

Waterford Board of Education  
Special Meeting  
Held Concurrently with School Building Committee  
February 7, 2007  
Town Hall Auditorium

BOARD OF EDUCATION MEMBERS PRESENT: Mr. Benoit, Mr. Blevins, Mr. Brunelle, Mrs. Cairns, Mr. Egan, Mrs. Ogden, Mrs. McCarty, Mrs. Nazarchyk and Mr. Taglianetti

SCHOOL BUILDING COMMITTEE MEMBERS PRESENT: Mr. Cannamela, Mr. Hanson, Mr. King, Mr. Koning, Mr. Norton, Mr. Taglianetti, and Mr. Wilensky

STAFF: Dr. Collins, Superintendent of Schools; Dr. Seroussi, Assistant Superintendent of Schools; Mrs. Cumming, Administrative Asst.; Mrs. Lowther, Director of Human Resources; Mr. Miner, Director of Buildings and Grounds; Mr. Powers, Principal, Great Neck Elementary School; Dr. Dexter, Principal, Cohanzie Elementary School; Mrs. Fedor, Principal, Southwest Elementary School; Mrs. Macione, Principal, Oswegatchie Elementary School; Mr. Macrino, Principal, Mrs. Amanti, Asst. Principal, Waterford High School

Mrs. McCarty established a quorum, and called the Board of Education meeting to order at 5:30 p.m. Mr. Hanson did likewise for the School Building Committee. Mrs. McCarty led the pledge of allegiance and reviewed the format for the meeting.

In attendance for the purpose of a presentation and report on the status of Quaker Hill School were Mr. Jacunski and Mr. Oja of Jacunski-Humes Architects, Ken Biega, Project Manager, O&G Industries, and Mr. Bill Allen of BVH Integrated Services. Mr. Jacunski reviewed photos taken at the site during demolition of the north stair tower. Mr. Allen of BVH visited the site on January 16, 2007 and again on January 23, 2007 and prepared a report detailing his findings. The conditions that were discovered brought into question the feasibility of restoring the 1915 structure.

Discussion followed on whether to raze the building and rebuild the 1915 structure as a facsimile, or try to salvage the west wall where demolition had not occurred but similar deterioration may have taken place. Other issues such as condition of the stone rubble foundation, bracing and load bearing were reviewed.

The School Facilities Unit at the State Dept. of Education has been apprised of the situation. The status of the project would not be affected if the structure were rebuilt as a facsimile with no architectural changes using steel frame construction. Amended documents will be required and the bids will be delayed.

*Pending Consent Agenda Approval*

While a preliminary report on the concept of restoring the 1915 structure was prepared by James Grant, much of the exploratory work did not allow the architect and engineer to see inside the walls of the 1915 building. Until demolition work commenced, it was difficult to ascertain to what degree the 1915 and 1948 structures interacted. Plans for the 1948 addition were not available for use as a reference.

Additional expenses were discussed. The architect is not charging for additional work required. To date \$14,000 in additional engineering fees have been incurred. Demolition of the 1915 structure could be accomplished in lieu of backfill that was planned as part of Phase I. Backfill would be addressed in Phase II.

Discussion followed on the need for a new bonding resolution in the event that the 1915 building would not be restored but built new as a replica. Mr. Biega reported that it was possible to adhere to the schedule for September 2008 completion but it would be tight.

In response to a question from Mrs. Cairns, Mr. Nye explained that a certificate of appropriateness does not apply in this instance because the building was part of a national historic district and not part of a local historic district.

If there is no objection to destruction, the building can be demolished after 30 days notice. The State Preservation Office would not get involved unless someone files a complaint claiming unreasonable destruction, in which case the town may have to appear. Even after a decision is rendered, an appeal to the Attorney General could be filed, delaying the process for a year or longer.

Motion: That the Waterford Board of Education moves to demolish the 1915 Quaker Hill structure and replicate with new construction while adhering to the original educational specifications as adopted by the Board of Education.  
Benoit, Brunelle—Unanimous

The School Building Committee moved the same question, also with unanimous approval.

Motion: That the Waterford Board of Education adjourns its special meeting at 6:47 p.m.  
Ogden, Brunelle—Unanimous

Respectfully submitted,

Mrs. Jody Nazarchyk  
Secretary