

LITTLE COMPTON SCHOOL BUILDING COMMITTEE

MINUTES

Meeting – January 24, 2011

Wilbur School Commons – 5:00 pm

Members Present: Chairman Tom Alder, Superintendent Kathy Crowley, Don Gomez, Jacob Talbot, Ben Gauthier, Mike Steers, John Osborne, Bob Mushen, Beryl Borden, BG Shanklin, Tom Arkins, Mark Rapp, Jim Gibney, Micah Shapiro, Margaret Manning

Members Absent: Lynn Brousseau-Lebreux, Dorie Freeman, Dave MacGregor

Chairman Tom Alder called the Meeting to Order at 5:08 pm

Approve Minutes from 12/13. Motion by Tom Alder, 2nd by Jim Gibney, to approve the minutes with the following revisions:

- 1. delete “Tom Arkin’s said.... “ (page 3, 1st paragraph)**
- 2. add “8-9 AM, 2-:3:30 PM and 3 days observation” (page 5, 1st paragraph)**
- 3. delete last motion (page 5)**
- 4. revise motion to accept Design Review recommendation to “reject 5-7’)**
- 5. attach 12/9/10 email from Tom Arkins to minutes**

Motion carried unanimously, with Kathy Crowley, Margaret Manning and Don Gomez abstaining, as they were not present at the 12/13/10 meeting.

Discussion Items:

- Approve Cover Letter to be sent to RIDE detailing changes to the Site Plan that will complete the Stage II Application:**

A draft letter to Joe da Silva, School Construction Coordinator from Kathy Crowley, Superintendent, was provided to the Committee, direction from an an action that was taken at the last School Committee Meeting. Tom Alder had suggested that “in front of the building” should be added to the first sentence. Typically, the POC for any correspondence between the Committee and RIDE is the Superintendent which is why the letter comes from Kathy Crowley. The Chair provided the latest drawing of the Proposed West End Site Revision, dated 12/13/10. Mike Steers attended the last school committee meeting, and his understanding was that this latest drawing will continue to be revised. The Superintendent explained that the letter would be submitted to RIDE as completion of the Stage II Application, and after review from RIDE, there would be a period of back and forth discussions for revisions and specifics of exactly what the State will reimburse the Town. Beryl Borden suggested that the Committee should have a list of identified needs for the big picture, and just what the latest design will and will not accomplish, such as the elimination of parking. Kathy explained that RIDE will identify all

requirements that have been met and not met from the design submitted. Beryl had concerns that the letter does not line up with the needs that the Committee had identified. Bob Mushen stated that the letter does not address goals, but is rather the State requirement to satisfy the incomplete Stage II Application that was submitted November 2010. Kathy explained that RIDE cannot go any further with their review unless this letter is submitted. Tom Arkins stated that when he voted to submit the incomplete Stage II Application, his opinion was that the Committee had not done due diligence in submitting the best possible options for the project, and that he would have a hard time supporting the submission of the letter at this time, as there is so much more work to be done on the design. Tom would like to move the process forward, but strongly believes that the Committee should take the time to get the project right, that this is moving too fast, and the Committee should address all the issues prior to continuing this project. Tom Alder stated that Tom Arkin's concerns are a different issue, that we are gathered as a Committee tonight to approve a letter to RIDE that will complete the Stage II Application process, that the letter's intent is not to resolve all of the continuing issues.

Motion made by Don Gomez, 2nd by Micah Shapiro, to accept the letter to Joe da Silva from the Superintendent.

Discussions continued on the letter, as well as the proposed design. Mark Rapp stated his issues with the most recent design:

- 1. Parents coming to the front of the school, kids running through traffic.**
- 2. Playground area wall cannot be there and fire trucks cannot drive through.**
- 3. Delivery/loading dock, trucks stopping in laneway and the need to back up.**
- 4. Parking spaces/handicap spaces should be based on population**
- 5. Continued congestion in front of school.**

Tom Alder stated that Joe da Silva would require a traffic study. Mike Steers had a concern that documents submitted with the Stage II Application would now be different, and that any revised plans should be available to the public before moving forward and that the Committee should spend the time on the still unresolved issues. Bob Mushen stated that this letter is a necessity for RIDE to continue to review the project and there will be time to tweak the design once RIDE's recommendations are forwarded back to the Town. Margaret Manning asked if RIDE was aware that the revised design reflects parking not being reduced, but rather being eliminated, and that the letter is not stating anything about the design work to be an on-going process. The Superintendent stated that RIDE does not need a detailed design schematic, that the original disclaimer stated design work continues to be on-going, and that the letter does not need to state this as there will be back and forth recommendations between the Committee and RIDE prior to a final design. Dom Gomez stated that RIDE needs this letter now so that the clock does not stop running on the process. Beryl Borden had concerns for when the

Committee will have these on-going design discussions, and that she would like to have acknowledgement to RIDE that the Committee has concerns and is continuing to work the issues. Tom Allder assured the Committee that the discussions will continue until resolved. Tom Arkins again, reiterated his concerns for pushing this process through too quickly. Kathy Crowley again, explained that this letter is for the purpose of continuing the process with RIDE, it does not cast things in stone, and that there will be continuous discussion and recommendations between RIDE and the Committee for revisions prior to the final design. Tom Arkins stated that he would love to believe this, but his experience has been with the Committee that what is stated will happen and what does happen is sometimes different. Ben Gauthier explained the process to the Committee, stating that Phase I was called “Necessity of School Construction”, Phase II is “Feasibility Study”, which opens the discussion to RIDE for an efficient way to move forward with a building design project. Margaret will not approve moving forward until she is satisfied that due diligence has been done, including a traffic study.

