

Public Building Commission
May 12, 2014
Cheshire High School Concession Stand Committee
Town Hall, Room 207

Members Present: Mr. Art Crooker, Committee Co-Chairman
Mr. Mark Nash, Committee Co-Chairman
Mr. Ed Hill
Mr. Joe Barba

Others Present: Mr. John Purtill, PBC Chairman
Mr. Michael Stein, Stein-Troost Associates

Staff Present: Mr. Dan Marseglia, Cheshire Public Schools
Mr. Vin Sita, Cheshire Public Schools
Mr. George Noewatne, Cheshire Public Works

Mr. Nash called the meeting to order at 5:00pm. Roll was called and it was determined a quorum was present.

Mr. Stein briefed the committee on the project requirements and proposed design options.

Cheshire Public Schools will provide attendance figures for games and other field uses to help Mr. Stein assess the usage that the facility can expect.

Existing building:

Concession - 300 sq ft

Bathrooms – 200 sq ft, three fixtures on each side, not ADA compliant

Storage – 300 sq ft

Scheme A:

Concession – 340 sq ft

Bathrooms – 108 sq ft (Men's fixtures: 1; Women's fixtures: 1)

Storage – 180 sq ft

Estimated Cost - \$306,400

Scheme B:

Concession – 340 sq ft

Bathrooms – 322 sq ft (Men's fixtures: 2; Women's fixtures: 2)

Storage – 10 sq ft

Estimated Cost - \$324,400

Scheme C:

Concession – 340 sq ft

Bathrooms – 430 sq ft (Men's fixtures: 4; Women's fixtures: 4)

Storage – 300 sq ft

Estimated Cost - \$500,830

Scheme D:

Concession – 340 sq ft

Bathrooms – 560 sq ft (Men's fixtures: 6; Women's fixtures: 7)

Storage – 320 sq ft

Estimated Cost - \$566,580

Mr. Stein contrasted options A through D with building a field house that includes storage and concession amenities north of the football field. This would be approximately 14,000 sq ft and cost \$4.5M.

The committee feels the bathroom quantity is the top priority; plans A, B, and C do not adequately address this issue.

The committee wants to explore positioning the concession stand north of the football field where it would be in the center of all the athletic fields.

The committee would like the Cheshire Public Schools to fund a conceptual plan of a new field house/concession/bathroom building north of the football field.

For \$100,000, it may be possible to perform repairs to the existing facility to make bathrooms ADA compliant and to improve the concession area, but the building appearance and amenities will still be substandard.

Mr. Purtill feels a 10% contingency is more appropriate vs. the 7% included in the budget.

Motion by Mr. Hill: Based on the information received, the funding is inadequate to build a facility that even approaches replacing the existing facility. Motion seconded by Mr. Barba and carried unanimously.

Motion by Mr. Hill: The plan that adequately addresses the needs of the school is Plan D, at a cost of approximately \$600,000. Motion seconded by Mr. Barba and carried unanimously.

Motion by Mr. Hill to adjourn. Motion seconded by Mr. Nash and carried unanimously. Meeting adjourned at 6:05pm.

Submitted by:

George Noewatne