

**TOWN OF SOUTHTON**  
**PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE**  
Minutes of Meeting of January 2, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, January 2, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

**Attendance:**

**Present:** Chairman Roger C. Jones, Sr., Jerry Belanger, Severino Bovino, John Moise, Gary Saucier, and Ralph Warner, Jr.

**Also Present:** Fred Cox, BOE; Tom DiMauro, Newfield Construction; Curt Krushinsky, Mike Berger, Joe Simeone, and Caillin Wall, Fletcher Thompson; and Barry Blades, Blades & Goven Landscape Architects

**Absent/excused:** David Derynoski

**Call to Order:** Chairman Jones called the meeting to order at 7:00 pm

**Minutes:** After review motion made (Belanger—Moise) to approve the minutes from the meeting held December 19, 2007 as presented (attendance corrected); motion carried unanimously.

**Plantsville Elementary School**

**Fletcher-Thompson/Architect's Report:**

Mr. Krushinsky introduced the team members present. He distributed a packet and walked the Committee through it, noting the changes made were in response to concerns and issues from last meeting. Mr. Blades then began a site presentation that addresses the bus queue, parent drop-off, and parking issues. F/T needs a general direction to move forward in order to meet deadlines. After this third look at the site, two new plans were developed and presented tonight: Schemes C and D. The specifics of how each scheme address the traffic (vehicular and pedestrian) flow issues were explained and discussed. Also considered were the pros and cons of each scheme including impact on green space and parking. Options to improve each scheme were also considered, including acquiring nearby property and widening the W. Main Street entrance.

F/T recommends Scheme C. Students can easily walk from Church Street with out ever crossing a roadway. Parents have more parking. Maintains good separation. Parking area and dedicated bus lane would have ample clearance room to be safe. Function and location of staff person to enforce rules maintaining separation was discussed.

Mr. Cox relayed his concerns with the Scheme. He further stressed the importance of keeping parent drop-off and busses separate stating the more separation the better. He appreciates the limitations of the site and that everyone is doing the best they can. Further options and solutions were brainstormed. Parental access control was discussed. Mr. Cox suggested a cantilever gate could be manned during arrival and dismissal and then opened for middle of day. F/T can tweak the plan to strengthen the separation, but if

parents want to cross they still can. F/T hasn't used a gate for this application, but it is possible.

The consensus of the Committee and Mr. Cox is for F/T to go ahead with Scheme C, try to find a gate solution, close up the parent drop off up by the entrance, and try to pick up some more lateral parking along the driveway to get as much parking in the front as possible. In the parking lot area, the issue of kids walking in while parents are driving out was considered. F/T agreed if the width allowed it would be desirable to have more sidewalks and Mr. Blades will investigate. Mr. Cox stated the top two sidewalks to have would be the one shown and one from south. Planning and zoning regulations requiring landscaping in parking areas was noted.

Mr. Bovino added Scheme C requires the least disturbance of the site and limited use of retaining walls.

Regarding a separate play area for Kindergarten, Mr. Blades explained he meet with the fire marshal regarding access to back of building. If a gravel-way is required, it may make it difficult. In addition, the State may require some handicap parking near the gymnasium for after hour use. Committee consensus is to place playground as proposed on Scheme C. However, Mr. Cox noted for the record, if the fire marshal does not require  $\frac{3}{4}$  access around the building, the K play area should be moved closer to the K classrooms and gym lobby. Their area should be up front. Further discussed locating play area and handicap parking as well as after hours use.

Mr. Blades explained issue regarding the playground in back – because the project is “renovate as new” and we are building new gymnasium – the State might require accessibility throughout the entire site. This could mean new surfacing (currently sand) and an in depth study of all the play structures. Mr. Krushinsky suggested it would be \$75,000-\$100,000 to replace the playground. May be possible to install supplemental structures at less cost. F/T will bring it up at the prep meeting.

The storage area under the end of the addition was discussed. Mr. Blades explained issues with such a change. Discussed pros and cons and options. The structural engineer will have to get involved. The results of the borings were discussed. Ground water concerns were noted. F/T stated a need to start classifying the space based on use. Discussion followed including square footage guidelines. This scheme is about 8,000 sq feet over the guidelines and we will have to pro-rate down from the reimbursement rate.

Mr. Jones, asked Mr. Krushinsky to come back with an idea of what it would cost to add this space vs. leaving it the way it is designed. Mr. Krushinsky and Mr. DiMauro will work together on it and bring it to the next meeting. Grading and elevations further were discussed; it was explained as a function of balancing the cuts and fills.

Mr. Krushinsky responded to the square footage overage noting the project has been over the square footage since the referendum. The referendum may have been 10,000 sq. ft over. Reimbursement is based on that number. F/T has improved upon the overage. Mr.

Cox explained a 'waiver due to renovation' could be filed to get an exemption. After PCT meetings this can be filed if needed.

Mr. Krushinsky then reviewed the floor plan regarding the adjacencies and changes made. Performing arts is located next to the platform. The nurse's suite is back adjacent to the administration. The use of the 4<sup>th</sup>/5<sup>th</sup> swing classroom was discussed. Squaring off the Visual Arts and swing classroom was considered. F/T will look into that. The school principal, Mr. Cox, and Mr. Krushinsky will meet to go over everything. Mr. Jones will attend. F/T will continue to look into the elevator/LULA lift.

