TOWN OF STRATFORD
offering more from forest to shore

Stratford Board of Education
"Tantum eruditi sunt liberi" — Only The Educated Are Free

Stratford High School Building Sub-Committee

Special Meeting Minutes
July 13, 2015

- **CALL TO ORDER**
  The regular meeting of the Stratford High School Building Sub-Committee was called to order at 5:30 pm, on July 13, 2015, in Stratford Town Hall, by Alan Llewelyn, Building Sub-Committee Chair

- **PRESIDING**
  Alan Llewelyn, Building Sub-Committee Chair

- **BUILDING SUB-COMMITTEE MEMBERS PRESENT**
  Mr. Bob Chaloux, Mr. Eric Lazaro, Mr. Len Petrucelli, Ms. Stephanie Philips, Mr. Ken Poisson, Mr. Jason Santi, Mr. Dan Senft, Mr. Clarence Zachery

- **BUILDING SUB-COMMITTEE MEMBERS ABSENT**
  No Sub-committee members were absent

- **OTHERS IN ATTENDANCE**
  Town Engineer John Casey, Director of Facilities Rich Ruggerio, Turner Project Executive Ty Tregellas, Antinozzi President Paul Antinozzi, Antinozzi Project Manager Bill Mead, CREC Project Manager Richard Snedeker, CREC Project Controls Manager Brian Greenleaf, CREC Project Engineer Edwin Martinez, Principal SHS Jack Dellapiano, Stratford Star Tina Ugas

- **OPENING REMARKS**
  Alan Llewelyn opened the meeting by thanking everyone for their hard work

CREC | Expert Solutions

2. REPLACEMENT FOR JOE CORSO

Alan Llewelyn: Requested a motion to appoint Jack Dellapiano as a replacement for Joe Corso

Ken Poisson: Motioned to accept Jack Dellapiano as a replacement for Joe Corso

Len Petrucelli: Seconded, all were in favor

3. ANTINOZZI PRESENTATION OF THE THREE DESIGN OPTIONS FOR THE EAST BUILDING (the Power Point presentation is included following these minutes)

Paul Antinozzi presents the West building in its entirety first since most of the discussion will revolve around the East building design. He then goes on to explain that there are three main options to be presented. Those three design options were derived from approximately 16 different East building designs. The 16 designs had three major differences mostly regarding where the auxiliary gym, gymnasium, and auditorium are located. Building area, building cost, building completion date, gymnasium seating, and a playing field are all major factors we are all analyzing to make an educated decision on which East building design option to approve.

Site Plan

Paul Antinozzi: Presents the existing site conditions. The red outlines indicate areas being kept while the green outlines indicate areas being demolished.

West Building

Paul explains the West building in its entirety. It is known otherwise as the academic building.

First Floor West Building
The first flor will contain administration, the cafeteria, and business classrooms. The first floor is not connected to the east building.

Main Entrance
The main entrance of the West building will be located at the center. Once entering the building administration will be to the immediate right.

Cafeteria
The cafeteria is located to the left of the main entrance. Paul explains how the students could potentially line up for lunch. He explains that it would be very easy to supervise the students with this layout.

Eric Lazaro: Is there a dedicated space for seniors to eat lunch?

Paul Antinozzi: There is no specific space for the seniors, if we want to do that it could be easily achieved with differing furnishings. It is not drawn but we can certainly do that.

Guidance
Guidance is located to the north of the building.

Business Classrooms
There are 3 business classrooms.

Second Floor West Building
The second floor will contain programs such as English, Social Studies and World Language. These rooms are mostly "standard classroom" spaces.

Library
The library will be located on the second floor and will extend over King Street and have a connecting corridor into the East building. The bridge will meet all minimum standards.

Ken Poisson: Where are the bathrooms located?

Paul Antinozzi: The student bathrooms are located on either end of the building. The teacher bathrooms are located at the center of the building.

Third Floor West Building
This floor contains mostly academic classrooms for math and science. The third floor is not connected to the East building.

Eric Lazaro: Will the science rooms/labs meet 21st century requirements?

Clarence Zachery: Yes

Mechanical Equipment
To avoid noise interference, none of the mechanical equipment will be located over any classrooms.

East Building Presentation

Paul Antinozzi: **OPTION 11 (249,750 SF)**
Cost: $110,974,000
Completion Date: 4/30/20
Additional Months in Construction: 8
Gymnasium Seating: 1124
Play Field: 100x180
No auditorium for 2 years
Includes a new gymnasium.
The existing gym will be converted into the auditorium and stage spaces.

Dan Senft: Why does the main lobby look slanted?

Paul Antinozzi: That is an architectural feature of this building that also illustrates the width required by code for egress. The main lobby would also have high ceilings.

Jason Santi: Has a question on where the credit union is located.

Paul Antinozzi: Explains where the credit union is located in this option.

Jason Santi: Will the library be a standard size?

Paul Antinozzi: Yes, modern libraries are mostly about electronic media so less book storage space is required.

Paul Antinozzi: **OPTION 12 (252,450 SF)**
Cost: $109,228,000
Completion Date: 10/31/19
Additional Months in Construction: 2
Gymnasium Seating: 1264
Play Field: 100x150
No auditorium for 1 year
An addition is built onto the East side of the existing gym. The auxiliary gym is created by renovating the central portion of the existing main gym. Child development has a more isolated area for the younger children in this option.

OPTION 16 (240,300 SF)
Cost: $107,165,000
Completion Date: 01/31/20
Additional Months in Construction: 5
Gymnasium Seating: 878
Play Field: 100x180
No auditorium for 1 year
The existing gym is renovated and the court is shifted off-center to the East to add a bank of bleachers on the West end of the court.

4. CREC PRESENTATION OF THE COSTS ASSOCIATED WITH THE THREE OPTIONS

Design Option Comparison Chart

This chart reveals key design features like, total square footage, total project cost, project completion date, extended construction schedule, gymnasium seating capacities, play field size, and the total amount of time the auditorium will be closed for.

Paul Antinozzi: Paul explains that there are two square footage numbers, one in red and one in grey. The numbers in red represent Antinozzi's numbers and the numbers in grey represent Turner's numbers. The reason the numbers are different are because of line thicknesses when taking off areas from preliminary sketches.

Special Legislation Update

Brian Greenleaf: The office of school facilities required us to withdraw the current ED049R grant submission and to file a brand new ED049 submission. This has been completed.

Outcome of Special Legislation Goals

Brian Greenleaf:

- Increase grant to $103,300,000: Yes
- Get grant included this year's bill: No
- Protect the ability to request more funds: Yes
- Waiver of space standards: Yes/Partial (up to 235,000 sf was approved)
- Renovation costs deemed eligible: Yes

★Bonus: Town gets an extra 10 percent in reimbursement

★The State is allowing us to go forward with a new grant with the same consultants already hired on the previous grant.

