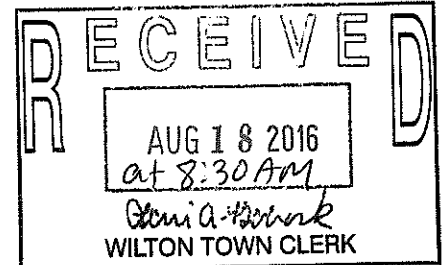


Telephone (203) 563-0100
Fax (203) 563-0299



TOWN HALL
238 Danbury Road
Wilton, CT 06897



**MINUTES OF THE JUNE 9, 2016
MILLER-DRISCOLL BUILDING COMMITTEE**

Building Committee members present: Steve DiNapoli, Keith Fordsman, Glenn Hemmerle, Gretchen Jeanes, John Kalamarides, John Murphy, Mandi Schmauch, 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)

Absent: Dick Dubow, Jim Newton, Ray Tobiassen

Guests: Randall Luther (TSKP), Mike Douyard and Ty Tregallas (Turner Construction), Peter Wallace (O'Brien & Sons),

Members of the public: Stephen Hudspeth, Jeannette Ross (Wilton Bulletin)

The meeting was called to order by Assistant Chair Glen Hemmerle at 5:01pm. The order of the agenda will be changed: presentation and review of invoices will follow approval of minutes.

Approval of minutes

A motion to approve the minutes of the March 3, March 24, April 7 and May 12 Miller-Driscoll Building Committee meetings (with the correction that Rick Tomasetti was absent from the May 12 meeting) was made by John Kalamarides, seconded by Rick Tomasetti and passed.

Presentation and review of monthly invoices – Steve DiNapoli/Rick Tomasetti

A motion to approve \$2,137,456.33 for payment was made by Rick Tomasetti, seconded by Mandi Schmauch and passed.

Steve questioned the large expense of Shipman & Goodman fees and asked why they devote so much time to reviewing material related to TRC. Chris Burney explained that much of their recent work has been related to the Kohler family's requests. Chris also shared that Patricia Kohler had recently notified him that their lawyer has "closed their files."

Financial report – Lynne Vanderslice

Lynne reviewed the monthly Budget Report. If anyone would like to see additional information included please let her know.

The project's grant has been officially approved by the state and will be at a rate of 22%. The rate is higher than anticipated due to a last minute exemption from square footage requirements, thanks to the efforts of our State Representatives.

The town's recent Issue of 2016 bonds is at 2.168%

Current forecasted bonded project cost:

Total estimated costs:	\$43,799,053
Estimated State reimbursement:	\$7,137,091 *
Estimated net cost:	\$36,661,962

*Subject to State audit following project completion.

Population projections – Lynne Vanderslice

Lynne shared a presentation made at the June 6, 2016 BOS meeting, examining population data and enrollment actuals through 2015. The findings are that current enrollment is lower than Milone & MacBroom *low* projections (the medium projections had been used previously) and reinforces that there will be a significant number of empty classrooms at MD when the renovation is complete.

The BOS has asked Lynne to have Chris work with Turner and the BOS to determine if it is possible or feasible to use the excess space for something other than classrooms if classrooms are not needed for the next 6-10 years and if or how the state reimbursement would be affected.

John Kalamarides stated that he did not want the MDBC to be surprised by any decisions the BOS makes and Lynne reiterated that the point in broaching the topic tonight is to keep the MDBC apprised. The scope of the project is the BOS's responsibility and all of their discussions will be at public meetings. Glenn expressed concern about the BOS having such discussions since the MDBC already discussed similar topics last year.

Rick Tomasetti explained that in the early days of the MDBC there were committee members who had questions and were skeptical of aspects of the project but were told that "you can't change it" and it was only their job to implement the scope of the project as it was given to them. Based upon what will be excess space at MD and the current excess space at Comstock, he suggests that best practices be put in place by the town to avoid these issues in the future.

Chris said that if it is possible to make any changes it is very unlikely they would be made this summer. This is an exploratory effort to find out what, if any, options there may be for the excess space.

Fire pump – Chris Burney

Engineers confirmed that the smaller, less expensive pump that was originally recommended would best serve the building. The cost, which comes out of contingency, will not exceed \$140,000.

MD parent presentations – Chris Burney

Turnout was light for the two parent presentations held last week. Kevin Smith, Michael Douyard, Jesse Saylor (morning session) and Randall Luther (evening session) spoke at them, with Chris also contributing during Q&A.

6.16.16

Construction update – Randall Luther, Michael Douyard

Masonry has begun. Exterior brick work looks good and is being closely monitored.

There is one piece of non-conforming work. The windows called for a 2” profile, however 70-75% of the windows will have a 2.5” profile. It is not a functional issue, only aesthetic. The problem did not come to light until the materials were in the shop and because the manufacturer would not be able to produce new product for 9-10 weeks we have to proceed with the larger profile in order to meet the summer schedule. Windows with like-sized profiles will be installed in the same areas.

State review of the playground design has been booked for July 13. Length of turnaround time is uncertain.

May activity included:

Electrical switch gear installed
MEPs above ceiling in upper and lower level continued
Exterior framing and sheathing begun
Lower level exterior windows begun
Roof is 90% complete and is water tight
Water and gas to building installed
North courtyard concrete work begun
Interior walls framed
IT/data design State plan review completed

June activity will include:

Movers start packing June 3
Summer schedule begins June 15 at 4:00pm
Demolition and abatement will be carried out over 3 weeks, two shifts daily
Permanent power turned on
Boiler and HVAC piping
Interior masonry
Copper siding and roof
Start boxing out new parking lot

Miller-Driscoll grounds will be closed to the public effective June 15 at 6:30pm.

Playgrounds – Gretchen Jeanes

Gretchen and Mandi met with the acting principal, preschool representative, a few parents and students to gather feedback regarding desired playground features. That information was given to Peter Wallace who developed it into two playground options. Both options include a poured rubber surface for the pre-K area.

Option 1

Accommodates 157 children
K-2 playground surface: Wood chips + poured rubber
\$297,000 (excludes drainage)

Option 2

Accommodates 192 children
K-2 playground surface: Wood chips only
\$304,000 (excludes drainage & includes more equipment than Option 1)

6.16.16

Since the town has made a strategic decision to move to non-rubber material for playing fields, it is the recommendation of the Conservation Commission to use only wood chips as the surface material. Wood chips also allow for easy expansion if additional equipment is desired in the future.

A motion to move forward with Option 2, but at a cost not to exceed \$280,000, was made by Rick Tomasetti, seconded by Steve DiNapoli and passed.

Public comment

Stephen Hudspeth complimented the BOS on thinking outside the box regarding reviewing the excess space but expressed concern on how it might affect reimbursement from the state.

Member comment

None

Next meeting: July 7 (Revised date)

Meeting was adjourned at 7:18pm

A video of this meeting may be viewed at <http://www.screencast.com/t/yxY45ecH> .

Additional meeting dates, links to all MDBC meeting videos, recent news and more can be found at www.millerdriscollbp.com.

Submitted by
Patti Temple, Secretary