

**Town of Stonington
K-12 Building Committee
Meeting Minutes
Monday, February 23, 2015
7:00pm
Central Office, Old Mystic, CT**

Members Present: Rob Marseglia, Chairman; Bill Sternberg, Vice Chairman; Julie Holland, Secretary; Deborah Downie, George Crouse, June Strunk, Rob Sundman, and Mike Fauerbach

Members Absent: Kathy Sanford

Recording Secretary: Sandy Tisiere

Guests and Citizens: Jim Barrett and Paul Moore, DRA; Van Riley, Superintendent; Allison Hine, Deans Mill School Assistant Principal; Kathy Irvine, West Vine/West Broad Street Assistant Principal, and Paul Sartor

1. Call to Order

Chairman Marseglia called the meeting to order at 7:04pm

2. Approval of Minutes

There are two sets of minutes for approval, January 20, 2015 and February 18, 2015.

The following motion was made by and George Crouse seconded by Bill Sternberg:

Motion: To approve the minutes of January 20, 2015 and February 18, 2015.

All: Aye

3. Architect Report

Chairman Marseglia started the conversation by stating the committee is close to determining a final cost for the modernization project. He told the committee that Superintendent Riley met with the elementary administration and DRA this morning to determine actual needs for renovation/additions to the elementary schools.

Mr. Barrett and Mr. Moore distributed the Draft Stonington Public Schools Study – Program of Spaces – D-2 Option for West Vine Street School and Deans Mill School (attachments 1 and 2) that were generated from the meeting this morning. They presented the information on an overhead slide and discussed each school's needs by line item. The importance of equality of services for both schools was discussed. A cost analysis sheet was distributed (attachment 3) for consideration. After reviewing the net cost to the town after reimbursement, the committee concurred that it should consider reducing that amount. The committee shared ideas on ways to achieve the reduction. It was decided, as Mystic Middle School's roof had not reached life expectancy yet, not to include it and to reduce the Deans Mill gymnasium from 7,000 square feet to 6,000 square feet. Mr. Moore provided the committee with an updated cost analysis (attachment 4).

4. Development of Draft Letter to BOS and BOF for recommended option (probable Executive session)

A motion was made by Bill Sternberg and seconded by Mike Fauerbach:

Motion: To table Item 4: Development of Draft Letter to BOS and BOF for recommended option .

All: Aye

The committee discussed a variety of subjects such as how to present their recommendation, what venues to present and share it with the community and how to advertise to ensure public attendance.

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5. **Adjourn**

The following motion was made by George Crouse and seconded by Rob Sundman:

Motion: To adjourn the meeting at 9:38pm.

All: Aye

Julie Holland, Secretary

DRAFT

ATTACHEMENT 1
K-12 Building Committee - 2/23/15

Stonington Public Schools Study

2/23/2015

WEST VINE STREET SCHOOL

DRAFT

Program of Spaces - D-2 Option

Classrooms:	Number	Size Each	Total Area	Capacity (Students)	Comment
Pre-Kindergarten	1	1200	1,200	32	1200 s.f., incl. Toilet
Kindergarten	4	1200	4,800	76	1200 s.f., incl. Toilet
Grade 1-2 Classrooms	7	900	6,300	140	
Grade 3-4 Classrooms	8	750	6,000	184	
Grade 5 Classrooms	3	750	2,250	72	
TOTALS:	23		20,550	504	411 Enrollment
Specialized Spaces:	Number	Size Each	Total Area	Capacity (Students)	Comment
Art	1	1000	1,000		1000-1200 s.f.
Art Storage & Kiln	1	140	140		
Music	1	1000	1,000		1000-1200 s.f.
Music Storage	1	140	140		
Reading	2	120	240		
Literacy Closet	1	120	120		
Cafeteria	1	2685	2,685	537	15 s.f. per seat; 3 seatings
Kitchen	1	1200	1,200		1300 s.f. plus 1/meal over 300
Gym	1	6000	6,000		3000 s.f. per teaching station
PE Office	1	140	140		
Gym Storage	1	300	300		
Library (IMC)	1	1860	1,860		
Library Support Rooms	2	140	280		Office, workroom, head end
Computer Lab	1	1000	1,000		1200 s.f.
Special Education Classrooms	2	750	1,500		
SPED Office	4	120	480		
Speech	1	120	120		
OT/PT	2	220	440		
Title I	1	120	120		
Psychologist	2	120	240		
Health Suite	1	480	480		300-750 s.f.
Conference	1	250	250		
Main Office	1	1000	1,000		
Teachers' Planning	1	600	600		
Spare Office	1	120	120		
Supplies & Book Storage	2	200	400		
Custodial Office & Storage	1	140	140		
Subtotal of net spaces:	36		42,545	75%	
Mech., toil., circul., structure			13,855	25%	26% Exist. Ratio
TOTAL Gross Square Feet:			56,400	100%	

