

JFK Pre-Referendum Committee

April 5, 2017

JFK Middle School Library

Called to order: at 6:30 p.m.

Roll Call:

Present: Joseph Muller, Mary Keller, Chris Rutledge, Trish Neild-Barry, Vincent Weseliza, Carmen Nuccio, Jason Walsh,

Absent: Steven Sargalski, Mark Gahr

The following guests and liaisons were welcomed:

Donna Szewczak and Tom Arnone from the Enfield Town Council

Walter Kruzel and Tina LeBlanc from the Enfield Board of Education

Bill Taylor from the Enfield Department of Public Works

Chris Nardi from Silver Petrucelli & Associates

Sarah Brown, JFK Assistant Principal (Filling in for Steve Sargalski).

Approval of Minutes:

A motion to approve meeting minutes from 3/29/2017 was made by Mr. Walsh and seconded by Mr. Nuccio.

The meeting minutes were approved by a vote 7-0-0 all approved with change to the word “searing” to seating in regards to discussion on auditorium seating.

Presentation from Committee Guests:

A. Silver, Petrucelli & Associates

Following the approval of meeting minutes, the Committee welcomed Mr. Nardi from Silver, Petrucelli & Associates.

Mr. Nardi discussed the State's hard line approach to review of space standards. The State is cutting its school construction budget down from \$750-800 million to about \$450 million. Mr. Nardi shared that following tonight's meeting, he is looking for a directive for a floor plan so a meeting can be set up with the State. The meeting with the State is set up through the superintendent's office and Mr. Nardi would be willing to assist as needed. Mr. Nardi shared that he will be presenting 3 plans tonight.

The Chair asked Mr. Nardi if there could be a possibility of obtaining a waiver for the pool as it's more of a town use pool. Mr. Nardi explained yes that is an option as you could get back the 6k sq. ft. to your plan. The Chair also asked if Mr. Nardi has presented any projects to the State that are over the sq. ft. plan and how was the States response. Mr. Nardi replied that the State pushes back on the architect/town to bring plan down in sq. ft. Mrs. Szewczak shared that the high school did come in at the proper sq. ft. and that should be our standard.

The Chair circled back and questioned Mr. Nardi regarding his thoughts on what to present to the State. Mr. Nardi advised it would be best to go in with 185K and pool but would also be ok with the 211K sq. ft. The Chair shared concerns with going over sq. ft. that might cost reimbursement dollars. Mr. Nardi shared the importance of getting the meeting with the State within the next 2 weeks with State but at this time ok to go in with the 211K sq. ft. as after meeting with the State there will likely need to be revisions based on feedback on the State review.

The Chair asked if Mr. Nardi has received any approvals on other plans since the State's changes. Mr. Nardi shared experience with prior projects, specifying a project in Hamden where the State asked why they didn't take the ACES kids and move them to Hamden schools with room. Mr. Nardi shared feedback that some of the ACES students were over 18 and had criminal records and the State was asking to place them in 8th grade school areas. This feedback was shared back to the State and they understood why that wouldn't be an option. Mr. Nardi shared that this is the type of questions that they are being asked.

Review of Plan 1:

Discussion/review of the floor plan.

Mr. Nardi shared his thoughts on options that help improve the street appearance of the school. He expressed that people like to see where their money is going and it is just not for the inside of the school, the outside should also be updated.

Review of Plan 2:

This option shows plan with no pool but gains space with auditorium. It was difficult to create the spaces with the circle outline that exists. This plan creates a new gym space and auditorium with their own entrances. The prior auditorium space would be a courtyard space. The new auditorium would be about 600-700 seats.

Review of Plan 3:

This option shows plan similar to plan 1 with hub and auditorium not changing. Blue wing and white wing stay as they are. Space is added in for Project Adventure. Mr. Nardi shared that this plan didn't add a lot of educational space. Band/music department stays the same. The career center in guidance was removed. A number of the extra spaces for the "12 team" approach were not included.

The Chair thanked Mr. Nardi for his work but asked for thoughts on cost of these plans. Mr. Nardi advised he didn't have that detail yet but based costs on estimated sq. ft. figures.

Ms. Neild-Barry asked about the auditorium stage and if extensions could be built in. Mr. Nardi advised yes but that would take away the flexibility of changing it back if you make the extensions permanent. Ms. Brown asked if storage under the stage would still be an option. Mr. Nardi advised that the hope would be to have built in storage.

Mrs. Szewczak asked about the need of computer labs when computers are going to be integrated into classrooms. Mr. Arnone shared that they could take group classes to a lab that wouldn't be available in a classroom. Ms. Szewczak asked if this was a need when it's not used all the time. The Chair brought up needing a license for certain programs to use on the computers so to save on costs they would just put these programs on lab computers. Discussion on not needing the labs to save space for other classroom/instructional space.

Discussion on text books vs. just getting electronic versions. Ms. Brown shared they have to also purchase the text book to get the electronic version.

Mr. Nardi advised that tonight they need to decide about the pool and auditorium.

Ms. Brown also shared that the main focus should be on what is best for the kids.

