

**WHS & HANMER SCHOOL BUILDING COMMITTEE
SPECIAL MEETING MINUTES
WEDNESDAY FEBRUARY 11, 2015**

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman			x
	Daniel Camilliere	x Dan left at 9:45		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk			x
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison			x
	Gina Deangelo, Board of Ed.			x
Staff Present				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	X arrived at 7:15		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	X arrived at 7:15		
	Lori Schroll, Administrative Analyst - Engineering	X arrived at 7:15		
	Sally Katz, Dir. Of Physical Services		x	
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	X arrived at 7:15		
	Mark Jeffko, O&G	X arrived at 7:15		
	Charles Smith, SMI	X arrived at 7:15 Left at 8:30		

Call to Order: Chairwoman Fortunato called the meeting to order the order at 6:33 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Motion was made at 6:35 p.m. by Frank Dellaripa to go into EXECUTIVE SESSION, seconded by Dan Camilliere. Christine invited Committee members and Jeff Bridges to stay; Rusty Malik arrived at 6:50 and was invited into the meeting. All present voted in favor.

Motion was made at 7:20 p.m. by David Drake to leave EXECUTIVE SESSION, seconded by Peter Gardow. All present voted in favor

Public Comments - none

1. Approval of Minutes:

a. Minutes of the January 12, 2015 special meeting. Motion was made by Peter Gardow to accept the minutes, seconded by Dan Camilliere; Discussion – None

All present voted in favor

2A. Expenditures:

a. Meyer Inc. Inv. #C1298/1 – 1/12/15 - \$1,100.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion- none
All present voted in favor.

b. Meyer, Inc. - Inv. #C1266/3 – 1/8/15 - \$372.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion- none
All present voted in favor.

c. Meyer, Inc. - Inv COM-694-14/7 - 12-31-14 - \$3,016.00

Motion was made Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor.

d. Teleserve - Inv. #24010 - 10/09/14 - \$4,564.02

Motion was made by David Drake to pay this invoice, seconded by Peter Gardow; Discussion – none
All present voted in favor.

e. Env. Services Inc. - Inv. #58863 - 12/31/14 - \$1,197.64

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion –none
All present voted in favor

f. Lenovo - Inv. #6224003352 - 12/26/14 - \$52,500.00

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

g. Lenovo - Inv. #6224032436 - 1/7/15 - \$37,200.00

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

h. Lenovo. - Inv. #6223979545 - 12/20/14 - \$11,339.40

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

i. Halloran & Sage - Inv. #11172782 - 1/14/15 - \$315.00

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

j. STL - Inv. #28876 - 12/31/14 - \$8,179.00

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor

k. Virco - Invoice #91607496 - 1/12/15 - \$50,426.58

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion –
David asked if the furniture is here yet, Fred said the items on these bills are.
All present voted in favor

l. Virco - Invoice #91607495 - 1/12/15 - \$8,132.76

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion –
none
All present voted in favor

m. Virco - Invoice #91606930 - 1/7/15 - \$188,323.70

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion –
none
All present voted in favor

n. Quisenberry - Invoice #7451 12/31/14 - \$19531.11

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – none
All present voted in favor

o. Quisenberry - Invoice #7452 - 12/31/14 - \$243.88

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – none
All present voted in favor

p. Virco - Invoice #91607464 - 1/14/15 - \$33,734.88

Motion was made by Frank Dellaripa to pay this invoice, seconded by Peter Gardow; Discussion – none

