

WHS & HANMER SCHOOL BUILDING COMMITTEE SPECIAL MEETING MINUTES Monday January 5, 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		
	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 left at 6:50 returned at 8:00		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal		x	
	Fred Bushey, Dir of Maintenance	x		
	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 Jeffco, O&G	x		
	John Morris, Bd. of Ed.	x		
	Al Divincentis, Town Attorney	x left at 7:26		
	Mark DePaulo, Wethersfield Post	x left at 9:10		
	Keith Rafaniello, Bd. of Ed	x left at 8:10		

Diane Fitzpatrick made a motion at 6:31 pm to go into Executive Session, seconded by Dan Camilliere, All present voted in favor. The Chairwoman invited the Town Manager, Town Attorney and Town Staff to stay.

Diane Fitzpatrick made the motion at 7:30pm to come out of Executive session, seconded by Peter Gardow. All present voted in favor.

Call to Order: Chairwoman Fortunato called the meeting to order the order at 7:30 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 November 24, 2014 meeting. Motion was made by Dan Camilliere to accept the minutes, seconded by Diane Fitzpatrick; Discussion – none

All present voted in favor

b. Minutes of the December 8, 2014 meeting. Motion was made by Diane Fitzpatrick to accept the minutes, seconded by Peter Gardow; Discussion – none

All present voted in favor

2. Expenditures:

Staff noted that Expenditures a thru f are funded from finance set aside (3430400-57768) for bonding for this project, not from owners contingency.

a. US Bank – 12/2/14 - \$3,000.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion- none
All present voted in favor.

b. Standard & Poor's - Inv. #10359181– 11/24/14 - \$14,875.00

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

c. Source Media Inv. #ADV0253749 – 11/26/14 - \$1,206.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Peter asked if we will be doing this again with the next Bond issue, the answer was yes we will.
All present voted in favor.

d. Moody's Investor Svc. Inv. #PO142657 - 12/10/14 - \$17,500.00

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

e. Public Finance Mgmt. - Inv. #11122 - 12/12/14 - \$18,500.00

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

f. Day Pitney LLC - Inv. #33822272 - 12/22/14 - \$48,110.92

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

g. Broadview Networks (Voip Phones) - Proposal #1493590607 - 12/17/14 - \$40,558.00

Motion was made by Dan Camilliere to accept this proposal, seconded by Ed Brymer; Discussion – Keith Rafaniello explained to the Committee that this is for the new telephone system at the high school. These are cloud based phones, should help save approximately 30% on the monthly bill.
All present voted in favor

h. Broadview Networks Installation VOIP - Proposed Work Stmt - 12/18/14 - \$6,000.00

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

i. AIG Inc. Abatement Work - Proposal for ACM - 12/23/14 - \$24,630.00

Motion was made by Diane Fitzpatrick to accept this proposal, seconded by Ed Brymer; Discussion – This is for the contractor brought in to do the abatement work in the girls' locker room over the Christmas break.
All present voted in favor

3. Change Orders * - for Discussion only - ** executed by Chair - for ratification only

a. PCO #8 - O&G - CM Fees - 12/17/14 - \$724.00

Motion was made by Dan Camilliere to approve this PCO, seconded by Ed Brymer; Discussion - none
All present voted in favor

The Chairwoman made the recommendation to table item B&C.

b. *PCO #118 - SMI - Re-Containment for Floor Cleaning - 12/22/14 - \$55,659.00

Motion was made by Diane Fitzpatrick to table this PCO, seconded by Ed Brymer; Discussion - none.
All present voted in favor

c. *PCO #127 - SMI - Demo Overhead Wall and Folding Patricians, 12/23/14 - \$12,001.00

Motion was made by Diane Fitzpatrick to table this PCO seconded by Ed Brymer; Discussion - The Committee asked Rusty what his thoughts were. Rusty said his position is if you look at the drawings as a whole they still owe us a credit, wants to see that before we make a recommendation.
All present voted in favor

d. PCO #129 - Urban - Deep Fill Patch Girls Locker Room - 12/23/14 - \$14,908.00**

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

e. PCO #163 - Ct. Mason - Door Opening #12F - 12/18/14 - \$4,570.00

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - Gus explained that the walls in this area didn't meet, so they had to tear them done, put up new ones a and put in a new door.
All present voted in favor

f. PCO #164 - Ferguson - Relocate lights, power data for HVAC conflicts - 12/18/14 - \$9,625.00