New Grant Submission

Brian Greenleaf: We are waiting for a formal letter of legal opinion from the State notifying Stratford that they can use all hired consultants thus far with the new grant. They have all but guaranteed this.

Town's Share

Brian Greenleaf: We were able to reduce ineligible cost, increase our reimbursement percentage rate and decrease the penalty for exceeding the space standards. Here are the costs the town would be responsible for per option:

NET COST TO THE TOWN
February Recommendation = $62,000,000
New Grant Option 11 = $48,500,000
New Grant Option 12 = $47,800,000
New Grant Option 16 = $44,500,000

Eric Lazaro: Does the town have to bond an extra 50 million dollars?

Brian Greenleaf: No, the town has already bonded 65 million dollars.

Brian Greenleaf: The only way the town would have to expend more money is if we incur unforeseen ineligible costs.

Bob Chaloux: Does the project have a contingency for hazardous budget busters?

Brian Greenleaf: Yes, there is a contingency for hazardous materials.

Ty Tregellas: The good news is that most of the windows in the school have been replaced and most of the hazardous materials would be identified there. We don't have enough information to know exactly where we stand.

5. DISCUSSION TO DETERMINE THE SUB-COMMITTEE'S PREFERRED PLAN FOR THE EAST BUILDING

Len Petrucelli: Len is in favor of option 12 for the following reasons: Shortest construction schedule, largest square footage, least disruption to the students.

Eric Lazaro: Since we aren't doing anything with the 1925 building can we knock it down and use it as a play field?

Alan Llewelyn: If we were to demolish the building will its square footage count towards the project?

Brian Greenleaf: If the building was demolished there could be resources allocated from this project to fund that. If demolishing the building is on the drawings we submit it would be reimbursable.

Stephanie Philips: If we demolish the building will there be enough room on site to have a larger play field and build a new BOE?

Paul Antinozzi: If we decided to demolish the building we would see how we would utilize this space differently.

Stephanie Philips: If keeping this building on site means that we are not looking at the best option then we should look to see another design option for the East building.

Stephanie has heard that the BOE might have plans for using this building. She has also heard them say that it's not big enough and she wants to know why the building is still on the table if it's not going to work anyways.

Alan Llewelyn: Believes the Sub-committee has already made a recommendation to the building needs committee, administration, and to the council as far as coordinating a feasibility study for the building.

Stephanie Philips: Does not believe that the process has begun or that they have any sense of urgency towards it.

Paul Antinozzi: Asks the committee to let him take a week to look at it and come up with a design option with the 1925 building demolished.

Dan Senft: We need to find out what is going to happen to this building because it can change our entire perspective on the design of the East building.

Clarence Zachery: We must all understand that the conceptual design thought with Joe Corso was that a full sized football field was never going to fit on site so we never asked for it. If the committee decides that it may work then by all means do it.

Clarence Zachery: Are you going to start from scratch with a new design option or are you going to use option 12 as a starting point?

Paul Antinozzi: We would start from scratch.

Alan Llewelyn: Suggests we should table everything and on Monday the 20th to discuss options 11, 12, 16, and 17 the new design option with the 1925 building demolished.

Stephanie Philips: Can the BOE tell us what they need for square footage for a new building? At least we can know whether or not the 1925 building can support them or not.

Clarence Zachery: I can find out what we have now and tell you we need more.

Alan Llewelyn: Are there any historical attachments to the 1925 building?

Stephanie Philips: Yes, there is and that would be an issue.

Alan Llewelyn: Antinozzi will prepare option 17 for the July 20th meeting.

Alan Llewelyn: Is it possible to discuss closing Victoria Soto Street with STV to see what the potential impact could be?

Paul Antinozzi: Victoria Soto has significantly less traffic than King Street does.

NOTE: The Town Council members of the Sub-committee were dismissed from the meeting at 6:40 so they could be in Council Chambers on time for the Public Comments portion of the Town Council meeting. The following agenda item will be on the 7/20 BSC meeting to bring the Town Council members up to speed.

6. DISCUSSION TO PREPARE THE SUB-COMMITTEE TO DECIDE ON A RECOMMENDATION TO THE BNC TO ALLOW THE DESIGN PROCESS TO CONTINUE WITHOUT THE TOWN RECEIVING STATE FUNDING (ESTIMATE TO START RECEIVING STATE FUNDING – JULY 2016)

Brian Greenleaf: Stratford doesn't have a grant authorized by the state yet. That means every dollar spent on the project, including consultants (CREC, Antinozzi, Turner) will be deducted directly from the Town's operating budget.

Alan Llewelyn: Those costs are all reimbursable and when the State approves the grant in 2016 we would get reimbursed at 60.36 percent, correct?

Brian Greenleaf: The State will do a review of the grant application and a priority list will be published in December 2015. These are the two things that will happen before a grant commitment letter will be issued to Stratford.

Town's Risk

The total risk to the town would be approximately 4 million dollars, 2.5 of which would be reimbursed by the State. Reimbursement is anticipated to begin in July 2016. If the grant is denied then the Town will be fully responsible for the 4 million dollars.

Dan Senft: I am concerned about the Town's financial situation, is there any way this project could be shut down completely?

Rich Snedeker: Per Craig Russell at the OSF, "No project that has been on the priority list has failed to receive a grant".

7. ADJOURNMENT (APPROXIMATELY 7:00 PM)

Alan Llewelyn: Requests a motion to Adjourn

Len Petrucelli: Motioned to adjourn

Dan Senft: Seconded, all were in favor

Adjournment: The meeting was adjourned at 7:08 pm by Chairperson Alan Llewelyn.

