

Facilities Optimization Committee
Draft Minutes
October 28, 2020 2:00 PM
Via Zoom

Attendance:

Committee Members: Rick Bertasi, Gayle Weinstein, Anthony Pesco, Denise Harvey, Ken Edgar, Steve Ezzes, Richard Wolf, Hillary Koyner, Jonathan Luiz, Ken Craw

BL Associates: John Ireland, Andrew Graves, Lisa Pavano, Gian Carlo Massaro

The meeting was called to order at 2:00.

The Committee met with BL Associates to discuss their response to the RFQ issued by the Committee. The attached PowerPoint was presented and discussed.



WESTON INTERMEDIATE SCHOOL

Town of Weston | Facilities Optimization Planning Services

Employee owned. Client driven.



Connecticut | Maryland | Massachusetts | New Jersey | New York | North Carolina | Ohio | Pennsylvania | Rhode Island | Texas

Introductions



JOHN IRELAND, AIA, LEED AP
SR. PROJECT MANAGER

Over 39 years of experience including services in all phases of project on project types including higher education, K-12 education, retail, commercial, corporate, telecommunication, and industrial.



ANDREW GRAVES, LEED AP
PRINCIPAL ARCHITECT

Over 34 years of experience working on a variety of projects including commercial, private and residential facilities.



GIANCARLO MASSARO, RA,
PROJECT ARCHITECT & DESIGNER

Over 18 years of experience in architecture, design, interior design working in commercial, custom residential, adaptive reuse, retail, workplace design, and historic renovation. Professor at Norwalk Community College in the architecture and design dept.

Presentation Agenda

I

Project Experience

II

Project Approach

III

BL Companies Overview | Staffing

IV

Weston Experience

V

Questions & Answers

I Relevant Project Experience

Hamden Hall Country Day School

- Master Planning newly acquired 20 Davis ST and 11 acers, 7 primary educational buildings in a Campus setting.
- Survey and consolidate and improve the properties.
- Property Conditions Assessment, Capital Budget, and Financial Process (Closing)
- COVID HVAC study 2020.



I Relevant Project Experience

Hamden Hall Country Day School

- Historic Office conversation to Administration & Education with Addition
- Athletic Center 60,000 SF, 21-acre site, turf field Design Build
- Indoor Pool, 2 basketball courts, training. Site Storm Water, Property Conditions



I Relevant Project Experience

Storrs Center, from vision to reality. The creation of a new walkable village center through an integrated design process.



Storrs Center, Mansfield, CT

I Relevant Project Experience

Storrs Center

- Mixed-use village of the edge of the University of Connecticut (Uconn) campus.
- Based on LEED guidelines 1,000,000 SF of new building construction was developed on a 45-acre plot.
- BL worked through the master plan development-careful investigation of existing uses.
- Through many meetings, and negotiations between the various interest, a program of uses and disposition of master plan elements was developed including the preparation of municipal development plan documents.

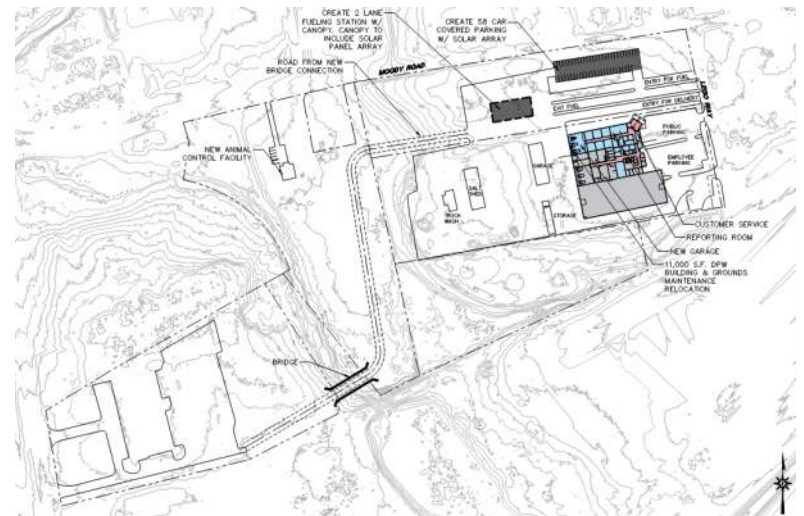


I Relevant Project Experience

Town of Enfield

Enfield Master Plan

- Seven parcels combined
- Five Town departments consolidated
- Improvement and/or Replacement
- Additional new parking
- Additional program space
- Phased construction



I Relevant Project Experience

Town of Enfield

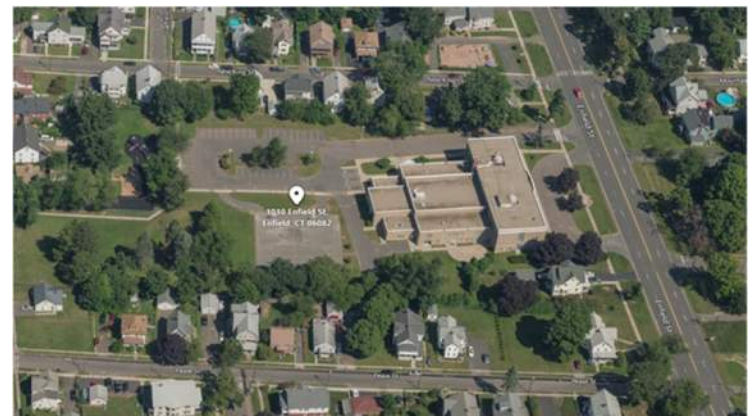
Two Former Schools

Enfield Annex

- Concept to fully utilize the existing site & former high school building.
- Programming 200,000 sf with current and proposed use.
- Divided building into town functions and office space.

Enfield Alcorn

- Developed program & space needs.
- Reprogram for Town office space.
- Long-term site planning.
- Increased utilization concepts.



