

PLAINVILLE BOARD OF EDUCATION
Board Public and Executive Session Minutes

Public Session Title: **--Presentation and Possible Approval of Revised Ed. Specs for the Middle School of Plainville Renovation Project**

Date: **Monday, June 6, 2022**

Time: **6:00 p.m.**

Place: **Plainville Municipal Center—Conference Room (Room 302)
One Central Square
Plainville, CT**

Attendees: **Cassandra Clark, Chair Lori Consalvo, Vice Chair Deborah Hardy, Rebecca Martinez, Laurie Peterson, Crystal St. Lawrence, Becky Tyrrell and Foster White**

Absent: **Rachel Buchanan**

Also Present: **Steven LePage, Superintendent of Schools, Sam Adlerstein, Director of Business and Operations, Mark Garilli, CSG, Roger Lafleur, CSG, Fran DiFiore, CSG, Michael LoSasso, Antinozzi Architects**

Chair Lori Consalvo called the meeting to order at 6:06 PM.

Mr. Garilli introduced both Roger Lafleur and Fran DiFiore, who are Education Specialists for Construction Solutions Group, LLC (CSG). Mr. Garilli stated that the CSG team has been very busy working on information for the MSP Renovation Project application which is due to the State by June 30, 2022. He then introduced Mr. Lefleur who would speak on the description/outline of the Educational Specifications.

Mr. Lefleur stated that he and Ms. DiFiore have met with many middle school staff members regarding their wants and needs. He stated that their job is to incorporate as many of those needs as they can into the Ed. Specs. He stated that one of the most important items of a project is the square footage of a building which is an integral part of the reimbursement rates afforded by the State for submission of renovate as new status. He then gave a brief overview of the Educational Specifications' format.

Pages 2-8—The State of Connecticut requires the district to provide a narrative of the

- Project Overview
- Rationale for the Project
- Long-Range Educational Plan
- Mission and Vision of the School District
- Learning and Educational Activities
- Enrollment Capacity (8-year highest projected enrollment)

Pages 9-30—provide an inventory of required items in each of the program spaces that are needed to support the programmatic and educational activities within each space, including square footage of each space.

Pages 30-34 provides general specifications for Building Systems such as mechanical, electrical, plumbing, IT, communications, security and site. If there are specific district-wide requirements, such

as for building management systems, hardware, security, etc., this is where they are found.

Pages 35-38 is comprised of the matrix of programmatic spaces per quantity and square footage and related directly back to all of the spaces described in pages 9-30. This provides an overall size of the program as it relates to the grant application.

Rebecca Martinez stated that she is concerned about the projected growth at the middle school.

Lori Consalvo stated that she too is concerned about the exemption and also about the lack of space for the future.

Mr. LePage stated that they developed a couple of space waiver requests but were officially denied by the State. The initial request focused on the many unique STEAM, fine arts, music and Career and Technical Education aligned programs at the Middle School. The second waiver, which was an updated version, was worked on by the entire team, who approached the situation through a different angle but it too was denied. The waiver would have given the district an additional 8,000 square feet of space for the programs needed to maintain and expand at the middle school.

Mr. LePage went on to say that the waiver request also asked to exclude the Oak Hill School area of 4,677 square feet that we have rented out for many years, and a large 7,205 square foot district storage area on the lower level that is not used by the middle school, but instead is used for district storage from all schools. The combined spaces of Oak Hill and the storage area is 11,882 square feet that will not be renovated, and will not be counted in the area we wish to renovate. With the space included, we would have been closer to 20,000 square feet over sized. When the school was originally built there were far more students and projections.

Discussion also continued with regard to the size of classrooms. Mr. Lefleur stated that most staff didn't seem concerned with a smaller classroom but wanted more storage space. He stated that most classrooms average 700 square feet of space. Principal Aimee Roberts agreed that class size was ample in most cases and a low priority item for the staff.

Rebecca Martinez stated that she is concerned about the growth of the middle school in the future. She commented that new housing is being built on Bradley Street and is also concerned about the large amounts of new apartments which will be constructed at the White Oak site. How many children will this bring to the school system and will there be enough space for them?

Mr. LePage stated that perhaps Mr. Adlerstein can re-run enrollment numbers with these new factors, and perhaps ask Peter Prowda to come in and do another enrollment projection for the next several years.

