

OFFICE OF THE
FIRST SELECTMAN

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Ted W. Hoffstatter

Richard J. Dubow

James A. Saxe

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN SPECIAL MEETING/BUDGET MEETING
BOARD OF EDUCATION CAPITAL
February 12, 2014
Meeting Room B, Town Hall**

PRESENT: William Brennan, James Saxe, Harold Clark, Richard Dubow
ABSENT: Ted Hoffstatter

ALSO PRESENT: Sandy Dennies, Dr. Gary Richards, Ken Post, Bruce Likly, Christine Finkelstein, Judy Zucker and members of the Comstock Building Committee, Rusty Malick (Project Manager) Quisenberry Arcari, Ken Hipski (Engineer) RZ Design Associates, Ty Tregallas (Turner Construction)

Chairman Brennan called the meeting to order at 7:00 p.m.

Judy Zucker spoke on behalf of the Comstock Building Committee. Ms. Zucker went over the objectives of the Building Committee. Ms. Zucker asked Rusty Malick of Quisenberry Arcari to give a review of where we are today (presentation attached). Mr. Malick stated they are in the schematic stage of the project and went over the various issues with the building and how those issues will be addressed. Judy went over the cost estimate for the project stating that the committee was given a funding number of \$8,000,000. Factors that may increase costs are: Safety and security expenditures, requirements of comprehensive testing and abatement policy for hazardous materials, code compliance and accessibility issues. Estimate that by the March 17th presentation to the BOS, the expected costs will exceed the \$8,000,000. Ty Tregallas discussed the preliminary cost estimations.

FY 2014-2015 Board of Education Bonded Capital Projects Requests

Middlebrook School. Mr. Brennan started the discussion and requested the Miller Driscoll Capital project be included in the budget. Mr. Brennan noted that \$19 Million and 19.3 Million were included in Moody's proposal on February 11, 2014 for FY 2015 and FY 2016. Bruce Likly, Chairman, BOE agreed to include those estimated amounts in BOE budget for FY2015 and FY2016.

Mr. Clark discussed WSTF recommendations to bring Schools up to minimum levels and mentioned that Task Force should have preliminary numbers and cost estimates to get projects done. Once numbers have been decided, the WSTF will present to BOE.

Mr. Brennan asked if any of WSTF suggestions (such as locks, etc.) were included in the operating budget? Mr. Likly responded that it was not included in the budget. Currently, there is payroll for two individuals and a number of camera projects ongoing. Mr. Brennan suggested that the natural gas conversion costs can be taken out of the budget since funds were already approved at the May 2013 annual meeting.

Carpeting - Bond Counsel indicated that it does not appear that this is a bondable item. Needs to be investigated further. Mr. Likly mentioned possible excess funds from previously bonded projects be looked at for some of capital non-recurring site work to address a portion of carpeting. Mr. Brennan suggested BOE sit down with Bond Counsel to discuss this matter in greater detail.

Oil Tank Removal. Possible \$150,000 per tank, quotes to be obtained on the cost of removal. That represents another area that costs may be reduced in the BOE capital budget.

Cider Mill Roof Replacement – \$1,350,000 to replace roof. Mr. Brennan asked if that was for a partial roof replacement and - What is source of number? Want to be sure not to underestimate the cost of this project. Source is capital planning software that is used to generate BOE long term plan. Mr. Saxe suggested BOE take a look at the two recent roof placements that took place and divide by square footage to get a ballpark figure for project.

