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## **MINUTES OF THE JANUARY 30, 2014 MEETING OF THE MILLER-DRISCOLL BUILDING COMMITTEE**

Building Committee Members Present: Karen Birck, Dick Dubow, Bruce Hampson, Glenn Hemmerle, Cheryl Jensen-Gerner, Jim Meinhold, John Murphy, Jim Newton, Fred Rapczynski, Ray Tobiassen, Rick Tomasetti

Building Committee Members Absent: John Guth, Ann Paul

Guests: Jesse Saylor (Tai Soo Kim Partners), Alan Aldag (BVH Integrated Systems), Terrie Schwartz (Wilton Security Task Force), Ty Tregellas (Turner Construction Company), Michael Pettit (parent)

Chairman Bruce Hampson called the meeting to order at 5:06 pm.

The minutes of the January 14, 2014 meeting were approved as written.

Karen Birck reviewed the recently launched project website ([www.tskp.com/millerdriscoll](http://www.tskp.com/millerdriscoll)) and answered questions from building committee members.

Ty Tregellas reviewed the revised time line for the project:

2/13 – building committee to decide on an option to recommend to the Board of Selectmen

2/18 – building committee presents its recommendation to Board of Selectmen

3/3 – Board of Selectmen votes on building committee's recommendation

3/18 – Board of Selectmen presents Miller-Driscoll renovation project to Board of Finance

4/4 +/- – schematic design is completed

April/May – Turner Construction does cost estimates; estimates and design are refined

9/23 – Special Town Meeting to vote on appropriation for project

Ty Tregellas provided a rough, 'back of the envelope' estimate of the cost of a generic new school which did not include site acquisition costs, the cost to demolish the existing building and/or the cost to renovate the building for another use.

In response to Glenn Hemmerle's question about the difference in the time line between renovating the existing building and building a new school, Ty Tregellas indicated that the length of the two projects would be about the same.

Alan Aldag explained that the current building was not built to accommodate a central air conditioning system in that the space between the ceiling and the roof is insufficient to accommodate the required duct work. He then explained that the space would accommodate a

Variable Refrigerant Flow (VRF) system. Such a system would have good acoustics, would fully heat and cool each space, would monitor the CO2 level and regulate the amount of fresh air that needed to be brought into each room, and could be controlled by a building management system. Glenn Hemmerle asked if it was possible to replace the HVAC system first and then do the other renovations. Ty Tregellas stated that the systems are too inter-related for that to make sense and if you tried to replace only the HVAC system you would be opening spaces multiple times which is cost ineffective. The newest portions of the building (library/media center and administrative area) have a Variable Air Volume (VAV) HVAC system. A single building management system can control the two different systems. The HVAC system and the interior finishes will meet Connecticut High Performance Building Guidelines.

Ty Tregellas explained that a plan will be developed to ensure good indoor air quality during construction and described in general terms what that plan would include.

Jesse Saylor and Terrie Schwartz indicate that the Wilton Security Task Force and Tai Soo Kim Partner's security consultant will review all the physical security measures to be incorporated into the design. Terrie Schwartz stated that the Wilton Security Task Force has reviewed the two options before the building committee and Option 1 is significantly preferable because it improves site lines around the building and moves the playgrounds to the rear of the building.

Dick Dubow and Rick Tomasetti asked how much flexibility is built into the designs to accommodate a modest increase in enrollment or to organize the school by mixed grade level teams rather than grade level teams. Cheryl Jensen-Gerner indicated that it was her intent to continue to organize the school by grade level.

It was agreed that there was a need to be able to separately identify cost of the deferred capital replacement work that needs to be done on the building.

Public Comment: Michael Pettit asked if the project would be stalled if asbestos abatement is more extensive than expected. He also expressed concerns about demolishing a newer (20+ year old) part of the building.

Building committee meetings were set for 2/13, 2/27, 3/13 and 3/27.

The meeting was adjourned at 7:02 pm.