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HIGH SCHOOL RENOVATION BUILDING COMMITTEE

MINUTES OF THE MARCH 2, 2010 MEETING OF THE WILTON HIGH SCHOOL RENOVATION BUILDING COMMITTEE

Present: Tim Canty, Michael Douyard, Phil Mazzatti, Sean O'Toole, Christian Planton, Jim Lucey, John Perna, Mark Esposito, Amy Samuelson, Karen Birck, Bruce Hampson, Jim Saxe (by phone), Gary Richards (arrived at 4:16 pm).

Bruce Hampson called the meeting to order at 4:06 pm

Upon the motion of Sean O'Toole, the minutes of the January 13, 2010 meeting were approved.

Turner Construction Report:

Five contractors, Steel Tech, Greenwood, CGM, R&M Painting and Banton have completed all of their contract work and all of their punchlist items. Upon the motion of Sean O'Toole, the committee voted to close out these five contractors. The practical effect of closing them out is that they will receive final payment on their contract, their retainage will be released and the warranty period on their work will begin to run. The remaining contractor with work to be done is Ferguson Mechanical. Ferguson has some change order work to complete, there are some incomplete controls items, the value of change order work since November needs to be negotiated, and the close out process needs to be completed.

The HVAC system is functioning well. A few areas with temperature fluctuations are being monitored. The contractor commissioning is 99% complete. The owner's independent commissioning agent, Strategic Building Solutions (SBS), began their work last week. SBS's functional testing of all the systems is expected to take another 2-3 weeks. Ferguson's controls subcontractor has been working with SBS. Deficiencies identified by SBS will have to be corrected. SBS will also be on site during the summer to commission the HVAC system in the cooling mode and again in the fall to commission the system when it is neither in the cooling nor heating mode. The owner has not yet accepted the HVAC system as substantially complete.

The current estimate of the cost of the project is \$17,205,363. This includes funds to remedy any deficiencies found during the commissioning process and represents a savings of \$3,094,637 from the \$20,300,000 the voters approved. The owner's contract with Turner ends on April 30, 2010. It is anticipated that their work will be completed by that date. Some work will be completed by school personnel during the summer and those items are reflected in the \$17.2 M cost.

The potential prevailing wage issue has been resolved to the satisfaction of the State Department of Labor.

Owner's Representative: Sean O'Toole

Restoring the areas where the construction trailers and storage containers sat is expected to be done over the April school break. Project work that the owner will do over the summer includes repair of damaged duct liner and/or replacement of duct where the liner is too damaged to repair, building a catwalk to service the air handling units in the field house, carpet replacement and some touch up painting of exposed ductwork.

There are a number of classrooms where the existing lighting fixtures conflict with/about the new ductwork. After considering several solutions, it was decided to replace rather than lower the existing light fixtures. The rationale for doing so is: 1) the new lighting requires fewer fixtures in each room, 2) higher efficiency fixtures can be used, and 3) CL&P will offer the owner a rebate for installing the higher efficiency fixtures. 47 classrooms will be impacted.

CL&P has informed the owner that Wilton High School is the first high school in Fairfield County with a demand limiting system. A demand limiting program allows the building to shed electrical load during peak demand periods thus keeping the peak demand for electricity and ratchet rate lower which in turn lowers the total cost of electricity for the building.

Bruce Hampson commended Sean O'Toole for the work he has done over the past several years to implement energy efficiencies that have resulted in \$285K in rebates to Wilton.

A & E Team input:

Amy expressed no concerns and noted that all punch lists except Ferguson's have been closed out.

User Feedback:

Gary expressed his appreciation of the redesign work that was done with the ductwork in Central Office. It greatly enhances the comfort level and it was done on second shift in such a way that it did not interfere with their work day.

Tim noted his satisfaction with the responsiveness of the team to concerns expressed by staff. Staff concerns have decreased noticeably. He stated that the project has contributed significantly to the teaching and learning environment of Wilton High School.

Christian also noted his satisfaction with the team's quick response time to user concerns. All Little Theater systems are working as expected. The space is working well as both a teaching and a performance space.

On behalf of the science teachers at Wilton High School, Jim Lucey thanked the committee for bringing all science teaching spaces into the 21st century. He also expressed his department's satisfaction with the level of responsiveness and communication from the team.

Before adjourning, Bruce thanked John Perna for his work as clerk of the works on this project. The next and probably final meeting of the committee will be scheduled at a future date.

Adjournment: The meeting was adjourned at 5:03 pm.

Karen A. Birck
Acting Secretary