

Facilities Optimization Committee  
Draft Minutes  
October 27, 2020 3:00 PM  
Via Zoom

**Attendance:**

Committee Members: Rick Bertasi, Gayle Weinstein, Anthony Pesco, Denise Harvey, Ken Edgar, Richard Wolf, Hillary Koyner, Rone Baldwin, Jonathan Luiz, Ken Craw  
KG&D Architects: Erik Kaeyer, Russell Davidson

The meeting was called to order at 3:00.

The Committee met with KG&D Architects to discuss their response to the RFQ issued by the Committee. The attached PowerPoint was presented and discussed.



# TOWN OF WESTON, CT

October 27, 2020

REQUEST FOR QUALIFICATIONS  
FOR  
FACILITIES OPTIMIZATION PLANNING SERVICES



# TOWN OF WESTON, CT



## KG+D TEAM BREAKDOWN

Full-service firm specializing in educational facilities planning and design with a total staff of 25

3 Principals

4 Associate Principals

10 Licensed Architects

1 Interior Designer

1 Landscape Architect / Planner

1 Construction Administration Professional

KG+D designs and annually administers an average of approximately \$25 Million in School Construction per year.





listen

We **listen** to understand.



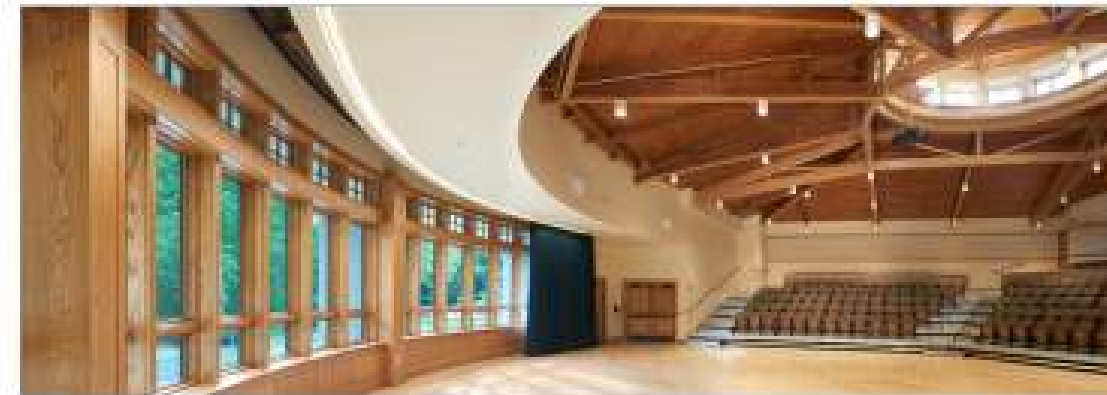
imagine

We actively **imagine** potential.



build

We responsibly **build** toward the future.



