclose stairs to terrace for egress from cafeteria
Nonnewaug High School

Project Scope Summary (since June 2006 Referendum)

October 2007

- Renovate auditorium
- Expand cafeteria
- Improve athletic fields
- Improve traffic flow
- Code compliance updates
- Increase parking
- Renovate 3 existing tennis courts and add 3 courts
- Enclose stairs to terrace for egress from cafeteria
- Replace fire alarm panel
- Replace all windows in academic wing (orig. 1970)
- Add generator to operate major building systems
- Upgrade emergency lighting system
- Address handicapped parking by athletic fields
Nonnewaug High School

*Project Scope Summary (since June 2006 Referendum)*

January 2008

- Renovate auditorium
- Expand cafeteria
- Improve athletic fields
- Improve traffic flow
- Code compliance updates
- Increase parking
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- Address handicapped parking by athletic fields
### Nonnewaug High School

#### Project Cost History (since June 2006 Referendum)

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</table>
Nonnewaug High School

Project Scope Summary (since Building Committee involvement)

September 21, 2007

- Improve athletic fields (layout, subsurface, grading)
- Improve traffic flow and site lighting
- Increase parking (60 spaces net total) and address handicap parking at fields
- Code compliance updates around site
- Renovate 3 existing tennis courts (determined could not add 3 courts on site)
- Renovate auditorium / stage / auditorium lobby
- Expand cafeteria and enclose terrace stairway for egress
- Card readers/operators @ entry doors; replace doors at rated walls in academic wing
- Replace select ceilings, flooring in academic wing hallways, classrooms
- Provide A/C in academic wing classrooms and replace heat coils
- Replace all windows (storefront) in academic wing (orig. 1970)
- Add sprinkler coverage to entire facility
- Add water well and expansion tank to hot water system
- Add generator to operate major building systems; upgrade computer receptacles
- Upgrade emergency lighting system, HVAC control system and fire alarm panel
Nonnewaug High School

Project Scope Summary (since Building Committee involvement)

October 12, 2007

- Improve athletic fields (layout, subsurface, grading)
- Improve traffic flow and site lighting
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Nonnewaug High School

Project Scope Summary (since Building Committee involvement)

January 31, 2008

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- Upgrade emergency lighting system, HVAC control system
# Nonnewaug High School

*Project Cost History (since Building Committee involvement)*

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<tr>
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<td><strong>Region 14 Cost:</strong></td>
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### Effect of Proposed Debt Services on Mill Rate for Nonnewaug High School

<table>
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<tr>
<th>Year</th>
<th>Current Debt Service Principal and Interest</th>
<th>Total Proposed Debt Service Principal and Interest</th>
<th>Total Proposed and Existing Debt Service Principal and Interest</th>
<th>Total Annual Change</th>
<th>Bethlehem Mill Rate Impact</th>
<th>Woodbury Mill Rate Impact</th>
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Cost = Assessed Value/1000 * Mill Rate
School Renovation Project for Regional School District No. 14

Nonnewaug High School Project

Referendum Vote: Thursday, June 19, 2008

Please direct further questions to: Jay Hubelbank
RSD 14 Dir. of Fiscal Services
JHubelbank@ctreg14.org