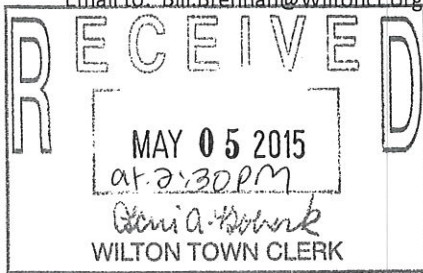


OFFICE OF THE
FIRST SELECTMAN

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

Email to: Bill.Brennan@Wiltonct.org



William F. Brennan
First Selectman

James A. Saxe
Second Selectman

Richard J. Dubow

Michael P. Kaelin

Deborah A. McFadden

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN MEETING
MONDAY, APRIL 20, 2015
MEETING ROOM B, WILTON TOWN HALL**

PRESENT: **BOARD OF SELECTMEN** – First Selectman Bill Brennan, Richard Dubow, Deborah McFadden

ABSENT: James Saxe, Michael Kaelin

GUESTS: Chris Luca, Tracey Alston, Luann Dinihanian and Joe Dornfried – Eversource (Yankee Gas), Judy Zucker, Ty Tregellas – Turner Construction, Bruce Hampson, Karen Birck, Jacqueline Rochester

OTHERS: 2 Members of the Press

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

A. Consent Agenda

Upon motion by Mr. Dubow, seconded by Ms. McFadden, the consent agenda was approved as follows:

Minutes

- Board of Selectmen Meeting – April 6, 2015

B. Discussion and/or Action

1. Comstock Community Center Renovations – Status Report – Judy Zucker, Chair Building Committee

Judy Zucker and Ty Tregellas (Turner Construction) gave a review of progress to date regarding the Comstock Community Center Renovations (Status Report attached). Ms. Zucker stated that all 17 trade contracts have been approved and executed. Most of Phase I asbestos abatement is completed and others to follow in May 2015. Currently awaiting PCB clearance on the northwest wing. Ty Tregellas stated that the physical structure is beginning to take shape. Ms. Zucker encouraged the Board of Selectmen to visit the site while under construction before it is complete. Mr.

Brennan to survey the Board of Selectmen on best time for visit to Comstock. Ms. Zucker thanked John Savarese, the Town's Information Systems Director for his help with the issues that come up day to day. Ms Zucker also stated that all is on schedule with regard to construction.

2. Consideration of Approval of Eversource Service Agreement Re: Expansion of Natural Gas to Miller Driscoll School

Mr. Brennan gave a review of negotiations with Eversource with regard to the expansion of Natural Gas to Miller Driscoll School and the potential savings for conversion (memo attached). Chris Luca of Eversource fielded questions from the Board of Selectmen and reviewed the process along with financial model that has to be followed per the state of Connecticut Public Utilities Regulatory Authority (PURA). Bruce Hampson of the Energy Commission reviewed his analysis that confirmed potential savings for the Town of Wilton. Mr. Brennan noted the importance of approving the Service Agreement. Project start date is scheduled for June 2015 – August 2015, ideal timing as school is out and traffic is lighter during the summer months and the State is due to pave Wolfpit Rd., but is willing to put on hold until Eversource has completed the project. Mr. Brennan read a statement that was sent via email from Selectman Kaelin, who was absent, showing his support for this project. Town Counsel has reviewed and approved the Agreement. Motion made by Mr. Dubow to approve the General Service Agreement with Eversource. Motion seconded by Ms. McFadden, unanimously carried.

3. Consideration of Approval of Contractor Agreement with M.J. Daly, LLC for Boiler Replacements at Cider Mill and Middlebrook Schools

Ty Tregellas of Turner Construction gave a review of the process to select M. J. Daly LLC to manage the boiler replacements at Cider Mill and Middlebrook School. Mr. Tregellas stated that this was a public project that was competitively bid. Invited in excess of 10 different companies and 6 bids were received. Bids were very close and M. J. Daly came in with the lowest bid. Mr. Tregellas stated that installation should be completed by September 2015. Town Counsel has reviewed and approved the contract. Motion made by Mr. Brennan to approve the independent contractor agreement with M. J. Daly, LLC for the installation of the new gas boilers at Cider Mill and Middlebrook Schools. Motion seconded by Ms. McFadden, unanimously carried.

