

**CARDINAL FIELD IMPROVEMENT PROJECT
STEERING COMMITTEE MINUTES
GREENWICH PUBLIC SCHOOLS**

DATE: 8-22-19

PLACE: Havemeyer Building, 290 Greenwich Avenue, Greenwich, CT 06830
Staff Development Room

ATTENDANCE: Peter Bernstein (BOE representative, absent)
Susan Fahey (RTM representative, absent)
Tony Turner (BET representative, absent)
Russell Davidson (KG+D Architects)
Brian Mangan (KG+D Architects)
Bob Gruffi, PE (OLA Consulting Engineers – HVAC)
John Torre, PE (OLA Consulting Engineers - Electrical)
Terry Lamantia (GHS PTA Co-President)
Rick Kral (GAF Representative, joined at 10:08 am)

BOE Administration:

Toni Jones
Ralph Mayo
Lorianne O'Donnell
Dan Watson
Gus Lindine, joined at 10:07 am
David Walko
Lillian Perone, absent

TOG Administration:

Jim Michel, DPW, absent
Katie DeLuca, P&Z

BOE Guests:

Jo Kroeker, Greenwich Time reporter
Tom Agresta

1. Meeting Opening

Call to Order – 10:03 am

2. Cardinal Field Group Discussion

Member and Guest Introductions

KG+D Architects, Russ Davidson, presented updates on progress towards 60% design development of the “under the bleacher” field house, replacement visitor bleachers, and replacement lighting. The program space that fits in this revised approach is 4,715 general square feet (gsf) which is 35% less space than what was included in the original

location (7,210) and 48% less space than what was recommended by the committee and approved by the BOE at the conclusion of the feasibility study (9,000). The cost is more effected by the amount of space than it is by the location of the space. The reduced amount of space could be realized in the original proposed location with a similar savings. Renderings were included in the presentation (attached). Russ described the design which included 2 standalone buildings underneath the home side bleachers housing men and women bathrooms, a unisex bathroom, team rooms, referee space, janitor's closet, first aid space, storage and concession. Heating and cooling elements were discussed with the goal of heating for equipment preservation and fresh air purposes only. The press box would have heating and cooling. The 60% design development work is expected to be completed within a few weeks and will be presented to the Board of Education for a decision on a design moving forward.

Discussion from the team included safety of students around the "under the bleacher" field house, the land use and residential zoning process, BET conditions, track size, heating options, and light replacement.

3. Adjournment

Meeting ended at 11:00 am

Respectfully submitted,
Lorianne O'Donnell

Cardinal Stadium Project

Progress Review of Phase One - 60% Design Development

Goal – Develop Design of Phase One with a portion of the building program under the bleachers so that detailed, reliable pricing can be provided to the BOE.

Phase One Elements to be included in Design:

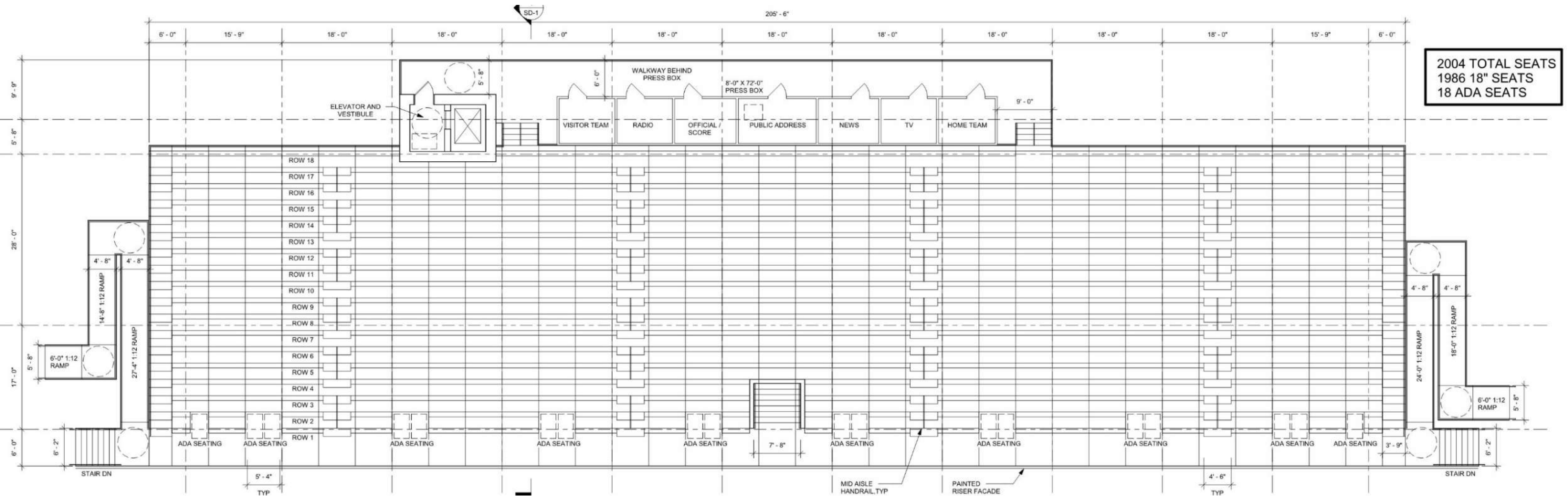
- Home Bleachers with press box and elevator.
- Building below bleachers with Team Rooms, Public Toilet Rooms, Storage, Concession and Referee room.
- Visitor side bleachers.
- Replacement of light fixtures on current poles.
- Site work as required to complete the above (no additional parking in this phase).

