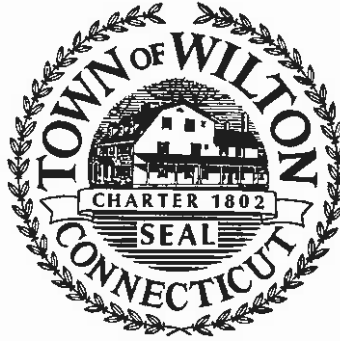


OFFICE OF THE
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William F. Brennan
First Selectman

Harold E. Clark
Second Selectman

Ted W. Hoffstatter

Richard J. Dubow

James A. Saxe

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN REGULAR MEETING
MONDAY, MARCH 5, 2012
MEETING ROOM B, WILTON TOWN HALL**

PRESENT: First Selectman Bill Brennan, Hal Clark, Ted Hoffstatter, Richard Dubow, James Saxe

GUESTS: Sandy Dennies, Bob Nerney, Malcolm Whyte, Bruce Hampson, Bruce Likly, Christine Finkelstein, Jan Andras

OTHERS: Joan Lownds (Bulletin), Matt Coyne (Villager), Craig Donofrio (Patch)

Mr. Brennan called the meeting to order at 7:30 p.m.

A. Consent Agenda

Upon motion by Mr. Clark, the Consent Agenda was unanimously approved as follows:

Minutes

- Board of Selectmen Regular Meeting Minutes – 2/21/12
- Board of Selectmen Special Meetings Minutes – 1/31/12, 2/1/12, 2/9/12, 2/15/12, 2/16/12

B. Discussion and/or Action

1. Council on Public Facilities – Capital Facilities Projects Recommendations
Malcolm Whyte, CPF Chairman, reported that members had gone to the Comstock Community Center, Middlebrook School, and the High School to look at the projects being proposed. After a lengthy discussion of the recommendations of the CPF (copy attached), it was decided that the Comstock building will be in use for the foreseeable future. Therefore, a five year roof should not be considered. After a forensic examination,

costs estimates should be requested for at least a ten year roof repair. Mr Brennan will follow up to identify a specialist roof engineering company and arrange for the inspection of both roofs.

2. Noise Ordinance Request

Mr. Nerney advised that there is a section of the Zoning Regulations that addresses the noise issue as it pertains to certain uses of property. If a property emits over 80 decibels during the day, or 55 decibels after 10 p.m., the owner must take measures to attenuate the sound. Also, construction hours are limited in large developments, but there is no provision for stand-alone renovations to homes. Noise from snowblowers, mowers, etc. does not fall under these regulations. Mr. Brennan will ask for input from the Police Chief and will ask CCM for information about what other towns have done.

3. Economic Development

Mr. Dubow is working on drafting of a mission and charge to a commission. Mr. Brennan advised that we have 13 names of possible candidates at this time.

4. FY 13 Budget

On 3/8/12, the Board of Selectmen's FY 2013 Proposed Operating and Capital Budget, plus the Five Year Capital Improvement Plan, will be submitted to the Board of Finance. On 3/21/12, the BOS will meet with the BOF, and the First Selectman will present each of the capital proposals. On 3/27, the BOF will hold the public hearing. It was decided to hold an informational meeting on 4/23, possibly at the Library, to present information on capital proposals to the public. And on May 1st, the Annual Town Meeting is scheduled at the Clune Center.

Ms. Dennies distributed copies of the proposed CIP. As per the recommendation of the CPF, it was decided that the 20 restrooms at the High School and 10 restrooms at Middlebrook School should each be looked at separately and only necessary work be done to each. Mr. Dubow pointed out that this may require more cost for design work. Mr. Clark moved to increase the CIP by \$50,000 for design of restrooms at the High School and Middlebrook School. Motion seconded and unanimously carried.

As per the recommendation of the CPF, it was agreed that forensic examinations of the roofs at Middlebrook and Comstock are necessary for design to determine the structural integrity. It was agreed that funds for this would then come from Charter Authority. Mr. Brennan moved to approve the Board of Selectmen Operating and Operating Capital Budget and the Five Year Capital Improvement Plan as discussed this evening. Motion seconded and unanimously carried.

5. Miscellaneous Other Business:

Facilities Management Plan: Malcolm Whyte has agreed that the CPF would be able to assist in preparing a plan for all town-owned properties.