4. Miscellaneous Other Business

Annual Town Meeting – Tuesday, May 5, 2015 at Middlebrook School Auditorium with an Adjourned vote – May 9, 2015 at the Clune Center. Please have draft bond referendum slide presentations to Jackie Rochester no later than April 30, 2015.

Jim Saxe to represent the town at the Relay for Life event taking place on May 29, 2015.

Dick Dubow to represent town at Council of Government Meeting on May 21, 2015.

Jim Saxe has been tasked with revising the SOR for Fire Station 2.

Sensible Wilton Petition – On April 7, 2015 Registrars have verified 291 signatures on the petition. Town Counsel has been advised and a legal opinion due week of May 4th. Subject to be addressed at the May 18, 2015 Board of Selectmen meeting.

Fiscal Year 15 Status report to be forwarded to BOS.

C. Public Comment - None

D. Reports

First Selectman's Report
None.

Selectmen's Reports

Dick Dubow – None

Deborah McFadden – Security Kiosk at Wilton High School is now operational.

In the process of raising funds for next section of Norwalk River Valley Trail. Anyone interested in contributing can get information at **nrvt-trail.com**. Thank all that have contributed to the NRVt to date and a special thank you to Pat Sesto of Environmental Affairs for all her efforts regarding the trail.

E. Executive Session – Motion made by Mr. Brennan to enter Executive Session to discuss Police Grievances Settlement Agreement and Police Collective Bargaining Agreement Negotiations at 8:34 PM. Motion seconded by Mr. Dubow, unanimously carried.

Sarah Taffel, Director, Human Resources, Labor Relations & Administrative Services asked to join in Executive Session to join discussion.

Out of Executive Session at 9:12 PM.

Action taken – A motion was made by First Selectman Brennan to approve the Settlement Agreement between the Town of Wilton, Connecticut, Council of Police Unions #15 and Richard Muth, dated March 26, 2015. Motion seconded by Richard Dubow, unanimously carried 3-0-0.

F. Adjournment – Having no further business, the meeting was adjourned at 9:14 p.m.

A handwritten signature in blue ink, appearing to read 'Jacqueline Rochester', with a stylized flourish at the end.

Jacqueline Rochester, Recording Secretary

***CAPITAL PROJECTS BUILDING COMMITTEE
MONTHLY BOARD of SELECTMEN REPORT
MILLER DRISCOLL SCHOOL***

PROJECT NAME: **MILLER DRISCOLL SCHOOL RENOVATION**

TOTAL BUDGET: \$50,022,000

ESTIMATED COMPLETION DATE: 2/9/2018

STATUS REPORT: 4/1/2015

1. FINANCIAL (As of March 15, 2015)

- | | | | |
|----------------------|--------------|-----------------------|-------------------------|
| • Hard Cost budget | \$41,444,000 | Encumbered / Expensed | \$0 |
| • Soft Cost budget | \$5,470,000 | Encumbered / Expensed | \$2,345,129.71 |
| • Contingency Budget | \$3,108,000 | Encumbered / Expensed | \$0 Balance \$3,108,000 |

2. PROJECT SCHEDULE.

- Wilton Planning & Zoning & Wetlands approval - scheduled May 1, 2015
- Construction Documents - Scheduled complete - June 12, 2015
- Construction Documents(CD) Estimate - Scheduled complete - June 12, 2015
- Building Committee & BOE Approval of CD Documents - Scheduled complete June 26, 2015
- Temporary Classrooms : Scheduled installation - August 31, 2014.
- Office of School Facilities Approval to bid - Scheduled September 25, 2015
- Construction Start - Scheduled December 28, 2015

3. STATUS / ACTIVITY REPORT.

- 3/6/15 - Building Committee voted to recommend to the Board of Selectmen (BOS) the selection of Turner Construction for Construction Manager
- 3/16/15 - BOS approved the selection of Turner Construction for Construction Manager.
- 3/17/15 - Architect & Engineer (A&E) Team, Turner Construction & Miller Driscoll Co-Chair met with Planning & Zoning (P&Z) and all involved town Departments for preliminary overview of complete Miller Driscoll Renovation project.
- 3/23/15 - P&Z Approved the Temporary Classroom plan
- 3/30/15 - Office of School Construction (OSF) Approved Temporary Classroom Plan . OK to Bid.
- 4/2/15 - Value Engineering / Cost reduction recommendations to be presented to Building Committee
- HAZMAT Sampling & testing - ongoing . To be completed in April and abatement plan submitted to State DEEP and Federal EPA.
- Project Energy Model to be completed in April to insure renovation plan meets the requirements of the CT High Performance Building Criteria --- necessary to qualify for reimbursement.
- Begin preparation of Construction Documents. (CD)

4. ISSUES / CONCERNS.

- Major concern is possibility of delay in receiving approval by Town Departments and Commissions.
- Need prompt decision re availability of natural gas to complete design and Energy Model.





