

Town of Stonington
Board of Selectman, Board of Finance, K-12 Building Joint Meeting
Meeting Minutes
Tuesday, March 10, 2015
7:00pm
Pawcatuck Middle School, Pawcatuck, CT

Members Present:

Board of Selectman: George Crouse, First Selectman; and Michael Spellman

Board of Finance: Glenn Frishman, Chairman; June Strunk, Secretary; Sandy Grimes, Bryan Bentz, Dudley Wheeler, and Timothy O'Brien

K-12 Building Committee: Rob Marseglia, Chairman; Julie Holland, Secretary; Kathy Sanford, Rob Sundman, and Mike Fauerbach

Members Absent: Bill Sternberg, Deborah Downie, Building Committee; and Rob Simmons, Board of Selectmen

Recording Secretary: Sandy Tissièrè

Guests and Citizens: Jim Sullivan, Interim Finance Director, Town of Stonington; Jim Barrett, DRA; interested citizens and members of the press.

1. Call to Order

First Selectman Crouse, BOF Chairman Frishman and Building Committee Chairman Marseglia jointly called the meeting to order at 7:11pm

2. K-12 Building Committee Presentation of Stonington Elementary School Modernization Projects to the Board of Selectmen and Board of Finance

BOF Chairman Frishman told the audience this was a joint meeting starting with the presentation from the K-12 Building Committee then followed by a Board of Finance meeting. He introduced the Building Committee Chairman, Rob Marseglia, to present the K-12 Building Committee Modernization project recommendation for Board of Finance review. Referring to the document, "Elementary School Modernization" (Attachment 1) that had been distributed to the Board of Finance and Selectmen, Mr. Marseglia outlined the scope of the project and related costs. After Mr. Marseglia's presentation, the Board of Finance members discussed bonding for the project in relevance to the town's credit rating. They emphasized the importance of being honest about the project to the community with which the Building Committee agreed with and intends to do. The BOF members agreed this was an important project emphasizing the point of Chairman Marseglia of creating buildings that will service the community for fifty years.

At the conclusion of his presentation, Mr. Marseglia invited questions from the Board of Finance. Chairman Frishman asked the question of value engineering? This question was referred to Mr. Barrett of DRA. Mr. Barrett explained that a project is open and able to value engineering. Mr. Wheeler asked the question for the need of 6,000 square foot gymnasiums? The committee answered his question with the gymnasiums would be used for auditoriums for school wide events; the area could have a divider and two activities could be held simultaneously; and also used for community purposes. Mr. Grimes asked: If the gymnasium and auditorium were to share a space, how would the floors be protected? Mr. Barrett answered this would be part of the elemental decisions of the building.

The following motion was made by June Strunk and seconded by Sandy Grimes:

Motion: To approve the K-12 Building Committee Elementary School Project for \$69,000,000.

All: Aye

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The final discussion was regarding when the Board of Selectman would vote to send the project to referendum. Selectman Crouse said it should be targeted for April 28th. How the committee was going to inform the public of the project was discussed. Ms. Holland has set up community information meetings at the schools and other public venues. The committee will also attend various functions with informational displays. There will be a press release as well.

BOF Chairman Frishman announced a short break for adjournment of the K-12 Building Committee session of the meeting.

3. **Adjourn**

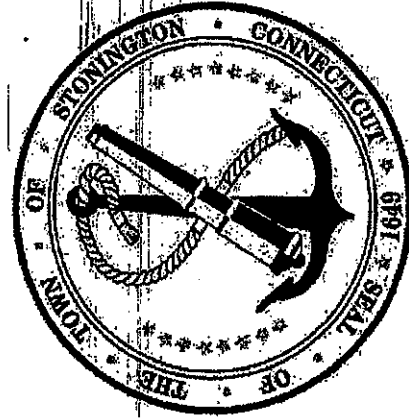
The following motion was made by Julie Holland and seconded by Mike Fauerbach:

Motion: To adjourn the meeting at 7:49pm.

