

**GREENWICH BOARD OF EDUCATION  
GREENWICH PUBLIC SCHOOLS  
Greenwich, CT**

**Board of Education Meeting Agenda Document Cover Sheet**

<b>Meeting Date:</b>	<b>Information Only</b> _____
	<b>First Read</b> _____
<b>Policy #:</b>	<b>Action Requested</b> _____
	<b>Consent</b> _____
	<b>Written</b> _____

**Last Reported (if applicable) MM/DD/YYYY Format:**

**Agenda Item Title:**

**Submitted by:**  
**Name:**  
**Title:**

**Document Purpose/Highlights:**

**Recommended Motion (if applicable):**

## Cardinal Stadium Capital Request

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Total</u>
Total Project Cost Est (01/07/20)	\$7.6	\$4.3	\$11.9
Less:			
Remaining Bal 2019-20 Auth	(\$3.8)	\$0.0	(\$3.8)
Revised 2020-21 Request	\$3.8	\$4.3	\$8.1

**Greenwich Public Schools**  
Cardinal Stadium Budgets  
REVISED PHASING PLAN BREAKDOWN

Date	September 2019	January 2020	Revised Phasing Plan - 1/7/20	
Version / Option	Design Development with buildings under bleacher KG+D Design / Independent Estimate - NASCO	December Committee Selected Option		
	Building - Complete		1	2 with Visitor's Side only
Site and Bleacher Demolition	\$ 247,327	\$ 247,327	\$ 247,327	
Bleacher Foundations	included in bleacher figures			
New Homeside Bleachers and Press Box	\$ 1,018,704	\$ 1,018,704	\$ 1,018,704	
New Elevator and Shaft	\$ 382,683	\$ 382,683	\$ 382,683	
New Visitor Bleachers	\$ 226,166	\$ 226,166	\$ 226,166	\$ 226,166
New Building - Visitor Side		\$ 856,000	\$ 856,000	\$ 856,000
Site Development - Bleacher Area	\$ 651,652	\$ 651,652	\$ 651,652	
Additional Site work, Driveway & Bridge		\$ 2,938,500	\$ 2,938,500	
Additional Site work, driveway and Hdcp. Pkg. only		\$ 691,695	\$ 691,695	
Utilities	\$ 141,594	\$ 200,000	\$ 150,000	\$ 50,000
New Buildings below Bleachers - subtotal	\$ 2,243,571	\$ 2,243,571	\$ 2,243,571	
Entry Kiosk		\$ 150,000	\$ 150,000	
New Lights on Existing Poles	\$ 514,323	\$ 514,323	\$ 514,323	
Subtotal	\$ 5,426,021	\$ 10,120,621	\$ 6,049,955	\$ 4,070,666
Contingency	\$ 245,585	\$ 506,031	\$ 364,342	\$ 141,689
Cost Escalation	\$ 170,148	\$ 318,800	\$ 229,536	\$ 89,264
Project Subtotal	\$ 5,596,169	\$ 10,945,452	\$ 6,643,834	\$ 4,301,619
Project Costs for work above	\$ 474,537	\$ 474,537	\$ 474,537	
Project Costs for development of phase II	\$ 494,136	\$ 494,136	\$ 494,136	
Grand Total	\$ 6,564,842	\$ 11,914,125	\$ 7,612,507	\$ 4,301,619
Round to	\$ 6,600,000	\$ 11,900,000	\$ 7,600,000	\$ 4,300,000
If there is to be no Phase II revised total -	\$ 6,100,000	\$ 11,400,000		
Size of New Buildings (gross square feet)	4,720	6,520		
Square Foot Cost of New Buildings below bleachers	\$ 475	\$ 475		
Phase One	Phase One	\$ 8,800,000		
Phase Two - Roads, Tennis Courts, Bridge	Phase Two - Roads, Tennis Courts, Bridge	\$ 3,100,000		
		\$ 75,000		
*line items in bold above have not been verified by an independent estimator based on 60% complete (Design Development) drawings.				
If a phase two is delayed additional cost escalation should be added to the budget.				
Contingency and Cost Escalation have been updated to 5% and 3% of hard construction costs.				