The Chair asked when we could see a cost estimate for the 3 plans. Mr. Nardi communicated with Mr. Petrucelli via text and indicated that for renovate as new, it would be in the \$350 - \$400 / sq. ft.

The Chair suggested moving on with the agenda to Public Communications as Mr. Nardi would be available to answer questions as these topics come up under New Business.

Public Communications:

The Chair opened the floor to public comments.

Karen Weseliza made a comment about JFK needing to be school the community could be proud of. Ms. Weseliza shared that the kids need a pool as well. She further commented that she understands that money is important but so is an education and that option 3 is where the committee may start from but it should not be the final outcome.

Mr. Nardi replied that the plans shared are just 3 options but they are starting points for discussion. Ms. LeBlanc agreed that option 3 is not where they want to end up but it's a good place to start the discussion.

A motion to recess for 5 minutes was made by Mr. Muller and seconded by Mrs. Keller. The recess was approved on a vote of 7-0-0. The committee stood in recess at 7:49PM.

The committee returned from recess at 7:58PM.

Old Business:

Nothing to address

New Business:

A motion was made to amend the agenda by removing items 7A and 7B was made by Mr. Muller and seconded by Mrs. Neild-Barry.

The motion was approved by a vote of 5-0-2 (Mr. Nuccio and Mr. Walsh abstained).

A motion was made to add an item to the agenda, "Discussion and Recommendation Regarding Conceptual Designs", by Mr. Muller and seconded by Ms. Keller.

Mr. Nuccio asked for clarification between Recommendation and Resolution.

The Chair replied, from a procedural standpoint, that a Resolution implies that a specific action must be taken whereas a recommendation can simply provide guidance.

The motion was approved by a vote of 6-0-1 (Mr. Walsh abstained).

Before a motion was made, Mr. Nardi spoke to Ms. Brown about JFK Enrollment. It was mentioned that given changes to magnet schools, there may be additional enrollment. Mr. Nardi offered to look into the costs of a new demographic study which, if it shows additional enrollment, could allow for additional reimbursable sq. ft.

Ms. Neild- Barry asked the cost for this, Mr. Nardi advised he would look into that.

Mr. Kruzel asked if the group who ran the prior numbers were standing with the prior result. Ms. LeBlanc advised she will reach out to Jeff to inquire. The Chair asked the Town Council liaisons if this cost would be covered under their prior approval of cost for this committee. Mr. Arnone advised it would need to go back to council to ask for money. Mr. Kruzel advised that reaching out via phone to question shouldn't cost money. The Chair asked the Town Council liaisons to reach out to their counterparts to confirm if this could be absorbed into the costs already approved. Mr. Arnone advised he would reach out to the Town Manager. Mr. Nardi will inquire what the new report would cost. Additionally, the BOE liaisons will reach out to Central Office to look into whether the proposed budget includes the "12 team" concept (as suggested by Mrs. Szewczak). Mrs. LeBlanc will also reach out to Central Office regarding demographic studies.

A. Discussion and Recommendation Regarding Conceptual Designs.

A Motion to open discussion on conceptual designs by Ms. Keller, seconded by Ms. Neild-Barry.

Ms. Keller asked what would be needed in Option 3 to facilitate the 12 team approach. Ms. Neild-Barry suggested the extra classrooms at the end of the white and blue wings in addition to the art rooms. Ms. Keller followed up on what else, academically, was missing from Option 3.

Mr. Nardi replied: The 4th art room the Family & Consumer Sciences room, the career center and the aforementioned items.

Ms. Brown advised it would be best to add an extra art room onto the plan.

Ms. Keller advised that if you added back the addition to the white and blue wing and the extra art room you are almost back to Plan 1.

Ms. Brown inquired about taking off the extra hallways connecting the wings as that would require additional staff review/supervising during the day.

The Chair asked if the auditorium and cafeteria areas could be swapped. Feedback given was that exterior freezer space is outside the building and also would be difficult, logistically, to bring food/supplies.

Mr. Nardi commented that he is getting the sense that the front additions while they are nice they aren't as desirable for bang for the buck. He proposes eliminating these areas.

Mr. Nuccio commented option 3 puts “Band-Aid” on things because it doesn’t add what the kids need. Option 2 eliminates the pool but adds a brand new auditorium, gym and band room which all represent more educational needs. As the focus should be on education for the kids, Mr. Nuccio questioned what the pool adds for the kids? The Chair asked Mr. Nuccio if based on education use for pool area being a factor would getting the waiver to deduct pool sq. ft from the plan would that work? Mr. Nuccio asked then where does the gym go?

The Chair brought up the possibility of getting a waiver on the pool and asked Mr. Nardi to provide information on this item.

Mrs. Szewczak confirmed with Mr. Nardi if Plan 2 had the most educational space.

Ms. Neild-Barry inquired if we could move forward with voting on the pool.

A motion to remove the pool was made by Ms. Neild-Barry and seconded by Mr. Walsh.

Discussion:

Mr. Weseliza believes getting rid of the pool would be detrimental to this project. People in the community would want the pool as one wasn’t done with the high school.

The Chair noted his concerns that educational items should come before non-educational items but that the pool waiver wouldn’t count towards total sq. ft. but then gym needs to be revised.

