

**Town of Darien
Tokeneke and Royle School Building Committee
Regular Meeting
Thursday, October 3, 2013**

MINUTES

Attendees: Deb Ritchie, Bruce Hill, Gwen Mogenson, Katie Stein and Mike Lynch (Darien Schools, Director of Facilities & Operations)

Ms. Ritchie called the meeting to order at 9:38 AM. All members were present except Mr. Genovese. The meeting was filmed and shown live by Channel 79.

Motion made by Mr. Hill and seconded by Ms. Stein to approve agenda for this meeting. All voted in favor.

Architectural firm TSK (Tae Soo Kim) attended to present their conceptual plans for Tokeneke and Royle school expansion.

- TSK was the architectural firm for construction of the new Tokeneke school and noted that they have the same team in place for this project.
- They listed their strengths as quality of work and regulatory experience. They also noted their experience with multiple, concurrent school projects

Tokeneke School:

- Concept is to continue inside/outside connection of existing school with emphasis on windows and natural light.
- Add 6 classrooms on lower level with dedicated entrance and central lounge plus three classrooms on second floor. **9 new classroom but relocating 2 ELP classrooms from Royle = 7 net new classroom capacity at Tokeneke.** Part of 1st floor addition would be single floor with “green” i.e. grass roof. Similar to DHS cafeteria lunch space and Stamford’s Rogers Magnet School green roofs.
- Car access to addition via property perimeter drive along sports fields, not directly from Tokeneke Road, which is a state highway. Tokeneke Road access would require state approval and volume is likely to back up into state roadway.
- Open questions on where to relocate playground and wall ball

Committee Questions and Concerns:

- Mr. Lynch noted that issues related to DHS green roof were underlying roofing material problems not the grass overlay
- Perimeter drive could be problematic. Will require fencing on both sides of drive. General agreement that dedicated car access to new addition is not an absolute requirement.
- On-going concerns about relocating playground and wall ball. Could existing two baseball fields and central soccer field be reconfigured to include playground space?

Royle School:

- Construction is phased for continuous school occupancy. Parking expanded for 18 additional spaces. All options require electrical upgrades. Options 2 and 3 HVAC design could allow later upgrade to air conditioning in new areas without re-design.
- **Option 1** = relocate kitchen and cafeteria as an addition to existing Common Room, move Art Room and Computer Room to vacated kitchen/cafeteria area along with support services and renovate space for 3 new classrooms (2 on first floor of main building and 1 on second floor). With 2 ELP classrooms moving to Tokeneke, **provides 5 additional classrooms at Royle.**
 - Pros/Cons
 - Kitchen construction is the most expensive school construction item.
 - Provides least amount of new classroom space
 - Architects do not recommend this approach
- **Option 2** = demolish and replace existing one story, modular, first grade wing with a two story addition, no kitchen relocation. Plan adds 5 classrooms plus 2 ELP classrooms relocating to Tokeneke, **provides 7 additional classrooms at Royle.**
 - Pros/Cons
 - Saves cost of kitchen reconstruction
 - Adds two additional classroom space
 - Requires classroom relocation to portables for one school year
 - Longest construction project timeline caused by having to work around school calendar
 - Demolition costs
- **Option 3** = Two story addition to main building towards Mansfield Ave. Demolish existing first grade wing after construction. Adds 5 classroom first floor, 5 classrooms second floor = 5 net new classrooms after relocating 1st grade wing plus 2 ELP classrooms relocating to Tokeneke , **provides 7 additional classrooms at Royle.**
 - Pros/Cons
 - Fastest construction schedule since it doesn't disrupt existing school space.
 - No need for temporary portable classrooms
 - Can schedule subsequent demolition of 1st grade wing outside of school calendar
 - Will require relocation of playground and sports fields used by other town sports leagues

Committee Questions and Concerns:

- Are there asbestos issues regarding Royle 1st grade wing demolition? Mr. Lynch noted that they are limited to insulation of the piping connection to the main building.

- Re-location of playgrounds/sports fields may be required.

Motion to approve minutes from September 25th meeting moved by Ms. Stein and seconded by Mr. Hill. Unanimously approved.

Motion to adjourn proposed and unanimously approved. The meeting was adjourned at 11:05 AM.

Respectfully submitted.
Gwen Mogenson, Clerk