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Ed Brymer; Discussion - Gus said this is in the Tech Ed area, when running the new heating pipes they found existing conduits in the ceiling so they had to have them moved to run the HVAC pipes.
All present voted in favor

g. PCO #165 - Spazzarini - Trench Rock Drainage - 12/19/14 - \$9,583.00

Motion was made by Dan Camilliere to approve this PCO, seconded by Diane Fitzpatrick; Discussion - Gus said they keep finding rock when they dig, and it may be advisable to budget some money for the other side of the building. Mike said that when they had dug the holes for the geothermal, they hit ledge at 20ft.
All present voted in favor

h. PCO #166 - Ct. Mason - New CMU corridor 36 - 12/19/14 - \$7,611.00

Motion was made by Peter Gardow to approve this PCO, seconded by Ed Brymer; Discussion - Gus said they will cover it with 4 in. masonry in the hallway
All present voted in favor

i. PCO #167 - G&R Valley- Credit Delete Roof overflow drain - 12/22/14 - (\$2,740.00)

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

j. PCO #168 - G&R Valley - Credit Delete Roof Overflow Drain - 12/22/14 - (\$1,148.00)

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Ed Brymer; Discussion - Rusty said they reorganized the drains on the roof so they were able to eliminate some.
All present voted in favor

k. PCO #169 - L&P - Scope Assignment from United Steel - 12/22/14 - \$0

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Ed Brymer; Discussion - none

All present voted in favor

I. PCO #170 - CT Mason - Brickwork & Demo - 12/22/14 - \$4,384.00

Motion was made by Ed Brymer to approve this PCO, seconded by Diane Fitzpatrick; Discussion - Gus said this was a combination of a few masonry items that may not have been on the drawings. Such as the outside parking signs that were anchored to the building, Rusty said he thought there was an allowance for this. Gus said he will check.

All present voted in favor

m. PCO #171 - Ferguson - Handholes and Rm 48 & 50 changes - 12/22/14 - \$3,439.00

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion- This was the combination of 2 electrical items.

All present voted in favor

n. PCO #172 - GDS - Drywall walls at Nurse Cubes - 12/23/14 - \$3,718.00**

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - They had to put up walls, the original ones weren't supposed to be taken out, but after the demo when they tried to install the new frames they wouldn't go in, so the walls had to be taken out and replaced.

All present voted in favor

4. Architect/CM

Christine said that today the additions came on line; there are still punch lists to go through.

Ed said when he went through with the Fire Marshal the fire doors were missing the glass. Gus said they have put temporary filler in, and the permanent glass is on order and will be coming in shortly. Ed said the Fire Marshal wants a letter when the permanent glass goes in.

Mr. Emmett asked if the heat situation has been rectified in the gym, Gus said they had to move the sensor from inside the unit to inside the gym, so it would function better and the sensor ended up being bad.

Diane stated that they may need to put signs on the gym doors, people are walking on it, she was there tonight and was telling people not to walk on it.

Christine asked Rusty when he will have his punch list for the gym. Rusty said he will spend some time in there on Wednesday.

Christine asked about the lights, Rusty said Rick McCracken was out there today checking the light levels, the light levels he was getting was lower than light levels that were on the photometric data for the fixtures. He will be calling the manufacture tomorrow to find out what happened.

Mr. Emmett asked Rusty why the lights were placed directly above the framework of the partitions to cause a shadow, Rusty said the partition coming down were supposed to be closer to the center joist and they ended up a little further out, and he doesn't know why when the contractor was putting the lights up they didn't let him know so he could have had them move the lights over.

