

WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES MONDAY APRIL 13, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x arrived at 6:34 and left at 7:29		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	X Left at 7:40		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.		x	
Staff Present				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	X Left at 7:35		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services			x
Guests Present				
	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	John Morris, Board of Ed.	x left at 7:35		

Call to Order: Chairman called the meeting to order the order at 6:32 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments - none

1. Approval of Minutes:

a. Minutes of the March 23, 2015 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Diane Fitzpatrick; Discussion – none

All present voted in favor with the above change.

2A. Expenditures:

a. Halloran & Sage - Invoice #11176153 - 3/16/15 - \$350.00

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

All present voted in favor

b. BVH - Invoice #02112129.00-21 - 3/25/15 - \$2,561.50

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

All present voted in favor

c. Advanced Corp Networking - Invoice #0000031097 - 2/28/15 - \$6,000.00

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

All present voted in favor

d. Fuss & O’Neil - Invoice #12730 - 3/30/15 - \$14,249.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked if this is the change order work, Mike Turner replied no.

All present voted in favor

e. AIG - Invoice #4266 - 4/8/15 - \$13,787.00

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

All present voted in favor

f. Environmental Services Inc. - Invoice #58400 - 11/6/14 \$37,143.37

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – This was for the environmental cleanup for oil spill release into Wintergreen Woods

All present voted in favor

g. Special Testing Labs - Invoice #28966 - 2/27/15

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

All present voted in favor

2B. Contractor Requisitions

a. Spazzarini - Req. #00017 - 2/28/15 - \$14,159.75

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

All present voted in favor

b. Ct. Mason Contractors - Req. #00010 - 2/28/15 - \$128,920.70

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

All present voted in favor

3. Change Orders

a. *PCO #201 - Ferguson - Temp light bulb replacement - 2/23/15 - \$4,585.00

This PCO Continues to be tabled. David asked if the person who struck the pole’s auto insurance will pay for this, Jeff said they are getting a police report and reviewing it. O&G to review method circuit was protected.

b. PCO#304 - Ferguson, Breaker Revisions - 4/8/15 - \$1,609.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Dan Camilliere; Discussion – Christine asked if this work has been done, Gus said yes the panels have been ordered, the work is done, during the submittal process the engineer noted changes to the panels schedules.

All present voted in favor

c. **PCO #266 - Ferguson - Temp Devices café cl 69 - 3/19/15 - \$2,663.00

Motion was made by Ed Brymer to accept this, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

d. PCO #257r- Ferguson - RFI 139 Power to CHU's and UH's - 4/8/15 - \$9,703.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Christine asked Gus if the work was done, Gus said parts of it have been done. This was shown on mechanical plans, but not on the electrical plans, so they negotiated with Ferguson and got the cost done to this price (1/2 of what Ferguson wanted)

All present voted in favor

e. PCO #302 - Ferguson - RFI 443 EWC boys locker room - 4/8/15 - \$546.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Peter Gardow; Discussion – Christine asked if the work has been done, Gus replied yes. Rusty explained that this is for the water cooler. Gus said it is shown on mechanical, but not on the electrical plans. Rusty said that there is a note on the plans that they should be looking at the electrical.

All present voted in favor

f. PCO #303 - Ferguson - Light fixture changes per ASI14 - 4/8/15 - \$3,569.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Frank Dellaripa; Discussion – Christine asked if work was done, Gus replied yes. Rusty said some of these are old, because they have been negotiating a lower cost. Christine reiterated for the record that there is a policy regarding all change orders, must be approved by the Committee, and there are procedures for when the Committee isn't meeting and there is several instances that Policy was not followed. She continued on to say she or other Committee members are always available to approve items.

All present voted in favor

G. **PCO #284 - SMI - Blast and re-clean café floor - 3/27/15 - \$3,755.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion –Peter asked what had to be cleaned; Gus said it was PCB removal.

All present voted in favor

h. **PCO #285 - SMI - RFI 612 Chase Removal Stair 12 - 3/27/15 - \$2,025.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – This was approved by the Chairwoman; it is for Committee ratification only

All present voted in favor

i. PCO #307 - SMI - ACM encountered at dishwash area - 4/9/15, \$17,131.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – Frank asked if this is the asbestos, Christine said that this is to approve the additional cost for that work that had to be done. This is not the removal of the dumpster or the contaminants, Peter asked wasn't this encapsulated in the 1992 renovation, Mike said that it was covered the glue over with ceramic tile. Christine asked if this was an area that wasn't tested, Gus said it wouldn't be tested because it was ceramic tile.

