

Stratford High School Building Renovations Subcommittee

Regular Meeting Minutes

July 18, 2016

1. Call to Order

The Regular meeting of the Stratford High School Building Renovations Subcommittee was called to order at 5:31 p.m. on July 18, 2016 by Chairman Alan Llewelyn.

❖ Presiding

- Alan Llewelyn, Chairman

❖ Building Subcommittee Members Present

- Bob Chaloux
- Jack Dellapiano, Principal, S.H.S
- Susan Lance, BOE
- Len Petruccelli, VCM. BOE/CM, BNC
- Stephanie Philips, Zoning
- Ken Poisson, Teacher, S.H.S.
- Jason Santi
- Clarence Zachery, BOE, COO

❖ Building Subcommittee Members Absent

- Eric Lazaro, BOE
- Dan Senft

❖ Others in Attendance

- J. Vince Chase, Town Council/BNC
- Wally Kadeem, Town Council/BNC
- Ty Tregellas, Project Executive, Turner
- George Perham, Antinozzi Assoc.
- David Stone, Antinozzi Assoc.
- Lisa Yates, Antinozzi Assoc.
- Rich Snedeker, CREC
- Elizabeth Craun, CREC
- Theresa Sheehy, BOE
- Rick Marcone
- Scott Farrington-Posner
- Erik Bartone, DBS Energy
- Michael Mell, Theater Design Incorporated.
- Justin Gendron, President of the Stratford Drama Society
- Tammy Tojanuski
- Lt. Melissa Niemiec, S.P.D.

6. Energy and Environmental Protection

- Alan Llewelyn: Requested a motion to move the item out of order
- Len Petrucelli: Motioned to move the item out of order
- Jason Santi: Seconded approval of the item out of order
- Alan Llewelyn: Requested a vote to approve the item out of order, all were in favor.
- Presentation by Erik Bartone: Solar PV System – Vicki Soto School and High School Information Together
- Why is Solar PV financially viable for the public school district?
 - Eligible for school construction grants through state reimbursement process as they are considered/classified as an energy conservation measure – in the case of Stratford approximately 60% would be reimbursed
 - The Solar PV system would reduce electricity purchase from the utility grid. In the case of the Flood Middle School, the 2 systems, one of which has been used for almost 10 years, have served to reduce Stratford P.S. collective electricity purchases.
 - The systems would be participating in the “CT Zero Emissions Renewable Energy Credit” Program (ZREC). That means these are a revenue producer for the BOE under a 15-year contract at a fixed kilowatt rate. After 15 years, they can be sold in a competitive market.
 - I-CAP – New England’s energy market has been changing over the years with the closing of several power plants which has created a shortage of peak energy. This is expected to continue with more power plants scheduled to be closing over the next few years. It is extremely difficult to get new power plants approved to be built in New England. Because of this modified market, an open competitive market for kilowatts will allow for future revenue. This is also impacting the fixed capacity charge which is currently \$3 kw/month, but anticipated to rise to \$7 kw/month.
 - Projected savings for the solar array that DBS designed for Victoria Soto School = +/-43% of projected V.S. electricity demand = \$21,000/first year
 - Presentation continued in handout with explanation
 - Alan: Please save non-SHS Q & A for 7:00 meeting
 - Dave Stone, Antinozzi: What percentage will you receive in terms of return on investment? The baseline is 3%, and 40% is excellent (CT High Performance Guidelines) according to the thresholds. Also, a decision needs to be made - how much photo-voltaic do you want on this roof? There are other options such as with the CT GreenBank Foundation (possible low, or no interest loans), and the roofing contractor option. My concern is the phasing of this aspect, in a project of \$120M, to come back later and ask the local taxpayers for more money to the tune of \$250K might not be received positively. These are all factors to keep in mind first for when you decide which approach to take.
 - Financing also has to be considered in the analysis with a review of all of the options. Soto committee voted to purchase due to the short payback period and the myriad of financial benefits.
 - Alan: We are all in agreement that we want to move forward with solar, the question is can we get it done under the GMP?