# Cardinal Stadium Project

Review of Design Decision Process

December, 2019

# Decision Making Process – December, 2019

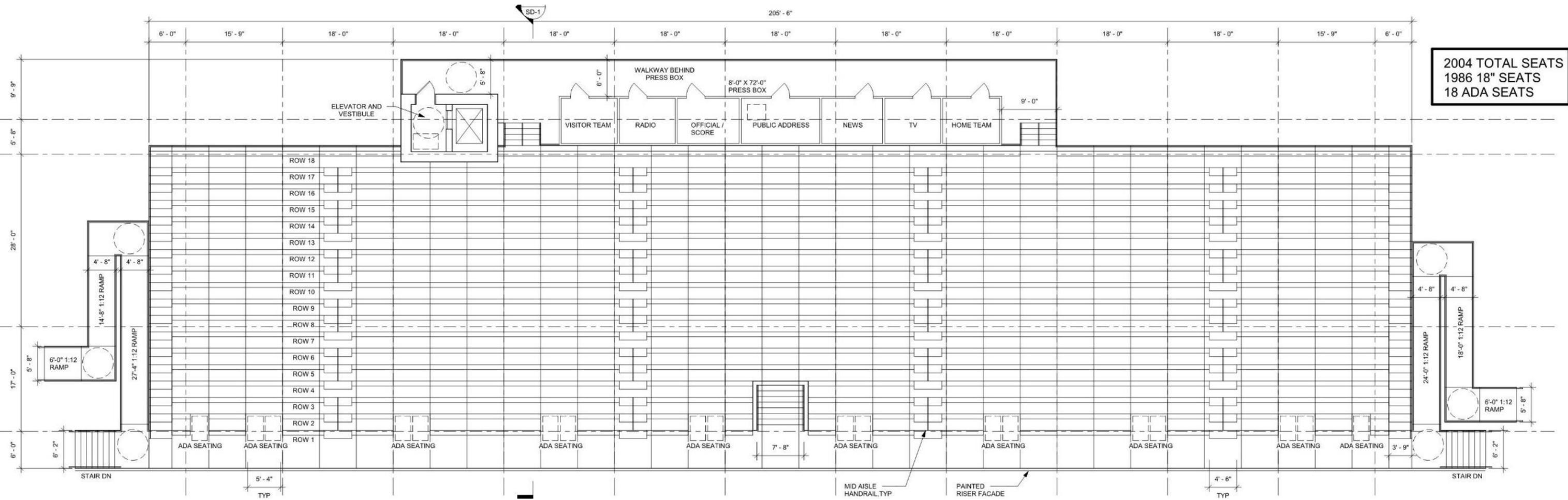
## BOE Appointed Committee

- BOE Charge to Committee from BOE meeting on 11/21.
- Scope includes provision of Handicapped Parking and Visitor's side bleachers and building.
- Committee met 3 times; 12/4, 12/10 & 12/18.
- Reviewed options & requirements for Handicapped Parking (20 spaces required for field alone).
- Reviewed alternatives for building layouts on the home and visitor's side of the field.
- Reviewed 3 options for connecting driveway to High School Parking lot.
- Committee unanimously recommended Option 3 for consideration of the BOE to be implemented in part or whole.