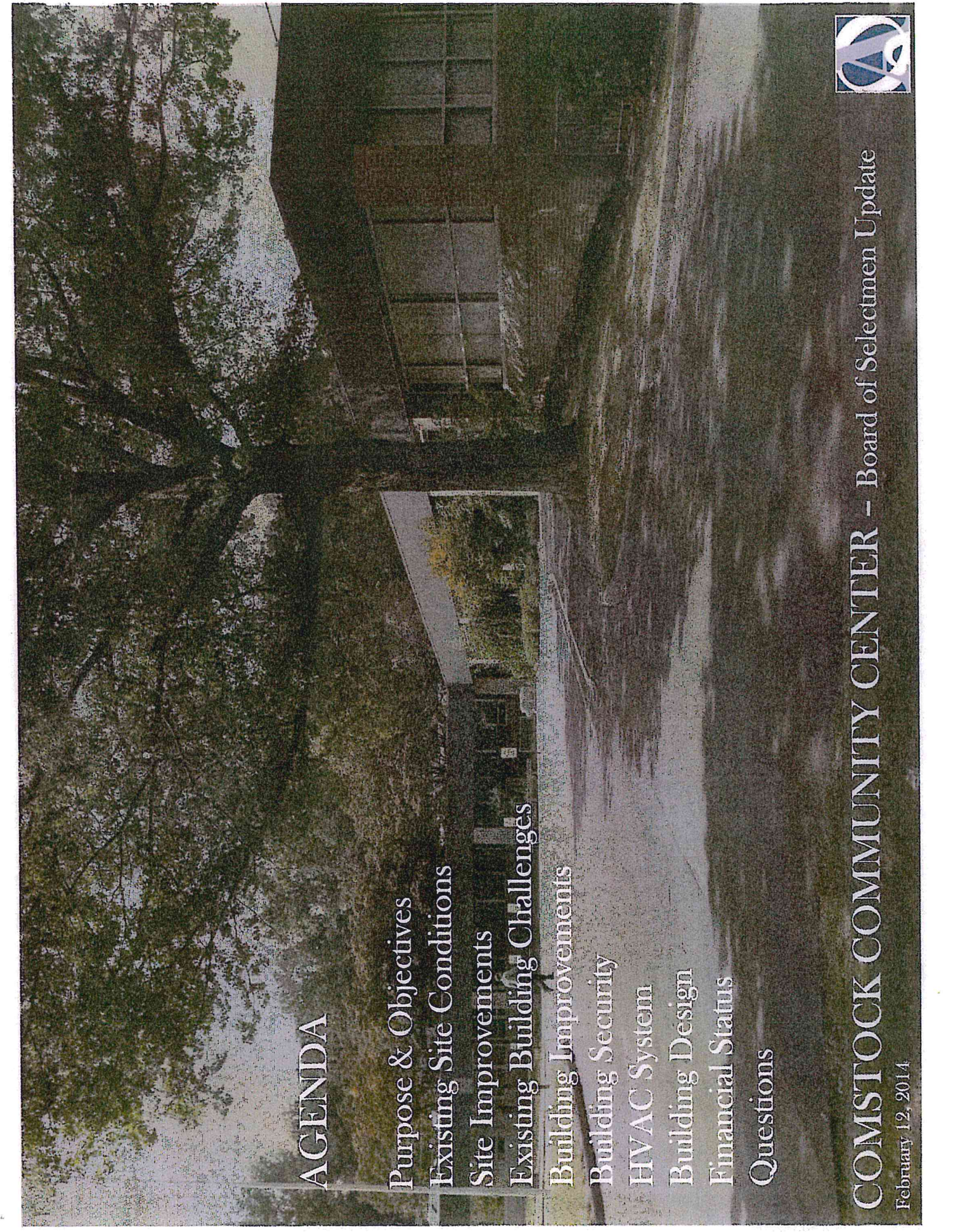
Repaving of Middlebrook School and High School - Mr. Dubow asked for a progress report and cost data on Middlebrook and High School repavement. High School driveway and Clune Center was done.

Summary: BOS clarified changes to BOE Budget to include \$19 million and \$19.3 million for Miller Driscoll. Miller Driscoll project to be presented at a September 23rd Special Town Meeting. WSTF to firm up numbers that are capital bonded numbers, natural gas conversion capital numbers are out and oil tanks to be removed not replaced with cost estimates to be obtained. Carpeting is an open issue to be discussed with Bond Counsel.

Having no further business, the meeting adjourned at 8:35 p.m.



Jacqueline Rochester
Recording Secretary
(taken from video)



AGENDA

Purpose & Objectives
Existing Site Conditions
Site Improvements
Existing Building Challenges
Building Improvements
Building Security
HVAC System
Building Design
Financial Status
Questions

COMSTOCK COMMUNITY CENTER – Board of Selectmen Update

February 12, 2014



Overall Purpose of the Project:

To extend the useful life of the building for another 20 years

- as a Community Center for the Town;
- as a Senior Center for the Town;
- as a primary Emergency Center for the Town; and
- as office and program space for Wilton's Department of Social Services, Parks and Recreation Department and other town-related services.