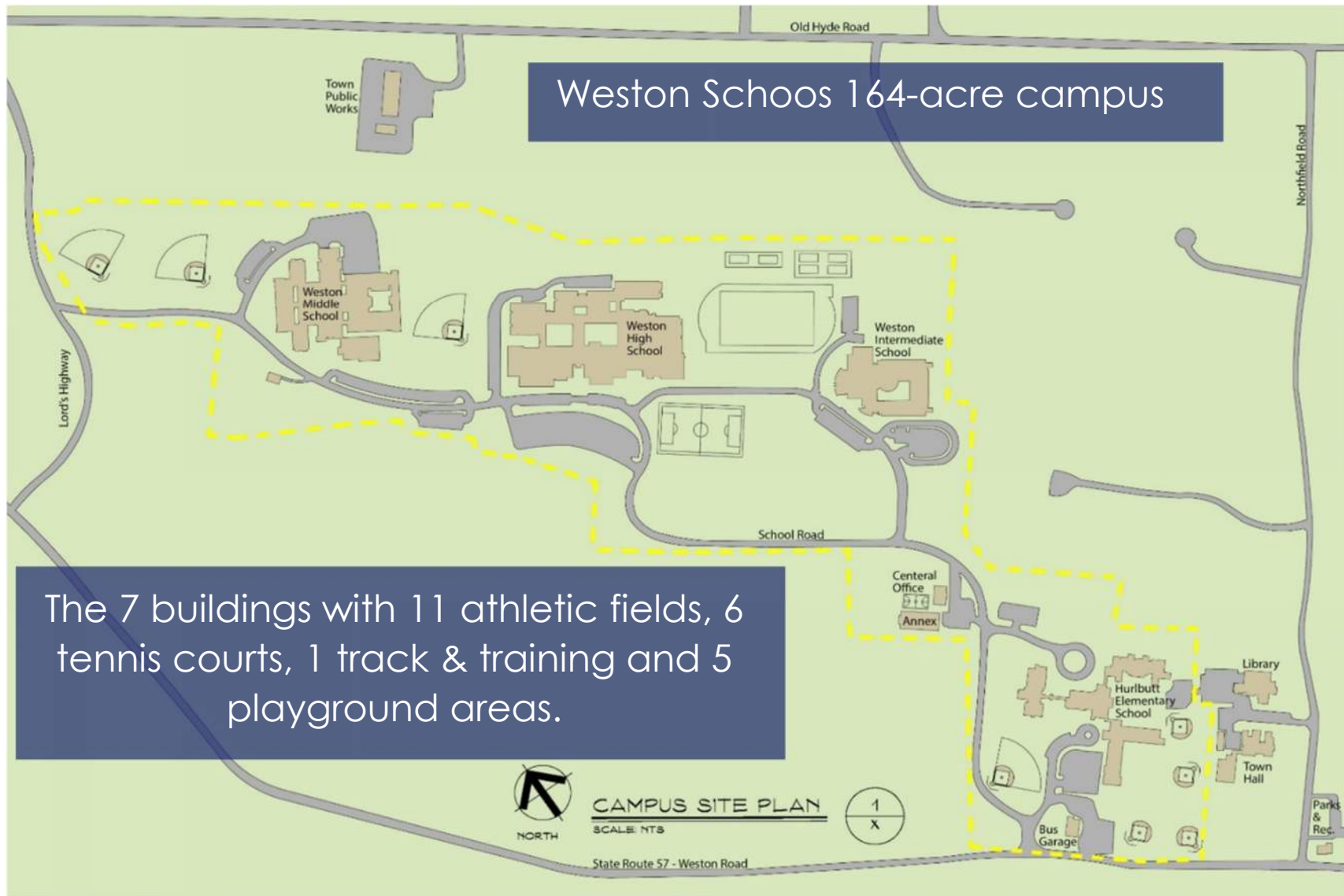
II Project Approach - FOC



Review, Obtain,
Forecast,
Recommend
Optimal

Establish
Baseline
Three School
Scenarios

II Project Approach - Understanding



II Project Approach - Understanding



HURLBUTT ELEMENTARY SCHOOL
82,873 NSF
PK to 2nd Grade



INTERMEDIATE SCHOOL
110,452 NSF
3rd to 5th Grade

TOTALS
573,486 NSF
PK to 12th Grade

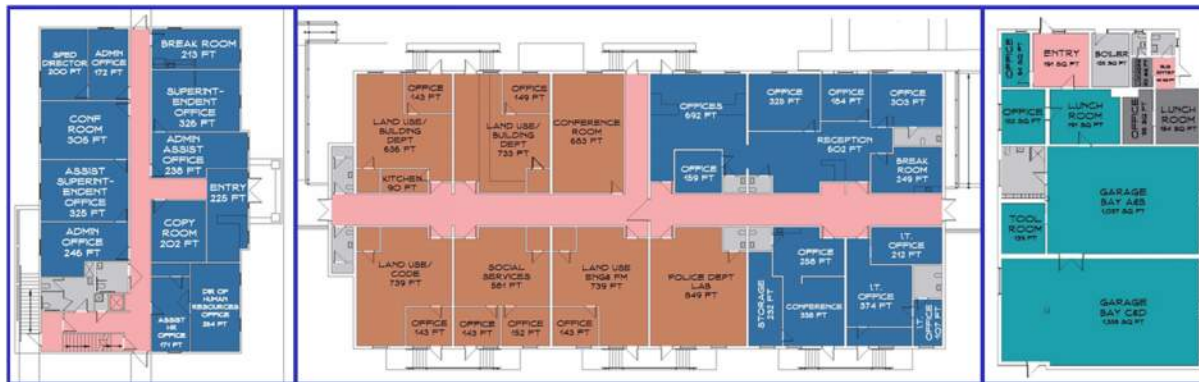
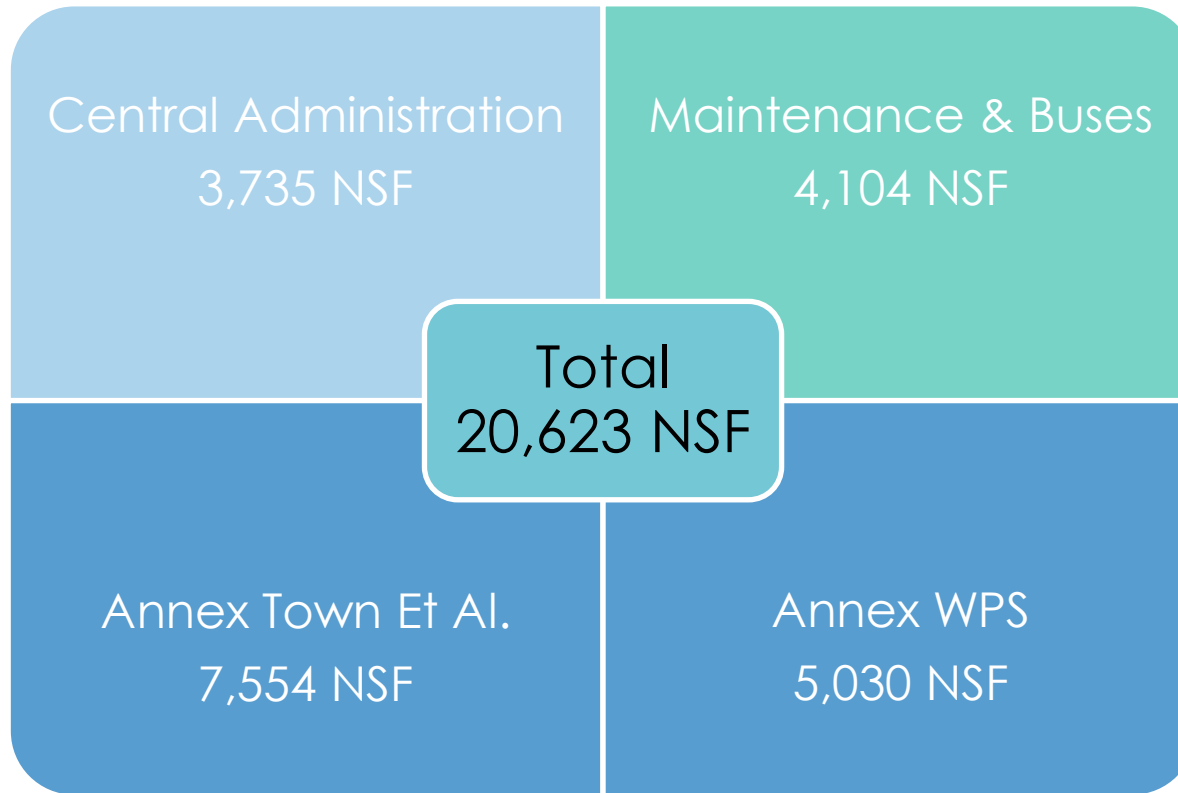