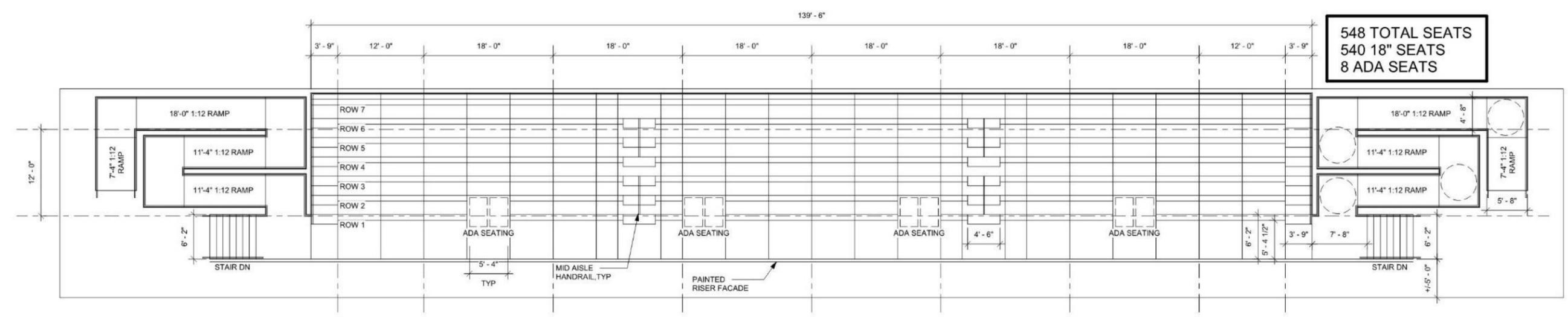






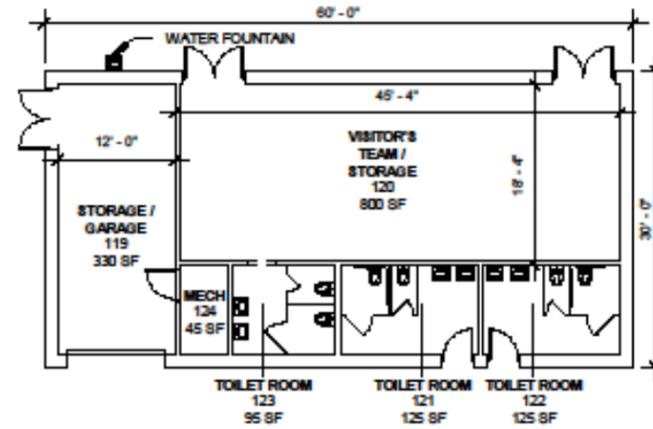
2004 TOTAL SEATS  
1986 18" SEATS  
18 ADA SEATS