Program Comparison -
This Option has 48% less space than the approved program (Ed. Specs.) and 35% less space than other earlier proposed options.

SPACE DESCRIPTION	FIELD HOUSE (SEPT 2018)	BUILDING UNDER HOME BLEACHER	
		OPTION B (MAY 2019)	OPTION (AUGUST 2019)
TEAM ROOM 1	1090SF	930SF	920SF
TEAM ROOM 1 COACH AREA	170SF	-SF	-SF
TEAM ROOM 1 TOILET	245SF	130SF	135SF
TEAM ROOM 2	1090SF	930SF	920SF
TEAM ROOM 2 COACH AREA	170SF	-SF	-SF
TEAM ROOM 2 TOILET	245SF	130SF	135SF
LARGE TOILET - MENS	460SF	260SF	280SF
LARGE TOILET - WOMENS	460SF	260SF	280SF
FAMILY TOILET	120SF	85SF	95SF
CONCESSION	110SF	130SF	175SF
TICKETS	105SF	-SF	-SF
FIRST AID	145SF	120SF	125SF
REFEREE 1	145SF	250SF	155SF
REFEREE 2	165SF	-SF	-SF
MECHANICAL ROOM	345SF	185SF	80SF
JANITOR CLOS	55SF	-SF	25SF
STORAGE	460SF	390SF	380SF
TOTAL BUILDING SQ. FT	7210GSF	4675GSF	4715GSF