Minutes submitted by:
Edwin Martinez
Project Engineer
CREC Construction Services

AGENDA

STRATFORD HIGH SCHOOL BUILDING SUB-COMMITTEE MEETING
July 13, 2015

(All Items are Subject to Tabling at the Discretion of the Committee Chair Due to 7:00 pm end time)

1. Call to order (approximately 5:30 pm)

2. Replacement for Joe Corso

3. Antinozzi presentation of the three design options for the East building

4. CREC presentation of the costs associated with the three options

5. Discussion to determine the sub-committee's preferred plan for the East building

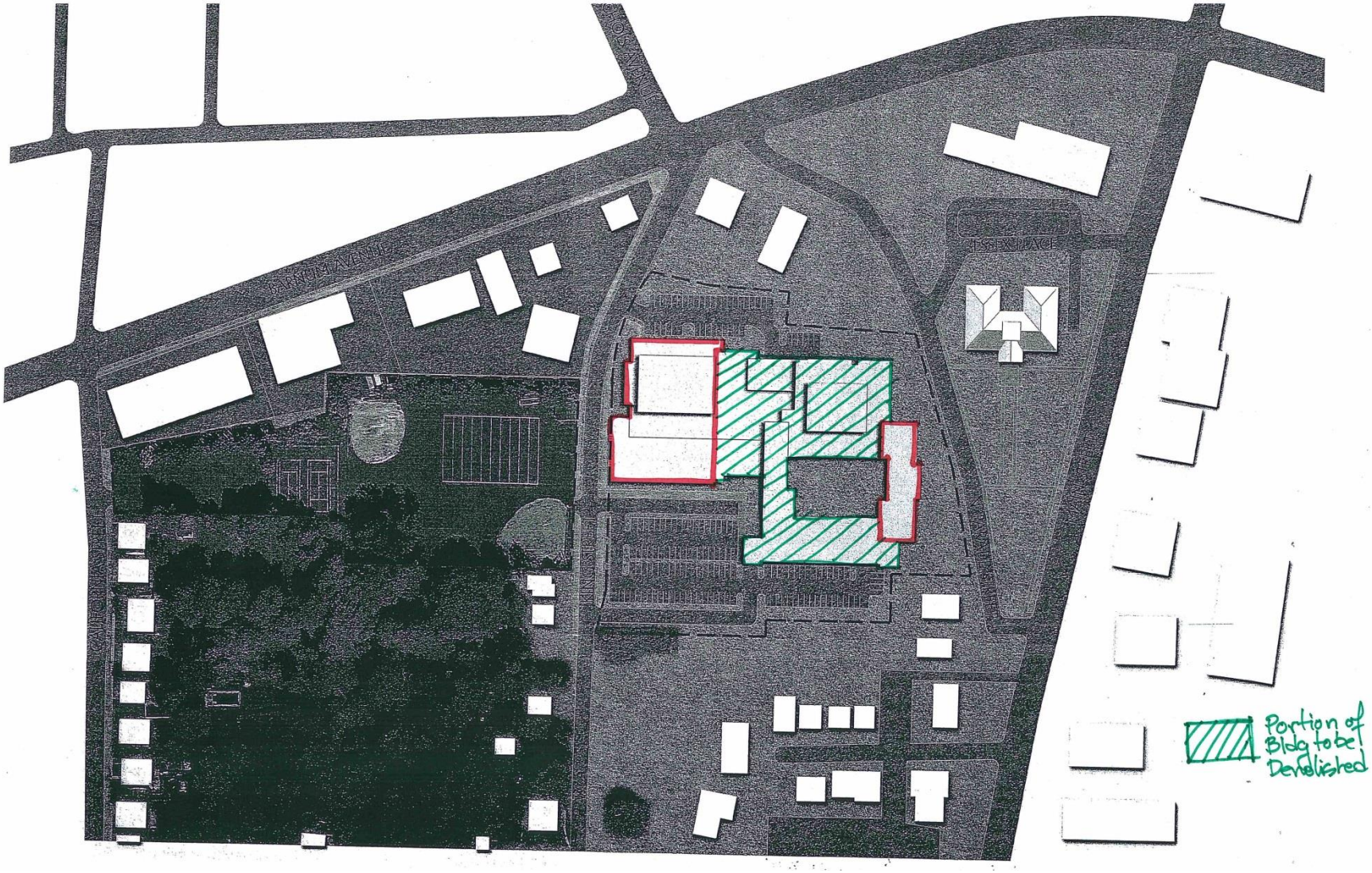
6. Discussion to prepare the sub-committee to decide on a recommendation to the BNC to allow the design process to continue without the Town receiving State funding (estimate to start receiving State funding – July 2016)