KG+D Design Philosophy



LIST OF INTERVIEW QUESTIONS

PART 1

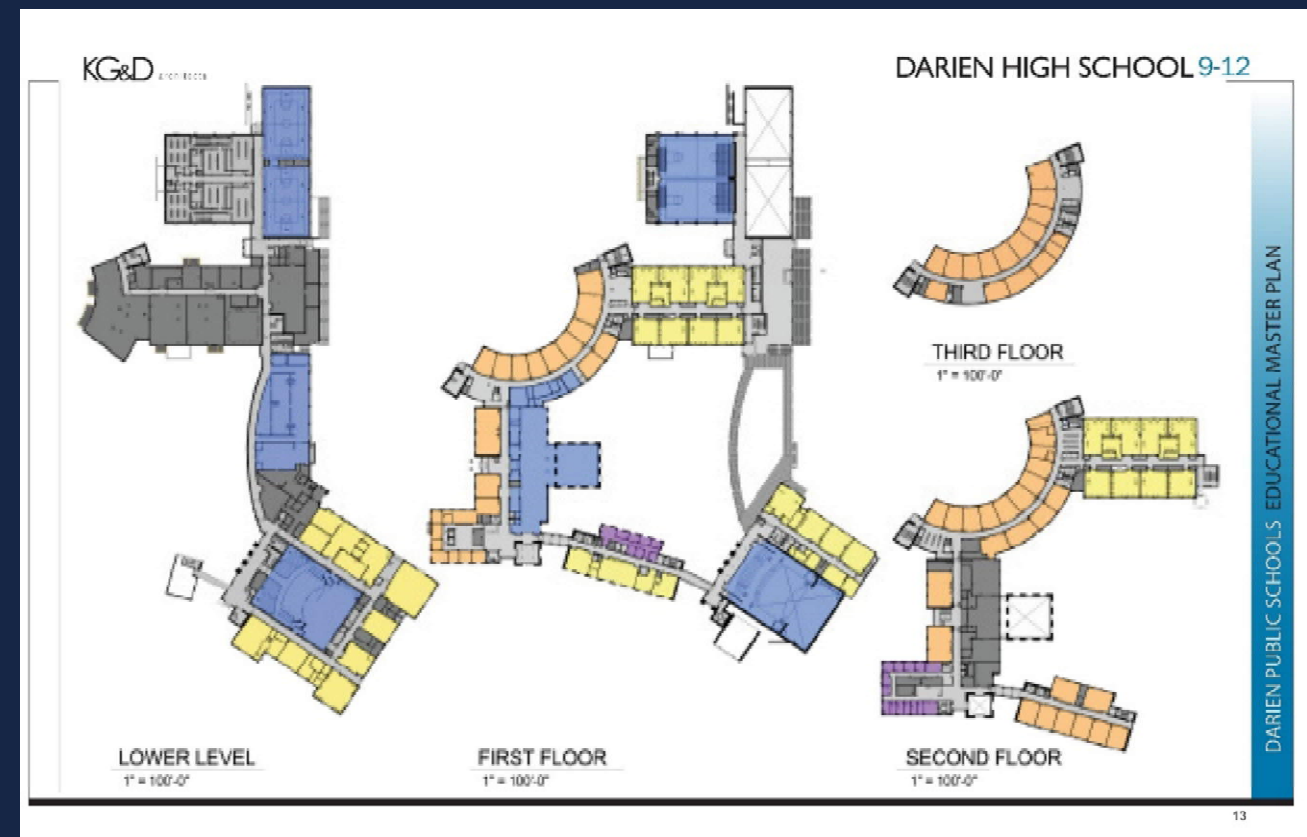
**EXPERIENCE**



# TOWN OF WESTON, CT

**Q: Please tell us about your work on your two most comparable projects, when they were and for what towns?**

- TOG/Greenwich Public Schools (2018)
- TOD/Darien Public Schools (2016)
- Yonkers Public Schools (2016)
- Brewster Central School District (2013)





## TOWN OF WESTON, CT

**Q: What challenges have you encountered on similar projects that might be relevant to this project? Were they anticipated in advance? How were they addressed and resolved?**

- Developing phasing plans to accommodate relocations
- Consensus building around a preferred approach
- Grade grouping restructuring (CCSD)





# TOWN OF WESTON, CT



**Q: Do you have special expertise in educational policy and practices?**

- KG+D Principals and staff focuses on educational planning and design for K-12 education.
- Russ and Erik average 25 years' experience in the regional K-12 market. Russ also served on a national panel for school safety.



EASTCHESTER MS/HS CAFETERIA







## TOWN OF WESTON, CT

**Q: As you understand the project, what are the major components?**

- Consolidation of academic K-12 space into three (3) buildings
- Restructure grade level groupings
- Analyze buildings for adaptive reuse
- Recommended capital improvements to accommodate changes
- Reorganize/consolidate Town administrative departments to improve adjacencies and efficiencies.



# TOWN OF WESTON, CT



**Q: As you understand the project, what are the major components?**

- Analyze buildings for adaptive reuse

## PROCESS FACILITIES EVALUATION

A team of licensed professionals will visit the facility to fully evaluate the condition of the site and building.



The team has analyzed 14 million sf of facilities within the past 5 years. And over 25 recreational facilities for the UJA.



# TOWN OF WESTON, CT



**Q: Please explain your expertise to review all aspects of the proposed facility reorganization.**

- KG+D knows the Weston facilities.