All: Aye



Julie Holland, Secretary



Elementary School Modernization

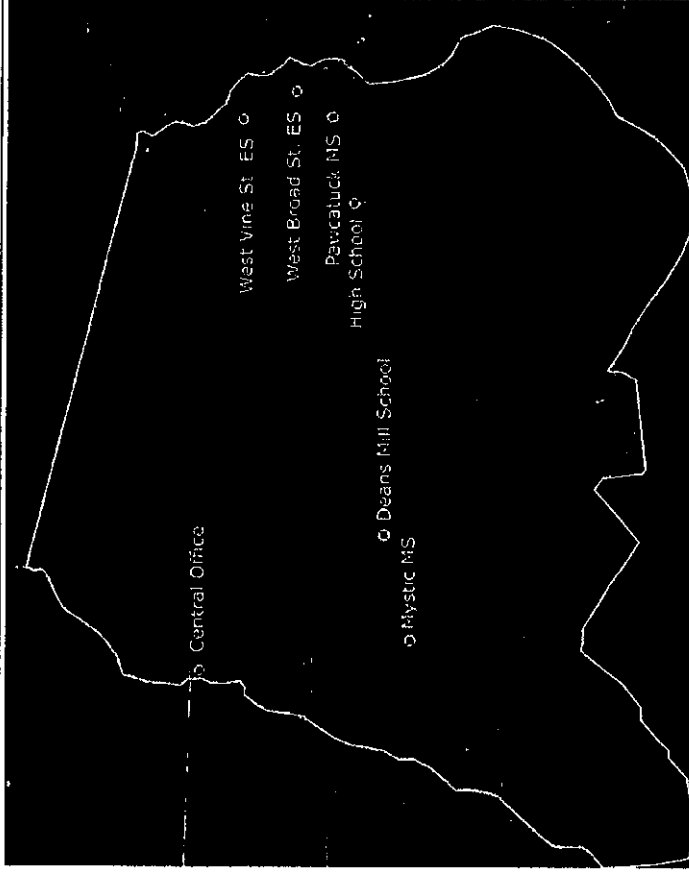
Stonington K-12 Building Committee

Agenda

- Recommended Option
- K-12 Building Committee Process
 - Request for Proposal
 - Architect
 - Options Evaluated
 - Costs
- The Next Steps
 - BoS / BoF Endorsement
 - Town Meeting
 - Referendum

Stonington School District Current Configuration

- **Three Elementary Schools**
 - > K-2 at WVSS – Built in 1967
 - > 3-4 at WBSS – Built in 1899
 - > K-4 at DMS – Built in 1967 w/ the Addition Built in 1973
 - > None have been renovated
- **Two Middle Schools**
 - > PMS – Built in 1938 w/ a Renovation in 1991
 - > MMS – Built in 1962 w/ a Renovation in 1997
- **One High School – Built in 1957**
Renovations and additions in 2004



Background

- **Stonington's K-12 Building Committee was Re-Established to:**
 - **Address Outdated Elementary Schools**

- **K-12 Building Committee Evaluated:**
 - **Consolidation of School District Buildings**
 - **Operating Cost Savings**
 - **District Enrollment Projections**