All present voted in favor

j. PCO #140R - GDA - RFI 065 add roller shades - 2/23/15 - \$3,492.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Rusty said that during the bid process a question was asked which rooms get roller shades, and there are certain types of rooms that are identified (classrooms, etc.), and there were a handful of rooms that didn't fall into a category. The contractor said we didn't carry those rooms because they don't fall into the instructional classroom category. Rusty said they had a whole list of rooms, but we went back and forth with them and some of the rooms were obvious instructional space. They compromised on 5 rooms that they may not have known they were instructional or office space. Gus said they combined this with a resolution with the blackout shades which was another \$5000 change order they agreed to.

Rusty went on to say there was a similar issue with the blackout shades in the science labs, they said that our documents didn't say this, we said yes it did, so they are providing those without any cost. Steve asked if the budgeted amount was the full amount or compromised amount, Mark said the full amount. Peter asked if there is a list of what rooms are getting shades. Rusty said yes there is a list and he has tried to clarify it.

All present voted in favor

k. PCO #261 - GDA - FRP windows added to pool office - 3/13/15 - \$2,894.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Christine asked has this been done, Gus said no. This is to change a window from a metal window frame to a fiberglass frame. Fred asked if the door frames are going to be fiberglass frames; Rusty said yes, this was a VE item, Fred asked how is it going to hold a 3070 door and operate as many times as it needs to operate? Rusty replied the same way a metal frame would, Fred disagreed with this. Rusty said these items were a VE item that was proposed and everyone had a chance to speak on it. Fred said he is worried about the integrity of the door. Rusty said that if this isn't what was wanted someone should have spoken up during the VE Process. Fred said that the window and door frames were all one piece, Rusty said no they separated them.

All present voted in favor

l. PCO #264 - Spazzarini - Culinary Sewer Change Courtyard - 3/17/15 - \$4,864.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Christine asked has this been done, Gus replied no. Rusty said that the sanitary line in the culinary area is connecting to an existing sanitary line that heads towards the cafe. They couldn't find the line during this discussion; so it was suggested to go toward the sewer manhole in the courtyard.

All present voted in favor

m. PCO #283- L&P Gate - ASI 41 Stairs English rm. 333 & 335 - 3/26/15 - \$4,971.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion Christine asked if this was anticipated, no Rusty said in the English Classrooms there was as storage room at the end, near the Media Center in the lower level, Rusty continued that Christine and he had a discussion to change the design in there so the space can be used by the classroom instead of being used as an internal storage room. There was some savings associated with this, since no windows needed to be put in, and also with the structural framing. Christine said we are looking at a change order but in the end we will net a savings, Rusty said yes.

All present voted in favor

n. **PCO #227- L&P Gate - Infill Openings Steel E500 (chm appv. Ind.) - 3/19/15 - \$6,003.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – This item was approved by 3 members of committee, needs ratification from the Committee.

All present voted in favor

o. **PCO #269 - United to L&P Gate - Scope shift bolt clips new elevator tower - 3/19/15 - \$0

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Gus stated that United Steel wasn't available to do the work so L&P Gate did it.

All present voted in favor

p. **PCO #300 - G&R Valley - RFI 616 Solenoid Gas - 4/7/15 - \$966.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – none

All present voted in favor

q. PCO #305 - G&R Valley - ASI 66 rev san piping to address back pitch existing - 4/8/15 - \$18,723.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – This work has not been done. Rusty said it was to do this or to have them do 6ft. of trenching; this is the least inexpensive way.

All present voted in favor

r. PCO #306 - G&R Valley - RFI 554 ejector pump add - 4/8/15 - \$8,588.00

Motion was made by Diane Fitzpatrick to accept this **with the stipulation that all the parties involved will go over this again at the Wednesday Job Meeting**, seconded by Peter Gardow; Discussion – Gus said the existing drains are tied to the storm sewer not the sanitary sewer, Gus said the pump is going into the steam boiler room and pump back to the sewer line. Fred asked how does the Nurses area drains into the sewer ejectors, I've been told that sewer ejectors are not solid waste ejectors, he added he doesn't understand what is being said here. He was told by Gus this one does, he asked why G&R told him it did not.

Christine asked if this should be tabled because there are some questions regarding scope and need and questioned if it should go back to the job meeting for discussion. Rusty said this has been discussed at the job meetings for some time. Diane asked if Fred is at the job meetings why is he surprised. Christine asked how is it the information that G&R is giving Fred is different. Fred said he talked to Buzz from G&R on Wednesday and he told them they are not solid pumps; Fred said that someone is giving him the wrong information. Fred asked why we are going with an ejection pump why isn't it being fed by gravity. Rusty said this design is a more economical solution. Fred became upset and left the meeting. Christine asked Frank if he had concerns with this, Frank said if you can go with gravity it would be better, but he doesn't know how much this would cost.

