



kaeyer, garment & davidson architects, pc
285 main street mount kisco, new york 10549
p:914.666.5900 f:914.666.0051 kgdarchitects.com

**Wilton Public Schools
Middlebrook Middle School & Wilton High School
Toilet Room Renovation Project - January 10, 2012**

Building Committee - Meeting #2 Attendance

Karen Birck	WPS – School Board Secretary	birburn@optonline.net
John Murphy	WPS – Director of Facilities	murphyj@wilton.k12.ct.us
Robert O'Donnell	WPS – HS Principal	odonnellr@wilton.k12.ct.us
Reby Townsend	WPS – HS Teacher / Rep	townsendr@wilton.k12.ct.us
Jose Figueroa	WPS – HS Head Custodian	figueroaj@wilton.k12.ct.us
Julia Harris (NP)	WPS – MS Principal	harrisj@wilton.k12.ct.us
Jory Higgins	WPS – MS A Principal / DOS	higginsj@wilton.k12.ct.us
Darren Gunn	WPS – MS Teacher / Rep	gunnd@wilton.k12.ct.us
Herculano Amaral	WPS – MS Head Custodian	amaralh@wilton.k12.ct.us
Ty Tregellas	Turner Construction	stregellas@tcco.com
Erik Kaeyer	KG&D Architects	ekaeyer@kgdarchitects.com
Susan Davidson	KG&D Architects	sdavidson@kgdarchitects.com
Joe Lembo	Kohler Ronan	jlembo@kohlerronan.com
Matthew Begin	Kohler Ronan	mbegin@kohlerronan.com

The following points are a general outline of the issues discussed at the January 10th Meeting:

Initial Findings From Site Surveys

KG&D and Kohler Ronan inspected 28 toilet rooms at the high school and 18 toilet rooms at the middle school. Priorities were discussed including: 1) durability and maintenance of fixtures and finishes; 2) Accessibility of toilet rooms (the buildings have ADA toilets on each floor, but not all toilet rooms are accessible); 3) toilet count (to meet code especially adjacent to assembly areas); 4) sustainability (reduce water usage and power); and 5) aesthetics. The goal and directive from committee members is to design and renovate the toilet facilities to meet the above list in priority order.

Code Compliance

- **ADA** – As stated above, all floors of both buildings have ADA fixtures for both boys and girls. However, not all toilet rooms are accessible and the travel distance in some cases is large based on the existing footprint of the buildings and location of the accessible fixtures.
- **Energy** – The committee discussed reduction of water usage based on low flow fixtures and waterless urinals. Reduction in power will be reviewed. Reduction in paper usage will be estimated by including one hand dryer in each toilet room.

50% Schematic Design Review

- Team reviewed overall plan. Confirmed toilet rooms to be included in the schematic design package and estimate. 28 high school toilet rooms / 18 middle school toilet rooms. Brief discussion on initial priority lists from both middle and high school representatives to confirm areas of greatest need.
- Reviewed enlarged plans of each toilet room including expansion of the Field House toilet rooms and proposed addition to Middlebrook for assembly use toilet rooms. Approximately 50% of the toilet rooms would generally be a 'replace in kind' type of renovation with new fixtures being located utilizing all existing plumbing rough-in. The balance have greater modifications mostly to accommodate ADA accessibility.

- Plan options with good and better consideration – This discussion focused on the assembly areas where existing toilet fixtures are below code for assembly use.
- Fixture Options including good & better consideration for water/energy reduction – The committee concluded that the preferred direction for fixtures included: waterless urinals, low flow-automatic flush toilets, integral sink and countertops with manual metered faucets.
- Finish Options including good & better consideration – Floors will be epoxy coated. Walls will be either large format ceramic tile or seamless panelized White Rock type product. High density polyethylene (thru color plastic) with stainless steel hardware and mounted to floor and ceiling. Ceiling will be paint gypsum with access panels as required and recessed fluorescent light fixtures.

Next Steps

- **Refine Options** – KG&D and Kohler Ronan to prepare schematic design documents including MEP description of work and outline specification of fixtures and finishes for estimating. Submission deadline is February 1. Turner requested January 25 to meet deadline for Town Committee review in mid-February.

Please bring any substantive inaccuracies to the attention of the Architect.

Respectfully submitted on 1/12/13

KAEYER, GARMENT & DAVIDSON ARCHITECTS, PC



Erik A. Kaeyer, AIA LEED AP
Vice President

cc: B. Brennan, Building Committee