HOME BLEACHER

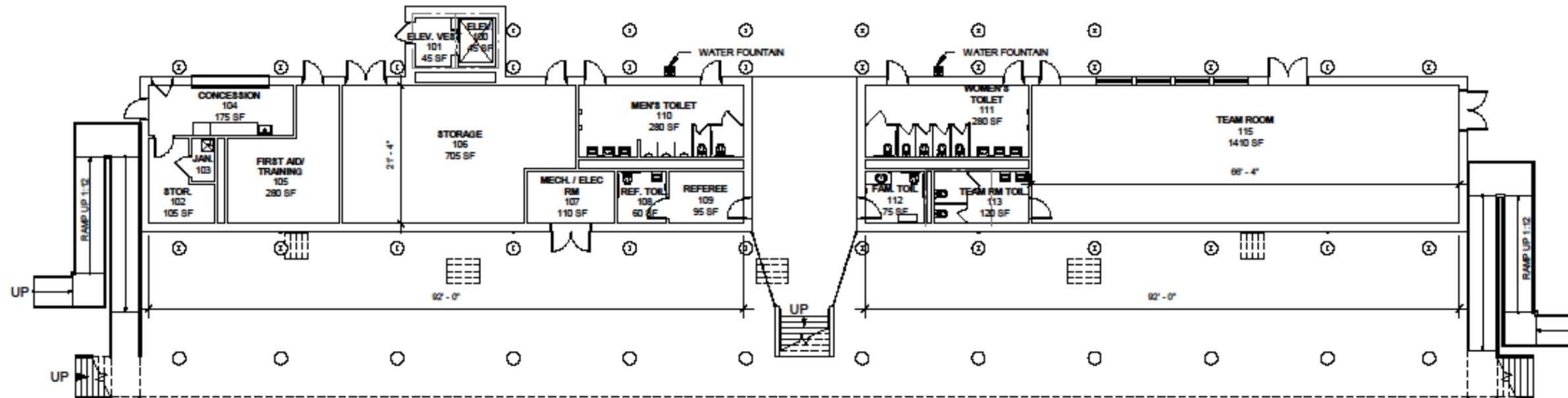


548 TOTAL SEATS  
540 18" SEATS  
8 ADA SEATS

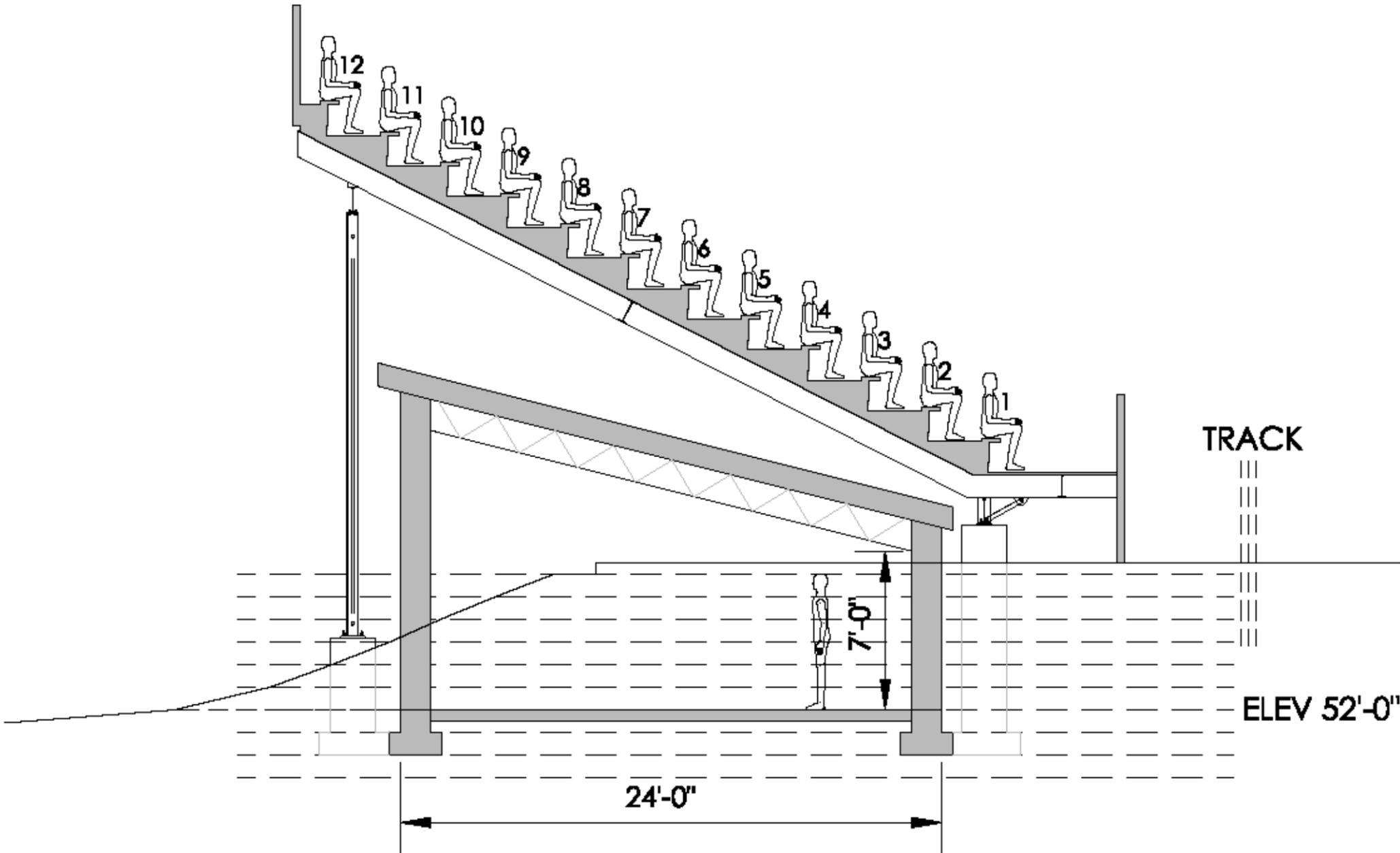
VISITOR BLEACHER



2 VISITOR CENTER - 1ST FLOOR  
1/16" = 1'-0"



1 HOME BLEACHER - 1ST FLOOR  
1/16" = 1'-0"



Cross Section of Alternative Location for Visitor’s Side Building – Underneath Visitor’s Bleachers







# Possible Project Segments

## Part 1

- Home Side Bleachers
- Building for Home Team Room and Public Toilet Rooms under the home side bleachers
- Handicapped Parking to the East of the Field
- Replace light fixtures on existing poles
- Ticket Booth / Kiosk
- Related site development, utilities and storm drainage improvements

