

## Stratford High School Building Sub-Committee

### Meeting Minutes

July 20, 2015

❖ **CALL TO ORDER**

The regular meeting of the Stratford High School Building Sub-Committee was called to order at 5:32 pm, on July 20, 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, Ms. Stephanie Philips, Mr. Ken Poisson, Mr. Jason Santi, Mr. Dan Senft (Mr. Senft attended via speakerphone)

❖ **BUILDING SUB-COMMITTEE MEMBERS ABSENT**

Mr. Len Petrucelli, Mr. Clarence Zachery

❖ **OTHERS IN ATTENDANCE**

Superintendent Janet Robinson, Town Engineer John Casey, Director of Facilities Rich Ruggiero, Chair of Board of Education Andrea Veilleux, Turner Project Executive Ty Tregellas, Antinozzi President Paul Antinozzi, Antinozzi Project Manager Bill Mead, Antinozzi Vice President George Perham, CREC Project Manager Richard Snedeker, CREC Project Controls Manager Brian Greenleaf, CREC Project Engineer Edwin Martinez, Principal SHS Jack Dellapiano, Stratford Superintendent of Recreation Patricia Patusky

❖ **OPENING REMARKS**

Alan Llewelyn opened the meeting by thanking everyone for their hard work

2. **APPROVAL OF AGENDA**

**Alan Llewelyn:** Requested a motion to approve the agenda

**Bob Chaloux:** Motioned to accept the agenda

**Ken Poisson:** Seconded, all were in favor

3. **APPROVAL OF JUNE 15, 2015 MEETING MINUTES**

**Alan Llewelyn:** Requested a motion to approve the June 15, 2015 meeting minutes

**Jason Santi:** Motioned to approve the June 15, 2015 meeting minutes

**Bob Chaloux:** Seconded, all were in favor

4. **APPROVAL OF THE JULY 13, 2015 SPECIAL MEETING MINUTES AND AGENDA  
(APPROVAL OF THE AGENDA WAS ERRONEOUSLY OMITTED FROM THE 7/13  
MEETING AGENDA)**

**Alan Llewelyn:** Requested a motion to approve the July 13, 2015 special meeting minutes and the July 13, 2015 agenda

**Bob Chaloux:** Motioned to approve the July 13, 2015 special meeting minutes and the July 13 agenda

**Jason Santi:** Seconded, all were in favor

5. **RECOMMENDATION OF JACK DELLAPIANO TO THE BNC AS A NEW  
BUILDING SUB-COMMITTEE MEMBER TO REPLACE JOSEPH CORSO HAS  
BEEN FORWARDED TO PAUL HOYDICK AS AN AGENDA ITEM FOR 7/20 BNC  
MTG**

**Richard Snedeker:** Rich explains that the recommendation to the Building Needs Committee has been submitted for Jack Dellapiano to replace Joe Corso as a building sub-committee member. This is a non-action item on the Agenda.

6. **ANTINOZZI PRESENTATION OF THE NEW "OPTION 17" PLAN FOR THE EAST BUILDING**

Paul Antinozzi explains options 11, 12, and 16 for the East building. He then goes on to explain option 17. Option 17 includes the demolition of the original 1925 building. The limestone entrance portion of it will be salvaged and utilized in the new design.

**1925 Original Building**

Prior to Paul explaining options 11, 12, and 16 there was a discussion about the 1925 building.

**Jason Santi:** Discussed his recent conversations with the Economic Development commission, and how they plan to take over the BOE building eventually.

**Andrea Veilleux:** **Stated** the Board Of Education must be a part of the Economic Development discussions because the BOE will need a future building to relocate to.

**Dan Senft:** The mayor stated that he has no plans on moving the board of education anytime soon. If it were to happen it could be years down the road.

**Stephanie Philips:** In the last meeting Clarence Zachery stated that the 1925 building was not large enough to satisfy the board of education's needs for space.

**Alan Llewelyn** Confirmed Clarence's statement that it is not big enough for the BOE, went on to say that he believes the next appropriate step would be for this sub-committee to allow AA to present their 4 options for this sub-committee to consider

**Paul Antinozzi: West Building Presentation**

Paul quickly explains all the main parts of the West building (academic building).