- KG+D knows K-12 education planning
  - Renovate vs. Replace Analysis
  - Focuses on sustainable design
  - Designs next-generation learning



- KG+D understands the importance of organizational adjacencies.





## TOWN OF WESTON, CT



**Q: What is your experience conducting community surveys and participating in community fora and discussion groups?**

- KG+D focuses on public and private projects
- Committees and consensus building Workshops
- Test Ideas with Design
- Range of Options





# TOWN OF WESTON, CT

**Q: Give an example where your client was making the wrong decision and you were able to assist them in getting to the correct decision.**

- Post Road School had many deficiencies - Main reason for salvage -> nostalgia from older community member graduates.
- Summer of weekly community meetings
- Review multiple options and detailed tours of the existing building
- Consensus to replace the building
- Successful bond vote - new 'community school' with an Energy Star rating of 100.



WPPS - POST ROAD SCHOOL



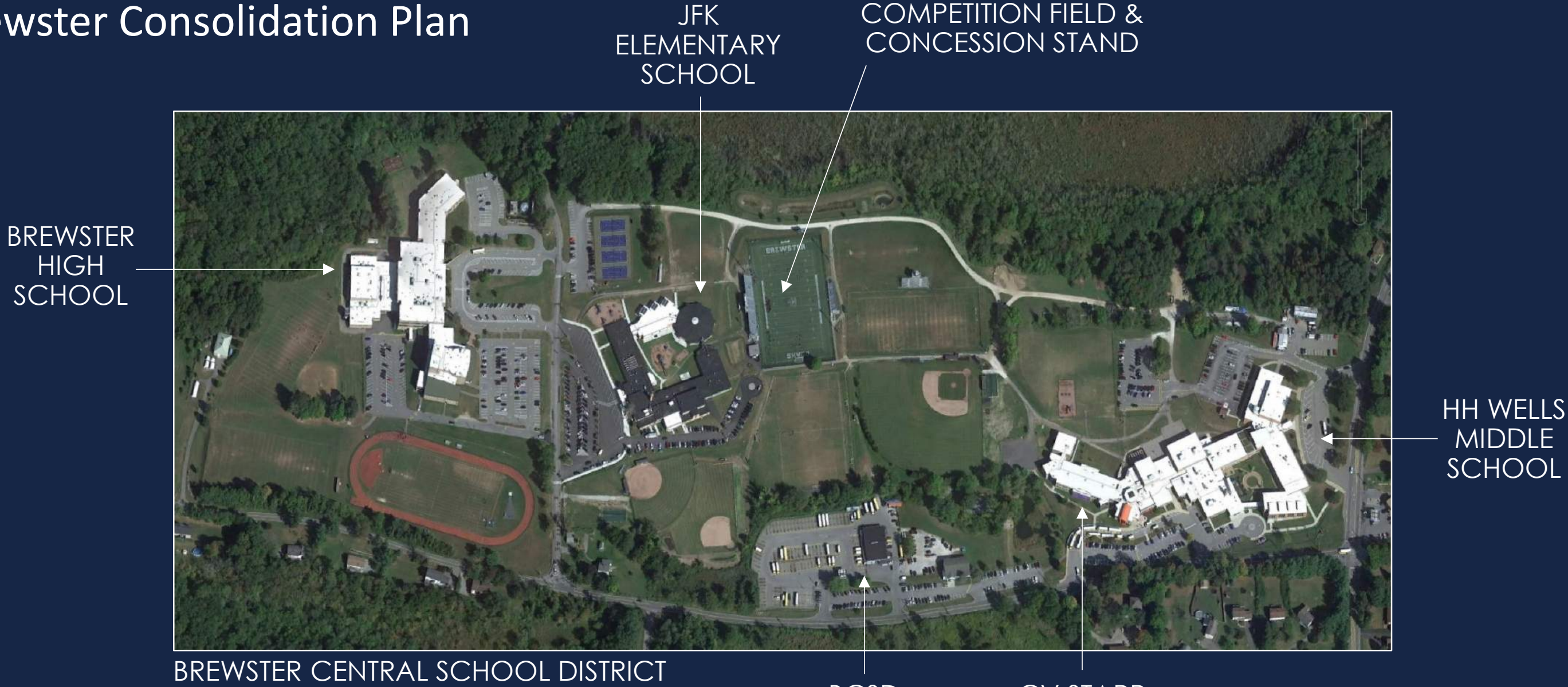


# TOWN OF WESTON, CT



**Q: Our space is unique with one campus-have you worked with other districts with this design and how did you:**

- Brewster Consolidation Plan



BCSD  
DISTRICT  
OFFICE

CV STARR  
INTERMEDIATE  
SCHOOL



