

**ROGERS INTER-DISTRICT MAGNET EXTENSION | PHASE 3**

200 Strawberry Hill Avenue, Stamford CT

OSF No. 135-0277 / MAG / PF / EA

PE Project #: 61862.00

Subject: Building Committee Meeting No.2\_ Site and Building Design Update  
Meeting Location: Government Center\_7<sup>th</sup> Floor Engineering Conference Room  
Meeting Date: March 23, 2016, 12:00 noon  
Prepared by: Tina Greco ([t.greco@perkinseastman.com](mailto:t.greco@perkinseastman.com) , 203.251.7419)

Participants: Lou Casolo, City of Stamford  
Cindy Grafstein, Mayor's Office  
Mary Savage, BOR  
Domenic Tramontozzi, City of Stamford  
Geoff Alswanger, Board of Education  
Richard Lyons, BOE Facilities  
Frank Rodriguez, SPS  
Tamu Lucero, SPS  
Richard Freeman, BOF

Joe Costa, PE  
Mike Berger, PE  
Tina Greco, PE

Via Conference Call into Meeting (voice only):  
Steve Kochis, Milone & MacBroom  
Mike Cegan, Richter & Cegan  
Ilona Prosol, BVH

**Notes**1) General

- Lou Casolo began the meeting with an overview of the project development since the last meeting and some upcoming deadlines, such as the EPB meeting.
- The last time Building Committee met was on January 20, 2016.
- Since that time there has been a Public Information meeting, which many of the BC members attended (on 2/24/16) and a separate meeting with neighbors that live on Strawberry Patch Court (on 3/11/16), this meeting was requested by the Strawberry Patch Court neighbors.
- The concerns of the First Public meeting were mostly related to these three categories:
  - Traffic
  - Drainage
  - What they can see
- The residents of Strawberry Patch were concerned about the
  - Proximity of the driveway along the western part of the property and the area of buffer between the driveway and their property.
  - Softball field and the possibility of weekend play on the field

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

2) Environmental Protection Board (EPB) Meeting, - April 21<sup>st</sup>

- The Design Team is working towards completing the application for the April 21<sup>st</sup> meeting.
- The application is required since there is a very small area of wetlands and intermittent watercourse on the site; both are considered not to be significant based on a soils scientist's 2007 report. The Team has also had the soil scientist who created the 2007 report, which identified the areas, to confirm that the 2007 findings.
- At the suggestion of the City, the team is getting an arborist involved to evaluate the trees that will be removed and to work with the landscape architect to make recommendations for new tree plantings that would be more appropriate for the planting conditions, etc.
- The application to the EPB will include Milone and MacBroom's design of the drainage system. The system will retain water on the site and meter out the retained water at a rate that is the same or less than the rate of today (per the regulatory requirements).

3) The Department of Administrative Services (DAS)

- The City met with the DAS to review off-site improvements, related to traffic mitigation.
- Off-site improvements are NOT eligible.
- Discussions on how to fund the off-site improvements are on-going. Special legislation may be sought.
- The portion of street widening that occurs on the property (within the property line of the project), would be eligible since it is within the property line.

2) Building Design

## a) HPAC

- PE has met informally with HPAC and presented the design at the last (3-1-16) HPAC meeting. PE will continue to attend HPAC meetings and involve HPAC as the project is developed. A result of the discussions with HPAC is that the Strawberry Hill brick front of the north and south stair 'towers' will remain and be integrated into the design. The stairs must be made larger to meet Code requirements, but the SHA brick wall will be preserved. The opposite side of the SHA stair walls (the west side) does not have the same significance, in fact there are old drawings that show there was at some point the thought / intention of adding on to the school at these general locations.

## b) Program and Size of the building

- Currently the buildings (including additions and existing to remain) slightly exceed the Ed Spec program area (this is not unusual at Schematic Design Phase as the project is developing), but within a very reasonable close range, The team is working to slim the size. The required area will not and cannot be exceeded. (Note the area of the 2-3-16 Ed Spec is 129,533 sf).