MIDDLE SCHOOL
155,622 NSF
6th to 8th Grade



HIGH SCHOOL
223,539 NSF
9th to 12th Grade

II Project Approach - Understanding



II Project Approach - Understanding

Our approach is to deliver a Master Plan that optimizes all the facilities and does not compromise educational excellence.

Town Engagement

Presentation of Fact-Based Options

Collaboration

Deployment

Define Success

II Project Approach | Kickoff the Project

Confirmation of project objectives, scope, and milestones.

Create mission statement & goals for a successful project.

Establish methods of communication with FOC, the public, BOE, and Town staff.

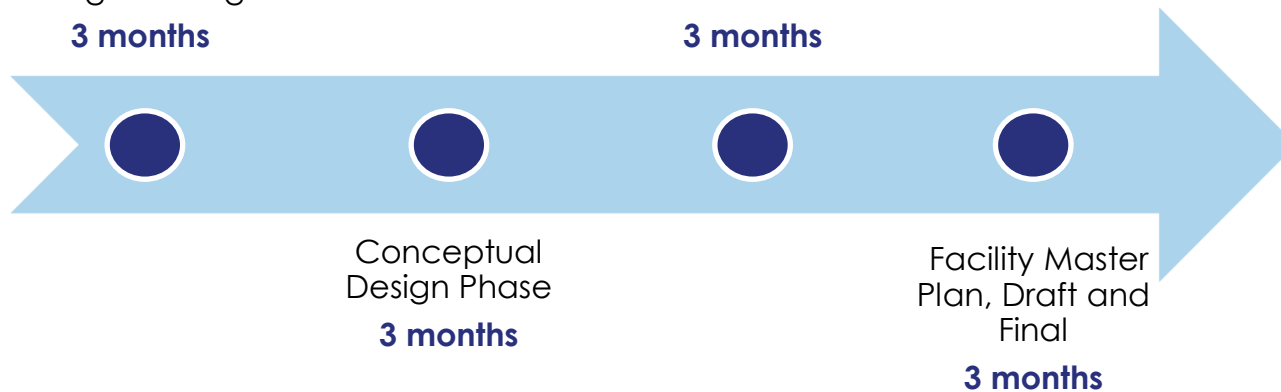
Formulate measurable criteria related to the timeline.

Data Gathering,
Analysis, &
Programming
3 months

Design
Development
Phase
3 months

Conceptual
Design Phase
3 months

Facility Master
Plan, Draft and
Final
3 months





Project Approach | Data Gathering

Previously compiled information will be considered in the study including, but not limited to:

2019 Town
Center Master
Plan

2020 Weston
Plan of
Conservation &
Development

2021 Proposed
Zone Change

BOE 10-year
Capital Budget

2019 WPS BOE
Phase 2
Feasibility Study

SP+A Facilities
Studies

Existing data will be reviewed to establish use & priorities.

