

WHS & HANMER SCHOOL BUILDING COMMITTEE SPECIAL MEETING MINUTES Tuesday December 1, 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
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison			x
	Mike Turner, Staff Liaison	x		
	John Morris, BOE			x
Staff Present	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools			x
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Admin. 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
	Tony Martino, Town Council	x		
	Charles Carey.	x		

Call to Order: Chairman called the meeting to order the order at 6:39 p.m. in the Town Manager's Conference Room, first floor town hall.

Public Comments – none

1. Approval of Minutes:

a. Minutes of the November 9, 2015 regular meeting.

Motion was made by David Drake to accept the minutes, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

2A. Expenditures:

a. Fuss & O'Neill - Inv. #13702 - 11/4/15- \$803.25

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

b. Quisenberry (Reimbursables) - Inv. # 8388 - 10/31/15 - \$10,808.94

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

c. Quisenberry - Inv. #8387 - 10/31/15 - \$19,531.11

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

d. Wm. Meyer Inv. #C1266/13 - 11/4/15 - \$372.

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere;
Discussion – Christine asked how complete are they on their contract Fred replied approximately 60% completed.

All present voted in favor

e. Wm Meyer Inv. #C1298/19 - 11/4/15 - \$1,100.00

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

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley- Req. #00019 - 10/30 /15 - \$95,779.00

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

b. GDS Contracting - Req. #00019 - 10/30/15 - \$291, 920.65

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

c. G. Donovan Assoc. - Req. #00019 - 10/30/15 - \$151,804.60

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

d. NT Oliva - Req. #00012 - 10/30/15 - \$75,207.70

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

e. L&P Gate - Req. #00020 - 10/30/15 - \$36,449.75

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

f. Marguerite - Req. #00011 - 10/30/15 - \$9,394.55

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

g. Davis Ulmer Sprinkler - Req. #00019 - 10/30/15 - \$31,920.00

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – Peter asked if they got the standby in, Gus said they are working on it.

All present voted in favor

h. Spazzarini - Req. #00025 - 10/30/15 - \$81,211.04

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – Christine asked what percentage of completion are they at, Gus replied 77%, he said they are a little ahead of schedule, starting the drainage on the tennis courts now, when it was due to be done next summer. Peter said they have 2 things on commissioning list, Gus said he is aware, the one by the media center is fixed, but the one by the new elevator will be done when they do the paving on that side of the building. Christine asked about the trees that died, Gus said they are under warranty and they will be replaced at no cost.

All present voted in favor

i. Cherry Hill Class - Req. #00016 - 10/30/15 - \$18,759.94

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – David asked what they have left; Gus said the north wing and the tech ed. wing. They ordered the glass last week, should be within a month.

All present voted in favor

j. O&G Industries - Req. #00025 - 10/30/15 - \$89,364.00

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

All present voted in favor

k. Silktown - 2.07 - Req. #00009 - 10/30/15 - \$5,824.00

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – Peter asked what the difference is between 2.07 and 2.07A, Mike said they have 2 separate contracts, Phase 1 and Phase 2. Peter asked if they got their repair work done, Gus said yes. He also stated that there are still 8 items that they say are done; Gus said they are completed; he just has to have them verified by them. Peter asked him to get them to move on this. David asked if they are completed for the year, Gus said the north wing roof will be done during the winter.

All present voted in favor

l. Silktown - 2.07A - Req. #00013 - 10/30/15 - \$98,785.87

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

All present voted in favor

m. MJ Daly - Req. #00017 - 10/31/15 - \$163,084.60

Motion was made by Peter Gardow to pay this invoice, seconded by David Drake; Discussion – Peter stated they still have a ton of items open. Christine asked about the climate control and if it is working, Fred said there are still some rooms that are still too hot or too cold.

All present voted in favor

2C. Proposed Change Orders

a. PCO #421- Spazzarini – Drainage at new main ent. – 8/20/15 - \$2,119.00 - TABLED

b. PCO#447, L&P Gate - Modify Load Dock steel and add plate, 8/18/15, \$4,295.00

Motion was made by Peter Gardow to accept this PCO, seconded by Dan Camilliere; Discussion - This was work done in the kitchen receiving area.

All present voted in favor

c. PCO#515, CT Mason - Modify door opening #33G - 11/11/15, \$4,357.00

Motion was made by Peter Gardow, to approve this PCO, seconded by David Drake; Discussion - Christine stated she did approve this PCO, this is the conditions they keep uncovering, this time they moved the whole door opening.

All present voted in favor

d. PCO#516, CT Masons - Misc. Infills Area E and B - 11/11/15 - \$2,057.00

Motion was made by Peter Gardow, to approve this PCO, seconded by David Drake; Discussion - These were existing walls that needed to be rebuilt.

