

Somers Board of Education Meeting
Monday, October 23, 2023 7:00 PM
Somers Board of Education Chambers, 1 Vision Boulevard, Somers, CT 06071

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
 1. Approval of the October 10, 2023 BOE Minutes 2
The Board to review and approve the minutes from October 10, 2023.
4. **ADMINISTRATIVE REPORTS**
 1. Superintendent Update
 2. 2023-2024 Organization Chart 8
Dr. Galloway will update the BOE regarding the 2023-2024 Organization Chart (per Admin. Reg. 2100).
 3. Tecton Presentation 9
Representatives from Tecton will present the Somers Elementary School Feasibility Study to the Board.
5. **OPPORTUNITY TO ADD/DELETE AGENDA ITEMS**
6. **CONSENT AGENDA** 39
 1. Warrant of 10/23/23
The Board to review and consent to the warrant of 10/23/23.
 2. Retirement
Michelle Kelleher, SHS Science Teacher, will be retiring at the end of the 2023-2024 school year after 20 years of service at SPS.
 3. Resignation
Alicia White, Coordinator of Pupil Services, will be resigning effective November 10, 2023 after 14 months of service at SPS.
 4. Leave of Absences
 - Lisa Grenier, SHS School Counselor, will take a leave of absence starting October 31, 2023. Duration is to be determined.
 - Charles Lewis, MBA Grade 6 Science Teacher, will take a leave of absence starting October 23, 2023. Duration may be until Thanksgiving break.
 5. 2nd Posting DBS Code 4121 - Substitute Teachers 46
The Board to review and consent to 2nd posting DBS Code 4121 - Substitute Teachers.
 6. 2nd Posting DBS Code 7230.2 - Indoor Air Quality 48
The Board to review and consent to 2nd posting DBS Code 7230.2 - Indoor Air Quality.
7. **OLD BUSINESS**
8. **NEW BUSINESS** 53
 1. First Posting of Five-Year Capital Improvement Plan (CIP)
The Board to review the five-year Capital Improvement Plan.
9. **COMMITTEE REPORTS**
 1. Curriculum
 2. Policy
 3. Planning/Finance
 4. Salary & Negotiations
10. **CABE/CREC/State Dept. of Ed.**
11. **AUDIENCE TO CITIZENS/STAFF/STUDENTS**
12. **ADJOURNMENT**

Somers Board of Education Regular Meeting
Somers Board of Education Chambers
Tuesday, October 10, 2023
7:00 PM

(The recorded livestream may be viewed on SPS' YouTube channel on the school website)

Present BOE Members: Anne Kirkpatrick, Mike Briggs, Dr. Ed DePeau, Shane Manning, Jan Martin, Kim Radziewicz, Carl Stebbins

Absent BOE Members: Krista Cherry, JT Galloway

Others: Dr. Sam Galloway, Stephanie Levin, Derek Zelek, Melissa Zelek, Chris Dunlap Jr, Tom Eaton, Melissa Mucci, Mike McDonnell

1. CALL TO ORDER

Discussion: The regular Board of Education meeting was called to order by Chair Kirkpatrick at 7:00 p.m. in the Board of Education Chambers.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1. Approval of the September 25, 2023 BOE Minutes

Rationale: The Board to review and approve the minutes from September 25, 2023.

Motion to approve minutes of 9/25 Board of Education Meeting. This motion, made by Jan Martin and seconded by Mike Briggs, Carried. **Yea: 6, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway), Abstain: 1 (Carl Stebbins)**

3.2. Approval of the September 26, 2023 Special BOE Minutes

Rationale: The Board to review and approve the special meeting minutes from September 26, 2023.

Motion to approve minutes of 9/26 Special Board of Education Meeting. This motion, made by Kim Radziewicz and seconded by Shane Manning, Carried. **Yea: 3, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway), Abstain 4 (Mike Briggs, Ed DePeau, Shane Manning, Carl Stebbins)**

4. ADMINISTRATIVE REPORTS

4.1. Superintendent Update

Superintendent Galloway introduced SES building leaders, Melissa Mucci and Mike McDonnell.

4.2. Presentation of Leadership Coherence Framework

Rationale: The Somers Elementary School administrators will present their Leadership Coherence Framework to the BOE.

Discussion: Principal Mucci and Vice Principal McDonnell reviewed the 9 indicators of excellent schools as they are connected to the district's Coherence Framework and SES.

Ms. Mucci highlighted the strong relationships between staff, students and the community at SES. She noted regular meetings among support teams to identify student needs and timely parent communication regarding safety. Ms. Mucci reviewed methods of communication to the school community, such as “Friday Flyers” with a “Coaches Corner”, teacher newsletters, and guides on the website to help parents understand concepts being taught. Volunteer opportunities were also shared. A K-2 Literacy Information Session will be held, aimed to deepen parents’ understanding of literacy practices taught at school.

SES proudly reported that over 160 students are involved in grades 4 and 5 band and the afterschool STEM and Coding Club is thriving.

Mr. McDonnell explained that educational programs are reviewed regularly at the building, team and individual levels. This includes alignment of assessments with curriculum and data driven decisions that drive instructional practices. Differentiation structures and teaming practices were also reviewed.

Personalization of the SES environment was discussed, including the displays of student work awards for individuals and classes demonstrating safe, respectful and responsible behavior. Classroom spaces intentionally designed to maximize instructional minutes and ease transitions for students were discussed.

Superintendent Galloway concluded by thanking the Central Office team and building administrators for their presentations during the last several BOE meetings. He noted the importance for the school community to fully understand the district organization and connect staff to work within the district.

4.3. Monthly Budget Report

Rationale: Stephanie Levin, Director of Business Services, will update the BOE on the monthly budget.

Discussion: Stephanie Levin presented the September monthly report, highlighting three areas showing significant changes in the budget due to staffing changes in the secretarial department, shifts in the Technology Department, Special Education outplacement tuition changes and a large purchase within the textbook/workbook line item.

5. OPPORTUNITY TO ADD/DELETE AGENDA ITEMS

Motion to add item #11B Executive Session for discussion and possible action regarding appointment of impartial hearing officer pursuant to Board Policy # 5114. This motion, made by Kim Radziewicz and seconded by Shane Manning, Carried. **Yea: 7, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway)**

6. CONSENT AGENDA

Motion to approve Consent Agenda. This motion, made by Ed DePeau and seconded by Kim Radziewicz, Carried. **Yea: 7, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway)**

6.1. Warrant of September 29, 2023

Rationale: The Board to review and consent to the warrant of September 29, 2023.

6.2. Warrant of October 10, 2023

Rationale: The Board to review and consent to the warrant of October 10, 2023.

6.3. Leave of Absence

Rationale: Erin Maynard, SHS Physics Teacher, will be on leave of absence from approximately February 16, 2024 through June 1, 2024.

Discussion: It was noted that an email communication was sent to all educators certified to teach physics in Connecticut in an effort to fill the SHS Physics teacher position. There is potential for the spot to be filled internally if schedules are adjusted.

7. OLD BUSINESS

7.1. 2nd Posting Board of Education 2024 Meeting Schedule

Rationale: The Board to review and approve the 2024 Board of Education meeting schedule.

Motion to approve the 2024 Board of Education meeting schedule. This motion, made by Jan Martin and seconded by Shane Manning, Carried. **Yea: 7, Nay: 0, Absent: 2 Krista Cherry, JT Galloway)**

8. NEW BUSINESS

8.1. Bid Approval for CIP

Rationale: Discussion and approval for transfer switch bid to go to CIP.

Motion to approve the bid for the transfer switch for the high school generator and send it to CIP. This motion, made by Kim Radziewicz and seconded by Mike Briggs, Carried. **Yea: 7, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway)**

Discussion: The current generator switch is flipped manually if power is lost and school buildings are needed as an emergency shelter. One and a half years ago, the town was approached regarding repairs totaling approximately \$12,000. It was realized that the repairs could not be made due to unavailability of the needed parts, and a new switch must be designed for the entire inside of the generator.

Five bids were collected for the new design. Bartholomew Electric's bid was accepted, which was the lowest bid and fastest turnaround time of 42 weeks. If approved by the Board, the project moves to CIP and the Board of Finance. No district operating funds are needed for the project. Questions regarding the RFP process and payment structure were discussed as well as questions regarding the need for the project. It was explained that at this time, the switch must be manually flipped by a certified electrician. It poses a significant safety concern should a certified individual not be available at the time of need to make the manual change.

8.2. 1st Posting DBS Code 5125 - Student Records/Confidentiality

Discussion: Specific verbiage within a policy was discussed. A suggestion to articulate a specific definition within the policy was made. The Policy Committee will discuss the matter at the next meeting.

8.3. 1st Posting DBS Code 4121 - Substitute Teachers

8.4. 1st Posting DBS Code 7230.2 - Indoor Air Quality

9. COMMITTEE REPORTS

9.1. Curriculum

The committee was scheduled to meet on 10/10/23, however the meeting was rescheduled for 11/13/23 at 5:30pm in the BOE Chambers.

9.2. Policy

The next meeting is scheduled on 10/23/23 at 6pm.

9.3. Planning/Finance

No meeting scheduled at this time.

9.4. Salary & Negotiations

The next meeting is scheduled on 10/18/23 at 5pm.

10. CABA/CREC/State Dept. of Ed.

No report.

11. AUDIENCE TO CITIZENS/STAFF/STUDENTS

11B.EXECUTIVE SESSION

Rationale: The Board to enter into Executive Session for the purpose of discussion regarding the appointment of an impartial hearing officer for purposes of conducting a student hearing during which matters of personal privacy of one or more students enrolled in the Somers Public Schools are likely to be discussed and during which educational records not subject to disclosure under the Family Education Rights and Privacy Act are likely to be discussed and I further move to invite Superintendent Sam Galloway into the Executive Session.

Motion to enter into Executive Session for the purpose of discussion regarding the appointment of an impartial hearing officer for purposes of conducting a student hearing during which matters of personal privacy of one or more students enrolled in the Somers Public Schools are likely to be discussed and during which educational records not subject to disclosure under the Family Education Rights and Privacy Act are likely to be discussed and to invite Superintendent Sam Galloway into the Executive Session. This motion, made by Kim Radziewicz and seconded by Shane Manning, Carried. **Yea: 7, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway)**

Motion to act in accordance with Section 10-233d(b) of the Connecticut General Statutes, to authorize the Superintendent to appoint Attorney Jessica L. Ritter as an impartial hearing officer to serve in expulsion hearings, from time to time, as may be designated by the Chairperson of the Board for purposes of conducting a student hearing pursuant to the terms discussed by the Board in Executive Session. This motion, made by Jan Martin and seconded by Carl Stebbins, Carried. **Yea: 7, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway)**

Discussion: The Board entered Executive Session at 7:41 p.m. and exited Executive Session at 7:55 p.m.

