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## MINUTES OF THE FEBRUARY 4, 2016 MILLER-DRISCOLL BUILDING COMMITTEE

**Building Committee members present:** Steve DiNapoli, Dick Dubow, Glenn Hemmerle, Jim Newton, John Murphy, Ray Tobiassen, Rick Tomassetti, 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)

**Absent:** John Kalamarides

**Guests:** Randall Luther (TSKP), Mike Douyard and Ty Tregallas (Turner Construction), Kevin Smith (WPS Superintendent), Matt Hepfer (WPS Director of Technology),

**Members of the public:** Mohammed Ayoub, Gretchen Jeanes, Mandi Schmauch, Terrie Schwartz (Wilton Security Task Force), Jeanette Ross (Wilton Bulletin),

The meeting was called to order at 5:03pm by Chris Burney.

### **Election of Officers**

A motion to nominate Glenn Hemmerle as Vice-Chair was made by Steve DiNapoli, seconded by Dick Dubow and passed.

A motion to nominate Patti Temple as Secretary was made by Rick Tomassetti, seconded by Jim Newton and passed.

### **Approval of Minutes**

A motion to approve the minutes of the January 7, 2015 Miller-Driscoll Building Committee meeting was made by Jim Newton, seconded by Rick Tomassetti and passed.

### **Committee Resignation-Chris Burney**

John Guth has resigned from the MDBC due to the difficulty in getting from New York City to Wilton in time for committee meetings.

### **Construction Update-Chris Burney**

Candidates for the MDBC are being interviewed. One potential candidate is to be interviewed by the BOS at their February 16 meeting.

John Kohler, a Miller-Driscoll parent, has retained an environmental law firm to represent the family in their dealings with the town and their attorney has sent a list of technical and legal questions regarding the abatement program and project. In response to questions from Jim Newton to understand the Kohler's concerns, Chris stated that the questions are not accusatory in nature and explained that the family is asking for documentation and confirmation that the abatement process is being done correctly and following federal and state statutes. Lynn Vanderslice added that the family is seeking a level of comfort that when their child returns to school following abatement procedures that it will be to a safe environment. The Town has been asked to respond by the end of March. The MDBC will be given a copy of the response and it will be posted on the MDBP web site as well.

In response to concerns about construction noise and lack of daylight in classrooms where windows have been covered with sound blankets and/or plywood for noise and safety reasons, teachers (who can remain anonymous) will be surveyed and the results will help determine how those concerns are dealt with. Window coverings will be removed when conditions are deemed safe. If construction activity then becomes a distraction for students, the bottom half of the windows will be covered with frosted film in order to provide daylight but keep construction work from view. Majority feedback to date indicates that students are blasé to what has become routine background noise, but Turner and the MDBC want to be aware of and responsive to all teachers' and parents' complaints.

### **Architect's Report-Randall Luther**

TSKP's primary role at this stage is support for Turner Construction, i.e. prioritizing and processing submittals. The latest round of FF&E meetings took place last week. That package is moving forward with the hope to brief the MDBC of its status at its next meeting. The technology package is also being reviewed and related meetings underway.

As a follow up to a parent's question at the Parent Meeting the day before, Patti asked for clarification regarding the building's skylights. Randall explained that the bulk of the existing skylights are in the "pop ups" and are being removed and replaced with vertical glazing with roof overhangs. There are a few interior locations with one or two skylights (that are the only source of daylight in that area) where the skylights will be replaced. All other skylights where problems have arisen are being removed.

### **Construction Manager Report (presentation attached) – Mike Douyard:**

Current activity includes:

- Peach Core is almost entirely demolished and removed. Breaking up that concrete, which contributed to much of the noise, has been completed.
- Work is currently being done where Miller and Driscoll connect, which is a slower, more surgical operation.
- Excavation has been done for foundations and underground utilities.