Specific Objectives for the Project:

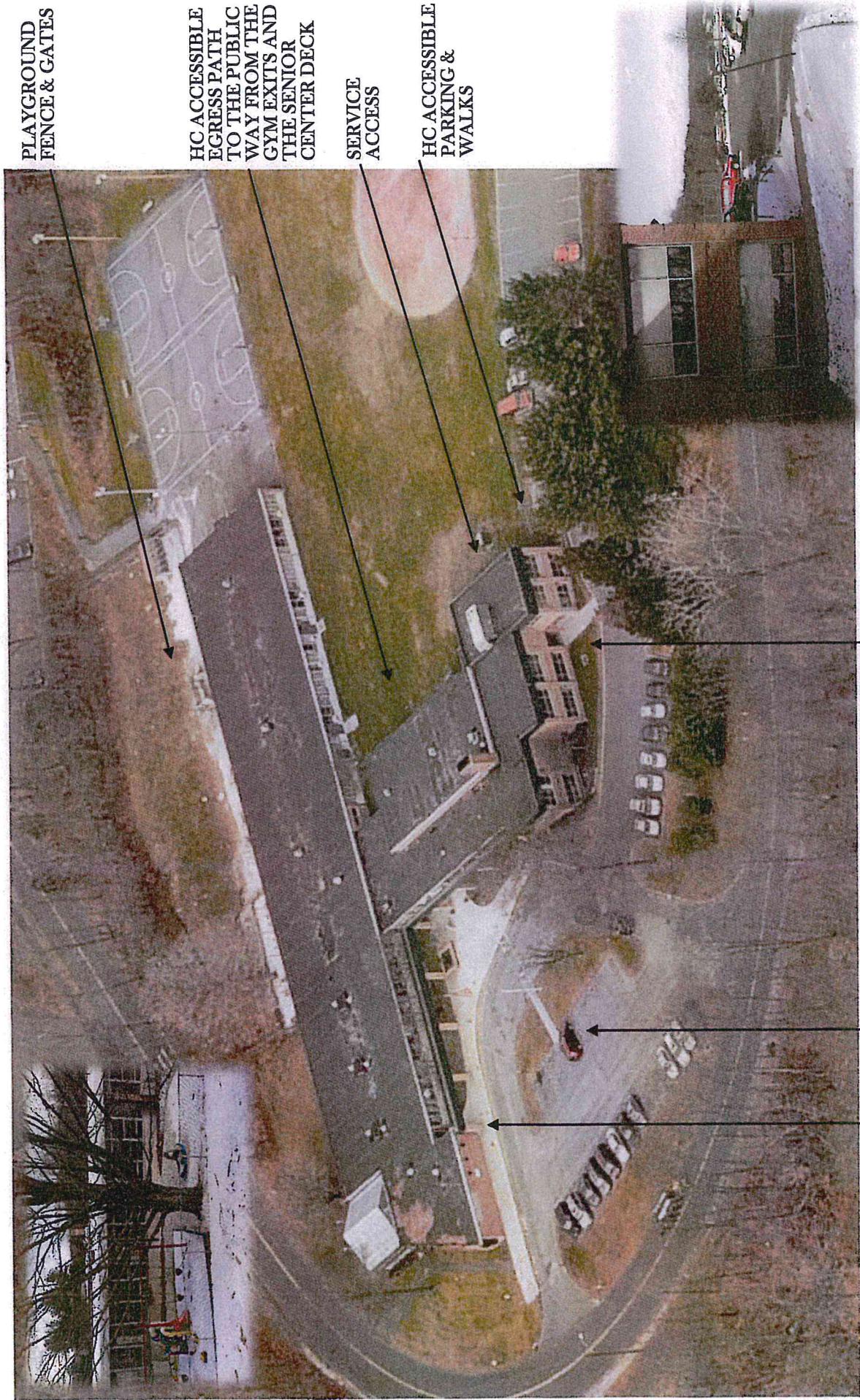
Make necessary repairs and improvements to the building and site that:

- extend its useful life for another 20 years;
- meet current code requirements for occupants' health, safety and access;
- enhance the comfort and security of employees and citizens using the facility;
- improve the inside and outside appearance of the building;
- allow for gradual program growth and flexibility;
- utilize materials and systems that reduce operating and maintenance costs and conserve energy;
- are sufficiently reasonable and cost-effective to gain the approval of voters.