Gus said we reviewed it with the CES engineer there was no way to tie in to the existing drains, cause they are tied to the storm system, so they designed this pump to take over the new drain and eject the sewer back to the main line. Christine said are there any other means that are not as costly and fit with what Fred is looking for. Diane said that Fred's reaction was over the top, if he has any questions, he needs to go to Gus, not the vendors Mr. Emmett said that Fred just texted him and apologized for his outburst, but he is looking at the long term process.

All present voted in favor

s. PCO #278 - Ct. Mason - New Mo's in existing partitions - 3/19/15 - \$6,143.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion Gus stated that this wall wasn't demolished because it was a bearing wall.

All present voted in favor

t. PCO #277 - Ct. Mason - Exterior CMU choir 13 - 3/19/15 - \$4,465.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – Christine asked if this is done, Gus said yes, this was done back in June.

All present voted in favor

u. PCO #275 - Ct. Mason - Unstable MO's Media Center - 3/19/15 - \$4,425.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – none

All present voted in favor

v. **PCO #274 - Ct. Mason - 4" CMU veneer Corridor 52 - 3/19/15 - \$2,716.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none

All present voted in favor

w. **PCO #276 - Ct. Mason - Misc. Masonry infills - 3/19/15 - \$10,159.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none

All present voted in favor

x. **PCO #280 - Ct. Mason - RFI 587 four bond beams - 3/25/15 - \$14,269.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

y. **PCO #282 - Ct. Mason - RFI 587 bond beam door 539 - 3/25/15 - \$2,911.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

z. PCO #292 - GDS - Drywall patching lockers/corridors - 3/30/15 - \$3,302.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

aa. PCO #281 - GDS - Repair damaged drywall by trades (back charge value of \$1,692 to MJ Daly, FEC, NT, Oliva & Urban - 3/24/15 - \$0

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

bb. PCO #293 - GDS - Ductwork drywall encl. - 3/20/15 - \$3,930.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

cc. PCO #294r - GDS - Demo/new ceilings in A/G/H - 4/7/15 - \$6,017.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

dd. PCO #291r - GDS - Misc. framing MC/tunnel/culinary - 4/7/15 - \$2,437.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

ee. CO #11 - O&G - CM fee on Co's March 2015 - 3/4/15 - \$3,634.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

ff. **PCO #151 - Ferguson - credit 50 pair telephone cable - 11/24/15 - \$(5,000.00)

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none
All present voted in favor

***tabled from 3/9/15 Special Meeting**

****chair approved, need ratification only**

4. New Proposals - QA Architects - sound consultant additional design services

Rusty stated that he received a proposal from Guillen Tech. Consultants (a copy was distributed to the Committee members), and he sent to the school administration, Fred etc. to make sure this is in sync with what is needed. Rusty continued on to say there will be a preliminary meeting next Tuesday to get an idea what the scope is and to discuss the pros/cons for where the sound booth should be (back, middle or in the light booth). Frank asked how this will affect the schedule; it has to be in by June 1st. Mike stated that Guillen will be the subcontractor of Quisenberry, so Rusty will do a change order in the amount of \$10,500 plus an Architect administrative fee of 10% (\$1050) for a total of \$11,550.

Ed Brymer made the motion to accept this proposal of \$10,500 plus the Architect administrative fee of \$1,050, for a total of \$11,550 based on the success of the meeting scheduled with this

company, seconded Frank Dellaripa; Discussion - Dan asked how many seats will be in the auditorium, Rusty said 827 seats plus the handicapped spaced for a total of 839 seats. All present voted in favor.

4. Architect/CM

a. O&G Status Report

Gus went over the updated phasing plan; he said he still has to meet with Tom Moore to finalize. He said he had a 5 hour meeting with the contractors reviewing the schedule for the current phase we are in (2A). The completion date for Phase 2a is July, once this phase is done, they will start the kitchen/café. The kitchen will be turned over to the Contractor at the end of May and will be worked on this summer with a completion date of before school starts. The pool area will be available to them on June 1st and this also will be done for the end of summer.

The Abatement in Phase 3a will begin in July (science wing), and Phase 4 will trigger the start of the next classroom phase (languages) this should be a 6 1/2 month to 7 month duration. David asked what the big unknown is, Gus said the mechanical coordination.

