

**Town of Stonington
K-12 Building Sub-Committee
Meeting Minutes
Monday, February 22, 2016
7:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Julie Holland, Secretary; George Crouse, Deborah Downie; Kathy Sanford, Rob Sundman and Kate Rotella

Members Absent: Bill Sternberg, Vice Chairman; June Strunk, and Mike Fauerbach

Recording Secretary: Sandy Tisiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Bill King, Director of Operations and Facilities, Stonington Public Schools; Jim Barrett, DRA; Marc Sklenka, Chuck Warrinton Colliers; Alicia Dawe, Principal, West Vine and West Broad Street Schools; Peter Manning, Gilbane; and interested citizens

1. Call to Order

Chairman Marseglia called the meeting to order at 7:04pm. He thanked everyone for attending the meeting. He acknowledged it had been a busy month and wanted to recognize the effort put in by school administrators and school based teams with DRA that resulted in design concepts for the renovation of the elementary schools. It is now the K-12 Building Committee's responsibility to take these concepts and figure out how to incorporate them into the overall projects; balancing the priorities of staying within budget while meeting the needs of the schools. The K-12 Building Committee met on Saturday, February 20 to walk the West Vine Street School site and reported it was informational providing a clearer concept of the site limitations for building.

2. Discussion – West Vine Street School and Deans Mill School concept site layouts

Chairman Marseglia said the meeting would be facilitated so everyone has the opportunity to share their opinions. First Selectman Rob Simmons requested to share his thoughts. Selectman Simmons told the committee the Selectman designee, Kate Rotella's expertise will be an asset to the committee. He also shared with the committee, he feels this is such an important project and he respects and thanks all the volunteer committee members who dedicate their time and effort to the various committees in town. Selectman Simmons wished the committee all the best going forward.

Jim Barrett presented the design concept slideshow. The first slides showed the current building and topographical site. Mr. Barrett shared the different proposed concepts of West Vine Street School. Option A showed designated separate drop-off points for kindergarten/pre-K, parents and buses. This option appealed to the administration/school based teams as this design provided separation of bus traffic as well as the special traffic circumstances associated with Kindergarten/Pre-K. Option B refined the idea with different entrance points including a driveway for the Kindergarten/Pre-K from Liberty Street. Dr. Riley said he appreciated the K-12 Building Committee wants to work with administrative/school staff team to achieve the best schools possible. He shared how the administrative/staff team liked the early childhood wing Option B provided. Dr. Riley also discussed the benefits of different parking areas and getting students and parents into the building safely. Alicia Dawe said one reason she liked Option B was the placement of the gym. It is in a location that is easily accessible to after school activities directly from the outside making it unnecessary for people to be in the school after hours. The Liberty Street access point was discussed. The process involved around getting the access approved by State could be timely. Site lines and speed on Liberty Street was discussed as well.

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Pawcatuck Fire Chief, Kevin Burns, met with the committee at West Vine Street School on Saturday. Chief Burns shared he appreciated being included in the early stages of the school design concepts. He commented on Option B's negative points such the buses accessing their drop-off, loading point emitting exhaust fumes that could enter the building through windows. He also voiced concern if the committee considered solar panels, they consult the fire department regarding placement. Another concern was how emergency vehicles could access the building, he suggested a revised bus passage. Mr. Barrett presented Option C which looped bus traffic around the back of the building. Since Thursday, February 18 meeting, DRA, created 3 more options. Option D had explored parking at the back of the building. Option E had classrooms surround the gym; while being space conscious would be less efficient as it would have single wide corridors. Option F utilized going deep into the site, parents would drop off in the back of the building. The favored Options were B and F with modifications regarding site entrance, parking areas, and consideration of safety issues. Mr. Barrett noted the discussion of concept changes to present to his design team to create additional concepts.