All present voted in favor

q. BVH - Invoice #02112129.00-19 - 1/27/15 - \$3,157.88

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – none

All present voted in favor

Growers Supply - Proposal #710110 - 1/19/15 - \$1,714.43

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – Fred explained that these are the grow tables for the greenhouse and is coming out of the FF&E Budget. David asked if this is off State bid list, Fred responded yes. Christine asked Fred if he is making changes on the Cafeteria furniture, he said yes. He said that the layout of the furniture, the original layout there isn't enough capacity to house the 3 lunch waves, at least 450 people per wave. The way that it was designed it only holds 400 per wave. He called in the designers from QA and they are working on the changes. Christine asked if there was a problem with the original design, Rusty said that they based the design on the 1230 student population, which equals out to 410 per wave. Fred said it is a tad over 400, but some of the tables being put in the cafeteria are café tables, which maintenance wise it would take 3 people in there to clean every night. So they looked at other types of furniture, which cost wise wouldn't be different. Christine said that we had hired the Architect to design the area, and now we are changing it, the style of the room is changing. Fred said that the tables have to move out of the way, since the Café is used for a host of other things. Rusty said that it was designed not to have an institutional look, and if that look is changing than he needs to talk to his designers to see what they are thinking. Christine would like to the changes be brought so the Committee can see them.

The Committee asked that in the future, Proposals be a separate item on the Agenda

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00009 - 12/31/14 - \$190,475.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

b. Ferguson Elec. - Req. #00008 - 12/30/14 - \$307,008.72

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

c. GDS Contracting - Req. #00009 - 12/30/14 - \$103,613.25

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion – none

All present voted in favor

d. G. Donovan - Req. #00009 - 12/31/14 - \$279,445.35

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

e. SMI - Req. #00012 - 12/30/14 - \$108,775.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

f. L&P Gate - Req. #00010 - 12/30/14 - \$54,859.46

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

g. MJ Daly - Req. #00007 - 12/31/14 - \$989,524.75

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion – David asked where they are percentage wise, Gus said approximately 50% completed. Peter said Mike Gannon is coming on Friday to do another inspection.
All present voted in favor

h. O&G Industries - Req. #00015 - 12/30/14 - 93,266.00 -

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor

i. Davis Ulmer Sprinkler - Req. #00009 - 12/30/14 - \$31,065.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

j. NT Olivia - Req. #00005 - 12/31/14 - \$67,594.40

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor

k. Urban Contractors of CT. - Req. #00004 - 12/31/14 - \$700,860.25

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – This is a portion of the floor invoice.
All present voted in favor

l. Spazzarini Const. - Req. #00015- 12/31/14 - \$37,349.25

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

m. Dalene Hardware Floor - Req. #00001 - 11/30/14 - \$118,927.00

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

n. Mackenzie Serv. (fire proofing) - Req. #00003 - 12/31/14 - \$27,014.86

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked if they come in before or after the electricians, the answer is before.
All present voted in favor

o. Ct. Mason Contractors - Req. #00008 - 12/30/14 - \$68,559.60

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion –none
All present voted in favor

p. Cherry Hill Glass - Req. #00006 - 12/30/14 - \$213,249.35

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – They will be back charged to make the repairs from when they washed the windows in the Media Center.
All present voted in favor

q. Marguerite Concrete - Req. #00005 - 9/30/14 - \$23,261.70

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion – none
All present voted in favor

r. Marguerite Concrete - Req. #00006 - 10/30/14 - \$59,280.00

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion – none
All present voted in favor

s. Marguerite Concrete - Req. #00007 - 11/30/14 - \$19,380.00

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion – none
All present voted in favor

3. Change Orders

Christine asked Charles Smith of SMI to go over the SMI PCO'S:

Charles explained how SMI does their containment set up and their abatement work. He stated that his company goes into an area, sets the containment up and does the abatement work. The contract reads that they take off 1/8 of an inch. It takes approximately 12 working days to get the results back from Fuss & O'Neill, if the area fails they have to take off another 1/8 of an inch. Due to the fact that they have contractors coming behind them to do other work, they take the containment down so if the spot does come back Hot, they have to re-contain the area. If they don't take the Containment down, the other contractors would not be able to work in that area and it would push back the time table. The next item is the rigging in the auditorium, Rusty says SMI owns the rigging, Charles asked in what line item on his drawings does it refer to them, Rusty said it doesn't but SMI was doing the other demo in the room. Charles went on to say that each trade contractor owns a part of the demo.

Frank asked Charles you have more work to do for us, is there a lot of unknowns, based on what you seen in the school. Charles said he believes most of your unknowns were in the part of the building we just left, he continued on say, don't hold me to this but I think you may be out of the woods, of course I'm not sure about the penetration of the PCB's .

