

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

**DATE:** 5-22-19

**PLACE:** Havemeyer Building, 290 Greenwich Avenue, Greenwich, CT 06830  
Board Room

**ATTENDANCE:** Peter Bernstein (BOE representative, absent)  
Susan Fahey (RTM representative)  
Tony Turner (BET representative)  
Russell Davidson (KG+D Architects)  
Brian Mangan (KG+D Architects)

**BOE Administration:**

Ralph Mayo  
Lorianne O'Donnell  
Rick Piotrkowski  
Dan Watson  
Gus Lindine  
David Walko, absent  
Lillian Perone, absent

**TOG Administration:**

Jim Michel, DPW  
Katie DeLuca, P&Z

**BOE Guests:**

Rick Kral, GAF Representative  
Rob Burton, GAF Representative  
Randy Caravello, GAF Representative  
Barbara O'Neill, BOE member

**1. Meeting Opening**

Call to Order – 2:34 pm

**2. Cardinal Field Group Discussion**

KG+D Architects presented 3 design options for home side bleachers that included making use of the space underneath for mostly team rooms and bathrooms (see attached). KG+D also included an alternate site design view inclusive of the home side bleachers with team rooms and bathrooms underneath and a reduced size main building (2,000 square feet) on the approach to the field from the school's walking path. Some important notes included all spaces are smaller than [the version previously](#)

[approved by the Board of Education](#), and this alternate site plan excludes an athletics training facility.

KG+D recommended building the foundation for a building under the bleachers, if this design were to move forward. KG+D also requested a decision from the committee on which design is approved. The team was reminded that the Board of Education would need to approve any changes to the [previously approved version](#) and Mr. Ralph Mayo noted that he will make a recommendation at the June 13, 2019 Board of Education business meeting.

Rick Kral, GAF Representative, shared alternative plans for utilizing the space under the home side and visiting side bleachers (see attached), with various other modifications to the site plan as previously presented including rehabilitating the storage building on site, leaving the generator pad in place and adding a small turf area for practice and warmups. A budget estimate of the proposed design was also included (also attached). Mr. Kral noted that the GAF would be willing to support the project if the design he presented was selected, with the understanding that it would require a Municipal Improvement Application in addition to other variances and permits. Mr. Kral also noted that the GAF would be willing to gift the engineering and design of their proposed design.

The team engaged in discussions, with feedback from Ms. Katie DeLuca and Mr. Jim Michel, about which variance, permits and approvals might be needed for the various options being discussed.

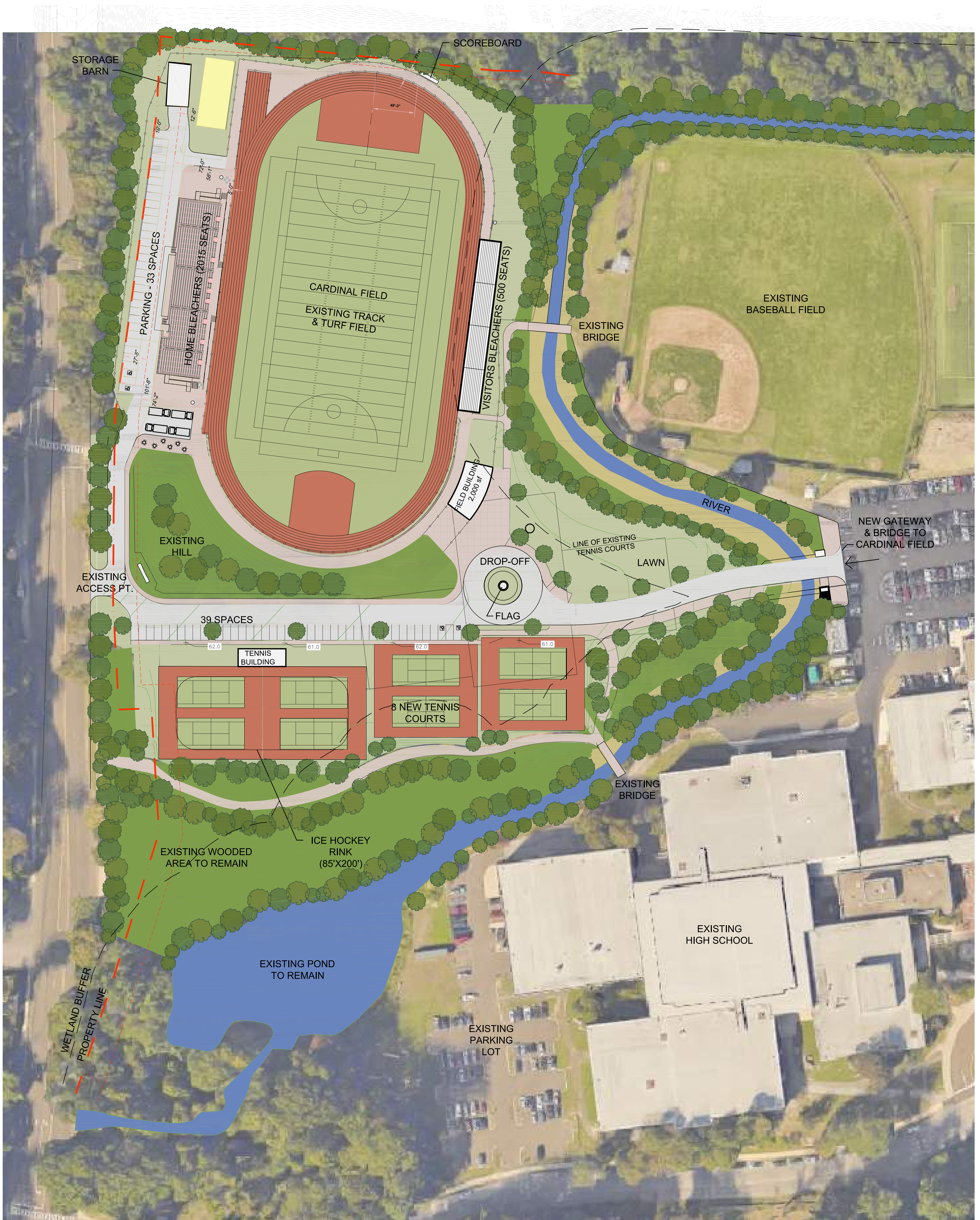
The discussion concluded with Mr. Ralph Mayo's plans to make a recommendation to the Board of Education on next steps.