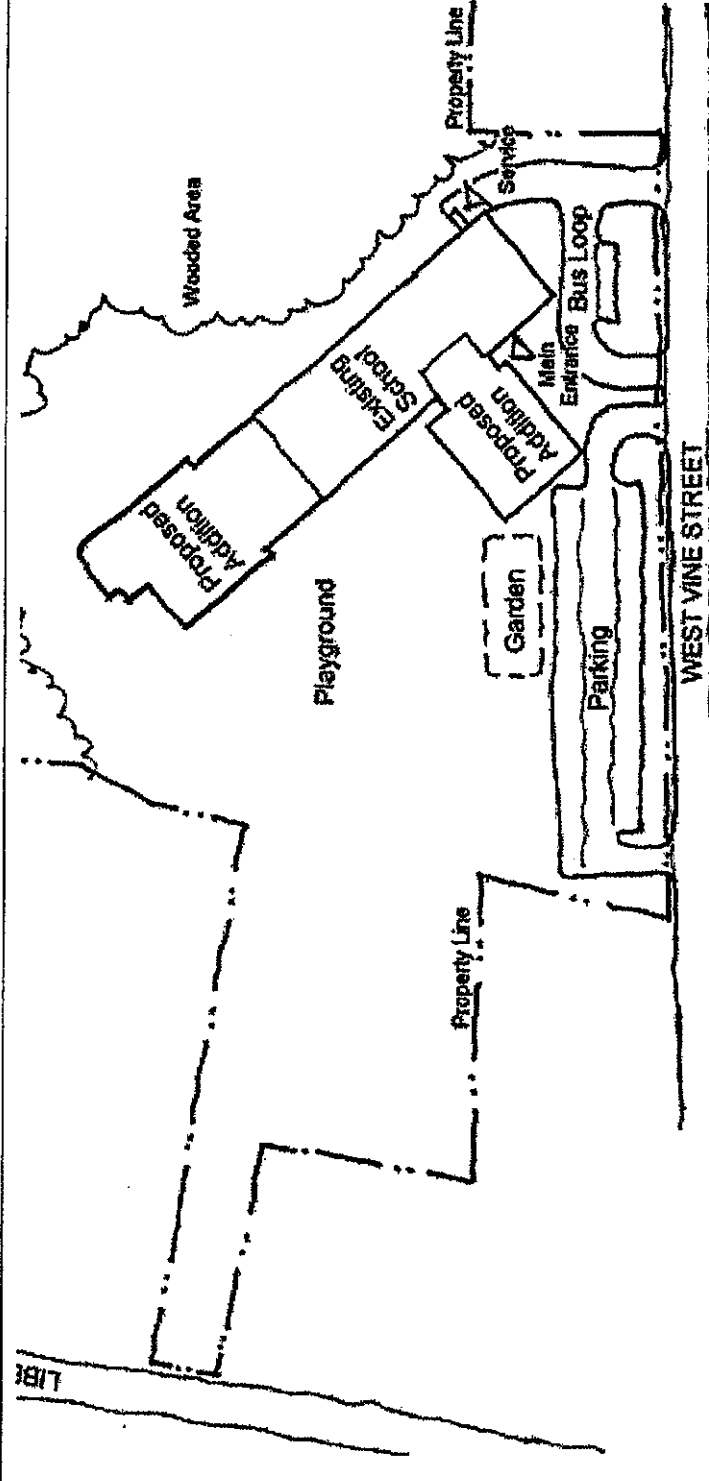
Renovate as New and Add to WVSS and DMS Stonington K-12 Building Committee Recommendation

- **West Vine Street School will be a Pre-K – 5 School**
 - Renovate as New the Existing Building – Currently 24,300 ft²
 - Remove Portable Classrooms – Currently 1,800 ft²
 - Add 33,900 ft²
 - Results in 23 classrooms, and dedicated space for library, art, and music rooms, & 6,000 ft² gymnasium
 - West Broad Street School – Remains a school until 2019, project includes funding to conduct a study on its future use