Wilton Warm-Up Fund: Lynne Vanderslice and Rita Garland have volunteered to take over this project in the future.

C. Public Comment: None noted

D. Reports

1. First Selectman's Report

Storm Debris – More than 95% of the Town roads have now been picked up by DPW crews. We plan to cease this operation on 3/15.

2. Selectmen Reports – No reports

E. Executive Session

Mr. Brennan moved to enter executive session to discuss Union negotiations and to invite Sarah Taffel and Sandy Dennies to attend. Motion seconded and unanimously carried. Meeting entered executive session at 9:45 and returned to open session at 10:05 p.m. A motion was made by Bill Brennan to approve new language to the Town's Employee Handbook regarding retiree health insurance. These improvements will be discussed with AFSCME union officials during contract negotiations. Motion seconded and unanimously carried.

Having no further business, the meeting adjourned at 10:08 p.m.



Jan Andras, Recording Secretary

ROOFING , COMSTOCK , MIDDLEBROOK

THE BOS QUESTIONS ARE;

- 1. COULD THERE BE ANY SAVINGS FROM COMBINING THE COMSTOCK AND MIDDLEBROOK PROJECTS?**

THERE BEING SIGNIFICANT DIFFERENCES IN TIMING AND THE LIKELY SPECIFICATIONS THE CPF SUGGESTS THAT THE TWO PROJECTS BE CARRIED FORWARD SEPARATELY.

- 2. ARE THE CURRENT COST ESTIMATES REASONABLE?**

**SHORT ANSWER , "MAYBE"
AS THE FULL SCOPE OF REQUIRED WORK IS YET TO BE DETERMINED THE COST ESTIMATE IS YET TO BE DETERMINED**

WHAT IS TO BE DETERMINED??

COMSTOCK

THE CARLISE FACILITIES CONDITION REPORT DATED NOVEMBER 2010 PRESENTED THREE OPTIONS FOR ROOFING.

**GOOD, BETTER, BEST OR COULD BE LABELED
5 YEAR, 10 YEAR AND 20 YEAR**

**ONLY THE 10 YEAR OPTION HAS A COST ESTIMATE
\$251,000 +. FOR ROOFING ONLY**

THE CPF RECOMMENDS OBTAINING A COST ESTIMATE FOR THE 5 YEAR OPTION AND HAS PROVIDED ADDITIONAL SPECIFICATIONS FOR THIS OPTION. BY PETER MILLAR

THE CPF RECOMMENDS THAT THE 20 YEAR OPTION NOT BE CONSIDERED AT THIS TIME NOTING THAT THE BUILDING WILL REQUIRE SIGNIFICANT WORK IN ALL RESPECTS TO LAST 20 MORE YEARS.

PENDING RECEIPT AND CONSIDERATION OF THE 5 YEAR COST ESTIMATE THE CPF RECOMMENDS PROCEEDING WITH THE 10 YEAR OPTION.

THE CPF NOTED IN IT'S DISCUSSIONS THAT THE CARLISE REPORT AND ALSO THE SIMILAR CARLISE REPORT FOR MIDDLEBROOK NOTED THE PHYSICAL INDICATIONS OF POTENTIAL NEED FOR WORK ON THE ROOF DECKING WHERE LEAKAGE OVER TIME MAY HAVE CAUSED PROBLEMS.(POPPED FASTENERS, DEPRESSIONS ETC.) TECTUM DECK

THE CPF HAS RECOMMENDED THAT FOR THE MIDDLEBROOK ROOF THAT A FORENSIC EXAMINATION BE CONDUCTED.

THE BOS MAY WISH TO CONDUCT A SIMILAR EXAMINATION OF THE COMSTOCK ROOF DECK UNDER THE ROOFING.

MIDDLEBROOK ROOF

THE CPF REVIEWED THE CARLISE " FACILITY CONDITION REPORT" DATED SEPTEMBER 2005 (PHOTOS) AND VIEWED THE ROOF ON SITE AND DISCUSSED CONDITIONS WITH SEAN

THE CPF RECOMMENDS THAT THE \$150,000 BOND FUNDS PREVIOUSLY APPROVED BE RELEASED BY THE BOS FOR
1. FORENSIC EXAMINATION
2. DESIGN AND ENGINEERING

THE RECOMMENDATION OF DOING FORENSIC EXAMINATIONS IS CRITICALLY IMPORTANT.