**Paul Antinozzi:** The cafeteria and guidance will be located on the first floor. The library will be a connector bridge from the West building to the East building on the second floor. The second floor will contain programmatic areas such as English and World Language and the third floor will contain programmatic areas such as Science and Math. The West building is approximately 132,000 sf.

**East Building Option Presentation**

Paul Antinozzi quickly goes through options 11, 12, and 16. The square footages stated below represent both the East and West buildings.

**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.

**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.

**Paul Antinozzi:**

**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.

**Paul Antinozzi:**

**OPTION 17 (243,515 SF)**

**Cost:** \$108,976,000

**Completion Date:** 08/31/19

**Additional Months in Construction:** 0

**Gymnasium Seating:** 1224

**Play Field:** 160x180

**No auditorium for 1 year**

The 1925 original high school building is demolished (the limestone entrance will be salvaged and used in option 17 design). A new gymnasium and new auditorium will be built. There will be access from North Parade.

**Paul Antinozzi:**

**Play field**

The play field will be half a regulation sized football field. The field can be put to many uses and serves enough space for the football team to practice on-site. The field will measure 160ft x 180ft. It will have a 12ft border and a fence.

**New Driveway**

There will be a new driveway that begins on King Street and flows through the North end of the play field and across the

parking lot to North Parade Street. This is great for any public event because the public can park and walk into the civic area of the building without wandering into the rest of the school.

### **Gymnasium, Auxiliary Gym, and Auditorium**

The gymnasium and fitness areas are all located in the same area.

### **Alpha Program**

The alpha program will be located behind the gymnasium.

#### **Alan Llewelyn:**

Alan is interested where the culinary program is located and if option 17 still has the restaurant relatively close to the civic functions of the building so that it can be utilized during public events.

#### **Paul Antinozzi:**

Paul indicates where the culinary program is located on the drawings. Unfortunately, the restaurant isn't as close as option 12, but it isn't far either. It is still in the civic portion of the building.

### **1925 Lime Stone Entrance**

The 1925 lime stone entrance will be salvaged. It will be reused at the most likely student entrance of the East building.

### **Lecture Hall**

The lecture hall will be approximately 2000 sf and will have a maximum capacity of approximately 100 people. This space can also be utilized by the town. It will be adjacent to the town green.

### **Lobby Entrance**

There will be a lobby entrance facing the town green. The gym and auditorium areas are in the vicinity.

### **Second Floor**

The second floor will contain programmatic areas like Vocational Classrooms, Nursing, Art, Health and Video. The library will be in the connector between the East and West buildings.

### Mechanical Units

The mechanical units will be located on the roof and not over any classroom.

### Design Comparison Chart

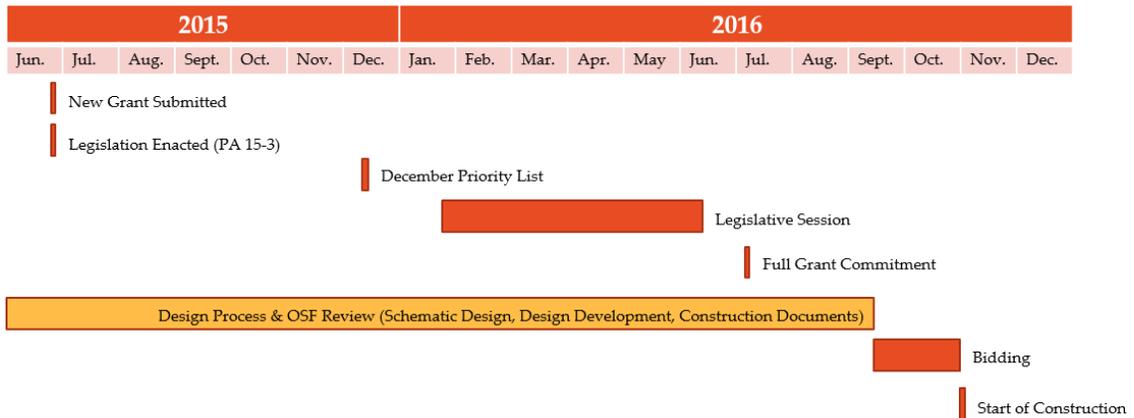
Bill explains design options 11, 12, 16, and 17 using the design comparison chart. This chart spells out the pros and cons of each design option. The first design prior to the new grant application is represented here also.

