

OFFICE OF THE
FIRST SELECTMAN

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Lynne A. Vanderslice
First Selectwoman

Lori A. Bufano
Second Selectwoman

Joshua S. Cole
Selectman

Deborah A. McFadden
Selectwoman

Ross H. Tartell
Selectman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

BOARD OF SELECTMEN SPECIAL MEETING
Monday October 4, 2021
Held Electronically

PRESENT: First Selectwoman Lynne Vanderslice, Lori Bufano, Joshua Cole, Deborah McFadden, Ross Tartell

GUESTS: Tecton Representatives Jeff McElravy & Rebecca Hopkins, Co-Chairs David Waters and Patti Temple of the Police Building Committee, Police Commission members Don Sauvigne, Jeffrey Miller & Adrienne Reedy, Police Chief John Lynch, Fire Chief Jim Blanchfield, Parks & Rec. Director Steve Pierce, CFO Anne Kelly-Lenz

A. Call to Order

Ms. Vanderslice called the meeting to order at 7:00pm.

B. Public Comment

Don Sauvigne commented on the Police Headquarters indicating support of the project.

C. Consent Agenda

Motion made by Mr. Cole seconded by Ms. McFadden and carried 4-0 with Ms. Bufano abstaining to approve the Consent Agenda as follows with the minutes as amended to show vote in item E as 4-0 not 5-0:

- Minutes
 - Board of Selectmen Regular Meeting – September 21, 2021
- Gifts
 - Diana Alvarez – Tree Planted in Memory of Steve Lauten - \$325.00

D. Discussion and/or Action

1. Police Headquarters

- a. Proposed Revised Statement of Requirements as Adopted by the Wilton Police Commission on February 10, 2020 – John Lynch and David Waters
Ms. Vanderslice noted in February 2020 the Wilton Police Commission approved and forwarded a revised Statement of Requirements for the project. The Board had not reviewed or acted upon them because of COVID-19. (see attached presentation). Dave Waters Co-Chair of the Police Building Committee and former Police Commission member, as of February 2020, discussed the changes/additions that were made to the recommended revised Statement of Requirements.

- b. Discussion to Amend the Statement of Requirements to include the ERT Bay – John Lynch and David Waters
Mr. Waters further reviewed the recommendation to further revise the approved Statement of Requirements to include the ERT bay. The bay was in the Building Committee's recommended design presented at the BOS meeting on February 3, 2020.
- c. Approval of a Revised Statement of Requirement
Discussion and review of the Statement of Requirements. All members of the board fully supported approval of the revised Statement of Requirements with the addition of the ERT bay. After discussion and review, motion made by Mr. Cole to approve the Revised Statement of Requirements for the construction of the new Police Station building. Motion seconded by Ms. McFadden and carried 5-0
- d. Proposed Contract for Design Services to Produce Design and Cost for a Special Town Meeting – Chris Burney
Chris Burney presented the proposed contract with a cost of \$481,750. He also shared there was interest by Wilton and one or more surrounding community to share an indoor firing range, possibly located at the Transfer Station. Tecton would also provide initial estimates for such. Jeff McElravy and Rebecca Hopkins of Tecton further reviewed the plans for the project (see attached) and fielded questions from the board. After discussion and review, motion moved by Ms. McFadden and seconded by Ms. Bufano. Further discussion and review with Mr. Cole recommending two edits to the contract. After discussion, motion to approve the Tecton contract subject to two changes suggested by Mr. Cole and completion of legal review. Motion carried 5-0.

Ms. Vanderslice reviewed the proposed timeframe leading to a Special Town Meeting.

- 2. Fire Headquarters Kitchen Renovation Plan and Required Approvals
Fire Chief Jim Blanchfield and Chris Burney updated the board on plans for a Kitchen Renovation and improvements at Fire Station II (see attached). After discussion and review, Ms. Vanderslice asked for a motion to approve funding up to \$150,000 for the Fire Headquarters Kitchen Renovation and Station II Bathroom Renovation and authorize the First Selectwoman to execute any required documents for the project. Motion moved by Ms. Bufano, seconded by Ms. McFadden and carried 5-0.
- 3. Update on Track and Turf Fields Restoration
Steve Pierce provided an update on the ongoing restoration efforts at the track and stadium turf field performed by Cape and Island and Shaw Sports. Ms. Vanderslice thanked Parks and Grounds Supervisor Doug Katz and Mr. Pierce for all their efforts.
- 4. Proposal for Consultant for WHS Stadium Complex Storm Impact Mitigation
Ms. Vanderslice noted the town is seeking a plan for potential mitigation strategies for the Stadium Complex. Mr. Pierce reviewed a proposal for such from Stantec, which served as consultants on the Stadium. After review and discussion Ms. Vanderslice asked for a motion to authorize the town to negotiate an agreement with Stantec to do the work discussed at a fee not to exceed \$55,000. Motion moved by Ms. McFadden, seconded by Mr. Tartell and carried 5-0.
- 5. Update Lease of Town-Owned Residential Properties
Ms. Vanderslice updated the board on lease of vacant town-owned residential properties to town employees.