Motion by Ben Gauthier, 2nd by Kathy Crowley to amend the Motion to move the second to the last sentence to the beginning of the letter and to change the last paragraph to read Please feel free to contact me if you need more information. We look forward to working with you in a collaborative relationship to arrive at the most efficient school construction project to meet the needs of our district. Motion carried unanimously, with Tom Arkins abstaining.

Motion by Tom Alder, 2nd by Micah Shapiro to approve and submit the letter to RIDE from Superintendent Kathy Crowley completing the Stage II Application, with the amended motion language included as well as adding “in front of the school” to the first paragraph. Motion carried 13-2, with Tom Alder, Kathy Crowley, Don Gomez, Jacob Talbot, Ben Gauthier, Mike Steers, John Osborne, Bob Mushen, Beryl Borden, BG Shanklin, Mark Rapp, Jim Gibney, Micah Shapiro voting in favor, and Tom Arkins and Margaret Manning voting against the motion.

School Committee Chair Report:

Don Gomez state that the goal of the School Committee has been to produce a functional school with minimal impact to the taxpayers, and the discussions have not been whether a school projected is needed, but rather how to accomplish that need. Don believes that the School Building Committee has satisfied the needs of the school and does meet RIDE’s requirements. The letter that the Committee just voted on to submit to RIDE will complete the Stage II Application.

RIDE has reviewed the materials submitted thus far, but after receiving this letter, they will be putting their assessment in writing so that the Committee can further refine the design with any proposed RIDE recommendations and suggestions. After a telecom discussion with Joe da Silva, Don reported that some of the discussion from Joe included the following:

- 1. downsizing the project**

- 2. extra classroom need**
- 3. over generous servary**
- 4. locker/fitness area**
- 5. over generous mechanical space**
- 6. clarification on care and custody issue**
- 7. use of Bond Counseling**
- 8. traffic study**
- 9. lack of reimbursement of furniture for renovations vs new construction**
- 10. collaboration of town entities and voters**

Don stated that the Asset Protection Plan baseline discussion was tabled by the School Committee until the next scheduled meeting. There were no votes taken, but reconstituting the present building committee discussions took place. Don made a suggestion to the School Committee, that perhaps a smaller Building Committee of maybe 8 people, with the remaining available for various subcommittees is an idea worth exploring. Don also stated that he would like to work with a collaborative paradigm model with the Budget Committee and Town Council, a paradigm that has worked well in the past Town projects. Don told the Committee that within the past 2 weeks, the school has had to deal with a snow load ceiling collapse and flooding, a \$2600 bill just for an assessment on fixing the roof. Also, it was discovered that 40% of the building's wiring is either inefficient or does not work at all. Don stated that the Fire Chief is staying on top of electrical and safety issues, and that the School Committee is reporting all issues to the Town Council

regularly. Don stated that 3 School Committee votes of support would be required to downsize the Building Committee from 18 members to 8, and this will be discussed and possibly voted on at the next meeting. The objective is to form an advisory group to work on delivering the school building project to the voters.

Tom Arkins stated that in light of the project concerns from Joe da Silva stated during the telecom with Don Gomez, he is very glad he voted no to send the letter to RIDE that will continue the project process. Beryl Borden asked what the goal of downsizing is meant to accomplish. Don stated that downsizing will make the committee more efficient. Tom Alder stated that the Chair of the School Committee gave a report, and that any discussion and questions on that report should be taken up with the School Committee and not the School Building Committee. Bob Mushen, as a member of the telecom discussion with Joe da Silvia, wanted the Committee to understand that the recommendation to downsize the Building Committee did not come from a recommendation from Joe da Silva, but rather a recommendation from Don Gomez, the Chair to the School Committee. Ben Gauthier suggested another walk through the building with the Building Committee and Joe da Silva so that everyone understands what the proposed revisions will entail. Ben also suggested that the Building Committee is not being empowered as they should, that there are a lot of creative people already on the Committee. Tom Arkins stated that although the architects have done a good job, there is a great incentive for them to get this project pushed through within the present time-line identified. Tom feels that

the Committee should be taking the time to design the project correctly, and not let the influence of time dictate pushing it through.

Public Input:

Mark asked question on construction schedules and the RIDE design review process. Tom Alder explained the process. Mark had concerns with the limited discussion that has taken place amongst the Committee on how the project affects the Commons, and that the “Site Plan seems to be against every principle of design”. Tom Alder will send Mark the CD of all the documentation available.

John Lint asked about the time-line for RIDE to get back to the committee with recommendations as well as the direction of the architects from here. Kathy Crowley thinks that RIDE will be in touch within a few days to possibly a week after receiving the letter. Don Gomez stated that the contract with the architects takes the project through to the vote of the Town residents. John stated that the Committee has the power to disagree with the architect’s recommendations, and that the traffic study is a good idea. John also said that he is tired of hearing the same old arguments over and over from the Committee, and that reconstituting the Committee may be a good idea. John also stated that it is a good idea to bring the Town Council, School Committee and Budget Committees all together for meetings so that they can all hear public input on this project.

Next SBC Meeting – TBD

Motion to adjourn at 7:08 PM by Mike Steers, seconded by Ben Gauthier. Motion carried unanimously.

Respectfully submitted,

Laura Rom, Clerk

LCSBC