



HIGH SCHOOL RENOVATION BUILDING COMMITTEE
WEDNESDAY, JULY 8, 2009
6:30 pm
CLUNE CENTER LOBBY
MINUTES

Present: Bruce Hampson, Karen Birck, Gary Richards, Bob O'Donnell, Mike Douyard, Alan Aldag, Phil Mazzatti, John Perna, Chip Gawle, Sean O'Toole, Christian Planton, Jim Lucey, Jay Hallinan (S.L.A.M), John Guth, and Vin Tufo.

TOUR OF CONSTRUCTION SITE

- We assembled at the Clune Center Lobby at 6:30 PM and began a tour of the construction sites. We went through the Science Wing, the Little Theater, inspected some classrooms and spent some time on the roof. First Selectman Bill Brennan and several members of the Council on Public Facilities (Rob Sanders, Jim Evans and Mary Kehoe) joined us.

BUSINESS MEETING: CLUNE CENTER LOBBY.

1. **Call to order** – The meeting was called to order at 7:25 PM by Bruce Hampson.
2. **Approval of minutes of meeting of June 10, 2009.** Motion Vin Tufo/Second Bob O'Donnell.
3. **Turner Construction Report –(Mike Douyard)**
 - Contract Status – Mike Douyard reported that the only outstanding contract at this time was with the roofing contractor Monpat. We should have this completed by Friday, July 10th.
 - Status
 - **Science Wing** – Mike reported that the contractors are on schedule with the Science Wing work. Currently, there is considerable trenching and removal of sections of concrete slab. The masons are slightly ahead of schedule. Mike said that the underground work will be completed by Monday, July 13th.
 - **Roof Equipment** – At this time, most of the units have been placed on the roof but not installed. Planning is continuing on the installation/necessary roof penetrations.

- **Corridors-** There has been some delay on this work, but the size of the work crews is increasing. Currently there are approximately 110-115 workers in the building each day. This is arguably the most challenging work due to space limitations and the level of coordination that is necessary.
- **Little Theater** – The stage thrust has been poured and work continues on the installation of the sound panels. The epoxy treatment for the floor/risers will begin next week. The seating is scheduled to arrive on July 27th. Mike does not anticipate any delay in completing most of the LT work by the end of July.
- **Central Administration Offices** – The ductwork should be completed by July 15- 17. The goal is to have the air conditioning working in this area by August 3rd.
- **Construction Issues**
 - **Roofing Contractor** – Mike reported that the roofing contractor has met his commitments thus far.
- **Local 38 Sheet Metal Union** – Members of this local engaged in two days of informational picketing on July 1-2. There were no incidents or trouble.
- **Financial Report**
 - Construction and soft costs. – Mike reminded the committee that there are two categories of contingencies in the budget, one for soft costs (design) and one for hard costs. At this time, almost all of the change orders are attributed to the hard costs.
 - *Potential Change Orders for Consideration* There are two potential change orders (3.1 and 3.2) that are attributable to M.E.P. coordinating work with the ducting. Potential change order 46 (change of roofing contractors for coal tar pitch roof) will come down when a credit for this section from the other roofing contractor is applied.
 - As of July 7, change orders resulting from site conditions are well within the contingencies established for that purpose.

4. Owner's Representative Report (Sean O'Toole)

- **C.L. & P Incentive – Demand Limiting** – Sean reported that 30% of the WHS classrooms had light sensors installed. The new, efficient hallway lighting is scheduled to be on site this week. He and Mark Esposito have been working with CL&P to avoid setting a high demand ratchet during the initial testing period of the Roof Top equipment. We have been given a 14 day window during which the

peak usage will not be counted in the rate calculation. Bruce shared some figures on how the energy-efficient modifications will lower our school's carbon footprint.

- **Hygienist /// Remediation** – We have shifted from EnviroMed to ATC, a Hartford firm, at considerable savings.
- **General Update** – During late June, Sean's staff spent a good deal of time moving the HS administration/support staff and the Central Office into the D Wing. Matt Hepfer's Technology staffers have moved 1000+ computers and have temporarily relocated the "server farm" for the district.

5. Board of Selectman Status Reporting

- Karen Birck reported that Mr. Brennan had asked the Committee to provide monthly updates to the Board of Selectmen. Karen will report to them on July 20th and then again on August 17th.

6. **A&E Team Concerns and input** – Jay Hallinan (S.L.A.M.) explained that he was filling in for Amy Samuelson who was on vacation. Amy has taken on a somewhat larger role in light of some reorganization in her firm.

7. **Construction schedule for next month** – Mike stated that the Little Theater was scheduled to be completed by the end of July. Cabinets/fixtures for the Science Wing are scheduled to ship July 24th. He also said that work would begin on hallway finishes later this month.

8. User Concerns and input.

- Gary, Bob, Chip, Christian, and Jim expressed appreciation for the work of the team this past month.

9. **Adjournment** – The meeting was adjourned at 8:12 PM.

Next Meeting: August 12, 6:30 PM – Zellner Gallery