Gus continued on to say that they started installing the bleacher brackets and have the special inspector looking at them at the same time, this should be done soon.

Gus said he received an email that the Republic Lockers Company went out of business today; he stated GDA will now be looking for another Locker company.

Mike said the Town has been receiving complaints regarding the HVAC units on the roof, we have 1 screen but will need to get more to hide them, and this will be an additional cost. He recommended we wait until all roads and drives are in so different vantage points can be reviewed for need for screening.

Gus continued on to say that asbestos was found under the flooring in the café, it was contained, Fuss & O'Neil tested it, it came back positive and it was abated. Christine asked why it wasn't tested before, Gus explained that the type of floor it was they wouldn't have tested it, and unfortunately they didn't know that under the tile, the last renovation in 1992 encased the asbestos glue of the old floor. He said no children were in the building and they have taken proactive measures to see what we are dealing with. Christine said there is still the matter of the dumpster, the materials were put into a clean dumpster by SMI, and Christine has informed O&G to back charge SMI the cost of the dumpster, even though Charles from SMI is denying that he knew anything. The dumpster is contained as of now, and will need to be taken away on a weekend; Mr. Emmett will notify Mr. Moore, Mr. Maltese, Park & Rec, etc., to see what weekend in the next 2 weeks, so it can be scheduled for without anyone being around

b. Safety & Security -

Christine asked if there is a fire watch coming up, Gus said none are scheduled. Christine said there was education given to the contractors; Fuss & O'Neil conducted a safety seminar on asbestos and PCBs which may have contributed to the heighten sensitivity to the work that was done.

The plan is to do another safety stand on next month. She continued on to say she attended a meeting with O&G, Town and Board of Ed reps to review the protocol for when contaminants are found and that it is followed. A flow chart was created and it will be posted.

Frank asked about the medical baseline for the workers that were in the asbestos area, Mark said we are following protocol, if there is any issues they should see their family doctor.

c. Architects Report - Auditorium Seats

Rusty said they don't have a resolution on the seats yet, waiting for info from contractor. Gus said he spoke to GDA today and was told they are getting close to giving us an answer, and they have been looking at the Stellar model -one of the models Rusty suggested.

Rusty continued on to say there are 5 separate issues with the seats:

1. Single stanchion vs. double
2. Structure - gage - seat structure
3. Light issue - LED fixture
4. Fabric on the seat -
5. Foam thickness

Rusty said the Stellar Model comes with a 25 year warranty; he also brought a sample of fabric that will go in the auditorium. Diane asked when do we need and answer on this, Rusty said tomorrow. Jeff said if the Contractor doesn't give us an answer tomorrow, we will have the Attorney send them a demand letter.

Rusty continued on to say he is waiting for a meeting with Ferguson to go over the 4 different lights, and he will be going through and identify line item by line item.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – Frank said that the items from the meeting were already talked about here; he continued on to say that the RFI list is getting smaller.

Communications - Diane said they will meet at the end of month; they have been sending information out through the PTSA. Christine asked what the plan for a public tour is, Diane replied they are planning on having a mini open house to show off the gym and media centers to the general public, but will be waiting until the weather gets better, maybe May.

Technology/Furniture – no report

Energy/Commissioning – Christine stated that at the owners meetings there is still concern that MJ Daly is not communicating with our commissioning agent and she stated this needs to be facilitated better. Gus said that MJ Daly went in and updated the Commissioning list today.

Finance – Christine said they will meet before the next meeting. She continued on to say they have submitted the paperwork to the state, Jeff asked if we have gotten the reimbursement percentage worked out? Mike Emmett said that he spoke to Mike O'Neil and he had reached out to Paige Farnham at the State but haven't heard back from her yet. Jeff asked if there is someone else that they can call, maybe her supervisor. Diane answered that you can call Melanie (the Commissioner of DAS). Mike Emmett said he will give her a call.

7. Old Business -

a. CL&P Transformer Leak update - Jeff asked Gus to find out who was running the bobcats those few days before the leak was found. Gus said he will let him know. CL&P is not paying for the cleanup, it is our responsibility because they didn't hire the cleanup people, and we did.

8. New Business - Mike T passed out a Quote from Advanced Lighting and Sound Solutions that Fred Bushey had left regarding the Cottone Field sound system. David said why don't we give it to the Architect to review and we will put this on the next Agenda.

9. Upcoming Dates

- a. April 20, 2015 next Town Council meeting - (Budget presentation)
- b. April 27, 2015 next Building Committee meeting

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

Meeting adjourned at 9:02 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