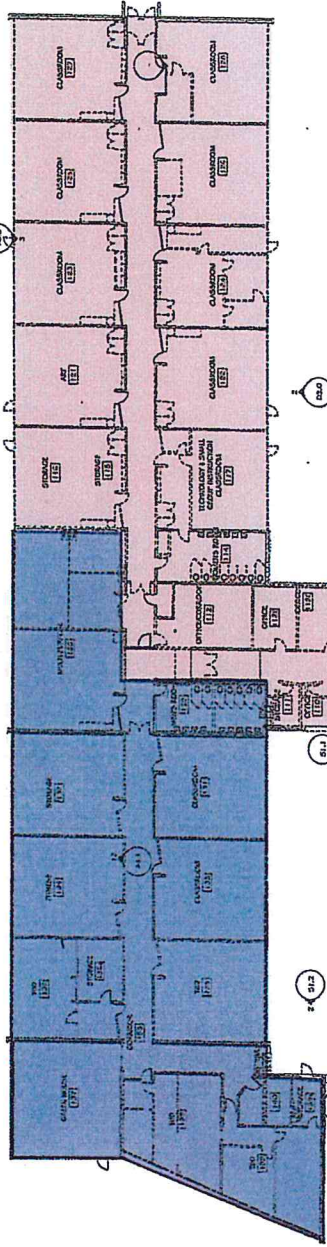








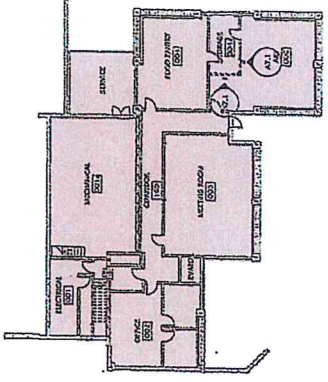
Phase 1 & Phase 2 Construction
Revised 03.24.2015
"Sheet A"



Phase 1 Construction

Phase 2 Construction

VERTICAL REINFORCEMENT
FLOOR THE DEMOLITION OF THE FLOOR SLAB SHALL BE COMPLETED
BEFORE THE DEMOLITION OF THE WALLS AND CEILING. THE
REINFORCEMENT SHALL BE REMOVED IN THE
DIRECTION OF THE DEMOLITION.
WALLS TO BE REMOVED SHALL BE DEMOLISHED IN THE
DIRECTION OF THE DEMOLITION.



MAIN LEVEL DEMOLITION PLAN
1/8" = 1'-0"

LOWER LEVEL DEMOLITION PLAN
1/8" = 1'-0"

Brennan, Bill

From: Brennan, Bill
Sent: Monday, April 13, 2015 5:21 PM
To: Dubow, Dick; Kaelin, Michael; McFadden, Deborah; Saxe, Jim
Cc: Dennies, Sandy; 'Bruce Likly'; 'Bernhard, G. Kenneth'
Subject: Natural Gas Expansion to Miller Driscoll School
Attachments: Eversource Expansion (MD).docx; FW Fuel Savings Calculations Miller-Driscoll School.msg; Miller Driscoll Fuel Oil to Nat. Gas estimate 032315.xls; Miller Driscoll natural gas.msg; FW Natural Gas Line for Miller-Driscoll School.msg; FW: MILLER DRISCOLL / NATURAL GAS; 0265_150413171715_001.pdf

This note is a follow up to my email of April 7th to the board re the required Eversource contribution. As we are on a very tight time line for several reasons, I am sending you a summary of the proposed financing of the \$300,000 contribution, which has also been reviewed with Bruce Likly, Chair., BOE. Bruce plans to cover this project at the last BOE meeting of the season during the week of April 20th.

