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TOWN HALL  
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## MINUTES OF THE APRIL 30, 2015 MILLER-DRISCOLL BUILDING COMMITTEE

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

Building Committee Members absent: Fred Rapczynski, Dick Dubow

Guests: Michael Douyard and Ty Tregellas (Turner Construction Company), Randall Luther and Jesse Saylor (Tai Soo Kim Partners), Alan Aldag (BVH Integrated Services), Mat Hepfer (District Director of Technology), Kevin Smith (Superintendent of Schools)

Members of the public present: Eric and Marianne Gustafson, Alex Ruskevich, Tom Curtin, Susan McCall, Ellen Davis, Curt Noel

Chairman Bruce Hampson called the meeting to order at 5:02 pm.

Upon motion of Ray Tobiassen second of Jim Newton, the draft minutes of the April 2, 2015 building committee meeting were approved without changes.

### Construction Manager's Report:

Michael Douyard reported that Modular Space Corporation is the apparent low bidder for the temporary classrooms. He recommended that the smart boards in from the 'peach core' classrooms be installed in the temporary classrooms. Mat Hepfer confirmed that the cost of removing the smart boards from the 'peach core' and installing them in the temporary classrooms will be less than what Modular charges for the smart boards. Upon motion of Rick Tomasetti and second of John Murphy the committee voted unanimously to recommend to the Board of Selectmen that a contract in the amount of \$747,647 to provide temporary classrooms be awarded to Modular Space Corporation.

Michael Douyard reviewed the project budget to date focusing on soft cost expenditures. Glenn Hemmerle requested that in the future the financial report include a column showing the variance from budget of each expenditure. Bruce Hampson explained that to extend the natural gas line, the Town will be required to make a \$300,000 contribution. \$200,000 of the contribution will come from the Miller-Driscoll project. The remaining \$100,000 will come from Board of Education operating cost savings in 2017 – 2020. With respect to the project budget, \$200,000 will be transferred from hard costs to soft costs. Rick Tomasetti asked why the project had to

make a contribution. Bruce Hampson explained that the School Sisters of Notre Dame have decided not to convert to natural gas and that without them the load is not sufficient to make economic sense to Eversource without a contribution from the Town of Wilton. The contribution that the Miller-Driscoll project is making toward the construction of the pipeline extension is equivalent to the savings to the project of not having to install an above ground oil storage tank and associated piping.

Ty Tregellas reviewed the final DD cost estimate, including the value engineering items approved at the last meeting of the building committee.

Ty Tregellas reviewed the revised construction phasing plan. He noted that it is a plan that will continually evolved.

Ty Tregellas reported that the last round of PCB samples (soil) were taken over spring break and the preliminary indications are that the results are favorable. Additional asbestos was found in some foundation waterproofing. In general, fewer PCBs and more asbestos containing materials were found than expected. Most of the PCBs are on the exterior of the building. Most of the asbestos containing materials are behind walls or above ceilings. Asbestos removal is governed by the State Department of Health. PCB abatement is governed by either the State Department of Energy and Environmental Protection (DEEP) or the federal Environmental Protection Agency (EPA), depending on the level of the contamination. Mid-May is the target date for submitting a Self-Implementing Plan of abatement to the EPA for approval. A full report of the PCB testing results will not be made public until an abatement plan has been approved by DEEP and EPA.

Ty Tregellas reported that when the Phase I Environmental Report (a records search regarding the property) has been completed and no records could be found regarding soil testing after the removal of underground oil tanks in 1985. The soil in the vicinity of the existing underground oil tanks was recently tested and no contamination was found. The existing underground oil tanks will be removed as part of the renovation project.

Ty Tregellas reviewed the adjusted project schedule and highlighted upcoming milestones. He said that the greatest risk to the schedule is delays by public agencies that are not under the building committee's control.

#### HVAC Report:

Alan Aldag gave a summary of the design development energy modeling that was done. An energy model is a theoretical comparative analysis of code baseline vs. improvements for the proposed systems and envelope, and does not necessarily reflect projected energy use. Energy modeling is necessary because under the Connecticut High Performance School Standards the building needs to be 21% better than code baseline. The current design is 23% better than code baseline and therefore meets the High Performance Building standards. He recommended increasing energy performance to 24.5% above code baseline by adding LED lighting. By so increasing energy performance, we provide an 'insurance policy' should the project fall short in earning any of the points necessary to meet the High Performance Building standards. By consensus, the committee agreed to add LED lighting at an initial cost of \$60,000, with an estimated payback of 7 years.

Alan Aldag explained that corridor HVAC would be ducted off classrooms and that there would not be any individual controls for corridor HVAC. In addition, it was the consensus of the

committee that the HVAC in the gym and multipurpose room areas should be designed using gas-fired roof top units.

Architect's Report:

Randall Luther reported that a biologist had been hired to determine if there are any sensitive areas/habitats on the site. None were found. Wilton Wetlands and Planning and Zoning applications for the whole project will be submitted the week of May 4. Randall reported that he is having ongoing, informal conversations with the State Traffic Commission. Our surveyor was recently onsite to measure sight line distances on Wolfpit Road. As a result of informal conversations with town officials, modifications have been made to the storm water management plan. Because of the amount of land being disturbed, it will be necessary to obtain a storm water permit from DEEP. Randall reported that a third party review of construction documents is now favored by the Office of School Facilities (OSF). Randall has reached out to one of the reviewers favored by OSF and that firm is available to review the MD construction documents. Randall recommended to the building committee that a land use attorney be retained to represent the building committee before Wilton's Inland Wetlands and Planning and Zoning Commissions. Upon motion of Rick Tomasetti and second of Glenn Hemmerle, the building committee voted unanimously to recommend to the Board of Selectmen that it retain a land use attorney to represent the building committee before Wilton's Inland Wetlands and Planning and Zoning Commissions.

Bruce Hampson reported that Randall will present the design development stage design with renderings to the Board of Education on May 28 and to the Board of Selectmen on June 15.

School Administration Report:

Superintendent Kevin Smith reported that it is the consensus of the Board of Education that the previously approved Educational Specifications continue to be appropriate.

Chair's Comment: None

Public Comment:

Alex Ruskevich asked for confirmation that the 80 PK student number was not a part of the Milone and MacBroom March, 2015 report. Kevin Smith confirmed that it was not. Mr. Ruskevich asked where he could get copies of documents that were presented to the building committee at the meeting. Mr. Hampson indicated any request for copies of documents should be directed to him.

Marianne Gustafson asked for the gross footage of the completed building; expressed a concern about how water was going to be drained off the canopies, asked how subcontractors were hired and how contractor/subcontractor bills were approved and paid. Her concern was noted and her questions were answered.

Tom Curtin stated that the communication process leading up to the vote on funding for the project was seriously flawed. He then asked nine (9) questions about various aspects of the project. Bruce Hampson told Mr. Curtin that his questions would be answered at a later date to the extent that they involved decisions made by the building committee.

Ellen Davis asked that the recordings of the MDBC meetings be broadcast on public access television. Mr. Hampson told her that her request should be directed to the Board of Selectmen.

Next Meeting:

If there is sufficient business to transact, the next meeting will be on May 14.

Adjournment:

The meeting was adjourned at 6:58 pm

Karen Birck  
Acting Secretary