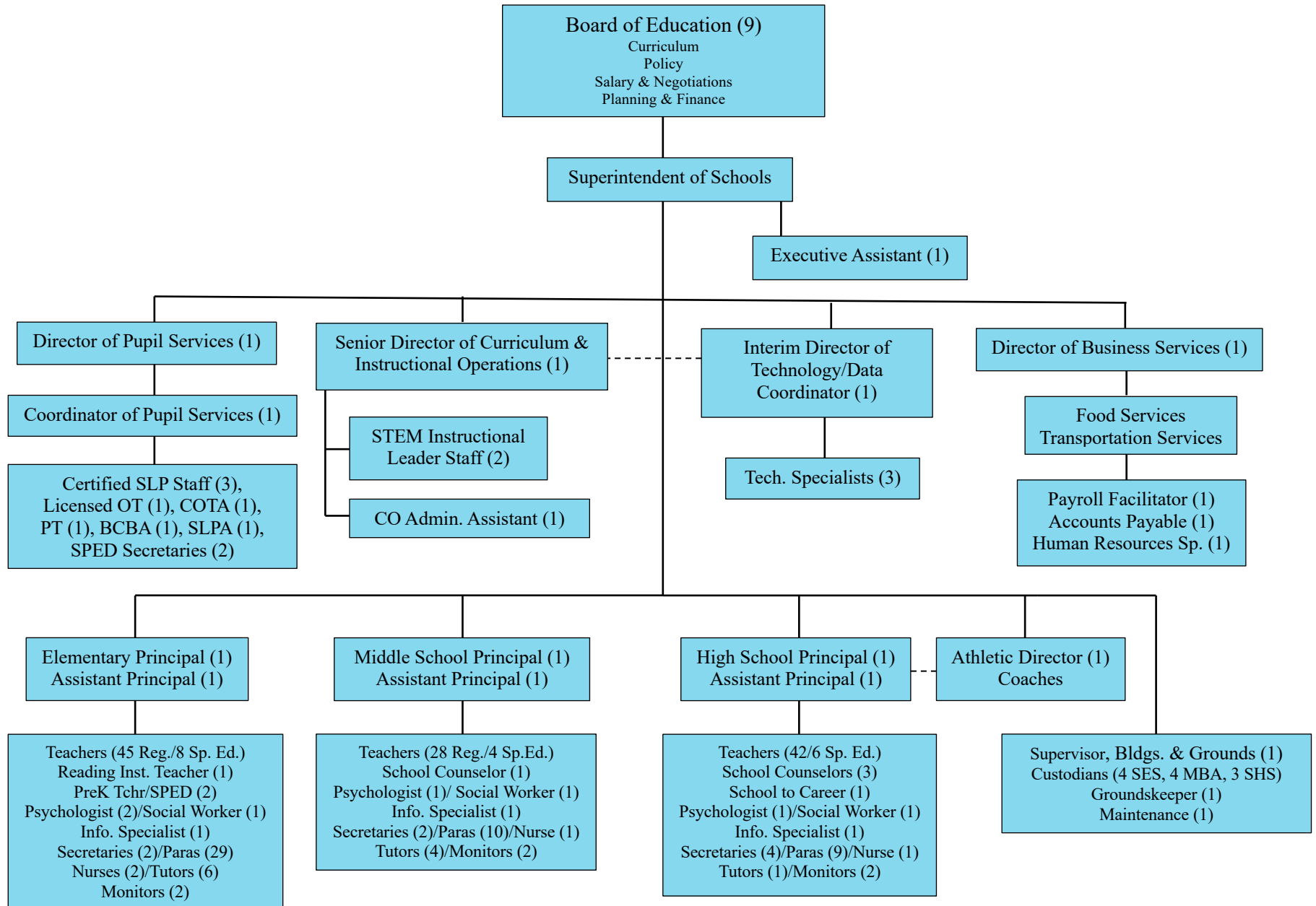
12. ADJOURNMENT

Motion to adjourn at 7:55 p.m. This motion, made by Jan Martin and seconded by Shane Manning, Carried. **Yea: 7, Nay: 0, Absent: 2 (Krista Cherry, JT Galloway)**

Krista Cherry, BOE Secretary Date

Jenna McDermott, BOE Recording Secretary

Somers Public Schools
Organizational Chart – 2023-2024
(revised 10/4/23)





Tecton
ARCHITECTS

SOMERS ELEMENTARY SCHOOL

MASTER PLAN (PK-5, 769 STUDENTS)

Somers Public Schools

Board of Education
October 23, 2023

Tecton Project No: SOM01AR

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- An aerial photograph of the Somers High School campus and surrounding area, including Vision Blvd, Somers Public Library, and Somers Elementary School. The image is overlaid with a dark blue semi-transparent layer.
1. TRAFFIC FLOW, PARKING
 2. EXISTING BUILDING
 3. CAPACITY ANALYSIS
 4. PROJECT OPTIONS
 - CAPITAL IMPROVEMENT PROJECTS
 - ADDITION, RENOVATE AS NEW
 - NEW CONSTRUCTION
 5. SCHEDULE
 6. QUESTIONS & ANSWERS

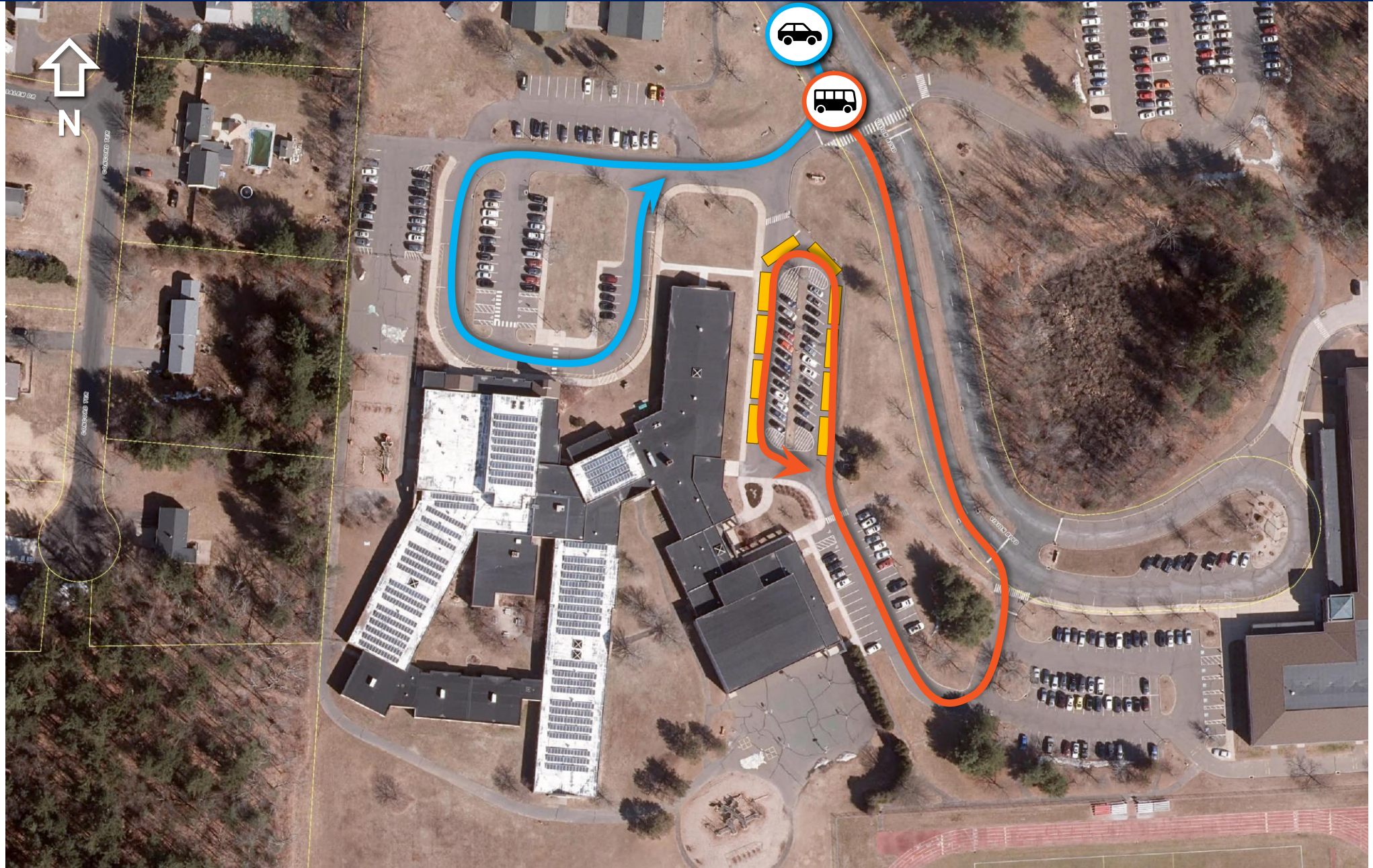


TRAFFIC FLOW, PARKING

Traffic Flow Existing Conditions



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Parking Capacity Existing Conditions



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Total Spaces: 109
(6 accessible)
Target: 140-150