## Part 2

- Visitor Side Bleachers
- Building for Visitor's Team Room and Public Toilet Rooms
- New driveway and bridge to connect to High School parking lot
- Relocate Tennis Courts to allow for new driveway
- Related site development, utilities, wetlands mitigation and storm drainage improvements

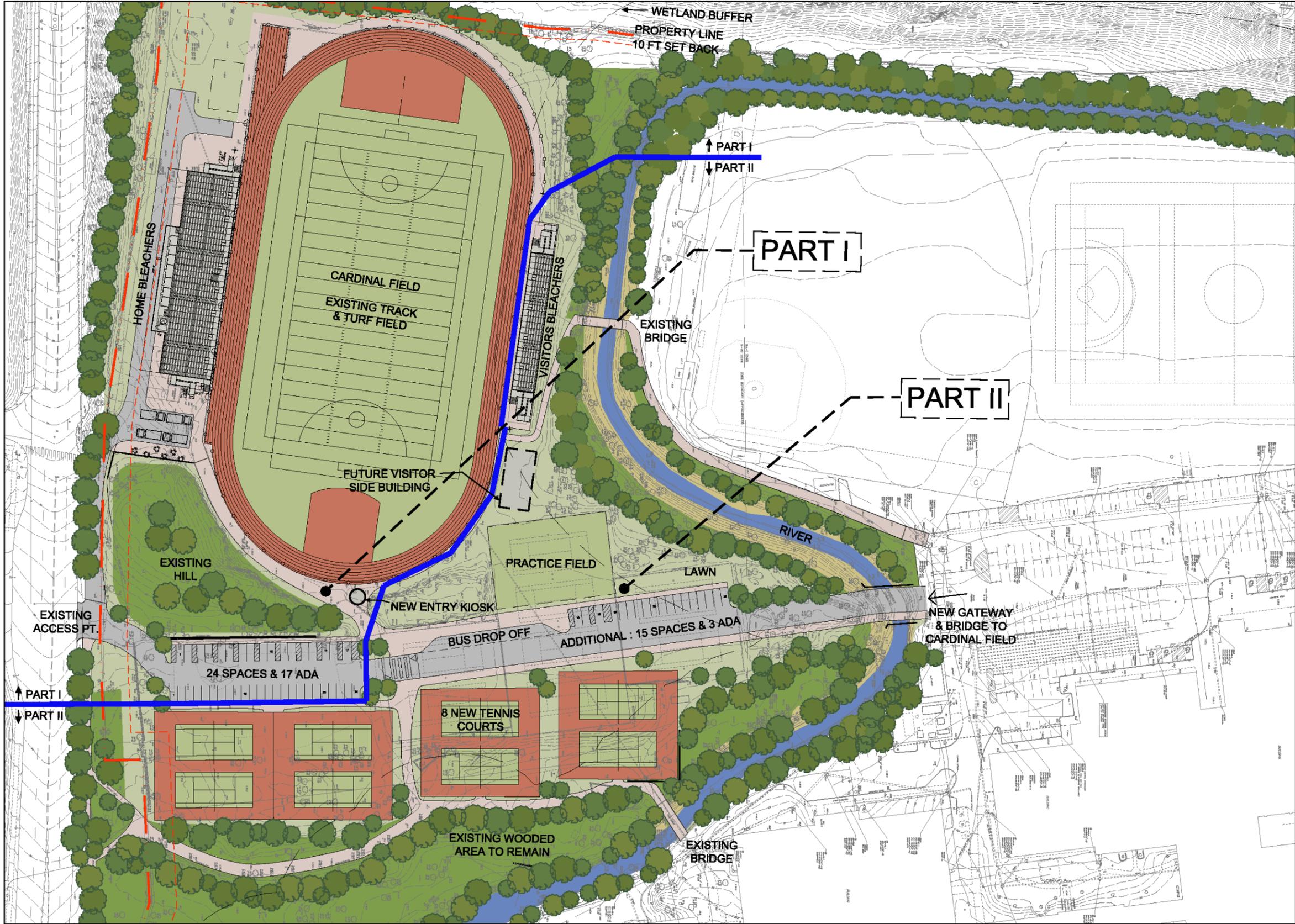
# Approvals / Review Process

## Part 1

- Municipal Improvement (MI) Application
- Site Plan Approval – Planning and Zoning
- Zoning Variance
- Minor Change of Use for Post Road Entry / Exit – CT DOT
- Does not impact areas suspected to have contaminated soils.
- Building Permit