Please see the attached spread sheet. In brief, \$200M of the \$300M requirement will be funded as a capital expenditure. As we avoid having to spend \$199M for oil fuel related costs, (See attached TCC report), capitalizing \$200M does not impact the overall project budget. (Bond Counsel has also approved this capital project expenditure) The remaining payment of \$100M will be spread over four years with \$25M due each year in July. As we expect to be sourcing gas at MD in 2017, It has been estimated that we will be saving \$68M /year, less the \$25M payment, which delivers a \$48M net saving for the years 2017- thru 2020. The BOE has the necessary lead time to budget the payments and of course they will be having significant offsetting fuel savings in each of those years!

On the subject of estimated fuel savings, we are using the most conservative estimate. Estimates range from \$68M to \$93M/year and obviously are impacted by future natural gas and oil prices. Please see attached Energy Commission estimate and 4-13-15 email from Bruce Hampson/Karen Birck, MD Building Comm. Chairs - supporting the decision to convert to natural gas for future cost savings and efficiencies, as well as to meet state funding requirements. (see Alan Aldag, BVH email).


When we mail out the package for the April 20th BOS meeting, it will include the Service Agreement for Miller Driscoll School, which is similar to the other school service agreements. The approval of this project at our meeting on April 20th is critical to meet design and other installation schedules. The construction timing of this project (June 15th – August 15th) is perfect due to the low local traffic at this time of year. Converting Miller Driscoll will have all our schools on natural gas, a substantially more efficient fuel source for the future that will assure long term fuel cost savings. Please review the attached documents that present a compelling case for conversion to natural gas for this school facility.

Please call me if you have any questions. Many thanks.

Bill

Expansion – Natural Gas to Miller Driscoll School

Required Eversource Contribution - \$300M

2015	2016	2017	2018	2019	2020
Due at Start of Construction	1	2	3	4	5
Payment Due June 15 	July	July	July	July	July
\$160M	\$40M	\$25M	\$25M	\$25M	\$25M
Install Pipeline to Miller Driscoll School	Install Gas Boilers	Start gas supply to school			
Capital Project Expenditure \$160M	Capital Project Expenditure \$40M	Gas fuel Saving vs Oil/yr - -\$68M	Saving vs Oil/yr -\$68M	Saving vs Oil/yr -\$68M	Saving vs Oil/yr -\$68M
		Net savings/yr -\$43M	Net savings/yr -\$43M	Net savings/yr -\$43M	Net savings/yr -\$43M
\$200M – Capital Project Offset by \$199M oil Project Savings (Turner Construction Company) – 3-31-15	--	\$100M - BOE budgeted operating expenses \$25M/yr payment – offset by estimated annual fuel savings of \$68M/yr = net savings/yr = \$43M/yr			

Brennan, Bill

From: Bruce Hampson [behampson@optonline.net]
Sent: Monday, April 13, 2015 8:51 AM
To: Brennan, Bill
Cc: KAREN BIRCK; TY TREGELLAS -TURNER CONST
Subject: FW: MILLER DRISCOLL / NATURAL GAS
Attachments: FW: Fuel Savings Calculations Miller-Driscoll School; Miller Driscoll natural gas

Bill:

Confirming our several conversations , the Miller Driscoll Building Committee and Design Team urge the Board of Selectman to approve, as soon as possible, the extension of the Eversource gas line to the Miller Driscoll School.

There are compelling reasons to do so and promptly.

1. The design team is completing construction drawings and specifications now which must be submitted to the State for approval soon so that construction can begin on time. We cannot delay the design of the boiler plant any longer.
2. Turner Construction estimates savings of \$199,000 in construction costs if natural gas is the fuel .
3. The Energy Commission has calculated that the annual operating savings with natural gas vs. oil will be \$93,330 using the current cost to the school for oil and natural gas (See scenario #1 in the above attachment) . Scenario #2 shows annual cost savings of \$ 78,263 if long term oil should decrease 10% with a slight rise in natural gas . This is comparable to the Eversource savings estimate using the same oil and gas costs.
4. There is another compelling reason, according to Alan Aldag Project Manager with BVH Integrated Services our HVAC design consultant, to use natural gas . For the project to receive State Funding , estimated at \$6M, from the Office of School Facilities, the project must comply with mandatory energy efficiency requirements . Although BVH has not yet completed the energy model , it is his experience that to meet these requirements the boiler must be of the high efficiency condensing type. Such a boiler cannot be fired with oil. If natural gas is not available , Propane would need to be the fuel .. higher cost and certainly not the preferred fuel. (Alan Aldag's e-mail is attached)

For the above reasons we respectfully request that the Board of Selectmen approve the Eversource Gas extension contract .