Charles said he wants this resolved he continued on to say that the money goes back to the summer; and he has already paid his workers. We have been talking about this for over 2 months now. Christine says she has a revised figure of \$40,000, and asked how he came to that figure. Charles said he wanted it resolved so he could capture his money, and to fairness to the Town, he said he would work this out, because there is an issue with the security system. Part of that deal he had spoken to Christine, Gus and Rusty, give him the money he is owed and he would lower the price. Christine said that they never agreed, and Charles said it was a general conversation so he never revised the figure. Christine asked about the panel, Gus said we were going to back charge, both Ferguson and SMI, the total value was about \$50,000. Charles said that SMI is not taking ownership; he said if they could agree with the number he would work with the Town especially since they are incurring the extra cost. On Phase 1 SMI owned every bit of made safe, but when it came to that Sonitrol box, it hadn't been de-energized or de-activated, and that is owned by Ferguson so the area wasn't made safe by them.

David said that he would like to see Charles sit down with Jeff and go over the change orders and come to some kind of agreement. Charles said he doesn't understand why they have to meet; Christine said they want to make this work and there seems to be different interpretations of the contract. On the Agenda tonight there is a total of \$26,000 in change orders, not including the \$55,000 one.

Charles said there is nothing to tell him to go look at the structural or any other drawings, SMI doesn't own or assume that they own every part of the demo. Jeff said regarding the rigging he does not agree.

Frank Dellaripa made the motion to table the SMI PCO's, with the understanding that they will be voted on at the 3/2 meeting and that Jeff and Charles will sit down and come to some type of

agreement on the PCO #'s 118, 127, 174, 175, and 185, seconded by David Drake; Discussion - none

All Present voted in favor.

Frank thanked Charles for keeping the Town's name out of the paper for the PCB issues.

Charles continued on to say that they will be doing the abatement work over President's holiday, asbestos abatement in the auditorium, pcb window removal abatement on the 200 & 500 level, and the cafeteria ceiling abatement. He had to postpone the work on the ductwork; he does not have enough time or personal to finish it. He said because of the testing and the amount of work he will be running guys around the clock. He will find another weekend to do the ductwork. He said it's an added cost because it is not an isolated area, he is doing small sections of the walls to feed the ductwork he will be coming back later to finish the rest of it. Jeff asked why this is the first time we are talking about it, we have to get in front of this stuff so we don't have our backs up against the wall. Charles continued on to say that this school is the most PCB complex school he has ever seen.

a. *PCO #118 - SMI - Re-Containment for Floor Cleaning - 12/22/14 - \$40,000.00 Revised Amount (\$55,659.00 original amount) -

Motion was made by Frank Dellaripa to table the SMI PCO's with the understanding that it will be voted on at the 3/2 SBC meeting after the Town Manager and Charles Smith sit down and come to some type of agreement, seconded by David Drake; Discussion – none

All present voted in favor

b. *PCO #127 - SMI - Demo Overhead Wall and Folding Patricians, 12/23/14 - \$8,784.80 Revised Amount (\$12,001.00 Original Amount) -

Motion was made by Frank Dellaripa to table the SMI PCO's with the understanding that it will be voted on at the 3/2 SBC meeting after the Town Manager and Charles Smith sit down and come to some type of agreement, seconded by David Drake; Discussion – none

All present voted in favor

c. PCO #173 - Spazzarini - Mass Rock Removal - 1/12/15 - \$12,801.00

Motion was made by David Drake to accept this PCO, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

d. PCO #174 - SMI - Lecture Hall paneling demo - 1/15/15 - \$3,628.00

Motion was made by Frank Dellaripa to table the SMI PCO's with the understanding that it will be voted on at the 3/2 SBC meeting after the Town Manager and Charles Smith sit down and come to some type of agreement, seconded by David Drake; Discussion – none

All present voted in favor

e PCO #175 - SMI - Demo soffit and CMU 500 level - 1/15/15 - \$4,301.00

Motion was made by Frank Dellaripa to table the SMI PCO's with the understanding that it will be voted on at the 3/2 SBC meeting after the Town Manager and Charles Smith sit down and come to some type of agreement, seconded by David Drake; Discussion – none