# TOWN OF WESTON, CT



**Q: Our space is unique with one campus-  
have you worked with other districts with  
this design and how did you:**

## Design around efficiencies

- Transportation
- Administration
- Grounds Maintenance
- Playing Fields & Parking
- Shared spaces/Resources



BCSD – JFK ELEMENTARY SCHOOL





# TOWN OF WESTON, CT



**Q: Our space is unique with one campus-have you worked with other districts with this design and how did you:**

## **Encourage community**

- Ask for input on the front side and you get...
- Support for the output!
- Develop strong internal adjacencies assists with 'community'



BCSD - HH WELLS MIDDLE SCHOOL





# TOWN OF WESTON, CT



**Q: Our space is unique with one campus-have you worked with other districts with this design and how did you:**

- **Change how education is delivered from a social emotional and intellectual vantage?**

Three major current topics

- Next-Generation
- Health & Safety
- Sustainability (addressed later)



BCSD – BREWSTER HIGH SCHOOL – LEARNING COMMONS



TOWN OF WESTON, CT



BCSD – TESTIMONIAL VIDEO



# TOWN OF WESTON, CT



## Major current topic – COVID-19 Health & Safety

- Indoor Air Quality
- All equipment capable of 100% outside air
- MERV 13 Filters, or better
- Air Treatment or Purification Systems
- Ultraviolet Germicidal Irradiation (UVGI)
- Bipolar Ionization





