

**CITY OF NORWALK
BOARD OF EDUCATION
FACILITIES COMMITTEE
JANUARY 13, 2016**

ATTENDANCE: Michael Barbis, Chair; Art Kassimis, Yvel Crevecour,
Brian Meek (1:23 p.m.)

OTHERS: Mr. Frank Costanzo, Norwalk BOE; John Ireland,
Silver/Petrucci, Michelle Miller, Silver/Petrucci;
Ryan Chmielewski, Malone & MacBroom; Michael
Zuba, Malone & MacBroom; John Mosby

CALL TO ORDER

Mr. Barbis called The meeting was called to order at 2 p.m. A quorum was present.

REVIEW OF ASSESSMENT OF EXISTING FACILITIES.

Mr. Costanzo gave a brief overview of the need for the facilities feasibility study. The District's RFP included a comprehensive evaluation of all sites including the current programs and needs. Silver/Petrucci and Malone and MacBroom were both contracted to create this Feasibility Master Plan, which includes: conditions assessment and capital needs for the existing school buildings and sites; demographics and enrollment projections; and the utilization phase. The Board of Education Facilities Committee will hold its next public meeting to discuss the demographic and enrollment projections on January 20th, 2016. A third meeting will be held on Monday, January 25th to discuss the utilization plan.

Mr. John Ireland of Silver/Petrucci then introduced the report and said his firm does architectural and engineering work. Malone and MacBroom handled the landscape architecture and civil engineering. The report covers a grand total of 1 million sq. ft. of school facilities There were 16 schools reviewed including the twelve elementary schools and four middle schools. Mr. Barbis asked why the high schools were not included. Mr. Ireland explained that while it was included on the RFP, the administration felt that the two high schools had recently remodeled those facilities.

Mr. Ireland spoke about benchmarking and the State standards. The State has a School Construction Grants Department (SCG). All comparisons will be against the 2013 CT State Standards. The Power Point presentation of roughly 100 slides is the first of a three part report and was focused on conditions assessments. He said that the City had received a report of approximately 350 pages with all of the details. This presentation will be a summary of the findings for Capital needs.

The teams assessed the various schools for items such as safety concerns, code concerns and other issues. Based on the findings, the two firms have made a recommendation for correction along with an estimate on the costs of such actions. Each item was assigned a priority ranking between 1 and 4. The top priority is safety and code issues, which are ranked #1. These should be addressed right away. Priority 2 should be addressed in the 2 or 3 year range. Priority 3 would be items that would need attention in the 5 year range and Priority 4 would be something that would be needed to be addressed eventually.

The site evaluation includes the floor plans that are color coded to indicate the assigned usage of the space, (class rooms, media centers, cafeteria, administration, etc.) Based on the number of concerns and their priority ranking, Silver/Petrucci then assigned a overall ranking number to each of the elementary schools. The reports on the individual schools were presented in alphabetical order.

BROOKSIDE ELEMENTARY SCHOOL - Ms. Miller then gave an overview of Brookside Elementary School. There are 474 students enrolled in the one story school building.

Concerns include panic door bars, replacement of HVAC controls and illuminated Exit signs. The projected cost for Priorities 1 & 2 is \$164,000. Ms. Miller ranked Brookside at #12, which is the lowest ranking for the elementary schools.

Mr. Chmielewski of Malone and MacBroom then gave an overview of the exterior site and the Capital needs assessment. Pavements and sidewalks were in poor conditions and are concerns. Due to the fact that pesticides and fertilizers are not allowed on the site, the athletic fields are in poor condition. However, there was new equipment in the playground area. He also noted that Brookside had good separation between the parent drop off and bus drop off. The projected cost for the capital projects at Brookside is estimated at \$801,000.

COLUMBUS MAGNET SCHOOL - Ms. Miller then reviewed the Columbus School plan. The building was constructed in 1938. It is a two story building with an elevator. There are approximately 350 students enrolled.

