

Stratford High School Building Sub-Committee

Meeting Minutes

2/19/2015

CALL TO ORDER: 5:35 p.m.

The regular meeting of the Stratford High School Building Sub-Committee was called to order at 5:35pm on 2/19/2015 in Stratford High School room 224 by Alan Llewelyn, Chair.

PRESIDING: Alan Llewelyn Building Sub-Committee Chair

BUILDING SUB-COMMITTEE MEMBERS PRESENT: Mr. Bob Chaloux, Mr. Joseph Corso, Mr. Eric Lazaro, Mr. Len Petrucelli, Ms. Stephanie Philips, Mr. Ken Poisson, Mr. Jason Santi, Mr. Dan Senft, Mr. Clarence Zachery

BUILDING SUB-COMMITTEE MEMBERS ABSENT: None

OTHERS IN ATTENDANCE: Board of Education Chair Andrea Veilleux, Town Engineer John Casey, Eric Lazaro, Superintendent Janet Robinson, Turner Project Manager Michael Douyard, Turner Business Development Chad McCullough, Turner Estimator Lynn Temple, Turner Executive Ty Tregellas, Antinozzi Principal Paul Antinozzi, Antinozzi Project Manager Bill Mead, Antinozzi Vice President George Perham, CREC Project Controls Manager Brian Greenleaf, CREC Project Coordinator Edwin Martinez, CREC Director Douglas Rogers

1. **APPROVAL OF AGENDA**

Discussion: None. A copy is attached at the end of the report.

Alan Llewelyn: Requests a motion to approve February 19, 2015 agenda.

Joseph Corso: Motioned to accept February 19, 2015 agenda.

Bob Chaloux: Seconded, all were in favor.

2. APPROVAL OF JANUARY 15, 2015 MEETING MINUTES

Discussion: None.

Alan Llewelyn: Requests a motion to approve January 15, 2015 regular meeting minutes.

Len Petrucelli: Motioned to accept January 15, 2015 regular meeting minutes.

Jason Santi: Seconded, all were in favor.

3. NEW SUB-COMMITTEE MEMBER(S) APPOINTED BY THE BNC

Discussion: None.

Alan Llewelyn: Requests a motion to approve new BSC member Eric Lazaro.

Stephanie Philips: Motioned to accept Eric Lazaro as a new BSC member.

Joseph Corso: Seconded, all were in favor.

4. PRESENTATION ON MODERN HIGH SCHOOL REQUIREMENTS BY JOSEPH CORSO

Discussion:

Joseph Corso: The benefit to having the meeting in room 224 at Stratford High School is to experience the lack of space there is and the less than ideal learning environment that is provided today. In the twenty-first century classroom, the furniture will be able to be moved based on what the lesson will be, hence, more attention is paid to the teacher facilitating better grades to be earned.

Chemistry

The new High School needs five Chemistry classrooms. There was a comment that Chemistry classes can only have twenty-four students maximum at any given time.

Alpha Program

The Alpha Program is the districts alternative High School for students who socially or academically do not respond well to being educated in a traditional High School setting. It is important to have the Alpha program on the High School campus, rather than having it being separated like it exists now. If the Alpha program were on the same campus the students will be able to benefit from the Technical Education shops and the entire selection of electives and programs that Stratford High School provides.

21st Century Needs

A green house would be essential for the AP Biology class and the proposed restaurant.

A weight room that focused on the entire Stratford High School would increase overall health and fitness for everyone. The current weight room has an intensified focus on football workouts that rely on free weights and not machines for the everyday individual.

School Store and Sikorsky Credit Union

There are many students that are enrolled in the Credit Union which is good because it gives them a real world experience. The school store would provide students the tools necessary to learn effectively.

Pre-school

The Pre-School on site serves a dual purpose: 1) as a place for parents to drop their kids off during the school day, 2) as part of the Pre-Teaching program as a lab setting.

Restaurant

The public would be able to experience what the Stratford High School culinary students have to offer and also experience fresh fruits and vegetables from the greenhouse.