7. Adjournment (approximately 7:00 pm)

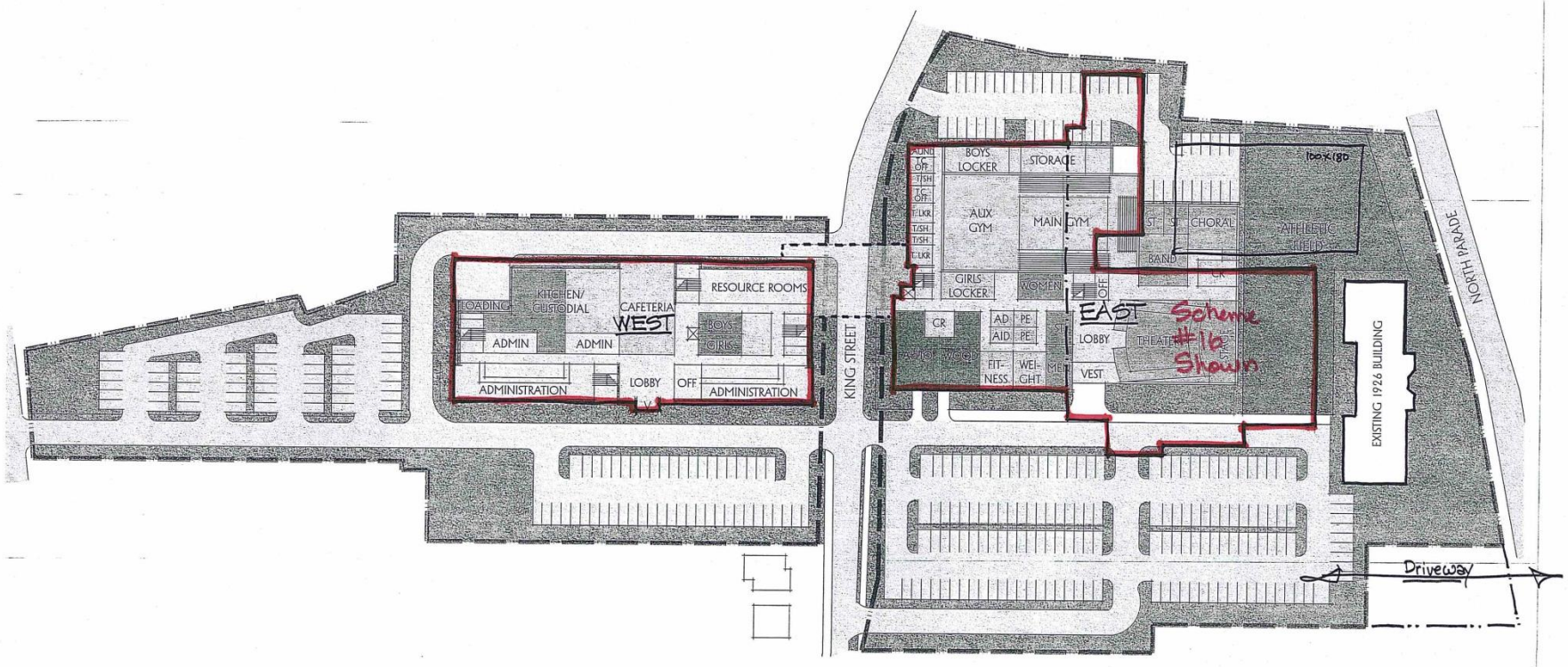
Renovations & Additions

Stratford High School

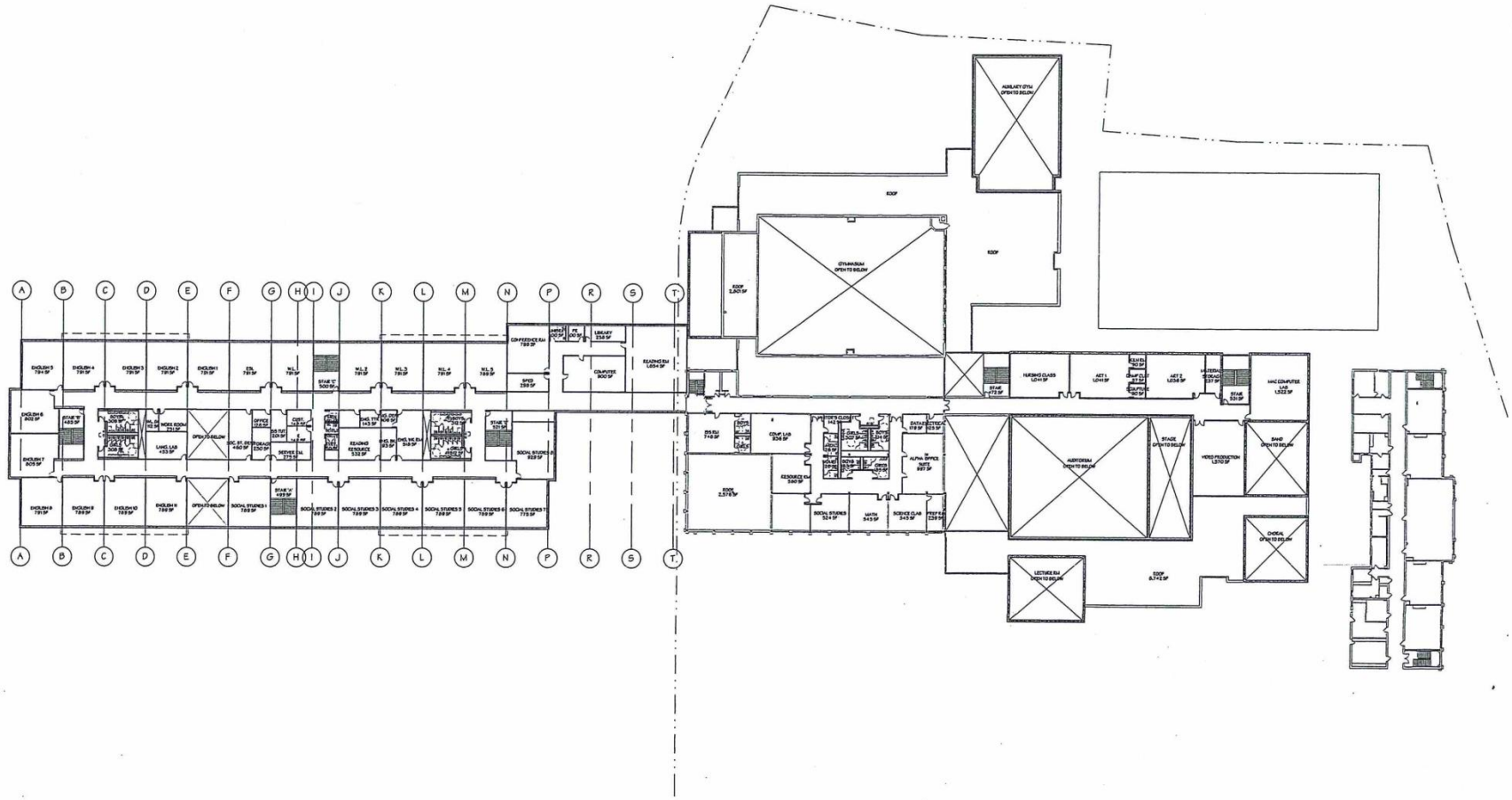
45 North Parade Street Stratford, CT



Site Plan



First Floor Plan

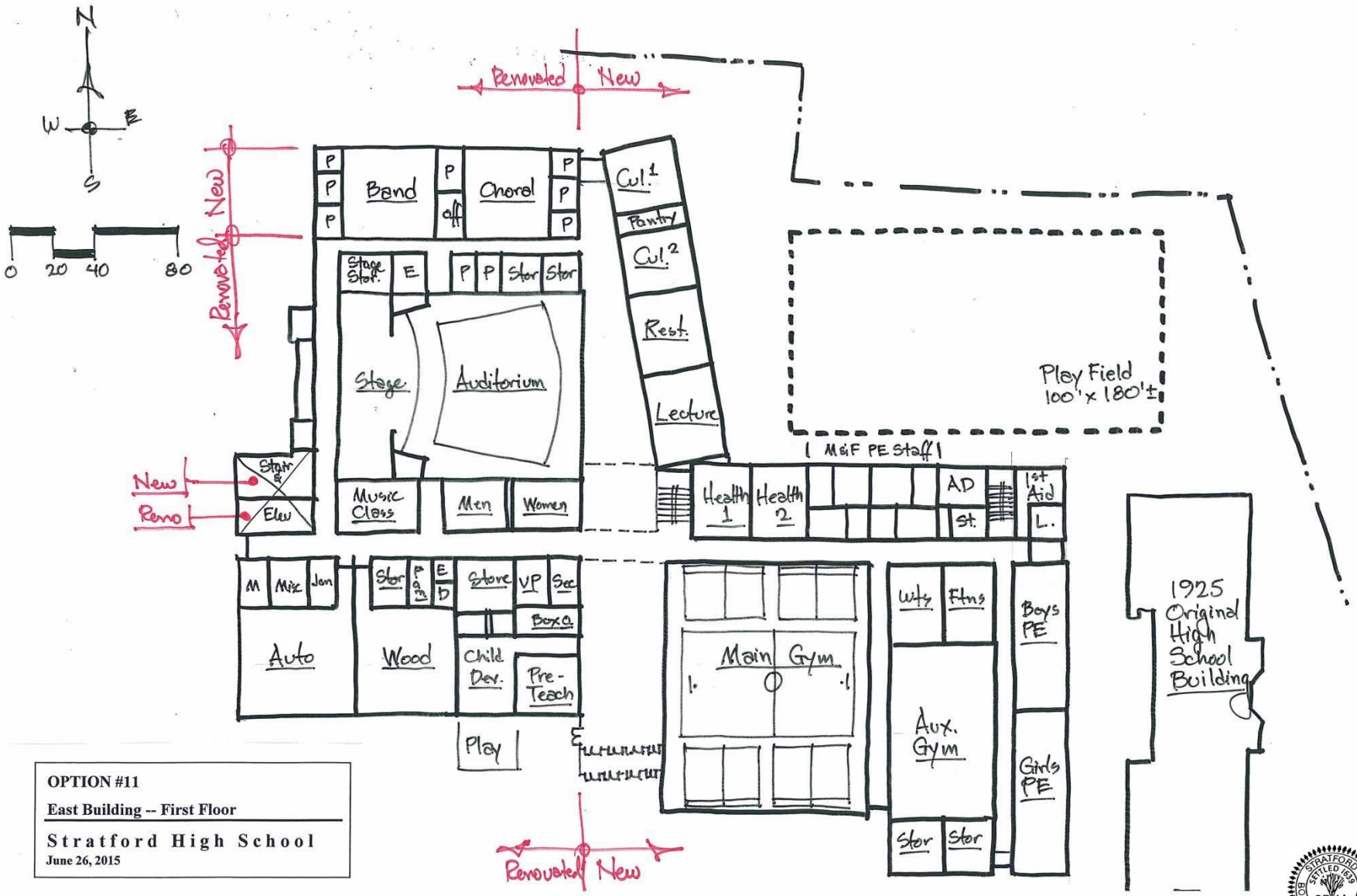


Second Floor Plan – West & East

First Floor Plan – West

Second Floor Plan – West

Third Floor Plan – West



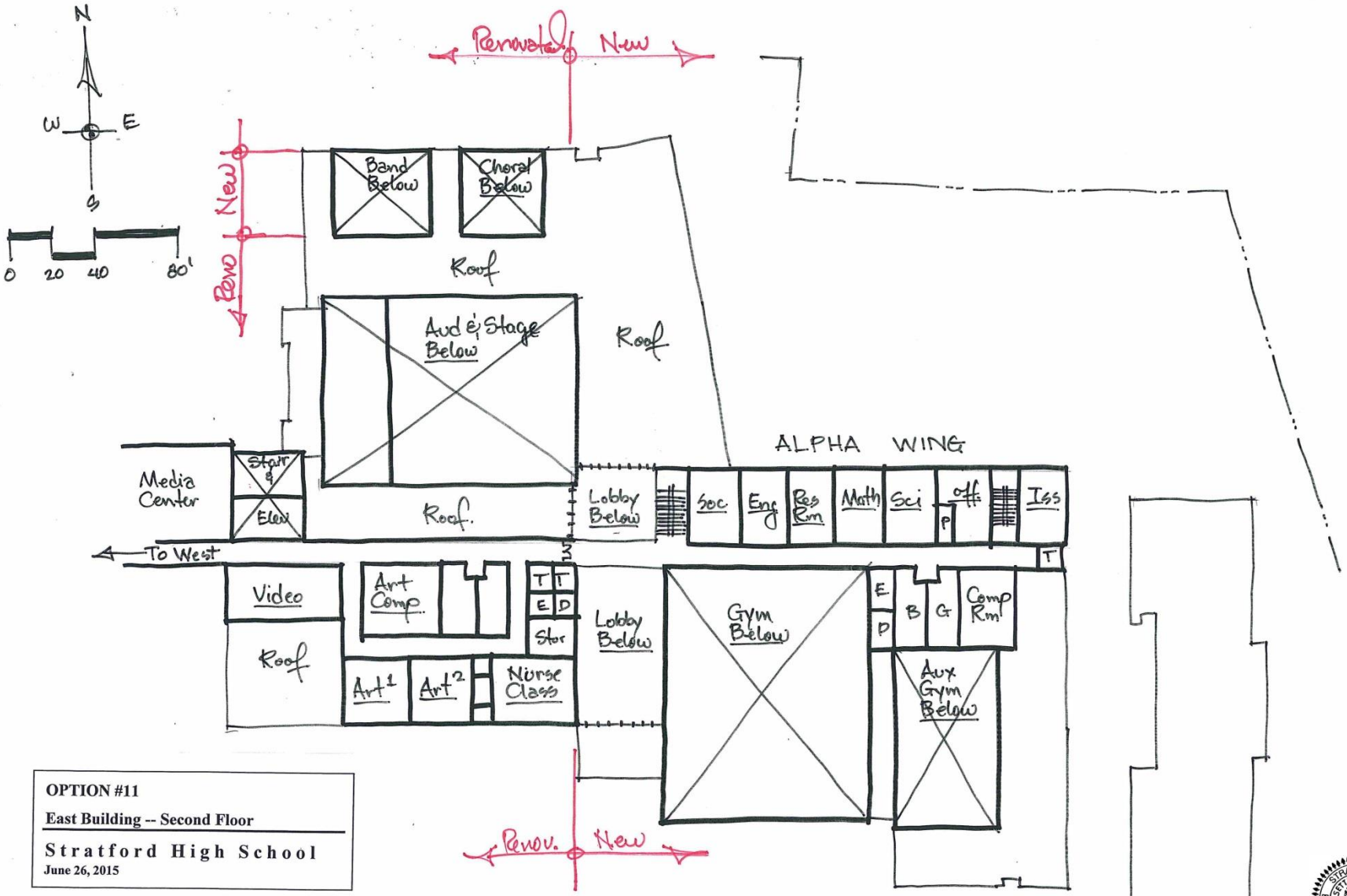
OPTION #11

East Building -- First Floor

Stratford High School

June 26, 2015

Design Option #11 – First Floor



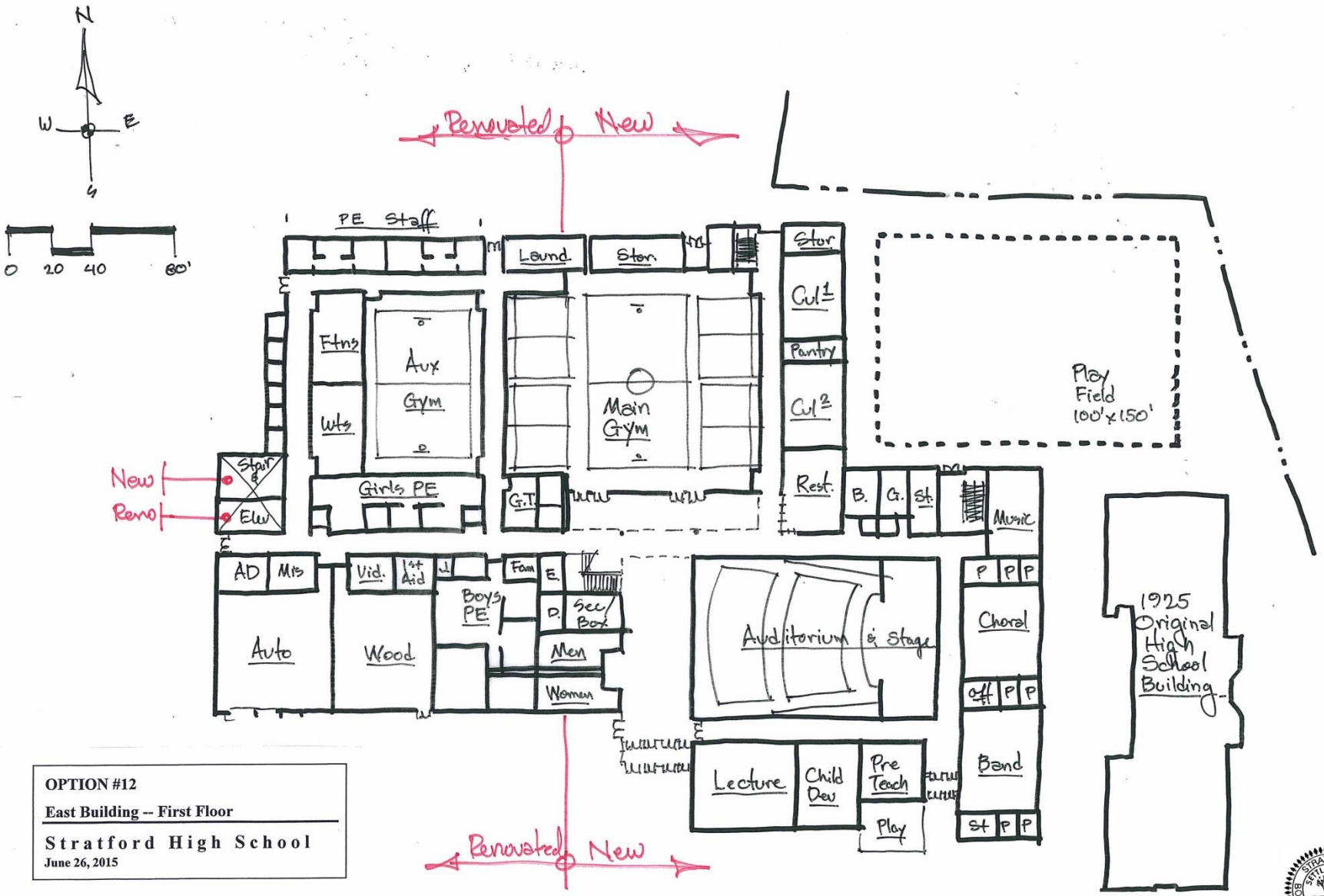
OPTION #11

East Building -- Second Floor

Stratford High School

June 26, 2015

Design Option #11 – Second Floor



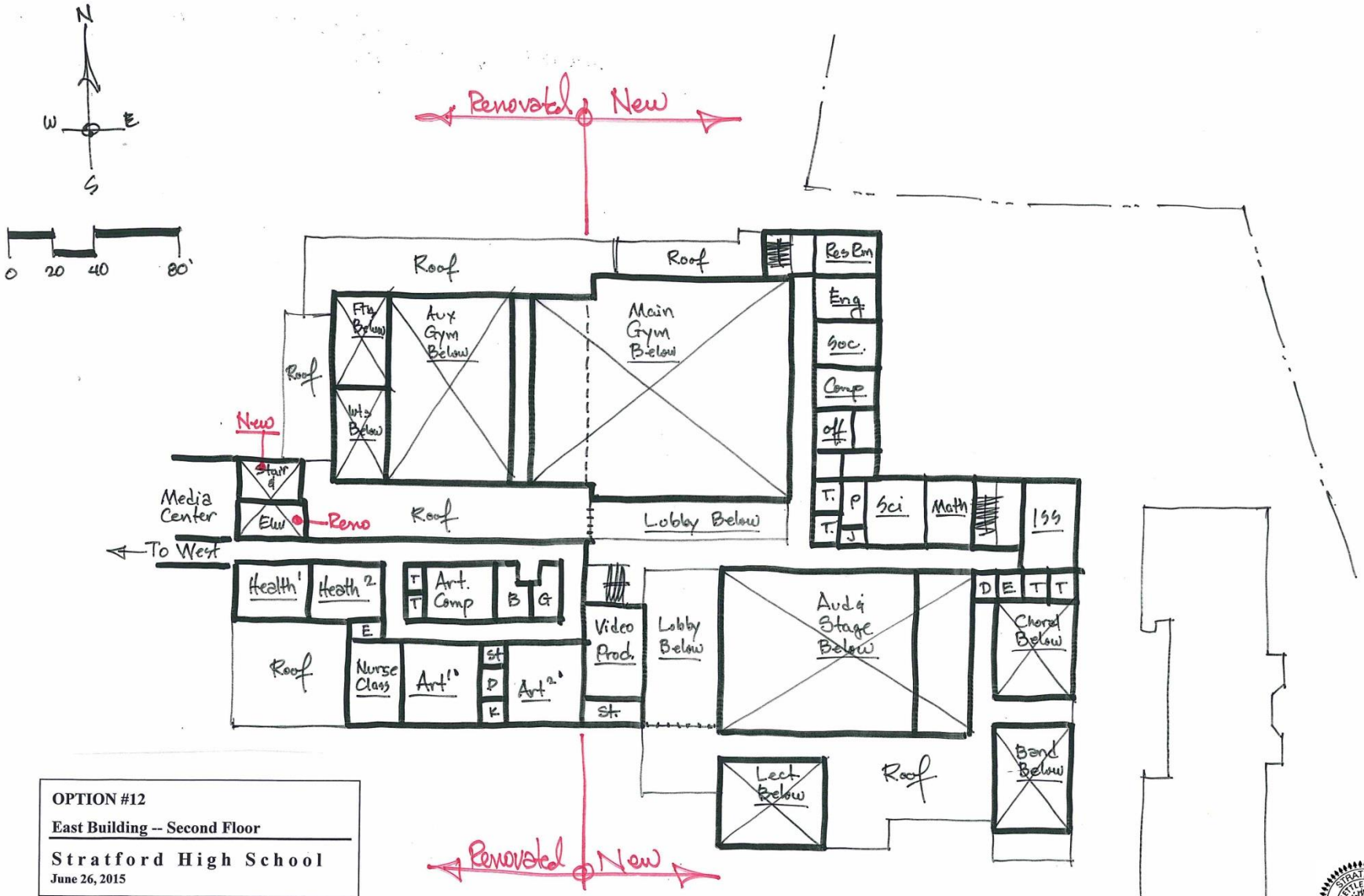
OPTION #12

East Building -- First Floor

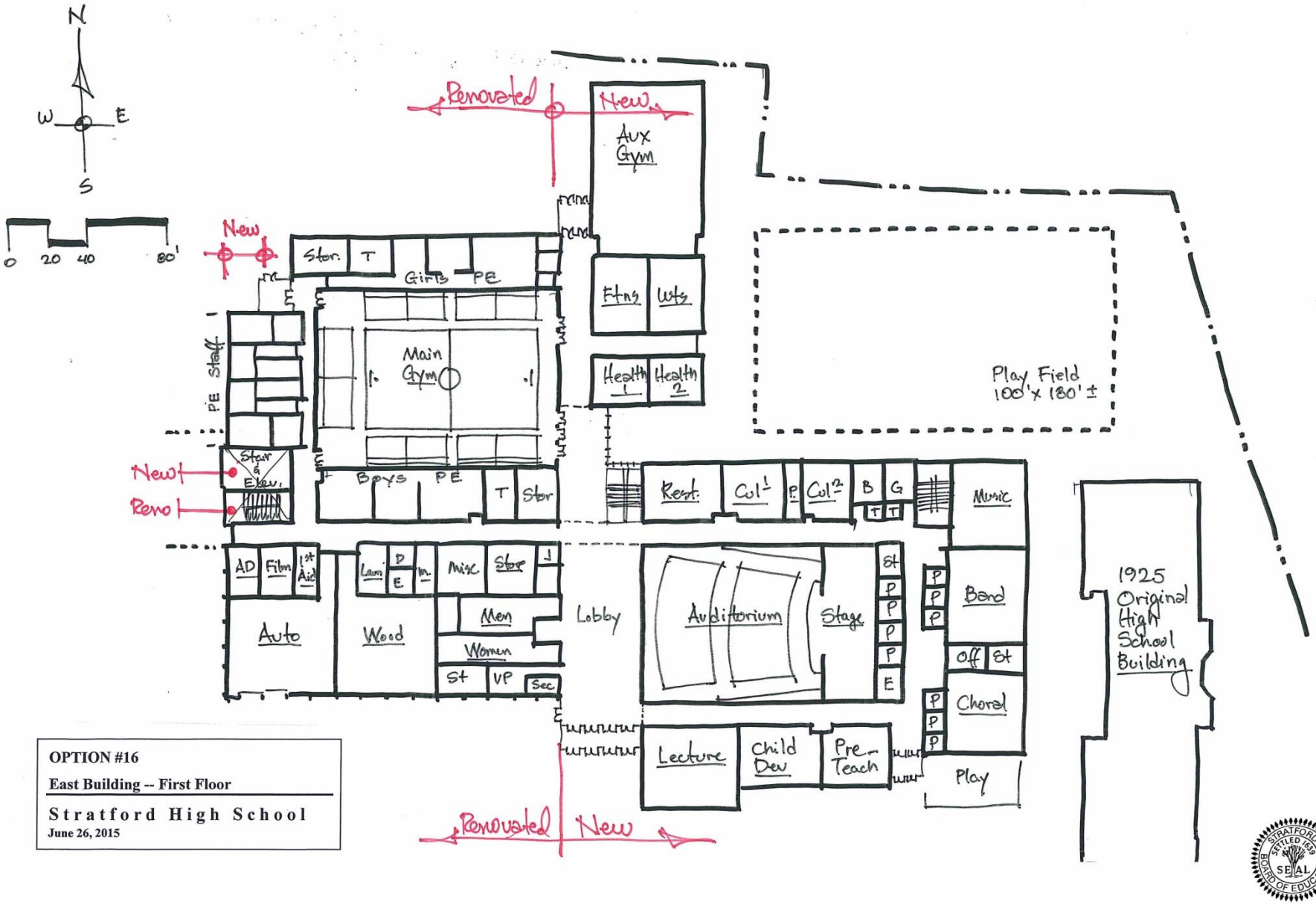
