EXHIBIT I

TOWN OF SIMSBURY
BOARD OF EDUCATION

Record of Proceedings	Special Meeting	November 10, 2022

Ms. Susan Salina called the meeting to order at 5:50 p.m. in the Friends Room at the Simsbury Public Library. Roll Call: **Members present:** Mmes. Susan Salina, Tara Willerup and Lydia Tedone. Messrs. Jeff Tindall and Brian Watson. Ms. Jen Batchelar arrived at 5:56 p.m. Ms. Sharon Thomas arrived at 6:13 p.m. **Members absent:** Mr. Todd Burrick. **Also present:** Superintendent Matt Curtis, Assistant Superintendent Neil Sullivan, Director of Finance Amy Meriwether, Director of Infrastructure and Technology Jason Casey, Latimer Lane School Principal Mike Luzietti and Recording Secretary Katie Wilde.	
PUBLIC AUDIENCE ***Joan Coe***, 26 Whitcomb Drive, noted the escalating costs for the Latimer Lane project. She recommended the project be paused for a year to give the BOE time to reconfigure the usable space and receive a cost analysis around the redistricting of 6th grade students to HJMS. ***Mark Scully***, 29 Notch Road, Chairman of the Sustainability Committee, requested that the board approve project alternate #1 for the installation of a geothermal HVAC system. He stated the committee would like to review the life cycle cost and the payback period to determine if the findings of the engineering firm are accurate. INFORMATION AND REPORTS	Public Audience
A. Latimer Lane Project Update with Board of Selectmen and Board of Finance Mr. Curtis introduced Jeff Wyszynski, Principal at Tecton Architects, who will review where we are in the project development and the 8 recommended alternates for inclusion in the project. He noted that the geothermal HVAC system was not included in the original project that went to referendum. Mr. Wyszynski provided schematics of the renovated building and the renovated building floor plan. He stated the original referendum passed was in the amount of $36,792,406. As a result of bid results, allowances and soft costs in this economy there is a budget overage of $1,766,974. Mr. Wyszynski reviewed the add alternate bids. He noted that all of these items were in the original scope of the project, except for the geothermal system. Mr. Wyszynski pointed out that the boiler system was replaced at Latimer Lane School last year with a much more efficient system than was there previously. The design team had	Latimer Lane Project Update w/BOS & BOF

conversations with the engineering firm and analyzed the payback period for the geothermal system which is approximately 300 years.

Mr. Wyszynski addressed alternate #2 site work (seat walls and fixed furniture) which provide outdoor learning spaces. Alternate #3 site work (stamped concrete) would be located in the 3 outdoor courtyard spaces. In lieu of concrete, crushed granite gravel would be utilized. Alternate #4 is also for site work (poured-in-place play surface). Mr. Wyszynski stated that a poured rubber surface would be used in place of wood chips, but the poured surface cost is $433,456.

Mr. Wyszynski addressed alternate #5 south courtyard which would provide a leveled outdoor space similar to a small amphitheater. Alternate #6 is for a brick storage shed with a cost of $160,358. The alternative would be to provide a preconstructed shed at a much lower cost. Alternate #8 is a vehicle barrier gate that would be added to the loading dock area. Alternate #7 would provide rubber flooring rather than linoleum flooring throughout the school building. Again, cost is a factor here with rubber flooring costing an additional $328,377.

First Selectman Wendy Mackstutis asked if the plan is still to move grade 6 to HJMS? Ms. Salina responded that moving 6th grade is not being addressed at this time. If 6th grade was to be moved, then preschool would be moved to Latimer Lane. Board of Finance Chairperson Lisa Heavner asked what items in the project have already been reduced. Mr. Wyszynski stated the team looked at a better way to do the design and changed some of the details. Mr. Curtis gave the example of the gym floor which was changed from wood to rubber at a savings of $200,000. Board of Finance member Linda Schofield questioned the outdoor space that would be used for instrumental music. Mr. Wyszynski pointed out the Latimer Lane Principal actively used outdoor spaces during COVID. Ms. Schofield questioned the result if that outdoor space is not added. Mr. Wyszynski stated the space would not have the definition of an amphitheater, but the space would remain.

Board of Selectmen member Amber Abbuhl asked if the alternate items would be less expensive if done now. Mr. Wyszynski responded that the contractors will not hold the bid alternate prices not included in the project and costs will go up as well as logistical issues.

BOF Chairperson Lisa Heavner noted that borrowing costs have increased and the town has a debt service limit of 8%. Mr. Curtis stated the BOE would adjust their 6 year capital improvement plan (CIP) to meet the 8% debt service limit. Mr. Wyszynski addressed Ms. Schofield's questions related to the difference between linoleum and rubber flooring.

