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## **HIGH SCHOOL RENOVATION BUILDING COMMITTEE**

**WEDNESDAY, SEPTEMBER 9, 2009 (09/09/09)**

**6:30 pm**

### **PROFESSIONAL LIBRARY MINUTES**

Present: Bruce Hampson, Karen Birck, Gary Richards, Susan Bruschi, Tim Canty, Ty Tregellas, Mike Douyard, Alan Aldag, Amy Samuelson, Phil Mazzatti, John Perna, Sean O'Toole, Christian Planton, Jim Lucey, Marc Esposito, Jim Saxe, and John Guth,

#### **TOUR OF THE RENOVATED AREAS: 6:30 PM**

Second Selectman Bruschi and two members of the Council on Public Facilities, Rob Sanders and Mary Kehoe, participated in a tour of the project. They were impressed with the transformation accomplished by the Turner / A&E Team in a mere ten (10) weeks!

#### **BUSINESS MEETING: PROFESSIONAL LIBRARY.**

- 1. Call to order** – Bruce called the meeting to order at 7:10 PM – He began by commending, thanking and congratulating the Turner team for all that they accomplished in 10 weeks. He said that construction management is both an art and a science and that Turner had demonstrated extraordinary skill in both areas.

Bruce also relayed the congratulations and appreciation to the team from Committee Member Vin Tufo who was unable to attend.

Second Selectwoman Susan Bruschi thanked the Building Committee and the design/construction team for its work. She expressed her excitement about the results she had just seen on the tour.

- 2. Approval of minutes of meeting of July 8, 2009** – The minutes of the 7/8/09 meeting were approved.
- 3. Turner Construction Report (Mike Douyard)**

Mike stated that we had accomplished far more this summer than we had anticipated. From a peak of 170 workers on site, we are now seeing 40-45 on the second shift each day. There is some construction presence during the

school day but these workers are working on the roof and in some electrical closets. By the end of September, he estimates that the number will be down to 10-15.

Work remaining after start of school - There are some follow-up items in both electrical and mechanical work. There remains work to be done on some outlets, case work, data connections and other punch list items. In the Science area, work remains to be done that will allow for full use of the classroom lab spaces.

In the Little Theater, work continues on the lighting and sound system. There are a few code issues that are being addressed and it is estimated that the LT will be turned over to staff by September 15<sup>th</sup>.

Mike commented on the close collaboration we have had with the Wilton Fire Marshal's and Building Official's offices and for the time they gave to working with us to make sure the health and safety code work had been done correctly.

**Commissioning ... What is it?** - Mike explained that the "commissioning process" is functional testing of the HVAC system. It is a process that begins once the installation work has been done and it is very different from a "punch list". The commissioning process is a check of the system units as they are running. The commissioning agents look to see if the air flow is proper, if the water flow is correct, if there are any defects in the equipment or in the software that runs the equipment. The commissioning agents make sure that the systems are balanced and are operating in accordance with the engineering design specifications. Individual contractors who have installed parts of the system may state that their work is complete. However, until all systems work together as designed, the project is not complete. The Commissioning agent determines what, if any, additional fine tuning must be done to ensure a properly working, balanced system. This work will likely continue until December.

**Review Potential Change Order Log (PCO)** – Mike reviewed the status of change orders. He indicated that a meeting will soon be held with Ferguson to review their Change Order Claims.

Outstanding Contractor issues – Mike said that in the coming weeks, Turner will begin to close out some of the contractors.

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

Indoor Air Quality Report – Sean reported that the indoor air quality testing had been completed prior to the opening of school and that the test results had been positive. He indicated that we will continue to monitor the air quality as the second shift work continues.

Favorable Electrical Demand Report – The newly installed HVAC system includes an "Electrical Demand Limiting System." CL& P bills the school for the peak demand, in kilowatts, that we draw in any twelve month period. Our peak demand for the old system was 1100 Kw set in September 2008. Sean

stated that CL&P has notified us that our new system has so far drawn a peak demand of 800 Kw. What this means is that although we are circulating more air and cooling a larger area, we are doing so in a far more efficient manner. This could amount to a savings of \$31,000 per year. Our new Demand Limiting System will give us the ability to insure that our peak demand does not exceed a defined value.

Marathon Cleaning dash! Sean expressed his appreciation to Jose Figueroa and his crew for the incredible work they did in cleaning the building following the construction work. This was particularly challenging as they did the work that was to have been done by an outside cleaning contractor. He also thanked staff for their work in moving approximately 1000 pieces of technology from storage back into classrooms.

Sean said that he had spoken to Parks and Rec. about the re-landscaping in the rear of the Science wing.

General Update – Bruce mentioned that this job would not have moved as well as it did had we not had Sean, Marc Esposito and John Perna “sweating the details.”

## **5. A&E Team Concerns and input**

S.L.A.M. – Amy has been working on a punch list of the work that needs to be done in the Science wing and will have that to Turner by Friday, September 11<sup>th</sup>. She mentioned that there is some paint touch-up, some millwork that needs to be completed, some electrical issues and some data port connection work that needs to be completed. She has submitted a certificate of substantial completion for the work done in the Science Wing.

B.V.H. – Alan Aldag is working on a preliminary punch list on MEP aspects of the job that will be completed during the next several months. Bruce thanked BVH for their work and praised Roy for his contributions.

## **6. User Concerns and input**

Gary expressed gratitude to the professional team and to our staff for all they have done to get the school ready for opening. Tim echoed this and added his thanks to Karen, Bruce and our faculty representatives, Chip, Jim and Christian for the countless hours they have given to this project. Christian also said how much he appreciated all that the project has done for our Theater Arts program and said how he was looking forward to learning to use the new lighting and sound systems in the Little Theater. Finally Jim Lucey spoke about the meaningful participation he and his department have enjoyed in the project. He felt that their concerns have been listened to and that they were deeply appreciative and excited about the new facilities.

**7. Adjournment** – The meeting was adjourned at 8:01 PM. The next meeting had originally been scheduled for October 14<sup>th</sup> but will need to be rescheduled due to the WHS College Fair.

Respectfully submitted, Gary G. Richards