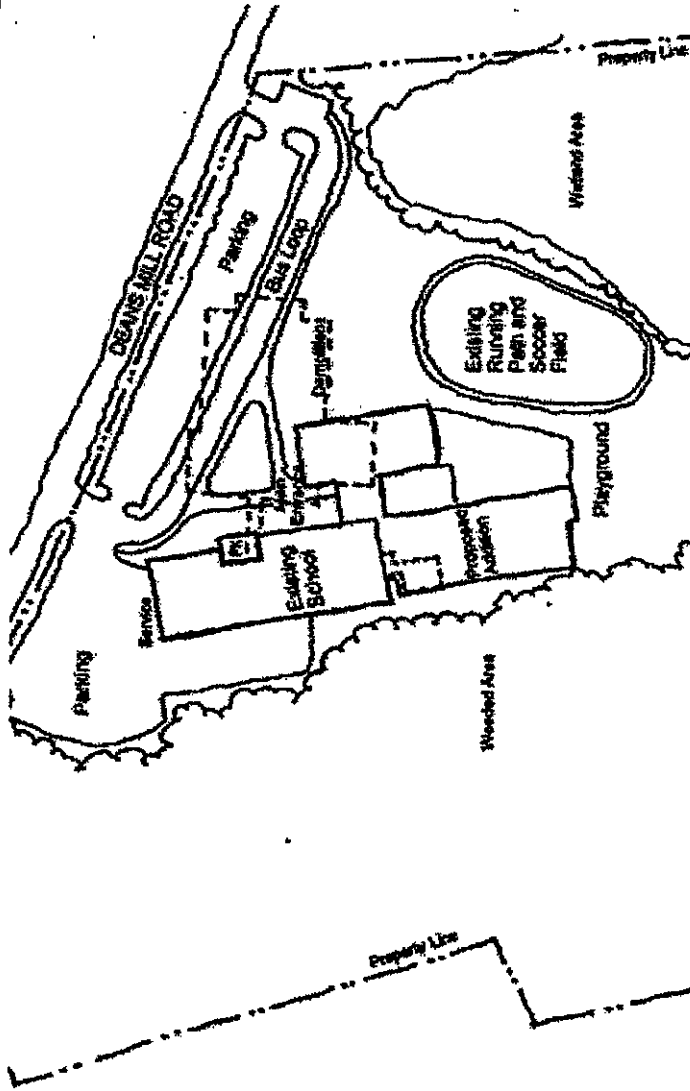
- **Deans Mill School will be a Pre-K – 5 School**
 - Renovate as New the Original Portion of the Building – Currently 24,300 ft²
 - Tear Down the 1973 Addition (from the Ramp Down) – 34,150 ft²
 - Remove Portable Classrooms – Currently 1,200 ft²
 - Add 40,400 ft²
 - Results in 27 classrooms, and dedicated space for library, art, and music rooms, & 6,000 ft² gymnasium

