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TOWN HALL
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MINUTES OF THE OCTOBER 15, 2014 MILLER-DRISCOLL BUILDING COMMITTEE

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

Building Committee Members absent: John Kalamarides

Guests: Randall Luther (Tai Soo Kim Partners), Ty Tregellas (Turner Construction), Alan Aldag (BVH Integrated Systems); Kevin Smith (Superintendent of Schools)

Chairman Bruce Hampson called the meeting to order at 5:14 pm.

Upon motion of Glenn Hemmerle and second of Jim Newton, the committee unanimously approved the minutes of the August 7, 2014 building committee meeting.

Ty Tregellas reviewed the updated timeline for the project.

Randall Luther addressed next step priorities. He indicated that an updated site survey has been ordered so that the location of the temporary classrooms can be planned. The temporary classrooms should be installed during the summer of 2015. He recommended a laser survey of the exterior of the building as a way get accurate elevations of the existing building thus ensuring that new construction and the existing building will properly meet. Geotech will be doing test borings to determine soil conditions. Karen Birck told him that she had been contacted by the District Technology Director who wants to make sure that the fiber connection to the school is not damaged by site testing or construction. Because Wolfpit Road is a state road, a traffic study will be necessary. Randall will obtain proposals from several firms for the traffic study. The EDO-49 (application for reimbursement from the State of Connecticut) should be completed as soon as possible. A draft is in the works and should be finalized by early November.

Ty Tregellas reported that he is in the process of getting three (3) proposals from hygienists to do PCB testing. It was agreed that the final selection of the Hygienist be made by the Co-Chairs with the A&E Team and Turner Construction. The committee then discussed how to communicate the testing requirements, process etc to the Miller-Driscoll community.

Ty Tregellas described the process of gaining approval from the State to competitively bid the project and what the greatest risks are for delay.

Bruce Hampson stated that to qualify for reimbursement, the Construction Manager for the project must be selected through a competitive bid process. The First Selectman has suggested that the building committee utilize a third party to manage the process. Karen Birck, Bruce Hampson, Dick Dubow, Rick Tomasetti and Glenn Hemmerle have agreed to be a working committee to recommend to the building committee such a firm.

Bruce Hampson recommended to the building committee that a commissioning agent, who reports to the owner, be engaged to do a peer review of the systems designed by the engineer and to do operational testing of the systems as installed.

The committee discussed the need for an ongoing communications plan during the planning and construction of the project. Kevin Smith, Cheryl Jensen-Gerner, Glenn Hemmerle, Susan Price and a Pre-K parent to be named will form this committee. Glenn Hemmerle agreed to lead this effort.

Dick Dubow asked that a budget update become a regular agenda item.

Public Comment – none

Next meeting – November 13 at 5 pm.

The meeting was adjourned at 6:48 pm.