### **3. Adjournment**

Meeting ended at 4:16 pm

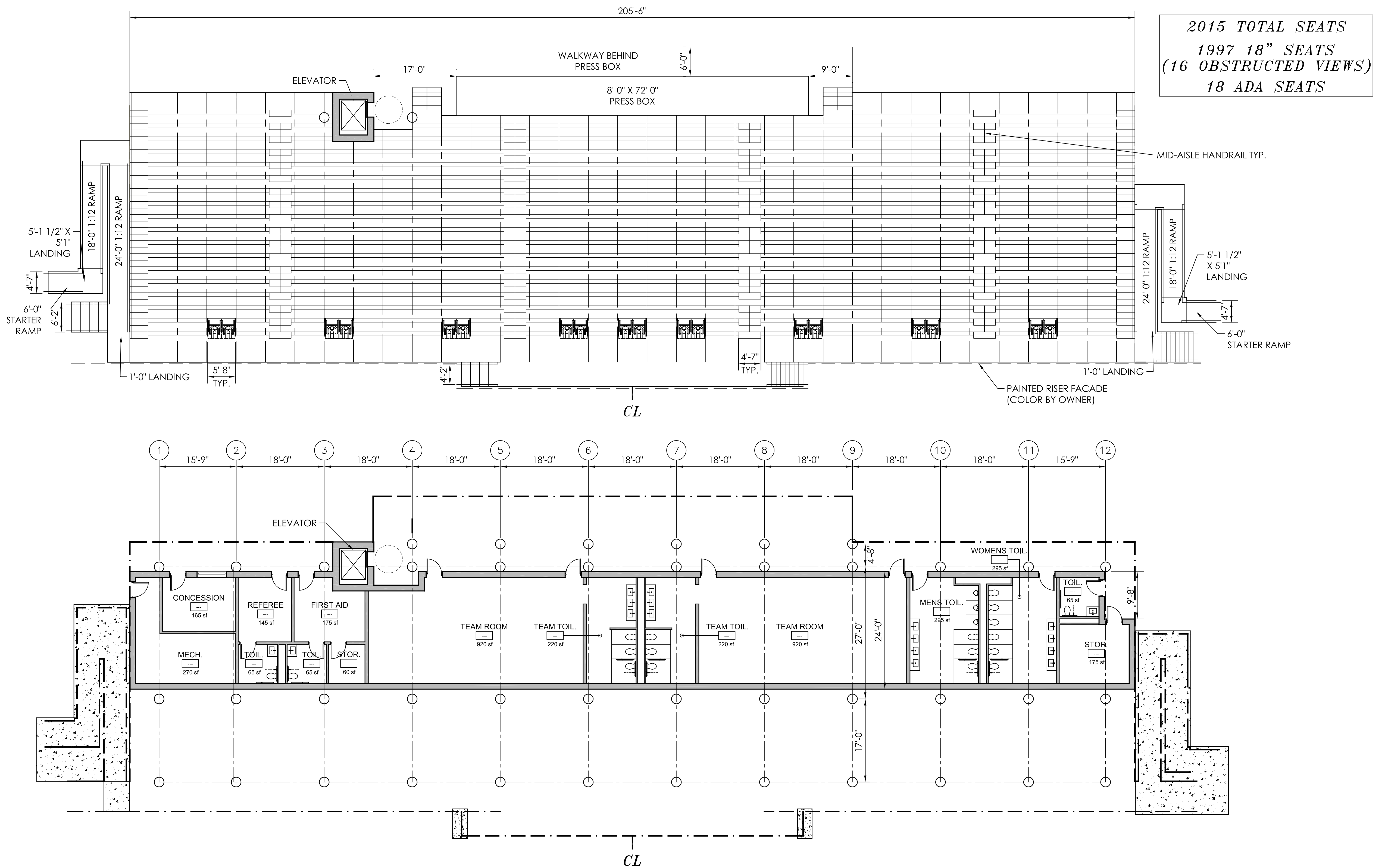
