

WEST STREET SCHOOL BUILDING COMMITTEE MEETING MINUTES

Meeting Date: September 24, 2015

Location: East Meadow School - Cafeteria

Members Present: Mark Bail, Chair of the West Street School Building Committee
Joe Rokowski, Vice Chair, West Street Building Committee
Deborah Barthelette, Principal, West Street Elementary School
Jennifer Fraser-Champagne, Principal East Meadow School
Emre Evren, Granby School Committee Member
Judith Houle, Interim Superintendent of Schools
Andrea Kennedy, West Street Building Committee Member
John Libera, Chair of the Granby Finance Committee
Jim Morrissey, West Street Building Committee Member
Jim Pietras, Granby School Committee Member
Lynn Snopek-Mercier, West Street Building Committee Member

Absent: Chris Martin, Town Administrator
Ken Scully, Director of Maintenance, Granby Public Schools

Also in attendance: Alan Minkus, Colliers International
Helen Fantini, Jones Whitsett Architects (JWA)
Kristian Whitsett, Jones Whitsett Architects (JWA)
Lillian Camus

Mark Bail called the meeting to order at 6:36 p.m.

Approval of May 13, 2015 minutes

Approval of the May 13 minutes was postponed.

Approval of August 20, 2015 minutes

Mark Bail noted a change that was made to the August 20 minutes which corrected the date of the May meeting minutes to be approved.

Motion was made by Andrea Kennedy and seconded by Jim Pietras to approve the August 20, 2015 minutes as amended. The August 20, 2015 minutes were approved unanimously as amended. Jennifer Fraser-Champagne abstained.

Colliers - Schedule Update

Alan Minkus reviewed the schedule update. Alan noted the plans are scheduled to go to the estimators on October 2. All other dates in the schedule are holding.

JWA – Schematic Design Update

Kristian Whitsett gave an update on the schematic design which included an MSBA Update, Roof Costs, Summary of Meetings, Updated Plans and Materials, Massing and Exterior Materials and Site Plan Review. Kristian explained the design is not final but more refined so cost estimators can be more accurate.

MSBA – The September 3 meeting at MSBA resulted in their asking for updated educational, floor, and site plans as well as an updated space summary.

- Roof Costs – Kristian reviewed updated roof costs as a result of Committee comments from the last meeting. There would be approximately \$300,000 in additional costs for the sloped roof option, or 1% of the overall construction cost.
- Summary of Meetings – Kristian reviewed the topics brought up at each meeting.
 - September 15 - Department Heads
 - September 16 – Planning Board
 - September 22 – Conservation Commission
 - September 23 – Teachers and Staff
 - Pending - Board of Health, Plumbing and Electrical

Emre Evren asked how much larger would the generator have to be to run the kitchen along with everything else already designated and would it be covered by MSBA? Kristian responded that it would cost about \$100,000 and would probably not be reimbursed by MSBA.

The Committee had more discussion regarding using East Meadow School for a shelter if needed. The discussion ended with leaving the plans for sizing the generator as it now stands.

- Updated Plans and Materials – Helen Fantini reviewed the updated floor plans and materials. Helen noted an area reserved for stacking/telescoping bleachers to be used when the stage is in use.

Jim Pietras asked if there was any room in the gym for bleachers or some place for parents to stand/sit and watch. Helen noted there was very little space on the edges for people to stand. It is sized for a high school court, but without seating.

Jim Pietras asked if it would be possible to put a larger gym in the middle school side? Kristian Whitsett said he would check on the MSBA regulations in that regard.

Emre Evren asked if there is a regulation size basketball court for elementary schools? Kristian Whitsett said he believed there is a standard middle school size court but is not sure of the size. Judith Houle looked up the regulation sizes for various basketball courts, including middle schools. Helen Fantini noted that now is the time to decide as we need to get the specifics to the estimator next week.