Exterior elevations were shown again and the roof over the gym discussed. Mr. Krushinsky proposed a membrane roof that simulates a metal roof. The Committee requests more information on the product.

Mr. DiMauro commented on floor plan changes, explaining the floor plan added a small addition to the cafeteria for toilets. He explained this is an extremely costly addition to save a few steps to the bathrooms. It also impacts south facing windows. Consensus of the Committee is to take out the addition.

DiMauro noted the net square footage change to 17,000 square feet of addition. Mr. Krushinsky explained the size increases in the front administrative/media center bump out. Savings might be found in squaring off the visual arts and swing classroom. Discussion followed.

Mr. Krushinsky reported the State Traffic Commission letter is being drafted and it looks like we are in good shape. The Flood Management process has started and F/T is looking at the end of March to get it back. Mr. DiMauro is glad to see them moving and he reminded those present these are the critical ones that can delay the project.

The roof pitch on the addition was discussed. F/T explained the pitch and will be meeting with mechanical engineer soon. The Committee will decide how to proceed once mechanicals are proposed.

The existing play area in the Northeast corner was considered. Mr. Cox reported it is rarely used. To preserve green space elsewhere F/T will try to tighten up the access drive to the paved play area.

The cost comparison of the current F/T scheme vs. the original design for referendum as discussed. Consensus was the original scheme would cost more and is less desirable educationally. Project phasing and timing were discussed. Consensus was the way it is being done expedites the project.

Mr. DiMauro presented the IH&SC environmental fee proposal. Discussion took place. Motion made (Saucier—Moise) to accept the \$4,000 quote from IH&SC; motion approved unanimously.

**Construction Manager's Report:**

Mr. DiMauro distributed the schedule and noted the addition of the Committee's approval at the 2/6 meeting. F/T will get the drawings ready and distributed to the Committee for next week (via Atty. Sciota's office) for review prior to the 1/16/08 meeting. It's possible a special meeting will be held on 1/30 for approval. Consensus is to try and get into the ground sooner than later.

**Change Proposals:** none

**Reports of Sub-Committees:**

Site & Architectural: none

MEP & Special Systems: none

Finishes & FF&E: none

**Report of BOE Representative:** none

**Public Comment or Communications:**

Ms. Linda Flynn, 21 Royal Oak Drive: Ms. Flynn relayed the understanding parents had when moving out of the school – that they would only be out for one school year. She urged the Committee if there is a way to have a September 2009 occupancy please do so. Moving out of school we'd be out for only one school year. She noted the kids are being asked to leave their home for 2 out of 6 their years as Plantsville students. She reiterated, for the record, her sentiment that if there is a way to return in Sept. 09 and there is still construction going on, as long as it's safe, it's OK, we can return with just classrooms. Ms. Flynn would not want to see parents revolting because one school year has turned to two. The Committee responded to Ms. Flynn stating they will try their best.

**Invoices:**

Recording Secretary: Motion (Saucier--Belanger) to pay Aimee Cotton Bogush, invoice PS121907 in the amount of \$80.74 for the 12/19/07 meeting; motion carried unanimously.

**Other Business:** none

**Executive Session:** none

**South End School**

**Friar Associates/Architect's Report:**

Mr. DiMauro reported for Friar Associates who were not present. There is not much change. The borings are in progress and a report is due for next meeting. Friar has filed for the inlands/wetlands map amendment. They are proceeding on the drawings. Mr. Bovino has been on site and discussed some of the site issues coming up during borings.

**Construction Manager's Report:**

Mr. DiMauro distributed schedule and reviewed with Committee.

**Change Proposals: none**

**Reports of Sub-Committees:**

Site & Architectural: none

MEP & Special Systems: none

Finishes & FF&E: none

**Report of BOE Representative: none**

**Public Comment or Communications: none**

**Invoices:**

Recording Secretary: Motion (Saucier—Moise) to pay Aimee Cotton Bogush, invoice SE121907 in the amount of \$80.74 for the 12/19/07 meeting; motion carried unanimously.

**Other Business:**

Mr. Belanger asked questions regarding the Ed specifications. Discussion followed on the process and timing for meetings at which the details of the Ed specs will be addressed.

RFQ for FF&E was discussed briefly.

LEED/green building issue discussed. Fuel cell sounds unrealistic. Mr. Saucier introduced colleague Rich Volk. Mr. Saucier noted based on the subcommittee meeting earlier this evening, it looks like we are behind. Mr. DiMauro noted it is an add-on. Cost discussed. Mr. Saucier and the MEP subcommittee will investigate further and report back.

**Executive Session: none**

**Adjournment:** There being no further business, motion was made (Belanger—Moise) to adjourn; motion carried unanimously. Meeting was adjourned at 9:02 pm.

Respectfully submitted,

Aimee Cotton Bogush  
Recording Secretary

**Next meeting:**

Wednesday, January 16 at 7p.m. at the Pyne Center  
(Friar @ 7 p.m., F/T Associates @ 8 p.m.)