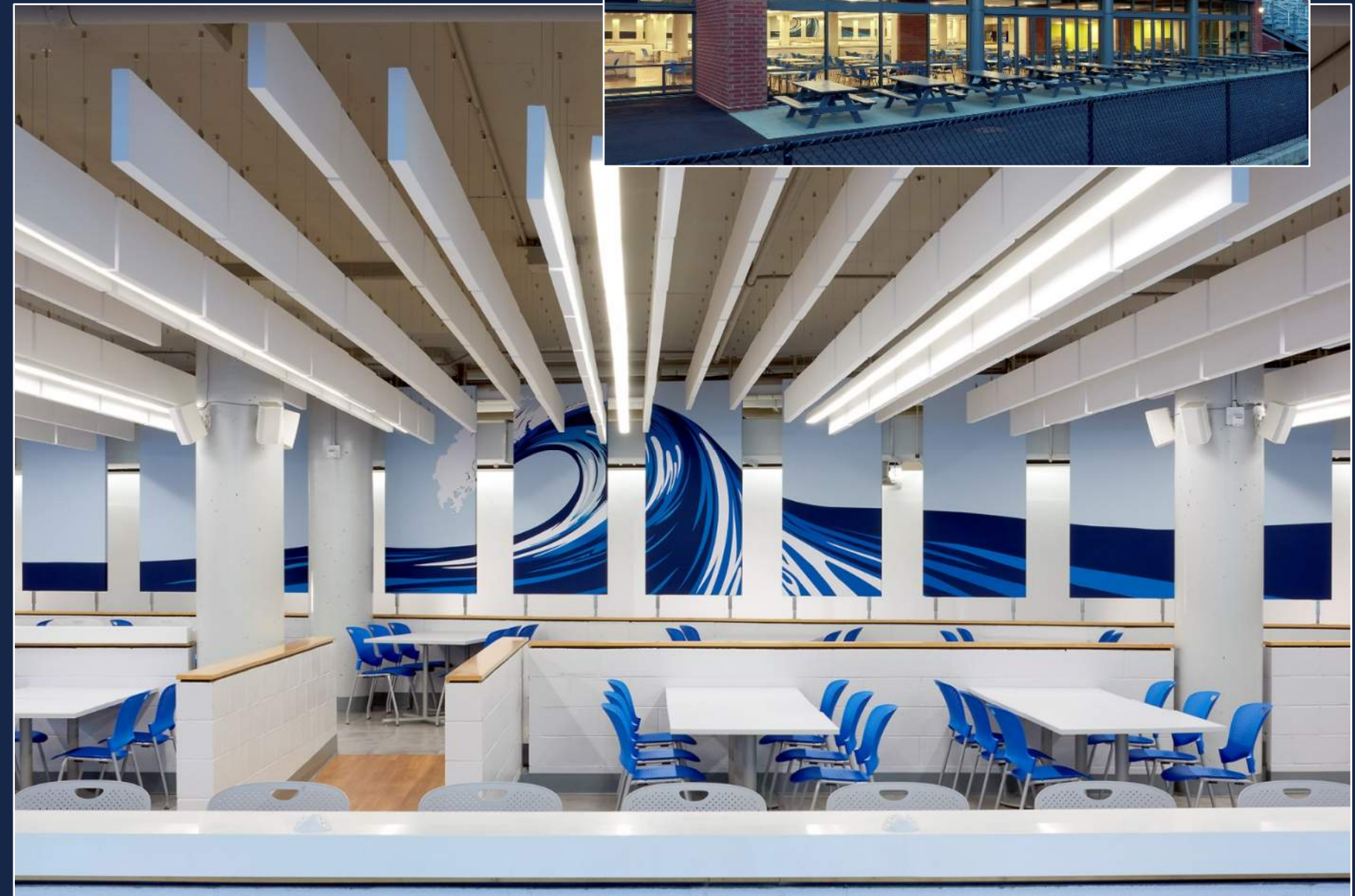
# TOWN OF WESTON, CT



**Q/cont.: Our space is unique with one campus-have you worked with other districts with this design and how did you:**

**Increase marketability of town/  
capitalize on design?**

- Treat Public Architecture - Capital 'A'
- Define Community
- Raise property values
- Attract people to Town