- **Repair Roof at Pawcatuck Middle School**

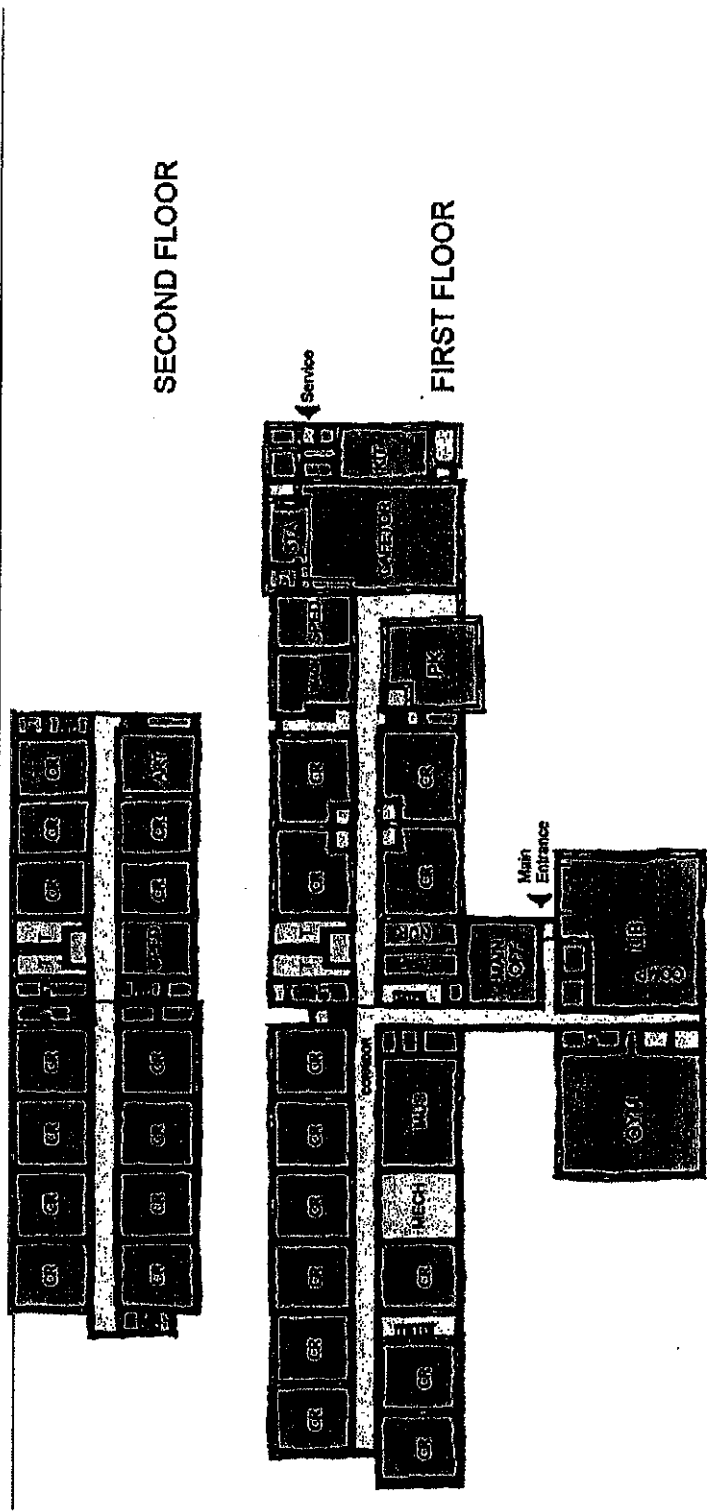
WVSS Concept Layout



DMS Concept Layout



WVSS And/Or DMS Classroom Test Fit



What is the Cost For The Recommended Option?

Option C + 5 – Six Buildings – Renovate as New and Add to WVSS and DMS

- Projected Total Cost = \$69M (2018 Dollars)
- Projected Net Cost = \$52.3M (2018 Dollars) after reimbursement

This Option Was Selected Because:

- Two New Elementary School Buildings
- Consolidates Split Elementary Program in Pawcatuck
- Moves 5th Grade To Elementary School
- Provides Flexibility to Manage Uncertainty in Enrollment Projections
- Sets the Stage to Consolidate Central Office and the Middle Schools Later

Our Guiding Principles

- **BoE Approved Education Specifications Asking for Buildings That:**
 - **Provide Equitable Educational Opportunities**
 - **Improve the Building Safety Posture**
 - **Improve Bus and Automobile Traffic Flow, and Provide Adequate Parking**
 - **Improve Air Quality and Natural Lighting**
 - **Provide Classroom and Breakout Spaces that Meet Modern Requirements**
 - **Provide Dedicated Spaces for the Gymnasium, Library, Art, and Music Rooms**
- **K-12 Building Committee Also Wanted to Reduce Operating Costs By:**
 - **Consolidating Buildings to be More Cost Effective**
 - **Using More Efficient Heating, Cooling, and Electrical Systems**

Stonington's K-12 Building Committee Hired An Architect

- A Request for Proposal was Posted In July, 2014
 - Nine Architect Firms Applied
- Drummey Rosane Anderson, Inc. was Selected in Sept., 2014
 - Experience with School Building Project
 - Method of Building Community Consensus
- Three Community Workshops were Held
 - LISTENING: Gathering community input
 - ALTERNATIVES: Understanding the options
 - SHAPING RECOMMENDATIONS

Five Options Were Evaluated Some of the Options Had Sub-Options

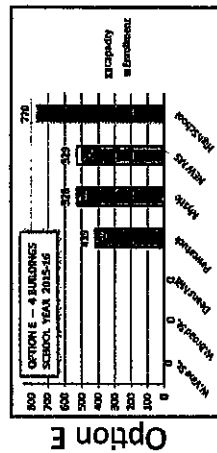
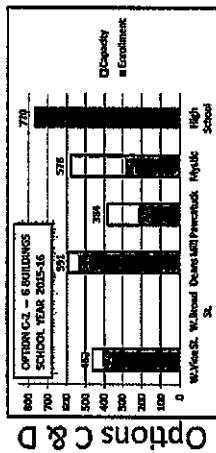
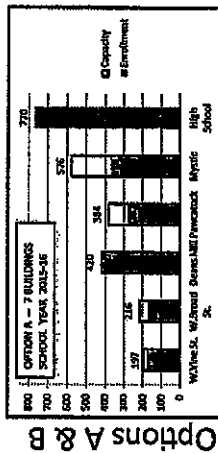
- Option A – Do Nothing
- Option B – Seven Buildings – Existing Configuration w/ Upgrades
- Option C – Six Buildings – Renovate and Add Space at WVSS and DMS, Close WBSS
- Option D – Five Buildings – Renovate and Add Space at WVSS and DMS, Close WBSS, and Relocate Central Office
- Option E – Four Buildings – Build a New Middle School, Renovate and Add Space at PMS and MMS, Relocate Central Office, Close WVSS, WBSS, and DMS

