

Winchester Board of Education

Type of Meeting: Hinsdale Renovation Committee Meeting Minutes

Date: October 11, 2018 @ 5:30 p.m.

Location: Town Hall – Blue Room

Meeting Facilitators: Steven Frazier - Chair, Dave Carter - Vice Chair

Committee Members: M. Bird, M. Shanley-Brady, D. Denning, R. Geiger, M. Hintz, N. Kelly, N. O’Dea, C. Perez, D. Pfenninger, M. Ruzbason, T. Sandonato, B. Stratford, D. Carter, and S. Vaill

Present:

I. Call to order at 5:30 PM

II. Roll call - M. Brady-Shanley, N. O’Dea-Wyrick, M. Bird, D. Denning, D. Carter, M. Ruzbason, S. Frazier, D. Pfenninger, N. Kelly, T. Sandonato,

III. New Business

The Interview Process was read before all interview was started.

A. 5:30 PM - Friar Interview/Presentation

- a. Exterior Updates - Theme of “clock building” not expanding the square footage. Shared renderings of exterior options.
- b. Construction Estimate Approach - All “yellow” will not be reimbursed by the state. “White” believed to be reimbursed through the state. Looked at an apply price based on recent construction bids, apply soft costs, grants, etc.
- c. Site Analysis - Flood Plain Analysis - A survey has been completed from the Mad River to Hinsdale. Stone lined tunnels, large chambers, Preliminary analysis of hydrology has been done. Suggesting a pre-referendum flood management strategy. Work with the state before the referendum. This firm feels this is imperative to this process. Study alternative solutions to control water flow. This would be in partnership with DEEP and School Construction. Grant funding through FEMA will be investigated.
- d. Traffic Flow - Bus Drop-off and Pickup at Main School Entrance. Move the playground to the side of the building and move parking into the field. This will also play into the flood proofing process.

- e. Mechanical Engineers - Energy efficient, looking at perimeter radiation and Variable Air Volume and reheat boxes. Investigate all systems.
 - f. Community Outreach - Work with parents/leaders, community events, educate the community, develop a message, polling, building consensus.
 - g. OSCGR - input begins early, site analysis/design, renovation cost analysis - All completed pre-referendum.
 - h. Single bond vs. Multiple projects - Analyzed to see which way will save us more money in reimbursable costs.
 - i. Referendum - complete conceptual design, finalize the budget, fine-tune marketing material, align message.
 - j. Client Portal - to access for school leaders and community.
 - k. Why Friar - 40 years of experience, focused on Connecticut Schools, recent referendum success. 1.5 million sq. ft. of design work - 98% have been public schools.
 - l. Directly Answered the questions
 - i. Confident to bring in cost estimate within 10%.
 - ii. Engineering/construction support - have experience in this particular area.
 - iii. Value engineering - After the referendum, will provide alternate projects/materials. Cost reduction - through the way of alternative options. Cost estimator is experienced and accurate. June 30, 2019 application to the OSCGR (priority project).
- B. 6:30 PM - Perkins Eastman Interview/Presentation
- a. The statement was read to the committee.
 - b. The firm focuses on school design. In the past 15 years, completed 22 elementary schools in excess of 15 billion. Shared local projects that have been completed. The firm has written several white papers and books on school design and concepts.
 - c. Introductions - Perkins Eastman team was introduced.
 - d. Project Understanding - Shared main concerns with the site and what the team would like to see addressed. Establish a solution to address remediation needs. Mechanical systems will be addressed (ventilation and air condition). Reviewed the available area for construction. Mechanical and building upgrades.
 - e. Visioning Process - Core Educational Leadership Team, design working group, and community groups. Next move into goals and best practices, design and guiding principle become an educational specification. They shared “who” we are designing for.

- f. Safe, secure, and scaled - scale studies, welcoming entries, identity, interactive walls, numbered stairs, talking tubes, natural light, reflection, imagination, exploration, manipulation, experimentation. Will be provided with an educational program and space summary.
- g. OSGR - starting the conversation early and how we can get the most reimbursed costs.
- h. Following the development of the Educational Specification - Ensuring that students have inspiring spaces for scale, strength, cognitive, and problem-solving. Students would have access to neighborhoods in the school building, connections to the outdoors, security, building zones in classrooms. In 1st and 2nd grade, lockers would be in the hallway; students will foster pride, teamwork, collaboration, and manipulation in the space. All spaces would be "flexible."
- i. Neighborhood Context - Site design, neighborhood "look" - church, Main Street, residential housing, commercial. Has a constrained space.
- j. Traffic Flow - will be addressed through a circulation analysis. Defining campus edges, exterior security would be addressed, accessibility would be addressed, and the physical condition would be addressed. Drainage and stream remediation.
- k. Remediation - Options would include - reroute culvert, remove the second floor of the building and open a corridor between the two. Drainage issues would be addressed in this model. Culvert - close the door off and waterproof the area. Move drainage away from the curb line. Flooding has two issue
- l. Energy Usage - looking at getting the energy costs to 1.21 per square foot
- m. Mold - Humidity causes mold, 30-50% humidity is the goal, looking into an ultraviolet light and cooling coils.
- n. Schedule and Cost - Development meetings begin immediately with the state. Estimated completion of January 2021. ED049 submission before June 2019. Estimating construction to be about 12 months.
- o. Budget - Never had a project exceed a proposed budget within 1%. Never missed a project opening date.
- p. Community Outreach - Did not present, ran out of time

C. 7:30 PM - QA & M Interview/Presentation

- a. The interview process was read to the team.
- b. Introduction of team members
- c. 30 years working with K 12 schools. As a team, they have worked together for 15 years on more than 30 different projects. Full-service firm 34 full-time employees, specialized in academic and elementary projects,

and some educators on staff. Transparent approach to the process - building committee, town management, WBOE, the flow of information would be shared with all stakeholders. Weekly meetings would be required.

- d. OSCGR - work collaboratively with state, work with cost buckets, the goal would be the highest reimbursement possible. Allowable square footage would be 30,132 sq. ft. Entertain - Renovate as New. There is three different ways to look at reimbursement - guidelines (formula for sq. ft), grant application, law.
- e. Approach to the project - Address site issues (drainage, parking, circulation), Hazmat, environmental, security, ADA, HVAC, Building systems, technology, roof, finishes, etc. Key issues are flooding management, drainage, parking, student drop off, site accessibility, neighboring properties. Presented a drainage map that effects Hinsdale. Looked at liabilities to the building - Need to ensure that the building is the right size for the enrollment. Address Hazmat preconstruction. One idea would be to remove the older section of the building. Add a new section of the building on the right side. One level building that would not need an elevator.
- f. Mechanical - Identify system options, possible reuse of current systems, energy efficient, need to build system to control humidity coming into the building.
- g. Presented renderings.
- h. Budget Management - Cost estimate professional, within 10% of the estimate. The Educational Specification is part of the scope of work. Looking at renovating as new vs. alteration project costs.
- i. Cost Reductions - Ensure project comes in on budget. Work with the building committee on cost estimate, cost budgeting, and cost control.
- j. Referendum Support - Communication, establish a vision, community engagement, informational campaign, deliver the project to approval. Inclusive, transparent, compelling, easily understood, etc. Material support for visioning.
- k. Schedule - QA & M - they can meet their schedule.

IV. Adjournment at 8:55 PM