48,500

ATTACHEMENT 2
K-12 Building Committee - 2/23/15

Stonington Public Schools Study

2/23/2015

DEANS MILL SCHOOL

DRAFT

Program of Spaces - D-2 Option

Classrooms:	Number	Size Each	Total Area	Capacity (Students)	Comment
Pre-Kindergarten	1	1200	1,200	32	1200 s.f., incl. Toilet
Kindergarten	4	1200	4,800	76	1200 s.f., incl. Toilet
Grade 1-2 Classrooms	9	900	8,100	180	
Grade 3-4 Classrooms	9	750	6,750	207	
Grade 5 Classrooms	4	900	3,600	96	
TOTALS:	27		24,450	591	538 Enrollment
Specialized Spaces:	Number	Size Each	Total Area	Capacity (Students)	Comment
Art	1	1000	1,000		1000-1200 s.f.
Art Storage & Kiln]	1	140	140		
Music	1	1000	1,000		1000-1200 s.f.
Music Storage	1	140	140		
Reading	2	120	240		
Literacy Closet	1	120	120		
Cafeteria	1	2685	2,685	537	15 s.f. per seat; 3 seatings
Kitchen	1	1200	1,200		1300 s.f. plus 1/meal over 300
Gym	1	7000	7,000		Sized for all-school event
PE Office	1	140	140		
Gym Storage	1	300	300		
Library (IMC)	1	2260	2,260		
Library Support Rooms	2	140	280		Office, workroom, head end
Computer Lab	1	1200	1,200		1200 s.f.
Special Education Classrooms	2	750	1,500		
SPED Office	6	120	720		
Speech	1	120	120		
OT/PT	2	220	440		
Title 1	1	120	120		
Psychologist	2	120	240		
Health Suite	1	480	480		300-750 s.f.
Conference	1	250	250		
Main Office	1	1000	1,000		Up to 800 s.f.
Teachers' Planning	1	600	600		
Spare Office	1	120	120		
Supplies & Book Storage	2	200	400		
Custodial Office & Storage	1	140	140		
Subtotal of net spaces:	38		48,285	75%	
Mech., toil., circul., structure			15,715	25%	26% Exist. Ratio
TOTAL Gross Square Feet:			64,000	100%	

61,100

**ATTACHEMENT 3
K-12 Building Committee - 2/23/15**

OPTION D-2:

	W. Vime	W. Broad	Deans Mill	Pawcatuck	Mystic	High School	Central Office
Existing Area	24,300	36,600	57,850	57,350	75,000	175,000	8,800
Demolition	0	0	(34,150)	0	0	0	0
Portables Demo	(1,800)		(1,200)				
Addition	33,900		41,500				
Refine		(27,600)					(8,800)
Final Area	56,400	9,000	64,000	57,350	75,000	175,000	0

(Cent. Off.)

Construction costs:

Demolition	27,000	-	444,875	-	-	-	-
Renovate as New	9,562,500	-	9,562,500	-	-	-	-
New Construction	17,797,500	-	21,787,500	-	-	-	-
Minor Reno	-	1,800,000	-	-	-	-	-
Roof	-	-	-	854,700	902,000	-	-
Total	27,387,000	1,800,000	31,794,875	854,700	902,000	-	-

2015 dollars	2018 dollars
Option Total: 62,738,575	Option Total: 72,626,174

State Reimbursement:

Renovate as New	3,073,388	-	3,073,388	-	-	-	-
New Construction	3,356,286	-	4,823,753	-	-	-	-
Central Office	-	289,260	-	-	-	-	-
Total	6,429,673	289,260	7,897,140	-	-	-	-

2015 dollars	2018 dollars
Option Reimb. Total: 14,616,073	Option Reimb. Total: 16,919,566

Net Cost Each Bldg:	20,957,327	1,510,740	23,897,735	854,700	902,000	-	-
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2015 dollars	2018 dollars
Net* to Stonington after Reimb: 48,122,502	55,706,608

*Not including long-range maintenance list on middle schools

**ATTACHEMENT 4
K-12 Building Committee - 2/23/15**

OPTION D-2:

	W. Vine	W. Broad	Deans Mill	Pawcatuck	Mystic	High School	Central Office
Existing Area	24,300	36,600	57,850	57,350	75,000	175,000	8,800
Demolition	0	0	(34,150)	0	0	0	0
Portables Demo	(1,800)		(1,200)				
Addition	33,900		40,400				
Retire		(27,600)					(8,800)
Final Area	56,400	9,000	62,900	57,350	75,000	175,000	0

	(Cent. Off.)						
Construction costs:							
Demolition	27,000	-	444,875	-	-	-	-
Renovate as New	9,562,500	-	9,562,500	-	-	-	-
New Construction	17,797,500	-	21,210,000	-	-	-	-
Minor Reno		1,800,000					
Roof				854,700			
Total	27,387,000	1,800,000	31,217,375	854,700	-	-	-

2015 dollars 2018 dollars
Option Total: 61,259,075 Option Total: 70,913,505

State Reimbursement:							
Renovate as New	3,073,388	-	3,073,388	-	-	-	-
New Construction	3,356,286	-	4,695,894	-	-	-	-
Central Office		289,260					
	6,429,673	289,260	7,769,282	-	-	-	-

2015 dollars 2018 dollars
Option Reimb. Total: 14,488,215 Option Reimb. Total: 16,771,557

	2015 dollars			2018 dollars	
Net Cost Each Bldg:	20,957,327	1,510,740	23,448,094	854,700	-
					Net* to Stonington after Reimb: 46,770,860 54,141,948

*Not including long-range maintenance list on middle schools