II Project Approach | Analysis

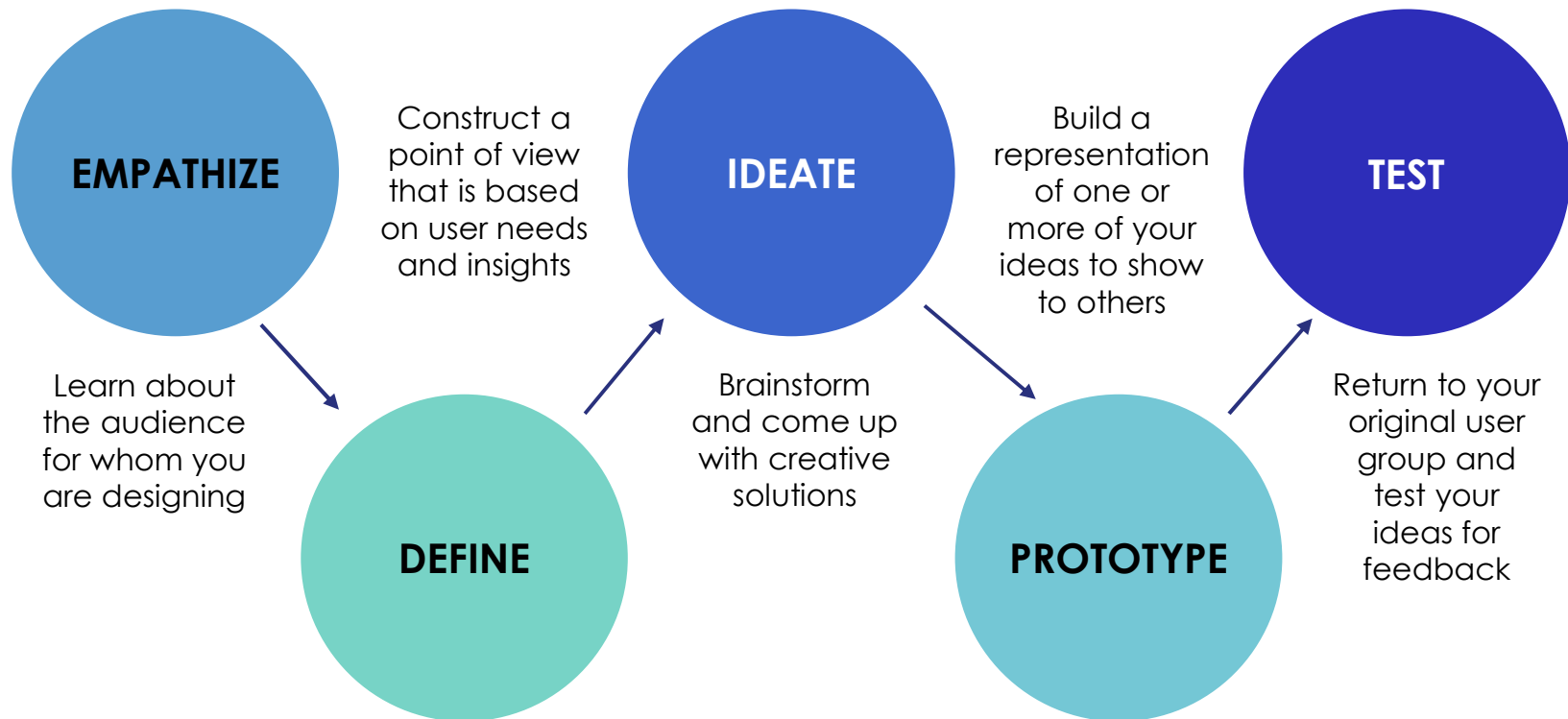
Using Effective Criteria

- Utilize matrices to capture the pros/cons, the feasibility, the effectiveness, the importance, and the urgency of the data.
- Clearly define design constraints to provide a solid basis for future Master planning.

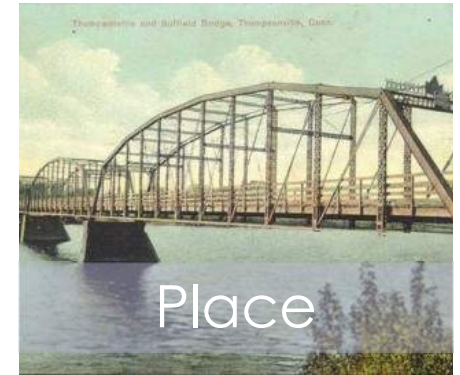


II Project Approach | Programming Process

Form Follows Function



II Project Approach | Creating Place from Space

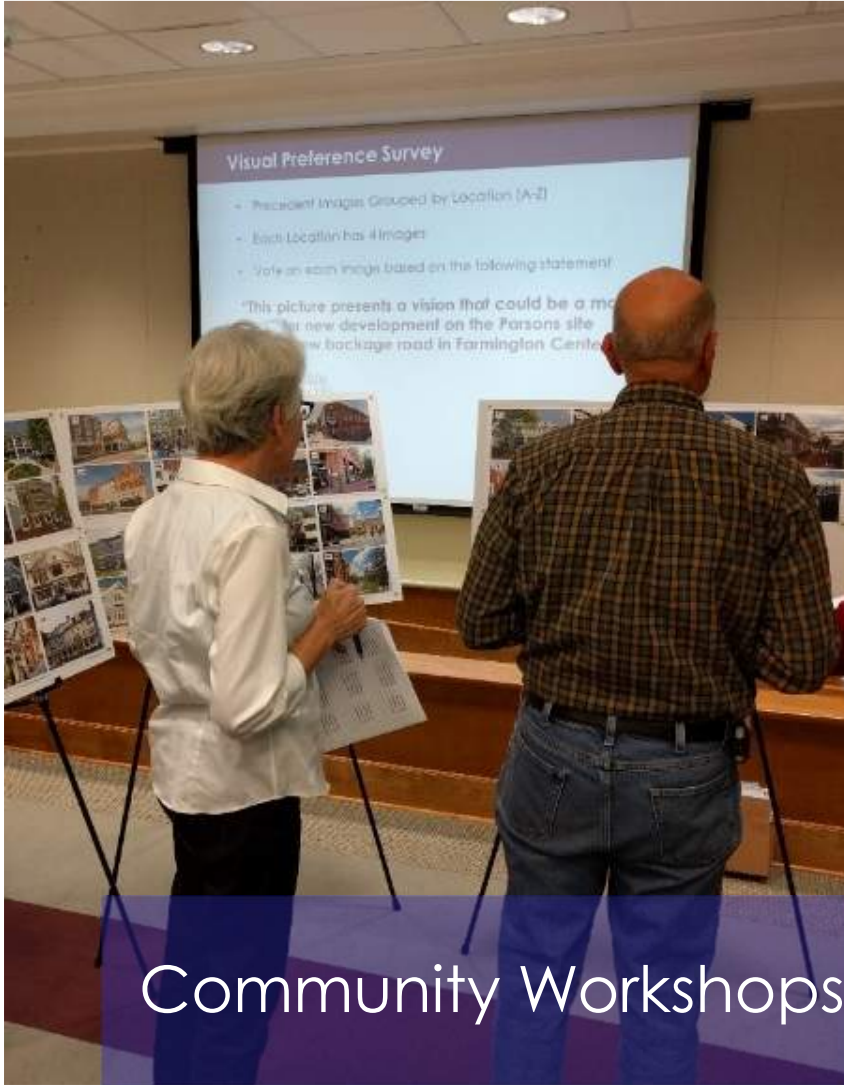


II Project Approach | Visualization & Conceptual Design

- The Conceptual Design phase will narrow the options.
- The Design Development will capture the preferred options.