DPS - DARIEN HIGH SCHOOL CAFETERIA COMMONS





LIST OF INTERVIEW QUESTIONS  
PART 2  
**APPROACH**

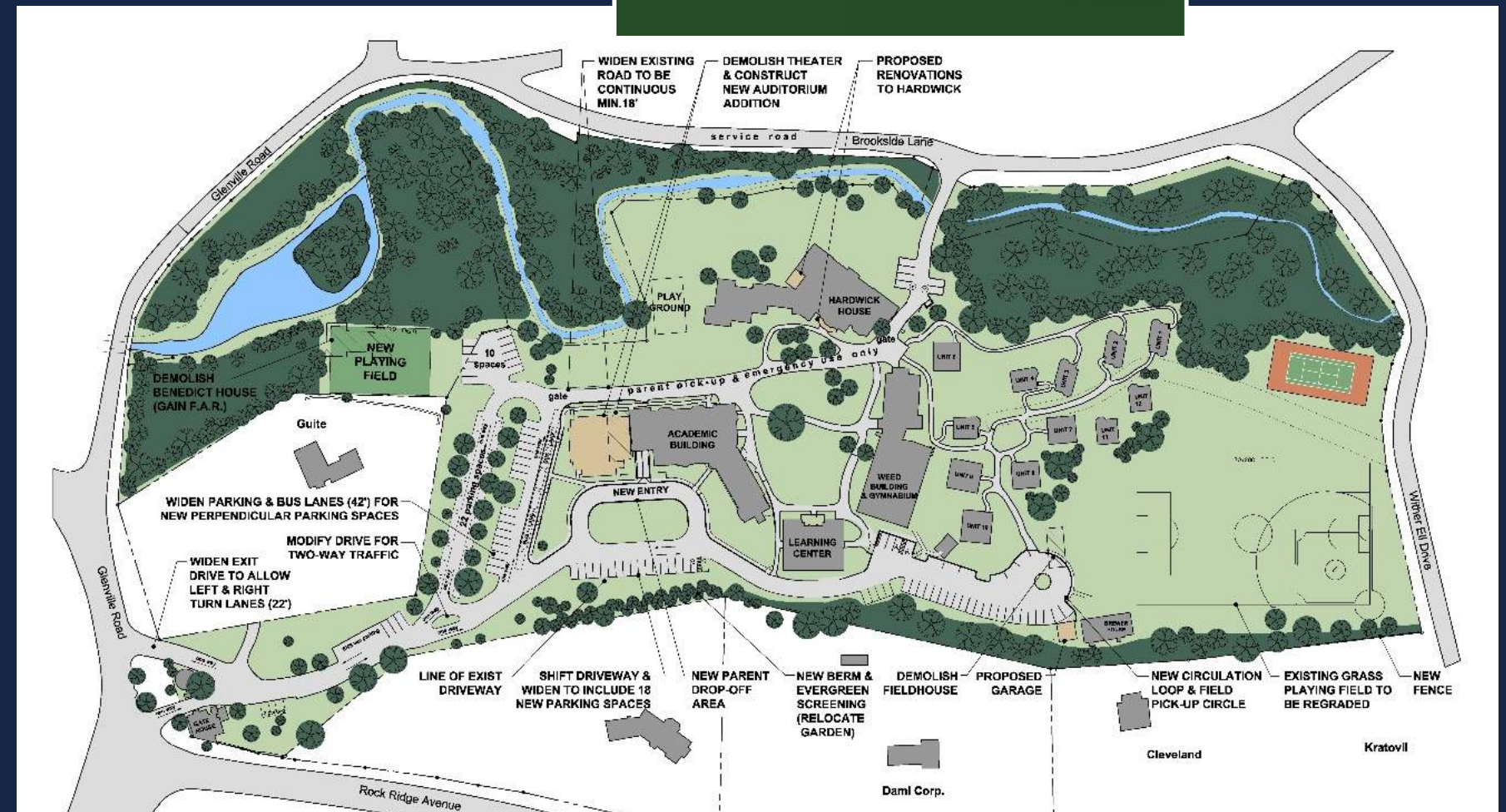




# TOWN OF WESTON, CT

Q: Please explain what your working model would be on this type of project, both in terms of personnel and approach?

- Orientation + Strategy
- Gather Program Information
- Explore Design Options
- Refine Selected Design Option
- Present the Final Report



EAGLE HILL SCHOOL – CAMPUS MASTER PLAN





# TOWN OF WESTON, CT



**Q: What recommendations would you make about how we should approach this project?**

- Build on current work
- Continuity & Empowerment
- Own the process & Carry it forward

**Q: What do you foresee as the phases and timeline necessary to complete the project?**

- 3-6 Months
- Study. Design. 2-step Construction. Town Office relocation.