Stratford High School

June 26, 2015

Design Option #12 – First Floor



Design Option #12 – Second Floor



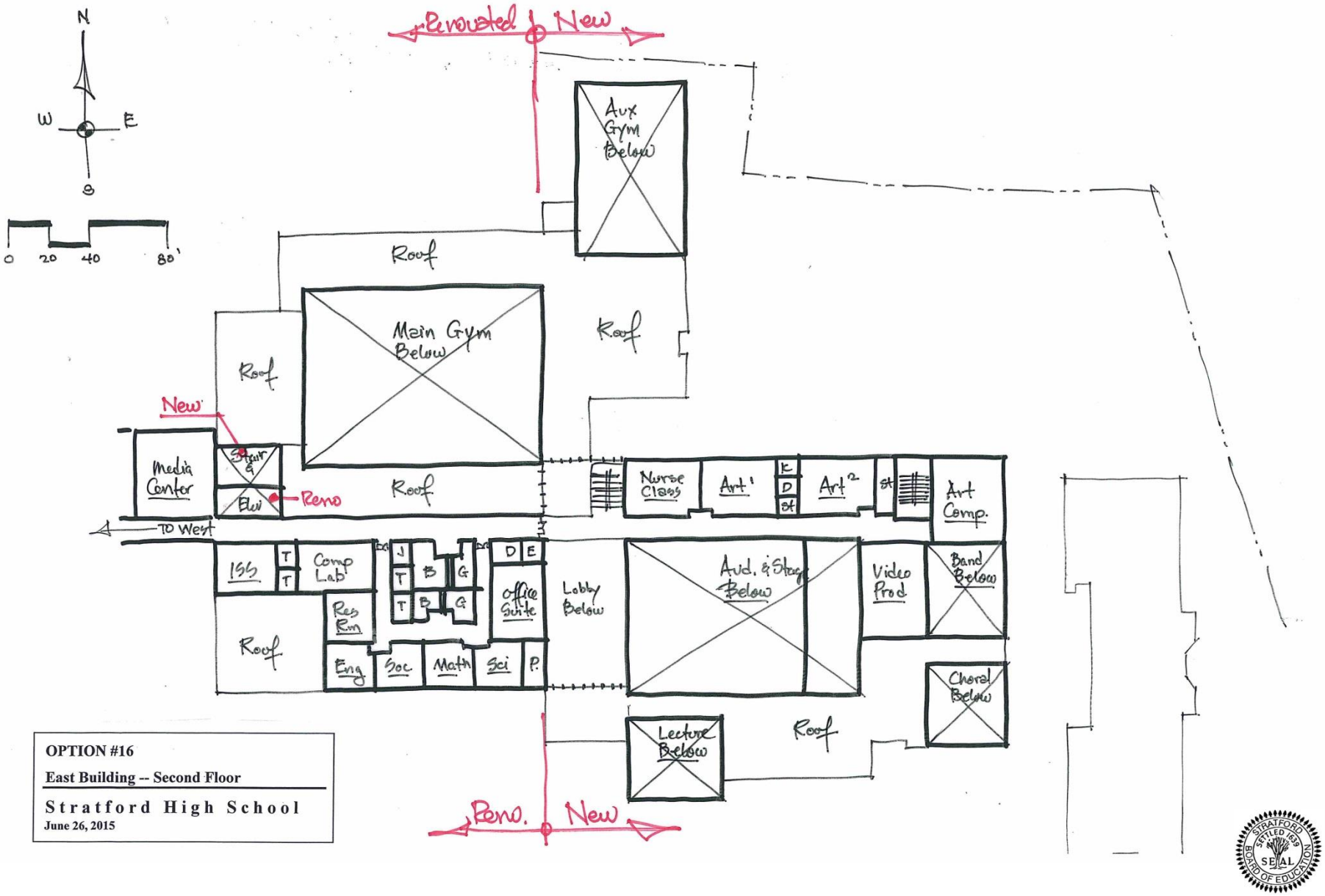
OPTION #16

East Building -- First Floor

Stratford High School

June 26, 2015

Design Option #16 – First Floor



Design Option #16 – Second Floor

DESIGN OPTION COMPARISON CHART

Stratford High School

Antinozzi Associates

07/13/15

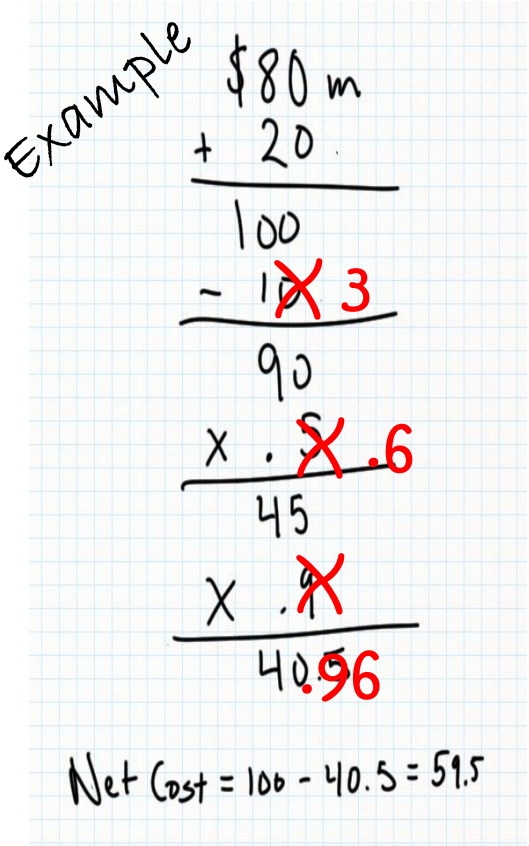
	POINTS OF COMPARISON						
DESIGN SCHEME	KEY DESIGN FEATURES	BUILDING AREA IN GSF	TOTAL PROJECT COST	COMPLETION DATE	TIME BEYOND BASELINE DATE	GYMNASIUM SEATING	COMMENTS OTHER FACTORS TO CONSIDER
OPTION #11	Build New Gymnasium and then Existing Gym is Converted into Auditorium & Stage Spaces	EAST: 119,000 WEST: 130,750 TOTAL: 249,750 TOTAL: 248,700 TCCO	$110,974,000	04/30/20	Additional 8 Months Construction	