

## MINUTES

Members Present: Randy Walikonis, Chris Kueffner, Madison Day, Richard Weyel, Steve Ferrigno, Mary deVecchis, Toni Moran, Kathy Ward, Chris McNaboe, Kelly Lyman, John Carrington

Staff Present: Curt Vincente, Director of Parks and Recreation; Cherie Trahan, Director of Finance

Guests: Scott Pellman (Project Manager, Colliers International), Felicia Smith (Colliers International), Ryszard Szczypek (TSKP Studio), Jeff Brown (TSKP Studio)

1. CALL TO ORDER

Meeting called to order at 4:31PM by Chairman Randy Walikonis.

2. APPROVAL OF MINUTES

Mr. Weyel **moved** to approve the minutes of the June 25, 2020 meeting.  
Ms. Ward seconded the motion.

The motion **passed** unanimously.

3. OWNERS PROJECT MANAGER UPDATE

Ms. Smith told the Committee that Colliers is preparing for the next milestone which is an update meeting with OSCGR on July 14th on the progress of our project. Mr. Pellman added that they will inquire about the approval of funding from the Legislature during the meeting. Ms. Smith shared the results of the Phase 1A report from the Archeologist and informed the Committee that there will need to be some additional survey work (shovel testing) which will be Phase 1B. There was discussion of the Environmental Engineering RFP and Mr. Pellman explained that the purpose is for services associated with abatement and demolition of the existing Southeast School building.

4. ARCHITECTS UPDATE

Mr. Szczypek spoke to the Committee about project phases. He shared the 4 phases as he sees them for this project to be: (1) well drilling and testing, (2) new construction, related sight work of the new building, demolition of the existing building and playgrounds, (3) intersection improvements, and (4) Furniture, Fixtures and Equipment {FF&E} and technology. He informed the Committee that they will discuss phasing at the meeting with OSCG&R next week.

Mr. Szczypek led a discussion about bathroom configurations that included structure and arrangement of toilet rooms, touchless hardware and doors, washing / sink areas, and custodial closets. The Committee discussed the pros and cons of different design options.

5. REVIEW ARCHEOLOGICAL REPORT AND PHASE 1B PROPOSAL

Mr. Walikonis made reference to the summary of the Archeological Report that was given by Ms. Smith earlier in the meeting. There were no additional questions from the Committee.

Mr. Kueffner **moved**, to authorize Archeological Consulting Services to proceed with Phase 1B of archaeological site assessment for the New Elementary School project  
Ms. Moran seconded the motion.

The motion **passed** unanimously.

6. AUTHORIZATION TO DIVIDE PROJECT INTO 4 PHASES AND SUBMIT TO THE STATE

It was the consensus of the Committee to proceed in this manor.

7. EXECUTIVE SESSION PURSUANT TO CGS §1-200(6)E and 1-210(b)24 FOR REVIEW OF SUBMITTED ENVIORNMENTAL PROPOSALS

At: 5:39PM, Ms. deVecchis **moved** to go into Executive Session pursuant to CGS §1-200(6)E and 1-210(b)24 for Review of Submitted Environmental Proposals, and invite in Interim Town Manager John Carrington, Superintendent Kelly Lyman, Director of Finance Cherie Trahan, Felicia Smith and Scott Pellman of Colliers International, and Ryszard Szczypek of TSKP Studio. Mr. Ferrigno seconded the motion.

The motion **passed** unanimously.

The executive session concluded and the Committee reconvened in open session at 6:02PM

8. DISCUSSION AND POSSIBLE ACTION REGARDING SELECTION OF ENVIRONMENTAL FIRM FOR THE ELEMENTARY SCHOOL PROJECT IN ACCORDANCE WITH CGS §10-287(b)(2)

Mr. Ferrigno **moved** to authorize the Interim Town Manager to enter into an agreement with Langan Engineering for environmental services for remediation and demolition of the old school.  
Mr. Kueffner seconded the motion.

The motion **passed** unanimously

9. OTHER ITEMS COMING BEFORE THE COMMITTEE

None

10. ADJORNMENT

Mr. Kueffner **moved** to adjourn the meeting at 6:04PM. Ms. Day seconded the motion.

The motion **passed** unanimously.

Respectfully Submitted,

Tasha N. Smith  
Executive Assistant, Town Manager's Office