



**Wilton Public Schools
Middlebrook Middle School & Wilton High School
Toilet Room Renovation Project – February 7, 2013**

Building Committee - Meeting 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
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Ty Tregellas	Turner Construction	stregellas@tcco.com
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The following points are a general outline of the issues discussed at the February 7th Schematic Design Cost Estimate Meeting:

Schematic Design Cost Estimate

GK (Turner) presented a detailed cost estimate for the toilet room renovations at both the high school and Middlebrook Middle School. The high school project includes the renovation of 28 toilet rooms consists of 12 toilet rooms on the first floor (including the fieldhouse proposed renovation and expansion), 9 on the second floor, and 7 on the third floor. The middle school project consists of 14 toilet rooms including a proposed pair of toilet rooms addition to the auditorium lobby.

The summary of the work is as follows:

• High School Toilet Room Renovation	\$1,818,000
• Middle School Toilet Room Renovation	\$957,000
• Middle School Bathroom Addition	\$487,000
Subtotal	\$3,262,000

Including 5% owner soft costs, 10% owner contingency, A/E fees and reimbursable expenses, the total estimated project cost is \$3,830,911.

The total cost of all of the required work exceeds the \$1,470,000 funding approved for construction in the summer of 2013. The need for updating and improving the toilet rooms at both schools is clear, and there has been expectation throughout the preliminary phase that the funding available would not meet the full list of toilet rooms requiring upgrades.

The focus of the renovation has been to renovate for: 1) durability/maintainability, 2) increased toilet count at assembly areas, 3) ADA and other code compliance, 4) sustainability, power & water usage, and 5) room aesthetics. The intent of the schematic design phase was to inspect, provide schematic design documentation, and estimate all toilet rooms that should be renovated and based on the findings prepare a priority list for approval and preparation for summer 2013 construction.

Toilet Room Priority List

The committee discussed toilet rooms with the greatest need based on usage at both schools.

The high school representatives provided a priority list as follows:

Priority	Room/Location	Estimated Cost
1	Fieldhouse (E104/E105)	\$322,000
2	Library (C202/C203)	\$131,000
3	1 st Floor Central (B142/B143/B144/B149A)	\$191,000
4	1 st Floor Science (B105/B106)	\$129,000
5	Cafeteria (B186/B187)	\$158,000
	Subtotal	\$931,000

Lower priority toilet rooms include:

6	2 nd Floor Central (B250/B251/B252)	\$165,000
7	2 nd Floor (B202/B204, B272/274)	\$247,000
8	3 rd Floor (B342/345, B324/327, B331/333)	\$414,000
9	1 st Floor Central Office (C120/C121)	\$62,000
	Subtotal	\$888,000

The middle school representatives provided a priority list as follows:

Priority	Room/Location	Estimated Cost
1	Media Center (D156/158, D125/126)	\$379,000
2	Gym Lobby (C107/C108)	\$79,000
3	Cafeteria (E127/E128)	\$88,000
4	Band Lobby (E112/E113)	\$149,000
	Subtotal	\$695,000

Lower priority toilet rooms include:

5	Locker Room Toilets (C118/C218)	\$123,000
7	1 st Floor (B116/B117)	\$138,000
8	Auditorium TR Addition	\$487,000
	Subtotal	\$748,000

Based on the information provided, the knowledge of the existing toilet room conditions and an interest in providing some degree of improvement equity between both schools, the committee recommends proceeding with the high priority list items for both schools through construction documents and bidding. The priority list equates to \$1,626,000 as estimated by Turner Construction which is above the \$1.47MM budget. Prior to bidding, the committee will need to create an add/alternate list for approximately 5-10% of the proposed work to ensure the ability to award the project in a timely manner for summer construction.

The high priority list would address the deficiency of toilet fixtures at the HS Fieldhouse allowing the school proper to remain locked (secured) during events which is currently not the case due to the lack of toilets for assembly. The high priority list would also improve the most heavily used toilet rooms.

Test Installation of Toilet Fixtures

The consultant team arranged for a few of the proposed toilet fixture to be temporarily installed at the high school to ensure that the product met the school's approval for durability, maintenance, and function. The fixtures have been installed and have received high grades to date by both the student users and facilities staff.

Wall Finish Alternate

Most fixtures, products, and finishes were discussed and approved by the committee at the January meeting for compliance with the based charge of: 1) durability/maintainability, 2) sustainability, power/water usage, 3) ADA/code compliance, and 4) aesthetics. The primary outstanding toilet room decision is the wall finish. The two products that continue to be examined are: 1) a large format ceramic tile with a medium colored epoxy grout and 2) a White Rock panelized wall treatment. Both products are in a similar price range of \$15-20/sf installed. The panelized system is being tested for vandalism and durability for high usage toilet room applications. The ceramic tile offers good maintenance / vandalism protection, durability, and greater aesthetic options. The committee will provide recommendation to the design consultants within the next few weeks.

Next Steps

1. The design and construction management teams will provide a summary package for the Town's review and direction to proceed. Package due by Tuesday 2/12/13.
2. Direction from the Town is expected at the 2/13 committee meeting (4pm at the high school professional library).
3. Construction documents will commence immediately following the approval to proceed. Documents are scheduled to be completed by the end of March for an April bid and award schedule.
4. Consultants plan on taking advantage of the long weekend February break for additional field inspections and detailed observations. Inspections will be coordinated through John Murphy and Jose Figueroa.

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

Respectfully submitted on 02/11/13.

KAEYER, GARMENT & DAVIDSON ARCHITECTS, PC



Erik A. Kaeyer, AIA LEED AP
Vice President

cc: B. Brennan, Building Committee