



"The Bedding Plant Capital of Connecticut"

PUBLIC BUILDING COMMISSION

Cheshire Town Hall

84 South Main Street

Cheshire, Connecticut 06410

SPECIAL MEETING NOTICE

MEETING: CHS Storage Building Committee

DATE: Friday, April 21, 2017

TIME: 8:00 AM

PLACE: Cheshire High School – Buildings and Grounds Office
525 South Main St, Cheshire CT 06410

REASON:

- To review the project and possibly make a recommendation to the PBC
- To approve the minutes from the February 8 and February 17, 2017 meetings
- To review Milone & MacBroom's proposal for design, bidding, and contract administration for a building at Site D

Janet Ray, Acting Secretary

FOR: Mr. Jim McKenney
Subcommittee Chairperson

Public Building Commission
February 3, 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: Rob Oris, Town Council
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
Victor Sandoval, 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.

Representatives from Milone & MacBroom presented possible locations of building sites.

Capital project money may be available from a previous ADA appropriation to construct walkways to the building(s).

There was discussion about a removable cover for the pole vault and high jump mats.

Mr. Oris proposed locations for two buildings, one in the northwest quadrant and one in the southwest quadrant adjacent to the football field. The two-building option seems best given the need for proximity to sports locations which are highly dispersed.

The committee and others present were polled by the chairperson as to their preference for building locations. The following locations were preferred:

- Smaller building on Site E (visitor bleacher location) for the track equipment
- Larger building on Site A (plaza location) for other equipment. (see attachment)

The committee directed Milone & MacBroom to investigate costs at these two sites.

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

Meeting adjourned at 9:30 AM.

Next meeting: Friday, February 17, 8:00 AM

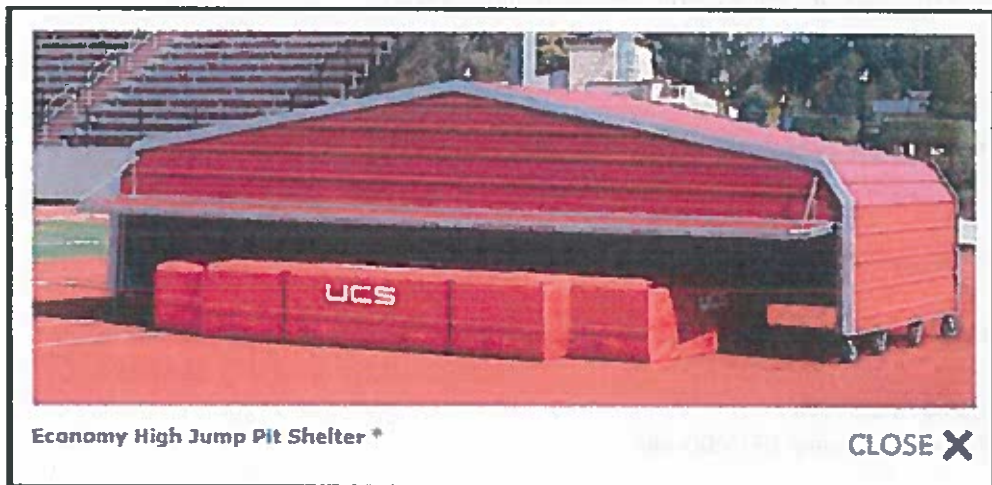
Submitted by

George Noewatne, Director of Public Works and Engineering

www.everythingtrackandfield.com



Approximately \$13,000



Approximately \$9,000

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 WERE SELECTED AT A MEETING WITH THE TOWN'S PROJECT TEAM AND REVIEWED AT A SECOND MEETING.
- MILONE & MACBROOM ANALYZED EACH SITE IN RELATION TO PROXIMITY TO ATHLETIC FIELDS, SITE ACCESS, AVAILABLE EXISTING UTILITY INFRASTRUCTURE, AND BUILDING CONSTRUCTIBILITY.
- MILONE & MACBROOM REVIEWED THE EXISTING STORAGE PROVIDED ON SITE IN AN EFFORT TO DETERMINE THAT POTENTIAL STORAGE NEEDS, ASSUMED STORAGE QUANTITIES PROVIDED.
- MILONE & MACBROOM MAKES NO WARRANTIES IN REGARDS TO THE 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:

A12 - 8'W x 46'L x 8'H = 648 S.F.	1,008 S.F.
B11 - 31'W x 42'L x 8'H = 1,032 S.F.	1,500 S.F.
C11 - (UNIMPLED)	150 S.F.
D11 - 8'W x 46'L x 8'H = 648 S.F.	1,500 S.F.
E11 - 8'W x 46'L x 8'H = 648 S.F.	2,048 S.F.
F11 - 8'W x 46'L x 8'H = 648 S.F.	3,158 S.F.

ASSIGNED STORAGE NEEDS:

TRACK	1,008 S.F.
FOOTBALL	1,500 S.F.
BARRELBALL	150 S.F.
SOCCER	150 S.F.
MISC.	300 S.F.
SUBTOTAL	2,048 S.F.
RECOMMENDED S.F.	3,158 S.F.

BUILDING SIZE:
- 15% GROWTH ALLOWANCE
- 15% GROWTH ALLOWANCE

3 BAYS:

TRACK 37'x38'	1,008 S.F.
BARREL OR FOOTBALL 36'x38'	1,500 S.F.
SOCCER 36'x38'	1,500 S.F.
MISC. STORAGE 20'x30'	600 S.F.



MILONE & MacBROOM

LOCATION REFERENCE MAP
CHESHIRE HIGH SCHOOL
STORAGE BUILDING LOCATION ANALYSIS
 525 SOUTH MAIN STREET
 CHESHIRE, CONNECTICUT

FEBRUARY 3, 2017

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	
Construction Total	\$250,000	\$272,000
±15 % Contingency	\$ 37,500	\$ 40,800
Recommended Project Budget	\$287,500	\$312,800

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	
Construction Total	\$110,000	\$116,500
±15% Contingency	\$16,500	\$ 17,500
Recommended Project Budget	\$126,500	\$134,000
<u>TOTAL</u>	± \$414,000	± \$450,000