## TOWN OF WESTON, CT



**Q: What is your philosophy regarding communications with the client?**

- Transparent / Open Communication

**Q: How do you envision managing community participation in the decision process?**

- Public Forums
- Website – Submit comments
- Avoid Polling and surveys





# TOWN OF WESTON, CT



**Q: Strategy of design-what are the trends in design of schools you are seeing and more specifically:**

- Prevocational/vocation areas
- Library/media/maker space



SPS – SCARSDALE HIGH SCHOOL



# TOWN OF WESTON, CT



**Q: Strategy of design-what are the trends in design of schools you are seeing and more specifically:**

- Prevocational/vocation areas
- Library/media maker space



MIDDLETOWN HS



# TOWN OF WESTON, CT



**Q: Strategy of design-what are the trends in design of schools you are seeing and more specifically:**

- Fine arts/graphic design



JACOB BURNS MEDIA ARTS LAB

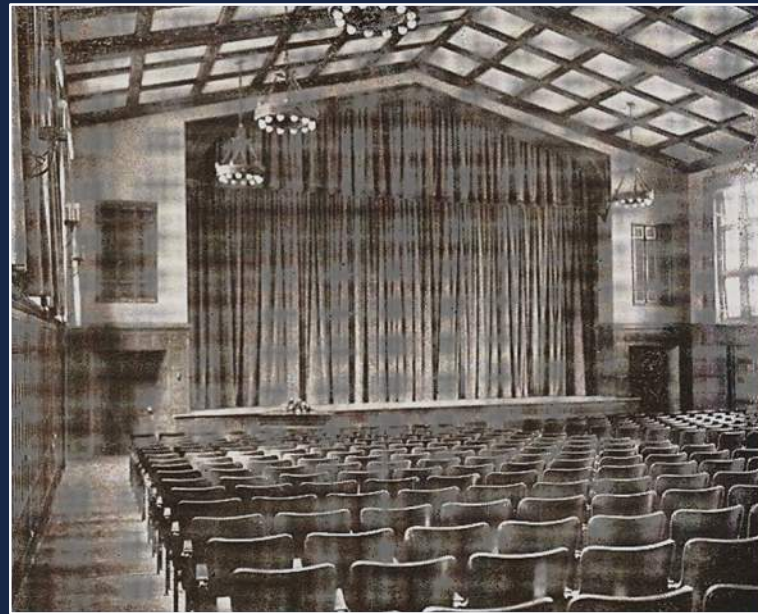


# TOWN OF WESTON, CT



Q: Strategy of design-what are the trends in design of schools you are seeing and more specifically:

- Music/theater arts





# TOWN OF WESTON, CT



**Q: Strategy of design-what are the trends in design of schools you are seeing and more specifically:**

- Shared spaces-gym/fitness center



TPS – THE SMITH FIELD HOUSE



# TOWN OF WESTON, CT



**Q: Strategy of design-what are the trends in design of schools you are seeing and more specifically:**

- Social enrichment areas
- Community engagement designed spaces



DHS – CAFETERIA COMMONS



SHS – STUDENT COMMONS



# TOWN OF WESTON, CT



**Q: Budget management: How do you ensure/maintain the agreed upon budget, and what is outside the scope? What assurance are we getting they will stay within budget?**

- Goal - to bring every project in within the established budget
- Establish achievable budgets at conceptual design
- Project budget includes:
  - construction budget + contingency, escalation, insurance, testing & management, professional and permit fees (soft costs)
- Internal database of actual construction costs for projects
- Partner with a cost estimator – Nasco Construction
- Approach led to excellent track record for meeting budgets.

			OPTION 1	OPTION 2	
			FULL SCOPE OF WORK	REDUCED SCOPE	
	AREA	COST / SF	SUBTOTAL	SUBTOTAL	NOTES
<b>DEMOLITION</b>			\$350,000	\$200,000	
<b>NEW CONSTRUCTION</b>					
<b>FIRST FLOOR</b>					
Lobby, Main Office, & Science Wing	8,800	\$420	\$3,696,000	\$3,696,000	
Corridor Link & Classroom	1,580	\$420	\$663,600		No Link.
Additional Classrooms & Dining Hall	6,050	\$420	\$2,541,000		
<b>SECOND FLOOR</b>					
Media Center & Circulation	5,890	\$420	\$2,473,800	\$2,473,800	
<b>LOWER FLOOR</b>					
Art Rooms / Classrooms & Offices	8,690	\$275	\$2,389,750	\$955,900	Unfinished.
			<b>\$11,764,150</b>	<b>\$7,325,700</b>	
<b>RENOVATION</b>					
<b>FIRST FLOOR</b>					
Toilet & Corridor Area	1,400	\$175	\$245,000	\$20,000	Tie-in Only
4 Classrooms (HOS Suite) + Existing Café	2,000	\$175	\$350,000		No Reno.
Kitchen, Servery, Walk-In	1,500	\$275	\$412,500		No Reno.
Garage Relocation & Walk-in Refrig.	2,100	\$50	\$105,000		No Reno.
<b>SECOND FLOOR</b>					
Faculty Room	590	\$175	\$103,250	\$20,000	Tie-in Only
Tower Classroom & Corridor	850	\$175	\$148,750		No Reno.
<b>LOWER FLOOR</b>					
Toilet & Corridor Area	1,540	\$175	\$269,500	\$20,000	Tie-in Only
2 Classroom Renovation	950	\$175	\$166,250		No Reno.
Classroom Wing	6,320	\$175	\$1,106,000		No Reno.
			<b>\$2,906,250</b>	<b>\$60,000</b>	
<b>TOTAL</b>			<b>* \$15,020,400</b>	<b>\$7,385,700 **</b>	
			<b>\$15MM</b>	<b>\$7.4MM</b>	

\* Excludes: Sitework, Terraces, Abatement, Testing & FFE.