P O I N T S O F C O M P A R I S O N							COMMENTS OTHER FACTORS TO CONSIDER
DESIGN SCHEME	KEY DESIGN FEATURES	BUILDING AREA IN GSF	TOTAL PROJECT COST	COMPLETION DATE	TIME BEYOND BASELINE DATE	GYMNASIUM SEATING	
OPTION #11	Build New Gymnasium and then Existing Gym is Converted into Auditorium & Stage Spaces	EAST: 119,000 WEST: 130,750 <b>TOTAL: 249,750</b> 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 <b>TWO</b> Years.
OPTION #12	Addition Built onto East Side of Existing Gym. The New Gym Incorporates the Eastern Quarter of Existing Gym.	EAST: 121,700 WEST: 130,750 <b>TOTAL: 252,450</b> 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 <b>ONE</b> Year. 3. Auxiliary Gym is created by renovating central portion of existing main gym.
OPTION #16	Existing Gym is Renovated. Court is Shifted Off-Center to the East. New Bank of Bleachers at West End of Court.	EAST: 109,550 WEST: 130,750 <b>TOTAL: 240,300</b> 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 <b>ONE</b> Year.
OPTION #17	The 1925 Original High School Building is Demolished. New Gym and New Auditorium. Access off North Parade.	EAST: 112,765 WEST: 130,750 <b>TOTAL: 243,515</b> TCCO	\$108,976,000	08/31/19	No Additional Time Same as Baseline Schedule	1,224 Compared to 1,191 at Bunnell High School	1. Synthetic Turf Play Field for PE is Roughly 160 Feet by 180 Feet. 2. School Without an Auditorium for <b>ONE</b> 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.

7. **CONTINUATION OF 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:** **EDO49R, ED049, Special Legislation Outcomes and a Bonus**  
Prior to CREC submitting a new grant application the State notified them that all consultants hired thus far would be lost and Stratford would have to hire all new consultants. In an effort to keep the project moving forward CREC applied for an ED049R with special legislation, in the hopes to be able to apply for a second ED049R. A week before the deadline, June 30, 2015, the State notified CREC that a new ED049 application must be submitted. The State allowed all work done thus far (even the work done to file an ED049) to remain and be grandfathered in. Stratford also received the benefits of a renovation status for ineligible expenses (The full renovation status was not granted but the benefits were) and for a space waiver for up to 235,000 sf. CREC was able to increase Stratford’s reimbursement percentage to approximately 60 percent while maintaining the current schedule. The cost estimating doesn’t specifically account for the synthetic turf field, which might not be eligible for reimbursement.

**Brian Greenleaf:** **Grant Timeline**  
Brian explains the grant timeline.



**Proceeding at Risk**

- Design Continues and start of construction remains to be in fall 2016
- Risk project not being funded
- Expend 4 million dollars until reimbursement in June 2016 (The town will pay 100 percent now but should be reimbursed all but 40 percent of that 4 million)
- Projects that are on the priority list usually get grant commitments
- If grant does not get approved in 2016 then town will bare design costs

**Hold Project**

- Hold project at standstill until the grant is approved in 2016
- Project will be delayed one full year
- Inflation expenses are incurred
- Approximately \$300,000 for each month delayed

**Alan Llewelyn:** Can the 2.4 million dollars come from the town’s bond?

**Brian Greenleaf:** Stratford’s finance manager, Susan Collier, has already been notified should the building sub-committee approve the decision to go at risk until June 2016.