II Project Approach | Outreach – Engage, Inform, Excite!



Community Workshops



Public Informational Meetings



Social Media



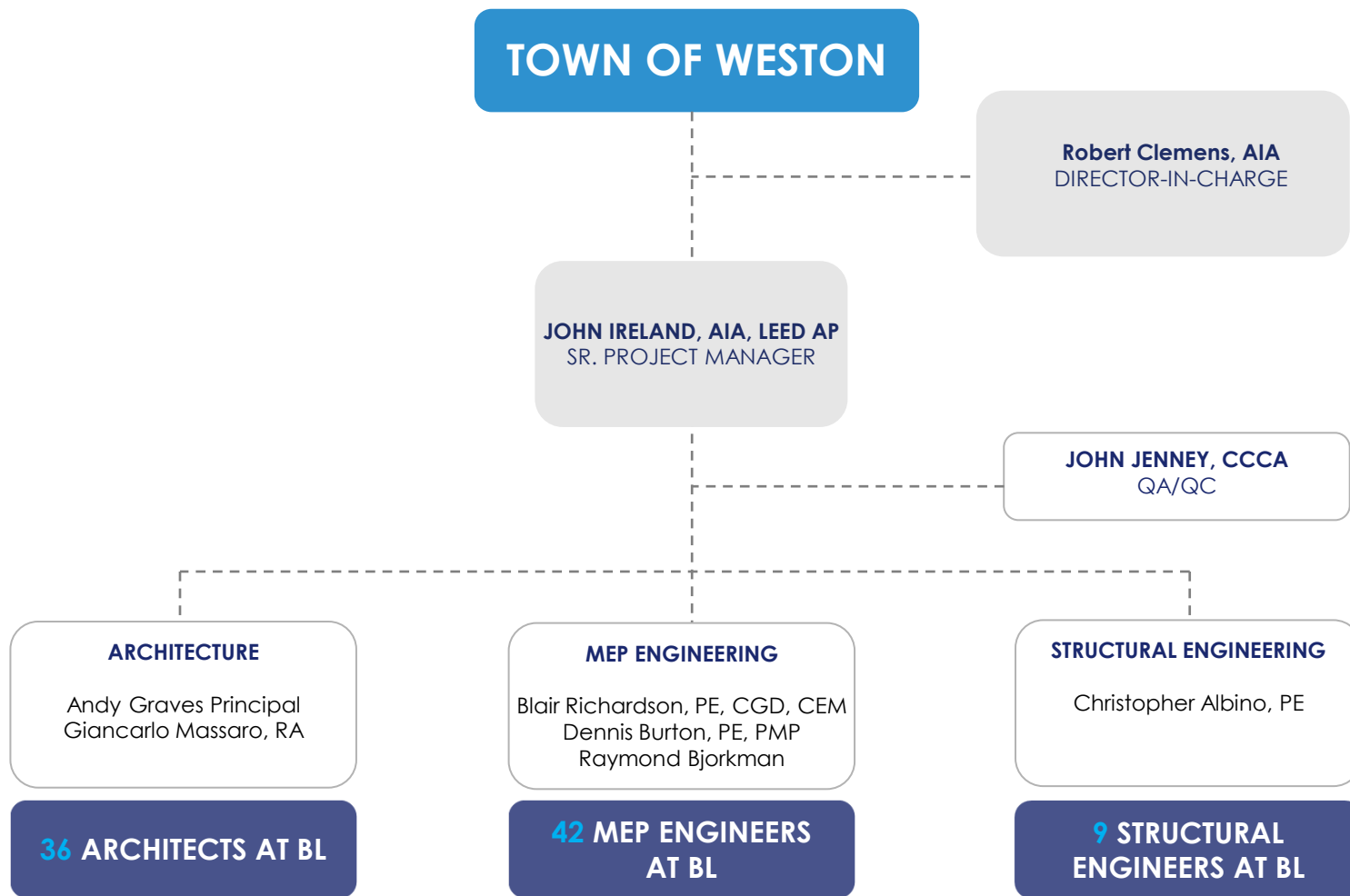
Visualization



Stakeholder Summits

III

BL Companies Overview | Staffing



III BL Companies Overview | Staffing

CORE SERVICES

- Architecture
- Engineering
- Environmental
- Land Surveying

MAJOR SERVICES

- Architecture
- Civil / Site Engineering
- ADA Compliance Assessments
- Landscape Architecture
- Planning
- Land Surveying & SUE
- MEP Engineering
- Structural Engineering
- Environmental Resources & Site Assessment



III

BL Companies Overview | Consultants

CONSULTANTS IN PLACE:

- Milone & MacBroom, Inc (MMI) Village Zone Change
- MMI demographics to BOE (State update Nov 2)
- Juncunski Humes Architects Town Hall PD, EMS, Office

PROPOSED CONSULTANTS:

- Gibbons Estimating Group
- District Management Group
- Ed Arum
- Cooperative Educational Services