Enrollment Projects Were Used During Selection Process DRA Uses An Engineering Firm With Expertise

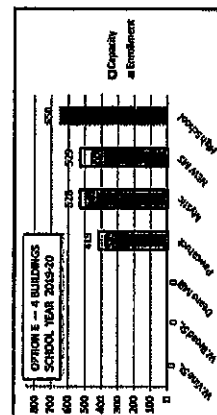
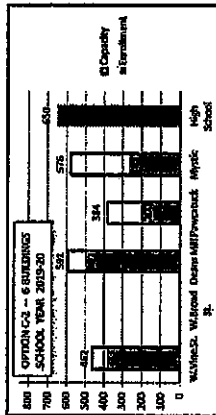
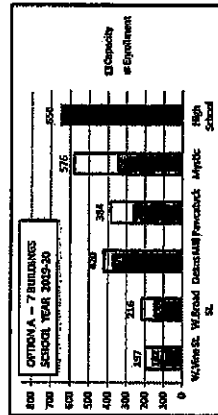
Options A & B – WBSS Remains In

- Operation
- Option C – Six Buildings
 - > Pre-K-5 Elementary Schools Filled
 - > Excess Capacity In Middle Schools
- Option E – Four Buildings
 - > Pre-K-5 Elementary Schools Filled
 - > Middle Schools Filled

2015-2016



2019-2020



Option E Results In Limited Excess Capacity Anywhere In The District

What is the Cost For Option A?

Option A – Do Nothing

- Keeps the Same 7 Buildings We Have Today
- Unplanned Emergency Repairs and/or Upgrades to:
 - Roofs
 - Electrical Systems
 - Windows/Doors
 - Electric Heating Systems
 - Plumbing Systems
 - Flooring
- Cost = \$24M ± (2015 dollars)
- Cost = \$27.8M ± (2018 dollars) } 20% Higher Than Option B because the Work is Performed as Emergency Repairs

This Option Was Not Selected

- Offers No Educational Benefits (Split Elementary Program in Pawcatuck)
- Leaves 5th Grade at the Middle School
- Unpredictable and Unfunded Costs

What is the Cost For Option B?

Option B – Seven Buildings – Existing Configuration w/ Planned Upgrades

- Keeps the Same 7 Buildings We Have Today – Planned Replacement and/or Upgrades to:
 - Roofs
 - Electrical Systems
 - Windows/Doors
 - Electric Heating Systems
 - Plumbing Systems
 - Flooring
- Cost = \$20M ± (2015 Dollars)
- Cost = \$23M ± (2018 Dollars)

This Option Was Not Selected:

- Offers No Educational Benefits (Split Elementary Program in Pawcatuck)
- Leaves 5th Grade at the Middle School

What is the Cost For Option D?

Option D – Five Buildings

- **Renovate and Add to:**
 - **WVSS and DMS to be PreK-4 Buildings**
 - **Close WBSS**
 - **Relocate Central Office**
- **Cost = \$46M (in 2018 Dollars)**

This Option Was Not Selected Because:

- **Leaves 5th Grade at the Middle School**
- **Decision on West Broad and Central Office requires more analysis**

What is the Cost For Option E?

Option E – Four Buildings

- Build a New Middle School – Grades 6-8
- Renovate and Add to PMS and MMS
 - Converts the Middle Schools to PreK-5 Elementary Schools
- Close WVSS, WBSS, and DMS
- Relocate Central Office
- Cost = \$106M (2018 Dollars)

This Option Was Not Selected Because:

- One Middle School Provides for Limited Reserve Capacity if Enrollment Increases
- Site Development Cost – Too Many Unknowns
- Cost Prohibitive Based On Existing Debt Service