Band/Choir Room

The girl's acapella is practicing in the girl's bathroom. The students here are ambitious and we must provide them the proper tools to become successful.

Independent Living Center

The STRIVE program assists the needy with cooking, banking, transportation and everyday duties.

Lecture Hall

This space can be used year round by many agencies in town.

The students don't have enough classroom space. The limitations of the space force teachers to adopt classroom environments that do not meet today's standards and are not sufficient for tomorrows'. It is clear that Stratford High School students' need a 21 century classroom.

Eric Lazaro: Are there enough classrooms for the students to take all the classes they would like in the proposed school?

Joseph Corso: The program has been created. The amount of classrooms and space is dependent on the enrollment projection of Stratford High School.

Janet Robinson: Chemistry Classrooms can only hold 24 students.

Joseph Corso: Regarding the Chemistry lab, Special Education students are counted as 1.5 students per each.

Stephanie Philips: What happened with the media center technology?

Joseph Corso: This is extra to what is already proposed. This presentation was focusing on the twenty-first century classroom.

5. REPORT ON DESIGN MEETINGS HELD ON 1/23, 1/29, 2/5, and 2/12 PRESENTED BY ANTINOZZI ASSOCIATES AND TURNER CONSTRUCTION

Discussion:

Paul Antinozzi: Option A1

A renovate as new status has the highest reimbursement rate of the Options presented. This involves saving part of the existing building. Option A1 is Renovate as new.

The new portion of the building will be on the west side of King Street and will be three stories high. During the construction of the new building on the west side of King Street the students will remain in the existing building.

This option would be considered simple construction and would also be connected to the existing building where the library is. A larger corridor would be designed to meet code requirements for the proposed student traffic.

On the west side of King Street, the cafeteria space is near loading and the kitchen. Administration would also be in the same building. Once construction of this new building is complete the next phase would be to renovate the existing building. At this point, the students will then occupy the new building on the west side of King Street.

When walking into the renovated space one would find the proposed Elizabethan theater to their right and the gym straight ahead. The state will pay for half of the theater which would hold five-hundred and fifty students. The town would have to pay for the rest. This design could potentially make this a twelve month facility. During a school

Play or a sporting event the design of this building allows for the rest of the building to be closed off, reducing the risk of a student or visitor to wonder off. One drawback of this option would be that a portion of the new building would be on the floodplain as it exists now. Once the FEMA map is updated we will find out if the floodplain extends into this building design.

Option A2

This option is similar to A1 in that there is a three story building on the West side of King Street. This design is not on the existing floodplain. In this design, students, teachers, and parents can drive through the center of the building on the West side of King Street. One drawback of this design is that administration is separated from the cafeteria and it would require an additional elevator.

Option B

This option works similar to option A. There is a three story building on the West side of King Street. The first floor of that building would include the cafeteria and administration in the same building. On the second and third floor is where the academics and media center would be.

Option C

The main difference between this option and the others is that it creates a contiguous site with a centralized auditorium, which creates a safer school. In the other options, a catwalk is onsite to connect the new building with the existing one. This creates danger for students who cross King Street.

Andrea Veilleux: Discusses Board of Education’s hybrid selections.

Eric Lazaro: The students want more classrooms. Right now they don’t have the ability to take all the classes that they want because there isn’t enough classroom space.

Paul Antinozzi: The space program has certain guidelines it must follow. For example, the maximum eligible area is based on student enrollment multiplied by the certain number of square feet eligible per student. The amount

of classrooms is also expressed in the space program. The space program is available upon request.

Ken Poisson: How many acres do we currently have?

Bill Mead: We own approximately eleven acres. The average school owns about twenty-three acres

Brian Greenleaf: Explains the three grant options and states we should focus on Special Legislation, but also be prepared for the EDO49R. He also explains how we came about what the net cost to the town will be.

6. RANKING THE DESIGN AND GRANT OPTIONS GENERATED FROM THE DESIGN MEETINGS

Discussion:

Chad McCullough: Option A

The Special Legislation and EDO49R are the same regarding cost and time. Option A's estimate is based on reasonable assumption. We would also get the benefit of a 50% reimbursement rate going in this direction.

