



**TOWN OF ROCKY HILL
FACILITIES COMMITTEE
MEETING MINUTES/MOTIONS**

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Board of Education Facilities Committee
DATE MEETING AGENDA POSTED	February 8, 2010 (Rescheduled Mtg. Agenda Posted February 9, 2010)
LOCATION	Training/Conference Room
DATE OF MEETING	February 11, 2010
TIME MEETING STARTED	5:35 p.m.
PERSON PREPARING MEETING MINUTES	Jo-Anne Booth, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Rene (Skip) Rivard, Chairman	2. Brian Dillon
3. Frank Morse	4. William MacDonald, Ex-Officio Member (Chairman of Bd. of Ed.)
5. Also present: Superintendent Dr. Jeffrey Villar	6. Finance Director Frank Connolly
7. Marc Beliveau (Bd. of Ed.)	8. Edward (Alex) Silva (Bd. of Ed.)
9. Ken Biega (O & G Industries, Inc.) (Left at 6:50 p.m.)	10. Mike Sorano (Friar Associates)
11. Debbie Friday (Resident of RH)	12. Bill Pentland (Resident of RH) (Entered at 5:42 p.m.)

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT Yes No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION Passed Failed Tabled

No motions were made during this meeting. (Maria Mennella was absent.)

LINK TO WORKING NOTES (will be attached if available) ACTION

CORRECTION(S) (will be attached if available)

TIME MEETING ADJOURNED: 7:00 p.m. .

TIME DELIVERED TO TOWN CLERK: .

Town of Rocky Hill
Board of Education
Facilities Committee Meeting Working Notes
February 11, 2010

A Facilities Committee meeting of the Rocky Hill Board of Education was held on Thursday, February 11, 2010 in the training /conference room. Chairman Rene (Skip) Rivard called the meeting to order at 5:35 p.m. Present were: Brian Dillon, Frank Morse and William MacDonald (Ex-Officio Member) (Chairman of Bd. of Ed.). Also present were Superintendent Dr. Jeffrey Villar, Finance Director Frank Connolly, Marc Beliveau (Bd. of Ed.), Edward (Alex) Silva (Bd. of Ed.), Ken Biega (O & G Industries, Inc.) (Left at 6:50 p.m.), Mike Sorano (Friar Associates), Debbie Friday (Resident of Rocky Hill) and Bill Pentland (Resident of Rocky Hill) (Entered at 5:42 p.m.).

Absent: Maria Mennella.

1. Presentation and Discussion of Concepts for School Facilities Referendum

Mr. Sorano said this evening's PowerPoint presentation was put together based upon the comments from the last meeting of this Committee.

Scenario One would be for Stevens School and West Hill School. There would be renovations and additions to each of these schools. Moser School would be abandoned and demolished. He went over what the total project cost would be, what the state reimbursement would be and what the estimated cost would be to Rocky Hill. Superintendent Dr. Villar asked if the demolishing cost is included and both Mr. Sorano and Mr. Biega said it is. Mr. Dillon asked what that number would be and Mr. Biega explained this.

Mr. Sorano told everyone that if there is a scenario they want to have pursued then they can make any adjustments and they can talk about things. They can mix and match things to come up with a final scenario to bring out to the public.

Scenario Two would be for Moser School and West Hill School. A new Moser School would be built and Stevens School would be knocked down and turned over to the town. He went over what the total project cost would be, what the state reimbursement would be and what the estimated cost would be to Rocky Hill.

For Scenario One and Scenario Two, Moser School and Stevens School will be equal sized schools. This would include having an addition done to West Hill School to make this equal sized.

Scenario Three would be for Moser School and West Hill School. No additions would be done to West Hill School but there would just be renovations done. A larger Moser School would be built. A lot of students would be pulled out of West Hill School and put into Moser School. Mr. Dillon asked if there would be no addition to West Hill School in

Scenario One. Mr. Sorano said there would be additions to Stevens School and West Hill School in Scenario One. Mr. Dillon asked if there were to be additions done to Stevens School and not to West Hill School. Mr. Sorano said he didn't do that because that addition would be huge.

Chairman Rivard referred to Scenario Three. He confirmed that this would be the building of a new Moser School and the knocking down of the old Moser School instead of renovating or leaving any facades. Mr. Sorano said that was correct and the thought was to take all of Moser School down because it could be costly in the long run to try to save a building of that age.

Mr. Dillon asked if public school funding hits the historical preservation requirements under the Statutes like other projects do. He asked if they would be tied up with triggering preservation issues if Moser School was to be knocked down. Chairman Rivard said this is not listed as a historical building.

