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TOWN HALL
238 Danbury Road
Wilton, CT 06897

MINUTES OF THE OCTOBER 3, 2013 MEETING OF THE MILLER-DRISCOLL BUILDING COMMITTEE

Building Committee Members Present: Bruce Hampson, John Murphy, Karen Birck, Jim Meinhold, Fred Rapczynski, Ann Paul, Rick Tomasetti, John Guth, Cheryl Jensen-Gerner, Jim Newton

Building Committee Members Absent: Ray Tobiassen, Dick Dubow

Guests: Jesse Saylor (Tai Soo Kim Partners), Randall Luther (Tai Soo Kim Partners), Alan Aldag (BVH Integrated), Gary Richards (Superintendent of Schools), Ty Tregallas (Turner Construction)

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

Upon motion of Jim Meinhold and second of Rick Tomasetti, the minutes of the August 29, 2013 meeting were unanimously approved.

Randall Luther and Jesse Saylor asked for clarification on several items in the Ed Specs:

1. Number of students the pre-school should accommodate
2. Number of special education resource rooms
3. Post storm refuge facility requirements
4. Dedicated continuing education classroom

Karen Birck indicated that she and Bruce Hampson had asked the First Selectman for clarification of the requirements for use of the school as a post storm refuge. The First Selectman indicated the portion served by the generator should include a large space where cots could be set up, cooking and restroom facilities, and that special spaces should not be constructed for this purpose.

Cheryl Jensen-Gerner indicated that with full day kindergarten, a dedicated continuing education classroom was no longer necessary.

Mr. Rapczynski, Mrs. Paul and Mrs. Jensen-Gerner will clarify the number of pre-school classrooms and the number of special education resource rooms that are needed.

Alan Aldag reviewed some of the mechanical issues that he is studying including size back-up generator, water flow to the building, heating and cooling options. The HVAC ad hoc study group will visit a school that has recently installed a variable refrigerant flow system.

Randall Luther reviewed the results of the October 1, 2013 parent focus group meeting. When asked what worked about the current Miller-Driscoll School, parents felt 1) that the pods created a sense of community in a large school, 2) having the Pre-K in the same building creates a seamless transition from Pre-K to Kindergarten, 3) the school's outdoor learning spaces, and 4) multiple outdoor play areas. When asked what did not work, parents indicated that there were issues with 1) indoor air quality, 2) acoustics, 3) lack of space (Pre-K and storage, in particular), 4) parking/site circulation, 5) inadequate and inappropriate toilets, 6) lack of a Pre-K activity space, and 7) location of outdoor playgrounds. When asked to identify those items which must be included in the project they said 1) improved indoor air quality, 2) improved acoustics, 3) improved security, and 4) adequate space for the Pre-K program. Parents also offered suggestions on communication outreach venues.

When Tai Soo Kim presents design alternatives, the cost of each will be estimated as a renovate-like-new project and as an alteration project. Jim Newton asked what would be required under a renovate-like-new project that would add cost beyond the cost of an alteration project. Ty Tregrellas indicated that making the building and site fully handicapped accessible would add significant cost. In addition, under a renovate-like-new project all mechanical systems would have to have a 20 year life at the end of the project. This would mean that the existing boilers which are less than a decade old would have to be replaced.

Abatement of hazardous materials is reimbursable (at Wilton's reimbursement rate) under both the renovate-like-new and the alteration scenarios. Bruce Hampson stated that with respect to abatement, the building committee will do what is right for the health and safety of the children and staff.

On September 18, 2013, Randall Luther, Karen Birck and Jeffrey Venter of DVS Security met with members of the Wilton Security Task Force. Randall indicated that the parties agreed to an open dialog on security issues as the project moves forward.

Next meeting: Thursday, October 24, 2013 at 5:00 pm in the Wilton High School Professional Library.

The meeting was adjourned at 7:10 pm.