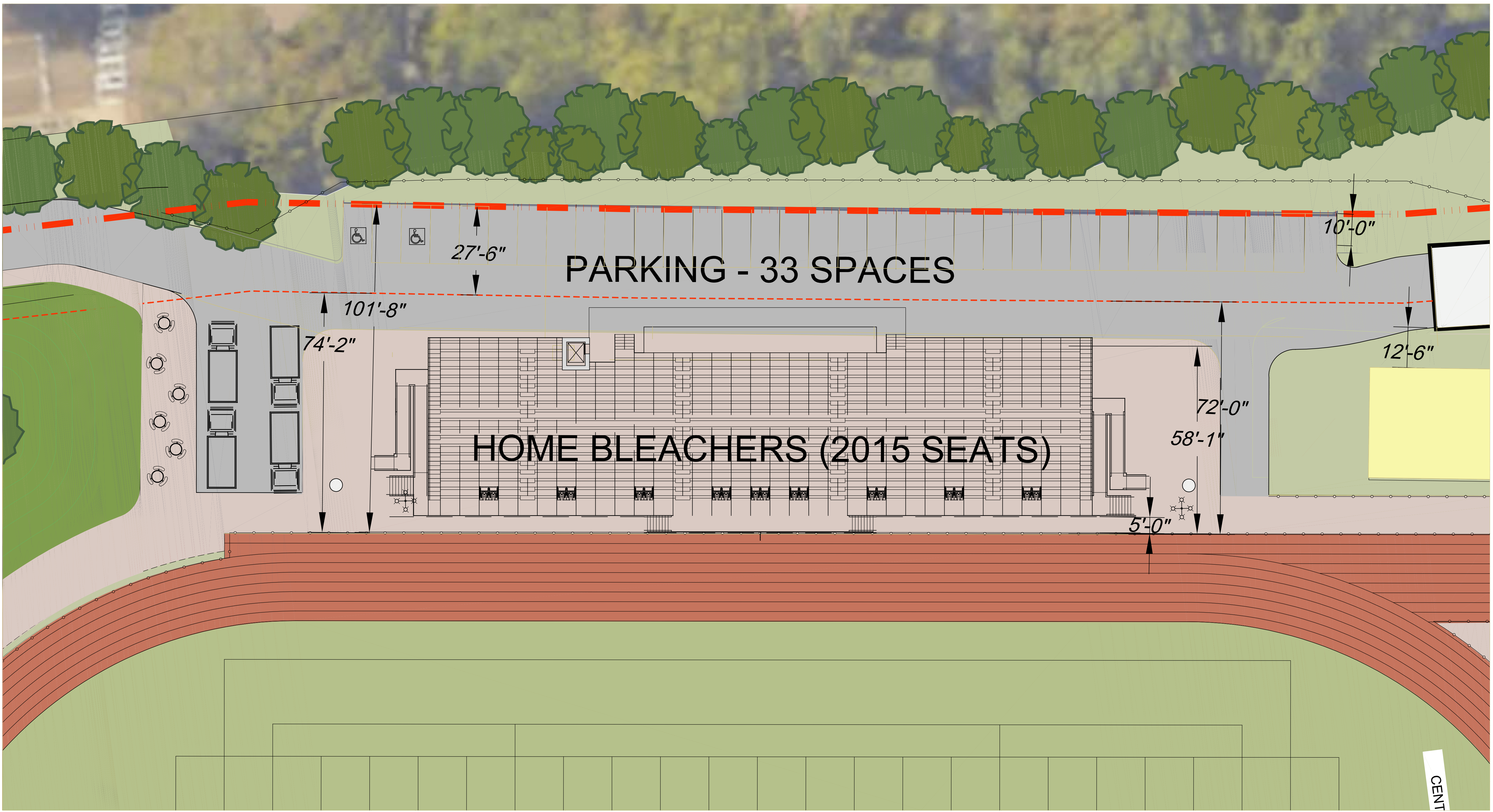
Respectfully submitted,  
Lorianne O'Donnell