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

- c) Design and aesthetic approach
- PE walked the Committee through the latest design (images that were used in the presentation are attached to the PDF of the meeting notes).
  - The design is respecting and making the 1925 Classroom building the prominent feature to the site. To frame the 1925 Classroom building the design has focused on the scaling of the north and south additions and developing a horizontal aesthetic of those additions that set-up a complimenting backdrop.
  - The arrangement of the large spaces (gym, cafeteria and auditorium) allows for more than one event to occur at the same time.
- d) Auditorium
- The new Auditorium takes the place of the gym building (it is a new addition/ new construction) the plan is for the demolition of the gym building / addition (it is more efficient to build a new Auditorium addition rather than retrofitting the existing gym building, note this statement was not made during the meeting).
  - The target size for the Auditorium is 450 seats (half the student population), the design is currently at about 430 seats.
  - There was discussion about parking for the auditorium. There will be striped parking along the bus lane, which is in close proximity to the Auditorium. There is also parking at the SHA front circle. The bulk parking would be in the southwestern lot.
  - Auditorium will have a glazed front, on the SHA side, so that it can also be a lecture hall with natural light. There will be black out shades to allow for the control of the light.
- e) New Addition in 3<sup>rd</sup> and 4<sup>th</sup> Year of Project
- A review of the mechanics of how the new south side addition will work with the grades and classrooms, etc. for the children that will move from the 1925 classroom building (and gym building) and the added new students for the 3<sup>rd</sup> and 4<sup>th</sup> years of the project (fall 2018 and fall 2019), which will have grades K-3 and K-4 respectively, will be done.
  - The south side addition will not be fully utilized with the upper grades during the 3<sup>rd</sup> and 4<sup>th</sup> years of the project.
  - It was noted that the Auditorium and music rooms in the north wing will not be ready for use until the fall of 2019, so the school would need to use other spaces in the south addition for these uses until these spaces are ready.
- f) Media Center
- Includes an outdoor north facing reading roof terrace, which was well received.
  - Two open computer areas:
    - discussion about whether one or both should be enclosed
    - are both needed etc.,
    - perhaps one is more like a general classroom/gathering room
    - it was also pointed out that the BOE has the children take tests on desk top computers

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

- lab for younger children may have differences from a lab designed for MS students.
  - two labs meets the ed spec for gathering (2) classes simultaneously in the Media Center
  - Discussion regarding the need for an interior open area (other than the roof terrace) to gather and for readings, etc.
  - Discussion about whether the library would be used to gather a full staff meeting; it was determined that the cafeteria would be a more appropriate location for full staff gatherings (during the discussion, the estimated staff size used was a population of 140).
  - It was concluded that there needs to be a separate meeting to discuss the Media Lab, the City's technology department should also be a part of the meeting. PE will initiate the organization of this meeting time.
- g) Barn
- The Barn is currently being planned and designed as a multi-purpose open space, with supporting bathroom and pantry spaces. The small western portion, off of the main body of the barn, will be allocated to site support.
- h) Gym
- There was some discussion about having enough sideline space for spectators.
  - Currently the gym is designed to the Ed Spec, there is very little side line spectator space.
  - Air-conditioning
    - Currently all 200 Strawberry buildings are being planned with air-conditioning, per the Ed Spec.
    - City has asked that the gym space NOT be air conditioned.
    - City does not have any schools with air-conditioned gyms and the operating costs associated with air-conditioning the gym are a concern.
    - Points related to having the gym air-conditioned included the need to have
      - a large indoor space that can be used for gym during rainy weather (when it is hot)
      - large area for gatherings in hot weather (graduation, etc.)
      - could be used for summer camp
    - This subject remains open for further discussion. The Design Team will need direction from the City.
    - During the discussion regarding air-conditioning the gym, the City stated that this 200 Strawberry Avenue located school will NOT be an Emergency Shelter and, therefore, is NOT being designed as Emergency Shelter.
  - High transom windows at the gym will also likely be part of the design. There was discussion that it will be important to include black out shades to block direct sunlight from entering the gym (this has been an issue at Rogers).

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

i) Cafeteria

- Nice large windows for views and also facilitates the cafeteria for drop-off and pick-up staging.