Sincerely ,

Karen Birk
Bruce Hampson
Co-Chairs, Miller Driscoll Building Committee

Brennan, Bill

From: Bruce Hampson [behampson@optonline.net]
Sent: Wednesday, March 25, 2015 7:12 AM
To: Brennan, Bill
Subject: FW: Fuel Savings Calculations Miller-Driscoll School
Attachments: Miller Driscoll Fuel Oil to Nat. Gas estimate 032315.xls

Bill:

We have run the Natural Gas Savings Analysis for two scenarios for the Miller Driscoll Project.

Common assumptions for both include:

- 51,000 gallons of heating oil burned
- 86% efficiency for the oil fired boiler
- 95% efficiency for the natural gas fired boiler
- 7.396 gallons of #2 heating oil is the thermal equivalent of 1Mcf of natural gas
- \$/MBtu x 1.025 = \$1/Mcf of natural gas

Scenario 1. \$3.02/ gallon heating oil and \$9.83/Mcf natural gas .
 Savings are \$93,330

Scenario 2. \$2.75/ gallon heating oil and \$10.04/ Mcf natural gas
 Savings are \$78,263

Attached is the worksheet (one tab for each scenario) with the resulting savings highlighted in green.

Regards,
Bruce Hampson
Chair,
Wilton Energy Commission

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Version: 2015.0.5751 / Virus Database: 4315/9376 - Release Date: 03/24/15

Wilton Energy Commission

Fuel Oil to Natural Gas Conversion Analysis Tool

Denotes variables

							Natural Gas cost per Mcf (Delivered)	
Gallons of oil currently consumed	Price per gallon of fuel oil	Current annual fuel oil cost	Presumed oil boiler efficiency	Assumed Natural Gas boiler efficiency	Increase in building efficiency (%)	Equivalent Gallons of Fuel oil given increase in boiler efficiency	Natural Gas Equivalent ¹ (Mcf)	
51,000	\$ 2.75	\$ 140,250	0.86	0.95	0%	45,662.79	6,174	
							Savings	
							\$ 60,690	\$ 61,987
							\$ 79,560	\$ 78,263
								\$ 63,283
								\$ 76,967

¹Based on 7,396 gallons / Mcf

\$/MBtu x 1.025 =\$/Mcf

Brennan, Bill

From: Alan Aldag [AlanA@BVHis.com]
Sent: Friday, April 10, 2015 2:25 PM
To: B.Edward Hampson
Cc: rluther@tskp.com; jsaylor@tskp.com
Subject: Miller Driscoll natural gas

Bruce,

To follow-up on your phone call earlier today, This email to provide you some back-up for your meeting with the selectmen regarding using natural gas for building heating, domestic hot water, and kitchen cooking.

For the school project to receive State funding from the Office of School Facilities, the project must comply with the requirements for Connecticut High Performance Buildings. One of the mandatory criteria is "the base minimum energy performance for all building projects shall be 21% better than the most current Connecticut State Building Code or ASHRAE Standard 90.1-2004, whichever is more stringent." The current code uses the ASHRAE Standard 90.1-2007, which is more stringent than the 2004.

In order to meet this criteria, the building energy using systems, lighting, and envelope must be aggressively designed with energy savings in mind.

To show compliance with this requirement, an energy model is performed, comparing the proposed building theoretical energy use to the ASHRAE baseline. The ASHRAE baseline for boilers and water heaters is 80% efficiency, oil fired boilers can be as high as 85% efficient. Condensing boilers with natural gas (or propane) will be 91% efficient, and the water heaters will be about 96% efficient.

While the energy model is in process for the Miller Driscoll school, historically on energy models for school projects, we have found that the high efficiency gas fired condensing boilers are major component of the energy improvements to meet the High Performance regulations. The higher efficiencies can be met with both natural gas and propane boilers, but natural gas is much less expensive than propane (or oil).

It is for compliance with the CTHPS regulations, overall long term energy cost savings for Town, lower air emissions, and less maintenance, that we recommend the natural gas for the heating source for the project.

