

Minutes of Meeting

Building Needs Committee

July 20, 2015

The Building Needs Committee conducted a regularly scheduled meeting on Monday, July 20, 2015 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:10 p.m.

Presiding: Council Member Paul Hoydick, Chairman

Committee Members Present: Council members Jason Santi, Brian Dempsey, Paul Hoydick, and Stephanie Philips; Electorate members Linda Manos and Alan Llewelyn

Others in Attendance: Town Engineer John Casey, Board of Education Facilities Manager Rich Ruggiero, Buildings Supt. Dan Wakeling, Antinozzi Associates Partner George Perham

Document distributed during meeting:

- Status report for Board of Education open work orders
- Design Option Comparison Chart for Stratford High School prepared by Antinozzi Associates
- Stratford High School Option #17 prepared by Antinozzi Associates – (1) East Building Site Plan (2) East Building – First Floor (3) East Building — Second floor

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of May 18, 2015. A MOTION WAS MADE BY MR. SANTI SECONDED BY MR. LLEWELYN TO APPROVE THE FOREGOING MINUTES. THE MOTION PASSED UNANIMOUSLY.

III. Unfinished Business

A: General Building Repairs — Mr. Ruggiero reviewed the above-cited open work order list. He mentioned projects that need to be completed before the opening of school. Discussion arose re: pending portables for Ely Whitney and Nichols schools. The portables will need foundations. Mr. Wakeling informed the committee re: Plumbing projects/repairs updates and replacement of hot water heaters at Flood School.

1. Miscellaneous painting bids — The bid for Flood Middle School has not yet come in.
2. Change Order – HVAC at Fire Headquarters to replace 15 radiation actuator valves for the amount of \$5,466.00.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO REFER TO COUNCIL WITH FAVORABLE RECOMMENDATION THE FOREGOING CHANGE ORDER FOR THE AMOUNT NOT TO EXCEED \$5,466.00. THE MOTION PASSED UNANIMOUSLY.

B: Board of Educational Capital Projects:

1. Stratford High School renovations subcommittee — Mr. Llewelyn reported re: the highlights of the subcommittee meetings conducted on July 13 and 20.

- a. Recommendation from the Stratford High School Renovations Subcommittee to the Building Needs Committee for approval as follows: At the Special Meeting of the Stratford High School Renovations Subcommittee conducted July 13, 2015, a motion was passed unanimously to recommend the appointment of Jack Dellapiano, the new Principal of Stratford High School, as a regular member of the Stratford High School Renovations Subcommittee to replace Joe Corso, the former Principal of Stratford High School.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. SANTI TO REMOVE MR. JOE CORSO FROM THE STRATFORD HIGH SCHOOL RENOVATIONS SUBCOMMITTEE. THE MOTION PASSED UNANIMOUSLY. A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. SANTI TO INSTALL MR. JACK DELLAPIANO AS A MEMBER OF THE STRATFORD HIGH SCHOOL RENOVATIONS SUBCOMMITTEE. THE MOTION PASSED UNANIMOUSLY.

- b. Selection of Stratford High School design option #17 — to allow the design option utilizing the conceptual plan illustrated by Antinozzi Associates. Option 17 demolishes the existing 1925 Stratford High School building for the trade-off of a more efficient building and site design, and to provide the school with an outdoor physical education/recreation field that is the size of one-half of a football field. Although Option 17 is larger and more expensive than the conceptual design originally presented to and approved by the BNC and Town Council, the result of the state requiring Stratford to apply for a new grant (project number 138-0101 EA/RR) is that Stratford receives a 10% higher reimbursement rate over the previous grant (project number 138-0097 E/A/RR). This higher reimbursement rate will result in the Town's share of the project costs being lower than the previously approved conceptual design and funding authorization.

A MOTION WAS MADE BY MR. LLEWELYN SECONDED BY MR. SANTI TO APPROVE THE SELECTION OF DESIGN OPTION #17 AND REFER TO TOWN COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

- c. To allow the design process to continue until July 20, 2016 without state funding – Issue arises from the State deciding that they wouldn't let the existing grant continue to support the current Stratford High School Project (project number 138-0097 E/A/RR). The new grant won't be approved by the legislature until approx. June 30, 2016, which is the earliest that Stratford can request State reimbursement. All design and project management fees spent to date and in the future will be reimbursable expenses as a part of the new grant (project number 138-0101 EA/RR) but until then the town would be at risk incurring costs should the grant not be approved. Reimbursement will be requested after the grant is authorized by the state, which is extremely likely.

A MOTION WAS MADE BY MR. LLEWELYN SECONDED BY MR. SANTI TO REFER TO TOWN COUNCIL WITH FAVORABLE RECOMMENDATION THE AUTHORIZATION UTILIZING THE BONDING MONIES THAT THE TOWN IS PROVIDING. THE MOTION PASSED UNANIMOUSLY.

- d. Land Acquisition – Additional land acquisition at King Street (0.07 acre lot size) may be necessary to enlarge the proposed field.

A MOTION WAS MADE BY MR. SANTI SECONDED BY MS. PHILIPS TO AUTHORIZE THE TOWN ATTORNEY TO EXPLORE THE ACQUISITION OF ADDITIONAL PROPERTY ON KING STREET. THE MOTION PASSED UNANIMOUSLY.

2. Victoria Soto School/Honeyspot School — Open House will be conducted August 28 – ribbon cutting at 11:00 a.m. and walk through/tour at 4:00 p.m. Also discussed: Parking lot paving at Johnson House and Square One’s Theater at Johnson House.
3. Franklin School elevators *amended from: Johnson – Mr. Wakeling reported.
4. Wilcoxson Windows — Mr. Wakeling reported.
5. Priority Roof Replacements for Schools — Nichols School roof to be replaced by United Roofing; Wilcoxson School roof to be replaced by Young Developers.

C: The “White House” (a.k.a Nichol-Benjamin house) on Shakespeare Theater Property — Mr. Wakeling said that the Fire alarm was repaired. Painting will be continued by professionals.

D: Boothe Park buildings

1. Pavilions I, II, and III. Utilities — Mr. Wakeling will get cost estimates for extending power through the trenches.
2. Park security — there is no alarm system for Boothe. The situation needs to be a priority.

E. Dog Park — No business furnished.

F. Juliette Lowe Park — Pavilion with utilities. Seating, utilities and grills are needed for the Park.

IV. NEW BUSINESS

- Mr. Santi commented on the Baldwin Center area that needs repainting.
- Painting of the Perry house was also discussed.

V. Adjournment: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. Hoydick entertained for a motion to adjourn. A MOTION WAS MADE BY MR. SANTI AND SECONDED BY MR. LLEWELYN TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY. THE MEETING ADJOURNED AT 8:05 p.m.

Carol Cabral

Carol Cabral, Secretary