

Public Building Commission  
February 17, 2017  
CHS Storage Building Subcommittee Meeting  
Cheshire High School, 525 South Main Street – Facilities Department Offices

Members Present: Jim McKenney, Committee Chairman  
Richard Levy  
Steven Durkee

Others Present: Vin Masciana, Cheshire Public Schools  
Dan Marseglia, Cheshire Public Schools  
George Noewatne, Director of Public Works and Engineering  
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.

Representatives from Milone & MacBroom presented estimated costs for a two-building solution (attached) which would include a 30'x90' building on Site A and a 20'x40' building on Site E.

- Mr. Masciana would still like Site D to be considered as the cost would be similar and there are benefits to that site in having the building less prominent and more centrally located.

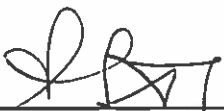
Cost considerations may require alternative materials and/or increased funding.

Mr. McKenney is requesting an audience with the Board of Education Planning Committee to solicit input for site locations.

***Motion by Mr. Durkee to adjourn. Motion seconded by Mr. Levy and carried unanimously.***

Meeting adjourned at 8:29 AM.

Submitted by

  
\_\_\_\_\_  
George Noewatne, Director of Public Works and Engineering

**STORAGE BUILDING  
CHESHIRE HIGH SCHOOL  
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST  
CONCEPTUAL DESIGN  
FEBRUARY 17, 2017  
MMI: 4246-04**

**SITE 'A'**

		CMU INCREASE
➤ Building: Stick Frame with Doors, Slab, Foundation and Bonding	\$200,000	\$22,000
➤ Potential Site Work	\$30,000	
➤ Potential A/E Services	\$20,000	
<b>Construction Total</b>	<b>\$250,000</b>	<b>\$272,000</b>
<b>±15 % Contingency</b>	<b>\$ 37,500</b>	<b>\$ 40,800</b>
<b>Recommended Project Budget</b>	<b>\$287,500</b>	<b>\$312,800</b>

**SITE 'E'**

		CMU INCREASE
➤ Building: Stick Frame with Doors, Slab, Foundation and Bonding	\$80,000	\$6,500
➤ Potential Site Work	\$20,000	
➤ Potential A/E Services	\$10,000	
<b>Construction Total</b>	<b>\$110,000</b>	<b>\$116,500</b>
<b>±15% Contingency</b>	<b>\$16,500</b>	<b>\$ 17,500</b>
<b>Recommended Project Budget</b>	<b>\$126,500</b>	<b>\$134,000</b>
<b><u>TOTAL</u></b>	<b>± \$414,000</b>	<b>± \$450,000</b>





UNUSED / WEATHERED POOL AREA  
 OWNER: ELMWOOD ASSOCIATES INC.  
 0.19 AC (±70'W x 130'L)

**SITE 'E'**  
 20' x 10' = 800 S.F.

APPROXIMATE LOCATION OF  
 BUILDING SETBACK LINE  
 30' REAR YARD  
 15' SIDE YARD

LONG JUMP  
 EVENT AREA

**SITE 'B'**

BASEBALL FIELD WITH  
 MULTIPURPOSE FIELD  
 OVERLAY IN OUTFIELD

**SITE 'C'**

EXISTING STORAGE  
 CONTAINER  
 (TYP.)

SYNTHETIC TURF  
 FIELD AND TRACK &  
 FIELD COMPLEX

**SITE 'A'**  
 30' x 90' = 2,700 S.F.

POLE VAULT EVENT AREA

FOOTBALL PRACTICE FIELDS  
 - ALTERNATIVE LOCATION  
 FOR NEW HIGH SCHOOL

RELOCATED SHOT  
 PUT EVENT AREA

**SITE 'D'**

DISCUS EVENT AREA  
 TO BE RELOCATED

CONCESSIONS BUILDING  
 (UNDER CONSTRUCTION)