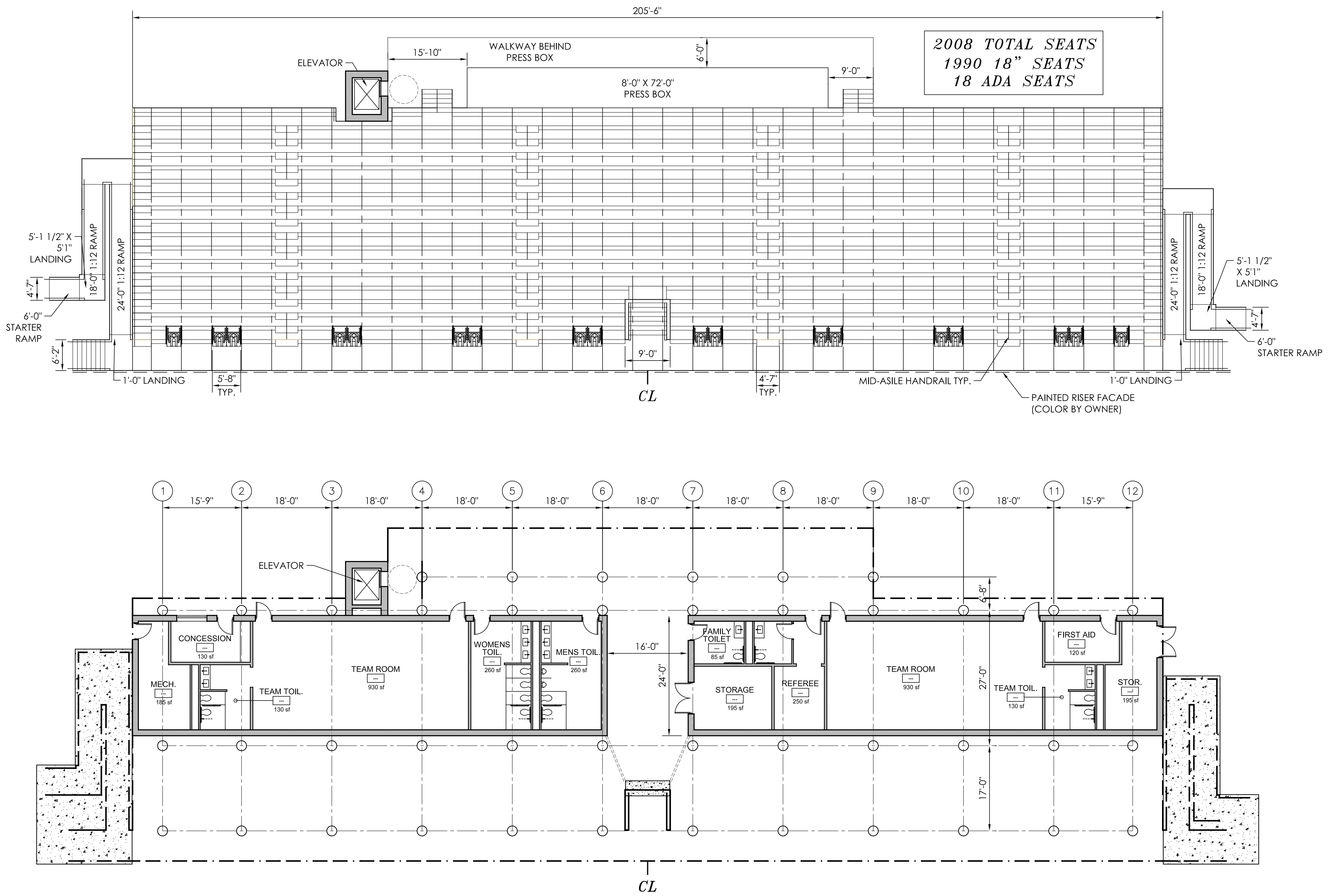
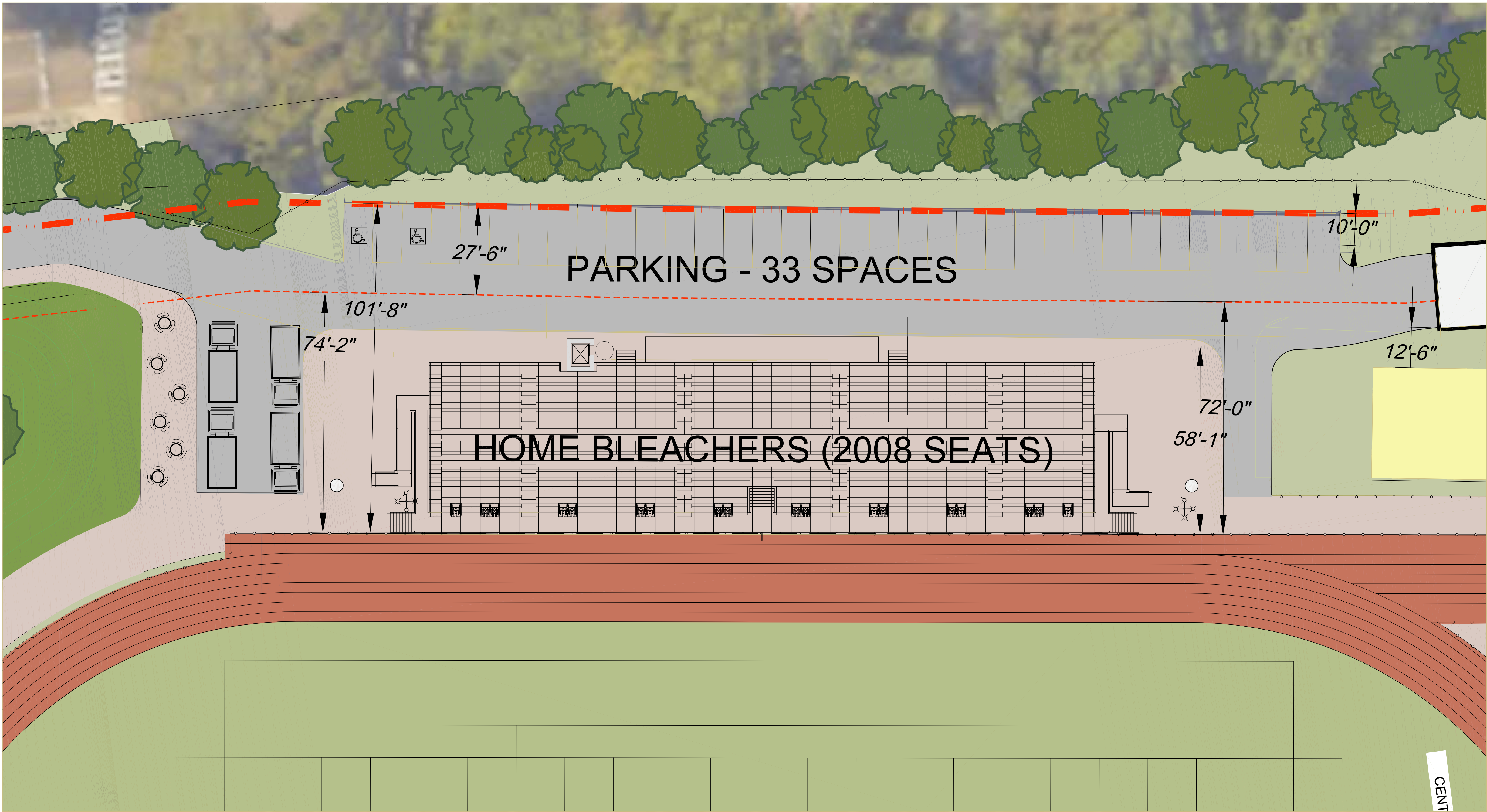