Mr. Sorano showed everyone what the enrollment projections are of the three scenarios. He went over the design class sizes. For Scenario One, West Hill School and Stevens School would have the same design class sizes. For Scenario Two, West Hill School and Moser School would have the same design class sizes. For Scenario Three, West Hill School and Moser School would have different design class sizes. Superintendent Dr. Villar said these would all be with half day kindergarten and Mr. Sorano agreed. Mr. Dillon asked what the requirements would be for all day kindergarten. Superintendent Dr. Villar said the need for classrooms would essentially be doubled for the kindergarten classes and the more costly piece is the staff. Mr. Dillon thought they would want to talk about planning for this now if there is a push to go that way versus three or four years from now. Superintendent Dr. Villar suggested that this concept might lend itself better to a new building. Mr. Dillon said they should be talking about this now if there is a push for all day kindergarten in Connecticut. Superintendent Dr. Villar thinks it is a very long time coming before any money is going to be given for suburbs that have all day kindergarten. Chairman Rivard referred to the plans they have and he asked if there will be room to add on in ten years. Superintendent Dr. Villar said it depends on which scenario they go with and there is nowhere to go on the site of Stevens School. He explained more and said the state won't reimburse a town if they build space they aren't going to use. Chairman Rivard asked how many years it is for renovate as new and Mr. Sorano said it is twenty years. Mr. Sorano said there are some construction dollars available for a full day kindergarten program but as of right now the study is for half day kindergarten. This is based on the ed spec and this is the existing standard they are going with. Any adjustments can be made.

Mr. Dillon asked what the flexibility is for swing space for things like Special Ed needs, etc. Superintendent Dr. Villar said these designs take into account this district's need for that type of program. Mr. Dillon asked if there are ways to maximize the square footage for additional classrooms and still meet the requirements for future enrollment. Superintendent Dr. Villar said there are. It is hard to predict changes in federal mandates on education and what is done with existing space because there would be buildings that

are not being utilized as to how they were designed. Mr. Dillon asked if it would be that big of a deal to add four rooms in somewhere for future all day kindergarten and still get reimbursed. Superintendent Dr. Villar referred to how Portland had overbuilt. The enrollment projections are what are going to insulate the district against the claim from the state that the school is overbuilt. In order to get reimbursement, it has to be shown why the space is needed. Mr. Sorano said this is a really important thing to get out to everyone.

Mr. Morse said the ed spec he approved one year ago was for full day kindergarten and that is the one that went to referendum. He asked if there is a new ed spec that they all approved. Superintendent Dr. Villar said the ed spec was never approved when they moved forward with the plan and he said ed specs should be approved. Mr. Morse said by the time a school is built that it will be 2013-2014. There was a brief discussion about having full day kindergarten.

Mr. Sorano gave the specific details for Scenario One, Scenario Two and Scenario Three. He went over the plans for the schools and answered specific questions that anybody had about these. A discussion took place about the scenarios. Superintendent Dr. Villar said it would be very helpful for everyone if the Board of Education gave direction as to what they want to see. Mr. Dillon told everyone that he thinks they need to come to a consensus because they don't have enough time or money for three or four options to be evaluated for them. Mr. Biega said that he and Mr. Sorano were presenting this to them this evening and he said they could have another meeting on Monday night so that they could look at the information and think about the things that were discussed. They could make a decision on what direction they want to move towards.

Everyone got a copy of the PowerPoint presentation. Chairman Rivard suggested to everyone that they take this information home with them to review it and then they could set up another meeting. Mr. Dillon asked if they had a consensus. Mr. MacDonald said he wanted to look at this more in detail and hear from the other Board of Education members who weren't present at this meeting. Chairman Rivard said he wanted to hear more about the negatives on Scenario Two. Mr. Sorano said Scenario Two is much more difficult to do construction wise. People at this meeting thought Scenario Two would be the easiest with regards to this.

Mr. Sorano referred to a secondary school plan which is very preliminary and very broadbrushed. He went over this plan and answered specific questions that anyone had. This would be a really hard project to do and Mr. Sorano explained why. A discussion took place about this plan.

Mr. MacDonald asked if there was anything for Griswold Middle School. Mr. Sorano said there was nothing as of right now but he could bring back a Griswold Middle School plan.

Mr. Dillon told Mr. Sorano that he would like to see him advance Scenario Two right now. They can then go back and talk about the high school. They can always slide into

Scenario Three if they move forward with Scenario Two. Mr. Morse said that Chairman Rivard had asked for the negatives to be given on Scenario Two and that would be part of the advancing.

Mr. Sorano said they can have a series of meetings on the scenario that they chose and they can tie in the high school direction. Mr. Dillon thinks the high school is behind where the elementary schools are. He proposed that they advance Scenario Two.

Chairman Rivard said they don't have time for a series of meetings if they are proposing to have a referendum in May. Mr. Dillon explained what Scenario Two is also going to need to include if they go with that one. Chairman Rivard said if they are going to go to referendum then they have quite a job ahead of them in a short period of time.