Parking Capacity *Proposed Layout*



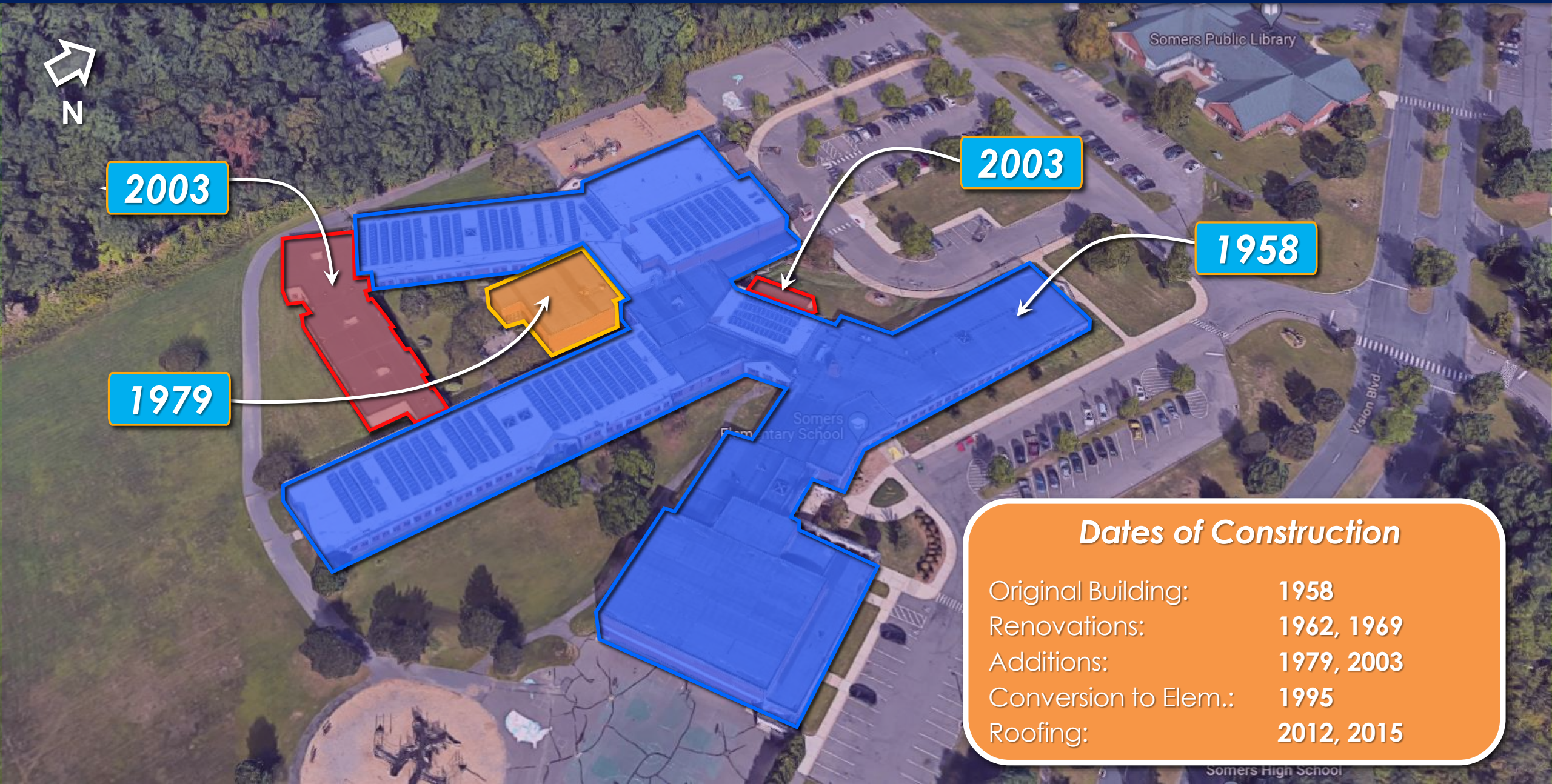
An aerial photograph of Somers, Connecticut, featuring a semi-transparent blue overlay. The map includes labels for 'Maybelle B. Avery Middle School', 'Maintenance Facility', 'Vision Blvd', 'Somers Public Library', 'Somers High School', and 'Somers Elementary School'. A large, bold, white text overlay reads 'EXISTING BUILDING'.

EXISTING BUILDING

Existing Conditions *Building Vintages Diagram*



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Dates of Construction

Original Building:	1958
Renovations:	1962, 1969
Additions:	1979, 2003
Conversion to Elem.:	1995
Roofing:	2012, 2015

Existing Conditions Overall Floor Plan



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-  CLASSROOMS
-  SPECIALS
-  GYM
-  LIBRARY
-  CAFETERIA
-  SPECIAL ED.
-  ADMIN.
-  TOILET/UTILITY

Existing Conditions West/Central



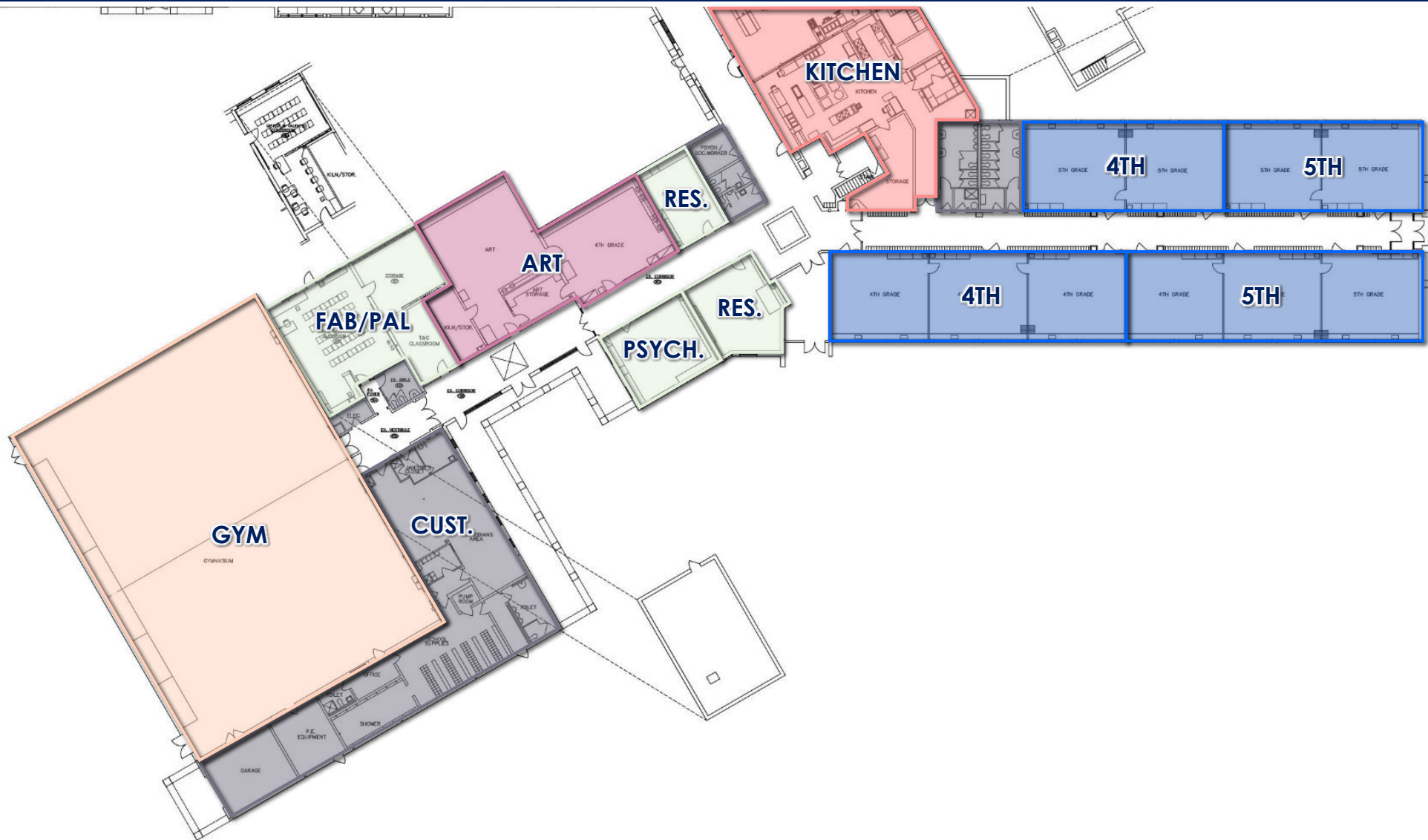
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Existing Conditions *East*



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An aerial photograph of Somers, Connecticut, showing schools, a library, a maintenance facility, and sports fields. The image is overlaid with a semi-transparent blue filter. White location pins and labels are scattered across the map. The title 'CAPACITY ANALYSIS' is centered in large, bold, white, italicized capital letters.

CAPACITY ANALYSIS

Capacity Analysis *Enrollment Projections*



Enrollment Projections By Grade*																				
Birth Year	Births*		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2017	52		2022-23	36	83	129	92	97	107	105	106	86	112	74	102	104	104		1301	1337
2018	63		2023-24	36	98	87	135	98	98	112	106	109	87	112	67	104	104		1317	1353
2019	63		2024-25	37	98	103	91	144	99	103	113	109	110	87	102	68	104		1331	1368
2020	70		2025-26	37	109	103	108	97	145	104	104	116	110	110	79	104	68		1357	1394
2021	77	(prov.)	2026-27	38	120	115	108	115	98	152	105	107	118	110	100	81	104		1433	1471
2022	64	(prov.)	2027-28	38	99	126	121	115	116	103	154	108	108	119	100	102	81		1452	1490
2023	67	(est.)	2028-29	39	105	104	132	129	116	122	104	158	109	108	108	102	102		1499	1538
2024	68	(est.)	2029-30	39	106	110	109	141	130	122	124	107	160	109	98	110	102		1528	1567
2025	69	(est.)	2030-31	40	108	111	116	116	142	136	124	127	108	161	99	100	110		1558	1598
2026	69	(est.)	2031-32	40	107	113	117	124	117	149	138	127	129	108	147	101	100		1577	1617
2027	68	(est.)	2032-33	40	105	112	119	125	125	123	151	142	129	130	98	150	101		1610	1650

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births

Based on children already born

Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*									
Year	PK - 5	K-5	K-6	K-8	5-8	6-8	7-8	6-12	9-12
2022-23	119	613	719	917	409	304	198	688	384
2023-24	134	628	734	930	414	302	196	689	387
2024-25	135	638	751	970	435	332	219	693	361
2025-26	146	666	770	996	434	330	226	691	361
2026-27	158	708	813	1038	482	330	225	725	395
2027-28	137	680	834	1050	473	370	216	772	402
2028-29	144	708	812	1079	493	371	267	791	420
2029-30	145	718	842	1109	513	391	267	810	419
2030-31	148	729	853	1088	495	359	235	829	470
2031-32	147	727	865	1121	543	394	256	850	456
2032-33	145	709	860	1131	545	422	271	901	479

Projected Percentage Changes			
Year	K-12	Diff.	%
2022-23	1301		
2023-24	1317	16	1.2%
2024-25	1331	14	1.1%
2025-26	1357	26	2.0%
2026-27	1433	76	5.6%
2027-28	1452	19	1.3%
2028-29	1499	47	3.2%
2029-30	1528	29	1.9%
2030-31	1558	30	2.0%
2031-32	1577	19	1.2%
2032-33	1610	33	2.1%
Change	309		23.8%

*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

**2030-31
SCHOOL YEAR**

**40 STUDENTS
IN PK
729 STUDENTS
IN K-5**

**TOTAL OF 769
STUDENTS**

Capacity Analysis							
Item Description	Current Enrollment						
Grade Level	PK	K	1	2	3	4	5
Student Pop. (2031-32)	40	121	121	121	122	122	122
Subtotal	769						
	Current Space Standard						
SF/Student (Max.)	116	116	116	116	116	116	148

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

** Sec. 10-26 (c) of State House Bill 5506 provides for the maximum square footage limit established to be increased by 25%, for a building constructed prior to 1959.*