3) Phase 2 Light Renovations Construction

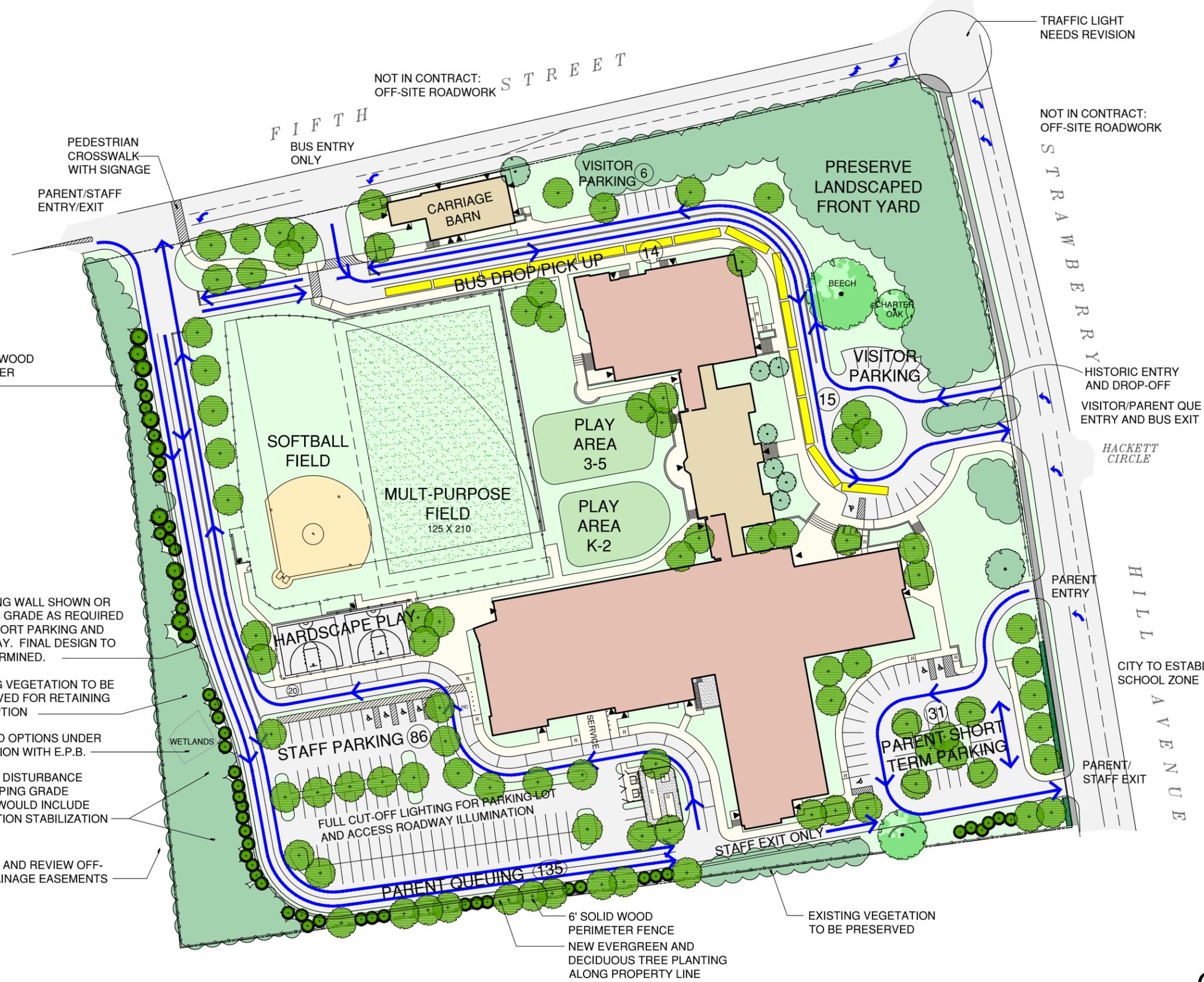
- Domenic Tramontozzi reported that construction is going well.
- COS's Tree warden is looking at the trees on site and marking those that are not in good shape and need to be removed.

4) Next Meeting and Schedule

- Design Team is submitting Schematic Design (SD) package on April 6<sup>th</sup> to the estimator. The expectation and plan is to meet with the Building Committee on April 27<sup>th</sup> to review the estimate.

**END of NOTES**

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.