Christine asked about the coordination and if there is a meeting with the Contractors when they come in, do they meet with anyone to go over the install and make sure someone goes over the plan before they do the work. Gus said they didn't have a pre installation meeting with Ferguson, he followed the plan and he has an approved submittal. Christine asked if they would have typically had a pre meeting. Rusty said his issue is that after they look at the conditions they should have asked the question if it

was right. Christine asked if we know if they attempted to ask the question, and if so who would they have asked. Gus said it would have been himself or Brian. Christine asked was anyone watching them or checking. Gus said he nor Brian noticed it, he said they put the lights where they were on the plans. Christine asked if he had the plans on him, Mark said the gym has a unique lighting pattern it's not symmetric. Christine said well now we have to go back and to avoid this in the future, that's why she was asking the question, because something like this is now going to require possibly buying new lights, cover that floor, get a piece of equipment in there to hang the lights, so there are always ramifications. Ed added and then there is the cost. Rusty said he wants to take it one step at a time, first he wants to address the photometric for the lower light levels and with that, and we will address the other issues too. Christine asked if there will be an answer for the next meeting, Rusty said definitely.

Christine asked when the special inspector for the bleachers coming, Gus said tomorrow.

Peter said there was a message from BVH regarding the temp certificate of occupancy; there are a few things on the list, not just things with the gym.

Christine asked what the concerns the Fire Marshal had with the Wrestling room, Mike said there were no emergencies light in the wrestling room, he said that Ferguson will take one of the banks of lights and hook it to the emergency circuit. Christine asked if this was in the design, Gus said no it wasn't. Christine asked Rusty how that happened; Rusty said he will look at it. Christine asked if that is the old mat on the floor in there, Gus said yes. Mr. Emmett asked if there is going to have padding on the walls; Rusty said he doesn't believe there is padding on these walls. Mr. Emmett said with the way the kids throw each other around and the danger of concussion there needs to be padding on the walls. Rusty said he will check on it, Christine asked what the turnover date for this room; Gus said they are using it now. Christine told Rusty this needs to be rectified.

Christine asked when the boys and girls locker rooms will be turned over, Gus said next week.

Christine asked if they took down the sill where it got water damaged in the Media Center, Gus said it will have to be replaced. Mr. Emmett said there was a water leak with the window; Christine asked if there was a window Forman there monitoring the work, Gus said yes. The Committee can't believe that it leaked already; Gus noted it may not have been caulked yet.

Christine said in the Choral & Band room the sun is coming in and you can see the glare from it, something needs to be put up there to prevent this. Rusty said that 3M makes a film that can be put up there. Rusty said he will be checking this further to make a decision on what to do. Mr. Emmett said that from a program point of view it is an issue because that is where the band teacher teaches from, so the kids will be getting the glare.

Christine said she noticed that the lights were on last night and it was very bright, she was wondering if it was too bright for the neighbors. Gus said they are on a motion sensor and you have to be inside the room to make them go on.

Christine asked why there wasn't a cabinet in the choral room (space at end of cabinets). Rusty said the wall was designed before we had the cabinets, we can look to see if we can get a narrower cabinet or even a panel to cover it. The light switch is on that wall, it was supposed to be on another wall and this is on his punch list to find out why.

Christine asked about the trim around the wall vent, Gus said the ductwork contractor will be putting it up. Mr. Emmett said that the Choral & Band teachers said the acoustics are fantastic and the kids love it.

Mike stated that the Fire Marshal is questioning if fire sprinkler needs to be added to the space above the Wanger cabinets, its 23 1/2 inch and anything over 18 inches needs to have a sprinkler. Rusty said they have an approach for it if a head needs to go in.

Christine asked when the permanent white board for the Band room is scheduled to be delivered. Gus said hopefully this week; they have installed the temporary one and he is still waiting to hear back from them. Also, Christine asked about the technology for this room, Mr. Emmett said he will check with Keith when this is due in.

Christine said she had spoken with Tom regarding having a projector in the choral room, Tom said one of the projectors can be moved to the choral room. Christine asked if the electrical is set up in that room for it, Rusty said he wants to get a wireless solution for this and he will sit down with Keith to figure this out. Mr. Emmett asked Rusty if he could look at Mr. Dion's room, the network cable is behind the door. Rusty said he will look at it.

Gus said that when digging for the sump pump they hit ledge 2 ft. down, Christine said that she authorized a day of drilling for the cost of approximately \$2000.00.

Christine asked about need for window levers in upper windows in choral room. Rusty does not have a good answer for why the windows are operable, but will review the plans and submittals.

Christine asked when the admin space be ready. Gus said they are working on the schedule and will report back. The O&G scheduling person just had hip replacement, so they have a scheduling consultant coming in and meeting with Gus tomorrow. Jeff said the contractors have to live and die these interim schedules.