SCALE  
1"= 40'-0"  
OPTION A

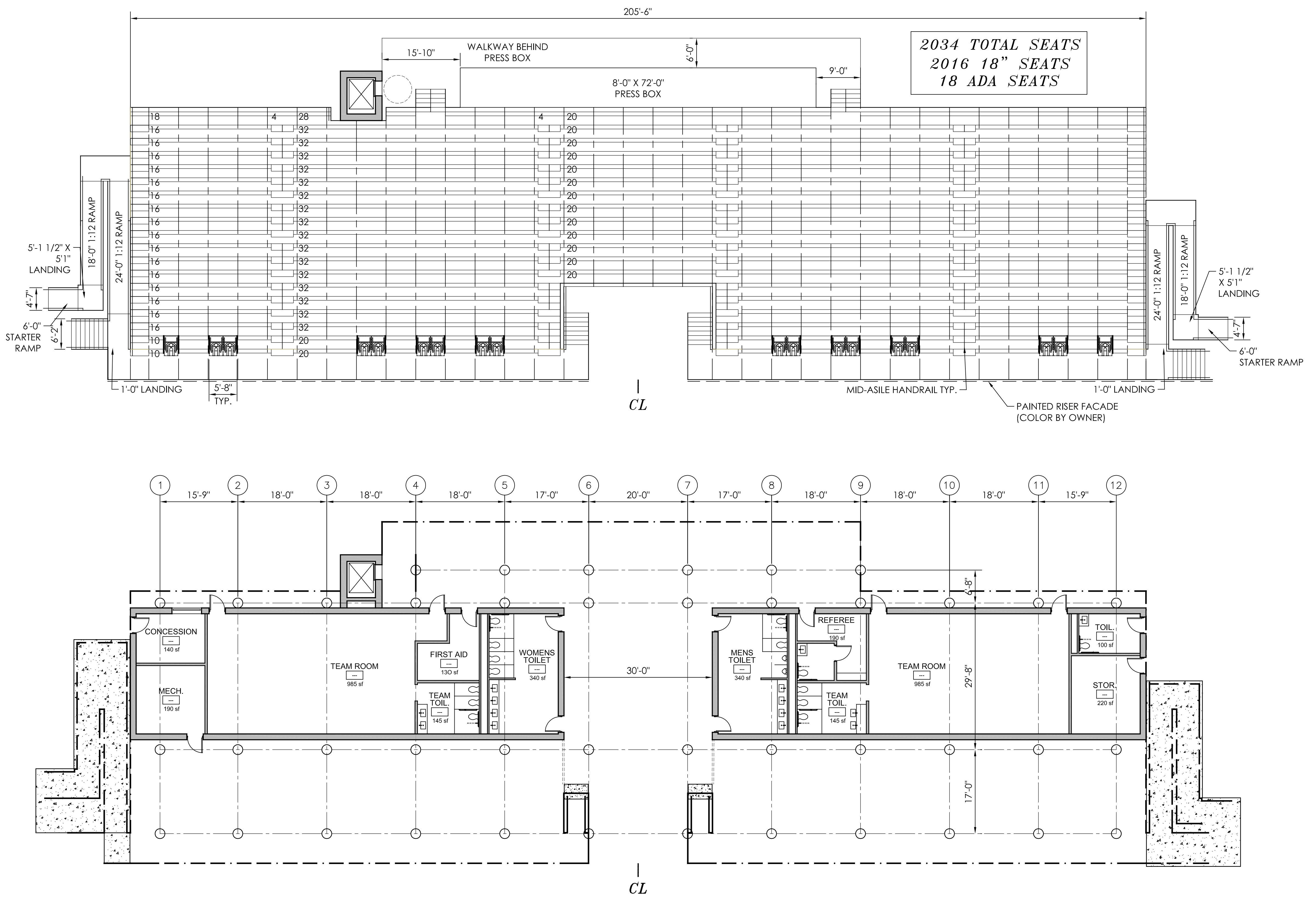
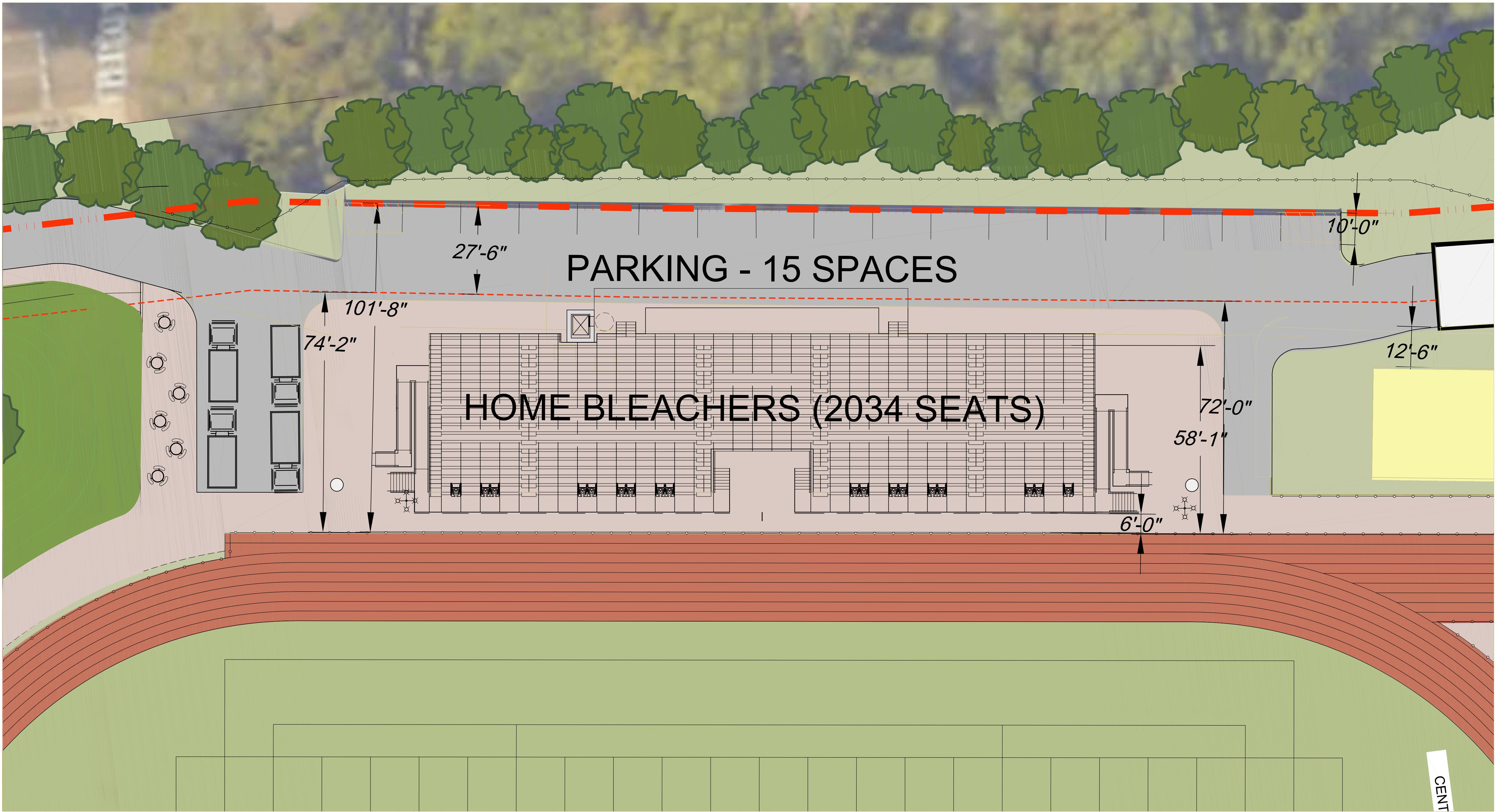