## Part 2

- Municipal Improvement (MI) Application
- Site Plan Approval – Planning and Zoning
- Zoning Variance
- **Inland Wetlands & Watercourse Agency (IWWA) Review & Approval (this cannot be reviewed in parts).**
- **Significant Change of Use for Post Road Entry / Exit – CT DOT**
- **Does impact areas suspected to have contaminated soils.**
- Building Permit



## Greenwich Public Schools

Cardinal Stadium Budgets  
REVISED PHASING PLAN BREAKDOWN

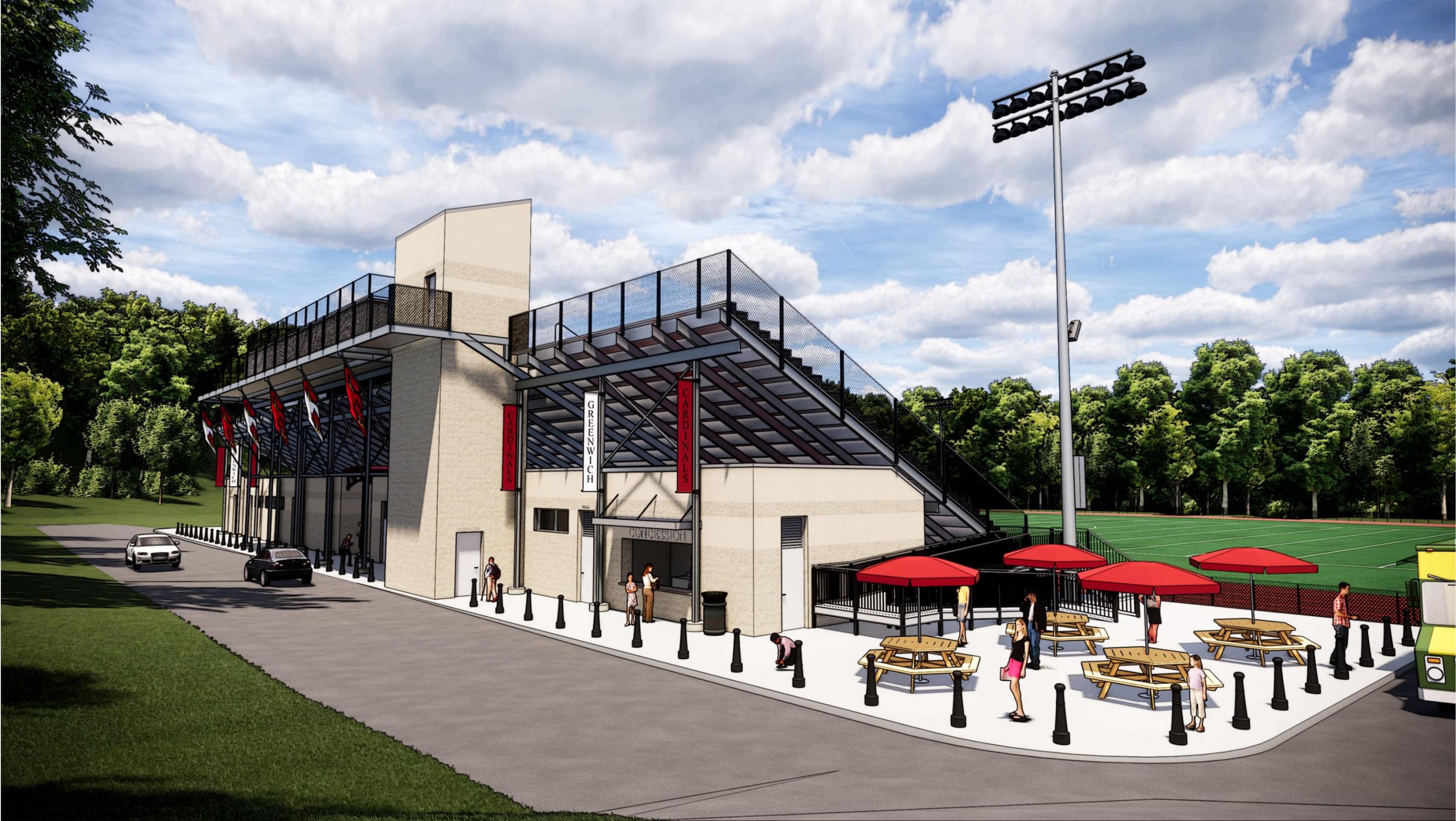
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# Possible Path Forward...

