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TOWN HALL  
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## **MINUTES OF THE MAY 12, 2016 MILLER-DRISCOLL BUILDING COMMITTEE**

**Building Committee members present:** Steve DiNapoli, Dick Dubow, Glenn Hemmerle, Gretchen Jeanes, John Kalamarides, Jim Newton, John Murphy, Ray Tobiassen, Patti Temple (First Selectman Representative, ex-officio member)

**Committee Advisors present:** Chris Burney (Director of Facilities and Energy Management), Kevin Smith (WPS Superintendent)

**Absent:** Rick Tomasetti

**Guests:** Randall Luther (TSKP), Mike Douyard and Ty Tregallas (Turner Construction), Barry Blades (Blades & Goven), Peter Wallace (O'Brien & Sons), Rita Garland

**Members of the public:** Jeanette Ross (Wilton Bulletin)

The meeting was called to order by Assistant Chair Glen Hemmerle at 5:00pm.

### **Approval of minutes**

Past minutes will be approved at the next meeting since two of the attachments to this month's agenda were not the most recent drafts. Patti Temple will resend current drafts to committee members tonight and a draft date/revision date will be added to minutes going forward.

### **Introduction of new committee members**

Mandi Schmauch is an MD parent and active member of the MDBP parent group. Keith Fordsman is a civil engineer who has been working in hotel and condominium design and construction for 20 years.

### **Presentation and review of monthly invoices – Steve DiNapoli**

A motion to approve \$2,191,956.47 for payment was made by Dick Dubow, seconded by John Kalmarides and passed.

## **PROJECT UPDATE**

### **Financial report**

Chris Burney explained that the financial report distributed tonight is a more robust report that was developed at the request and direction of the First Selectman. It was produced largely by Michael Douyard and Rita Garland and is the report that will be given to the MDBC and BOS monthly. He stated that starting with the next meeting its discussion will be placed as one of the first items on the agenda. Michael suggested that it will also be sent out prior to future meetings.

#### *Current cost estimate:*

|                                |              |
|--------------------------------|--------------|
| Total estimated costs:         | \$44,744,274 |
| Estimated State reimbursement: | \$7,137,091* |
| Estimated net cost:            | \$37,607,183 |

\*Subject to State confirmation and audit following project completion.

### **Fire pump**

Chris explained that due to the configuration of MD's pipes, a fire pump is necessary for the fire protection system to work properly and allow for occupancy. Other options were explored (ie increasing the size of the pipes or changing the zoning) but were not feasible. The addition of the pump would cost \$138,594. Chris requested a change order not to exceed \$140,000, which would come out of the contingency. He believes this amount would purchase the most reliable pump at the most reasonable cost.

A motion to approve Chris' request was made by John Murphy, seconded by Jim Newton.

Dick Dubow questioned if would make sense to purchase a larger pump instead. Randall Luther stated that the required safety factor has been accommodated in the calculations and Chris stated that he doesn't believe it is necessary. Dick is interested in providing additional funds for the pump, if it makes sense to do so after Chris confers with the mechanical engineer.

The motion was amended by Dick Dubow to authorize a change order not to exceed \$160,000 for the fire pump, seconded by Jim Newton and passed.

### **Architectual update - Randall Luther**

The majority of submittals have been processed (609 to date) plus 154 RFIs. Work is moving quickly and TSKP and Turner are keeping a close eye on quality.

There have been struggles with the concrete sub not performing up to par, but they are re-doing work as necessary, with all costs related to such work shouldered by the sub. This has not had a negative impact on the schedule. TSKP and Turner held a conference with the masons to discuss quality issues and expectations, including mock up work to allow them to review work in the field before actual installation.

### **Playgrounds**

The budget originally included an allowance for unspecified playgrounds (except that there would be two—one for pre-K, 1,530 sq.ft. and one for K-2, 8,550 sq.ft.). Following value engineering that amount was arbitrarily reduced to \$195,000. In order to allow enough time for state review, the committee needs to determine now if that amount is appropriate for what it wants in terms of playground design.

Barry Blades (landscape architect) and Peter Wallace (playground consultant) presented generic layouts for what the current budget could buy, as well as generic alternatives that would cost more. Cost will vary based upon selected playscape equipment pieces/configurations and surface material(s). Based upon the original amount calculating for a wood chip surface, rubber surface would add approximately \$20-25K to the pre-K area and \$110K to the K-2 area. Using rubber and wood chips together is also an option.

Mandi made the point that the playgrounds are not only used by students during school, but have significant usage by the entire community after school hours and weekends and believes that they are worthy of serious consideration for ample funds to ensure they are done well.

Consensus determined that \$100,000 would be added to the allowance for playgrounds. Gretchen Jeanes will spearhead the discussion with teachers, staff, and parents regarding desired components of the design and Peter will work with them.

### **Construction update - Michael Douyard**

#### *April activity included:*

- Completion of foundations and concrete slabs
- Completion of underground MEPs
- Completion of Miller lower level underground utilities
- Completion of primary electrical conduit
- Water line installation begun
- Masonry begun
- Switch gear, boiler and hot water heater delivered and set in place

#### *May activity will include:*

- Masonry in new addition
- Water and gas installation in new addition
- Storm water infrastructure
- Roofing
- Preparation for summer schedule

Movers will start packing and moving classrooms, etc. as soon as school is out on June 15.

### **NEW BUSINESS**

Chris will contact Bernadette Hess to see if June 1 or 2 is a workable date for an MDBP update meeting/presentation for parents. It is recommended that a morning and evening session be held for parents' convenience and to maximize attendance. Presentation content will be confirmed at a later date but will possibly include a design review (including description of interior color usage), explanation of revised phasing schedule and anticipated classroom arrangements for the 2016-2017 school year.

It was noted that there are memorial trees on the school property. Mandi will investigate their locations and which ones may be lost to construction and if and how they might be saved.

### **Public comment**

None

Final 6.09.16

**Member comment**

None

**Next meeting:** June 9, 2016

Additional meeting dates can be found at [www.millerdriscollbp.com](http://www.millerdriscollbp.com).

Meeting was adjourned at 7:00pm

A video of this meeting may be viewed at <http://www.screencast.com/t/OSgVWj7vwJ> .

Submitted by

Patti Temple, Secretary