Lynn Temple: Please take in account the operational cost to maintain this existing building and also how much it is going to cost until the new building is erected. An example of a cost would be any repairs made to keep this building in operation until the new building is erected.

Clarence Zachery: The plumbing trap broke a couple weeks ago and the smell was intolerable. Many costs can occur until then. The longer we wait the more expensive this project becomes.

Chad McCullough: Option B

This is a longer and more difficult project because of the shape and size of the building. The benefit of keeping the existing structure will be lost, thus qualifying for the 40% reimbursement rate.

Option C

In this option, the campus will be contiguous which closes King Street. In closing King Street, the utilities located in that area will need to be moved to another location causing the schedule of this project to extend. This option is the longest to complete. This would also be the hardest transition in regards to the design and construction process.

Question: If we choose to have a Renovate as New status, is the gymnasium going to increase in size and how is that calculated?

Answer: When designing for school construction there is a space program. Each grade level will contain a certain amount of square footage allotted per student. Those numbers are then added together and divided by the four grade levels to figure an average sf number allotted per student. The average sf per student is multiplied by the school's enrollment and a maximum eligible area is configured. The gymnasium is design to be greater in size than it exists today to be able to run the appropriate programs with an adequate amount of space.

Question: Did we account for wetlands? There are some on this site and we want to make sure we won't be disturbing any existing wetlands.

Answer: Yes, wetlands have been accounted for and the proper procedure will be followed while constructing this facility. As of now, we are working on updating the existing FEMA map to be more precise on where the wetlands are located.

7. APPROVAL OF SPECIAL LEGISLATION REQUEST

Discussion: None.

Alan Llewelyn: Requests a motion to approve a Special Legislation request on Option A.

Len Petrucelli: Motioned to approve Special Legislation Request.

Bob Chaloux: Seconded, all were in favor.

8. APPROVAL TO GO TO BNC TO REQUEST A SPECIAL MEETING FOR BSC TO PRESENT DESIGN AND GRANT RECOMMENDATIONS AND SPECIAL LEGISLATION REQUEST

Discussion: None.

Alan Llewelyn: Requests a motion to approve to go to BNC to request a special meeting for BSC to present design and grant recommendations, and Special Legislation.

Ken Poisson: Motioned to approve special meeting request.

Bob Chaloux: Seconded, all were in favor.

9. REPORT ON BONDSURE PROGRAM BY CREC

Discussion: It is requested that this presentation also be given at the Building Needs Committee.

Alan Llewelyn: Requests a motion to approve to table the BondSure discussion.

Stephanie Philips: Motioned to approve tabling the BondSure discussion.

Bob Chaloux: Seconded, all were in favor.

10. ADJOURNMENT (APPOXIMATELY 7:00pm)

Discussion: None.

Alan Llewelyn: Requests a Motion to adjourn.

Len Petrucelli: Motions to approve adjournment.

Ken Poisson: Seconded, all were in favor

Adjournment Meeting was adjourned at 6:54pm by Chairperson Alan Llewelyn.

Minutes submitted by:
Edwin Martinez
Project Coordinator
CREC Construction Services

AGENDA

STRATFORD HIGH SCHOOL SUB-COMMITTEE MEETING

FEBRUARY 19, 2015

(All Items are Subject to Tabling at the Discretion of the Committee Chair Due to 7:00pm End Time)

1. Call to Order (Approximately 5:30pm)
2. Approval of Agenda
3. Approval of January 15, 2015 Meeting Minutes
4. New Sub-Committee Member(s) Appointed by the BNC
5. Presentation on Modern High School Requirements by Joseph Corso
6. Report on Design Meetings Held on 1/23, 1/29, 2/5, and 2/12 Presented by Antinozzi Associates and Turner Construction
7. Ranking the Design and Grant Options Generated from the Design Meetings
8. Approval of Special Legislation Request
9. Approval to go to BNC to Request a Special Meeting for BSC to Present Design and Grant Recommendations, and Special Legislation Request
10. Report on BondSure Program by CREC
11. Adjournment (Approximately 7:00pm)