AREA ANALYSIS

MAX. ALLOWED

94,238 SF *

EXISTING BUILDING

95,947 SF

DELTA

-1,709 SF

-1.8%

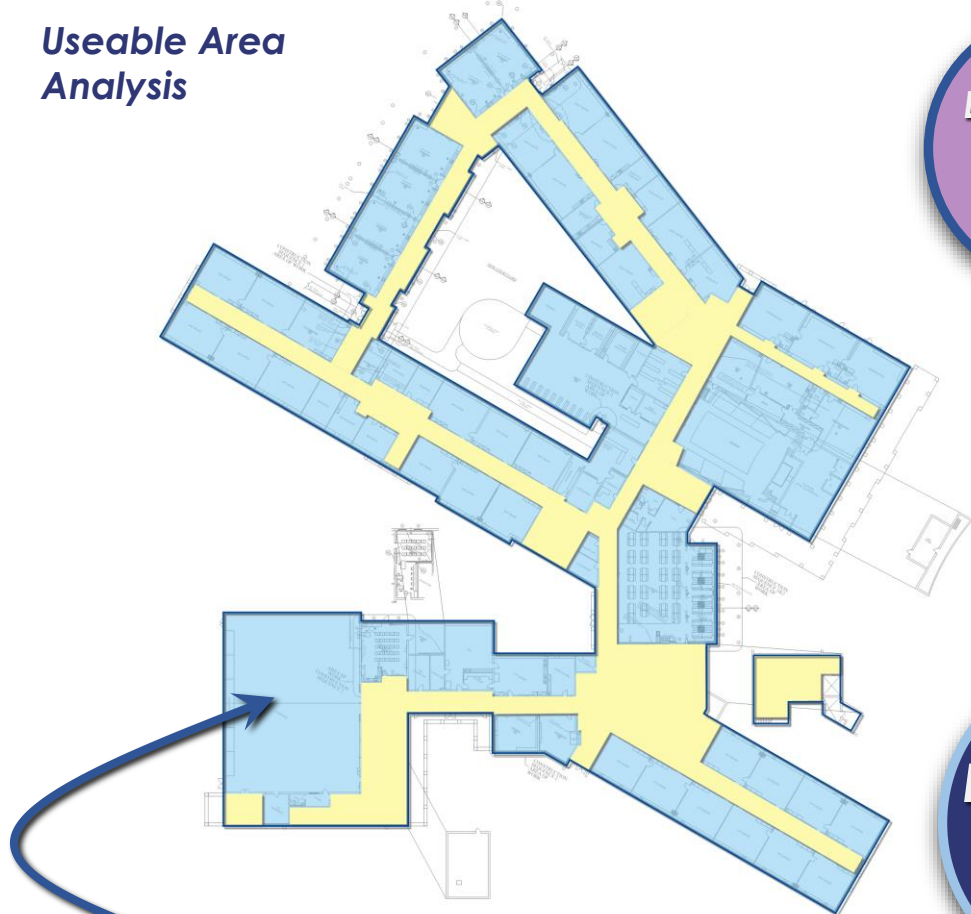
Capacity Analysis

Space Utilization, Efficiency of Existing Building



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Useable Area Analysis



Somers
Elementary
+26%
bigger

Core Spaces Benchmarking

Media ~ 3,632 sf

CT State Standard:
Media: **2,692 SF**
(769 * 0.1 * 35 SF = 2,692)

Cafeteria ~ 3,624 sf

CT State Standard:
Cafeteria: **4,486 SF**
(769 / 3 * 17.5 SF = 4,486)

Somers
Elementary
-19%
smaller

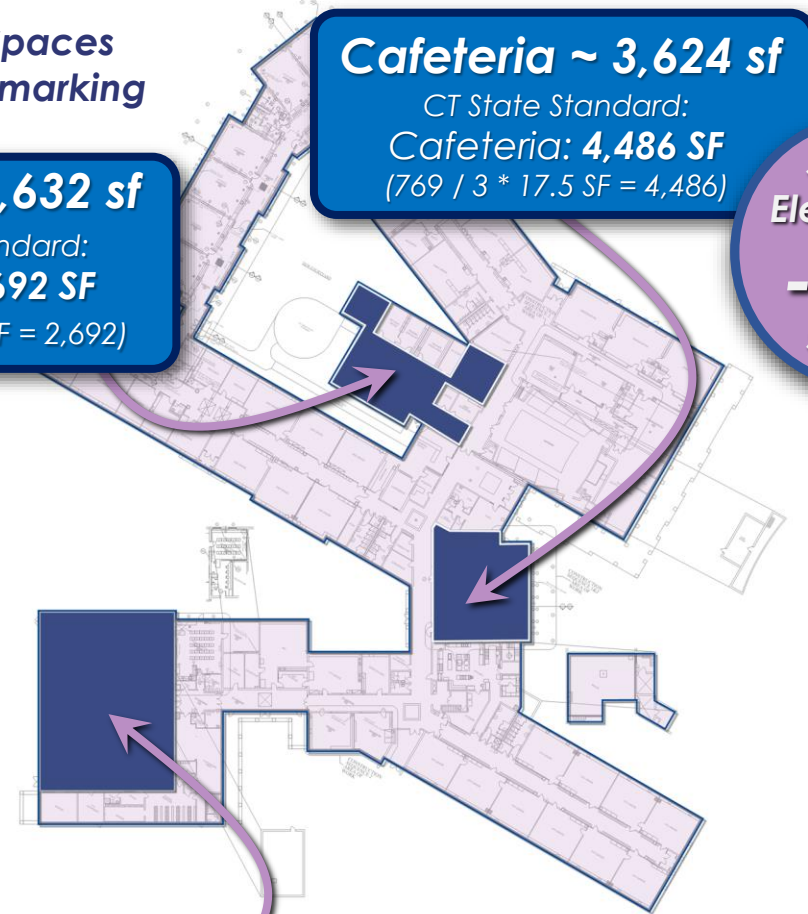
Somers
Elementary
72%

Expected Useable Area average ranges from 70-75%

Useable Area is shown in Light Blue fill and indicates any space that can be used for educational purposes.

To calculate Useable Area, divide the Yellow fill by the Dark Blue outline to get the Useable Area shown in Light Blue fill...

(26,916 SF / 95,947 SF = 72%)



Gym ~ 8,471 sf

CT State Standard:
Gym: **6,000 SF**

Somers
Elementary
+29%
bigger

An aerial photograph of the Somers High School campus, including Maybelle B. Avery Middle School, a maintenance facility, a public library, and several sports fields. The image is overlaid with a semi-transparent blue filter. The text "PROJECT OPTIONS" is centered in a large, white, bold, italicized sans-serif font.

PROJECT OPTIONS

Existing Construction Capital Improvement Projects



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Proposed Improvement					Recommended Timeframe				Co
					Immediate	1-3 Years	3-5 Years		
Architectural Exterior		Quantity	Unit	Unit Price					
1	Resurface Roof with Protective Coating, Enter Maintenance Program	60000	sf	\$15.00	\$900,000.00			ha	
2	Replace Roof with 60 mil EPDM	104,450	sf	\$45.00			\$4,700,250.00	inc	
3	Hire Testing Agency for Foundations	1	ls	\$50,000.00	\$50,000.00			tes	
4	Create New Parking Spaces	6400	sf	\$7.00		\$44,800.00		38	
5	Address Sagging Lintels at Media Center and at K Classroom Wing	2	ls	\$12,500.00	\$25,000.00				
6	Replace Curbing Along Parent Drop Off	100	lf	\$35.00	\$3,500.00				
7	Cafeteria Expansion	1000	sf	\$700.00		\$700,000.00			
8	Repairs to Exterior Window Hardware	50	ea	\$500.00	\$25,000.00			ass	
9	Infill Exterior Door at FAB Classroom	1	ea	\$5,000.00		\$5,000.00			
10	Clean and Repaint EIFS Walls	1500	sf	\$5.00	\$7,500.00			Sor	
11	Repairs to Column Bases	12	ea	\$500.00	\$6,000.00			ass	
12	Brick Veneer Repair/Replacement	6000	sf	\$75.00			\$450,000.00	320	
13	New Surfacing at Playground (mulch and geotextile)	16000	sf	\$3.50		\$56,000.00		wo	
14	New Surfacing at Playground (poured rubber surfacing)	16000	sf	\$15.00		\$240,000.00		wo	
15	New Weather Stripping at Exterior Doors	40	leaf	\$200.00	\$8,000.00				
16	Strip and Refinish Exterior Doors	4	ea	\$500.00	\$2,000.00				

Indicates Item Already Scheduled
to be Addressed by Somers

Existing Construction *Capital Improvement Projects*



Tecton
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Architectural Interior							
17	New Powered Backboards in Gym	6	ea	\$7,500.00		\$45,000.00	
18	Provide Storage Carts at Classroom Millwork Knee Space	100	ea	\$1,500.00		\$150,000.00	
19	Reconfigure Nurse and Admin Suite	3200	sf	\$500.00		\$1,600,000.00	
20	Hardening of Main Entrance	1	ls	\$300,000.00		\$300,000.00	bu
21	Replace Ceiling Tiles	5000	sf	\$10.00	\$50,000.00		ass
22	Repair Soffits at Skylights	7	ea	\$2,000.00	\$14,000.00		Sor
23	New Wall Surfacing at Auditorium	6500	sf	\$5.00		\$32,500.00	
Division 21 - Fire Protection							
Division 22 - Plumbing							
Division 23 - Mechanical							
Division 26 - Electrical							
24	New General Room Lighting in Auditorium	2650	sf	\$30.00		\$79,500.00	
25	New Performance Lighting at Stage	1	ls	\$15,000.00			\$15,000.00
TOTAL					\$1,091,000.00	\$3,252,800.00	\$5,165,250.00

Note: This is an order of magnitude cost estimate that is expected to be within +/- 15% of the actual project cost. Tecton has no control over the cost of labor, materials, equipment or services furnished by others, or over Contractor(s)' methods of determining prices, or over competitive bidding or market conditions. Tecton's opinion of probable Total Project Costs and Construction Cost are made on the basis of Tecton's experience and qualifications and represent Tecton's best judgment as an experienced and qualified professional architect familiar with the construction industry; but Tecton cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Tecton. If prior to the bidding or negotiation phase the Owner wishes greater assurance as to Total Project or Construction Costs, the Owner shall employ an independent cost estimator.