6. P&Z 8-24 Referral Response – Lease of Town Property for Telecommunications Facility

Ms. Vanderslice noted the letter received from P&Z with a favorable response to the Board's 8-24 Referral regarding the lease of town property on School Road for a telecommunications facility. The lease discussions with Verizon are ongoing.

7. Report on July 1st Tax Payment Processing by Webster Bank – Anne Kelly-Lenz

Ms. Kelly-Lenz gave a report regarding the July 1st tax payment processing issues that occurred with Webster Bank. Ms. Vanderslice added input on the topic as well.

E. Selectmen's Reports

1. First Selectman
None

2. Selectmen

Ms. McFadden

Ms. McFadden noted she attended Ambler Farm Day and thanked all involved who contributed to its success. She noted an affordable housing virtual event hosted by Stephanie Thomas and Hazmat Day on October 16th.

Ms. Bufano

Ms. Bufano thanked the vendor that tends the hanging baskets in Wilton Center.

Mr. Tartell

None.

Mr. Cole

Mr. Cole noted that the Chamber to sponsor Halloween Stroll on 10/30/2021 from 2pm-4pm.

F. Public Comment

None.

G. Executive Session to Discuss Possible Lease

Motion to move to Executive Session to discuss possible lease and commission candidates at 8:53pm made by Mr. Tartell, seconded by Ms. McFadden and carried 5-0.

Out of Executive Session and back in Regular Session at 10:04pm, no action/vote taken.

H. Adjournment

There being no further business, motion to adjourn meeting 10:04pm. Motion moved by Mr. Cole, seconded by Mr. Tartell and carried 3-0.

Jacqueline Rochester

Recording Secretary

Taken from Video

WILTON POLICE STATION

BOARD OF SELECTMEN

TOWN OF WILTON, CONNECTICUT



OCTOBER 2021

Tecton
ARCHITECTS

A COLLABORATIVE TEAM



JEFF MCELRAVY

AIA

Principal in Charge
Director of Public Safety
Tecton Architects

IACP Member

CPCA Associate Member

MCOPA Associate Member



REBECCA HOPKINS

AIA, NCARB, EDAC

Project Manager
Tecton Architects

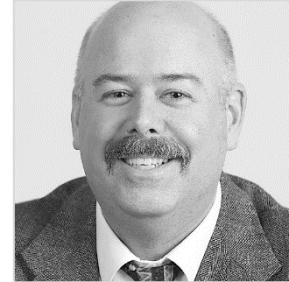
IACP Member



JOHN VITTI

RA, LEED AP

Project Architect
Tecton Architects



DENNIS BROWN

Production Leader
Tecton Architects



RENEE PARRY

Support Staff
Tecton Architects

CONSULTANTS

CONSULTING ENGINEERING SERVICES (CES)