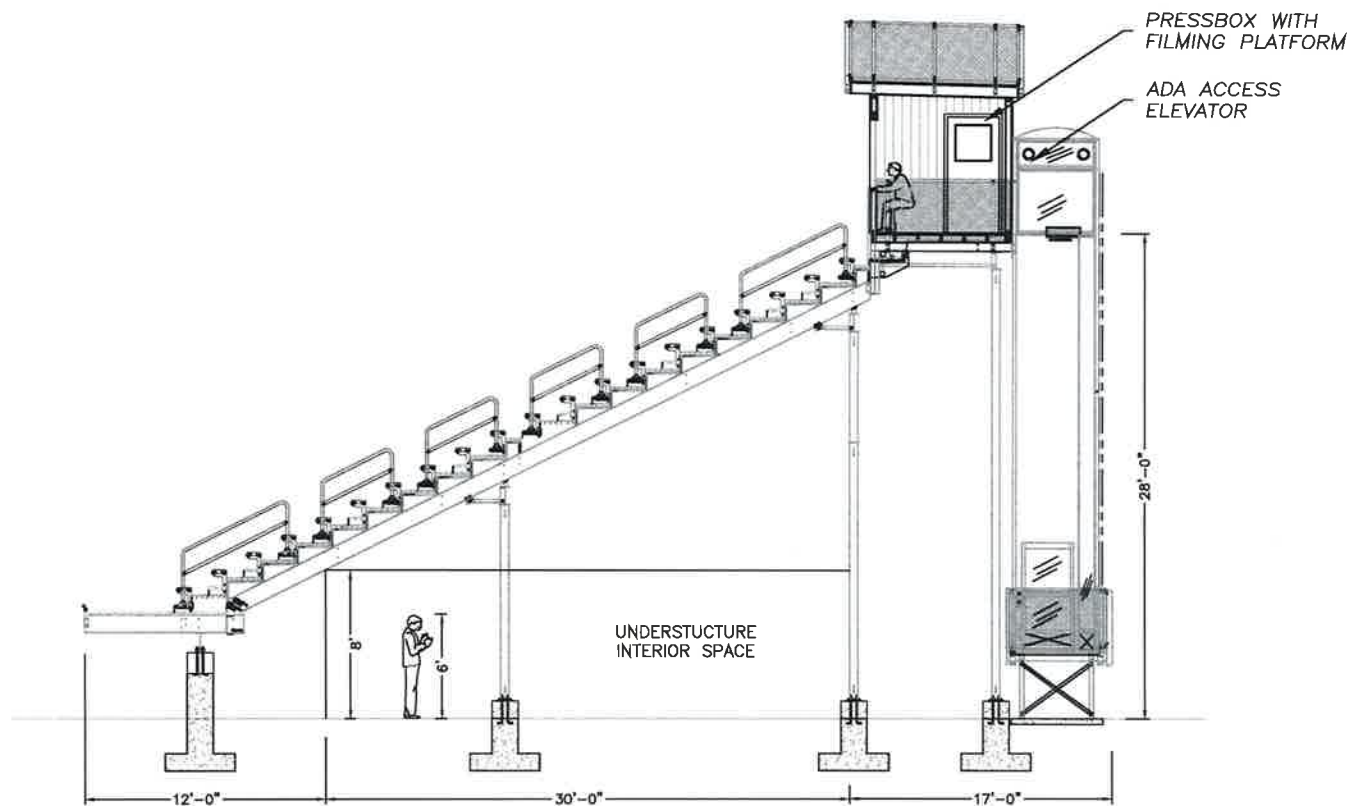
**GREENWICH HIGH SCHOOL**  
**CARDINAL STADIUM**  
(DRAFT FOR DISCUSSION)