Existing Construction Capital Improvement Projects



ORDER OF MAGNITUDE BUDGET

SOMERS ELEMENTARY SCHOOL

Building Square Footage: 99,315
Cost per Square Foot: \$95.75

Proposed Improvement				Recommended Timeframe			Comments
				Immediate	1-3 Years	3-5 Years	
Architectural Exterior	Quantity	Unit	Unit Price				
1 Resurface Roof with Protective Coating, Enter Maintenance Program	60000	sf	\$15.00	\$900,000.00			half the roof has been done already; includes premium for coord. w/ PV
2 Replace Roof with 60 mil EPDM	104,450	sf	\$45.00			\$4,700,250.00	includes premium wfor coordination with PV array
3 Hire Testing Agency for Foundations	1	ls	\$50,000.00	\$50,000.00			testing for potential of pyrrholite
4 Create New Parking Spaces	6400	sf	\$7.00		\$44,800.00		38 additional spaces, as shown in proposed site plans
5 Address Sagging Lintels at Media Center and at K Classroom Wing	2	ls	\$12,500.00	\$25,000.00			
6 Replace Curbing Along Parent Drop Off	100	lf	\$35.00	\$3,500.00			
7 Cafeteria Expansion	1000	sf	\$700.00		\$700,000.00		
8 Repairs to Exterior Window Hardware							is hardware as problems occur
9 Infill Exterior Door at FAB Classroom							
10 Clean and Repaint EIFS Walls							is scheduled to be performed
11 Repairs to Column Bases							
12 Brick Veneer Repair/Replacement							is brick & 25% of that to be repaired
13 New Surfacing at Playground (mulch)							below
14 New Surfacing at Playground (poured)							above
15 New Weather Stripping at Exterior Doors							
16 Strip and Refinish Exterior Doors							
Architectural Interior							
17 New Powered Backboards in Gym				\$1,091,000.00	\$3,252,800.00	\$5,165,250.00	\$9,509,050.00
18 Provide Storage Carts at Classroom M							
19 Reconfigure Nurse and Admin Suite							
20 Hardening of Main Entrance	1	ls	\$300,000.00		\$300,000.00		bullet resistant construction, greeter station with transaction window
21 Replace Ceiling Tiles	5000	sf	\$10.00	\$50,000.00			assuming 5% of building
22 Repair Soffits at Skylights	7	ea	\$2,000.00	\$14,000.00			Somers noted that some or all of this is already included in the HVAC project
23 New Wall Surfacing at Auditorium	6500	sf	\$5.00		\$32,500.00		
Division 21 - Fire Protection							
Division 22 - Plumbing							
Division 23 - Mechanical							
Division 26 - Electrical							
24 New General Room Lighting in Auditorium	2650	sf	\$30.00		\$79,500.00		
25 New Performance Lighting at Stage	1	ls	\$15,000.00			\$15,000.00	
TOTAL				\$1,091,000.00	\$3,252,800.00	\$5,165,250.00	\$9,509,050.00

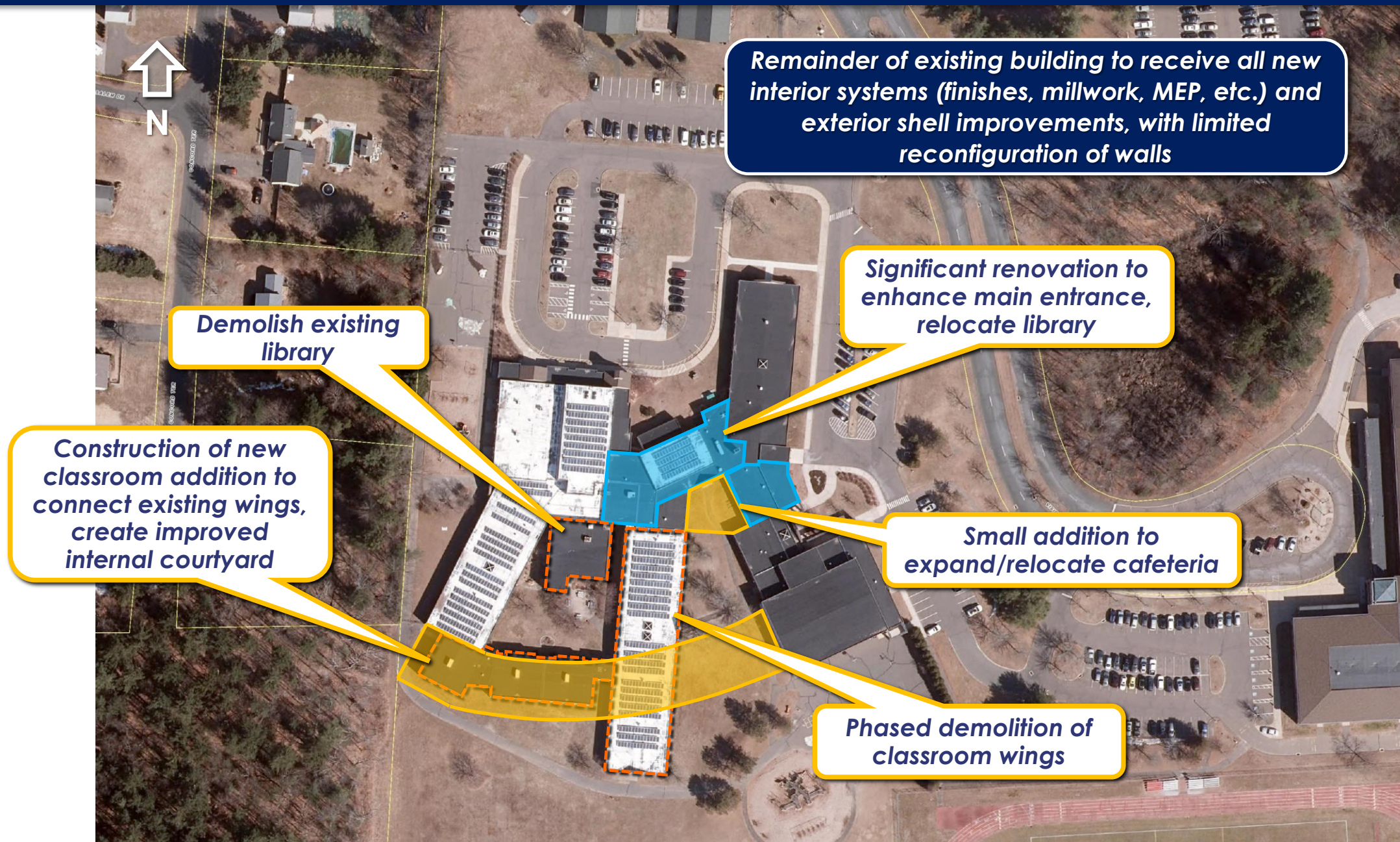
Note: does not include escalation or soft costs (e.g. design fees), which may be another 50% in total.

Renovate as New

Potential Option for Renovation/Addition



Tecton
ARCHITECTS

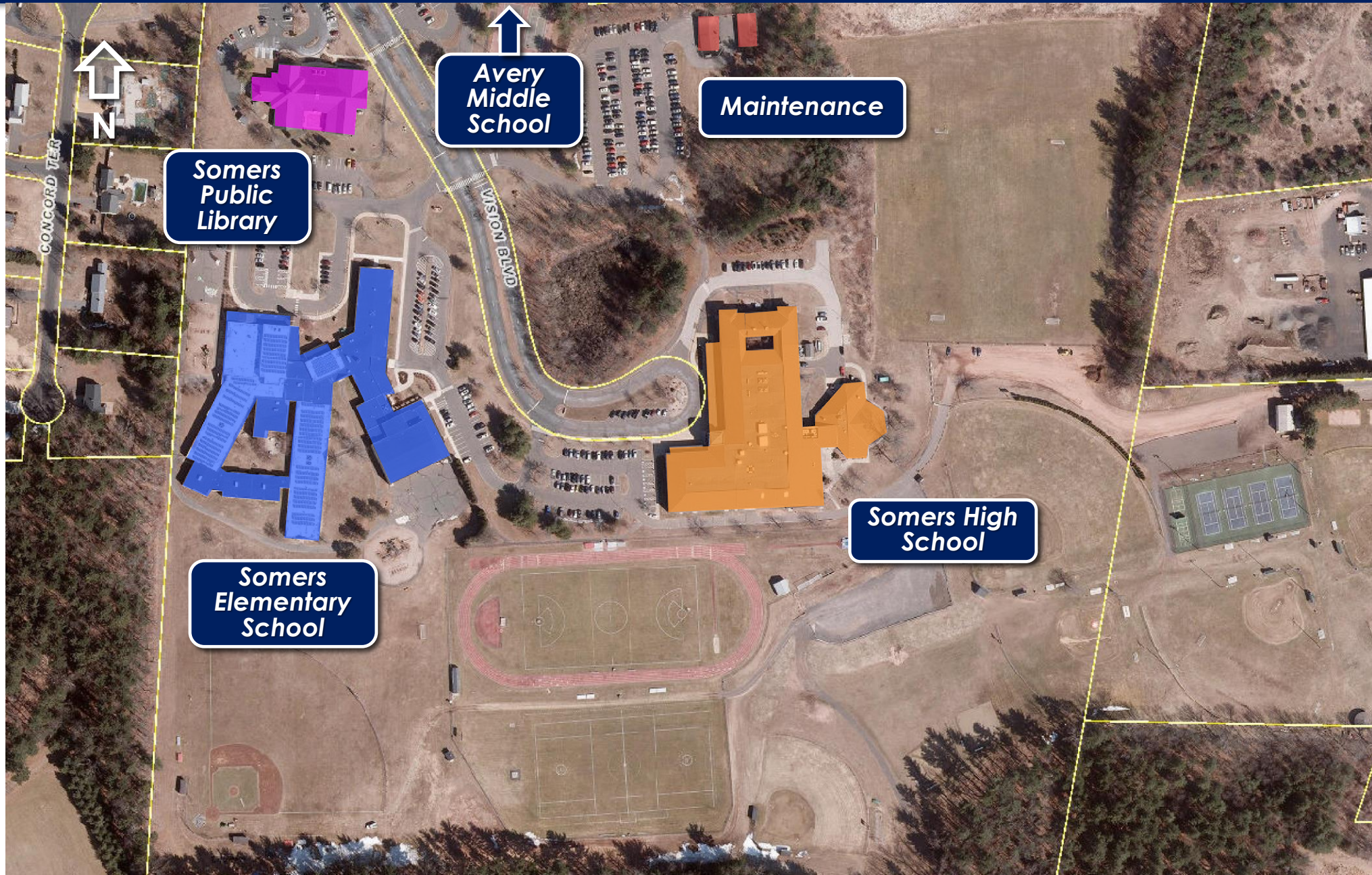


New Construction

Existing Building/Site Configuration



Tecton
ARCHITECTS



New Construction

Option At Existing Baseball Field



Tecton
ARCHITECTS



New Construction

Option At Existing Soccer Fields



Tecton
ARCHITECTS



Order of Magnitude Project Costs Renovate as New/Addition



RNV PK-5 ~ Somers Elementary				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.	2030-31 (highest Enrollment)	
PK	40	116	93,305	
K	121	116		
Grade 1	121	116		
Grade 2	121	116		
Grade 3	122	116		
Grade 4	122	116		
Grade 5	122	148		
Total	769			
Max. Area Allowed	107,708	* increases of 1% mech and 25% pre-1959		
RNV Building	67,351	Approximately 60% of total footprint		
Existing Building	95,947			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	9.40	Acres	\$730,000	\$6,862,000
Parking Lot & Vehicular Circ.	147	space	\$11,250	\$1,653,750
Selective Building Haz. Mat. Abatement	67,351	sf	\$33.50	\$2,256,259
Whole Building Demolition with HazMat	28,596	sf	\$48.50	\$1,386,906
New Construction	40,357	sf	\$650.00	\$26,232,213
Existing Building Renovation	67,351	sf	\$435.00	\$29,297,685
Geothermal Bore Field	107,708	sf	\$22.50	\$2,423,436
Carbon Neutral & Netzero Premium	107,708	sf	\$18.50	\$1,992,603
Subtotal		Avg/sf	\$669.45	\$72,104,850
Phased Moving Costs	5	phase	\$125,000	\$625,000
Premium for Phased Work	1.25%			\$825,438
Soft Costs	19.5%			\$14,060,446
Cost Escalation (Mid point of const. Mar. 2028)	22.7%	6%/year		\$19,888,772
Portable Lease Costs	24	mth/CR	\$9,000	\$2,160,000
Total Project Costs			\$1,018.16	\$109,664,506
State Reimbursement			63.57%	(\$69,713,726)
Ineligibles**			2.50%	\$2,741,613
Estimated Total Cost to Somers				\$42,692,392