POTENTIAL NEW "GRAND ENTRY FEATURE"  
 ITEMS SHOWN ARE FOR ILLUSTRATIVE  
 PURPOSES ONLY

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

MARCHING BAND OBSERVATION TOWER

EXISTING STORM DRAINAGE PIPING.  
 PREVIOUSLY DETERMINED TO NOT BE A  
 WETLAND OR WATERCOURSE

**SITE ANALYSIS APPROACH:**

- MILONE & MACBROOM, INC. ANALYZED THREE LOCATIONS ON THE CHESHIRE HIGH SCHOOL CAMPUS FOR SUITABILITY TO CONSTRUCT A MAINTENANCE/STORAGE BUILDING.
- THREE SITES ANALYZED WHERE SELECTED AT A MEETING WITH THE TOWN'S PROJECT TEAM AND REVISED AT A SECOND MEETING.
- MILONE & MACBROOM ANALYZED EACH SITE IN RELATION TO PROXIMITY TO ATHLETIC FIELDS, SITE ACCESS, AVAILABLE EXISTING UTILITY INFRASTRUCTURE, AND BUILDING CONSTRUCTABILITY.
- MILONE & MACBROOM REVIEWED THE EXISTING STORAGE PROVIDED ON SITE IN AN EFFORT TO DETERMINE THAT POTENTIAL STORAGE NEEDS.
- MILONE & MACBROOM MAKES NO WARRANTIES IN REGARDS TO THE ASSUMED STORAGE QUANTITIES PROVIDED.
- MAPPING USED FOR THIS ANALYSIS WAS TAKEN FROM AERIAL IMAGERY AND LIMITED TOPOGRAPHIC SURVEY AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE.

EXISTING STORAGE ON SITE:		ASSUMED STORAGE NEEDS:	
A) 2 - 8'W x 40'L x 8'H = 6,400 S.F.	- TO REMAIN IN USE	TRACK	= 1,000 S.F.
B) 1 - 8'W x 40'L x 8'H = 3,200 S.F.	- FOOTBALL PRACTICE FIELD (UNOPENED)	BAND	= 650 S.F.
C) 1 - 8'W x 25'L x 8'H = 3,200 S.F.	- MISG/FOOTBALL CONCESSIONS	FOOTBALL	= 500 S.F.
D) 1 - 8'W x 40'L x 8'H = 3,200 S.F.	- GRADUATION (65% FULL, MOSTLY PAPER ART WORK)	BASEBALL	= 150 S.F.
E) 3 - 8'W x 40'L x 8'H = 9,600 S.F.	- TRACK STORAGE (UNOPENED)	SOCCER	= 150 S.F.
F) 1 - 8'W x 40'L x 8'H = 3,200 S.F.	- BAND STORAGE (UNOPENED)	LACROSSE	= 200 S.F.
G) 1 - 8'W x 40'L x 8'H = 3,200 S.F.	- BAND TRAILER (UNOPENED)	MISC.	= 300 S.F.
H) 1 - 15'W x 10'L x 10'H = 1,500 S.F.	- WOODEN SHED	SUBTOTAL	= 2,950 S.F.
TOTAL: 3,350 S.F.	(UNOPENED TRAILER ASSUMED FULL)	ACCESS FACTOR 20%	= 590 S.F.
		RECOMMENDED S.F.	= 3,540 S.F.

BUILDING SIZE:		5 BAYS:	
- 125'L x 30'W = 3,750 S.F.	(48% GROWTH ALLOWANCE)	TRACK 15' x 20'	= 1,050 S.F.
		BAND ON FOOTBALL 30' x 20'	= 600 S.F.
		PAV. SPORTS 20' x 20'	= 500 S.F.
		SPRING SPORTS 20' x 20'	= 500 S.F.
		MISC. STORAGE 20' x 20'	= 500 S.F.

**LOCATION REFERENCE MAP**

**CHESHIRE HIGH SCHOOL**

**STORAGE BUILDING LOCATION ANALYSIS**

525 SOUTH MAIN STREET  
 CHESHIRE, CONNECTICUT

FEBRUARY 3, 2017



Site Plan Date:  
 02/03/2017 10:00 AM  
 02/03/2017 10:00 AM

