

WEST STREET SCHOOL BUILDING COMMITTEE MEETING MINUTES

Meeting Date: March 5, 2015

Location: West Street School Library

Members Present: Mark Bail, Chair of the West Street School Building Committee
Jim Morrissey, West Street Building Committee Member
Chris Martin, Town Administrator
Isabelina Rodriguez, Superintendent of Schools
Deborah Barthelett, Principal, West Street Elementary School
John Libera, Chair of the Granby Finance Committee
Emre Evren, Granby School Committee Member
Jim Pietras, Granby School Committee Member
Lynn Snopek-Mercier, West Street Building Committee Member
Ken Scully, Director of Maintenance, Granby Public Schools
Andrea Kennedy, West Street Building Committee Member

Absent: Joe Rokowski, Vice Chair, West Street Building Committee
Margo Jones, Jones Whitsett Architects

Also in attendance: Alan Minkus, Strategic Building Solutions
Kristian Whitsett, Jones Whitsett Architects
Thomas Jefferson, Director of Pupil Services, Granby Public Schools

Meeting filmed for the local Public Access TV.

Mr. Bail called the meeting to order at 6:33 p.m.

Approval of minutes: Mr. Martin moved to accept the minutes. Ms. Mercier seconds. Date of the meeting to which the heads of town committees and the public will be invited should be March 19 (instead of March 16 as indicated on page 3. Minutes are amended to reflect the correct date. Approved unanimously as amended.

Mr. Martin asked the OPM why the Committee is asked to make a decision on a single option by March 16. Mr. Minkus explained that if the decision is not made by that date then the MSBA and FAS meetings that are scheduled shortly thereafter would be missed.

Mr. Martin added that he doesn't feel ready to make a decision given the MSBA's letter where the Building Authority indicated that they were not fully aware of the PK-6 option. Committee members also believe that the details of the costs for each option that had been presented are not clear.

Mr. Libera shared his concern that the process is moving very quickly. Finance Committee would like to better understand why the square footage on the new building option appears to be 10 thousand square feet more than that recommended by the MSBA. This translates into a sizeable difference in costs.

Ms. Rodriguez told the Committee that East Meadow Principal Ms. Champagne and staff had been consulted for their input to the design that involves PK-6 option. Mr. Martin mentioned that Committee members have not yet seen enrollment projections for grades 4 through 6.

Mr. Whitsett gave a brief account of the process and admitted that the current conditions at East Meadow were not well described from an educational perspectives in the original report submitted to the MSBA as PK-6 did not seem to be a viable option at that time. Additional information and answers related to East Meadow were sent to the MSBA at the end of last week.

Committee members would like to gain as much knowledge about the process as possible so that they can clearly communicate with the members of the community as opportunities arise.

Mr. Libera raised a concern that while the Committee is only meeting once a month, a lot is happening in the process.

Mr. Whitsett explained that design decisions were preceded by visioning sessions that included administrators and educators from both West Street and East Meadow schools. An educational needs analysis was conducted. While visioning sessions led to design considerations, the conversations were primarily focused as concepts and not specific size allocations. Committee members would like to receive more information on the visioning sessions and the connection to the subsequent decisions on design and size/scope.

There were questions around the grossing factor and whether the space included in the selected designs was beyond what was required by the MSBA.

March 19 meeting with the town committee heads will be postponed until the Building Committee has more and clear information to share. The Building Committee will meet on March 12 and Mr. Whitsett will make a presentation on the visioning sessions and space requirements.

Architect's Report

Mr. Whitsett shared the analysis on option 5 with renovation, which was question at the last meeting. Due to the load bearing walls and design, the renovation option was revised. With some work, the cost might be brought down to \$300 per square feet. Option 6 was also reviewed; more information will be made available, particularly around the connection between the two school buildings and related options.

Project Engineer provided details to the Committee on the water and septic considerations around the East Meadow School, including the current state of water supply and septic system, the regulatory requirements, no touch zones, etc. Current water supply required is at 7,000 gallons, with a maximum of 11,000 gallons capacity. The question is whether the water supply will be sufficient if new students are added to this location.

Septic system is a little more complicated. DEP has concerns as the current septic system is slightly within the IWPA (Interim Wellhead Protection Area) and that typically prompts an

evaluation as to whether nitrogen removal is necessary. If the existing system is improved to handle a greater level of flow, a treatment system may be required.

There is a second well that is inactive but starting to use it might not provide any benefits. The well is in the same area, where the soil is poor, and would require regular testing, which would add to the cost.

With new PK-6 option, the use of the existing East Meadow building for other purposes might also require new water supply and sewage treatment station. Option 7 would also necessitate new sewage treatment system and water supply, which would add to the cost. DEP may require the same additions/updates for options 5 and 6. All will depend on the DEP's response.

Estimates were adjusted according to the findings from recent analysis. The cost for Option 5 is now lower by about \$1M.

The Committee and the project team then discussed reimbursement percentages and various possible scenarios. A question was raised as to whether the Committee might consider one of the previously eliminated options if all of the options at the East Meadow location require additional cost for well and sewage treatment plant. The issue may be discussed at a later meeting depending on the response from the DEP.

School Building Committee also discussed having a scribe to capture the meeting minutes to allow all members fully participate in the discussion and to comprehensively document the meetings for the record. A motion to invite a scribe from outside the Committee was made by Ms. Rodriguez and seconded by Mr. Libera. Motion approved unanimously.

Mr. Evren will reach out to Ms. Lillian Camus to ask whether she may be interested in volunteering as a scribe as she has done for other town committees in the past. Alternative may be pursued depending on Ms. Camus' response.

Any other business to come before the Committee

There was no further business

Next Meeting Date

The next meeting is scheduled to be held on March 19, 2015 at 6:30 p.m.

Adjournment

Motion made to adjourn by Mr. Martin and seconded by Ms. Rodriguez. Approved unanimously and adjourned at 8:30pm.

Respectfully submitted,

Emre Evren
Granby School Committee Member