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TOWN HALL
238 Danbury Road
Wilton, CT 06897

HIGH SCHOOL RENOVATION BUILDING COMMITTEE

WEDNESDAY, JUNE 10, 2009
6:30 pm
High School Professional Library

Minutes

Present: Present: Bruce Hampson, Karen Birck, Tim Canty, Mike Douyard, Alan Aldag, Amy Samuelson, Greg Van Deusen, Phil Mazzatti, John Perna, Sean O'Toole, Christian Planton, Marc Esposito, Jim Saxe, Gary Richards

1. **Call to order** – Bruce Hampson called the meeting to order at 6:40 PM
2. **Approval of minutes of meeting of May 13, 2009** – A motion to approve the minutes of the May 13th meeting was made by Karen and seconded by Mike. The minutes were unanimously approved.
3. **Turner Construction Report - Mike** Douyard reported that all contracts for the project have been executed. Some highlights of work included:
 - Continuing work on ductwork in the hallways
 - Work on roof curbing and duct supports
 - Little Theater (ceiling painted, electrical work , stage extension built)

He then outlined the aggressive summer schedule:

- June 13-14 – locker demolition
- June 19th- Sean's maintenance team will move the furniture and technology equipment out of 65 classrooms
- June 21st – ceilings will be taken down; WHS administrative/support staff offices moved into the D wing
- June 23 – WPS "server farm" will be moved to the WHS Band Room
- June 22-30 – crews will be working two 10 hour shifts from 6:30 AM until 2:30 AM. By June 26th, abatement work will be completed in corridors and old ductwork removed.

- June 25-26 – Central office administrators/support staff offices moved to D wing
- June 27-28 – Contractors will be installing new ductwork
- After the July 4th holiday, we will again have 2 shifts working for the next 3 weeks.

The goal is to have the Little Theater completed by August 1st. The furniture is to be moved back in classrooms by August 24th so that teachers can come back into the building by August 26th.

- **Construction issues**

- *Roofing issue: History and remedy* – We have learned that the WHS roof was built using two distinctly different approaches. Approximately one-half of the roof was done using the hot asphalt method and the other half was done in 2003 with the coal tar method. The challenge is that the two roofing compounds are not compatible. This leads to a problem in sealing the roof at junction points. A second problem is that any work on the coal tar section not performed by a Koppers Company coal tar-certified contractor voids the 20 year manufacturer's warranty. After a search, Turner located a few contractors who are coal tar- certified. One of them, Monpat, (Flushing, NY) was the contractor who did the work on WHS in 2003. Arrangements have been made to have them do the work. We will receive a credit from the other roofing contractor for the area that Monpat will handle.
- *Carpet protection* – During the project, the contractors will be tearing out old duct work and dragging it out of the building. To protect the carpeting, some Masonite will be put down and affixed with carpet adhesive.
- *Flooring options in the LT* – Sean outlined the possible floor covering approaches for the concrete flooring under the seats and the risers. He shared the pros and cons for three options: VCT tile, VET tile and epoxy. Although the epoxy approach was slightly more expensive, its advantages (easy to clean; very little maintenance, durability and esthetic value) made it the first choice. Sean made a motion to use the epoxy/seconded by Tim. The committee unanimously endorsed this motion.

- **Financial Report**

- Mike reviewed the change orders to date as well as possible change orders. We are awaiting firm numbers for several potential change orders. Out of the original contingency of \$1,867,000, we have committed an estimated \$ 459,260 to cover necessary changes.

4. Owner's Representative Report (Sean) –

- **CL & P Incentive Update** – Sean summarized the incentives from Connecticut Light and Power for design elements that will significantly improve the energy efficiency of the WHS building. These include occupancy sensors, lighting fixtures and HVAC equipment including CO2 control of outside supply. The total cost of this equipment is \$88,150 with rebates amounting to \$84,624. The cost to the project is \$3,526.
- **Exterior Lighting** – Sean discussed the work that has been done to explore exterior LED lighting. The yearly costs of operating the metal halide lighting is \$9300 compared with \$1500-1800 per year for LED lighting. The current cost estimate for 52 LED fixtures would be \$32,000. Sean is arranging for a meeting with Sylvania to discuss the possibility for rebates.

5. A&E Team Concerns and input

Amy complimented Sean for the outstanding contributions he is making to this project. Tim and Gary echoed Amy's assessment of Sean's work.

6. Next Meeting: July 8, 2009 @ 6:30 PM. Location to be determined.

The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Gary G. Richards