THE MIDDLEBROOK COST ESTIMATE SEEMS TO BE BASED UPON A SQUARE FOOTAGE OF ROOFING WITHOUT CONSIDERATION OF OTHER POSSIBLE COSTS SUCH FOR DECK CONDITIONS ,SITE DRAINAGE (COURTYARD) WHERE TO SEND THE WATER FROM THE ROOF ETC.

AS THE SCOPE OF ROOFING WORK DOES NOT INCLUDE A PORTION OF THE ROOF (MAYBE 10KSF OF 90KSF TOTAL) WHICH MAY HAVE 5 YEARS OR SO REMAINING THE BOS MAY WISH TO CONSIDER DOING ALL OF THE ROOFING NOW.

MIDDLEBROOK AND HIGH SCHOOL RESTROOMS

**BOS QUESTION;
ASSESSMENT OF CURRENT CONDITIONS**

**WE HAVE VISITED BOTH BUILDINGS AND INSPECTED
A REPRESENTATIVE SAMPLE OF RESTROOMS AND
HAVE DISCUSSED CURRENT MAINTENCE ISSUES WITH
SEAN.**

IS THE 30 ROOM REQUEST REASONABLE?

**THE REQUEST FOR SOME WORK IN SOME ROOMS IS
REASONABLE
AND
THE ADA SOLUTION SHOULD BE VIEWED MORE BROADLY
TO INVOLVE SOLUTIONS BEYOND THE CURRENT 30 ROOMS**

**FROM REPORTS/COMMENTS OF SCHOOL STAFF AND BOE MEMBERS
THERE SEEMS TO BE THREE CATAGORIES OF WORK NEEDED.**

- 1. ACCOMODATIONS FOR THE HANDICAPPED , ADA**
- 2. REPAIR OR REPLACEMENT OF FAILING PLUMBING SYSTEMS
AND UPGRADING AIR SUPPLY AND EXHAUST SYSTEMS
AND LIGHTING**
- 3. AESTHETICS**

HANDICAPPED ACCOMMODATIONS

**THE INTENT OF ADA IS TO PROVIDE REASONABLE ACCOMMODATIONS
FOR ALL**

**WHEELCHAIR BOUND , CRUTCHES , UPPER BODY MOBILITY,
SIGHT IMPAIRMENT ETC. FOR INDIVIDUALS WITH SHORT
AND LONG TERM CONDITIONS.**

**ADA HAS DIFFERENT APPROACH TO ACCOMMODATION
FOR EXISTING VS. NEW BUILDINGS
ADA REGULATIONS FOR EXISTING BUILDINGS HAS TERMS
THROUGHOUT THE DOCUMENTS SUCH AS;**

- “ PROVIDE REASONABLE ACCOMMODATION”**
- “ NOT REQUIRED IF TECHNICALLY NOT FEASIBLE”**
- “ IF DISPROPORTIONATELY HIGH COST”**

**EXAMPLES,
DISTANCE BETWEEN ROOMS
WIDTH OF DOOR OPENING 36 INCHES, IS 35 ½ OK?
NUMBER OF FIXTURES**

**ADA ALSO USEAGE , PUBLIC, SUCH AS AUDITORIUM ,
PUBLIC UNFAMILIAR WITH BUILDING VERSUS
EVERYDAY ALL YEAR BY SAME PEOPLE WHO ARE FAMILIAR
WITH THE BUILDING**

**CPF RECOMMENDS THAT BOS REQUEST BOND FUNDS OF
\$100,000 FOR DESIGN WORK IN TWO PHASES,**

**FIRST;
HIRING AN EXPERIENCED ADA COMPLIANCE
PROFESSIONAL TO RECOMMEND VARIOUS ALTERNATIVES,
(EXPERIENCED IN EXISTING BUILDING RENOVATION)
MAYBE STAFF OT TO ADVISE**

**SECOND;
UPON REVIEW AND SELECTION OF ALTERNATIVES
ENGAGE ARCHITECTS . ENGINEERS TO DESIGN.**

(COULD BE DIFFERENT CONSULTANTS FOR EACH PHASE)

**THE TITLE OF THE PROJECT MIGHT THEN BE A BROADER
APPROACH,
“ PROVIDE ADA COMPLIANT REST ROOM FACILITIES”
RATHER THAN JUST,
“ RENOVATE 30 TOILET ROOMS”**