1,224 Compared to 1,191 at Bunnell High School	1. Synthetic Turf Play Field for PE is Roughly 100 Feet by 180 Feet. 2. School Without an Auditorium for TWO Years.
OPTION #12	Addition Built onto East Side of Existing Gym to Create a New Gym Facility That Also Incorporates the Eastern Quarter of Existing Gym	EAST: 121,700 WEST: 130,750 TOTAL: 252,450 TOTAL: 250,455 TCCO	$109,228,000	10/31/19	Additional 2 Months Construction	1,264 Compared to 1,191 at Bunnell High School	1. Synthetic Turf Play Field for PE is Roughly 100 Feet by 150 Feet. 2. School Without an Auditorium for ONE Year. 3. Auxiliary Gym is created by renovating central portion of existing main gym.
OPTION #16	Existing Gym is Renovated and Court is Shifted Off-Center to the East to Add Bank of Bleachers on the West End of the Court	EAST: 109,550 WEST: 130,750 TOTAL: 240,300 TOTAL: 241,410 TCCO	$107,165,000	01/31/20	Additional 5 Months Construction	878 Compared to 1,191 at Bunnell High School	1. Synthetic Turf Play Field for PE is Roughly 100 Feet by 180 Feet. 2. School Without an Auditorium for ONE Year.
NOTES:		226,700 GSF BASELINE TARGET AREA	$103,301,000 BASELINE BUDGET FIGURE	08/27/19 BASELINE COMPLETION DATE		SEE NOTE TO RIGHT ABOUT BLEACHER CAPACITY IN THE EXISTING SHS GYMNASIUM.	The existing bleachers have bench length to seat 872 but are not Code-compliant because they do not have access aisles. In addition, the first row is too close to the court. Making the existing arrangement Code-compliant would reduce seating capacity to 640.

Outcome of special legislation

Goal	Result
Increase grant to $103M	✓
Included in this year's bill	X
Protect ability to go back for additional money (ED049R)	✓
Waiver of Space Standards	½
Renovation costs deemed eligible	✓
BONUS: Increase reimbursement percentage while maintaining current schedule	✓

Net Cost to Town

- Total Project Costs
  - Estimated Cost of Construction + Soft Costs
- Ineligible Costs
  - Renovation Project Status
  - Typical Ineligible Costs
- Eligible Project Costs
  - Total Project Costs – Ineligible Costs
- State Grant Reimbursement
  - Eligible Project Costs x Reimbursement Percentage x Space Standard Reduction



Net Cost Comparison

	February Recommendation*	Option 11	Option 12	Option 16
Net Square Footage	219,600	242,258	244,877	234,168
Total Project Cost	$103,301,000	$110,974,000	$109,228,000	$107,165,000
Net Cost to Town	$62,061,000	$48,446,000	$47,855,000	$44,421,000

* Without special legislation or new grant reimbursement rate