IV Weston Experience

Weston Facility Master Plan

First Draft

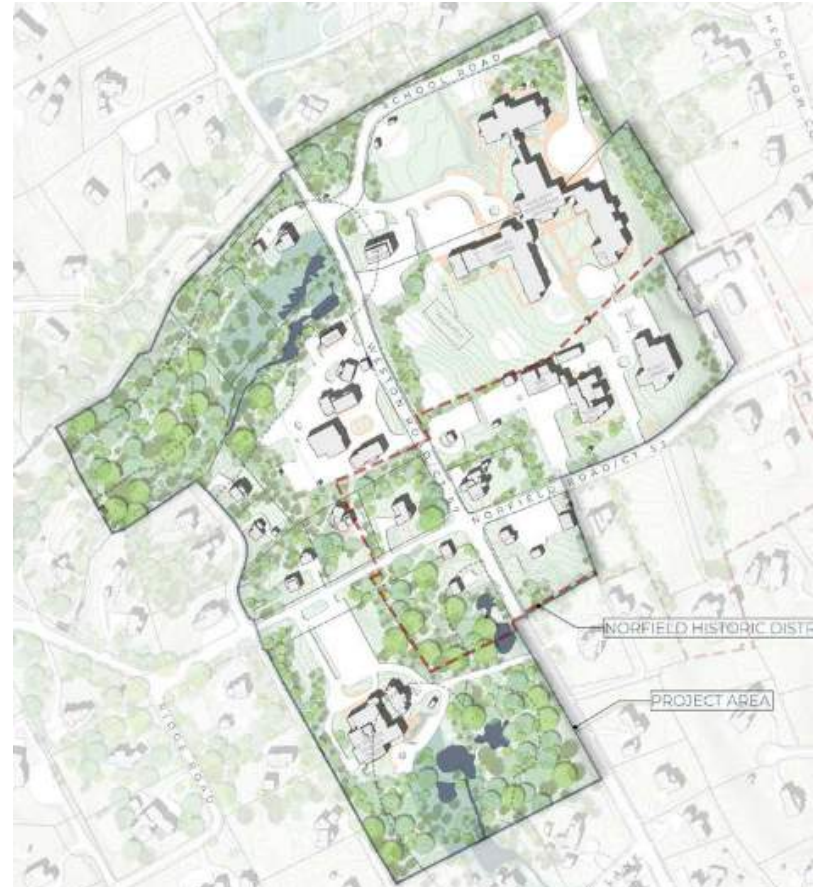
- Draft formulated with great care as the culmination of the process
- Cost Savings/Avoidance follow after the plan is unanimously accepted
- Effective Facility Master Plan lays out the steps to the future.



IV MMI - Weston Town Center Master Plan – Village District



PROPOSED



EXISTING

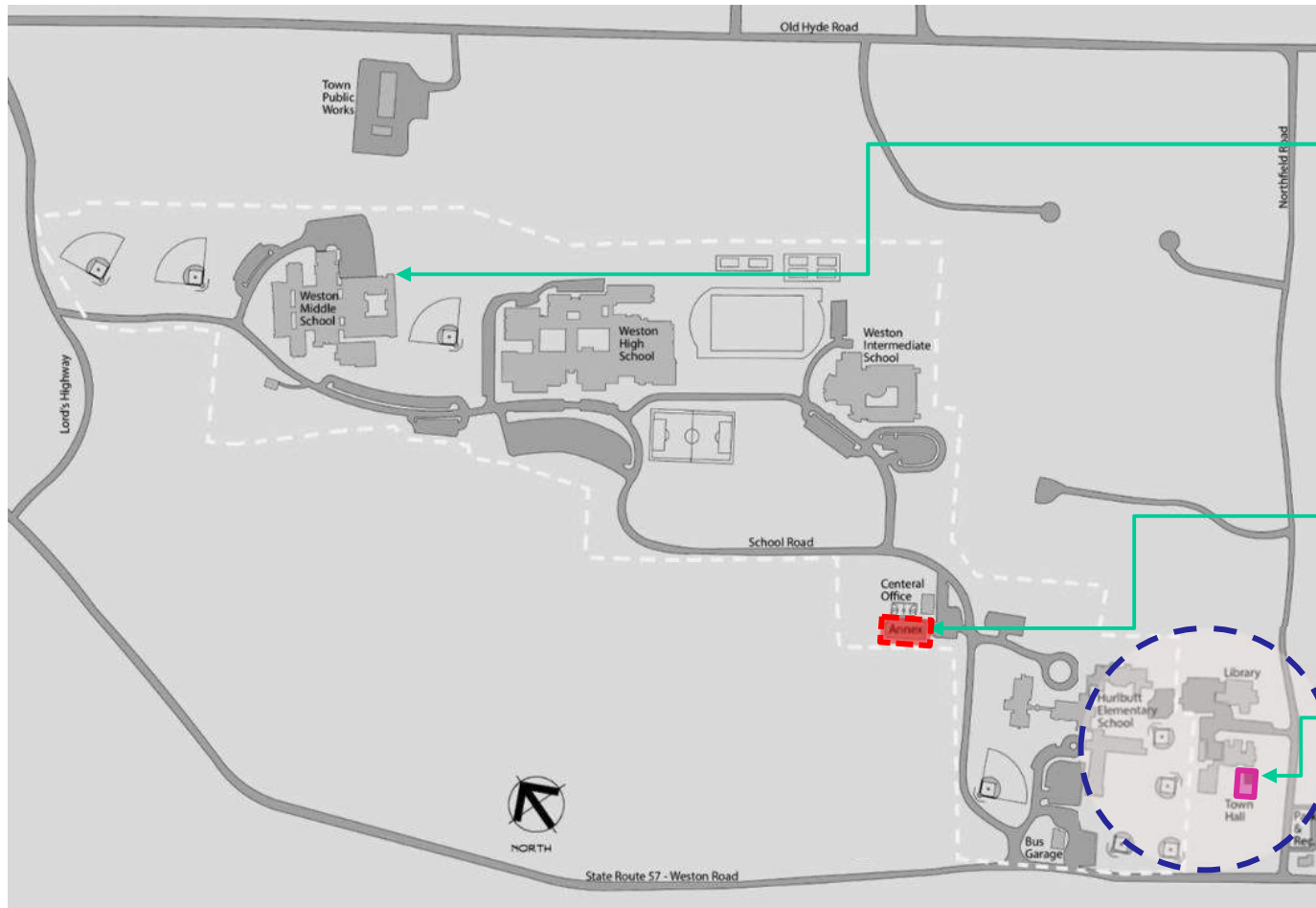
IV Project Approach | Site Design Concepts

OPTION 1 Relocate the Annex to the Town Hall.

OPTION 2 Relocate Annex WPS BOE offices, Town offices and services to the East & South House wing of Hurlbutt facility.

OPTION 3 Move to a three-school model, propose to study Hurlbutt Elementary school.