Somers Elementary

RNV

Total Population: 769P

Allowable Area: 107,708 SF

Site Improvements: 147 parking spaces, play areas, outdoor recreational and educational space, bus/parent drop off

Building: Addition (40%) and Renovation (60%), abatement, phasing & logistics and Netzero/Carbon neutral premiums

Total Project Costs: \$109,664,506

Cost to Somers: \$42,692,392

Order of Magnitude Project Costs New Construction



New PK-5 ~ Somers Elementary				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.	2030-31 (highest Enrollment)	
PK	40	116	93,305	
K	121	116		
Grade 1	121	116		
Grade 2	121	116		
Grade 3	122	116		
Grade 4	122	116		
Grade 5	122	148		
Total	769			
Max. Area Allowed	94,238	* with 1% mech increase		
New Building	94,238			
Existing Building	95,947			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	9.40	Acres	\$730,000	\$6,862,000
Parking Lot & Vehicular Circ.	147	space	\$11,250	\$1,653,750
Whole Building Haz. Mat. Abatement	95,947	sf	\$33.50	\$3,214,225
Whole Building Demolition	95,947	sf	\$15.00	\$1,439,205
New Construction	94,238	sf	\$650.00	\$61,254,733
Geothermal Bore Field	94,238	sf	\$22.50	\$2,120,356
Carbon Neutral & Netzero Premium	94,238	sf	\$18.50	\$1,743,404
Subtotal		Avg/sf	\$830.74	\$78,287,672
Phased Moving Costs	1	phase	\$125,000	\$125,000
Premium for Phased Work	0.00%			\$0
Soft Costs	15.7%			\$12,291,165
Cost Escalation (Mid point of const. Fall 2027)	21.3%	6%/year		\$19,293,292
Portable Lease Costs	0	mth/CR	\$9,000	\$0
Total Project Costs			\$1,165.90	\$109,872,129
State Reimbursement			53.57%	(\$58,858,499)
Ineligibles**			1.25%	\$1,373,402
Estimated Total Cost to Somers				\$52,387,031

Somers Elementary

New

Total Population: 769P
Allowable Area: 94,238 SF

Site Improvements: 147 parking spaces, play areas, outdoor recreational and educational space, bus/parent drop off

Building: Whole building demolition and abatement, new construction and Netzero/Carbon neutral premiums

Total Project Costs: \$109,872,129
Cost to Somers: \$52,387,031

Costs Analysis New Construction v. Renovate as New/Addition



Tecton
ARCHITECTS

Topic for Consideration	Value Delta	Renovate Like New With Addition	New Building
Project Costs	\$2,470,935	\$109,664,506	\$109,872,129
Possibility of unforeseen conditions, conflicts, and cost increases	-\$2,189,137	Somewhat Likely, est. 3-5% of const. \$4,386,580	Somewhat limited, est. 1-3% of const. \$2,197,443
General Conditions Analysis (Typically range between 5-10% of construction)	-\$3,279,554	48 Months (uses 8%) \$8,773,160	24 Months (uses 5%) \$5,493,606
Temp. Facilities, Field Off., Admin. exp. (Typically between \$25,000 ~ \$35,000 per/month)	-\$720,000	48 Months \$1,440,000	24 Months \$720,000
Temporary Modulares & Swing Space	-\$2,160,000	(10 Modular Classrooms) \$90,000/mth x 24 mths.	\$0
Multiple Move Costs	-\$500,000	(5 Total phased moves) 5 @ 125,000 each	1 Move @ 125,000
Subtotal of Value Lost	-\$8,848,691	+6,856,105	Less than or equal to!
Delta in Resultant Value	(\$207,623)	\$109,664,506	\$109,872,129



Maybelle B. Avery
Middle School

Maintenance Facility

Vision Blvd

Somers Public Library

Vision Blvd

Somers High School

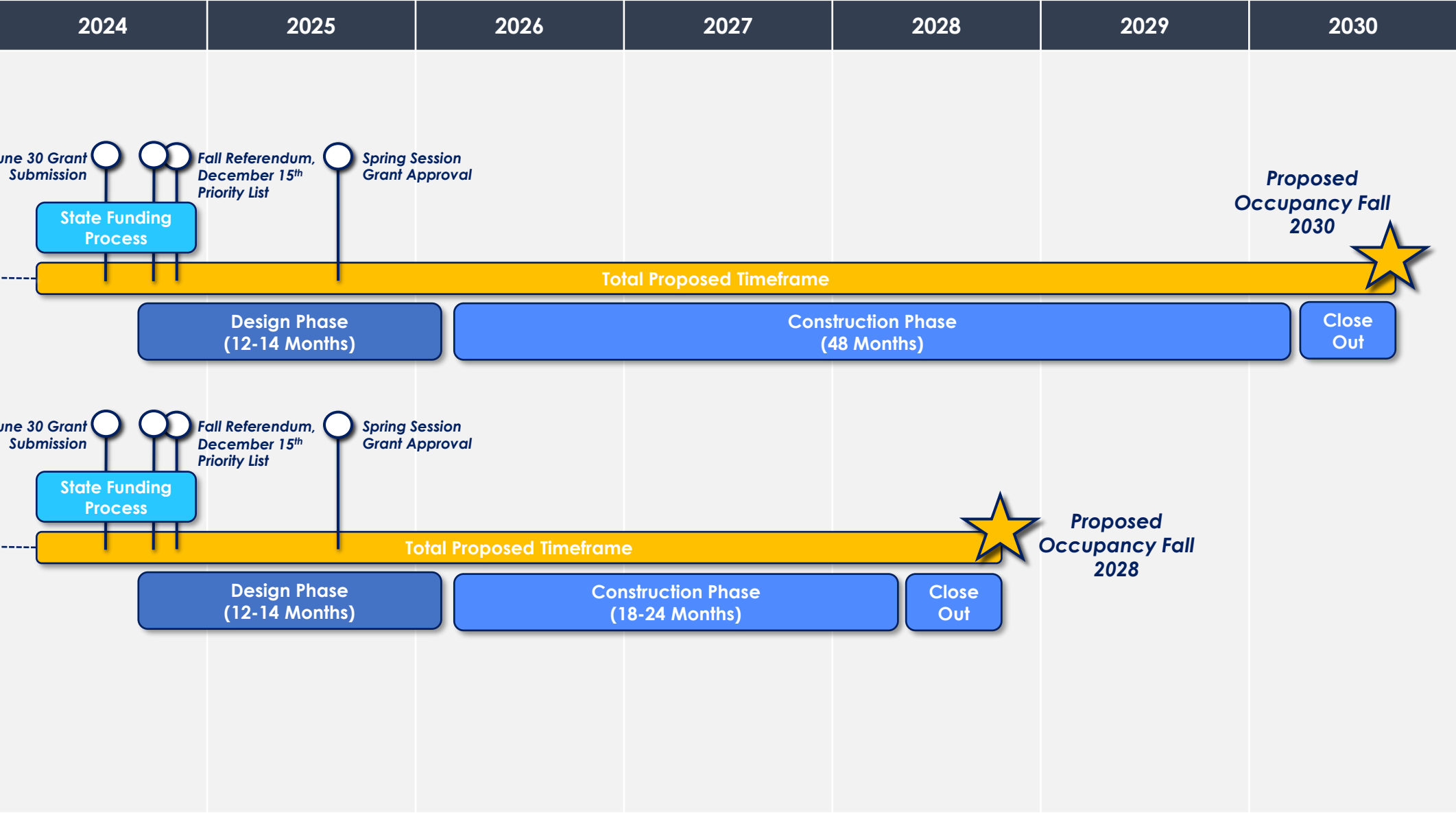
Vision Blvd

Somers
Elementary School

SCHEDULE

Sample Milestone Schedule

New Construction v. Renovate as New/Addition



An aerial photograph of Somers, Connecticut, featuring Maybelle B. Avery Middle School, Somers High School, Somers Public Library, and a Maintenance Facility. The map is overlaid with a semi-transparent blue filter. The text "QUESTIONS & ANSWERS" is prominently displayed in the center in a large, white, bold, italicized sans-serif font. Faint labels on the map include "Vision Blvd", "Maybelle B. Avery Middle School", "Maintenance Facility", "Somers Public Library", "Somers High School", and "Somers Elementary School".

QUESTIONS & ANSWERS



Tecton
ARCHITECTS

SOMERS ELEMENTARY SCHOOL

MASTER PLAN (PK-5, 769 STUDENTS)

Somers Public Schools

Board of Education
October 23, 2023

Tecton Project No: SOM01AR

SOMERS BOARD OF EDUCATION VOUCHER

Voucher No: 1019

Voucher Date: 10/23/2023

Prepared By: L. Bergamini

Printed: 10/19/2023 01:08:15 PM

SOMERS BOARD OF EDUCATION is hereby authorized to draw warrants against SOMERS BOARD OF EDUCATION funds for the sum of \$264,085.51 on account of obligations incurred for value received in services and for materials as shown below for period July 1, 2023 to June 30, 2024 (period cannot overlap fiscal year end.)

I certify that this claim is just and correct, and the services and/or materials herein represented have been received during the period listed above. All items are properly coded and not in excess of the budget.