**CPF RECOMMENDATION;
PROVIDE REASONABLE ACCOMMODATIONS IN ALL RESTROOMS
FOR MOST INDIVIDUALS OTHER THAN WHEELCHAIR
I.E. DOOR OPENING FORCE, GRAB BARS**

**PROVIDE WHEELCHAIR ACCOMMODATIONS IN SOME
EXISTING ROOMS AND
POSSIBLY PROVIDE “WHEELCHAIR ONLY ROOMS” CREATED
FROM OTHER SPACES. (STORAGE/JANITORIAL ROOMS,
SINGLE OCCUPANCY
(CARD/REMOTE KEY LOCKED, UNISEX)**

PLUMBING

THERE ARE PROBLEMS WITH THE WATER SUPPLY SYSTEM IN MANY ROOMS

PIPING IS WITHIN SPACES BEHIND THE WALLS AND IS GENERALLY INACCESSABLE WITHOUT OPENING UP THE WALLS OR MAYBE IN SOME CASES DEMO ENTIRE WALL.

THE BUILDING WATER SUPPLY PIPING IS ABOVE THE CEILING NOT IN THE FLOOR.

THE CPF RECOMMENDS CONSIDERATION OF ALTERNATIVE LESS COSTLY SOLUTIONS

ONE IDEA IS TO ABANDON THE EXISTING INWALL PIPING AND PROVIDING NEW SURFACE MOUNTED PIPING. THUS NO WALL DEMOLITION

1" OR ¾" CHROME PLATED PIPING, SURFACE MOUNTED, MATCHING CHROME PLATED FAUCETS AND FLUSH VALVES.

THIS WOULD ALLOW EASY REPAIR OF PIPE LEAKS AND VALVE SERVICING IN THE FUTURE WITHOUT WALL DEMO.

SOME FIXTURES AND FAUCETS MAY NEED REPLACEMENT THIS MIGHT BE CONSIDERED AS NORMAL MAINTENANCE.

AIR SUPPLY AND EXHAUST SYSTEMS

THE HIGH SCHOOL SYSTEMS WERE UPGRADED AS PART OF RECENT HVAC PROJECT.

MIDDLEBROOK RESTROOMS SHOULD BE UPGRADED IN A SIMILAR MANNER AS PART OF THIS PROPOSAL.

COORDINATE NEW EXHAUST SYSTEMS WITH NEW ROOF WORK

LIGHTING

LIGHT FIXTURES SHOULD BE REPLACED TO IMPROVE LIGHTING QUALITY IN BOTH BUILDINGS

AESTHETICS

THE PHYSICAL CONDITION OF THE FLOOR TILE AND WALL TILE IN MOST OF THE ROOMS WE INSPECTED WERE IN SURPRISING GOOD CONDITION.

FEW, IF ANY, CRACKED OR DAMAGED TILE WERE NOTED.

**WHILE THE COLORS OF THE TILES MAY NOT BE CONSIDERED TO BE PARTICULARLY CHEERFUL
THE CPF DOES NOT
RECOMMEND ANY REPLACEMENT JUST FOR AESTHETICS.
PAINT WORK COULD HAVE BRIGHTER COLORS AS PART
OF NORMAL MAINTENANCE**

**(NOTE THAT OUR INSPECTION TOUR WAS THE WEEK OF
SPRING BREAK. SO THE ROOMS HAD BEEN SUBJECT TO
QUARTERLY POLISHING AND CLEANING.**

**(NOTE THE BUILDINGS WERE IN EXCELLENT CLEAN CONDITION
THE CUSTODIAL STAFF DOES A GREAT JOB**

MILLER-DRISCOLL

**THE BOS ASKED THAT THE CPF PROVIDE RECOMMENDATIONS
ON ANY PREVENTATIVE MAINTENANCE IN THE SHORT TERM.**

**WE UNDERSTAND THAT THIS IS SHORT TERM PREVENTATIVE
MAINTENANCE NOT SHORT TERM UPGRADING.**

**THE CPF CONCURES WITH THE CONTINUING PATCHING OF
LEAKS AS PROPOSED AND THAT FOR SUCH PREVENTATIVE SHORT
MAINTENANCE THE \$50,000 IN BOE OPERATING BUDGET
MIGHT WELL BE SUFFICIENT.**