COMSTOCK COMMUNITY CENTER – Board of Selectmen Update

February 12, 2014





PLAYGROUND
FENCE & GATES

HC ACCESSIBLE
EGRESS PATH
TO THE PUBLIC
WAY FROM THE
GYM EXITS AND
THE SENIOR
CENTER DECK

SERVICE
ACCESS

HC ACCESSIBLE
PARKING &
WALKS

HC ACCESSIBLE
RAMP TO THE
LOWER LEVEL
ENTRANCE

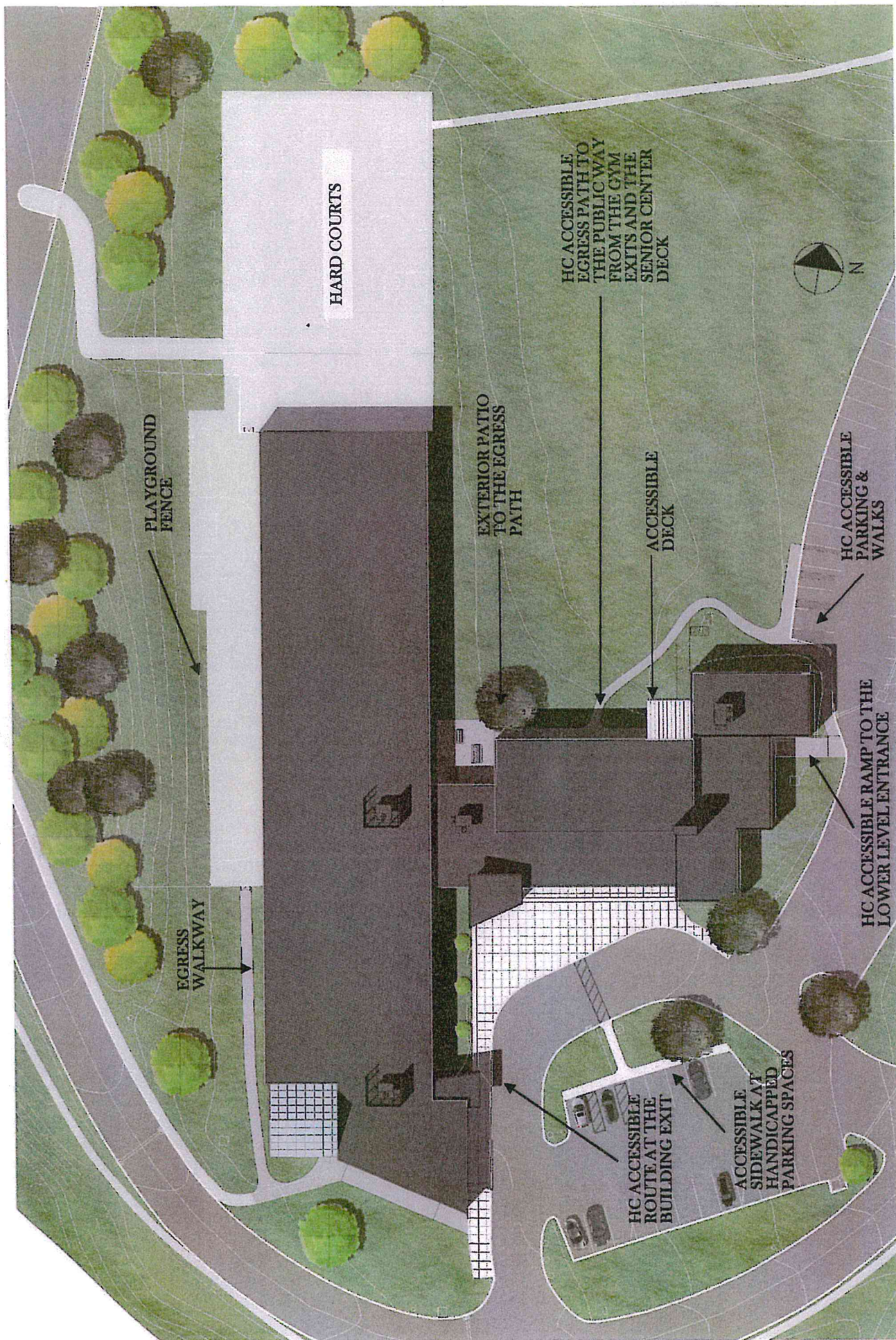
ACCESSIBLE
SIDEWALK AT THE
HANDICAPPED
PARKING SPACES

HC ACCESSIBLE ROUTE
AT THE BUILDING EXIT



COMSTOCK COMMUNITY CENTER - EXISTING SITE CONDITIONS

February 12, 2014



COMSTOCK COMMUNITY CENTER - SITE IMPROVEMENTS

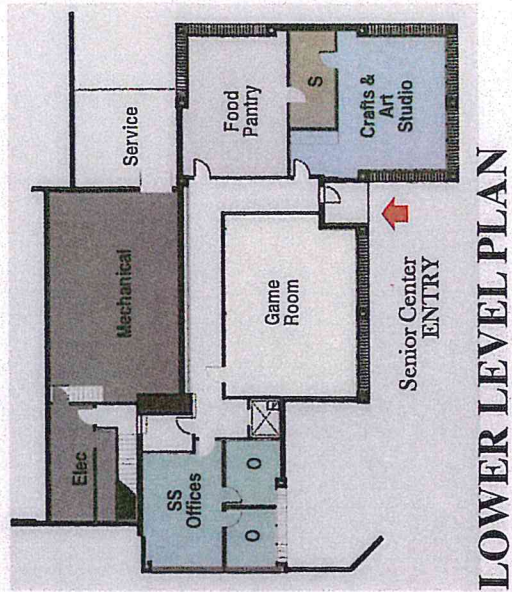
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MAIN LEVEL PLAN

BUILDING CHALLENGES

- ❖ No Entrance Vestibules
- ❖ Inadequate Space For Waiting/Lobby
- ❖ Gymnasium Egress
- ❖ Building & Fire Code Compliance
- ❖ Senior Center Corridor Width for Wheelchairs
- ❖ Inadequate Public Toilets
- ❖ Inadequate Toilets at Senior Center
