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TOWN HALL
238 Danbury Road
Wilton, CT 06897

MINUTES OF THE AUGUST 19, 2015 MILLER-DRISCOLL BUILDING COMMITTEE

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

Building Committee Members absent: Fred Rapczynski

Guests: Randall Luther (Tai Soo Kim Partners); Ty Tregellas and Michael Douyard (Turner Construction Company); Mat Hepfner (Technology Director, Wilton Public Schools); David Osipowicz (Carousel Industries)

Members of the public: Jeannette Ross and Lynne Vanderslice

Chairman Bruce Hampson called the meeting to order at 5:00 pm. He announced that the meeting would only be taped until 6:30 pm as the videographer had to leave to tape another meeting.

Upon motion of Jim Newton and second of Ray Tobiassen, the committee unanimously approved the minutes of the June 18, 2015 building committee meeting.

Architect's Report:

Randall Luther reported that the first meeting with the Office of School Facilities took place on July 28. The documents were deemed to be complete and OSF authorized a 3rd party review of the documents. Comments from the 3rd party reviewer have been received. A draft of the design team response narrative has been submitted to the 3rd party reviewer, and accepted by the reviewer. The architects are now compiling the drawings and specs for complete submission of the design team response. It will take the 3rd party reviewer until Monday, the 24th, to confirm the narrative response has been thoroughly implemented in the documents, and to approve the response. None of the 3rd party reviewer's comments have a cost impact.

The next step will be to bring the original documents, review comments and design team response, to the local officials for sign off on Tuesday, August 25. All of the documents will then be taken back to the state in a follow-up PCT meeting on September 1. At that meeting, the state should accept that the local review process is complete, which is an important step toward receiving authorization to go to bid. If we do not have our EPA, DEEP and STC approvals by September 1, OSF will still review the project but will withhold authority to go out to bid until the necessary approvals have been received.

The design team has met with Cheryl and her staff regarding finishes. Every material has been selected and its location identified, however, colors have not been selected. It would be appropriate for some subset of the building committee to review colors, patterns, finishes at a later date.

Randall also presented an updated calculation of estimated State reimbursement for the project.

Construction Manager's Report:

Michael Douyard reported that the footings for the temporary classrooms are in place, the abatement at the door where the corridor to the classrooms will connect to the school has been completed, the corridor between the school and the temporary classrooms is under construction, and the temporary classrooms will be lifted and placed on the footings on August 20. There are three new issues: 1) the existing fire alarm panel needs additional capacity to handle the temporary classrooms, 2) what was thought to be a catch basin is really only a pipe with a grate over it, and 3) the building official has requested an independent materials test of the strength of the connection between the classrooms and the footings. IAQ testing will be done on the temporary classrooms before a Certificate of Occupancy will be issued.

The water main into the school needs to be relocated and additional capacity installed to service the sprinkler system. Michael presented cost estimates from two firms for this work. The cost to relocate and increase the capacity of the water main is a budgeted cost but it is being accelerated because the work needs to be done before the State repaves Wolfpit Road (scheduled to begin the week of September 20). Upon motion of Bruce Hampson and second of John Murphy the committee voted unanimously to approve the award of a contract for the water main work to Burns Construction Company because Burns is also the State's contractor for the road repaving and presented the lower estimate for the work.

Michael reported that installation of the gas line in Wolfpit Road is substantially complete and that the gas line has been stubbed onto the school property.

Michael reviewed changes in the phasing plan for the renovation which resulted from a better understanding by Turner of how the school functions. He also reviewed the phasing plan for the site work.

Since the last meeting, there have been additional soft costs expended. Expended and committed costs through July 15 total \$6,376,562.

Michael suggested to the committee that it establish a method for approving change orders. Upon motion of Bruce Hampson and second of Dick Dubow a working group of Bruce Hampson, Karen Birck, Rick Tomasetti, Jim Newton and John Murphy were authorized to approve change orders of \$50,000 or less. Change orders which exceed \$50,000 will need the approval of the full building committee.

Ty Tregellas distributed an updated project timeline and reviewed project milestones. The greatest risk to the project is a delay in approval to go out to bid.

Ty also reported that the EPA has reviewed and commented on our Self Implementing Plan of Abatement, that our hygienist has responded to the EPA's comments and questions, and that the EPA is reviewing that response.

Communications:

Glenn Hemmerle reported that he has met with Cheryl and Kevin Smith to discuss communications to the school staff, parents and students, and the community at large. Three informational meetings are planned: 1) September 24 with school staff, 2) mid/late October for parents, and 3) late November tour of the temporary classrooms for those students who will be moving into the temporary classrooms and their parents. The Communications Committee of the Board of Education will approach the MD PTA for a volunteer blogger to post project updates on the project website. An independent project website will be maintained and the Town and BOE websites will link to it.

Phone system upgrade/VOIP:

Mat Hepfer introduced David Osipowicz from Carousel Industries who is consulting with the Town and BOE regarding a new phone system. Both the Town and the BOE will be switching to a VOIP phone system. The timing of the installation of the system Miller Driscoll is contingent on when the new data closets are ready. According to Randall Luther, the change will not impact the project as the planned data capacity and conduit size will accommodate the phone system and the planned data upgrades as well as changes to technology in the foreseeable future.

Member Comment: none

Chair Comment: none

Public Comment: none

Next Meeting: tentatively scheduled for September 24th.

The meeting was adjourned at 6:59 pm.

Submitted by Karen Birck
Acting Secretary