Mr. Dillon said they should formalize what they are doing. Chairman Rivard said he wanted to see the negatives on Scenario Two at a meeting that will be coming up soon of which they could set a time for at this point. Mr. Dillon asked Mr. Sorano what he could do in short order to give them more negatives about Scenario Two. A discussion took place as to when the next meeting of this Committee could be. Mr. Sorano said they could have another roundtable discussion if they wanted to and then give a final direction. At that point, he can get the ed spec confirmed and he can make the plans quickly. They would need to then look seriously at the schedule and the tasks that need to be accomplished. It was decided to have the next meeting of this Committee on February 17, 2010 at 6:30 p.m. and then another meeting on February 22, 2010 at 7:00 p.m.

2. Discussion of Board of Education Capital Improvement Plan

Finance Director Connolly suggested to them that when they adopt the budget this evening at their regular Board of Education meeting that it be just for the budget and not for the Capital Improvement Plan. The Capital Improvement Plan is going to interact with some of the decisions for the long range planning. The Board of Education can formally adopt the Capital Improvement Plan later.

Chairman Rivard said this item would be tabled.

4. Discussion of Gymnasium Floor at Griswold Middle School

Superintendent Dr. Villar said they have to report to the Joint Facilities Committee about this next week. The gymnasium floor at the high school was demolished last week after the flood. Mr. Morse took some pictures of this and he said the floor was gone. Superintendent Dr. Villar said the floor is destroyed and the question now is if they go with a synthetic material that has been researched by Mr. Rich Cooke (Facilities Director) or a hardwood floor. Superintendent Dr. Villar said the Town hasn't supplied him with cost estimates yet. Mr. MacDonald said insurance will pay \$102,000 of the replacement. He understands that the cost of a synthetic floor will be \$30,000 above this. The question will be who will pay for the extra \$30,000 if a synthetic floor is done. He said there are

the portable bleachers that come in and out and he asked what the wear and tear would be on that type of a rubberized floor. Typically a hard activity isn't seen on this type of floor. Superintendent Dr. Villar said it was described to him that the artificial floor is subject to tears from a slapping motion (i.e. floor hockey). Mr. Dillon asked if they have talked about fixing the problem. Superintendent Dr. Villar explained what the problem was. Chairman Rivard asked when it was discovered that a coil had burst. Superintendent Dr. Villar explained when this had been found. Mr. MacDonald asked if no one was in the building on a Sunday. Superintendent Dr. Villar said apparently not. He said building checks should be set up with the facilities crews. They would be paid to go in and walk the buildings, especially when it is cold. Mr. MacDonald said there are some electronic sensors that they could get. Superintendent Dr. Villar said after he talked with Mr. Tom McCabe (Athletic Director) that he has concerns about the resiliency of the floor. Mr. MacDonald said what they need to do when they go to the Joint Facilities Committee is they need to say that Board of Education Facilities Committee is recommending "X". He explained more as to why they would support going with a hardwood floor. Chairman Rivard said he would need something that they can give tangible to the Joint Facilities Committee because the Joint Facilities Committee knows all about renovations and construction. Superintendent Dr. Villar said one clear thing is that one of the floors is going to cost \$20,000 to \$30,000 more than the other. Chairman Rivard asked if they make the recommendation, if it is the town that still makes the decision. Superintendent Dr. Villar said the town owns the buildings but they use them. A discussion took place about this.

Mr. Morse asked what size gym it will be in the new Moser School scenario. Mr. Sorano said it is a large elementary gym but it could be a full size gym.

Chairman Rivard clarified what they were going to make for a recommendation for the gym floor. Superintendent Dr. Villar explained what it seemed to be to him. Mr. MacDonald spoke about his concerns about having a synthetic floor. Mr. Dillon said it has to be cheaper to repair a wooden floor.

3. Discussion of Stage Conditions at Rocky Hill High School

Superintendent Dr. Villar said this item could be moved to another meeting because Mr. Sorano could be helpful with this. Chairman Rivard said this item is on the agenda for next week's Joint Facilities Committee meeting. Mr. Sorano said he had written a letter on this issue. Superintendent Dr. Villar referred to Mr. Sorano's letter and he said the initial consultant had used extreme scenarios. Superintendent Dr. Villar said he and Finance Director Connolly met with that person. They toured the stage. Superintendent Dr. Villar forwarded to Mr. Sorano the conditions that were there that were of concern. Mr. Sorano made recommendations in his letter that are far less dramatic. Chairman Rivard asked if there is anything imminent that has to be changed. Superintendent Dr. Villar suggested that someone needs to look at the potential of braided electrical cord and some of the cabling should be revisited. The cord runs next to a moving cable right now. Some of the anchoring points that were chosen for the equipment need to be looked at. Mr. MacDonald confirmed that they will bring up the immediate safety needs that were

**Board of Education Facilities Committee
Meeting of February 11, 2010**

identified and agreed to by Mr. Sorano. They will push the longer term ones through Capital Improvements. Superintendent Dr. Villar thinks they are going to need the commitment from the Joint Facilities Committee to allow expenditures for the two items.

At this point, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Jo-Anne Booth

Accepted by: _____ Date: _____