IV Project Approach | Option 1

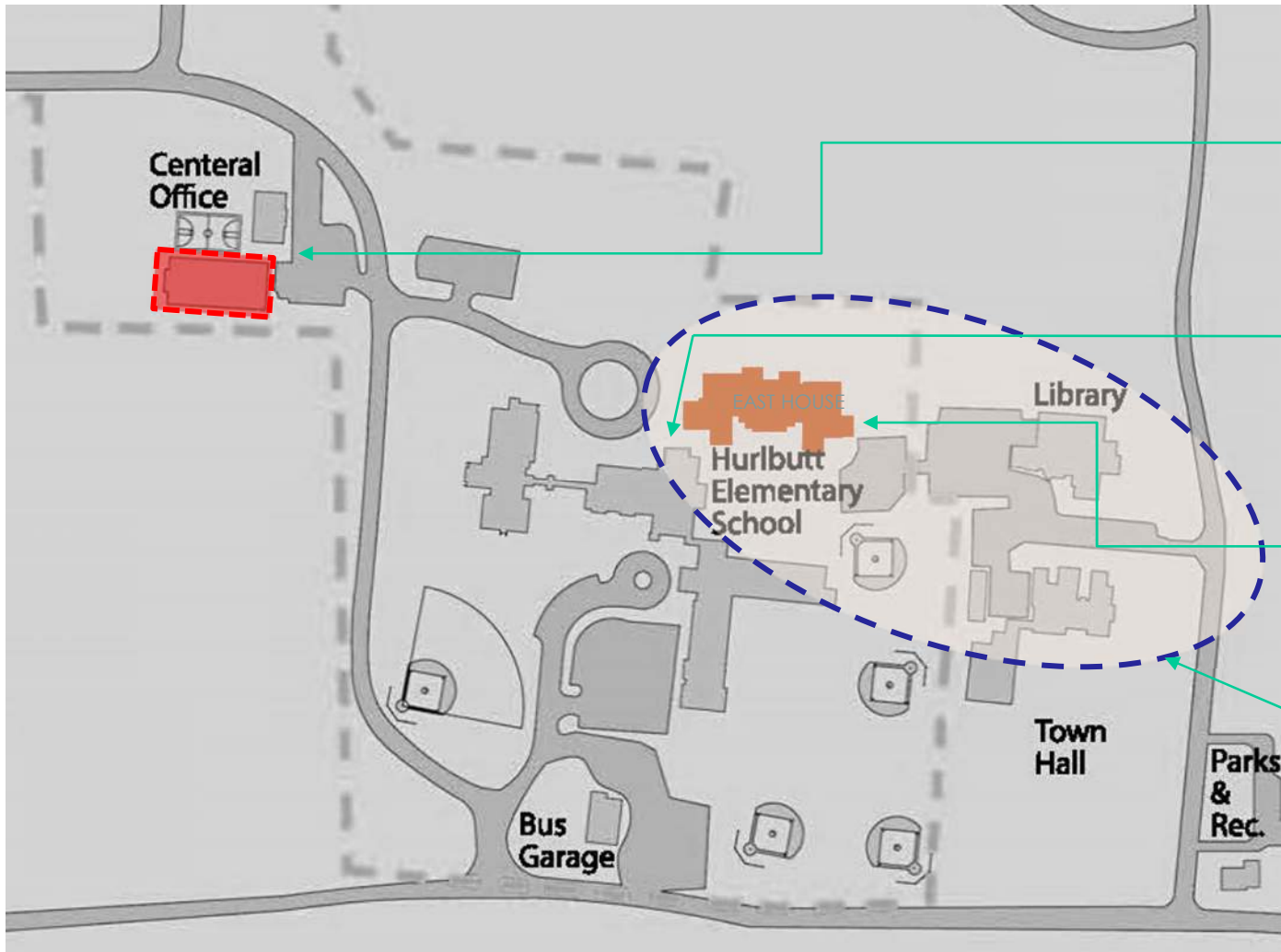


Relocate Annex WPS
BOE central offices to
the WMS / Hurlbutt?

Demolish existing Annex
building.

Relocate all Town offices
from Annex building and
construct a new
addition to the existing
Town Hall facility.

IV Project Approach | Option 2A: Hybrid Concept



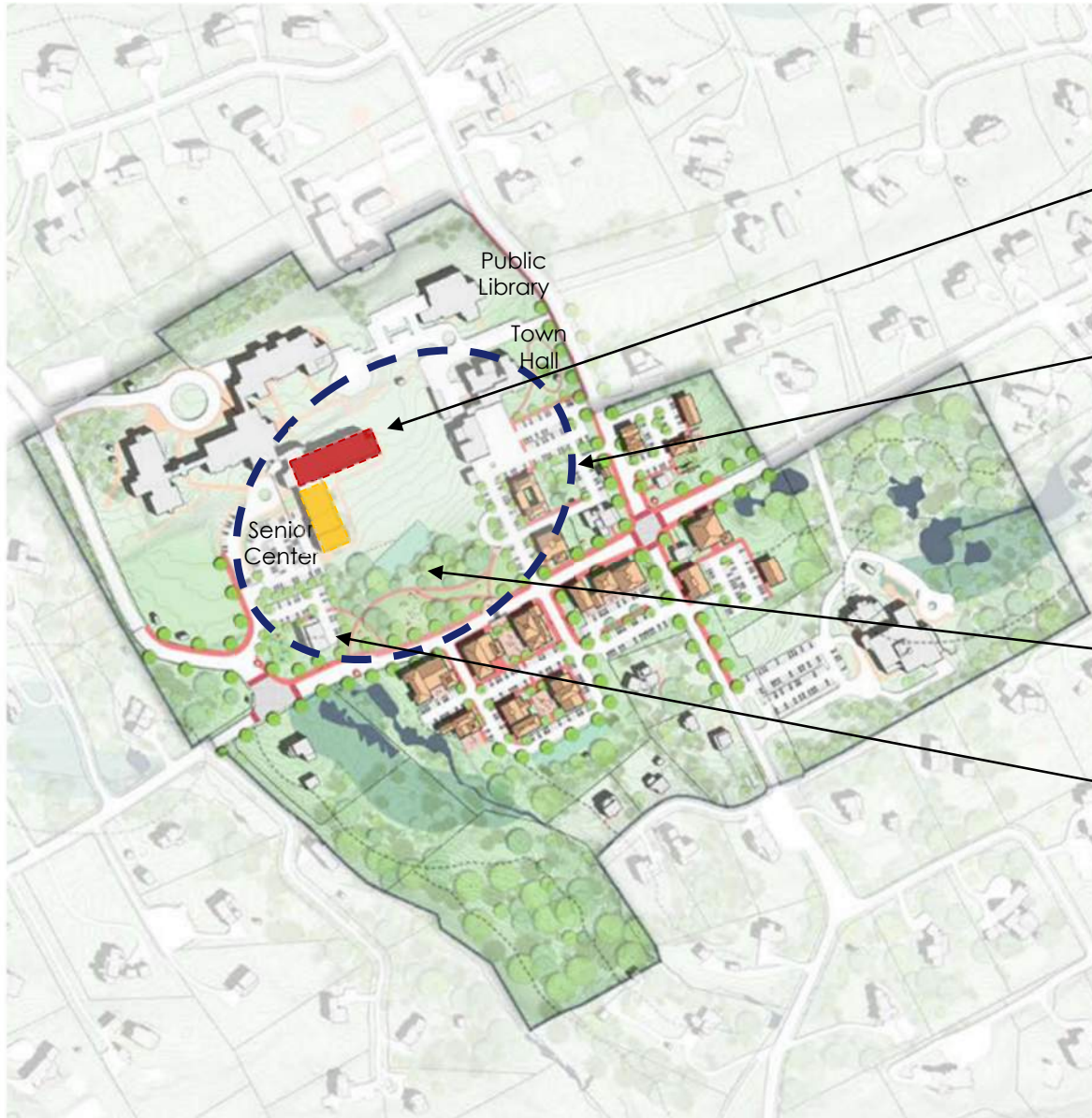
Demolish existing Annex building.

