

# COLEYTOWN MIDDLE SCHOOL BUILDING COMMITTEE

April 10, 2019, 7:00pm  
Town Hall Room 102  
Westport, Connecticut 06880

## Minutes of Meeting

### Present:

John Broadbin	Westport Public Works
Don O'Day	CMS Building Committee Chair
Jay Keenan	CMS Building Committee
Karen Kleine	CMS Building Committee – ex officio
Walter Mattera	CMS Building Committee
Srikanth Puttagunta	CMS Building Committee
Joe Renzulli	CMS Building Committee
Vanessa Valadares	CMS Building Committee
Susan Chipouras	Westport Project Manager
Joe Bukovic	Wiss Janney Elstner Associates, Inc. (WJE)
Craig Razza	Kohler Ronan, LLC (KR)
Frank Duaes	Kohler Ronan, LLC
Joanne Cotoia	Newfield Construction (CM)

The meeting was called to order at 7:00pm.

### 1. Engineering and Construction Manager Update

#### a. Wiss Janney Elstner – Joe Bukovic

- Roof
  - An Infrared Scan has been done on the roof: The findings indicate that there are no major areas of wet insulation or major roof leaks. There are a few areas around pitch pockets and penetrations that need to be repaired and patched. Generally speaking, the roof is doing its job; it is not a source of primary leaks, but it is coming to the end of its service period and warranty.
  - The white roof areas have already been refurbished.
  - Replacement should be planned within the next 5 years.
  - When the roof is replaced, due to changes in code which require more insulation for drain pitch, there will need to be planning done to address parapet and clearstory window areas. Additional drains may be needed to minimize the impact on these areas. There is currently no secondary drainage.
  - The possibility of waivers should be investigated.
- Façade
  - Water testing has been done on the windows. Three areas were tested. There were no issues with the window assemblies.
  - Sill flashing and perimeter sealing of windows is an issue. Walls were opened behind the areas tested so that WJE could see what was happening on the interior while these areas were being tested.
  - Existing windows are over 20 years old and many no longer have thermal value.
  - In the design of the exterior, if additional glazing is to be included, KR will need to reevaluate their design since the building is currently being modeled at prescriptive values.

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- Façade – General Approach: Options
  - Remove all ground face block & replace with block
  - Over-clad approach – vapor barrier with a rainscreen over.
  - Could be a combination utilizing both options.
- Timeline – will be in the building Friday and next week for some additional measurements and information. Still looking for Phase 3 Volume 1 drawings. If they cannot be found WJE will have to prepare the elevation for an additional fee of \$5,000 as indicated in their contract. (Note – missing drawings have been found and PDFs have been sent to WJE.)
- b. Langan Engineering
  - Field work and narrative for scope is being worked on. Grade is being dropped approximately 6”, with sidewalks, drainage, etc. being addressed. They will need to make sure to coordinate with all roof drainage.
  - An updated timeline should be provided by them.
  - John Broadbin requested a contact name.
  - There is a possibility that Site Work will be bid out earlier than the rest of the project.
- c. Kohler Ronan - Craig Razza
  - KR met with BOE Facilities and existing Controls Vendor and reviewed an existing proposal for the Gym A/C that had been solicited by the BOE.
  - Currently A/C in the Gym and Locker Rooms & Kitchen HVAC is not in KR scope of services. There is currently make-up air in the Kitchen.
  - ESC provided existing control As-Builts.
  - Cannot consider what Noresco did – equipment cannot be used in the renovation, but lighting will remain.
  - VRF options are being pursued for cooling with perimeter baseboard radiation for heat. Committee members asked that they look at the option for the VRF units to provide both heating and cooling to allow for flexibility in transition seasons, before using full boiler heat. There are 4 existing heating zones.
  - Art and Science Rooms require negative air pressure.
  - Currently there is temperature and CO<sub>2</sub> control, Relative Humidity (RH) will be added to the controls
  - Cafeteria, Corridors, Administration and Media Center have existing rooftop units that will be replaced with DX units.
  - Tunnels will require ventilation and air circulation but will not be heated.
  - All unit ventilators will be removed. Unit ventilators are in exterior walls and above the ceiling in a few rooms.
  - There will be additional electrical panels, but the electrical load is not being increased.
- d. Newfield Construction – Joanne Cotoia
  - They have walked the building.
  - As more specific information is provided by the consultants, they will be able to address cost and schedule impacts.

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2. Susan Chipouras walked the building with Jim Twitchell and Tim Tio of Hygenix. They will be providing a proposal for services during the design phase.
3. Since WJE does not include the interior work on the building, we will need to hire an architect that should work through WJE to insure coordinated documents.
4. BOE Educational Specification List – Some items require additional information and others cannot be done due to lack of additional space. Additional information will be shared with the BOE.
5. Public Comment:
6. Susan Chipouras advised the committee of her site visit to review the BOE list. Some items require additional information from the BOE. Additional discussions will continue.
7. **Action Items:**
  - a. Susan Chipouras will contact Ted Hunyadi to schedule building access for a site visit with CMS PTA reps on Friday at noon, and a CMSBC walk on Monday at 6pm to review the BOE list,
  - b. Susan Chipouras distribute copies of the annotated BOE list to all the consultants.
  - c. Joe Bukovec will provide John Broadbin with a contact name at Langan Engineering.
8. Don O'Day moved to adjourn. Karen Klein seconded the motion. Motion passed. Vote 7-0. Meeting adjourned at 9:00pm.

These minutes are issued for the record. Any additions or corrections should be issued in writing to the undersigned.

Respectfully submitted by,  
Karen Klein  
Secretary