- Ken Poisson:** What was Susan's feedback?
- Brian Greenleaf:** In a previous discussion, Susan said they would use some sort of bonding mechanism (The \$65,000,000 the town has already bonded).
- Alan Llewelyn:** Alan motions to approve for the Stratford High School project to proceed at risk
- Stephanie Philips:** Motioned to proceed at risk
- Eric Lazaro:** Seconded, all in are in favor

8. **NEXT STEPS: DESIGN DECISIONS, DESIGN SCHEDULE, & SUB-COMMITTEE DELIVERABLES (ANTINOZZI)**

- Dan Senft:** Anytime there is an opportunity to make this site larger we should take it. There are no rewards without taking a risk.
- Bob Chaloux:** Option 17 seems to have less square feet than option 12. Are we leaving anything on the table?
- Paul Antinozzi:** Option 17 has a much more efficient layout. Option 12 has more single loaded corridors which add more square footage with little benefit.
- Eric Lazaro:** Eric explains why he likes option 17 over the other options. He thinks the building was designed with security in mind.
- Stephanie Philips:** Asks Jack what he thinks of the proposed play field.
- Jack Dellapiano:** Jack understands that the site is smaller than it needs to be and is okay with half a regulation sized football field. He says that the field can be used for school sports teams to practice on and for gym activities during school hours. He also thinks that park and recreation can get use out of it after school hours and during the summers.
- Patricia Patusky:** We're losing field space on King Street and there is not enough space for a softball field on that proposed half play field. This

would cause a problem for the athletic director but it would not be insurmountable. It would increase bussing costs for the district to get these athletes to their fields.

**Stephanie Philips:** We're already struggling to keep up with our Towns field needs. We don't want to fix one problem and then create another one. Is it possible to get a larger field?

**Bill Mead:** Option 17 has the largest field out of all schemes presented.

There is a discussion about purchasing more property to enlarge the play field. Some properties mentioned are located near the north of the site.

**Bill Mead:** The properties towards the North of the site are not square in shape and would require Stratford to purchase multiple homes in order to gain any use out of them.

**Stephanie Philips:** Have the parking logistics been figured out yet?

**Paul Antinozzi:** Not yet. We are focused on fitting the entire program on site within the building.

**Alan Llewelyn:** Let's make a decision on what we have now. There may be other options in the future that can enlarge this play field.

**Ken Poisson:** Agrees with Stephanie that the Town would benefit if there could be a softball field on site, but also understands that this is not the primary mission for the committee. PE is what this committee is required to focus on.

**Jason Santi:** Jason would like to investigate two properties south of the site. He believes they can add valuable space to the site especially for a softball field.

**Brian Greenleaf:** We have \$450,000 dollars left in our land acquisition budget line item.

John Casey, Town Engineer searches for the two property lines associated with the two properties south of the site. While John searches the building for the property lines the building sub-committee continues to item 9 on the agenda.

9. **INVOICES AND BILLS**

Antinozzi Invoice 5 was reviewed by CREC and presented to the committee for forwarding to the BNC (to forward to John Casey).

Invoice 5 was to close out the feasibility portion of the contract (10% Schematic Design Phase)

**Jason Santi:** Makes a motion to refer Antinozzi invoice 5 to the Building Needs Committee with a recommendation for approval.

**Eric Lazaro:** **Seconds**, all were in favor.

**Item 8 continues...**

**Alan Llewelyn:** Does anyone have any discussion before we make a decision on Option 17?

**Brian Greenleaf:** When making a determination between option 17 and the other options consider the fact that the decision of demolishing the 1925 building can be reversed. If there is any inclination that this can be reversed down the road it would be a significant disadvantage to the project. Keep this in mind when deciding on which option to recommend to the BNC and Town Council. **1:11:26**

**Dan Senft:** Makes a motion to approve option 17

**Bob Chaloux:** **Seconds**, with a favorable recommendation to the Building Needs Committee.

**Jason Santi:** Added discussion regarding the sub-committee's intent to recommend to purchase land for a softball field, and to remind everyone that all these decisions still need Town Council approval.

**Alan Llewelyn:** Requests a vote on the motion, all were in favor

**10. ENERGY AND ENVIRONMENTAL PROTECTION**

**FEMA REMAPPING**

**Bill Mead:** Bill has contacted STV and they have not heard anything from FEMA yet.

**Actual Submittal by STV**

CREC and John Casey received one copy of the submittal.

**Inland Wetlands**

**George Perham:** George hasn't heard news from inland wetlands.

**11. SET DATE/TIME FOR COMMISSIONING AGENT INTERVIEWS**

**Rich Snedeker:** Rich will get feedback from the reviewers on availability. Then he will coordinate and interview date and time with the qualifying firms.

