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## **MINUTES OF THE DECEMBER 18, 2014 MILLER-DRISCOLL BUILDING COMMITTEE**

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

Building Committee Members absent: none

Guests: Jesse Saylor and Randall Luther (Tai Soo Kim Partners), Ty Tregellas (Turner Construction), Barry Blades (Blades and Goven Landscape Architects); Mathew Hepfer (Wilton Public Schools Director of Technology)

Members of the public: Alex Ruskewich, Marianne Gustafson, Curtis Noel, Ed Papp

Chairman Bruce called the meeting to order at 5:00 pm.

Karen Birck noted that the minutes of the December 11, 2014 building committee meeting should reflect that it was John Kalamarides not John Murphy who made the motion to approve the minutes of the December 11, 2014 building committee meeting. Upon motion of Ray Tobiassen and second of Jim Newton, the committee unanimously approved the amended minutes of the December 11, 2014 building committee meeting.

Ty Tregellas reported that the contract with TRC for hazmat removal is being reviewed by counsel. TRC plans to take samples over the Christmas/New Year holiday break when there are no students in the building. TRC will provide Turner with a description of its sampling protocol which will be communicated to Miller-Driscoll parents by the school district. During January and February the samples will be tested and reports prepared.

Barry Blades reviewed the existing site circulation and the proposed site circulation presented at the December 11, 2014 meeting. He presented two additional site circulation plans, both of which have more than double the existing queueing space. Committee members asked questions about the plans and made suggestions on how to improve them. The consensus of the committee was that a combination of the two new plans will work for both the Pre-K and K-2 programs. Mr. Blades will develop a new drawing which reflects the comments of the building committee.

Bruce Hampson reported that the working group charged with recommending a Commissioning Agent for the project received five (5) proposals and interviewed three (3) of the firms that

submitted proposals. He explained that the Commissioning Agent works for the owner, will do a peer review of the architect's and engineer's construction documents, will double check the installation of mechanical systems during construction, will test the start-up of mechanical systems and will (before the expiration of the warranty period) retest the functioning of the mechanical systems. Mr. Hampson reported that the working group unanimously recommends that the building committee approve CES of Middletown, CT as the Commissioning Agent for the Miller-Driscoll project because of their experience with the type of HVAC system to be installed and the superiority of their controls person. Upon motion of Karen Birck and second of Ray Tobiassen, the building committee unanimously approved awarding the commissioning contract for the project to CES.

Karen Birck reported at that the Board of Selectmen has approved contracting with Diversified Project Management to manage the process of selecting a construction manager for the project. Upon motion of Karen Birck and second of Dick Dubow, the building committee authorized the working group of the building committee to move forward with Diversified Project Management to develop and issue an RFP/Q for a construction management services, to interview applicants and to make a recommendation to the full building committee.

**Building Committee Member Comment:**

Rick Tomasetti asked that as the site circulation design proceeds that the building committee be informed of any cost implications.

**Public Comment:**

Marianne Gustafson shared with the building committee her experience in commercial real estate. She asked the building committee to consider videotaping its meetings and posting those videos online. She questioned whether some of the building committee's consultants were fully informed on how the school functions. In response to her question about whether or not taxpayers are paying for the redesign of site circulation, Mr. Luther stated that Tai Soo Kim Partners has a fixed fee agreement with the town and that the fee includes redesigns that responds to building committee concerns. She expressed a concern about the cost of the project. She referred to problems after the most recent addition to Middlebrook School and said that she hopes that the Miller-Driscoll renovation will not involve some of the same contractors that she thought were problematic on the Middlebrook addition.

Curtis Noel handed Dick Dubow a document which he did not give other members of the building committee or members of the public in attendance. He suggested that there was no need to build additional parking on the Miller-Driscoll campus because Hope Church had ample parking that was not used during the week that could be used for teacher parking.

Next meeting – not set

The meeting was adjourned at 6:15 pm.

Karen Birck  
Acting Secretary