All present voted in favor

f. PCO #176 - CT. Mason - Lintel and infill - 1/15/15 - \$4,977.00

Motion was made by Peter Gardow to accept this PCO, seconded by David Drake; Discussion – none

All present voted in favor

g. PCO #177 - L&P Gates - Remove Stairs - 1/19/15 - \$2,882.00

Motion was made by Peter Gardow to table PCO#177, seconded by Frank Dellaripa; Discussion – Jeff asked how could we not see the stairs? Rusty said we need to talk to them about why this is a change order. Christine said if she approved it, it is her expectation that Rusty had approved it. She continued on to say to Gus no PCO should come to her until Rusty has vetted it and approval. The slab

was by SMI and they didn't remove the beams, because they weren't shown on the plan. Jeff said come August we will be out of money and we will be broke. Christine said to Rusty that he needs to check it out and vet it. Rusty has an issue that the drawings indicate that the area has to be demolished. Gus said he didn't take the beams out, Rusty said he needed to read the notes that say he has to take out the system.

All present voted in favor

h. PCO #178 - Spazzarini - Grease trap - 1/19/15 - \$14,704.00

Motion was made by David Drake to accept this PCO, seconded by Frank Dellaripa; Discussion – David asked if it was budgeted, Rusty said it was in the overall construction budget. Gus said that when Spazzarini bid the job there was the instruction for the plumbing contractor was responsible for the grease trap, during that part of the bid there was no plumbing contractor, when the rest of the job went out for bid that instruction was not carried over to the plumbing bid package so the grease trap was never bought. So this will need to be purchased from the contingency fund.

All present voted in favor

i. PCO # 179 - Spazzarini - Tee & Gate Valve for Water Service - 2/3/15 - \$4008.00

Motion was made by Frank Dellaripa to accept this PCO, seconded by David Drake; Discussion – none

All present voted in favor

j. PCO #180 - GDA - Replace sills in Media Center - 2/4/15 \$0

Motion was made by David Drake to accept this PCO, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

k. PCO #181 - GDS - Drywall at Guidance Corr. Walls - 2/5/15 - \$3,605.00

Motion was made by Peter Gardow to accept this PCO, seconded by David Drake; Discussion – This is for the 2 new walls in the Guidance Department.

All present voted in favor

l. PCO #182 - GDS - Gypsum Wall at Culinary Room #71 - 2/5/15 - \$2,182.00

Motion was made by Peter Gardow to accept this PCO, seconded by David Drake; Discussion – none

All present voted in favor

m. PCO #183 - SMI - Demo Rigging System at Stage - 2/5/15 - \$6,468.00

Motion was made by Frank Dellaripa to table the SMI PCO's with the understanding that it will be voted on at the 3/2 SBC meeting after the Town Manager and Charles Smith sit down and come to some type of agreement, seconded by David Drake; Discussion – none

All present voted in favor

n. PCO #184 - G&R - Sink Change per RFI #286 & 477 - 2/5/15 - \$4,356.00

Motion was made by Frank Dellaripa to accept this PCO, seconded by David Drake; Discussion – A different type of sink is needed.

All present voted in favor

o. PCO #185 - SMI - Soil Removal from Auditorium - 2/5/15 - \$3,353.00

Motion was made by Frank Dellaripa to table the SMI PCO's with the understanding that it will be voted on at the 3/2 SBC meeting after the Town Manager and Charles Smith sit down and come to some type of agreement, seconded by David Drake; Discussion – none

All present voted in favor

p. PCO #186 - Ct. Mason - AVB Repair to Exterior Walls - 2/5/15 - \$19,386.00

Motion was made by David Drake to delete this off the Agenda, seconded by Peter Gardow; Discussion Mark Jeffco said that he had spoken to Cherry Hill and they will be taking care of this themselves.