- **Prepare Two Separate and Independent Applications for Part 1 & Part 2 to be reviewed simultaneously.**
- Advantages:
  - Keep the approvals related to replacing the failed bleachers (Part 1) as simple as possible to expedite this work.
  - Consolidating the more challenging approvals into Part 2 including:
    - IWWA - wetlands
    - CT/DOT - traffic
    - Higher probability of contaminated soils remediation.
- Disadvantages:
  - Less Efficient than a single set of approvals process from a time and money perspective.
  - Could delay the construction of the Visitor's side improvements causing a longer disruption period.

# Possible Next Steps...

- **BOE selects project design approach and implementation plan.**
- Further refine project drawings and specifications - +/- 90% complete.
- Prepare & Submit Regulatory Applications.
- MI Process to gain approval of funding / scope.
- Meet with Boards and Greenwich Officials as necessary to advance application(s).
- Revise and update documents as required to advance the approvals process.
- Finalize Construction, Bidding and Permit Drawings and Specifications – 100% complete.
- Periodically review progress including budget updates with BOE leadership.
- Finalize Approvals.
- Issue project for competitive bids.
- Construct Improvements.





listen

imagine

build

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Additional Slides to be shown only in response to questions if necessary.

## Cardinal Field Project Overview / History

- KG+D Selected to complete Feasibility Study as a result of an RFP process – May / June 2017
- Feasibility Study Completed – June 2017 – May 2018
  - Program / Educational Specs. developed and approved.
  - Option with buildings under bleachers reviewed and not selected to go forward by Committee (+/- February, 2018).
  - Input and Review meetings held with stakeholders (+/-17 meetings) and BOE (3 public presentations).
  - 3 Site Options reviewed in detail – Option B selected by Committee and BOE with an overall budget of \$21.7 Million.

## Cardinal Field Project Overview / History (continued)

- KG+D authorized to continue with project and contract is executed to proceed with Option B.
- Design work proceeds on Option B to the extent funding was available. Project budget reduced to \$17.6 M by reducing size of buildings (September 2018).
- BET requests that the project be split into 3 phases with an annual authorization for each phase (April 2019).
- BET conditionally authorizes phase one requesting that placing a portion of the building program under the bleachers be explored (later April 2019).
- BOE requests an independent cost estimate for this Option to make an informed decision on how best to move forward (June 13, 2019).
- KG+D authorized to complete design up to the Design Development level (60%) so that a detailed and accurate estimate can be generated by an independent cost estimator (July 22, 2019).

# Question and Answers: Cardinal Stadium

## *Design*

**If we decide to resize the track at a later date, does the current design allot proper space in order to do so?**

Yes. The visitor bleachers are designed to be far enough away from the track to allow the renovation. KG&D have intentionally taken this into design consideration.

The cost estimate for this work is between \$689,000 to \$1,382,000 depending on utilizing existing footprint or a new surface on expanded footprint of 8 lanes. Cost escalation and projects costs are included in this estimate.

**Are we able to fix the pole vault/shot put areas to ensure that they are also up to regulations?**

This would generally be a basic maintenance project.

**If we decide, at a later date, to look towards the idea of creating tennis courts with ice rink capabilities, would these need to be bubbled, and if so what is the cost to do this?**

We are currently reviewing this price consideration with KG&D. They are looking at an 85' x 200' rink size. For basic concrete, electric, water, and waste utilities to the site for future planning of the rink construction would be approximately \$212,000. More information to be provided once confirmed.

## *Cost*

**Are we eligible to get money back from the State on the Stadium?**

No, the State has said that the project is not eligible for reimbursement. We checked again after the decision was made to put the team rooms under the bleachers. Michele Dixon, Office of School Construction Grants and Reviews, Priority Project and Audit Issues shared, "Stand-alone outdoor athletic facilities are ineligible for grant reimbursement."