MEP Engineering, Fire
Protection, IT

FUSS & O'NEILL

Civil Engineering,
Landscape Architecture

PES STRUCTURAL ENGINEERS

Structural Engineering

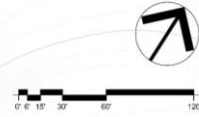
CONSTRUCTION COST SOLUTIONS

Cost Estimating

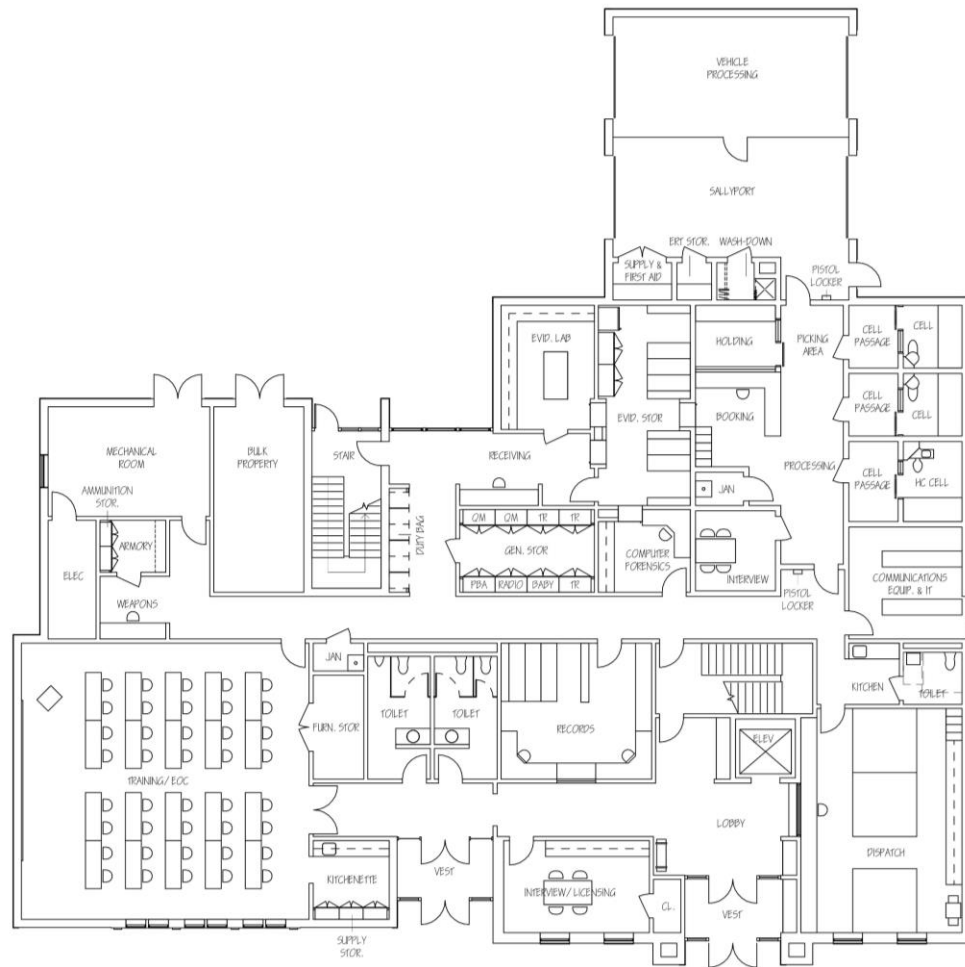
NEW CONSTRUCTION

CONCEPTUAL DESIGN

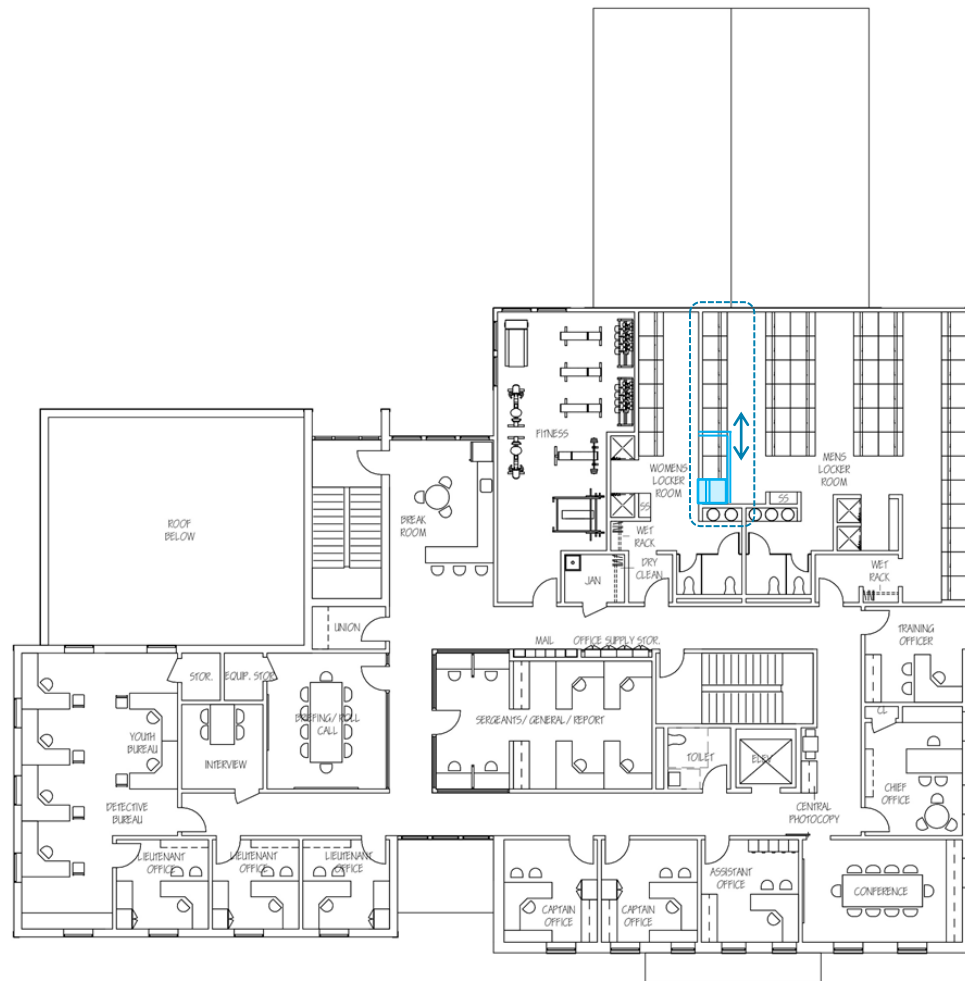
DANBURY RD (RT. 7)