- ❖ ADA Compliance at Doors and Ramps
- ❖ Hazardous Material
- ❖ Inefficient and Outdated Building Infrastructure
 - ❖ No Sprinklers
 - ❖ Air-conditioning
 - ❖ Ventilation
- ❖ Inefficient Building Envelope
- ❖ Building Zoning & Security
- ❖ Public Address /Data / Communications



LOWER LEVEL PLAN

LEGEND

V	Vestibule	O	Office
S	Storage	T	Toilets
J	Janitor's Closet	K	Kitchen
SS	Social Services	E	Elevator
CS	Computer Server	D	Deck
TBD	Future Use	CR	Classroom
SS	Social Services		



COMSTOCK COMMUNITY CENTER - EXISTING BUILDING

February 12, 2014



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RECOMMENDED HVAC SYSTEM

HVAC System Criteria

Acoustics Standards

Initial Cost

Equipment Maintenance

Energy Efficiency

Payback

Building Impact

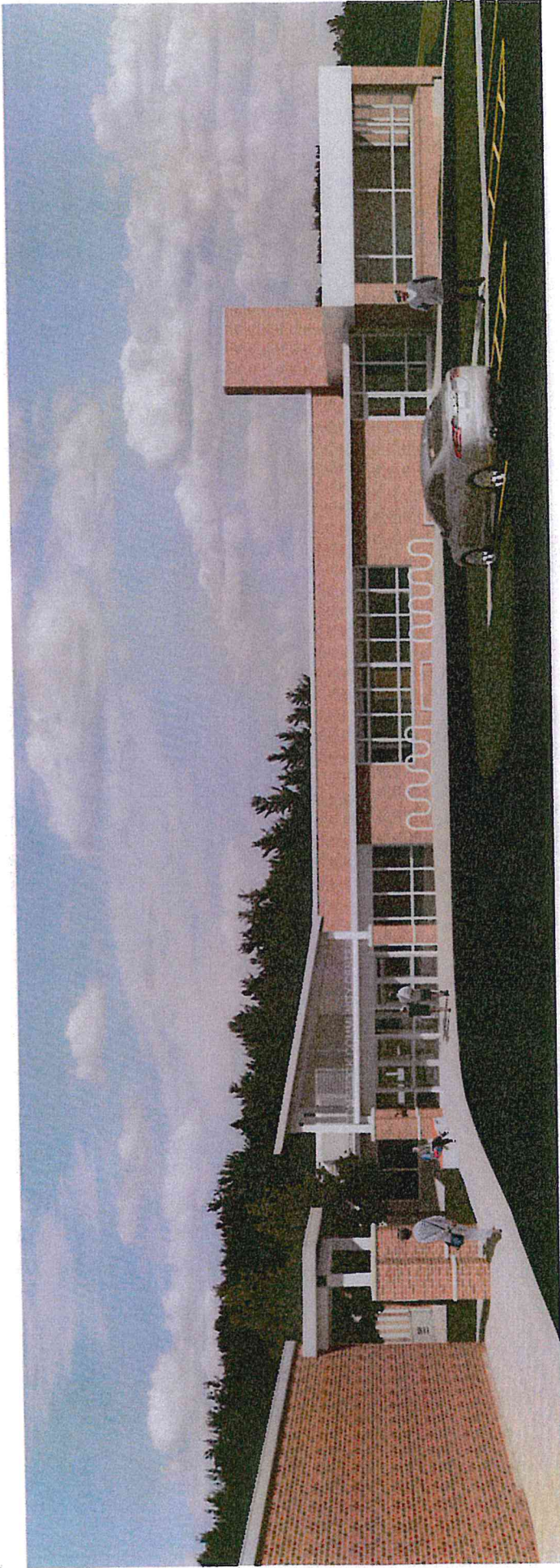
- ❖ Roof Penetrations
- ❖ Equipment Screening
- ❖ Structural Steel
- ❖ Window Systems
- ❖ Interior s Soffits & Ceilings

