

# **SPECIAL PROJECTS STANDING BUILDING COMMITTEE SPECIAL MEETING**

**Monday, October 4, 2010**

**5:00 pm**

**First Floor Conference Room**

**Independence Hall**

## **FINAL MINUTES**

Members Present: Richard Speciale, Al Kelly, Miriam Frank, Pam Iacono

Members Absent: Gerard Keough, Len Amato

Others Present: Twig Holland, Eileen Roxbee, Sal Morabito, Judy Ewing, Representatives from Silver Petrucelli, Wiles Architects, CJ Lawler, and Rose Tiso & Co.

### **I. Call to Order**

Chairman Rich Speciale called the meeting to order at 5:03 pm.

### **II. Architect Presentations**

#### **A. CJ Lawler**

CJ Lawler gave the Committee a handout. They discussed the roof. They said the biggest ADA issue is opening the classrooms. They suggested enlarging the windows over the lockers and dropping them down. They said the HVAC and lockers are a big item. They gave examples of auditorium they had completed in other schools. A member pointed out that Sherman isn't getting an auditorium and that a small stage would suffice. They discussed serving lines in the kitchen. They use a kitchen consultant who would need to create a serving line meeting ADA standards. They would add coolers outside the building, off the back of the kitchen. They talked about extending the day or use of the building and said they will help with the SFU process. They said there are other options and more efficient systems besides the rooftop system for air conditioning, but these options can be more expensive. CJ Lawler said they have worked with their team for over 30 years and has focused on K-12 schools. Pam Iacono asked if they have experience dealing with schools in floodplains. Lawler said they have worked with homes, not schools, in a floodplain and there are different approaches to resolving those issues. Al Kelly asked about serving lines. Lawler said they are easy to change at the elementary school level. Rich Speciale asked about the stage, asphalt tiles and the exterior doors. Regarding the exterior doors, Lawler said they can be taken down easily at the classroom level with asphalt paving coming up to the doors. Mr. Speciale also asked about security in the entrance way of the school. Lawler discussed getting electronic locking and teachers having cards that would be simple and not expensive. Mr. Kelly asked about the cost of building and going up in terms of bumping out the gym. Lawler said it would cost \$300 per square foot and suggested putting the stage on the long side so every student can be closer to the stage. This scenario would also allow for more storage.

#### **B. Rose Tiso & Co.**

Rose gave the Committee a handout. They reviewed consultants they would hire for this project. They discussed some projects they have completed; their design team; and showed the Committee project types. They reviewed their educational services. Mr. Kelly asked if they have a kitchen consultant. Rose said a vendor has obtained this consultant.

They said one of their projects, Wakeman Boys & Girls Club at the Burroughs Community Center in Bridgeport, is the first new LEED certified club facility in the country. Michael Musco of Musco Engineering Associates said his company is very involved in code upgrades. They do a lot in the green market; they are trained in LEED; they will look at rebates for putting in the air conditioning; they do a lot of security; and they have completed 40 school projects. Rose said his company has reviewed the scope of the work at Sherman and the scope of the services needed. They are very familiar with the Fairfield board approval processes. Mr. Speciale asked if Sherman is a threshold project. Rose said the only issue is how someone may interpret the gym expansion. Mrs. Frank asked if Rose had any suggestions for security. Rose said they won't until they go through the change in the building and see what they need to do. Ms. Iacono asked about ideas for parking. Rose said given there is a conflict with walkers and vehicles the parking would need to be looked at although he said the parking lot is in good condition. After Mr. Kelly said the Committee has a tight budget, Rose said they would provide a menu of options and priorities for spending. Ms. Iacono asked if Rose has experience working in floodplains. Rose said they have worked with FEMA and has done work with raising homes in floodplains.