Cassandra Clark questioned the size of the conference rooms available for PPT's. Clarification was made by Mrs. DiFiore that there is a special conference room in addition to the administrator conference room. Mrs. Clark also asked if all-inclusive bathrooms and locker rooms could be included in some of the space to be proactive with the changing times.

Michael LoSasso stated that code requirements would have to be incorporated into the picture and they would have to focus on the square footage available to create the bathrooms and locker rooms.

Fran DiFiore stated that there will also be concerns as to how those rooms will be monitored.

Foster White stated that it sounds like a lot of this would be a structure problem that would need to involve an Architect. There may need to be some changes made.

Roger Lefleur stated that the Board needs to be sure that the critical needs are included. Once this goes through, it's almost impossible to revise. It is much more difficult to make changes to remove than to edit

or amend plans slightly after it passes.

Rebecca Martinez asked if the State would consider increases in enrollment? Can the project be amended to include any of these new areas?

Mr. LePage stated that being over the allowable renovation like new area would result in the Town receiving 92.0247583% of the full 65.71% reimbursement rate, which reduces the reimbursement down to 60.47%, still a very high rate of project reimbursement. Due to the district's strong Open Choice program, there would be a bonus after the project concludes that is equal to a percentage point of the reimbursement rate for each percentage point of students we have at the middle school at a certain date, when the project is accepted as completed by the Board. If our numbers remain steady, we would get about 5% in additional reimbursement as a bonus, which would bring us very close to the full rate we are hoping for. We would also need to market this to the public.

Becky Tyrrell asked how many schools have come in without exceeding square footage.

Roger Lefluer stated that the initial design often exceeds what ends up being approved and built with many projects.

There were no other questions of the Board. Mrs. Consalvo asked if someone could make a motion to approve the revised Educational Specifications.

FOSTER WHITE MADE A MOTION TO APPROVE THE REVISED EDUCATIONAL SPECIFICATIONS FOR THE MIDDLE SCHOOL OF PLAINVILLE PROJECT AS PRESENTED BY CONSTRUCTION SOLUTIONS GROUP LLC AND THROUGH DISCUSSION BY MEMBERS OF THE PLAINVILLE BOARD OF EDUCATION. BECKY TYRRELL SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED 8-0.

CASSANDRA CLARK REQUESTED THAT THE BOARD MOVE OUT OF THE PUBLIC SESSION OF THIS MEETING AND TO RECONVENE INTO EXECUTIVE SESSION OF THE BOARD OF EDUCATION'S SPECIAL MEETING FOLLOWING A FIVE-MINUTE BREAK. BOARD MEMBERS AGREED.

Respectfully submitted,



Joan Calistro

Recorder of Minutes

Executive Session Title: --Discussion of Superintendent's Evaluation and Performance

Date: Monday, June 6, 2022

Time: 6:00 p.m.

Place: Plainville Municipal Center—Conference Room (Room 302)
One Central Square
Plainville, CT

Attendees: Cassandra Clark, Chair Lori Consalvo, Vice Chair Deborah Hardy, Rebecca Martinez, Laurie Peterson, Crystal St. Lawrence, Becky Tyrrell and Foster White

Absent: Rachel Buchanan

Also Present: None

Board chair Lori Consalvo reconvened the meeting at 6:51PM.


A MOTION WAS MADE BY BECKY TYRRELL TO ENTER INTO EXECUTIVE SESSION AT 6:52 PM. THE MOTION WAS SECONDED BY FOSTER WHITE. THE MOTION UNANIMOUSLY CARRIED 8-0.

The Board of Education met in Executive Session to discuss the evaluation of the Superintendent of Schools.

A MOTION WAS MADE BY CASSANDRA CLARK TO EXIT EXECUTIVE SESSION AND MOVE INTO PUBLIC SESSION AT 8:40 p.m. THE MOTION WAS SECONDED BY DEBORAH HARDY. THE MOTION UNANIMOUSLY CARRIED 8-0.

No action was taken at this meeting. The Board will tentatively meet again on Monday, June 13, 2022.

MRS. CONSALVO ASKED FOR A MOTION TO ADJOURN, CASSANDRA CLARK MADE A MOTION TO ADJOURN THE BOARD'S SPECIAL MEETING. DEBORAH HARDY SECONDED THE MOTION. THE MOTION UNANIMOUSLY CARRIED 8-0. The meeting was adjourned at 8:41 PM.


Joan Calistro for the
Recorder of Minutes Lori Consalvo