

Public Building Commission
January 13, 2017
CHS Storage Building Subcommittee Meeting
Cheshire High School, 525 South Main Street – Facilities Department Offices

Members Present: Jim McKenney, Committee Chairman
Richard Levy

Members Absent: Steven Durkee

Others Present: Vin Masciana, Cheshire Public Schools
Dan Marseglia, Cheshire Public Schools
George Noewatne, Director of Public Works and Engineering
Steve Trifone, Cheshire Public Schools Athletic Director
Vin Sita, Cheshire Public Schools
Chris Hulk, Milone & MacBroom
Don Kroeber, Milone & MacBroom

Mr. McKenney called the meeting to order at 8:00 AM. A quorum was determined to be present.

Mr. Masciana reviewed the project background:

- There are currently nine (9) storage containers on CHS property.
- The budget was developed based on a 4000 s.f. building @ \$65/s.f. (Total: \$260,000).
- The voter-approved Resolution specifies storage buildings, allowing for more than 1 building to fulfill the needs with convenient access.

Four sites are possible for a single building (see attached):

- Behind the football stands, east side of track (Site A)
- Vicinity of the high jump area, south side of track (Site B)
- Between baseball diamond and football practice field, north side of track (Site C)
- At location of Elmwood pool (would require transfer of property rights)

Mr. Trifone forwarded input from facility users:

- Site A does not have convenient access for most users
- The track team prefers Site B
- The baseball team has the fewest concerns re: equipment storage
- The track & field and football trailers are in the worst condition
- Alternate site suggestions: vicinity of long jump area
- Alternate site suggestions: near practice football field bleachers

Building configurations:

- Overhead door for each user group's access OR
Central corridor with segmented storage
- Long, narrow building may be preferred for ease of equipment removal

Additional topics of discussion

- Location of satellite storage containers, if desired
- Potential costs (see attached)
- Need for Board of Education to approve location, in light of the Facilities Master Plan

Mr. Trifone will develop a list of equipment to be stored

- Track & field has the most weather-sensitive equipment
- Possible separate cover for pole vault pit

Recommendations:

Investigate Site A: Possible 50'x30' building (1500 s.f.)

Investigate Site B: Possible location of main storage


Milone & MacBroom will work with Cheshire Public Schools to clarify the storage needs

Motion by Mr. Levy to adjourn. Motion seconded by Mr. Mckenney and carried unanimously.

Meeting adjourned at 9:30 AM.