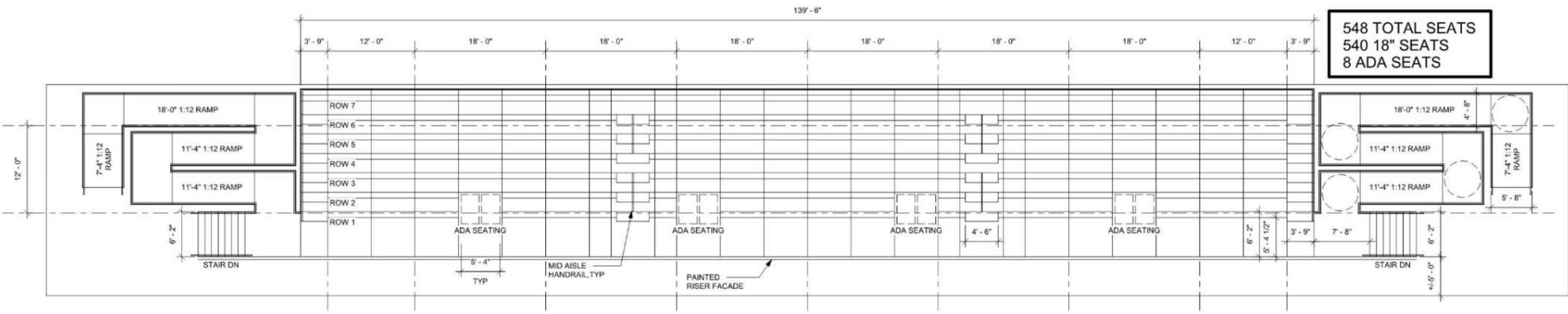






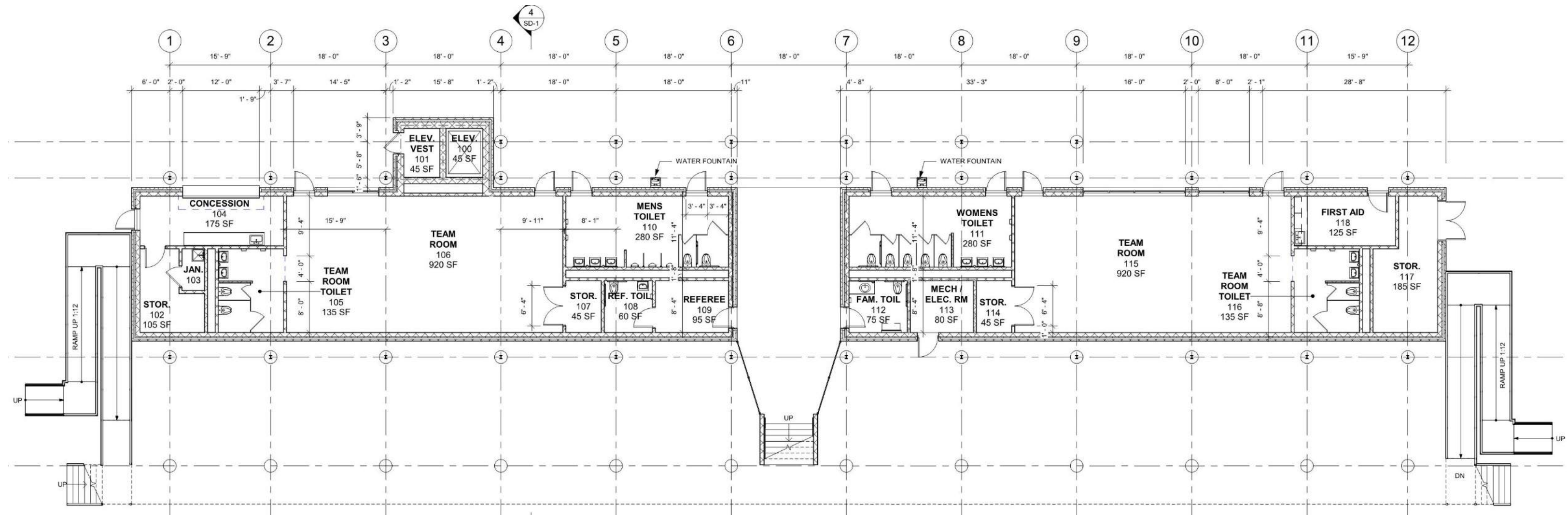
2004 TOTAL SEATS
1986 18" SEATS
18 ADA SEATS

HOME BLEACHER



548 TOTAL SEATS
540 18" SEATS
8 ADA SEATS

VISITOR BLEACHER







Project Summary

- Home Bleacher – 2004 Seats with Elevator and Press Box
- Visitor Bleacher – 548 Seats
- Team Building underneath Home Bleacher
 - Exterior Wall – Load bearing concrete block walls, continuous exterior insulation and ground face block veneer (1-Hour Fire Rating)
 - Roof – Steel bar joists, metal roof deck, insulation, EPDM roof membrane (1-Hour Fire Rating)
 - Interiors – Painted concrete block, polished concrete floors, ceramic tile walls and tile flooring at toilet rooms
 - Team Building to be heated with mechanical ventilation/exhaust throughout. No air conditioning at team building
 - Upgraded electrical service to the area and new fire alarm
- Associated Sitework including underground utilities, stormwater management, driveways, walkways, and general site lighting

Next Steps / Timeline

- Complete Design Development Drawings and Outline Specifications (9/2019).
- GPS to complete RFP process for Independent Cost Estimator & Geotechnical Exploration and Recommendations (Proposals due 8/29 & 8/21).
- Independent Cost Estimator provides cost estimate to BOE (3-4 weeks?).
- BOE reviews budget and decides which path to pursue (Fall 2019).