PEDESTRIAN CROSSWALK WITH SIGNAGE  
PARENT/STAFF ENTRY/EXIT

6' SOLID WOOD PERIMETER FENCE

RETAINING WALL SHOWN OR SLOPING GRADE AS REQUIRED TO SUPPORT PARKING AND DRIVEWAY. FINAL DESIGN TO BE DETERMINED.

EXISTING VEGETATION TO BE PRESERVED FOR RETAINING WALL OPTION

WETLANDS  
WETLAND OPTIONS UNDER DISCUSSION WITH E.P.B.

AREA OF DISTURBANCE FOR SLOPING GRADE OPTION WOULD INCLUDE VEGETATION STABILIZATION

IDENTIFY AND REVIEW OFF-SITE DRAINAGE EASEMENTS

NOT IN CONTRACT: OFF-SITE ROADWORK  
FIFTH STREET

TRAFFIC LIGHT NEEDS REVISION

NOT IN CONTRACT: OFF-SITE ROADWORK  
STRAWBERRY HILL AVENUE

HISTORIC ENTRY AND DROP-OFF  
VISITOR/PARENT QUE ENTRY AND BUS EXIT

HACKETT CIRCLE

HILL AVENUE  
CITY TO ESTABLISH SCHOOL ZONE  
PARENT ENTRY  
PARENT/STAFF EXIT

BUS ENTRY ONLY

CARRIAGE BARN

VISITOR PARKING (6)

PRESERVE LANDSCAPED FRONT YARD  
BEECH  
SHARPER OAK

BUS DROP/PICK UP

PLAY AREA 3-5

PLAY AREA K-2

SOFTBALL FIELD

MULT-PURPOSE FIELD  
125 X 210

HARDSCAPE PLAZA

STAFF PARKING (86)

FULL CUT-OFF LIGHTING FOR PARKING LOT AND ACCESS ROADWAY ILLUMINATION

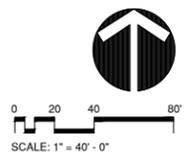
PARENT QUEUING (135)

6' SOLID WOOD PERIMETER FENCE  
NEW EVERGREEN AND DECIDUOUS TREE PLANTING ALONG PROPERTY LINE

EXISTING VEGETATION TO BE PRESERVED

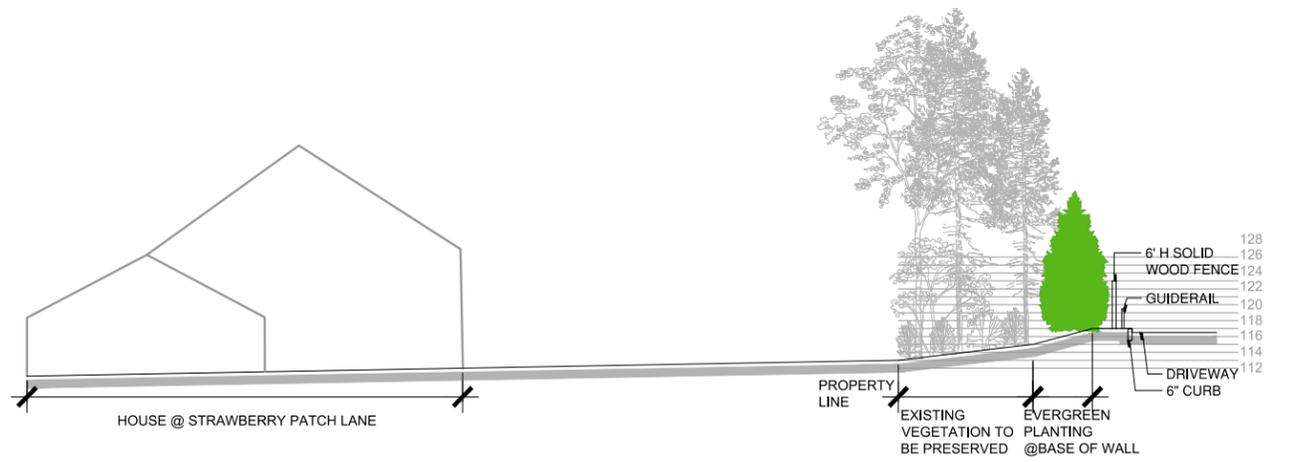
STAFF EXIT ONLY

PARENT SHORT TERM PARKING (31)