KG+D ARCHITECTS  
MAY 22 2019

SPACE DESCRIPTION	FIELD HOUSE (SEPT 2018)	BUILDING UNDER HOME BLEACHER		
		OPTION A (MAY 2019)	OPTION B (MAY 2019)	OPTION C (MAY 2019)
TEAM ROOM 1	1090 SF	920 SF	930 SF	985 SF
TEAM ROOM 1 COACH AREA	170 SF	- SF	- SF	- SF
TEAM ROOM 1 TOILET	245 SF	220 SF	130 SF	145 SF
TEAM ROOM 2	1090 SF	920 SF	930 SF	985 SF
TEAM ROOM 2 COACH AREA	170 SF	- SF	- SF	- SF
TEAM ROOM 2 TOILET	245 SF	220 SF	130 SF	145 SF
LARGE TOILET - MENS	460 SF	295 SF	260 SF	340 SF
LARGE TOILET - WOMENS	460 SF	295 SF	260 SF	340 SF
FAMILY TOILET	120 SF	65 SF	85 SF	100 SF
CONCESSION	110 SF	165 SF	130 SF	140 SF
TICKETS	105 SF	- SF	- SF	- SF
FIRST AID	145 SF	300 SF	120 SF	130 SF
REFEREE 1	145 SF	210 SF	250 SF	190 SF
REFEREE 2	165 SF	- SF	- SF	- SF
MECHANICAL ROOM	345 SF	270 SF	185 SF	190 SF
JANITOR CLOS	55 SF	- SF	- SF	- SF
STORAGE	460 SF	170 SF	390 SF	220 SF
TOTAL BUILDING SQ. FT	7210 GSF	4900 GSF	4675 GSF	4800 GSF
Total Project Cost - Building (Does not include Bleacher)	\$4,795,000	\$3,258,000	\$3,109,000	\$3,192,000
HOME BLEACHER SEATING	2010 SEATS	2015 SEATS	2008 SEATS	2034 SEATS
PARKING BEHIND BLEACHER	33 SPACES	33 SPACES	33 SPACES	15 SPACES

Note : Fitness Center is not included in any of proposed Options A, B, or C

Note : Above pricing is only for the the building underneath the home bleacher. Does not include other field buildings (storage buildings, tennis building, etc.), and does not include cost of bleacher(s)