**12. BUILDING SUB-COMMITTEE UPDATE ON SECURITY SERVICES (S.PHILIPS)**

**Rich Snedeker:** Requested from Stephanie Philips if she had anything to report on her research about the police department providing security consulting services for the SHS project?

**Stephanie Philips:** Had nothing to report at this time.

**Alan Llewelyn:** Tabled item 12

**13. UPDATE ON WHAT BNC PLANS FOR ORIGINAL S.H.S. BUILDING (BNC/BSC MEMBER)**

This item was discussed previously in item 6.

**14. ESTABLISH HAZARDOUS MATERIALS CONSULTANT REVIEW PANEL, SCHEDULE HAZ-MAT CONSULTANTS INTERVIEWS DATE; GEOTECHNICAL ENGINEERING CONSULTANT; TECHNOLOGY CONSULTANT; SECURITY CONSULTANT (CREC & ANTINOZZI)**

**Alan Llewelyn:** Tabled Item 14.

**15. WEBSITE DEVELOPMENT UPDATE (CREC)**

**Brian Greenleaf:** The website has been launched.  
[www.stratfordhighproject.com](http://www.stratfordhighproject.com)

16. **CM CONTRACT WITH STRATFORD UPDATE (TURNER)**

**Ty Tregellas:** The contract has been back and forth with CREC's attorney. It has been reviewed by the town's officials. It's down to a few small issues.

17. **UPDATE ON SHS ADDRESS CHANGE (JOHN CASEY)**

**Alan Llewelyn:** Tabled item 17

18. **TOUR OF DERBY H.S. RECAP (CREC)**

**Alan Llewelyn:** Tabled item 18

19. **REPORT ON BONDSURE PROGRAM (CREC)**

**Alan Llewelyn:** Tabled item 19

20. **ADJOURNMENT (APPROXIMATELY 7:00 PM)**

**Alan Llewelyn:** Requests a motion to adjourn

**Jason Santi:** Motioned to adjourn

**Eric Lazaro:** Seconded, all were in favor

**Adjournment:** The meeting was adjourned at 6:55 pm by Chairperson Alan Llewelyn.

**Minutes submitted by:**  
Edwin Martinez  
Project Engineer  
CREC Construction Services

# AGENDA

## STRATFORD HIGH SCHOOL BUILDING SUB-COMMITTEE MEETING July 20, 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 (5:30 pm)
2. Approval of Agenda
3. Approval of June 15, 2015 Meeting Minutes
4. Approval of the July 13, 2015 Special Meeting Minutes **and Agenda** (Approval of the Agenda was Erroneously Omitted from the 7/13 Meeting Agenda)
5. Recommendation of Jack Dellapiano to the BNC as a New Building Sub-Committee Member to Replace Joseph Corso has been forwarded to Paul Hoydick as an Agenda Item for 7/20 BNC Mtg.
6. Antinozzi presentation of the new "Option 17" plan for the East building
7. Continuation of 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)
8. Next Steps: Design Decisions, Design Schedule, & Sub-Committee Deliverables (Antinozzi)
9. Invoices and Bills
  - Antinozzi Invoice #5
  - Others
10. Energy and Environmental Protection
  - STV Re-mapping Update (Antinozzi and/or STV)
  - Preliminary meeting with Inland Wetlands (Antinozzi)
11. Set date/time for Commissioning Agent interviews
12. Building Sub-Committee update on Security Services (S. Philips)

13. Update on what BNC Plans for Original S.H.S. Building (BNC/BSC member)
14. Establish Hazardous Materials Consultant Review Panel, Schedule Haz-Mat Consultants Interviews Date; Geotechnical Engineering Consultant; Technology Consultant; Security Consultant (CREC & Antinozzi)
15. Website Development Update (CREC)
16. CM Contract with Stratford Update (Turner)
17. Update on SHS Address Change (John Casey)
18. Tour of Derby H.S. Recap (CREC)
19. Report on BondSure Program (CREC)
20. Adjournment (Approximately 7:00 pm)

Attachments: Email from Paul Hoydick, BNC Chair  
Agenda Item Forwarded to BNC on 7/14/15  
Antinozzi Invoice #5