SITE PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN



WEST ELEVATION (VIEW FACING TOWN HALL)



SOUTH ELEVATION (VIEW FACING FIRE AND DPW)

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CONCEPTUAL ELEVATIONS



EAST ELEVATION (VIEW FACING THE REAR OF THE SITE)



NORTH ELEVATION (VIEW FACING ANNEX)

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CONCEPTUAL ELEVATIONS



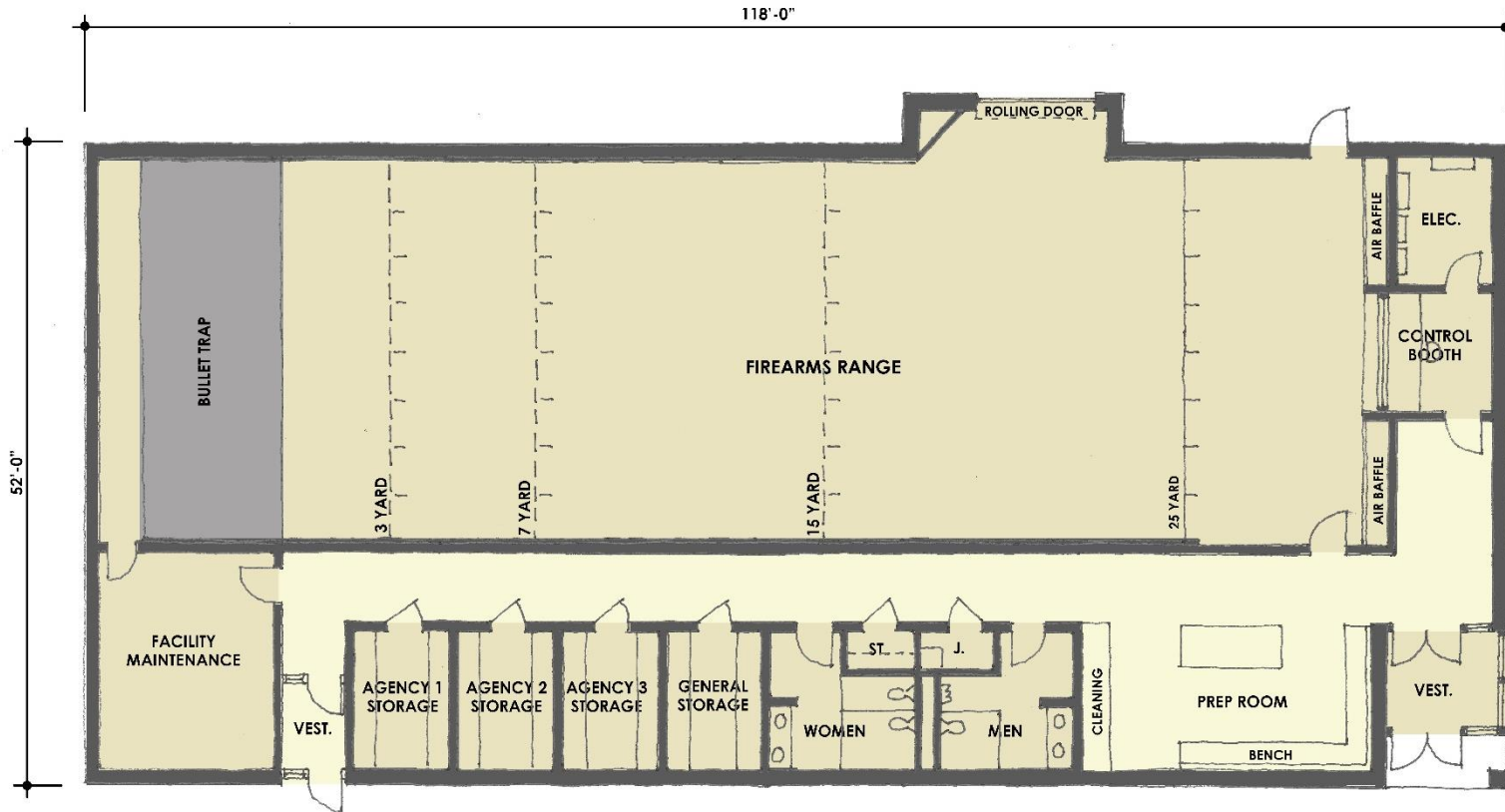
PERSPECTIVE OF MUNICIPAL CAMPUS



PERSPECTIVE OF POLICE STATION

FIREARMS TRAINING FACILITY

CONCEPTUAL DESIGN



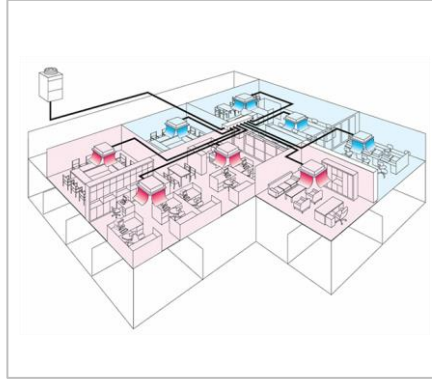
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FIREARMS TRAINING FACILITY FLOOR PLAN

SUPPLY CHAIN INTERRUPTIONS



ADAPTIVE DESIGN RESPONSES



ESCALATION OF MATERIAL COSTS



LIMITATIONS ON LABOR FORCE



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COVID IMPACT ON MARKET CONDITIONS

Fire Headquarters and Station II Renovations

Overview

- Initial RFP for Headquarters kitchen-no contractor selected
- Second RFP-no responses
- Chris Burney and staff actively solicited contractors and sourced materials for the HQ kitchen and Fire Station II bathrooms.
- Robert Turner Builders, which performed work on the Marvin Tavern apartment, submitted a proposal. Based on their past performance, Robert Turner Builders was chosen for these projects.

Fire Headquarters and Fire Station II Renovations

Fire Headquarters Kitchen/Dayroom Project Scope