All present voted in favor

o. PCO #187 - G&R - EWC - 1 Waste & Vent Piping - 2/5/15 - \$2,357.00

Motion was made by Frank Dellaripa to accept this PCO, seconded by David Drake; Discussion – Peter asked what this was for, Gus said it was a drain pipe and a water pipe for a water fountain.

All present voted in favor

***tabled from 1/5/15 Special Meeting**

4. Architect/CM

a. O&G Monthly Report -

Gus went through the following:

Contingency funds available are approximately \$1.3 million in the Construction Contingency, \$400,000 left in the Owners Contingency and \$700,000 left in allowances.

Gus said they have issued Phase 2 to the contractors and they are reviewing it, Gus said he will bring it next week. He went on to say that the phase they are working in now is almost a 100 percent coordinated. Jeff stated that O&G will need to hold these contractors to the dates that are set.

Gus said there is a zero cost on the PCO for any back charges affected.

Gus said that they uploaded new software for the Elevator should be working better.

Gus said the schedule will be tight and they will be monitoring the phases.

Gus said in the Auditorium the following is going on:
He needs the curtain color - Rusty is working on it.

The seats in the auditorium they are waiting for Rusty to reject the seats from Donovan, since they do not meet the specifications.

The mechanical mezzanine, Rusty said the issue came up Friday, he got the drawings; he should have an answer tomorrow.

The auditorium is scheduled to be turned over next December

The lighting in the auditorium is all set. But the idea of having theatrical lighting came up; Rusty said it is lights that will enhance the stage he is working on a cost for this item, will get back to the Committee with it.

Rusty said there is one other item he will be sending to Jeff, they want to put some conduits into the auditorium, want to move the location of the sound panel from under the mezzanine, they would like to bring it to the mid cross aisle, it will make us lose 6 seats in the middle, but will potentially gain 3, but he is trying to clarify it with them, that they are not trying to keep both locations. He spoke with Anthony, and he will want railings around this. Rusty has a sketch that shows the conduit running both midway and to the projection booth. There is lighting control and sound system in the projection booth.

b. Architects Report -

Rusty said they are working on the following:

The color of the curtain for the auditorium - he is deciding between dault Blue and navy Blue, he feels navy will be to dark. Christine said she likes them both.

The two scoreboards are being installed in the Gym on Monday.

Christine said that Diane had mentioned that she noticed a lot of ice buildup on the glass; Gus said it is melting off the roof and then when it gets cold again it refreezes on the windows. David asked O&G to go look at it.

Christine asked about the glare from the windows, has it been resolved yet, Rusty said he has looked at some opaque film and will be making a decision.

Rusty said that the G9 glass is not ordered yet, this is the number glass and he just got another shop drawing and he will be looking at it.

c. Safety & Security- none- Christine asked if the Fire Marshal is ok with stuff, Gus said he has been involved with cafe work and turning the sprinkler heads up.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – Frank said for the most part everything has been covered. Rusty said he doesn't like the way the screws are going in on the window frames, he has made it a part of the punch list. Peter stated he doesn't like that the windows on the south side of the building has caulk in those gaps.

Communications - No Report - Before the next Regular SBC Meeting there will be a Finance and a Communications meeting.
A Tour will be set up replace the one that was cancelled.

Technology/Furniture – No Report - Fred said they are waiting on the schedule to order more of the items needed. Also they are working on the voice over IP, it will probably be about 2 weeks away and they are doing entire building.

Energy/Commissioning – Peter said since last month there is 61 items, 12 were closed and 49 items were open. He said it should be interesting to see what happens with the next report. Christine asked O&G to look at the list and have the Contractors work on their items.

Finance – No Report

7. Old Business -

a. Status UST Abandonment - Clean Harbor - Gus said they are ready to fill the tank; they just need to be scheduled. Unfortunately the bad weather has pushed them off. Mark said they have asked Carlos today to contact them.

8. New Business - none

9. Upcoming Dates

- a. February 17, 2015 next Town Council meeting
- b. February 23, 2015 next Building Committee meeting

10. Adjourn - Motion made by David Drake seconded by Peter Gardow to adjourn.
All present voted in favor.

Meeting adjourned at 10:29 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk