

COLEYTOWN MIDDLE SCHOOL BUILDING COMMITTEE

April 4, 2019, 7:00pm
Town Hall Room 201/201A
Westport, Connecticut 06880

Minutes of Meeting

Present:

John Broadbin	Westport Public Works
Don O'Day	CMS Building Committee Chair
Walter Mattera	CMS Building Committee
Srikanth Puttagunta	CMS Building Committee
Joe Renzulli	CMS Building Committee
Susan Chipouras	Westport Project Manager

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

1. Review of Minutes: Minutes were emailed to all Committee members. Don O'Day moved to approve the minutes from March 6, 13 and 20, 2019. Joe Renzulli seconded the motion. Motion passed. Vote: 4-0.
2. A discussion was held with Ted Hunyadi, BOE Director of Facilities, regarding the HVAC systems as they exist as well as regarding preliminary proposed new systems.
 - The Gym currently only has heat. The hot water for this system is supplied by the existing boilers. There is no chilled water. Facilities had previously investigated adding DX units for the Gym, however the environmental consultants raised concerns about this installation.
 - Adding A/C to the Gym will not impact what is done in the rest of the school. However, it will need to be addressed from both an environmental and temperature perspective.
 - Kohler Ronan has indicated that the existing unit ventilators, chiller and boilers will be removed, and smaller boilers will be installed for hot water only. If the Gym equipment is to remain, provisions will need to be made to provide adequate hot water to heat the system.
3. Ted Hunyadi advised there is currently no generator at CMS. Provisions need to be made for short term emergency generator power. Project scope should include, at a minimum, an emergency panel with a transfer switch. This would allow for a portable generator to be utilized to maintain primary systems.
4. The existing roof has 2 years left on its warranty and should be replaced as part of the project. Current codes will add thicker insulation which would impact building perimeter, some windows, edges of sawtooth roofs and scalloped roofs over the Auditorium and Media Center. Adding additional roof drains and re-pitching the roof may be able to address this issue. Ted Hunyadi is also looking into reconditioning the existing roof with an extended manufacturer's warranty as an option. An infrared scan was done on the roof on Wednesday, April 3 by WJE. We are waiting for the results of this scan.

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5. Facilities will be reinstalling dehumidifiers for the school for the spring and summer, this year and next. The temporary power from the existing panels that will be used for these units will be available for use on new equipment. There is adequate power for future equipment installation. Currently approximately 50% of capacity is being used. The CM will need to encapsulate the building at each opening so no additional outside humidity will impact the building.
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. Newfield, WJE and KR will be invited to attend the next CMSBC meeting to update the committee as well as discuss all building systems.
 - b. Susan Chipouras will contact Hygenix to get a proposal for required testing and removal scope inside the building.
 - c. John Broadbin will post the next Committee meetings with the Town Clerk and schedule the room at Town Hall.
8. Public Comment: Attendee was encouraged by the work being done by all and thanked committee members.
9. Don O'Day moved to adjourn. Srikanth Puttagunta seconded the motion. Motion passed. Vote 4-0. 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,
Susan Chipouras
TOW Project Manager