- New Stainless Cabinets and Counters
- Creation of a Stainless Island with Stools
- New Tile Flooring in Kitchen
- New Carpet in Dayroom
- New Backsplash
- New Appliances
- New Ceiling and Lighting
- Electrical Upgrade
- Paint

Fire Station Headquarters and Station II Renovations
SAMPLE OF STAINLESS CABINETS, BACKSPLASH AND COUNTERS



Fire Headquarters and Fire Station II Renovations

Fire Station II Bathroom Projects Scope

- Full Bath Renovation
 - Reconfigured layout to allow for a larger shower
 - New vanity and faucet, floor, shower, lighting, exhaust and paint
- New Flooring and Paint in the Locker Room Area
- Creation of New Half Bath in the Area Now Occupied by the Radio Room

Fire Headquarters and Fire Station II Renovations

Fire Headquarters Kitchen/Dayroom And Fire Station II Full Bathroom, Locker Area and Half Bath Project Cost

Headquarters

• General Contractor	\$29,773
• Cabinets/Counter Island/Counters Backsplash	\$40,942
• Floor	\$ 6,597
• Appliances	\$ 6,726
• Contingency	<u>\$ 5,426</u>
	\$89,464

Fire Station II

• General Contractor	\$45,314
• Materials	\$ 8,500
• Contingency	<u>\$ 4,431</u>
	\$58,245

Fire Station Headquarters and Station II Renovations

Summary

- Requesting approval for up to \$150,000 for Fire Headquarters & Fire Station II
- Funding is available in the Town's real estate fund
- Requesting authorization for first selectwoman to execute general contractor contracts and any other agreements, subject to town counsel review