

COLEYTOWN MIDDLE SCHOOL BUILDING COMMITTEE

April 24, 2019, 7:00pm
Town Hall Room 201
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
Jim Marpe	First Selectman
Dr. Anthony Buono	Acting Superintendent of Schools

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

1. Minutes were emailed to all Committee members. Don O'Day moved to approve the minutes from April 4, 10 and 15, 2019. Walter Mattera seconded the motion. Motion passed. Vote: 6-0.
2. BOE Educational Specification List – List has been classified in four (4) categories:
 - Category I - CMS Building Committee Charge Scope of Work – included in appropriation request and to be completed by August 2020.
 - Category II - BOE Top Tier Items that need to be done – included in appropriation request but not be able to be completed by August 2020
 - Category III - BOE Top Tier Items – more information is required on these items
 - Category IV - BOE Second Tier – tabled at this time
3. List items were reviewed with Dr. Buono:
 - Items 1-5 are Category I
 - Items 6-10 are Category II

Library/Media Space

 - Item 11 would require extensive structural work, impact HVAC and raise this issue of compatible accessible space. Dr. Buono indicated that this is a Wish List item.
 - It is Dr. Buono's experience that the educators provide information on use requirements and the consultants will advise what can be done.
 - Item 15 – electrical and data will be required.
 - Item 16 – stack requirements will be for the current number of books.
 - Item 18 – additional information is required from staff.

Gymnasium

 - A/C has been added to Kohler Ronan's Scope of Work. This will be identified as a separate cost item.
 - Locker Rooms – locker replacement could be part of a BOE Capital project.

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- Walls are a priority – Intent for back gym is a folding wall for separation from the main gym. Due to ductwork, this would only provide for separation but not eliminate noise.
- Main gym roll-up curtain could be replaced in kind.
- New folding wall for the separation of Auxiliary Gym. Adequacy of existing structural support would need to be confirmed by a structural engineer for new partition.
- Locker Room work would require a major structural change and is not feasible at this time.

Science Labs

- Additional information is required for the science lab requirements.

Music/Theater/Stem

- These requests assumed that interior partitions were going to be removed as part of the base project. This is not the case.

Dr. Buono will get back to the Committee with additional information on the requirements for the Library/Media Center and Science Rooms.

4. Industrial Hygienist – An RFP will be developed for an Industrial Hygienist Firm. At least three firms have been identified as possible bidders. None have had any prior role in work at CMS. John Broadbin would like to see an early demolition package to give the consultants a clear view of the existing conditions to be corrected.
5. Interior Architect – An RFP will be developed for these services. WJE owns design of the exterior envelope and replacement of interior finishes of exterior walls “in kind”. Scope of work will be identified.
6. An update was provided by WJE via email:
 - Langan Engineers provided a marked up existing site plan indicating Areas with Drainage Issues, Potential Solutions and Existing Conditions not reflected on plans.
 - WJE has been given the missing existing drawings and are developing existing architectural and demolition drawings. Having these existing plans has saved us \$5,000 and 5 weeks of drawing time.
 - Existing wall assemblies have been sketched and analysis and code review are underway to determine options for insulation and vapor barriers.
 - Structural components on the roof are being reviewed in anticipation of installation of new rooftop MEP equipment.
 - Options are being investigated for curtainwall and rainscreen finishes.
 - Kohler Ronan is developing layout plans for equipment, ductwork and piping; sizing and location rooftop MEP equipment and incorporating plans for Gym A/C.
7. Public Comment:
8. **Action Items:**
 - a. Dr. Buono will provide additional information on Library/Media Center and Science Room requirements.

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- b. RFP will be developed by Susan Chipouras and John Broadbin for the Industrial Hygienist.
- 9. Don O'Day moved to adjourn. Jay Keenan seconded the motion. Motion passed. Vote 6-0. Meeting adjourned at 8:41pm.

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

Respectfully submitted by,
Karen Kleine
Secretary