Board of Selectmen member Chris Peterson stated he has no knowledge about educating children which creates a difficult position to know which of the alternates are best. He noted that the budget increase and all of the alternates would amount to a 4.8% increase in the project. Mr. Peterson stated his belief that the building needs to be improved and will ultimately be voted on by the townspeople. He asked Mr. Luzietti what he needs as it relates to delivering high level education.

Mr. Luzietti stated that alternates #3 and #5 have a programmatic impact and change the function of that space. He stated that alternate #2 directly impacts the use of the space for programs. Mr. Luzietti pointed out the need for level surfaces to provide

accessibility for all students. He noted that these alternates were included in the original design voted on at the original referendum. Mr. Sullivan stated that during the design development process the impact of COVID was felt and the outdoor functional space was part of the design. Ms. Heavner pointed out that increased costs will affect the CIP. Board of Finance member Art House noted that there will be essential systems that will need to be replaced that need to stay in the CIP. Board of Finance member Mr. Derek Peterson asked if state funding will increase with the high project cost. Mr. Wyszynski responded that the team met with the CT Office of Construction & Grants yesterday. All eligible costs will be tracked and submitted for reimbursement. Mr. Derek Peterson noted that you can control project costs but you cannot control bonding costs. Ms. Mackstutis asked what the BOE would be asking for in their CNR and CIP in the upcoming budget. Mr. Curtis responded that any necessary adjustments will be made if the project affects debt service. Ms. Mackstutis asked if costs will increase for taxpayers. Board of Selectman Sean Askham noted that this will be a 7 month discussion, and the board will talk again in March. He stated he assumes that BOE members are considering debt in their CIP. Mr. Chris Peterson asked the value of the new boilers. Mr. Curtis responded $600,000 - $700,000. Mr. Chris Peterson asked if you need a backup with a geothermal system. Brian Hamel, Consulting Engineering Services, responded that you do not need a backup, but the boilers would help if the generator was needed. He noted a lot would need to be done to take out the boilers. Ms. Salina asked if the debt for the project could be refinanced at a later date. Ms. Meriwether responded that that it could be refinanced. Ms. Schofield stated that ongoing costs could impact the operating budget. Board of Finance member Art House asked about the storage shed and barrier gate alternates. Mr. Curtis stated that it will be better to buy a shed rather than pay $160,000 to build a shed. Ms. Schofield asked about the state level of reimbursement for the additional cost of the project. Mr. Wyszynski stated that the reimbursement will depend on the amount the state determines are ineligible costs. He noted that gmp (guaranteed maximum price) and contingencies are built into the cost. Ms. Salina pointed out that any extra reimbursement goes directly to the town. Mr. Askham noted that the increased interest rate cost could be mitigated such that it does not impact the taxpayer. When asked if the project includes solar energy, Mr. Wyszynski responded that it does not, but the infrastructure is in place to add solar at a later date. <u>RECOMMENDED ACTIONS</u>	
A. Approval of Latimer Lane Additional Appropriation Mr. Watson stated he trusts the process, the advice of the experts, and Mr. Luzietti. Ms. Tedone stated that she agrees with Mr. Chris Peterson that we can't be shortsighted on the project and taking care of items now will save costs down the road. Ms. Salina asked what the break even is for the geothermal system. Mr. Casey responded that the project is an efficient build and the new boilers are very	Approval of Latimer Lane Additional Appropriation

energy efficient. It would take a long time to gain an advantage with geothermal given the starting point of the project.

Ms. Batchelar asked if the barrier gate addresses a safety issue. Mr. Luzietti stated that it would be located in front of the custodial area and students are not permitted in that area. It is not a safety hazard. Ms. Batchelar pointed out that outdoor space is critical for elementary students.

Mr. Tindall stated that the additional $1.7 million necessary to complete the project is a big number. He agreed that Mr. Luzietti's suggestions are educationally appropriate. Mr. Tindall pointed out that the request for geothermal was added after the BOE recommended the project and the referendum was held. He expressed concern that to add it now would create a dangerous precedent related to process. Mr. Tindall noted that the school district has a large master plan, and the discussion around geothermal would be appropriate with regard to future projects. He stated his agreement with following Mr. Luzietti's lead.

Ms. Thomas stated her support for alternates #3, #5 and #2. She noted that the additional costs are high and other items can remain on a list for the future. Ms. Salina expressed her support for alternates #3, #5, and #2, stating she will follow the lead of Mr. Luzietti and the team. She pointed out the Facilities & Enrollment Task Force worked on this project for a long period of time.

Mr. Tindall: MOVE that the Board of Education recommend to the Board of Selectmen additional funding of the Latimer Lane Renovation Project in the amount of $2,261,837, bringing the total project cost to $39,054,243, be approved.

Mr. Watson: Seconded. So moved.

Adjournment

ADJOURNMENT

Ms. Willerup: MOVE to adjourn the meeting at 7:35 p.m.

Mr. Watson: Seconded. So moved.

Jennifer Batchelar Secretary	Katie Wilde Recording Secretary