#### C. Silver/Petrucci and Associates

Bill Silver, Dean Petrucci, and Ken Sgorbati, principals of Silver/Petrucci, gave the presentation. Mr. Silver stated that the firm has recent project experience in Fairfield including Dwight Elementary window replacement and \$15.5M Stratfield Elementary code renovations and additions. He discussed the firm's extensive experience in school projects including those in Waterbury, Seymour, Milford, Trumbull, Bridgeport and Norwalk. He discussed their implementation of tight project budget controls and resulting minimal change orders. Mr. Petrucci presented the planning approach to Sherman School. He showed schematics of three potential schemes for bus and parent drop-off which utilized different variations of new parking spaces, dedicated bus drop-off lane, curb cuts, and buffering. As part of their planning approach, there would be a kitchen addition near the courtyard with removal of the stage for expanding the cafeteria. The stage would be recaptured as part of the gym. He also mentioned that consideration would be given to placing the stage along the long side and short side of the gym. He added that Don Smith, the consulting Civil Engineer, has previous experience at Sherman working to resolve drainage issues. Mr. Sgorbati discussed using a dedicated outdoor air system with energy recovery and in-house energy modeling techniques. Mr. Speciale asked about the optimal location of the stage. Mr. Petrucci stated that historically, the stage works better on the long side, but either scheme could work potentially well. Ms. Iacono mentioned that there were proposed plans by the police department to make Fern Street one way. Mr. Speciale stated that security improvement is a major concern and asked about the feasibility of reconfiguring the entrance within budget. Mr. Petrucci stated that the feasible security improvements would be both electronic equipment and physical reconfiguration.

#### D. Wiles Architects

George Wiles, Craig Wiles, Brandt Jobst of Wiles Architects, Bob Hughes of Innovative Engineering Services and Andy Zumwalt-Hathaway of Steven Winter Associates represented the project team for the Wiles group. Mr. George Wiles stated that the Wiles group concentrates on school and commercial projects. They were the commissioned architects for Penfield Phase II which is going into construction. He stated that their focus is on collaboration and information gathering and they have extensive experience working with BSF.

Mr. George Wiles said he believed that the security issues at Sherman stemmed in part from the ventilation issues. He believes that the lack of air movement leads to open doors which pose an obvious security hazard. He stated that some of the security challenges at Sherman would be controlling all points of entry and the need for visibility. Another challenge is the small kitchen and eating space for a large student body. He stated that the type of menu will drive the kitchen equipment needs. The overall solution will encompass increased eating area, increased kitchen space and multiple serving lines. Mr. George Wiles stated that one of the problems at Sherman is the low occupied space covered by a roof of large surface area. The roof gathers heat which goes into the occupied space. He believed that the solution would not be simply a HVAC solution, but would necessitate Computational Flow Dynamics (CFD) modeling; i.e. the modeling the movement of natural ventilation and air through the space. The solution would also entail a heat recovery component. He mentioned the possibility of harnessing wind from Sherman's proximity to the beach and utilizing other innovative techniques to improve ventilation. Mr. Speciale asked about which CADD system they used. Mr. Wiles responded that they use the Revit system. Mr. Speciale asked if air balancing was possible and Mr. George Wiles responded that there was no fresh air makeup at all. Mr. Speciale inquired whether interior doors could fall under substantial improvement. Mr. George Wiles stated that 24 inch doors can fall under a code violation and not substantial improvement. Mr. George Wiles stated that the determination of whether it is a code issue or capital improvement is made locally through a town building official. Mr. Hathaway said that the Connecticut Clean Energy Fund was a good resource to aid in examining integrating renewable energy in the project.

### III. Public Comment-None

### IV. Select Architect

Purchasing Director Twig Holland stated that she wanted to make a clarification on a code issue. She consulted with the Assistant Director of Town Planning and Zoning. Soft costs would not fall under FEMA regulations if it is part of a code upgrade except if it is conjunction with an addition or renovation. Per advice from Jim Wendt, assistant town planner, the following is further detail on FEMA costs: Soft costs and costs for site work and parking are not included in the allowable FEMA dollar limit, and costs required to comply with independent code violations are exempt from the FEMA limit. However, code updates done in conjunction with additions / renovations are not exempt from FEMA limits (e.g. if doing a renovation and need to install or upgrade the sprinkler system, that cost must be included in the FEMA dollar limit) Ms. Holland reviewed the references for all four architects. She handed out scoring sheets with specific criteria to the Committee members. Each member scored the sheets, tallied the columns and returned them to Ms. Holland. Ms. Holland tallied all the Committee member sheets. The results of the architects from highest to lowest score were: Wiles Architects, Silver/Petrucelli, Rose-Tiso and Lawler Associates. Ms. Holland opened the fee proposals for each. After some discussion, including consideration of past performance with town projects, Ms. Iacono made a motion to hire Wiles Architects and Mr. Kelly seconded. The motion passed unanimously.

### V. Adjourn

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Jennifer S. Carpenter (up to Section II, part C)  
Miriam Frank (section II. C on)