Concerns involved the removable wall with a high threshold in the gym, the gym flooring which is nearing the end of its useful life, and the lack of ventilation in the hallway. The projected cost for Priorities 1 & 2 is \$487,3000. The school was ranked at #9.

Mr. Chmielewski noted that Columbus has an urban site. Traffic circulation is challenging because of the location right on the street. There needs to be a significant amount of improvements at the school. The projected costs for the capital projects at Columbus is \$689,000.

CRANBURY ELEMENTARY SCHOOL - There are 480 students built in 1958, which is a twin of Fox Run School. She indicated that there had been an addition constructed. Mr. Barbis commented that he had seen a historical article that Cranbury was originally approved as a junior high. Ms. Miller said that the facility was reflective of the elementary style rather than a middle school or high school, judging by the bathrooms.

Ms. Miller said that the windows need to be replaced, the corridors lack ventilation and the boiler will need to be replaced. The projected cost for Priorities 1 & 2 is \$1,198,300. Because of the cost of the replacements, Cranbury was ranked as #4 priority.

Mr. Chmielewski reviewed the details of the external site. It is a larger parcel of land. The traffic circulation is acceptable, but the buses and cars coming into the site share the same driveway. He reviewed the accessibility on the site. He said that there were several playgrounds on the site. Some of the areas in the back need work in terms of surface cover, safety concerns regarding the swing sets safety zones and the tennis court is deeply cracked. . There are significant repairs that need to be made. The projected costs for the capital projects at Cranbury is \$1,223,000.

FOX RUN ELEMENTARY SCHOOL - Ms. Miller indicated where the cafeteria was added along with a media center. There are 444 students at the school.

The facility needs to have windows replaced, the boilers need replacement and the corridors lack ventilation. The projected cost for Priorities 1 & 2 is \$1,174,860. Ms. Miller ranked this school as #5.

From the site standpoint, Mr. Chmielewski said it was almost identical to Cranbury. There was one area that did not have egress where Cranbury did. The ADA standards require accessible routes to the various areas such as a spectator area. The playground structures seem newer, but there was some plastic edging that had cracked and had sharp edges. This should be replaced immediately.

Mr. Barbis asked if this was to meet current code. Mr. Chmielewski said that a great deal of it had to do with pavements and the needs for the verification of the pavement base. Mr. Ireland said that there were building codes and the ADA requirements. Issues to bring this school to current accessibility standards have been noted in the report. The projected costs for the capital projects at Cranbury is \$1,094,000.

JEFFERSON SCIENCE MAGNET SCHOOL – This school has three levels and is built into the hillside. The main level is the second level which does not have direct egress outside, but does have the administration offices and the auditorium. The portables were not in the drawing, but there are a total of 10. There are 650 students at the school.

Replacement of windows from the 1971 original installation, and hallway ventilation is needed. There is a major safety concern because the Kindergarten, first and second grade must have direct egress outside. The projected cost for Priorities 1 & 2 is \$1,590,300. Jefferson was ranked as a #2 priority.

A discussion followed about the method used for determining the priority ranking. Mr. Ireland pointed out that this presentation was only based on capital needs. He cautioned everyone that the priority ranking could change in terms of enrollment or utilization.

Mr. Chmielewski reviewed the site location including the fact the school is right on a major roadway. Pavement is in poor condition, the parking areas are very limited. The parking area is partially owned by the City and partially owned by the State. During the school opening and closing, they shut down the intersection around Grandview Avenue. There are some very steep drop off and the fencing is in poor condition in the playground area. The projected costs for the capital projects at Jefferson was \$913,000.

KENDALL ELEMENTARY SCHOOL - The school has 556 students enrolled and has been added onto numerous times.

There are issues with a gap between the roof and fascia board, a gas water heater that needs replacement and replacement of HVAC controls. The projected cost for Priorities 1 & 2 is \$255,500. Based on this, Kendall ranks as #11 in the priority list.