Regards, Alan

Alan R. Aldag, PE | Project Manager | BVH Integrated Services, PC
50 Griffin Road South, Bloomfield, CT 06002 | 860.286.9171
bvhis.com | twitter.com/bvhis

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Miller Driscoll School

Wilton, CT

80% Design Development Estimate

Turner
31-Mar-15

Gas vs. Fuel Oil System Study

Item	Quantity	Unit	Cost	Subtotal	Total	Remarks
Gas System in lieu of Fuel Oil						
Credit Original Scope						
Plumbing						
New Propane Tank Assembly	(1)	ls	25,000		(25,000)	
Piping to Mech. Room	(100)	lnft	48.00		(4,800)	
Trenching & Backfill	(100)	lnft	50.00		(5,000)	
Misc. Connections & Fittings	(34,800)	\$\$'s	25%		(8,700)	
Gas Piping from Mech. Rm to Kitchen		<<no change>>			0	
Subtotal Plumbing				(43,500)		
HVAC						
Fuel Oil Piping, Tank, & Accessories						
Fuel Oil Tank Assembly	(10,000)	gal	8.00		(80,000)	
Crane & Offloading		<<w/ above>>			0	
Installation & Connections		<<w/ above>>			0	
Leak Detection Assembly		<<w/ above>>			0	
Vibration Isolation		<<w/ above>>			0	
Trenching & Backfill		<<w/ Sitework>>			0	
Fuel		<<by owner>>			0	
Duplex Fuel Oil Transfer Pump	(1)	ea	25,000		(25,000)	
Installation		<<w/ above>>			0	
Fuel Oil Piping from Tank	(100)	lf	200.00		(20,000)	
Trenching & Backfill		<<w/ Sitework>>			0	
Misc. Valve, Accessories, & Fittings	(1)	allow	15,000		(15,000)	
Fuel Oil Fired Boilers		<<no change>>			0	
Subtotal HVAC				(140,000)		
Sitework						
Credit Trenching & Backfill for Oil Piping	(100)	lf	50.00		(5,000)	
Credit Misc. Site Pads for Fuel Oil Tank	(1)	ls	10,000		(10,000)	
Subtotal Sitework				(15,000)		
Subtotal Credit Original Scope				(199,000)		
Additional Scope						
New Gas Line from Wolfpit Rd to Bldg.	700	lf		<<assumed by Utility>>		
Trenching for New Gas Line	389	cy	25.00		9,722	
Gas Connections to Boiler & Meter Assembly	1	allow	30,000		30,000	
Coordination with Gas Company		<<w/ above>>			0	
Gas Fired Boilers		<<no change>>			0	
Subtotal Additional Scope				40,000		
Subtotal Gas System in lieu of Fuel Oil				127,300	gsf	(1.25)
Total Construction Cost with Mark-Ups				(159,000)		
				(184,000)		

D.P.W.

Brennan, Bill

From: Selectman Kaelin [selmkaelin@gmail.com]
Sent: Monday, April 20, 2015 1:58 PM
To: Rochester, Jacqueline
Cc: Dubow, Dick; SAXE JR., JAMES A; Saxe, Jim; McFadden, Deborah; Brennan, Bill
Subject: Re: Board of Selectmen Meeting - April 20, 2015

To: First Selectmen Brennan and my fellow board members.

I am very sorry that I cannot attend tonight's board meeting due to a family commitment in Maine. However, I would like you all to know that I fully support the proposal to extend the gas line to Miller Driscoll as in the long term best interests of the Town and its taxpayers, and I believe the First Selectman should be commended for his diligence and foresight in bringing this proposal to us. I fully support this project and would appreciate one of you conveying my position in my absence during the discussion tonight if you are able. Thank you.

Respectfully submitted,

Michael P. Kaelin

Sent from my iPhone

On Apr 17, 2015, at 3:58 PM, Rochester, Jacqueline <jacqueline.rochester@WILTONCT.ORG> wrote:

This email provides the Agenda and attachments for the Board of Selectmen Meeting on April 20, 2015 at 7:30 PM. Printed copies of package are available in First Selectman's office. Information pertaining to Executive Session items will be forwarded to you from Sarah Taffel.

*Jackie Rochester
Office of the First Selectman
Wilton Town Hall
238 Danbury Road
Wilton, CT 06897
(203) 563-0100*

<20150420_bosA Packet.pdf>