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**Wilton Public Schools
Middlebrook Middle School & Wilton High School
Toilet Room Renovation Project – February 20, 2013**

Building Committee - Meeting #5 Attendance

Karen Birck	WPS – School Board Secretary	birburn@optonline.net
John Murphy	WPS – Director of Facilities	murphyj@wilton.k12.ct.us
Jose Figueroa	WPS – HS Head Custodian	figueroaj@wilton.k12.ct.us
Jory Higgins	WPS – MS A Principal / DOS	higginsj@wilton.k12.ct.us
Ty Tregellas	Turner Construction	stregellas@tcco.com
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Erik Kaeyer	KG&D Architects	ekaeyer@kgdarchitects.com

The following points are a general outline of the issues discussed at the February 20th Meeting:

Revised Cost Estimate

Turner presented a revised cost estimate based on the reduced scope document provided by KG&D. Each toilet room was discussed in detail regarding floor, wall, and ceiling finishes; fixture and toilet partition replacement; and associated work. The budget estimate was cut by over \$2MM by reducing the number of toilet rooms planned for renovation by eight at both schools (to 20 at the HS and 10 at the MS). The two largest single cost line item projects were also eliminated – the field house toilet rooms and the addition and alterations associated with the toilet rooms for the MS auditorium. These items were add-ons during the schematic phase for budgeting purposes. The revised budget is within range of the \$1.47MM allocated for the summer toilet room renovation project.

- High School: The revised scope continues to provide up to 20 toilet rooms at the High School with new easily to maintain epoxy floors, large format ceramic tile walls, new durable toilet partitions and water use reducing fixtures (sinks, toilets, and urinals). Every floor includes renovated toilet rooms that are ADA accessible. Eliminated from the original plan are significant ceiling modifications and lighting replacement as well as provisions for all renovated toilet rooms to be ADA accessible.
- Middle School: The revised scope provides modest renovation to 10 toilet rooms at the middle school. Improvements include: new epoxy floors, replacement water reducing fixtures in same location (floor mounted toilets, urinals, and sinks) and new durable toilet partitions. Three of the renovated toilet rooms will be ADA accessible. Eliminated from the original plan are wall and ceiling finishes, light replacement and reconfiguration for more accessible toilet rooms.
- Abatement: Turner is also carrying some money for VAT floor abatement at 12 high school toilet room entry areas. John Murphy will check on summer abatement to coordinate scheduling of work.
- Lighting: The schools have been replacing light through energy performance contracts. The school will review toilet room light fixture replacement through a similar process.

Recommendations

Turner presented some ideas for both add and deduct alternates related to best bidding practices which commenced a discussion on most effective use of funded money for the improvements.

- High School: The revisions were generally accepted as an appropriate solution/compromise to improving the toilet rooms to a level of durability, code, function, and aesthetics that met the committee's predetermined goals. Minor alterations to the concept include: reducing the proposed renovation in the preschool toilet room to fund the cafeteria toilet room epoxy floor renovation (the only floor in the building not estimated for replacement).

- Middle School: The revisions to the ten toilet rooms were generally considered too minimal to meet the committee's expectation for an acceptable level of renovation. Without addressing the wall finish (the area most visible to the user), the rooms would not appear to be renovated or updated with unsightly patchwork. This issue is due to the colored glazed block walls that have been patched over time due to removed fasteners and hardware as well as the proposed modifications. The committee recommends adding wall finish back to the scope of MS toilet room work. It was agreed that an appropriate compromise would be for new large format wall tile to 5' and an industrial strength paint such as 'Scuffmaster' above 5'. This approach follows in line with the original expectation that any toilet room 'touched' should be renovated to a level which meets all before mentioned criteria.
- Based on Turner's estimate and common bidding practice add-alternates will need to be developed to ensure that all or most of the project can be constructed over the summer. After long deliberation, the committee recommends the following as base bid:
 - Listing one pair of third floor toilet rooms as an add/alternate in lieu of listing them within the base bid.
 - Putting the MS wall finishes in the base bid.
- As a safety factor additional lower use toilet rooms should be considered to be listed as 'deduct alternates' in case of bids high than estimated.

Schedule

Based on the estimate being close to the budget and plan well defined, KG&D and the consultant team (Kohler Ronan) will commence construction documents for the thirty (30) toilet rooms as revised and estimated. A 90% set of construction drawings will be issued on 3/20 for review by the district and construction manager. Based on a five-day comment turn around, documents will be ready for bid on April 1.

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

Respectfully submitted on 02/20/12

KAEYER, GARMENT & DAVIDSON ARCHITECTS, PC



Erik A. Kaeyer, AIA LEED AP
Vice President

cc: B. Brennan, Building Committee