The Committee discussed the estimated usage of the gym for performances as well as basketball games. The Committee agreed that PE Space is the primary use for the space and the stage area for performances would be the next important use.

Alan Minkus suggested using the stage area for seating during basketball games is a possibility to accommodate spectators.

Emre Evren and Joe Rokowski expressed an interest in using the East Meadow School for Town meetings.

Alan Minkus noted if the Committee wanted to increase the size of the gym the cost would run approximately \$375 per sq. foot for any additional square footage added. This additional cost would not be reimbursable by the MSBA.

The Committee decided to keep the size of the gym as it currently stands on the plans.

- Floor Plans – Helen Fantini reviewed the current floor plans with regard to public access.
- Floor Finishes – Helen Fantini reviewed the finishes designated for each area in the school. Materials include Linoleum, a limited amount of carpet tile, epoxy terrazzo for the main entry of the building, ceramic or quarry tile, aluminum grill walk off mats with carpet inserts at building entry points, and wood or performance vinyl for the gym.

The Committee agreed on a wood floor verses performance vinyl for the gym.

- Interior Materials including the following
 - Wall Finishes – Painted Gypsum Board/CMU, Vinyl Wall Covering, Glazed brick, Porcelain Wall Tile, Ground faced block, Ceramic Wall Tile and Fiberglass Reinforced Panels.
 - Ceiling Finishes – 2x2 ACT, Painted Acoustic Deck, Exposed Open Web Steel Joists, Exposed Glulam Beams.

Jim Morrissey asked if there would be any acoustic ceiling in the classrooms. Kristian Whitsett said half of the ceilings in the rooms would be acoustic tile and the other half exposed structure with acoustical decking.

- Exterior Materials
 - Sloped Roof- Standing Seam Metal Roof
 - Flat Roof – PVC Membrane Roof
 - Existing Walls – Brick infill to match
 - Classroom Walls – Brick that relates to existing, but is clearly different. Norman or Emperor size
 - Gym Walls – Darker brick that relates to the accent brick at the existing walls
 - Shared Classroom & Celerstory Walls – Corrugated metal horizontal siding.

- Site Plan Review – Kristian Whitsett reviewed the site plan which included using some of the soil that would be removed for the building and used to create a berm in the play area in the back of the school.

Helen Fantini asked about how much fencing the Committee would like around the area. The Committee responded that fencing would be needed at least along Maximillian Drive.

Public Outreach Update

Joe Rokowski reviewed an updated K-6 School Outreach Activities and Plan. Andrea recorded her public service announcement. We had three open houses. Jim Morrissey spoke on September 9 and handed out fliers. .

Public Service Announcements

Andrea Kennedy recorded the first installment of the Public Service Announcement. That will soon be posted to the channel 12 or 15.

School Open Houses and other Events

Three Open Houses have taken place with attendance by various representatives from the Committee as noted below. They took five minutes at the beginning of each open house to update parents on the status of the school project and hand out one page info sheets for more details. All three had good attendance and reception at their locations.

PTO – Joe Rokowski reported that Mark, Jim and Joe attended a recent PTO event to update that constituency.

East Meadow – September 10 at 6:15 p.m. – Jim Morrissey

West Street – September 16 at 6:30 p.m. – Andrea Kennedy

High School – September 17 at 6:00 p.m.– Joe Rokowski

Upcoming Events

Council on Aging – November 5 at 12:00 noon – Jim Pietras will handle

Lions Club – Jim Pietras will handle

Fall Town Leadership Meeting – Joe is still working on this

The tri-fold mailer and its content will be discussed at the next meeting.

Any other business to come before the Committee

None

Next Meeting Date

Thursday, October 22, 2015 at 6:30 p.m. at the Senior Center.

Adjournment

Motion made to adjourn by Judith Houle and seconded by Lynn Snopek-Mercier. Approved unanimously and adjourned at 8:21 p.m.

Respectfully submitted,

Lillian Camus
Recording Secretary