

Minutes of Meeting

Building Needs Committee

November 21, 2016

The Building Needs Committee conducted a regularly scheduled meeting on Monday, November 21, 2016 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:00 p.m.

Presiding: Chairman Len Petrucci

Committee Members Present: Council members J. Vincent Chase, Alan Llewelyn, and Beth Daponte; Electorate members Daniel Senft and Paul Hoydick; Board of Education member Len Petrucci

Others in Attendance: Council member Scott Farrington-Posner, Town Engineer John Casey, Director of Facilities at Board of Education Rich Ruggiero, Antinozzi Associates Partner George Perham, Director of Public Works Maurice McCarthy

Document distributed during meeting:

- Building Maintenance Open Work Orders (2)
- Open work Orders – Public Works Facility
- Change Order for Boothe Memorial Park Building
- Bunnell High School Field House Meeting report – submitted by Dan Senft
- Proposed Additions and alternations to Bunnell High School field house (2) – submitted by Dan Senft
- Agenda for SHS Building Renovations subcommittee meeting

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of Oct. 17, 2016.

UPON A MOTION MADE BY MS. DAPONTE AND SECONDED BY MR. CHASE, THE FOREGOING MINUTES WERE UNANIMOUSLY APPROVED.

III. UNFINISHED BUSINESS

A.

General Building Repairs — The above-cited work order document was reviewed.

B. Board of Education Capital Projects

1. Stratford High School renovations subcommittee report. — Mr. Llewelyn reported highlights from the meeting that took place prior to this meeting re: scheduling, soil sampling and hazardous material update, roofing, code waivers, bidding, Zoning and BZA approvals, bridge glass options for security. Questions were posed to Mr. Llewelyn.
2. Portable/modular Classrooms — update. Mr. Petrucci asked Mr. Ruggiero if carpeting was to be removed.

3. Center School — Mr. Ruggiero said that the town now owns the building. Economic Development dept. has the environmental report. A \$1.2 million grant is available to take the building down.
4. Bunnell Field House — Mr. Senft reviewed the above-cited 3 documents. He explained that the field house is not fully utilized throughout the year; such as for all sports events and the band cavalcade. It would be beneficial for the renovations to begin in January 2017. The field house is considered operational. The new footprint shows the expanded area. New and additional restroom facilities will be added. Discussion re: Council appropriation in the CIP allocation for the project is less than actually needed.

A MOTION WAS MADE BY MR. SENFT, SECONDED BY MR. LLEWELYN TO FORWARD TO COUNCIL WITH FAVORABLE RECOMMENDATION TO MOVE FORWARD WITH THE PROJECT AND INCLUDE THE REALLOCATED FUNDING FOR THE PROJECT IN THE NEXT CIP. THE MOTION PASSED UNANIMOUSLY.

5. School Roof priority list — Mr. McCarthy responded that a study was done for all school roofs. The survey/study company prioritized the schools. Mr. Ruggiero will forward the roof priority list to Mr. Petrucci.
6. Solar Panels for Franklin and Bunnell Schools. Mr. Ruggiero said that Franklin already has solar panels. Discussion re: financing, snow build-up on roofs with the panels requiring maintenance, rebate programs, architectural and structure purposes, State Dept. of Education requirements.

A MOTION WAS MADE BY MR. LLEWELYN AND SECONDED BY MR. CHASE TO AUTHORIZE MR. SENFT TO COORDINATE CONSULTATION WITH GEDDIS ARCHITECTS re: SOLAR PANELS FOR FRANKLIN AND BUNNELL SCHOOLS. THE MOTION PASSED UNANIMOUSLY.

IV. OLD BUSINESS

- A. Open Work Orders — Above-cited lists were reviewed. Questions and concerns brought forward re: carpeting at Whitney, Chapel School restrooms, tree branches on roof.

WAIVER OF RULES OF ORDER

A MOTION WAS MADE BY MR. CHASE SECONDED BY MR. HOYDICK TO WAIVE THE RULES OF ORDER TO ADD THE ITEM “STRATFORD HIGH SCHOOL BOILERS”. THE MOTION PASSED UNANIMOUSLY.

Stratford High School boilers — Mr. McCarthy said that replacement of 2 boilers has gone out to bid. Two boilers working at a time are required to heat the building. The building has 4 boilers.

- B. Boothe Park Buildings — A change order in the amount of \$11,409.37 has come forward for temporary bracing and reinforcing the existing structure (the barn that is being converted to visitors and education center).

A MOTION WAS MADE BY MS. DAPONTE SECONDED BY MR. CHASE TO APPROVE THE AMOUNT OF \$11,409.37 FOR THE BRACING AND REINFORCING OF THE ABOVE-CITED STRUCTURE AND FORWARD TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

- C. Subcommittee for Shakespeare Theater — Ms. Daponte, Chairman of the subcommittee, reported on the previously distributed Interim Report dated November 14, 2016. The report included: Mission of the Shakespeare Subcommittee, Kick-off meeting, Vision and Mission for the Stratford Shakespeare Theater for the Performing Arts, creating a path to revitalization. Questions were posed to Ms. Daponte. Issues discussed: remaining funds from bonding for the theater is \$1.5 million (per Finance Director) and debated to be actually \$900,000, potential magnet school for performing arts, uses for building, historical significance, SSG, RFP in process, economic vision for Stratford.

V. NEW BUSINESS

- A. 2017 meeting schedule. The 2017 schedule of meetings for the Building Needs Committee will be the same as 2016: the third Monday of every month unless town hall is closed for a Holiday. (The holiday closure schedule has not yet been released from Town hall Administration.)

VI. ADJOURNMENT: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. Petrucelli entertained a motion to adjourn. A MOTION WAS MADE BY MR. LLEWELYN AND SECONDED BY MR. HOYDICK TO ADJOURN THE MEETING AT 8:10 P.M. THE MOTION PASSED UNANIMOUSLY.

Carol Cabral

Carol Cabral, Secretary