**I need to understand why the scope of the project is double the price for the same scope of work originally discussed last year.**

Last year, when GAF first made a proposal and we were asked to consider their plan, there was not a Visitors side team room, storage, or additional driveway.

October 9, 2019

[https://go.boarddocs.com/ct/greenwich/Board.nsf/files/BGUNVA61BCD1/\\$file/Cardinal%20Field%20Project%20\(3\).pdf](https://go.boarddocs.com/ct/greenwich/Board.nsf/files/BGUNVA61BCD1/$file/Cardinal%20Field%20Project%20(3).pdf)

January 7, 2020

[https://go.boarddocs.com/ct/greenwich/Board.nsf/files/BKMKR4530F03/\\$file/Cardinal%20Stadium%20Presentation%20010720.pdf](https://go.boarddocs.com/ct/greenwich/Board.nsf/files/BKMKR4530F03/$file/Cardinal%20Stadium%20Presentation%20010720.pdf)

## ***Phases & Wetlands***

**I believe the information regarding the wetlands is inaccurate as it relates to phase 1 / phase 2 concept. I think we need input from the Head of Wetlands on this issue.**

KG&D Architects met directly with Patricia Sesto who is the Director of Environmental Affairs for the Town of Greenwich and would oversee this type of approval. Phase I would not have a wetlands area designated in it, Ms. Sesto stated, "if there is a desire to segment the project, activities outside of the boundary of the 100-foot upland, review area could be brought in for a "sign-off" as a standalone project." Phase I would move through the process quicker because it doesn't need wetlands review. However, if we added the visitor bleachers to Phase I, then she would need to sign off and wetlands would want it all in one approval, not two. Russ adjusted the Phase I and II based on her direct input.

## ***Traffic, Parking & CT DOT***

**What information do we have from CT Department of Transportation to suggest they are ok with the road and handicap parking?**

CT DOT will not provide anything in writing until we present a plan. However, what we do have is based off the traffic analysis firm who works with DOT all the time, and our architectural firm. Both have engaged in conversations with DOT Staff who have stated that they would not anticipate the driveway to the handicap parking lot to be a challenge as the cutout is already there, and it was previously utilized in that manner. There is already a legal curb cut.

**Please articulate the exact safety issue with the road. It seems to me that this is more of an idea to get traffic off of Hillside than safety.**

It is very unusual to only have one egress to a high school, especially one of our size. If there was an active shooter situation, the volume of safety officers (police, fire, ambulance...) would be very high, and the entrance to the high school would most likely be shut off. If the event involved serious injury the ambulance pathway would take priority. The students and staff would be evacuated to an off-site (reunification) site which is standard protocol to get students reunited with families. In our case, students and staff would most likely need to walk out to Post Road because we couldn't get buses in and out in a critical emergency. On a simpler note, on the days when we need an early release and ice storms and such are imminent, we do want our students exiting high school and getting home and off the road. Right now, we do not have an option for a quicker exit off of our campus.

The road would also provide a much better flow of traffic on a daily basis, which does help Hillside traffic. At a recent meeting with the Town's Traffic Study Committee there was strong support to work with the community on this road.

**Attachment #5 – BOE Motions for Cardinal Stadium on January 16, 2020**

Motion 1:

Move to replace the design of the Cardinal Field project, Option B as voted on at the February 22, 2018 Board business meeting, with the design presented at the January 7, 2019 Board special meeting, including the separate building on the visitors side, new driveway and bridge to connect to High School parking lot and the phasing of the project as recommended by the architect.

Motion 2:

Move to authorize the Superintendent to pursue simultaneous municipal improvement applications and land use and other required regulatory approvals for the two phases of the Cardinal Stadium project.

Motion 3:

Move to adjust the capital request for the Cardinal Stadium project voted on at the December 19, 2020 Board business meeting from \$4,500,000 to \$8,100,000 (total cost of the project \$11.9M less \$3.8M remaining balance from the 2019-20 authorization) based upon the design presented at the January 7, 2020 Board special meeting. Spending for construction on the second phase is dependent upon land use and other required approvals for that phase, including the Connecticut Department of Transportation regarding the driveway and bridge to connect to High School parking lot.