Stephanie Levin 10/19/23
Stephanie Levin Director of Business Services

SOMERS BOARD OF EDUCATION

Fund	Amount
10 GENERAL FUND	\$264,085.51
	\$264,085.51

Somers Board of Education

Check Listing

Fiscal Year: 2023-2024

Criteria:

Bank Account: BOE AP CASH 1918032563

From Date: 10/23/2023
From Check: 24071
From Voucher: 1019

To Date: 10/23/2023
To Check: 24122
To Voucher: 1019

Check Number	Date	Payee	Amount	Voucher	Status	Type	Cleared?	Clear Date	Void Date
24071	10/23/2023	A&D Portable Rentals	\$190.00	1019	Printed	Expense	☐		
24072	10/23/2023	Alarm New England-Sonitrol	\$592.07	1019	Printed	Expense	☐		
24073	10/23/2023	Allstate Fire Equipment	\$210.00	1019	Printed	Expense	☐		
24074	10/23/2023	Alternative Access Assistive Technology	\$2,680.00	1019	Printed	Expense	☐		
24075	10/23/2023	Amazon Capital Services	\$6,494.59	1019	Printed	Expense	☐		
24076	10/23/2023	Auto Tek LLC	\$48.00	1019	Printed	Expense	☐		
24077	10/23/2023	Bartholomew Contract Interiors	\$550.00	1019	Printed	Expense	☐		
24078	10/23/2023	Brady Mechanical Services	\$389.64	1019	Printed	Expense	☐		
24079	10/23/2023	BSN Sports LLC	\$4,418.68	1019	Printed	Expense	☐		
24080	10/23/2023	CLG Electric LLC	\$963.00	1019	Printed	Expense	☐		
24081	10/23/2023	Connecticut Radio, Inc	\$1,000.00	1019	Printed	Expense	☐		
24082	10/23/2023	Connecticut Water Company	\$3,563.25	1019	Printed	Expense	☐		
24083	10/23/2023	CREC	\$275.00	1019	Printed	Expense	☐		
24084	10/23/2023	DDR Properties	\$770.00	1019	Printed	Expense	☐		
24085	10/23/2023	Dime Oil Company LLC	\$506.05	1019	Printed	Expense	☐		
24086	10/23/2023	EAI Education	\$267.60	1019	Printed	Expense	☐		
24087	10/23/2023	Eversource Energy	\$12,660.02	1019	Printed	Expense	☐		
24088	10/23/2023	First Student, Inc	\$116,051.81	1019	Printed	Expense	☐		
24089	10/23/2023	Frontier Communications	\$809.26	1019	Printed	Expense	☐		
24090	10/23/2023	Gateway Enterprise Corporation	\$118.00	1019	Printed	Expense	☐		
24091	10/23/2023	Gengras Center	\$12,600.00	1019	Printed	Expense	☐		
24092	10/23/2023	Geyer Instructional Products	\$123.00	1019	Printed	Expense	☐		
24093	10/23/2023	Grainger	\$337.44	1019	Printed	Expense	☐		

Somers Board of Education

Check Listing

Fiscal Year: 2023-2024

Criteria:

Bank Account: BOE AP CASH 1918032563

From Date: 10/23/2023

From Check: 24071

From Voucher: 1019

To Date: 10/23/2023

To Check: 24122

To Voucher: 1019

Check Number	Date	Payee	Amount	Voucher	Status	Type	Cleared?	Clear Date	Void Date
24094	10/23/2023	Group Dynamic	\$66.60	1019	Printed	Expense	☐		
24095	10/23/2023	Hartford HealthCare Corporation SBO	\$7,335.00	1019	Printed	Expense	☐		
24096	10/23/2023	Intensive Education Academy, Inc.	\$12,762.66	1019	Printed	Expense	☐		
24097	10/23/2023	J.W. Pepper & Son, Inc.	\$104.24	1019	Printed	Expense	☐		
24098	10/23/2023	MagnaKleen Services	\$108.61	1019	Printed	Expense	☐		
24099	10/23/2023	Mike Bendzinski	\$300.00	1019	Printed	Expense	☐		
24100	10/23/2023	Monarch MFG Works LLC	\$30.00	1019	Printed	Expense	☐		
24101	10/23/2023	Plimpton & Hills	\$373.43	1019	Printed	Expense	☐		
24102	10/23/2023	Pro-Ed, Inc.	\$236.00	1019	Printed	Expense	☐		
24103	10/23/2023	Pullman & Comley, LLC	\$4,254.50	1019	Printed	Expense	☐		
24104	10/23/2023	School Specialty, LLC	\$40.00	1019	Printed	Expense	☐		
24105	10/23/2023	Sherwin-Williams Co., The	\$34.15	1019	Printed	Expense	☐		
24106	10/23/2023	Shipman & Goodman, LLP	\$2,033.50	1019	Printed	Expense	☐		
24107	10/23/2023	SmartSign	\$59.58	1019	Printed	Expense	☐		
24108	10/23/2023	Somers Star Hardware	\$239.81	1019	Printed	Expense	☐		
24109	10/23/2023	Teachers Synergy, LLC	\$136.71	1019	Printed	Expense	☐		
24110	10/23/2023	The Stepping Stones Group LLC	\$379.68	1019	Printed	Expense	☐		
24111	10/23/2023	Torrco	\$28.27	1019	Printed	Expense	☐		
24112	10/23/2023	TPC Associates, Inc	\$540.05	1019	Printed	Expense	☐		
24113	10/23/2023	UltimateSLP	\$396.36	1019	Printed	Expense	☐		
24114	10/23/2023	United Rentals	\$2,541.26	1019	Printed	Expense	☐		
24115	10/23/2023	University of Oregon	\$1,160.00	1019	Printed	Expense	☐		
24116	10/23/2023	USA Waste and Recycling	\$1,733.20	1019	Printed	Expense	☐		
24117	10/23/2023	Van Pool Transportation LLC	\$31,344.00	1019	Printed	Expense	☐		

Somers Board of Education

Check Listing

Fiscal Year: 2023-2024

Criteria:

Bank Account: BOE AP CASH 1918032563

From Date: 10/23/2023

To Date: 10/23/2023

From Check: 24071

To Check: 24122

From Voucher: 1019

To Voucher: 1019

Check Number	Date	Payee	Amount	Voucher	Status	Type	Cleared?	Clear Date	Void Date
24118	10/23/2023	Vernon Board of Education	\$27,292.00	1019	Printed	Expense	☐		
24119	10/23/2023	Willie Ross School of the Deaf	\$950.00	1019	Printed	Expense	☐		
24120	10/23/2023	Wilson Language Training Corp.	\$95.00	1019	Printed	Expense	☐		
24121	10/23/2023	Xerox Corporation	\$3,829.59	1019	Printed	Expense	☐		
24122	10/23/2023	Zoro Tools Inc	\$63.90	1019	Printed	Expense	☐		

Total Amount: \$264,085.51

End of Report

Somers Board of Education

Journal Entry

Journal Entry Number 3087

Fiscal Year: 2023-2024

Journal Type: Accounts Payable

GL Entry Date: 10/23/2023 Memo: AP Expense Checks

User ID: 59907.lbergamini

Reference:

Voucher: 1019

Originator: 59907.lbergamini

Created On: 10/19/2023 12:57:52

Line #	Account	Description	Debit	Credit	Grant Project
1	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$190.00	\$0.00	
2	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$592.07	\$0.00	
3	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$210.00	\$0.00	
4	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$2,680.00	\$0.00	
5	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$6,494.59	\$0.00	
6	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$48.00	\$0.00	
49	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$950.00	\$0.00	
50	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$95.00	\$0.00	
51	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$3,829.59	\$0.00	
52	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$63.90	\$0.00	
53	10.990.0000.107.00.1.00000.000.0.00	Cash Entry	\$0.00	(\$264,085.51)	
43	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$396.36	\$0.00	
44	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$2,541.26	\$0.00	
45	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$1,160.00	\$0.00	
46	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$1,733.20	\$0.00	
47	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$31,344.00	\$0.00	
48	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$27,292.00	\$0.00	
37	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$59.58	\$0.00	
38	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$239.81	\$0.00	
39	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$136.71	\$0.00	
40	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$379.68	\$0.00	
41	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$28.27	\$0.00	
42	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$540.05	\$0.00	
31	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$373.43	\$0.00	
32	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$236.00	\$0.00	
33	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$4,254.50	\$0.00	
34	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$40.00	\$0.00	
35	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$34.15	\$0.00	
36	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$2,033.50	\$0.00	

Somers Board of Education

Journal Entry

Journal Entry Number 3087

Fiscal Year: 2023-2024

Journal Type: Accounts Payable

GL Entry Date: 10/23/2023 Memo: AP Expense Checks

User ID: 59907.lbergamini

Reference:

Voucher: 1019

Originator: 59907.lbergamini

Created On: 10/19/2023 12:57:52

Line #	Account	Description	Debit	Credit	Grant Project
25	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$7,335.00	\$0.00	
26	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$12,762.66	\$0.00	
27	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$104.24	\$0.00	
28	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$108.61	\$0.00	
29	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$300.00	\$0.00	
30	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$30.00	\$0.00	
19	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$809.26	\$0.00	
20	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$118.00	\$0.00	
21	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$12,600.00	\$0.00	
22	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$123.00	\$0.00	
23	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$337.44	\$0.00	
24	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$66.60	\$0.00	
13	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$275.00	\$0.00	
14	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$770.00	\$0.00	
15	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$506.05	\$0.00	
16	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$267.60	\$0.00	
17	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$12,660.02	\$0.00	
18	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$116,051.81	\$0.00	
7	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$550.00	\$0.00	
8	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$389.64	\$0.00	
9	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$4,418.68	\$0.00	
10	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$963.00	\$0.00	
11	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$1,000.00	\$0.00	
12	10.000.0000.241.00.2.00000.000.0.00	ACCOUNTS PAYABLE	\$3,563.25	\$0.00	

Somers Board of Education

Journal Entry

Journal Entry Number 3087

Fiscal Year: 2023-2024

Journal Type: Accounts Payable

GL Entry Date: 10/23/2023

Memo: AP Expense Checks

User ID: 59907.lbergamini

Reference:

Voucher: 1019

Originator: 59907.lbergamini

Created On: 10/19/2023 12:57:52

Line #	Account	Description	Debit	Credit	Grant Project
Total Items Printed:		53	\$264,085.51	(\$264,085.51)	

Master Account Entries

Fund	Debits	Credits
10	264,085.51	(264,085.51)
Totals:	264,085.51	(264,085.51)

End of Report

Personnel Certified

Substitute Teachers

A substitute teacher shall be a person who has earned a Bachelor's Degree, is fully qualified to instruct in our schools and who is employed for short periods of time in the absence of the regular teacher. The Commissioner of Education may waive requirement for a Bachelor's Degree for good cause upon the request of the Superintendent of Schools.

The ~~Board~~ District shall only hire applicants for substitute teaching positions who comply with the reference and background checks as detailed in Policy #4112.51/4212.51 and who comply with the required disclosure requirements ~~and after requesting information from the applicant's prior employers and SDE. The Board shall determine which such persons are employable as substitute teachers and maintain a list of such persons. The Board shall hire only substitutes who are on such list.~~

~~Approved substitutes shall remain on such list as long as he or she is continuously employed by the Board as a substitute teacher, provided the Board does not have any knowledge of a reason that such person should be removed from the list.~~

Suitable programs for training, assigning, orienting and evaluating the work of substitute teachers shall be provided by the certified staff under the direction of the Superintendent.

Rates of compensation for substitute teachers will be set by the Board of Education.

~~Only fully certified replacement teachers will be assigned to classes whose regular teachers are on long term leaves of absence of forty (40) days or more.~~ The District is permitted to employ a person who lacks substitute teacher authorizations as a substitute teacher in the same assignment for a period not to exceed 60 school days. Principals will attempt to maintain as much continuity as possible by engaging only one substitute for the full period of absence of one teacher and by calling back a substitute to serve in a classroom in which he/she has already performed successfully.