Energy Recovery Unit Ventilator w/Fan Coil
A four pipe floor mounted unit ventilator with energy recovery accessory to provide individual heating, cooling and ventilation for each space. Multiple high efficiency gas boilers and variable speed distribution pumps will provide hot water (30% Glycol) for heating throughout the building. An air-cooled chiller and variable speed distribution pumps will provide chilled water (30% Glycol) for cooling to the unit ventilators.



COMSTOCK COMMUNITY CENTER - HVAC SYSTEM

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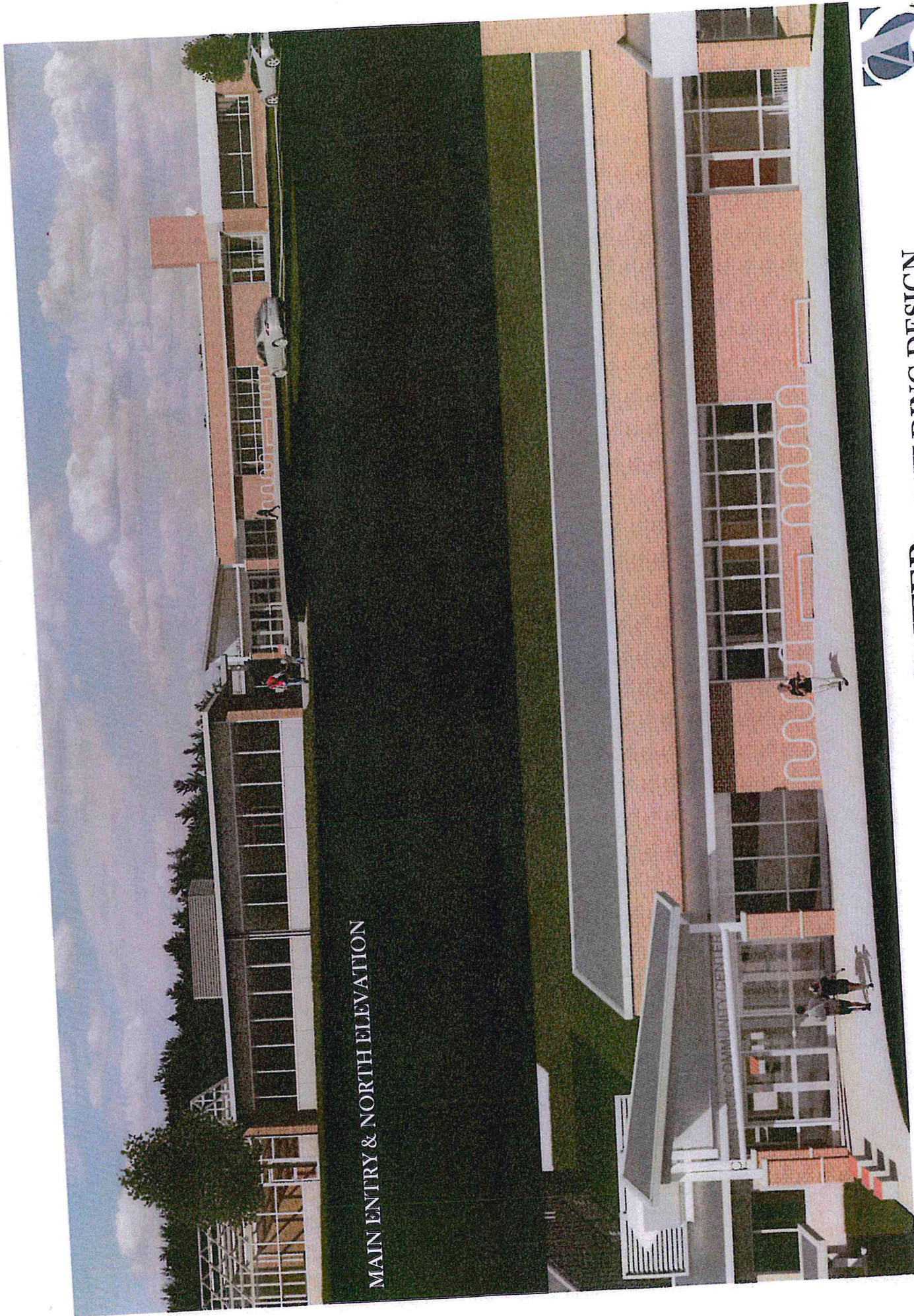
VIEWS FROM SCHOOL ROAD



