



Oxford CT New Middle School Project

Joint Special Meeting of the Oxford School Building Committee / BOE

March 29, 2017

Attendees:

Bob Slie	OSBC – Chairman
Ethan Stewart	OSBC
Herman Schuler	OSBC
Rich Krueger	OSBC
Marcy Fernandes	OSBC
Steve Kozek	OSBC
Dean Golembeski	OSBC
Melissa Cole	BOE
Amy Cote	BOE

Also, Present:

Scott Pellman	Colliers
Dean Petrucelli	Silver Petrucelli
Michelle Miller	Silver Petrucelli
Annie Ortiz	Oxford Superintendent
Anthony Hibbert	Great Oak Middle School Principal

From / Notes Prepared by: Scott Pellman - Project Manager
Colliers International

Attachments: _____

A joint meeting of the Public Building Committee and BOE was held on Wednesday, March 29, 2017 at the BOE building located at 1 Great Hill Rd Oxford, Connecticut.

The following notes are to record the most significant issues discussed at the above referenced meeting. If anyone attending the meeting feels these notes are inaccurate, additional items need recording, or further detail is required, please forward your written comments to Scott Pellman for inclusion.

1. Call to Order – Bob Slie called the meeting to order at 7:05 PM.
2. Joint Discussions:



- The purpose of the meeting was to review the educational specifications and agree on the program spaces to be included in the project to bring the proposed school in line with the State defined space standard to maximize reimbursement. Once a building program has been agreed to, a meeting will be set up with the State of Connecticut Office of School Construction Grants and Review (OSCGR) to review the proposed concept and get buy in for the project.
- A draft timeline was distributed showing potential meeting and approval dates leading up to the Grant Application submission to the State currently scheduled for June 16, 2017.
- The 4 options contained in the study were summarized, an apples to apples comparison will be prepared as an exhibit to the State of Connecticut to define the educational and fiscal reasons for selecting option B. It was noted that the existing middle school gymnasium is only 4,500s.f.
- The Space standard calculation was reviewed and it was noted that the Town has just received updated enrollment projections from NESDEC dated 11/14/2016. The latest enrollment projections show a maximum enrollment over the next 8 years of 488 students which will be the basis of the space standard calculation. The increase in projected enrollment over the previously assumed 480 students will allow a slightly larger facility of 81,960s.f. to be constructed.
- Significant discussions centered on program revisions that would be needed to bring the educational specification in line with the maximum square footage that will be funded by the State of CT. It was agreed that an auditorium should remain as part of the building project. The current educational specification was reviewed and systematically program areas were revised or eliminated to reduce the educational specification program by approximately 8,724s.f. If additional program spaces need to be modified the preference would be to eliminate the maker space and keep the music programs intact. Silver Petrucelli will issue a revised program summary based on the recommendations from the BOE and OSBC to bring the overall project size within the maximum allowable space standard.
- A draft project schedule was distributed and reviewed for potential meeting dates, project milestones and approvals. A tentative date of April 9 was selected for a meeting with the State to review the project, Colliers will schedule the meeting.
- It was confirmed that the building committee is currently in the process of hiring an environmental engineer to complete a phase I ESA along with an estimator. As soon as a building footprint has been identified the building committee will hire a geotechnical engineer to perform borings and compile a report.
- Dean Petrucelli noted that even though a building concept was presented at the interview the project is now a clean slate and the design team is ready to explore alternatives based on the program decisions.

- Meeting Adjourned 8:42 pm

The next meeting has not been set at this time.

Respectfully
Submitted by:
Joanna Passenier
OSBC Clerk

17 APR 20 AM 11:06
TOWN OF OXFORD, CT
Theresa A. Clark
TOWN CLERK