Mark noted it is important to give a date and stick with it.... O&G wants to be confident they can achieve the schedule. Christine asked if delays are a man power issue. Mark said no, that added time was due to contractors struggling with coordination due to the ductwork, steel conflicts, etc.

a. O&G Monthly Report

Christine asked about Gus about the contingency and budget, Gus said the contingency hasn't changed; it's still at \$1.3 million, and we are still carrying \$800,000 in allowances. Ed said we need to watch the contingency very carefully since we have 18 months left on the project.

David asked Gus to re-label column with Month on to the monthly report.

David asked Mark if he thought that the project would be completed by Summer 2016, Mark said it will be tight, said he wants to study the schedule more before he gives a definitive answer.

b. Architects Report - Rusty stating they are doing punch lists in the spaces that are coming on line, i.e. Band, choral, the offices around them, restrooms, toilet facilities, athletic offices, etc. He and his staff are making progress with them.

Christine asked when the etched glass will be coming in; Rusty responded that he received an email today, to confirm some of the room numbers that had changed slightly. Christine asked about the glass in the AD's office, Rusty stated that the original plan was to have clear glass, but it was changed to frosted glass for security. Mr. Emmett stated that the AD needs to be able to watch the kids outside and can't see through the frosted glass, he also stated the room gets a lot of glare. Rusty said he will check on both these items.

There was questions about when the permanent scoreboard would arrive; Gus last estimate was Jan 20th delivery which might not meet game schedule. Gus noted the contractor said he is willing to purchase and a temp one. The BOE is also pursuing a temporary scoreboard on wheels.

c. Safety & Security- The Fire Marshal has been in a lot making sure everything is safe. Gus stated that a fork lift tipped over last week, but no one hurt.

Mr. Emmett stated that OSHA wants to come in next week and do some Air Quality testing; he will let Gus know when.

Mr. Emmett stated that he noticed that there has been mingling of the workers and students due to where they are working in the building and asked Gus to keep an eye on this.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – No report

Communications - Diane said that they will meet on Jan 26th. Mr. Emmett said they have been putting up pictures on Face Book and the website. The Board of Education members want to see the building and he is walking them through the new areas tomorrow. He continued on to say that a parent of a freshman contacted the Heath District regarding headaches her daughter was having, Mr. Emmett said that the Fire Marshal spoke with the parent and explained that they are at the High School testing every day and the air quality has been fine.

Mr. Emmett stated that they have decided to wait to have the ribbon cutting until more the rooms are finished more.

Technology/Furniture – Frank Bushey said the Phase 1 specialty items have been installed. Phase 2 of the furniture for the new additions and media center will be in next Monday and said it will take approximately 4 days for installation.

Energy/Commissioning – Peter stated there are 61 items on the Cx report - 12 are closed, but it reads the same as 4 weeks ago. Most of the new ones are MJ Daly. Nothing has been done in the last month. Mark said they went over that at the last trades meeting, citing need to update the portal. Peter said if they don't do it, he recommends that they don't get paid. Christine asked who from O&G is watching this. Andrew Demato the ME Coordinator for O&G has walked through the items with them.

PG asked when is BVH coming out - Gus said he has been coming sporadically. Christine said that Mike Gannon is feeling out of the loop and that commissioning isn't a priority. Mark will call the president of MJ Daly and let him know that if they don't close some of these items, they will not get paid.

CF is concerned about condensation observed on the windows, and questioned if we have issues around that window. Fred said there is no control over the spaces...that have been turned over. Gus said they will be starting the process of programming the room controls.

Finance – Christine said the next meeting will be on January 26th.

7. Old Business

a. Status UST Abandonment - Clean Harbor - Mike said it is taking longer because material inside is very fine, it is like sludge. They are estimating one more week of pumping to empty the tank.

b. Architect Update - Bleacher Repair - Rusty stated he sent the information to AI as requested. The cost will be \$4100 to add clips and Rusty is trying to work this out with Spazzarini.

Christine asked if there will be a problem with the gym bleachers, Rusty said no as they are different types of bleachers.

8. New Business - None

9. Upcoming Dates

- a. January 5, 2015 next Town Council meeting
- b. January 12, 2015 next Building Committee meeting
- c. January 20, 2015 next Town Council meeting

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

Meeting adjourned at 10:10 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