Substitute teachers will not participate in the health ~~and welfare~~ plans or other fringe benefits of the school system.

Retired teachers may be employed as substitute teachers without jeopardizing their retirement salary within the limits as prescribed by law.

Placement:

- a. A substitute hired to fill an absence that lasts longer than 23 days will be placed on the 1st step of the Bachelor's scale on the 24th day. The new scale will not be retroactive to the first day.
- b. A substitute hired to fill an absence anticipated to last longer than 23 days will be placed on the 1st step of the Bachelor's scale immediately.

c. Temporary teachers who are hired to fill a permanent vacancy until completion of the school year may be paid in accordance with the regular teacher salary schedule.

A contract for an ensuing school year shall not be offered unless such temporary teacher has been, prior to the offering the contract, employed in this system a sufficient length of time for evaluation of work by the administration.

(cf. [4112.51/4212.51](#) - Employment/Reference Checks)

Legal Reference: Connecticut General Statutes

[10-183v](#) Reemployment of teachers.

[10-145a](#) Certificates of qualification for teachers.

June 19 Special Session, Public Act No. 09-1 An Act Implementing the Provisions of the Budget Concerning Education, Authorizing State Grant Commitments for School Building Projects and Making Changes to the Statutes Concerning School Building Projects and Other Education Statutes. (Section 48) Public Act No. 09-6 September Special Session

[10-221d](#) Criminal history records checks of school personnel. Fingerprinting. Termination or dismissal. (as amended by PA 16-67)

[10-222c](#) Hiring policy. (as amended by PA 16-67)

Adopted: February 23, 1981

Revised: November 9, 1981

October 26, 1992

July 12, 2010

October 11, 2011

February 13, 2017

May 11, 2020

NEW CONSTRUCTION

Indoor Air Quality

The Board of Education recognizes that the maintenance of acceptable temperature, relative humidity and adequate fresh air ventilation in school buildings is a primary objective in the creation and maintenance of an optimal learning environment.

Indoor Air Quality in Existing Facilities

The Superintendent or his/her designee shall implement an indoor air quality program that provides for ongoing maintenance and facility reviews, in accordance with all applicable state statutes, necessary for the maintenance and improvement of the indoor air quality of all District facilities.

The District shall report biennially, in a manner as required, to the Commissioner of Education on the condition of its facilities, its long range facilities program, and on its air quality program and green cleaning program.

~~Prior to January 1, 2008 and every three (3) years thereafter~~ Starting on January 1, 2025 and annually thereafter, for all District facilities ~~that has been constructed, extended, renovated on or after January 1, 20023,~~ the Board of Education shall provide for a uniform inspection and evaluation program of indoor air quality ~~within such buildings, such as~~ complying with the Environmental Protection Agency's Indoor Air Quality for Schools Program. The results of the evaluation shall be made available for public inspection at a regularly scheduled Board of Education meeting and also posted on the District's website.

The District shall report biennially, in a manner as required, to the Commissioner of Education on the condition of its facilities, its long range facilities program, its air quality program, and green cleaning program. The Board must utilize standard reporting forms to conduct and report on both IAQ and HVAC inspections and must provide The Department of Administrative Services (DAS) the completed forms for each school. The forms and/or reports must be made available at a regularly scheduled Board of Education meeting and on the Board of Education/individual school website

The inspection and evaluation program shall include, but not be limited to, a review, inspection or evaluation of the following:

1. the heating, ventilating, and air conditioning (HVAC) systems;
2. radon levels in the air and water;
3. potential for exposure to microbiological airborne particles, including fungi, mold, and bacteria;
4. chemical compounds of concern to indoor air quality, including volatile organic compounds;

5. pest infestation, including insects and rodents;
6. pesticide usage;
7. the presence and plans for removal of certain hazardous substances identified under federal law;
8. ventilation systems;
9. plumbing, including water distribution systems, drainage systems, and fixtures;
10. moisture incursion (leaks) ;
11. the facilities' overall cleanliness;
12. building structural elements, including roofing, basements, and slabs;
13. the use of space, particularly in areas designed to be unoccupied; and
14. the provision of indoor air quality maintenance training for building staff.

Heating, ventilation, and air conditioning systems shall be maintained in accordance with the prevailing maintenance systems, such as Standard 62. The Board directs the Superintendent or his/her designee to ensure that such systems shall be operated continuously during the hours in which students or school personnel occupy school facilities except during periods of scheduled maintenance or emergency repairs or at other times when it can be demonstrated that the air supply system meets the Standards 62 requirements for air changes per hour.

Records shall be maintained on the maintenance of the District's heating, ventilation, and air conditioning systems for a period of not less than five years. Such records shall be available to the public upon request.

Prior to January 1, ~~2024~~, 2025 and every five years thereafter, the local or regional Board of Education shall provide for a uniform inspection and evaluation of the heating, ventilation and air conditioning system within each school building under its jurisdiction. Such inspection and evaluation shall be performed by a certified testing, adjusting and balancing technician, an industrial hygienist certified by the American Board of Industrial Hygiene or the Board for Global EHS Credentialing, or a mechanical engineer. Such heating, ventilation and air conditioning systems inspection and evaluation shall include, but need not be limited to:

1. Testing for maximum filter efficiency
2. Physical measurements of outside air delivery rate
3. Verification of the appropriate condition and operation of ventilation components
4. Measurement of air distribution through all system inlets and outlets
5. Verification of unit operation and that required maintenance has been performed in accordance with the most recent indoor ventilation standards promulgated by the American Society of Heating, Refrigerating and Air-Conditioning Engineers
6. Verification of control sequences
7. Verification of carbon dioxide sensors and acceptable carbon dioxide concentrations indoors, and

8. Collection of field data for the installation of mechanical ventilation if none exist.

The ventilation systems inspection and evaluation shall identify to what extent each school's Current ventilation system components, including any existing central or non-central mechanical ventilation system, are operating in such a manner as to provide appropriate ventilation to the school building in accordance with most recent indoor ventilation standards promulgated by the American Society of Heating, Refrigerating and Air-Conditioning Engineers. The inspection and evaluation shall result in a written report, and such report shall include any corrective actions necessary to be performed to the mechanical ventilation system or the heating, ventilation and air conditioning infrastructure, including installation of filters meeting the most optimal level of filtration available for a given heating, ventilation and air conditioning system, installation of carbon dioxide sensors and additional maintenance, repairs, upgrades or replacement. Any such corrective actions shall be performed, where appropriate, by a contractor, who is licensed in accordance with chapter 393. The local or regional Board of Education conducting an inspection and evaluations pursuant to this subsection shall make available for public inspection the results of such inspection and evaluation at a regularly scheduled meeting of such Board and on the Internet website of such Board and on the Internet website, if any, of each individual school. The local or regional Board of Education shall not be required to provide for a uniform inspection and evaluation under this subdivision for any school building that will cease to be used as a school building within the three years from when such inspection and evaluation is to be performed.

Indoor Air Quality in New or Renovated Facilities

In order to secure appropriate indoor air quality in District schools, the Board of Education believes that when new facilities are constructed and when existing facilities are renovated, the following requirements shall be specified to the architect or design professional responsible for the construction project:

1. Adhere to the requirements defining minimum air circulation contained in the State Building Code, which apply only when constructing new space.
2. The building/space meets or exceeds the ASHRAE (American Society of Heating, Ventilating and Air Conditioning Engineers) 62-1999 standard, "Ventilation for Acceptable Indoor Air Quality," which considers chemical, physical and biological contaminants that can effect air quality as referenced by the State Code adopted pursuant to C.G.S. 29-252.
3. Utilizing the ASHRAE 62-1999 standard, achieve a minimum ventilation rate per occupant of 15 cubic feet per minute (cfm) of outdoor air.
4. Design and placement of air handling equipment needs to be done in a manner where it is accessible to inspect and maintain the equipment; therefore mechanical rooms are desirable versus exposed rooftop units or units hung above suspended ceilings.
5. With increased air flow requirements, attention must be given to the potential of air velocity noise within ductwork.

6. Fresh air intakes must be located, whenever possible, away from all types of vents and exhausts on roofs.
7. Air intakes and ventilation windows must be sufficiently distant from bus loops and loading docks.
8. Radon mitigation systems to provide a vapor barrier and protection from under-slab humidity should be a part of new school construction.
9. Attention must be given to the selection of carpeting, carpet adhesives and synthetic materials which may emit odorous and irritating volatile organic vapors degrading indoor air quality.
10. Reduce the potential of moisture intrusion through appropriately designed pitched roofs wherever possible.
11. Consider the economic feasibility of achieving dehumidification through air conditioning.
12. Install temperature control systems, which monitor temperature and other factors helpful in monitoring and diagnosing heating, ventilating and air conditioning (HVAC) systems.
13. When renovating an occupied building provide for the mechanical control of airborne pollutants associated with the construction process.

Legal Reference: Connecticut General Statutes

10-220 Duties of boards of education.

10-231(f) Indoor air quality committees

10-282(19) Definitions

10-283 Applications for grants for school building projects

10-286 (a)(9) Computation of school building project grants

10-291 Approval of plans and site. Expense limit.

10-292 Review of final plans by Commissioner of Education.

10-231g Green Cleaning Program at schools: Definitions, Implementation, Notice

P.A. 03-220 An Act Concerning Indoor Air Quality in Schools.

Adopted: November 10, 2003

Revised: September 25, 2017

Revised: September 11, 2023



Board of Education Administrative Report

Title of Report: Five-Year Capital Improvement Plan

Board Meeting Date:

☒

Action

☐

Report

☐

Information

☐

Discussion

Submitted by: Dr. Samuel Galloway

Executive Summary

The Five-Year Capital Improvement Plan is based on district needs as reported in the Tecton Report, Board of Education Long-Range Facilities Plan, and requests from SPS Facilities Department. Some items could be included in future operational budgets, CIP, leased over multiple years, and/or bonding.

Project	2024-25	2025-26	2026-27	2027-28	2028-29
SES Parking Lot (re-pavement + expansion)	\$292,000				
MBA Parking Lot (re-pavement)	\$279,000				
SHS Parking Lot (re-pavement)	\$279,000				
SES Playscape Resurface (rubber)		\$240,000			
MBA Roof Replacement		\$660,000			
SES Stucco		\$932,000			
SES Playground Equipment		TBD			
SES Auditorium Renovation			TBD		
Maintenance Storage Building			\$1,200,000		
Field Mower Replacement				TBD	
Sidewalk and Curb Repair/Replacement				TBD	
Totals	\$850,000	\$1,832,000	\$1,200,000	TBD	TBD

Note: Costs projections are based on the Tecton Report, vendor quotes, and known industry standards. They do not consider cost inflation.

Last updated: October 17, 2023