The site has some separation of bus and car circulation, but it could be improved during drop off and pick up periods. There are some settlement issues with the concrete sidewalks and curbs at the bus discharge area. There may have been some recent re-pavement work done in the parking area. The projected costs for the capital projects at Kendall was \$587,000.

MARVIN ELEMENTARY SCHOOL - There are three pods that form parts of the building which is housing 487 students. Key concerns were the window replacements which are a safety concerns. There seems to be a moisture seepage issue on the floor, which is a slab on grade. There was a brief discussion about possible solutions for this problem. The projected cost for Priorities 1 & 2 is \$2,063,400. Marvin is a priority #1 because of this.

The site is off the street, but the buses and cars share the same entrance. The pavement is in poor condition and the concrete is spalling in different areas. The playgrounds need the wood chips replenished and there needs to be more ADA access. The fencing along the basketball court is too low. The projected costs for the capital projects at Marvin is \$937,000.

NARAMAKE ELEMENTARY SCHOOL - The school was constructed in 1961, and currently has 451 students. There is a portable classroom on the property, but it appears

to be vacant since the addition was completed. The original windows need to be replaced, hallway ventilation is needed and some roof fans are needed. The projected cost for Priorities 1 & 2 is \$766,000. Naramake is ranked as Priority #8.

Mr. Chmielewski said the traffic circulation is good. There are a limited number of buses with a large area for the buses. The buses and cars share the same driveway. The athletic fields are overused. Some repairs for accessibility have been done, but it is piecemeal. The projected costs for the capital projects at Naramake is \$588,000.

ROWAYTON ELEMENTARY SCHOOL - This building was constructed in 1939 and there are 443 students. There is a new gym and new classrooms under construction. Windows need replacement, along with a roof replacement at the rear of the building and some ventilator work is needed. The projected cost for Priorities 1 & 2 is \$1,162,300. Rowayton is ranked as Priority #6.

The site has drop off and pick up along the street. The pavement requires full depth replacement and there are some upgrades needed for the lawn. The projected costs for the capital projects at Rowayton Elementary schools is \$690,000.

SILVERMINE ELEMENTARY SCHOOL -The school was built in 1955 and currently has 498 students. The windows are original and need to be replaced. The boiler will need to be replaced soon. The chimneys are too short and this means there is often a smell of gas in the building. The projected cost for Priorities 1 & 2 is \$876,150. Silvermine is ranked as Priority #7.

There is one shared entrance between buses and cars. The buses have to leave before a car can leave the site. The bottom area of the playing field is actually a flood plain. The septic system is in that flood plain. The projected costs for the capital projects at Silvermine Elementary School is \$659,000.

TRACEY ELEMENTARY SCHOOL - The school has 382 students enrolled. It was built in 1939 and has two stories. There was an addition with classrooms, and cafeteria added later.

There are two entry points and there needs to be replacement of the hardware on the doors. There is no emergency lighting. The projected cost for Priorities 1 & 2 is \$282,000. Tracey is ranked as a Priority #10.

The site circulation is poor. The grass play areas are in poor condition. The back stop should be replaced immediately. Accessibility is a problem. the pavement is in poor condition. The projected costs for the capital projects at \$904,000.

WOLFPIT ELEMENTARY SCHOOL - The facility was built in 1965. There are 332 students enrolled currently. The windows need to be replaced. The boiler needs

replacement. On the highest level, there is a catwalk which would mean the students would have to go down the stairs to egress. The recommendation is for three enclosed stair towers to be added on. The projected cost for Priorities 1 & 2 is \$1,437,400. Wolfpit is ranked as a Priority #3.

Topography is one of the biggest issues at this site. The pavement is not in great condition. It could use better bus and parent circulation. The projected costs for the capital projects is \$403,000.