COMSTOCK COMMUNITY CENTER - BUILDING DESIGN

February 12, 2014





MAIN ENTRY & NORTHELEVATION

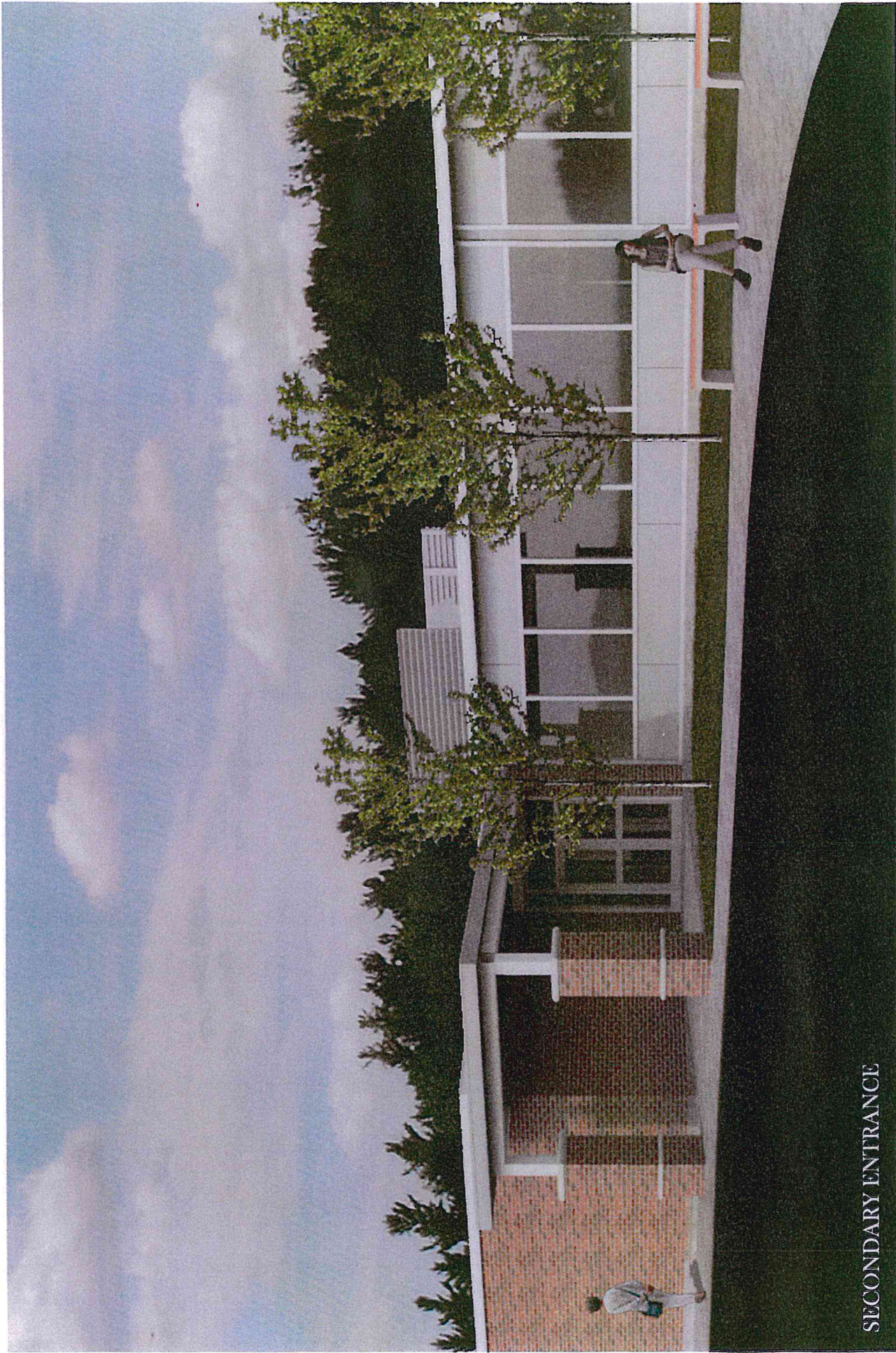


COMSTOCK COMMUNITY CENTER - BUILDING DESIGN

February 12, 2014



COMSTOCK COMMUNITY CENTER - BUILDING DESIGN



SECONDARY ENTRANCE



COMSTOCK COMMUNITY CENTER - BUILDING DESIGN

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PATIO & GYM EGRESS