The neighbors of West Vine Street were invited to share their opinions. Mr. Tom Fiore, said he is happy the town is investing in a new school but was concerned of what the character of the neighborhood is going to look like. Mr. Fiore said he enjoys watching the activity at the school site and would prefer there be less parking in the front of the school. The Liberty Street neighbor, Mary Lynne Donahue, spoke of her concern of the driveway in Option B coming from Liberty Street because of the way traffic flows. Ms. Donahue's preference would be Option F with modifications. There was discussion of the new State guidelines regarding school safety requiring student play areas be located away from the public. The number of needed parking spaces was discussed and where parking areas could be placed on the site without it distracting from the picturesque look of the neighborhood. The location of the cafeteria was discussed, perhaps moving it away from the street towards the back of the building. Regarding locating parking lots in the back of the building, Dr. Riley, said he had concerns there would be too much public access during school hours.

The Deans Mill School part of the presentation was next, starting with current building layout and site topography. Option A has the addition located where topography drops off resulting in a three story wing. Option B has a linear extension with delineated drop-off/pick up areas. The concern was only one driveway in and out of the general public parking lot. Option C was discussed it needed additional parking. Option D presented a single loop for bus traffic around the perimeter of the building. The consensus was for Option B with modifications.

Mr. Barrett addressed the differences in the sites' topography which creates different layouts for the schools. He reiterated the designs would create parity for the elementary schools. There will be a administrator/school based team meeting on Thursday, February 25 and a Building Committee meeting that evening so further discussion of site fit options could be discussed then.

Dr. Riley told the committee about community presentations planned for March 8 and May 3, 2016. The administrative/school based teams were planning these presentations but he felt it should be done by the Building Committee. Chairman Marseglia agreed and will be adding the discussion for Thursday's meeting.

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Colliers distributed a Proposed Project Schedule (attachment #1) and a Draft Design, Bidding and Construction Phases Milestone Schedule (attachment #2). They gave a synopsis of timelines and important dates. Chuck Warrington spoke about the legislative relief process and how it could affect the budget for the elementary modernization project. He will provide the committee information more information on this at Thursday's meeting. The committee will reach out to Diana Urban and Andy Maynard regarding where legislative relief is heading in the voting cycle.

3. Adjourn

The following motion was made by Julie Holland and seconded by Kate Rotella:

Motion: To adjourn the meeting at 9:35pm

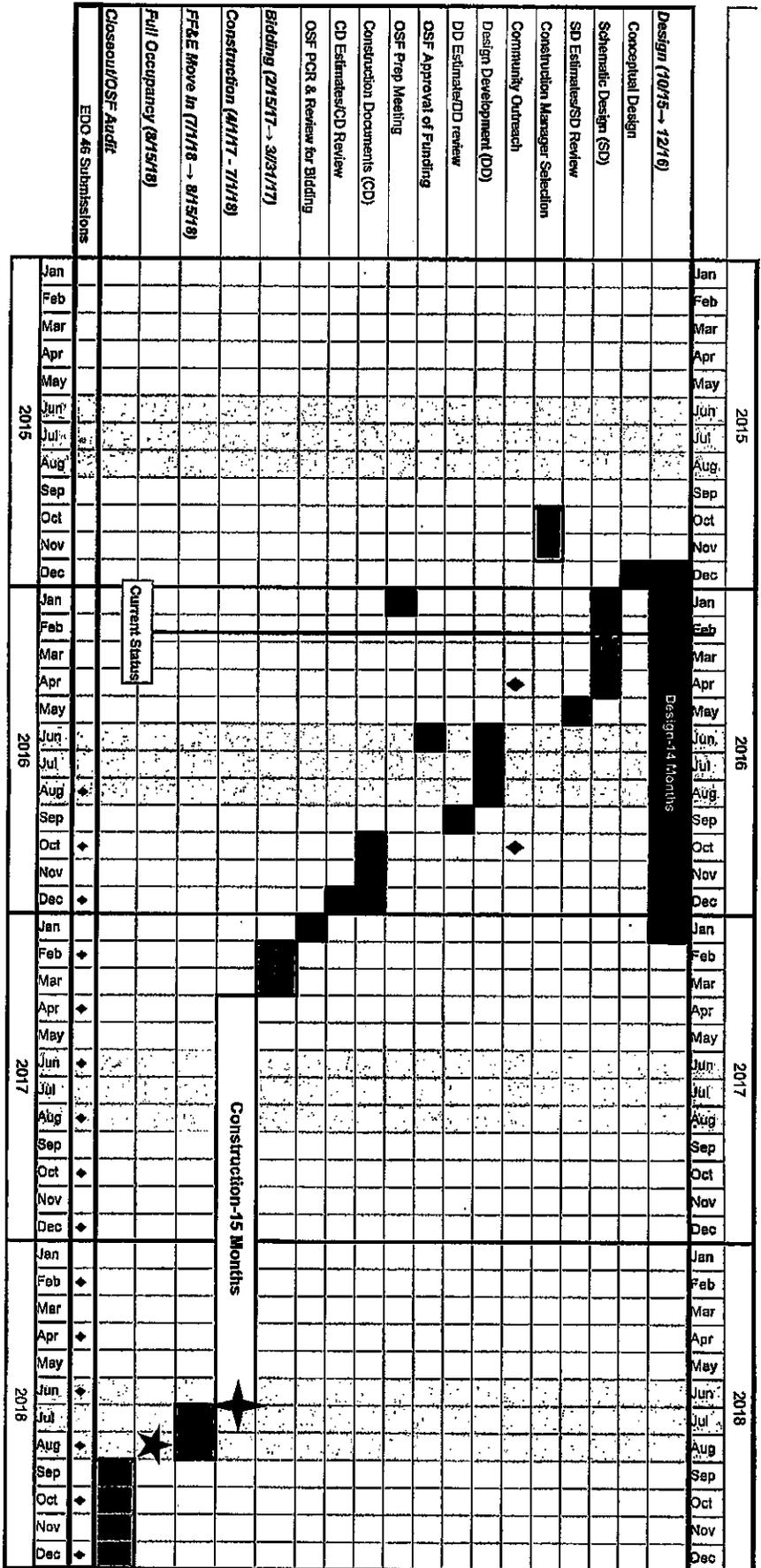
All: Aye



Julie Holland, Secretary

ATTACHEMENT #1

Stonington Public Schools
 West Vine Street Elementary School & Deans Mill Elementary School
 Proposed Project Schedule
 2/22/2016



Stonington Public Schools

West Vine & Deans Mill ES

Design, Bidding & Construction Phases Milestone schedule

February 22, 2016

DNKAT I

Completed Tasks

I. Schematic Design/Estimate & Review		January 1 thru May 27, 2016	Suggested Topics for Meetings
1	Start Schematic Design Phase	January 2, 2016	Site Layout
2	Special PBC Meeting	February 22, 2016	Site Layout
3	Working Group Meeting	February 25, 2016	Approval of Site Layout
4	PBC Meeting	February 25, 2016	Backup Approval of Site Layout
5	PBC Meeting	March 1, 2016	Building Layout
6	Working Group Meeting	March 3, 2016	Approval of Building Layout
7	Special PBC Meeting	March 7, 2016	Building Massing
8	Working Group Meeting	March 10, 2016	Approval of Building Massing
9	Special PBC Meeting	March 15, 2016	Exterior Materials
10	Working Group Meeting	March 17, 2016	Approval of Exterior Materials
11	Special PBC Meeting	March 21, 2016	MEP Systems
12	PBC Meeting	April 5, 2016	
13	SD Distribution to Project Team	May 1, 2016	
14	Start SD Design Review	May 1, 2016	
15	PBC Meeting	May 3, 2016	Presentation of Schematic Design
16	SD Design Review Comments Complete	May 11, 2016	
17	SD Estimates due from Estimators	May 15, 2016	
18	SD Reconciliation meeting	May 19, 2016	All day reconciliation
19	SD VE Efforts Commence (Building Only)	May 20, 2016	
20	SD VE Efforts Complete	May 23, 2016	
21	Special PBC Meeting	May 24, 2016	SD Estimate and VE Presentation
22	Special PBC Meeting	May 26, 2016	VE Approval; Request Approval of SD
23	Approval to DD	May 27, 2016	

II. Design Development (DD) Phase

May 31, 2016 thru August 31, 2016