Next meeting: Friday, February 3, 8:00 AM

Submitted by



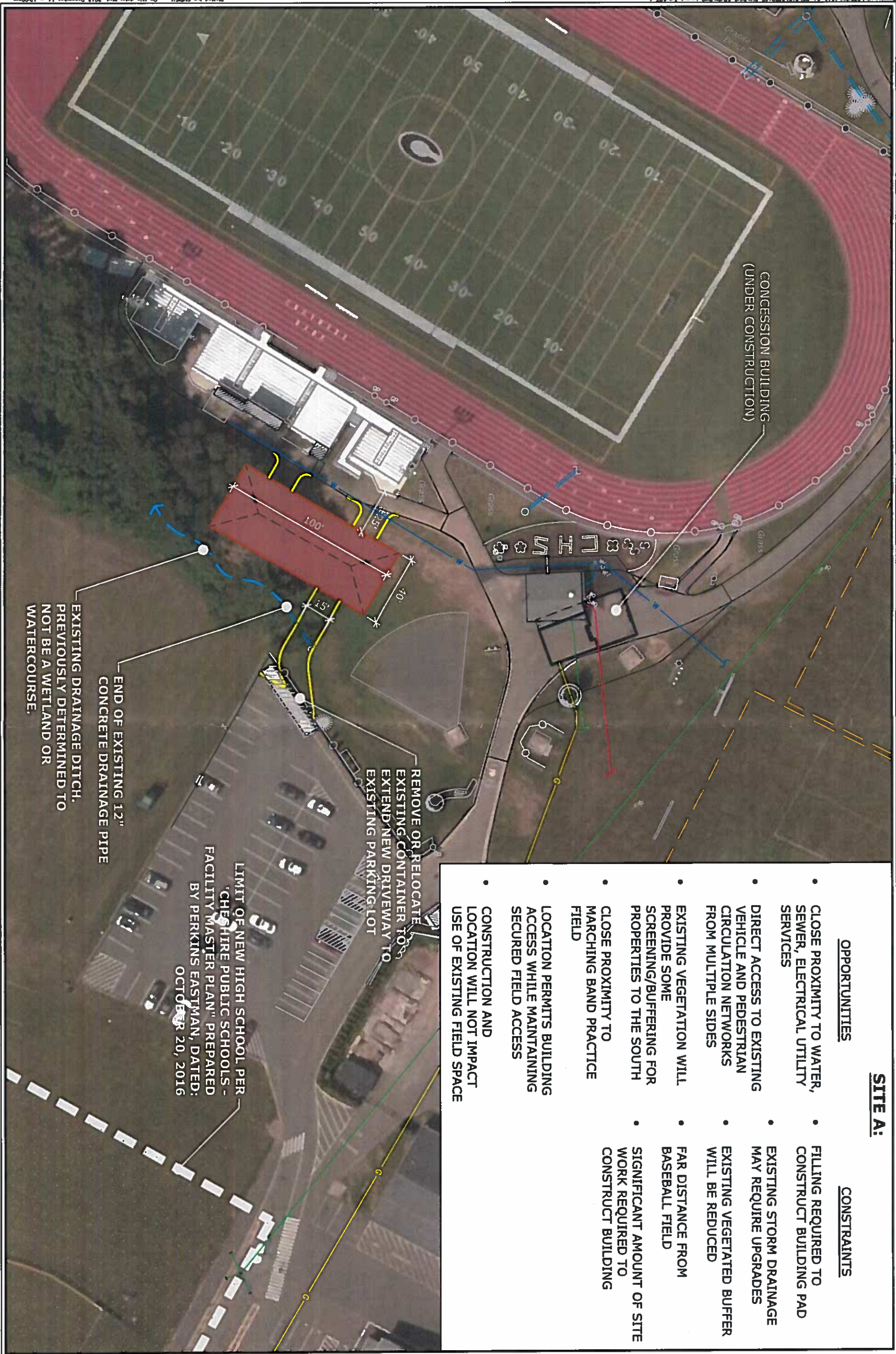
George Naeawatne, Director of Public Works and Engineering

STORAGE BUILDING
CHESHIRE HIGH SCHOOL
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
CONCEPTUAL DESIGN
JANUARY 12, 2017
MMI: 4246-04

➤ Building Steel / Install (from Butler)	\$125,000
➤ Foundation and Slab (from Butler)	\$75,000
➤ Doors (3 Overhead and 1-2 Man Doors) (from Butler)	\$15,000
➤ General Conditions and Bonding	\$30,000
➤ Potential Site Work	\$50,000
➤ Potential A/E Services	\$30,000
Construction Total	\$325,000
±25% Contingency	\$80,000
Recommended Project Budget	\$405,000

Notes:

- This preliminary engineer's opinion of probable construction cost is not to be considered a quote for the work associated with the storage building.
- The estimated costs are to be considered approximate and are based on conceptual level understanding of the project.
- It is assumed that the building will not be served by public water, sewer, nor gas.



SITE A:	
OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> CLOSE PROXIMITY TO WATER, SEWER, ELECTRICAL UTILITY SERVICES DIRECT ACCESS TO EXISTING VEHICLE AND PEDESTRIAN CIRCULATION NETWORKS FROM MULTIPLE SIDES EXISTING VEGETATION WILL PROVIDE SOME SCREENING/BUFFERING FOR PROPERTIES TO THE SOUTH CLOSE PROXIMITY TO MARCHING BAND PRACTICE FIELD LOCATION PERMITS BUILDING ACCESS WHILE MAINTAINING SECURED FIELD ACCESS CONSTRUCTION AND LOCATION WILL NOT IMPACT USE OF EXISTING FIELD SPACE 	<ul style="list-style-type: none"> FILLING REQUIRED TO CONSTRUCT BUILDING PAD EXISTING STORM DRAINAGE MAY REQUIRE UPGRADES EXISTING VEGETATED BUFFER WILL BE REDUCED FAR DISTANCE FROM BASEBALL FIELD SIGNIFICANT AMOUNT OF SITE WORK REQUIRED TO CONSTRUCT BUILDING

LIMIT OF NEW HIGH SCHOOL PER 'CHESHIRE PUBLIC SCHOOLS - FACILITY MASTER PLAN' PREPARED BY PERKINS EASTMAN, DATED: OCTOBER 20, 2016

REMOVE OR RELOCATE EXISTING CONTAINER TO EXTEND NEW DRIVEWAY TO EXISTING PARKING LOT

END OF EXISTING 12" CONCRETE DRAINAGE PIPE

EXISTING DRAINAGE DITCH, PREVIOUSLY DETERMINED TO NOT BE A WETLAND OR WATERCOURSE.