**PROPOSED BLEACHER CROSS-SECTION**  
SCALE: NTS

**GREENWICH PUBLIC SCHOOLS**  
**GREENWICH ATHLETIC FOUNDATION**



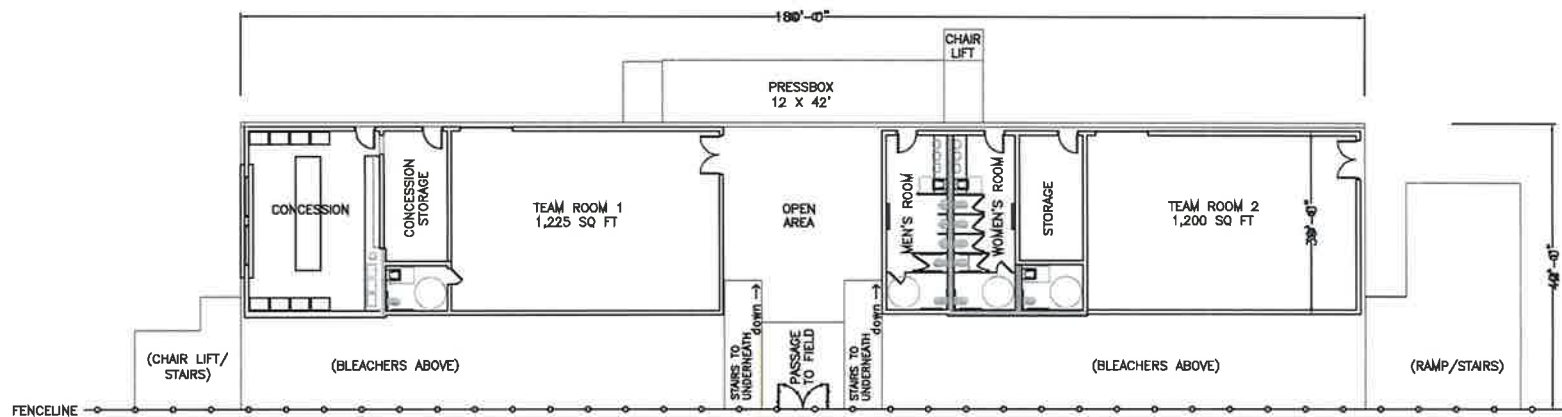
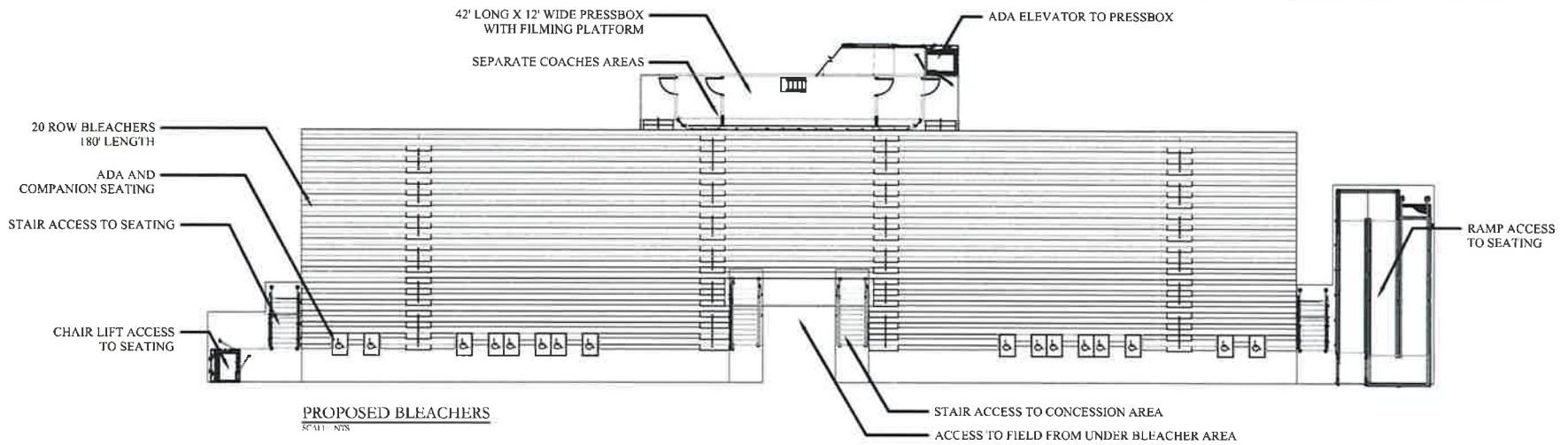
MAY 2019

**PROPOSED BLEACHER PLAN**  
**GREENWICH HIGH SCHOOL**  
GREENWICH, CONNECTICUT



## GREENWICH, CONNECTICUT





GREENWICH PUBLIC SCHOOLS  
GREENWICH ATHLETIC FOUNDATION



MAY 2019

# **PROPOSED BLEACHER PLAN** **GREENWICH HIGH SCHOOL** GREENWICH, CONNECTICUT



Cardinal Stadium Preliminary budget

A	Design and Engineering	225,000.00
	Permitting	12,500.00
	inspections	8,500.00
B	Site Demolition	50,000.00
C	Site prep - peirs, slab	137,000.00
D	Bleachers -1900 seats, l beam, ramps, stairs	760,000.00
E	Bleacher Access - lift, elevator	180,000.00
F	Landscaping - grass replacemnt, top soil	30,000.00
G	Fencing	30,000.00
H	Pressbox - 12x42 structure, utilities	115,000.00
I	Scoreboard on press box	55,000.00
J	Under bleacher buildings- +/- 5000sq/ft	500,000.00
K	Paving- 12,500 sq/ft	62,500.00
	line painting	7,500.00
L	Utilities- electric, water, waste	189,000.00
M	Enviromental-	
	testing	22,500.00
	Remediation - 200yds	50,000.00
N	Drainage	
	Engineering	20,000.00
	Site work/materials	90,000.00
O	Repair storage garage - 1100sq/ft	27,500.00
P	Contingency - 15%	375,000.00
Q	Visitor bleachers - direct replacement	220,000.00
		<u>3,167,000.00</u>

options:

Visitor bleachers	
Raise and move forward	375,000.00
Team room under - 1300sq/ft	140,000.00
Turf side field - 7,000sq/ft	143,000.00
Move scoreboard	37,500.00