COMSTOCK COMMUNITY CENTER - BUILDING DESIGN

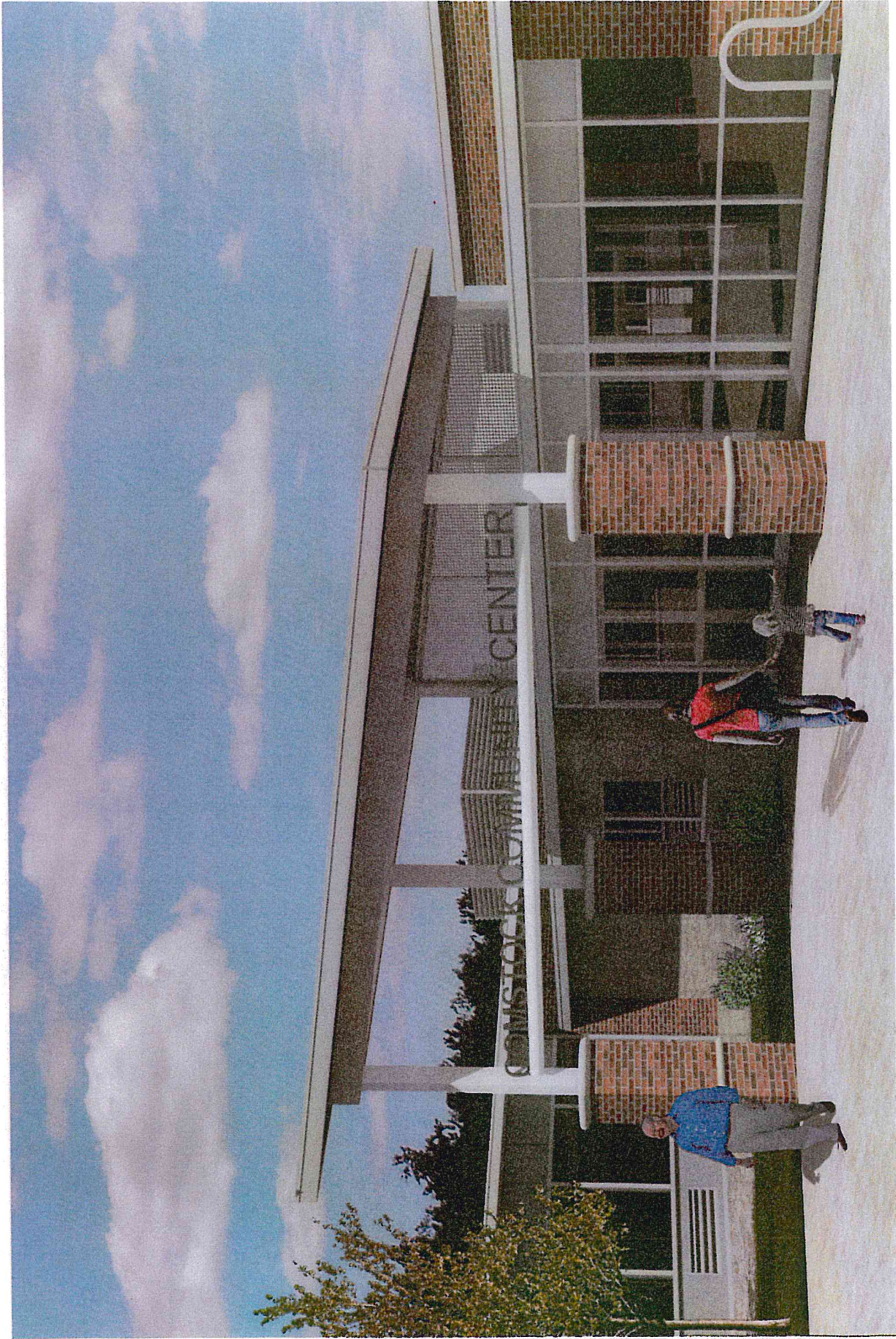
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COMSTOCK COMMUNITY CENTER - FINANCIAL STATUS

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COMSTOCK COMMUNITY CENTER - QUESTIONS

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