Mr. Ireland said that the Board members will receive a summary sheet on each of the schools. The State has a space standard of 76% percentage capacity. Here in Norwalk, there is a capacity of 101% for the schools. He stressed that the 10 yr Capital Needs bar chart was not the final recommendation, but would be a good working plan that would be applicable even if Silver Petricelli did not do any more work on the project.

Mr. Ireland said that the next group were the middle schools.

NATHAN HALE MIDDLE SCHOOL - The building was constructed in 1952 and there are 678 students enrolled. There is some water filtration in the in the gym. The hot and cold faucets are separate rather than flowing into one faucet. The projected cost for Priorities 1 & 2 is \$500,300. Nathan Hale is ranked as Priority #3 of 4.

There are poor pavement conditions and poor bus/pavement circulation. Accessibility is fair. The projected costs for the capital projects is \$789,000.

PONUS RIDGE MIDDLE SCHOOL – The school was built in 1956, there are two portables on site. There are 666 students enrolled. Renovation of the bathrooms, installation of roof exhaust fans and emergency lighting is needed. The projected cost for Priorities 1 & 2 is \$189,800. Ponus Ridge is ranked as Priority #4 of 4.

This is the largest site. Pavement is in poor condition. Site circulation is adequate but the buses and cars share a driveway. The projected costs for the capital projects is \$1,676,000.

ROTON MIDDLE SCHOOL, The school was constructed in 1967 and has 476 students. The remaining original windows need to be replaced, the air handling units need to be converted to a hot water system, and the corridors lack ventilation. The projected cost for Priorities 1 & 2 is \$673,000. Roton is ranked as Priority #2 of 4.

The traffic circulation is an issue, the pavement and athletic fields are in poor condition. There is a retaining wall that needs to be replaced. Most of the schools had a lack of lighting in the outdoor areas. The projected costs for the capital projects is \$1,494,000.

WEST ROCKS MIDDLE SCHOOL – The building was constructed in 1955 and currently houses 670 students. There are two portables on site. New windows are needed. Roof replacement is also needs along with the , Air handling system. The projected cost for Priorities 1 & 2 is \$ 4,011,200. Roton is ranked as Priority #1 of 4.

The parent/bus drop off is working.

Mr. Meek joined the meeting at 1:23 p.m.

There is a steep incline between the lowest playing field and an upper field and this presents problems in terms of accessibility. The fields are in need of improvement. The projected costs for the capital projects is \$1,410,000.

Mr. Ireland said that the four middles schools are similar in age of construction. The State enrollment percentage is 74% and Norwalk is at 100% capacity. The 10 year capital needs were outlined on a bar graph.

NORWALK PATHWAYS ACADEMY AT BRIGGS - This is a small site and is located along the bus route. This is a more of a shared learning space. The building was originally constructed in 1938 and currently houses 54 students. Mr. Ireland indicated where the break out spaces were on the floor plan.

He then displayed a graph of the 10 year Capital plan with the all the schools. West Rocks needs the most attention. There is about \$77,400,00 in capital needs. Mr. Ireland then reviewed the State funding approach and the various eligible and items that would not be eligible.

Mr. Barbis asked if information about the sites that had been requested would be included in the next presentation. Mr. Ireland said that this information will be included next time.

Mr. Barbis recognized Mr. Mosby. Mr. Mosby said that he worked in the public school for 30 years and knows the school system better than anyone. He said that he was glad that Briggs had been brought up. He stated that the public had been fighting for the school for a long time and the school was never given any money. A complaint was filed with the State. A meeting should be called to meet about this. Mr. Mosby said that there had been people who had tried to close down Briggs and the community was not going to let that happen. He said that everything that was good was taken away from the community.

Mr. Barbis said that the meeting was not about closing the school. It was about renovating the school facilities. Mr. Mosby said that Mr. Barbis was trying to silence him. Mr. Barbis repeated that the meeting was not about closing the school.

ADJOURNMENT

Mr. Barbis adjourned the meeting at 1:40 p.m.

Respectfully submitted

S. L. Soltes
Telesco Secretarial Services