<p>1 OF 3</p>	<p>SITE 'A' LOCATION ANALYSIS</p> <p>CHESHIRE HIGH SCHOOL STORAGE BUILDING LOCATION ANALYSIS</p> <p>525 SOUTH MAIN STREET CHESHIRE, CONNECTICUT</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																															<p>MILONE & MACBROOM</p> <p>99 Realty Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 273-9733 www.miloneandmacbroom.com</p>	
<p>Scale: 1"=40'</p> <p>Date: DEC. 14, 2016</p> <p>Project No: 4246-04</p>	<p>Drawn: CEN</p> <p>Checked: -</p>	<p>Copyright Milone & MacBroom, Inc. © 2016</p>																																



SITE B:

OPPORTUNITIES

- CLOSE PROXIMITY TO TRACK & FIELD JUMPING EVENTS.
- MINIMAL DISTANCE TO MOVE LANDING PADS.
- DIRECT ACCESS TO EXISTING VEHICLE AND PEDESTRIAN CIRCULATION NETWORKS
- EXISTING VEGETATION WILL PROVIDE SCREENING/BUFFERING FOR PROPERTIES TO THE SOUTH AND WEST
- DIRECT ACCESS TO ELMWOOD DRIVE
- CONSTRUCTION AND LOCATION WILL NOT IMPACT USE OF EXISTING PLAYING FIELD SPACE
- LIMITED SITE WORK REQUIRED TO CONSTRUCT BUILDING PAD

CONSTRAINTS

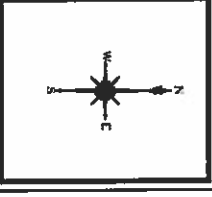
- REMOTE LOCATION FAR FROM MOST ATHLETIC FIELDS AND MARCHING BAND PRACTICE FIELD
- LIMITED ACCESS TO EXISTING SITE UTILITIES
- EXISTING PRACTICE FIELD SPACE WILL BE IMPACTED
- CLOSE PROXIMITY TO SURROUNDING NEIGHBORHOOD

DATE	DEC. 14, 2016
SCALE	1"=40'
PROJECT NO.	4216-04
2 OF 3	

SITE 'B' ANALYSIS
CHESHIRE HIGH SCHOOL
STORAGE BUILDING LOCATION ANALYSIS
 525 SOUTH MAIN STREET
 CHESHIRE, CONNECTICUT

NO.	DESCRIPTION	DATE

MILONE & MACBROOM®
 99 Rensby Drive
 Cheshire, Connecticut 06410
 (203) 271-1773 Fax (203) 272-9733
 www.miloneandmacbroom.com



- | SITE C: | |
|--|--|
| OPPORTUNITIES | CONSTRAINTS |
| <ul style="list-style-type: none"> CENTRALLY LOCATED SITE DIRECT ACCESS TO EXISTING VEHICLE AND PEDESTRIAN CIRCULATION NETWORKS DIRECT ACCESS TO EXISTING UTILITIES CONSTRUCTION AND LOCATION WILL NOT IMPACT USE OF EXISTING FIELD SPACE. | <ul style="list-style-type: none"> SITE IS IN CLOSE PROXIMITY TO ONE OF THE LOCATIONS PROPOSED FOR THE NEW HIGH SCHOOL HIGHLY VISIBLE LOCATION EXISTING UTILITIES MAY BE IMPACTED AND REQUIRE RELOCATION VEHICULAR ACCESS TO BOTH SIDES OF BUILDING MAY NOT BE ACHIEVABLE IN THIS LOCATION |



<p>3 OF 3</p>	<p>SITE 'C' ANALYSIS</p> <p>CHESHIRE HIGH SCHOOL STORAGE BUILDING LOCATION ANALYSIS</p> <p>525 SOUTH MAIN STREET CHESHIRE, CONNECTICUT</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>													<p>MILONE & MACBROOM®</p> <p>99 Rzabky Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733 www.miloneandmacbroom.com</p>	
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