2. Approval of the Agenda (Emailed July 15, 2016)

- Alan Llewelyn: Requested a motion to approve the agenda
- Len Petrucelli: Motioned to approve the agenda
- Bob Chaloux: Seconded approval of the agenda
- Len Petrucelli: Requested a vote to approve the agenda, all were in favor.

3. Approval of Minutes

- May 16, 2016 – Regular Meeting Minutes (Emailed June 27, 2016)
 - Alan Llewelyn: Requested a motion to approve the May 16, 2016 minutes
 - Jason Santi: Motioned to approve the May 16, 2016 minutes
 - Len Petrucelli: Seconded approval of the May 16, 2016 minutes
 - Alan Llewelyn: Requested a vote to approve the May 16, 2016 minutes, all were in favor.

- June 20, 2016 – Regular Meeting Minutes (Emailed July 15, 2016)
 - Alan Llewelyn: Requested a motion to approve the June 20, 2016 minutes
 - Len Petrucelli: Motioned to approve the June 20, 2016 minutes
 - Jason Santi: Seconded approval of the June 20, 2016 minutes
 - Alan Llewelyn: Requested a vote to approve the agenda, all were in favor.

4. Town Council Update (Llewelyn)

- Approval of Versteeg Associates as TPCR
- Also saw the bills that had been processed and have to come through the BNC. Moving forward we can streamline the bill-paying, once the bills have been approved by this subcommittee for an existing contract they can go straight to John Casey, and Rich will handle the new process

5. Invoices and Bills (CREC – See Attachments)

- a. Antinozzi Associates Invoice # 12: \$205,530.68
 - Closes Out DD Billing (June SOV), Includes First CD Phase Payment Request (June SOV), First Payment for Kitchen Consultant (Raymond), First Payment for BZA Amendment # 10, First Payment for A/V Consultant Amendment # 12, Plus Reimbursables.
 - Alan Llewelyn: Requested a motion to discuss Antinozzi Invoice # 12
 - Clarence Zachery: Motioned to accept Antinozzi Invoice # 12
 - Len Petrucelli: Seconded approval of Antinozzi Invoice # 12
 - Alan Llewelyn: Requested a vote to Antinozzi Invoice # 12, all were in favor, and the motion carried.

- b. Turner Construction Application for Payment # 4: \$9,092.00
 - SOV for Work Completed to July 1, 2016
 - Alan Llewelyn: Requested a motion to approve Turner Invoice # 4
 - Susan Lance: Motioned to approve Turner Invoice # 4
 - Stephanie Philips: Seconded approval of Turner Invoice # 4
 - Alan Llewelyn: Requested a vote to Turner Invoice # 4, all were in favor, and the motion carried.

7. Review of Current Building Plans, Schedule, and Budget

- a. Possible Use of Locker Rooms from Building's Exterior (Yates)
 - Presented East Building, 1st Floor Plan – added set of bi-acting doors with alarms for use after hours or for outside practice, presented this way thereby complying with code because it's not a dead-end
 - Reviewed by Fire Marshal and Building Official

- b. Auditorium Design Presentation (Antinozzi)
 - Michael Mell, T.D.I. – Described Pictures of Auditorium demonstrating extension of stage with movable platforms
 - Piping will be hung over the stage for lighting and masking draping; scenery can also be hung from this piping (light-duty use)
 - Lighting system will be LED fixtures so dimmers won't be needed which will also be hung from the pipe grid

