

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, May 3, 2016
5:15pm
Stonington High School Commons
Pawcatuck, CT
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TOWN CLERK
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STONINGTON, CT

Members Present: Rob Marseglia, Chairman; Kathy Sanford, Dan Oliverio, Rob Sundman, June Strunk, and Deborah Downie

Members Absent: Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; Wendy Wilbert and George Crouse

Recording Secretary: Sandy Tissiere

Guests and Citizens: Bill King, Director of Operations and Facilities, Stonington Public Schools; Van Riley, Superintendent, Stonington Public Schools; Jim Barrett, DRA; Marc Sklenka, Colliers; Peter Manning, Gilbane; Alicia Dawe, Principal, West Vine/West Broad Street Schools; Kathy Irvine, Assistant Principal, West Vine/West Broad Schools; Jen McCurdy, Principal, Deans Mill School; Tim Bousquet, Assistant Principal, Deans Mill School and interested citizens

Chairman Marseglia called the meeting to order at 5:36pm. He thanked everyone for coming out in the cold and drizzle to talk about the elementary schools project. Chairman Marseglia told everyone how there is a lot of excitement and commitment between the committee and the administrative team. He shared information regarding the order of the following presentation.

Chairman Marseglia thanked the committee members, and reminded the audience if they had any questions to reach out to the committee for answers. He also told the audience the K-12 School Building Committee is looking for alternate members and to contact the First Selectman's office if interested.

Mr. Marc Sklenka of Colliers began the community meeting by introducing himself and his company who was hired to assist in the development of the project. He presented a PowerPoint presentation starting with Deans Mills School. Beginning with the project schedule, he discussed the progress made since the March meeting such as soil borings, test pits and schematic drawings. There has been approval for the Pawcatuck Middle School re-roofing project. The administrative and school based teams have agreed on the major mechanical/electrical/plumbing systems in both schools and have the committee's agreement. He spoke of the legislative relief letters needed to request eligible funding for the projects.

Mr. Sklenka spoke of upcoming activities, schematic design review and estimating, bidding of the Pawcatuck Middle School project and the commencement with design development.

Audience questions:

1. What does it mean that you are having a meeting with the state to get more money?
Mr. Sklenka explained the state reimburses at \$450.00 per square foot of the building project so legislative relief is requested for expenditures that are not covered by the allowed amount. Chairman Marseglia added, through other community meetings, the amount approved for the projects is \$69 million, the responsibility of the town is \$52 million and the state will provide \$17 million. The letter Mr. Sklenka is talking about doesn't change anything financially.
2. If the buildings are fully air-conditioned, will the gymnasiums be air conditioned as well?
Mr. Sklenka answered yes, air conditioning is planned for the gymnasiums as well.

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3. What are the plans regarding playgrounds?

Mr. Barrett said when the plans go to design, the needs of the playgrounds will be implemented.

Mr. Sklenka introduced Mr. Jim Barrett of DRA to continue the presentation. Mr. Barrett presented slides of Deans Mill School's existing footprint, aerial view of the site plan with topography, educational program statement, and the proposed Deans Mill site plan (schematic design). He discussed the proposed site plan showing the separated bus drop off and pick up area and designation of classroom spaces. He shared a massing study demonstrating a 3-D rendition of the building with a sectional sketch showing the organization of space within.

Audience question: Is there elevators in the buildings? Mr. Barrett: Yes, there are elevators, the buildings will be built ADA accessible.

Mr. Barrett introduced Peter Manning of Gilbane to share early thoughts on how the project will be phased. Mr. Manning provided the audience a synopsis on his company's experience building schools. He explained Gilbane is in the early stages of creating phasing to ensure as little disruption to the schools during construction. Using slide demonstrations, he discussed the proposed phases of construction. He explained the timeframe of each phase and provided details of the plan of accomplishment.

Audience question: What if there are delays? Mr. Gilbane: Schedules for school projects are time sensitive and the best plan is to be prepared. The benefit of phasing is the children will be in one part of the building while the other part is under construction. Mr. Marseglia reminded the audience that money for portables were factored into the budget as well.

Mr. Barrett continued with the presentation with the West Vine Street School. As with Deans Mill School, he shared the existing footprint, aerial view of the site plan with topography, educational program statement, and proposed site plan (schematic design). Mr. Manning explained phasing would be done similar to Deans Mill School.

Audience questions:

1. At West Vine Street School, if the portables are removed to build the addition, where would those children be moved?
That would be a Board of Education decision if the children need to be moved. There is money budgeted so the portables could be located elsewhere on the site.
2. If the DOT allows access from Liberty Street, would fencing be moved back so students could utilize more green space?
Mr. Manning: The students will be provided as much green space as possible.
3. In spring of 2018, if fencing is put up around the old building, will the students be moving into the new addition? As part of the phasing, the students will be moved accordingly.
4. What is the reason for the angle of the addition for West Vine Street School?
The addition was driven by setback and availability of useable space.
5. With the new windows and air conditioning, have you considered passive solar options?
Mr. Barrett explained the types of windows that will be used will be insulated glass for thermal comfort. He explained the different aspects of the windows in the buildings and how they pertain to energy efficiency and passive heat. He told the audience the State of Connecticut has high performance building criteria that is required for the projects.

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6. Will the windows open and close?
Yes, the windows will be single hung and will open and have screens.
7. Will the windows on the older building be replaced?
Yes, as a "renovate as new" project, the windows will be replaced.
8. What kind of heating is being considered? Where is this system currently being used?
The system selected is a Variable Refrigerant Volume system. It is being used in many schools throughout Connecticut.
9. Will the town save money on the electric bills for the new schools?
No, but the new buildings will be more energy efficient than the old schools. They have to meet building codes and standards and because they will be larger will require more electricity.
10. Where will the West Vine Street Sensory Garden be located?
The Sensory Garden will be moved to another location is part of the plan.
11. Will the remodeled cafeterias have a stage?
The stages in both schools will be removed to allow more space for lunch for the larger student population. The design team will take into consideration temporary stage opportunities that could be used in different locations of the buildings.

There will be another community meeting in October. This meeting will involve the update of plans and the estimating process. A community member voiced concerns over newer items that were purchased for Deans Mill School being replaced. She was assured that equipment and other newer items in the both schools will be considered for use in the new schools. However, things like playground equipment will have to meet current codes and standards.

The following motion was made by Rob Sundman and seconded by Rob Marseglia:

Motion: To adjourn the meeting at 6:53pm.

All: Aye

Julie Holland, Secretary