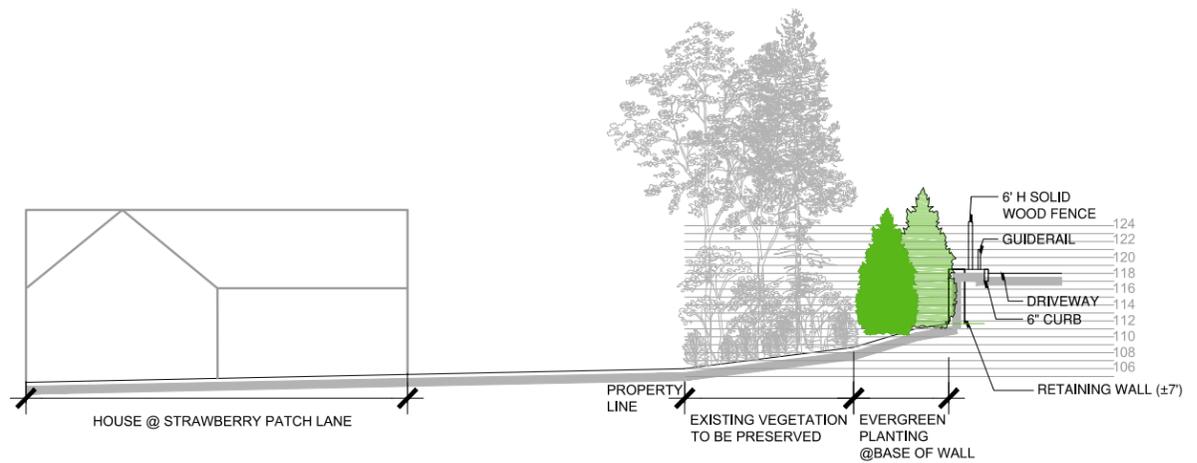


STAMFORD NEW  
INTRA-DISTRICT K-8  
MAGNET SCHOOL  
**CONCEPT PLAN**

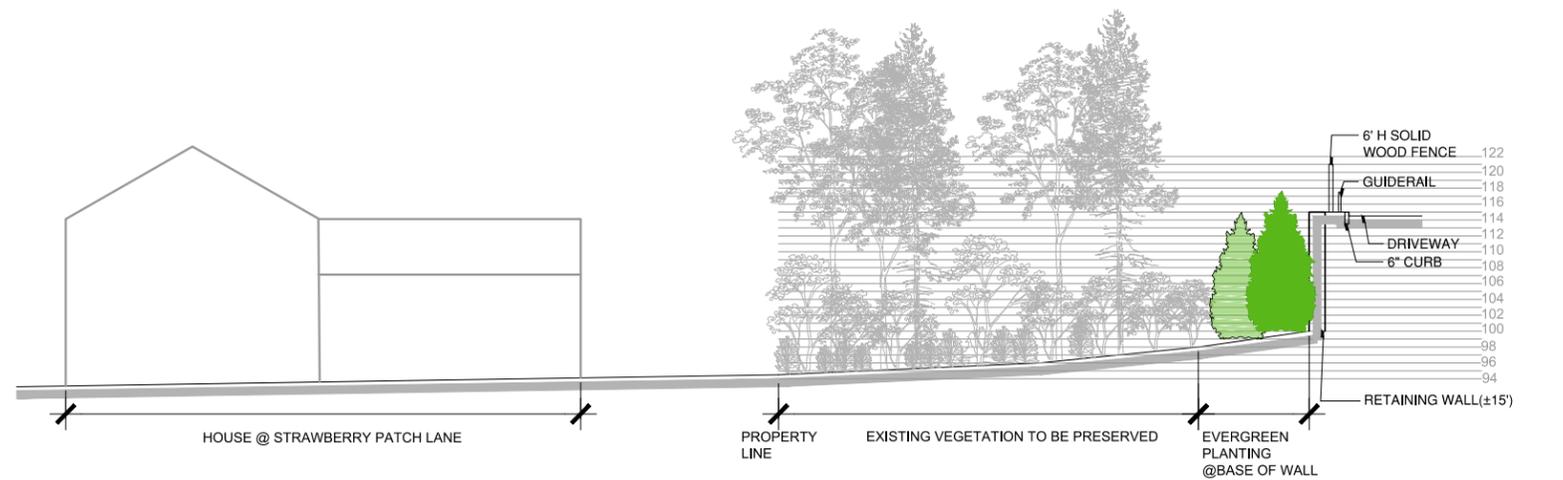
Richter & Cegan Inc.  
MARCH 15, 2016



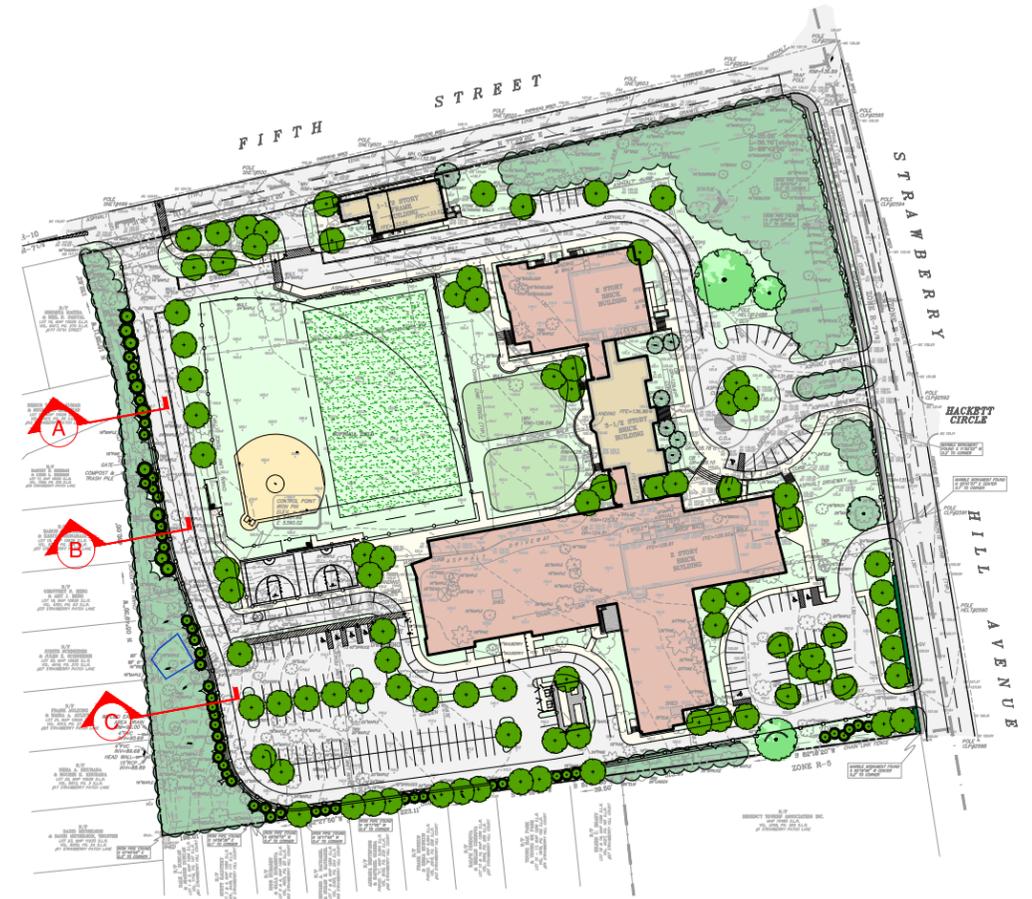
SECTION A



SECTION B



SECTION C



KEY PLAN

STAMFORD NEW  