- Would recommend professional grade purchases for all systems for wear and tear
 - Justin, President of the Stratford H.S. Drama Society: Is there a back entrance to the stage to make it easier to cross the stage? Due to the shallow stage, the only way to cross is to go out and come back in. There was consideration in the earlier stages to create an entrance but since we cannot fly items, the wings needed to be kept as large as possible.
 - S. Philips: If the Stage is already dressed for a play, can platforms be used to hold a few banquet tables so we could hold special Town meetings and the like? Yes, and/or the stage apron just in front of the curtain is probably big enough to accomplish that.
 - S. Lance: What is the occupancy? 550 Seats plus handicapped (8) Lecture hall is 96 seats.
 - K. Poisson: Can the front of the stage area be used as a mini black-box theater? If you are putting seating on the raised platform then you'd need a railing at the open side.
 - Moving into bid documentation so please consider changes as soon as possible
 - S. Philips: Can we contact T.D.I. with our comments? Please do not contact consultants directly, this will cost the Town money. Antinozzi will gather all comments and proceed from there.
- c. Gymnasium Design Presentation (Antinozzi)
- Presented interior rendering of large gymnasium
 - Equipped with 4 sets of retractable bleachers which seat 1,200 people
 - When bleachers are retracted, a curtain partition can be utilized to create 2 smaller spaces
 - Athletic Coach has a small window for viewing
 - Showed championship banners, roof trusses, historic wins banners, etc.
 - C. Zachery: Be careful of older fragile banners, make sure they are photographed so if they don't survive the move they can be recreated. J. Dellapiano: Also, they need to be hung high enough so as not to have people in the bleachers able to reach them (about 5' of space)
 - J. Santi: Does this gym have any windows? No
 - K. Poisson: The team benches are not in the bleachers, but are chairs on the floor in front instead, is that correct? Yes.
 - Graduation in the rain can be relocated to this gym and it has capacity for 1800 people.
 - G. Perham described the lecture hall. Discussion followed about the roof screens, mechanical system isolation, light infiltration, smart boards, projectors, ability to broadcast beyond the confines of the lecture room, etc.
- d. BZA Approval 7/5, Zoning Hearing 7/26 (Informational)
- Approved for 6 variances
- e. State DDR Meeting Set for July 27, 2016, State PCR Meeting Set for September 13, 2016 (Informational)
- Meeting at 9:00 on 7/27/16
 - PCR meeting is a reminder, we are still on the same schedule.
- f. Budget Update (Turner)
- Following Estimate
 - Scheduled for Estimator Reconciliation Session
 - Independent Estimators are Coming to Design Coordination Meeting Tomorrow
- g. Special Meetings Required to Approve Phase 1 Set Prior to 9/13 PCR (Informational) Decided During SHS BSC 6/20 Regular Meeting: SCG-042 Form Sign-Off with Special Meetings: Building Needs Committee (9/12 @ 6:15), BOE and Superintendent (9/12 @ 6:30) Town Hall Room # 213
- Same Item was on Agenda Last Month; this is Just a Reminder
- h. Potential Special Meetings Required to Approve Recommended Bidder(s) on Phase 1 Set Prior to Award (Informational) – BSC/BNC 12/12, Town Council Regular Meeting 12/12. This is a Placeholder Item for Now; to be Verified and Updated Next Month. We Should Also Begin Discussion of December 2016 - February 2017 BSC Meeting Dates with BNC.

- Same Item on Agenda Last Month; this is Just a Reminder

8. Hazardous Materials Consultant Update (CREC)

- Work Completed to Date – See Attached Email
- From Peter at Eagle Environmental
- Samples from Oil Tank will Probably be Taken when it is Excavated

9. Security Decisions (Antinozzi)

- 6/21/16 – Security Meeting Scheduled (Yates)
- Worked with Lindquist which is a Local Company (for security purposes – did not put lock type, or locking arrangement details into minutes). All Stratford Public Safety offices and BOE interests were represented in the security meetings.

10. Commissioning Update (Yates)

- DD Commissioning Comments have been Issues (Attached)

11. Next Steps: Design Decisions, Design Schedule, & Sub-Committee Deliverables

- a. (Informational) Third Party Code Review Consultant – Awarded Contract 7/12/16 via email (after 7/11 Town Council Approval), Notified Town Attorney and CAO Who Opted to have CREC Attorney Draft Contract. A Two-Phased Review – First Phase Begins 8/9/16.
- b. The ISER Issued His Report (Attached), Contract is Still in Progress, CD Phase Review
 - Independent Structural Engineer Reviewer – Report has been issued and Rich received an email that the response is almost completed
- c. Site Logistics (Executive Session)
This item will be addressed during the BNC meeting tonight.

12. Adjournment

- Alan Llewelyn: Requested a motion to adjourn the meeting
- Len Petrucelli: Motioned to adjourn the meeting
- Jason Santi: Seconded the adjourning of the meeting
- Alan Llewelyn: Requested a vote to adjourn the meeting, all were in favor and the meeting adjourned at approximately 7:00 p.m.