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TOWN HALL
238 Danbury Road
Wilton, CT 06897

MINUTES OF THE MAY 28, 2015 MILLER-DRISCOLL BUILDING COMMITTEE

Building Committee Members present: Bruce Hampson, Karen Birck, Dick Dubow, Glenn Hemmerle, John Murphy, Jim Newton, John Kalamarides, Fred Rapczynski, Ray Tobiassen

Building Committee Members absent: Cheryl Jensen-Gerner, John Guth, Ann Paul, Rick Tomasetti

Guests: Jesse Saylor and Randall Luther (Tai Soo Kim Partners), Ty Tregellas, Michael Douyard, (Turner Construction), Mathew Hepfer (Wilton Public Schools Director of Technology)

Members of the public: Ellen Davis

Chairman Bruce Hampson called the meeting to order at 5:03 pm.

Upon motion of Ray Tobiassen and second of Jim Newton, the Committee unanimously approved the minutes of the April 30, 2015 building committee meeting. (Dubow abstained)

Architect's Report

Randall Luther reported that the application for a Special Permit was submitted to Planning and Zoning on May 12, a public hearing on the application was opened on May 26 and continued to June 22. The Inland Wetlands Commission accepted the application for a wetlands permit on May 14 and set a public hearing date of June 11. The Plan Completion Test meeting with the Office of School Facilities is scheduled for June 30.

An application has been submitted to the State Traffic Commission (STC) for approval of the project. STC approval is needed before the Office of School Facilities will approve the project but the STC won't issue an approval until local approvals have been received. The STC has indicated that it will not require any changes to the curb cuts on Wolfpit Road.

Randall reported that Pierz Associated has submitted a proposal for \$29,700 to do an outside code review. They were approached by Tai Soo Kim Partners because they can meet our timeline, the Office of School Facilities likes their work and the town building official has worked with them. Pierz will report to Tai Soo Kim Partners. Upon motion of John Kalamarides and second of Glenn Hemmerle, the Committee voted unanimously to approve the hiring of Pierz Associates to do the code review.

A digital set of construction documents will be sent to Turner on June 1 for them to do a 90% estimate.

Cheryl Jensen-Gerner has received a request from the art teachers to locate the art rooms next to each other in the new wing. Karen Birck read the request from the teachers. John Murphy noted that from a maintenance point of view, there are efficiencies in having adjacent art rooms. There is a cost associated with this relocation because the art room will need additional millwork, sinks and storage that the OT/PT room currently slated for that location does not need.

Upon motion of Karen Birck and second of Glenn Hemmerle, the Committee voted unanimously to locate the art rooms next to each other in the new wing.

Construction Manager's Report

100% shop drawings for the temporary classrooms should be received on June 15. A permit for the temporary classrooms will be pulled next week. Significant site and foundation work needs to be done before the temporary classrooms are delivered to Wilton. The temporary classrooms will be fully refurbished. Members of the Committee will inspect the refurbished classrooms before Turner can authorize delivery. Fall delivery and installation of the temporary classrooms was bid as an alternate. Both bidders indicated that there was no cost savings with a fall delivery and installation. In addition, the Committee did not want to do the installation while the building is occupied. At this time, the plan is to move students into the temporary classrooms in January, 2016.

Michael Douyard explained that during construction, it is often necessary to have change orders approved between building committee meetings. He recommended a working group to meet on an as needed basis to review change orders and that it have the authority to approve change orders without full Committee approval. The question is what dollar amount this working group can approve. A recommendation will be presented at a future Committee meeting.

The 90% construction document estimate will be complete in mid-June. The Committee will have to meet to review the estimate before going to the Board of Education on June 25 to get its approval of the estimate. A 100% construction document estimate will be used to bid the project. It is estimated that there will be 17- 20 bid packages which will go out at the end of August, be returned in early October and awarded in mid-October.

There are no changes in the project timeline from what was reported at the April 30 meeting.

Michael Douyard is working with Cheryl Jensen-Gerner to refine the phasing plan.

Ty Tregellas reported that a Self-Implementation Plan (SIP) for PCB abatement was submitted to the federal Environmental Protection Agency for approval on May 26. It was the consensus of the Committee that all testing results only be released when the remediation plan has been approved by the EPA and DEEP. The SIP must be approved before the Office of School Facilities will allow the project to go out to bid. Glenn Hemmerle will work on a community communication plan.

School Administration Report: none

Communication/Outreach: Glenn Hemmerle will discuss with Kevin Smith and Cheryl Jensen-Gerner an end of school year communication to parents.

Member Comment: none

Chair Comment: none

Public Comment: none

Next Meeting: Tentatively scheduled for June 18.

The meeting was adjourned at 6:22 pm.

Karen Birck
Acting Secretary