INTRA-DISTRICT K-8  
MAGNET SCHOOL  
**SECTIONS**

Richter & Cegan Inc.  
MARCH 16, 2016

















VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST

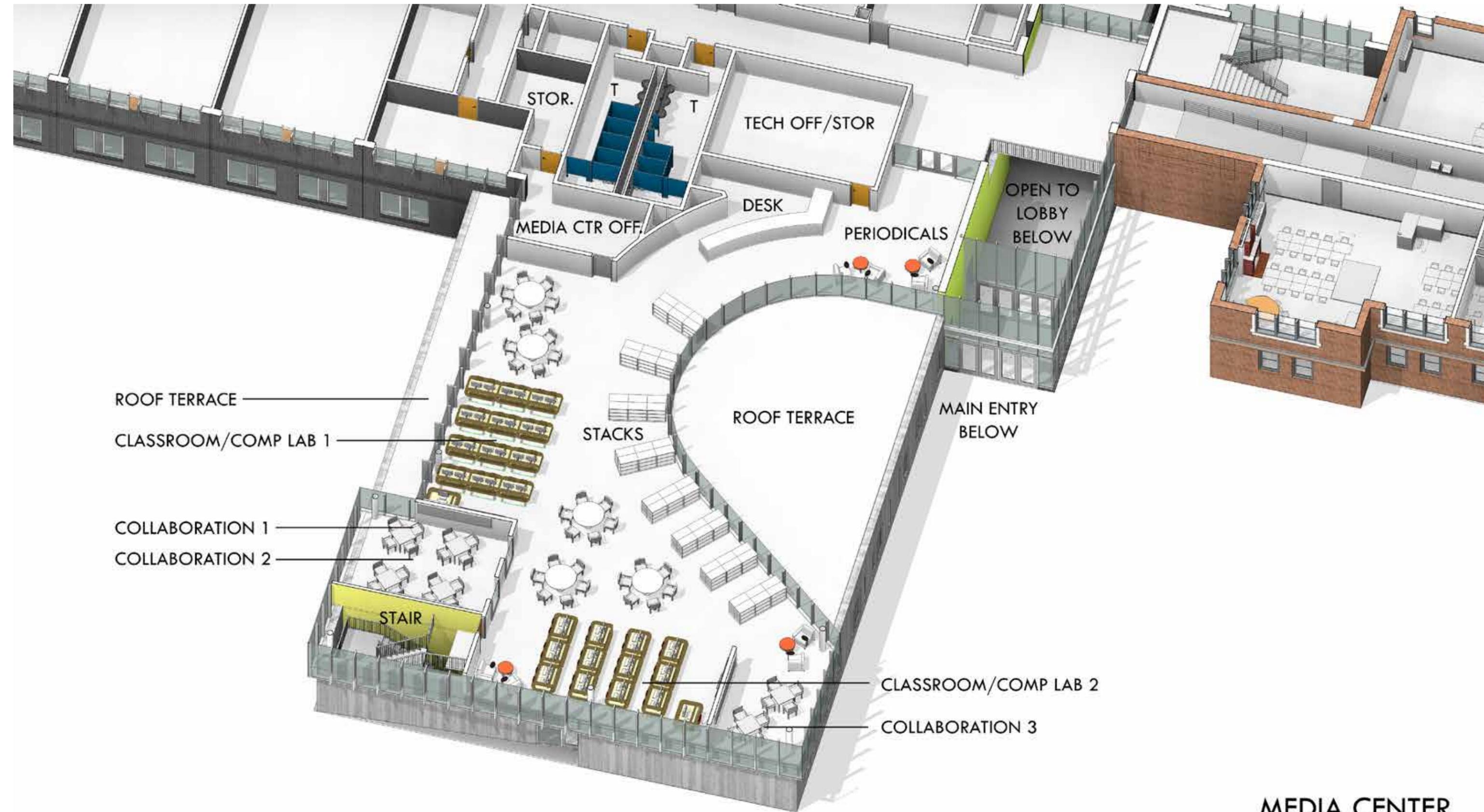












ROOF TERRACE

CLASSROOM/COMP LAB 1

COLLABORATION 1

COLLABORATION 2

STAIR

STOR.

MEDIA CTR OFF.

TECH OFF/STOR

DESK

PERIODICALS

OPEN TO LOBBY BELOW

ROOF TERRACE

STACKS

MAIN ENTRY BELOW

CLASSROOM/COMP LAB 2

COLLABORATION 3

# MEDIA CENTER





# Rogers Inter-district Magnet Extension

200 Strawberry Hill Avenue, Stamford CT - SCG No. 135-0277 MAG/PF/EA

## PROJECT SCHEDULE OVERVIEW

March 23, 2016