Demolish connector of East Wing of Hurlbutt

Relocate Annex WPS BOE and Town services to East Wing of Hurlbutt.

Component of Future village center

IV Project Approach | Option 2B: Hybrid Concept



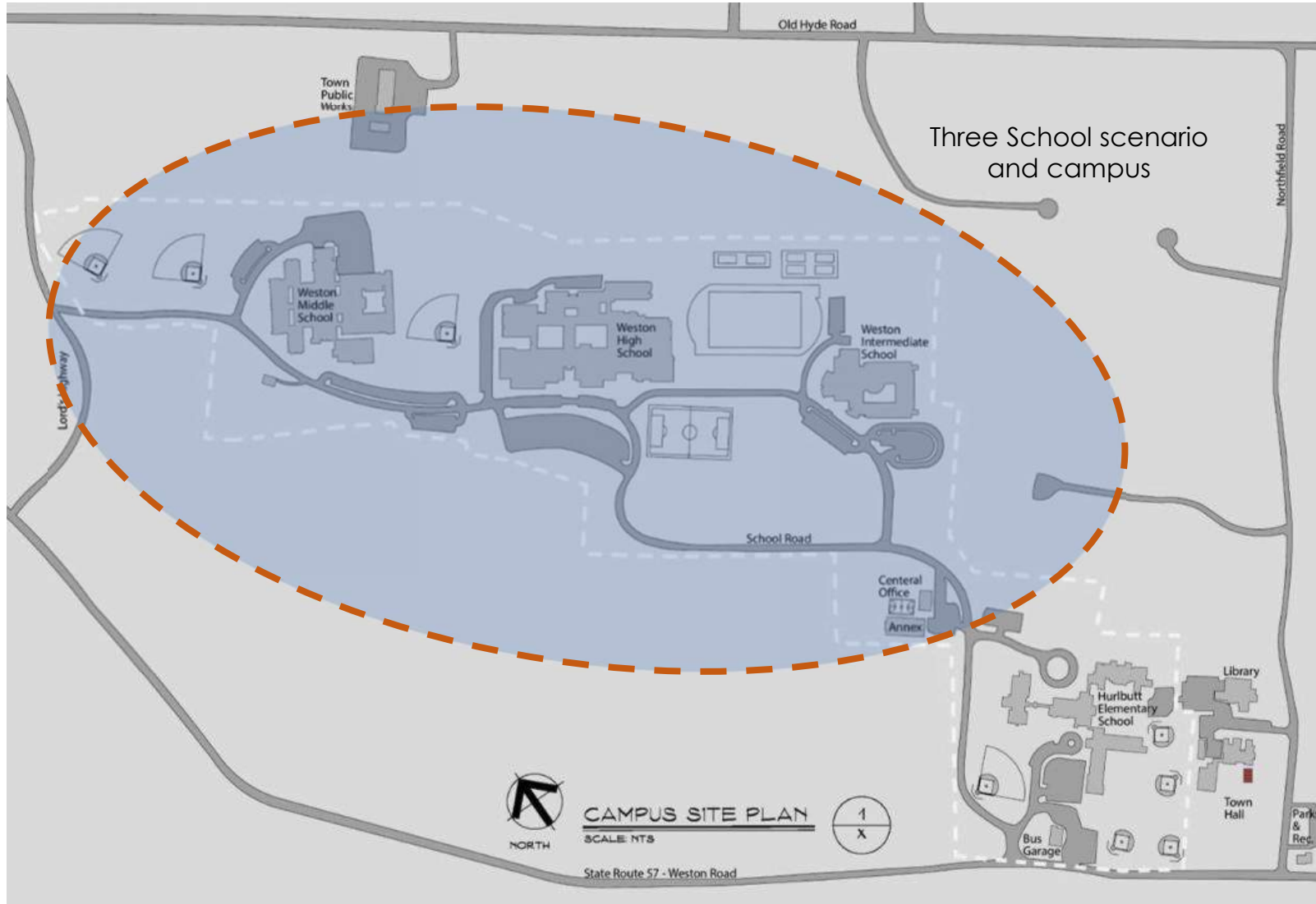
Relocate Annex WPS
BOE and Town services
to South Wing of
Hurlbutt.

Component of Future
Village Center, expand
green space and
landscape park,
pedestrian walkways
which could integrate
with the Senior Center
and link with relocated
Annex services

Open lawn, sculpture
park
Event space

Bus depot building
converted to Community
Art Center

IV Project Approach





Thank You! | Dialog and Questions?

Employee owned. Client driven.



Connecticut | Maryland | Massachusetts | New Jersey | New York | North Carolina | Ohio | Pennsylvania | Rhode Island | Texas