

HINSDALE SCHOOL RENOVATION COMMITTEE MEETING MINUTES

OCTOBER 15, 2018 AT 6:00 – 8:00 p.m.

BLUE ROOM – TOWN HALL

Opened at 6:05 PM

1. ROLL CALL - Tony S., David F. Melony B.S., Doug P., Michelle H., David C, Nancy O, Steve V., Dale D., Norman K.

2. INTERVIEW OF ARCHITECTURE FIRMS

A. Sevigny @ 6:00 p.m.

1. One presenter tonight. The team has prepared a package to share tonight. Established in 1986. Philosophy to act as the client's advocate. A team approach to design. 32 years in business. The team will include Sevigny, mechanical, landscape, structural, construction estimator, civil engineering. Previous projects - Kent Center School Project, Housatonic Valley Regional High School, Warner Theatre Renovations all projects of Sevigny Architects.
2. Project Approach - Three Phases - Phase 1 - To get approvals and referendum. Phase 2 - Get to construction, Phase 3 - Construction Administration to completion (We are only considering Phase 1 at this point).
3. Process - New roof/electrical/plumbing and air conditioning, ADA Compliance, New Security, New Site Improvement (paving, drainage, bus drop off and pick up), New Interior Finishes, New Exterior Entrance Identity. Six main areas to address in the project.
4. The scope of Work - Accessibility, Elevator (exterior, not necessary for ADA), Interior Finishes (painting of existing, ceiling tiles, accent colors), Cabinet Finishes (configuration), Signage (wayfinding throughout the building), Emergency Generator (cost but necessary, need to find an appropriate location)
5. Challenges - Site Surface Drainage (waterproof boiler room) need to address the pitch of the roadway, new catch basins, security, air conditioning (not just ducted, piped, will need to address ceiling height), Solar panels (structural capacity may need to be addressed)
6. Response to questions - A2 survey needed, will present at community meetings, etc.
7. Project Cost Estimate will guarantee within 10%+-.
8. Engineering and Construction Support Team will be in place
9. Cost Reduction Opportunities - Bring to the building committee alternatives, recommendations, and will follow the direction of the building committee.
10. Reductions/Efficiencies - Alternatives will be presented to the committee.
11. Monitor Costs/Budget - Project cost associated with the referendum

12. Time and Budget - Can commence work immediately with Sevigny
13. Why Sevigny - Trust, confidence, listen, and solve concerns.
14. Q and A - Solar potential to supplement electric (but there is a significant weight load that would need to be addressed with the roof). Consider Geothermal Wells rather than solar.

B. Silver Petrucelli @ 7:00 p.m.

1. 47 architects, six engineers, designers, all in-house work, no subcontractors. Don Smith will be the civil engineer on the project.
2. In-House Services - Architecture, electrical, plumbing, security, code work, etc.
3. Previously worked on Hinsdale - gym and cafe floor issues, completed the roof project at Pearson (have done six projects at Pearson).
4. Completed jobs - Fairfield (with students occupied), Stratfield Elementary School, Chatfield-LoPresti School, Crystal Lake School, Gallup Hill Elementary School, Enfield High School
5. Programming design work would be part of the scope - color and finish selection completed by committee.
6. Engineering - review current systems, the capacity of utilities, develop a baseline. MEP options, specialized ventilation. Review of code. LEED knowledge to integrate green concepts.
7. State reimbursement process and analysis. We will need to meet high-performance codes for SDE reimbursement. Energy models will be completed.
8. Options - review different heating, cooling, and energy systems.
9. Project Understanding - Site Improvements (parking, walking, and drainage), Site Access (busses, emergency, and parent pick up/drop off), Building Improvements - security, communication, roof, paint, HVAC improvement (boilers, fuel tank removal, backup generator), Hazardous materials, etc.
10. Design concepts - integrated learning, clusters, pods, extended learning areas, STEAM, natural light, etc.
11. Estimating will be done in-house. Usually with 2-7% accurate. The average of all projects has come in at .8% of the original bid.
12. Value Engineering - budget review, and then pick what makes the most for your project.

3. ADJOURNMENT - 7:54 PM

Next meeting scheduled for Tuesday, October 23, 2018, at 6 PM in the Blue Room at Town Hall.