\*\* The reduced scope project eliminates all renovation and new construction to the 'west end' of the main building including the 3 existing classrooms, cafeteria and kitchen. It also eliminates renovation to the lower level classrooms and build-out of new addition basement. In both estimates, there is no money allocated to the renovation of Cushman House or demotion of the faculty apartment and north end of the Art House. Sitework is also excluded from this estimate.





# TOWN OF WESTON, CT



**Q: Sustainability: We want to ensure our decisions have lasting impact and limited footprint-what design ideas do you have for Weston and how can we incorporate them?**

- Loose Fit, Long Life.
- Establish Project Goals - Create a healthy environment for Building Users
- Sustainable Design Workshop and Sustainability Plan
- Energy & Daylight Modelling - Quantitative Analysis of Design
- Design Review against LEED criteria
- Commissioning/Certification



JBFC - MEDIA ARTS LAB – LEED GOLD





LIST OF INTERVIEW QUESTIONS

PART 3

**STAFF**





# TOWN OF WESTON, CT



## Q: How large is your organization?

- Staff of 25: 10 licensed architects, 1 interiors, 1 landscape architect + 3 project administrators.

## Q: How much capacity do you envision this requires (in FTE terms)?

- 200-300 FTE Architectural; 40-50 FTE Engineering.

## Q: Do you have the capacity to work on this project?

- Yes, and it will be led by senior management of the firm – Russ Davidson and Erik Kaeyer.





## TOWN OF WESTON, CT



**Q: Whom would you propose to work on this project?  
What is the relevant experience that those people have?**

- Led by senior management of the firm –
  - Russ Davidson & Erik Kaeyer
  - Associate principal & Project administrator

**Q: How much of this work can you do in-house and how much would need to be done by your use of third-party resources?**

- All work by KG+D except:
  - MEP Engineering assistance with building systems.

**Q: Are you a minority owned firm? If no, how do you support small biz/minority owned/women owned/LGBTQ owned businesses?**

- No. We utilize MBE/WBE firms for:
  - cost estimating, lighting design, specification writing, and other consulting roles.



ROSLYN HIGH SCHOOL – CAF  COMMONS







LIST OF INTERVIEW QUESTIONS

PART 4

**WESTON**





# TOWN OF WESTON, CT



**Q: How familiar are you with Weston and have you worked on town issues previously? If so, what and when?**

- Erik Kaeyer lives in neighboring Wilton, CT.
- KG+D has led several projects in Weston for the School District and Town of Weston:
  - Weston HS – Turf Replacement 2017 + 2018
  - Weston IS – Roof Repair Study 2017
  - Weston District Office - Relocation Study 2016
  - Weston MS – I-Lab (Project Lead the Way) Build-out 2015
  - Weston MS – I-Lab Build-out 2015
  - Weston Senior Center – Renovations 2014
  - Weston HS – Window/HVAC Replacement
  - Weston MS – Door replacement 2013



COMPETITION FIELD REPLACEMENTS



# TOWN OF WESTON, CT



## Q: What is your understanding of the project?

- Consolidation of academic K-12 into 3 buildings.
- Restructure grade level groupings
- Analyze buildings for adaptive reuse
- Recommended capital improvements to accommodate proposed changes.
- Reorganization/consolidation of Town administrative and public service dept.





# TOWN OF WESTON, CT



**Q: Based on your review of existing documentation and the RFP, do you have any preliminary thoughts regarding the Committee's objectives?**

Consolidate 4 Schools into 3 - Two options under consideration:

- WIS as K-4; Renovate MS as 5-8; WHS – N/C. Renovate HES for Town Offices.
- Construct MS addition to WHS -> Demo WMS.



CONTIGUOUS SCHOOL CAMPUSES

WESTON AERIAL OF TOWN CENTER & SCHOOLS

TOWN CENTER OFFICES





KG+D

listen

imagine

build

STAY HEALTHY.