

Town Planning/Building Committee for Salem School Renovation

November 18, 2008

Salem School Teacher's Lounge

7:00 P.M.

MINUTES OF NOVEMBER 18, 2008 SPECIAL MEETING

PRESENT: Dinis Pimentel, Kevin Lyden, Stuart Gadbois, Monica McIntyre, Richard Asafaylo, Bill Weinschenker, Jenifer Lee (arrived at 7:02 P.M.), Michael Siebert (arrived at 7:03 P.M.), Chris LaRose (arrived at 7:30 P.M., left at 8:30 P.M.).

GUESTS: Charles Boos and Diana McNeil from Kaestle Boos Associates

ABSENT: Donald Bourdeau, Donna Leake, Horace Lindo, Jim Choquette

CALL TO ORDER: Meeting called to order at 7:01 P.M. by Dinis Pimentel, Chairman.

M/S/C (S. Gadbois, B. Weinschenker) to approve November 12, 2008 minutes. Vote:
Yes: 4 No: 0 Abstain: 3 (D. Pimentel, M. McIntyre, J. Lee).

D. McNeil handed out an Overview of the Salem School Facilities Project packet for the committee to review. She assessed the building, taking pictures and notes to make a feasibility study. She will also do an egress survey. She briefed issues from her assessment:

ADA compliance (bathrooms, sinks, drinking fountains)
Fire safety
Stairs, guardrails on stairs
Undersize classrooms
Inadequate storage for assemblies
Inadequate nurse office and kitchen

-C. Boos said that if any committee members have questions to take notes on the overview and e-mail any questions to the firm. He also commented on the inability to meet today's ADA standards, the codes have changed since 1994.

-K. Lyden asked if the reimbursement rate was still expected to be at 52%, and C. Boos answered that when he last checked it was 53%. CT Clean Energy Fund refunds 30-40% for solar use and geothermal will not give full payback unless there is air conditioning for the entire building. It is not a goal to provide a fully AC building.

C. Boos made a presentation of the firm's ideas for renovations to the school given the framework provided to the firm, explaining all changes. This included changes in the

original building to provide fire safety and updated systems. He also discussed that in doing so there could be the added benefit of improved classroom size. The need for security was partially addressed by rearranging the front of the building/entrance. Technology requirements for security will be addressed further during the latter stages of development. The circulation of people in the building from two stairways was identified as a code concern in the 1963 and 1973. The 1963 has more impact in the renovation due to its interior location. Correcting this stairway position/function provides for the reallocation of space and coupled with the security improvements, centrally locates the support services in the school and frees some previously awkward space to become properly sized classrooms. The current stage area is not used because of its serviceability and code requirements were further identified in the construction of the stage area that are not currently met. Actions to make the current stage area compliant would further reduce its serviceability. To compound that negative impact, the location of the stage disrupts the use of space on the first and second floors of the 1973 (two story stage). An alternate location appearing to be the best remedy for the stage area was discussed as a potential for the project that would extend the benefit of the multipurpose room for functions, provide swing space during construction and band/music room as the long term utilization of the space. This in turn will provide improved usage of interior space in the 1973/1988 additions. The exterior of the building will not drastically change. While work is being completed classrooms could additionally be fit into the gym instead of using portables. That saves renting and powering a portable, septic issues, security and parking. A full service kitchen was considered in the renovation plan.

-M. Siebert commented that the Board of Education voted no to a full service kitchen and also to unnecessary locker rooms. The Town is required to have one full service kitchen for emergency (hurricane, etc.) reasons and that is found at Gardner Lake Volunteer Fire Department.

-J. Lee was concerned that the school will need to provide three full size kindergarten classrooms.

-C. Boos said that the school could not be renovated as new while keeping what is there because the classrooms are too small.

-M. Siebert commented that many of the Special Education problems have been fixed by these plans.

-C. Boos will meet with the superintendent and principals to show them these plans as modified throughout the presentation tonight and get their thoughts.

-M. Siebert commented that is the 1940 building is made of wood and therefore the balance of the building has to be protected from fire as though it too is wood. This creates added costs in the 1956, 63, 73, 88 and 94 specifically with regard to capacity, egress and fire/life-safety. By changing the structure to steel, it lessens the cost of fire protection in the remainder of the building. C. Boos concurred.

- Following the departure of C. Boos and D. McNeil, D. Pimentel asked if based on Kaestle Boos presentation the committee feels the general direction of the firm's work is meeting their expectations? Each member provided their individual comments.

M/S/C (R. Asafaylo, S. Gadbois) on the question: "The Committee feels encouraged by the concepts presented by Kaestle Boos and awaits further development and refinement from the firm." Vote: All in Favor.

Next meeting will be Tuesday, December 2, 2008 at Salem School Media Room.

M/S/C (R. Asafaylo, S. Gadbois) to adjourn the meeting. Vote: All in favor.

Meeting adjourned at 9:17 P.M.

Respectfully submitted by:
Lindsay K. Chester
Recording Secretary