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TOWN HALL  
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## MINUTES OF THE APRIL 7, 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, Rick Tomasetti, Patti Temple (First Selectman Representative, ex-officio member), Lynne Vanderslice (First Selectman, ex-officio member)

**Committee Advisors present:** Chris Burney (Director of Facilities and Energy Management), Jeremy Cross (MD Assistant Principal), Kevin Smith (WPS Superintendent), Fred Rapczynski (WPS Pre-School Services), Ann Paul (WPS Special Services)

**Absent:** None

**Guests:** Jesse Saylor (TSKP), Mike Douyard and Ty Tregallas (Turner Construction), Fran ???, ??? Corporation

**Members of the public:** Michael Petit

The meeting was called to order by Assistant Chair Glen Hemmerle at 5:00pm. Because the meeting may run longer than usual, agenda items were covered in a different order than listed so that those who needed to leave for a 7:30pm Board of Finance meeting could do so without missing the most critical agenda items.

### **Change order for TRC for additional testing-Chris Burney**

The project's original examination for PCBs and corresponding abatement plan included areas of the school impacted by construction, meeting EPA and State standards. Areas not impacted by construction are not required by those standards to have PCBs removed. The project committed to exceed the government standards however, as documented in the brochure produced and distributed in 2014 prior to the referendum. Fulfilling this commitment will not increase the budget, but will require some funds to be appropriated differently. The exact additional work has not yet been identified so more testing is necessary and will be done on products that are discoverable and identifiable, without the unnecessary demolition of otherwise sound material. TSKP agreed that it is appropriate to do this. Rick Tomasetti, a practicing architect, stated that such additional work is a very normal process.

In response to a question regarding the extent of the additional abatement, Chris explained that the boundaries of the abatement area are already known and are indicated on the drawings. He further

Final 4.17.16

explained that the normal interpretation of “all hazardous materials” refers to materials that are readily discoverable and identifiable without requiring additional demolition. Rick agreed, saying this definition was an accepted standard in the industry.

A change order to TRC for \$24,000 (amount already included in the budget’s line item for hazardous material testing) will be required to proceed.

Additional abatement will be necessary as well (exact scope will be determined after testing), that Turner and Chris estimate will cost \$440,000 (a conservative estimate that may end up to be much less). It is proposed that those funds be taken from the Contingency.

A motion to approve a change order to TRC for \$24,000 for additional testing and approve \$440,000 for additional abatement was made by John Kalamarides, seconded by Rick Tomasetti and passed, 8-1.

**Proposed schedule change-Chris Burney, Michael Douyard**

The phasing schedule was revisited due to significant concern expressed by parents regarding abatement scheduled for while school is in session and/or while children would be away but reoccupying classrooms shortly thereafter.

After more than three months of review and deliberation, Michael and Chris determined that accelerating rather than extending the construction schedule would be preferable and would accomplish three things:

- An area will not be reoccupied until after abatement and renovation of that same area are complete.
- The Pre-K wing will be demolished entirely during summer.
- Construction will be completed by Labor Day 2017, more than three months earlier than the current schedule. A completion date prior to the start of the 2017-2018 school year will also eliminate student and classroom moves after the year starts. Site work will be finished a few months later.

A motion to approve the revised phasing schedule as outlined by Turner was made by Gretchen Jeanes, seconded by John Kalamarides and passed 5-4.

Because the new Pre-K wing will be used as swing space next school year, Pre-K students, teachers, therapists, etc. will be temporarily placed in classrooms closer to the center of the school during that time. Fred Rapczynski expressed concern about this arrangement.

**Discussion of Floor Covering** (cont’d from last MDBC meeting)

A discussion of Powerbond and VCT flooring materials was continued from the last MDBC meeting. The Powerbond representative described its attributes including that it has a 20 year life span, dries quickly, has environmental properties and is not stain proof. John Murphy distributed a handout he prepared comparing maintenance costs showing those for Powerbond to cost less. Jesse Saylor explained that there is no difference in energy efficiency with either material. Patti Temple shared feedback from school administrators, staff and parents regarding a strong preference for VCT in both the classrooms and corridors due to concerns regarding the cleanliness, sanitary conditions and long term appearance of Powerbond.

A motion to install Powerbond in classrooms, offices and other specified rooms (i.e. Music), and VCT in corridors, with an \$15,000 upgrade for Powerbond rolls instead of carpet tiles, was made by Dick Dubow, seconded by Rick Tomasetti and passed 7-2.

## **Report to Board of Selectmen**

A monthly report will be made to the BOS on the third Monday of each month.

## **Presentation and Review of Monthly Invoices**

Rick cited the diligence and scrutiny TSKP and Turner apply to the applications for payment and explained that if work is not accurate and consistent with construction documents vendors are not paid.

A motion to approve \$1,351,562.38 for payment was made by John Murphy, seconded by Dick Dubow and passed unanimously.

## **Introduction of Gretchen Jeanes**

Glenn formally welcomed Gretchen who was appointed to the MDBC in February. Gretchen brings experience in construction management and interior design to the committee and is also a Miller-Driscoll parent.

## **Public comment**

None

## **Member comment**

Patti asked how the committee views and values the input of its advisors, in this instance mentioning the educators' viewpoints on the flooring and the vote on the topic.

Steve DiNapoli requested to see detail for change orders.

Jesse stated that the Technology equipment scope has been defined and it will now go to the state as part of the reimbursement process.

Glenn shared that water in WPS facilities was recently tested and results received today confirm that there is no lead content in the water in any of the facilities.

Chris provided an update on the Kohler family's request for documents and information, sharing that the town responded on March 31 with over 3,000 pages of information, which will also be posted on the MDBP web site.

**Next meeting:** May 12, 2016

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

Meeting was adjourned at 7:32pm

A video of this meeting may be viewed at [www.screencast.com/t/tCXPQ6LY](http://www.screencast.com/t/tCXPQ6LY)

Submitted by

Patti Temple, Secretary