Mr. Nardi did advise they can keep the pool and build new gym around it. It’s not all or nothing. Mr. Arnone asked for clarification on where the gym would go on the plan. Mr. Nardi will review it.

Ms. Keller asked if going to take the gym down in order to keep the pool if separate entrances could be added for after-hours usage. There was discussion on security issues to keep the pool and gym open during school hours.

The Chair asked if amending motion to allow for keeping pool if sq. ft waiver could be captured. Mr. Nardi advised his concern that this wouldn’t work if plan is still about 30K over. Mr. Nardi clarified that the waiver only applies is the amount over (in terms of square footage) is equivalent to the item on which we are seeking a waiver. The Chair did comment that revisions could still be made after the State discussions happen but may be a good compromise solution.

Continued discussion on keeping the pool. Ms. Keller asked if they could move the pool. Mr. Nardi advised yes it can be moved and but it would not be cost-effective.

Motion to call the question on the item of eliminating the pool was made by Mrs. Neild Barry and seconded by Mr. Walsh.

The motion was approved on a vote of 5-2-0 (Ms. Keller and Mr. Weseliza voted against).

Following the vote, there was discussion on possibility of coming back with a waiver if negotiations with State require to go down to 185K, at which point the Committee could then ask for State to allow to use the waiver and we keep the pool.

It was noted that a vote to reconsider would have to be made at the next meeting and could only be made and seconded by someone who voted to eliminate the pool.

Conversation moved back to original plan discussions.

Mr. Arnone is asking for clarification from Mr. Nardi why we voted out the pool if he came back with feedback on how to use a waiver if State pushes back. Mr. Nardi apologized for any confusion but wanted the committee to know their options if there is push back from the State in regards for sq. ft.

Mr. Nuccio confirmed with Mr. Nardi that option 2 does give the students the most academic space. Mrs. Neild-Barry noted that she doesn't need a lobby or career center at this time. She asked Mr. Nuccio as a teacher how he felt. Mr. Nuccio found option 2 exciting. Ms. Brown hopes they wouldn't cut the ends of the wings as it would give them the 12 teams and these spaces give more common areas for teaching. Mr. Nuccio also commented on cuts to the innovation labs as they can currently wheel computers to classrooms on carts. Ms. Brown agreed on option 2 and being able to cut some items to make it work.

Mr. Weseliza asked how demolition costs factor in? Mr. Nardi noted that he would factor those costs into the estimate but didn't have that data currently. He did note that some renovations can be costly. Mr. Nardi provided the auditorium as an example as they would need to regrade, pour cement, etc... if current auditorium space was renovated or repurposed.

The Chair circled back to Mr. Nuccio and Ms. Brown to ask in their opinion what could be cut. They noted computer lab spaces as well as the lobby and guidance spaces off the media center. Mr. Nardi noted combined 3500sq. ft for the lobby/guidance area. Mr. Nardi advised that removing the front lobby/guidance spaces would bring the total down to about 205k sq. ft.

The Chair computed the reductions and calculated that the total square footage would drop to approximately 203.5K sq. ft. if the following were removed: 1 Computer / Innovation Lab, 1 FACS room, the guidance and the lobby wings off the media center.

A motion was made to remove the Guidance and Lobby wings off the Media Center, 1 FACS room and 1 CPU-Tech room by Ms. Neild Barry and seconded by Mr. Walsh

The motion was approved by a vote of 7-0-0.

The Chair thanked the committee for the progress tonight.

A motion was made to recommend to Silver, Petrucelli and Associates to move forward on the Option 2 design with the changes as voted on by the Committee. The motion was made by Mr. Muller and seconded by Mr. Walsh.

Mr. Kruzel asked question on the small change to cafeteria. Mr. Nardi explained it was for changing front face of outside to match the outside of the others. It does add a little more sq. ft to the cafeteria.

Question by Mrs. Szewczak about how driveway will be affected. Mr. Nardi advised driving around the back won't be affected but the circular loop will still work around class room wings. They will also get their civil engineer involved to do site conceptual layouts. Discussion on pick up/drop off areas by white wing. Mr. Nardi will also look into parking lot to see if any changes can/need to be made.

A Motion to call the question was made by Mr. Muller and seconded by Mr. Walsh.

The motion was approved by a vote of 5-2-0 (Ms. Keller and Mr. Weseliza opposed).

The Chair clarified for Mr. Nardi that the Committee had voted to move forward with Option 2 as amended.

B. Items for 4/12/2017 Meeting Agenda

Based on Committee discussion, items on the next agenda will include:

- Items for the 4/12/17 meeting
- Mr. Nardi will give additional updates
- Mr. Nardi will update the Committee on environmental testing
- Town Council liaisons will give an update on funding items
- BOE liaisons will give an update on demographic and school budget items

Committee Comments:

Ms. Keller confirmed meeting next wed 4/12 but if not needed the Chair confirmed will cancel

Adjournment:

Motion to adjourn was made by Mr. Muller and seconded by Mr. Walsh.

The Motion approved by unanimous consent and the Committee adjourned at 9:19 PM