Critical schedule planning includes:

- Asbestos abatement in Miller wing during April break (Six classrooms affected)
- Relocation of Miller lower level storage area
- Planning with MD administration for summer renovation/moving

Schedule milestones include:

- 2-15-16 Peach Core demolition completion
- 2-12-16 to 2-15-16 PCB removal (external work)
- 3-14-16 structural steel estimated start
- 4-9-16 to 4-17-16 asbestos removal during April vacation

Budget update:

- Budget \$50,022,000
- Committed costs \$39,461,569
- Balance Remaining \$10,560,431

Public Outreach:

- Parent Committee meeting on 2-3-16 included a visit to a classroom closest to the current construction. Mandi Schmauch (MD parent) complimented the Parent Committee meetings and increase in the MDBC's communication and said both are making a positive difference.
- Administration communication – Mike Douyard and Sean Tierney (Turner Project Superintendent) have multiple meetings/conversations with teachers, Bernadette Hess (MD interim principal) and Jeremy Cross throughout each school day.
- Teacher Survey – see Construction Update above
- Website activity – Turner will be providing more information to be added to the site.
- MDTV (Miller-Driscoll TV) – MD students' recent interview with Sean Tierney can be found on the MDTV Facebook page. Future interview subjects will include Mike Douyard and Randall Luther.

Regarding the February abatement, Michael explained that he expects to be advised of the results by TRC by Sunday night and he, in turn, will notify Kevin Smith and his assistant who will then notify MD parents. Lynne asked that additional individuals be added to Michael's recipient list as a backup measure and it was decided that those additions would be Chris, Patti and Bernadette.

### **Technology**

Glenn asked Matt Hepfer if the technology portion of the project is on track. Matt has submitted requested information to the architects but has a concern about the computer lab. Randall explained that the computer lab is not among the rooms addressed by the FF&E package but there will be follow up with Matt regarding the mounting of the SMART board and furniture placement.

### **Finance Subcommittee – Chris Burney**

The invoice approval process used to date was explained. The committee was asked if, going forward, it preferred to have a subcommittee to grant that approval or for the authority to rest with Chris. Rick Tomassetti and Steve DiNapoli volunteered to be on a subcommittee. A motion to form a Finance Subcommittee (comprised of Rick, Steve and Chris) was made by Dick Dubow, seconded by Glenn Hammerle and passed. The Finance Subcommittee will also review invoices currently awaiting approval.

### **Communication – Patti Temple**

There are five audiences within the community and we need to understand what their prioritized interests are and how to best communicate with them—MD parents, MD staff, MD neighbors, the community at large and those who use the MD facility after school hours. We also need to stay ahead of the curve in communicating to avoid future instances of parents getting information

from their students instead of from the MDBC. Example: Parents were not informed before sound blankets, etc (which subdued noise but restricted daylight) were installed on some classroom windows in December.

An email address for the project has been established—MDBPinfo@wiltonct.org.

The goal for the Miller-Driscoll Building Project web site (millerdriscollrenovations.weebly.com) is to be the central repository for all things MDBP. The amount of information posted has been significantly increased and the site will stay up while content continues to be added. A new web site address will be secured once the finance department confirms how the fee should be paid.

Glenn reminded the committee that MDBPinfo@wiltonct.org should be cc'd on all email correspondence related to the MD building project and committee.

### **Public comment**

Mandi Schmauch asked about web site views. [Patti said there were 167 unique users in the first two weeks since the content expansion began but that data for page views is skewed due to the current frequent updates to the site.] Mandi also informed Turner about how easily noise travels from the lower storage area to the classrooms above, so that Turner could take appropriate steps when work is performed in that area.

Mohammed Ayoub asked if mounting any type of time lapse feed/web cam at the project site had been considered. [It has not, but it will be looked into and suggestions were made about how something like that might be done inexpensively, as Turner noted that on a previous project a multi-camera system had cost approximately \$20,000.]

Mandi thanked Turner for efforts made to minimize disruption to the students and shared that her 6 year old daughter, who is in one of the classrooms whose windows are covered by sound blankets, has talked about the lack of sunlight but is unaware that the construction is going on.

### **Other comments**

Steve DiNapoli corrected a statement he made at the last MDBC meeting, saying that asbestos may spread *within* an abatement containment area, but not beyond that area, due to negative pressure.

Steve also stated that his children (MD students) have heard some outside noise while in the music room but are otherwise unaware of the construction.

Glenn proposed that a regular meeting schedule be set—the first Thursday of each month at 5:00pm. There were no dissenting opinions.

The meeting was adjourned at 6:10pm.

Next meeting: March 3, 2016

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

Submitted by  
Patti Temple, Secretary