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## HIGH SCHOOL RENOVATION BUILDING COMMITTEE

TUESDAY, JANUARY 13, 2010  
6:30 pm  
PROFESSIONAL LIBRARY  
MINUTES

**Present:** Bruce Hampson, Karen Birck, Jim Saxe, Tim Canty, Ty Tregellas, Mike Douyard, Phil Mazzatti, Alan Aldag, Amy Samuelson, John Perna, Sean O'Toole, Marc Esposito, Gil Bray and Jim Lucey.

**Not Present:** Vin Tufo, John Guth, Chip Gawle, Christian Planton, and Gary Richards.

1. **Call to order** – Meeting was called to order at 6:35pm
2. **Approval of minutes of meeting of November 24, 2009** – a motion to approve the minutes of the November 24th meeting was made by Karen and seconded by Sean. Unanimously approved.
3. **Turner Construction Report**
  - Progress Report- Mike Douyard reported on three main items: Close out, MEP schedule and Budget.
  - **Close out Status** – In order to close out a contractor, there are many things that need to be submitted: Completed tests and certifications, record submittals, operating and maintenance manuals, as-built drawings, attic stock, owner training, one year guarantees, extended guarantees, and punch list completion. Four (4) additional contractors have met these requirements: LVI (Demo and Abatement), Acronom (Mason), Gibson Associates (Millwork) and Monpat (Coal tar Pitch Roofing). This brings the total of completed contracts to ten (10). Before final payment is issued, each contractor must submit a final lien waiver that certifies that they and any subcontractor that has worked for them have been paid. They must also submit a Consent of Surety from the Bonding Company to prove the bonding company is aware the contractor is complete and there is no issue.
  - **Motion to Close Out 4 Additional contractors since the last meeting** – A motion was made by Sean O'Toole to close out these additional four

contractors identified above and was seconded by Jim Saxe. It was unanimously approved.

Of the remaining 6 contractors, most are 85-90% completed. By the February meeting, we anticipate that all but three contractors (mechanical and electrical and the painter) will be completed.

The warrantee period begins when a determination of substantial completion has been made, i.e. when the owner has "beneficial use" of the space or system. We have substantial completion of the Science wing and the Little Theater.

- **MEP Schedule** - Mike Douyard reported on the following:

**Vestibule** - At the main lobby is all but complete. Only the grills remain to be installed.

**Certificate of Occupancy** - We are waiting on the roof screen at RTU-2 to be installed. We expect this to be installed within the week. Once completed, Turner will follow with the various town departments for sign off on both the Clune Center / cafeteria additions project of 2001 and the current Renovation project for a Certificate of Occupancy.

**Punch list** – The current punch list is down to 1-1/2 pages representing about 100 items, down from 700 items and 18 pages. Of that, R&M Painting and Ferguson represent the majority of items. R&M's list mainly has to do with the quality and number of coats of paint applied to the ceiling of the Science wing labs. On Friday 1/15/2010, R&M will repaint a Science room ceiling. If deemed acceptable, R&M will repaint all the ceilings in the Science wing during the February break. . The electrician Banton's major item is the Science lab light fixtures which did not meet the illumination specification. The new fixtures will be installed in the test lab the week of 1/18/10. If the light levels meet the specifications he will order the remaining fixtures, which will take approximately 3 weeks.

**Prevailing Wage** – Mike Douyard reported previously that the CT Department of Labor had notified us that a third tier subcontractor may be in violation of the "prevailing wage" law. Since that notification, Turner has received the certified payroll for this contractor and forwarded it to the Controller, Rich McArdle, who then forwarded it to the State. We will withhold further payment to CGM the prime contractor who this third tier subcontractor works for until the State informs us that the violation has been remedied

**Mechanical Systems** – Mike reported on the following as it relates to the HVAC system.

1. Duct Cleaning – The owner determined that a significant amount of ductwork which had been certified clean by the contractor was not. Our hygienist, ATC Associates, was retained to identify which ducts

were not cleaned and then observed and reported on the cleaning of those ducts. This process has taken about three (3) weeks. The final report is due next week. After this work is complete, ATC will also do a final IAQ test to insure that the duct cleaning process did not compromise air quality. It was also noted that during the process of cleaning the duct, there were several locations where the existing 40 year old duct liner was found to be deteriorated. ATC's report will address this issue and BVH will make recommendations to the committee on how and when this condition should be addressed.

2. Controls – We are working through some manpower issues with the vendor, Control Wizards (CW). CW is also replacing a significant number of faulty VAV control modules. This is contributing to the delay of the substantial completion of the HVAC system. The owner will request an extended warranty on these controllers plus a substantial number of attic stock
  3. Air Balance – The balancer has provided to the engineer and the Commissioning Agent, SBS, a balancing report of all the HVAC system components. The balancer will have to rebalance several spaces when faulty control modules are replaced.
  4. Substantial Completion – HVAC System. The target date for substantial completion of the HVAC System is January 29, 2010. That will occur when the owner has beneficial use of the HVAC and control systems and our A&E team agrees that it is in conformance with the design criteria.
  5. Commissioning – The Commissioning agent, SBS, has been involved in the project through out the course of construction and has been engaged in the various issues that have come up as we move towards substantial completion. The commissioning in the heating mode should take at least one month to complete. SBS will also check the system during the spring, summer and fall seasons.
- **Budget** – Turner Construction has put a final estimate of \$17,300,000 on the project for the Town Bonding process. A \$300,000 contingency place holder has been included in the budget for additional costs incurred as we complete the balancing and commissioning process. We have also included \$75,000 for the cost of the bonding process after conferring with the Wilton Chief Financial Officer.

Karen & Bruce emphasized the good news about this project:

- The project was completed on time
- The students were able to access the new facilities on time and;

- The project will come in approximately \$3,000,000 below the budget of \$20.3 million approved by the voters in September, 2008.

4. **Owners Representative Report** – Sean O’Toole commented on several items:

- The CL&P rebate checks have arrived totaling over \$85,000.
- “Day 2 work” – The Science wing exterior doors, that were not part of the original project, were found to be in disrepair and replaced over the Christmas break. Sean also had vendors install window film and shading on the door sidelights in the Science wing for privacy / security reasons in the event of a lock down. This work is also complete. Sean will also be having a vendor install a catwalk around the AHU’s 18-19 in the field house for serviceability.
- John Perna and Mark Esposito are continuing to compare computer monitoring readings with the readings on the sensors throughout the building and readings on the roof top units.

**A&E Team Concerns and input** – Alan Aldag of BVH has been part of the weekly commissioning meetings with the team for well over the last month and will now focus his efforts on the reporting / testing results we have received to determine if the system is performing to design. Amy Samuelson from SLAM noted she was happy with the overall progress of the job.

6. **User feed back, concerns and input** – Gill Bray asked the committee if the resurfacing of the bus loop was going to be included in this project. It was discussed that this item was brought before the First Selectman and will require further discussion. Jim Lucy reported on several user comments that he would like addressed in the Science wing.

7. **Next Meeting** – Bruce Hampson suggested either Wednesday, February 24 or Thursday February 25 for the next meeting. Bruce will canvass the team and select a date.

8. **Adjournment** – The meeting was adjourned at 8 PM.

Respectfully submitted,

Philip Mazzatti  
Turner Construction Company