All present voted in favor

e. PCO#517 – CT. Masons - Rebuild loose CMU at SE CW's Area H - 11/13/15 - \$1,968.00

Motion was made by Peter Gardow, to approve this PCO, seconded by David Drake;

Discussion: none

All present voted in favor

f. PCO#518 – CT Mason - Room 427 Provide CMU Back up - 11/13/15 - \$1,684.00

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

All present voted in favor

g. PCO#519 - CT Masons – Area G Basement lintel 11/13/15 - \$2,562.00

Motion was made by Peter Gardow, to approve this PCO, seconded by David Drake; Discussion -

Gus said he had \$5000 budgeted for this, it came in at 1/2 the price.

All present voted in favor

h. PCO #520 - CT. Masons - CMU wall in Room 431 - 11/13/15 - \$1,056.00

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

All present voted in favor

i. PCO #521 – CT Masons - Door Opening 33R – 11/13/15 - \$1,583.00

Motion was made by Peter Gardow, to approve this PCO, seconded by David Drake;

Discussion - none

All present voted in favor

j. PCO #522 - L&P Gate – Cap tunnel access at auditorium – 11/19/15 - \$1,054.00

Motion was made by Peter Gardow, to approve this PCO, seconded by David Drake;

Discussion - Gus stated it is a utility tunnel; they put a piece of metal deck and poured concrete over it.

This was discovered when the work was being done.

All present voted in favor

k. PCO #523 - GDS - Add 3rd GWB to Cover exist drain – 11/19/15 - \$861.00

Motion was made by Peter Gardow to approve this PCO, seconded by David Drake;

Discussion - none

All present voted in favor

l. PCO #524 - GDS - Framing Rm 431 closure at walk ins - 11/19/15 - \$945.00

Motion was made by Peter Gardow to approve this PCO, seconded by David Drake;

Discussion - Gus said this also came in under budget.

All present voted in favor

m. PCO #525 - SMI - Demo audit, find wall at pit and sides - 11/19/15 - \$18,476.00

Motion was made by Peter Gardow to approve this PCO, seconded by David Drake;

Discussion - This was done in August, Christine stated again that these large figures need to be approved by the Committee. David questioned the cost of the bobcat rental, he said it seemed to be high, and questioned if it was it already on site, or did they have to bring one in. Gus said he can find out the answers. It was decided to Table this PCO for more info.

Motion was made by Peter Gardow to Table PCO #525, seconded by David Drake; Discussion - none

All present voted in favor

n. PCO #526 - GDS - Various GWB extras Rm 211a - 11/19/15 - \$1,419.00

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

All present voted in favor

o. PCO #527 - Ferguson - Mezz seating lights aisle - 11/23/15 - \$15,199.00

Motion was made by Dan Camilliere to approve this PCO, seconded by Peter Gardow;
Discussion - Christine explained that this is the item that she emailed to everyone. The FM and the Building Official interpretation of the code said there needs to be lights in the aisles up in the mezzanine. Rusty said that the code requirement his engineer used was the egress path and they were going to use the overhead lights dimmed Christine said that McCracken messed this up and the lights should have been in the original plans. The Committee agreed the mezzanine lights should have been designed the same as the bottom part.

All present voted in favor

p. PCO #528 - GDA - Add furring Bio Room #431 - 11/23/15 - \$2,243.04

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

All present voted in favor

q. PCO #529 - GDA - Credit counters in 214 & 216 - 11/23/15 - (\$3266.00)

Motion was to by Peter Gardow to Table PCO #529, seconded by David Drake; Discussion – Rusty wants to review credit with GDA.

All present voted in favor

r. CO #18 - O&G - CM Fees September - 10/14/15 - \$1,415.00

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

All present voted in favor

s. CO #19 - O&G - CM Fees October - 11/17/15 - \$9,751.00

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

All present voted in favor

3. New Proposals - none

4. Architect/CM

a. O&G Report - Gus Reported the following:

There is approximately \$700,000 in contingency and \$500,000 in allowances. Rusty asked if this includes the credits, Gus replied they are built into the contingency.

The Schedule = the Science wing and 200 and 400 levels are moving along. The furniture people were in today, talked about deliveries.

The auditorium elevator is being delivered next week and they should start to install it around the 14th. Fred informed the Committee the school lost power last week and he didn't find out till 4:45, and buses start rolling at 5:30. He stated that they need to add a monitoring point to the main so when it drops off he will be alerted.

b. Auditorium Status - The auditorium is moving along: the concrete is completed, the framing is continuing, Donovan will be measuring the seats tomorrow, and they are right on schedule with this. Christine asked Gus to get David and Peter in to see it, maybe this weekend.

Safety & Security Update - Fred stated everything is moving along, more cameras have gone on line and things are running ok.

d. Architects Report - Rusty reported the following:

In the auditorium they have resolved the guardrails with a slight modification, and are pleased with the progress.

They have a quote for the sound system for the auditorium but the vendor we want to work with is not on the state bid list. Discussion ensued on what the solutions could be. Mike Turner said that solution 1 would be they go out to bid formally, unfortunately if this was done, it wouldn't be awarded till the end of January, beginning of February which would hold up the opening in March. An alternative solution is to have Ferguson purchase the items from this vendor and do a change order; of course they will add an additional 10% as mark up. The cost of the system is \$82,000 so the mark up would be an additional \$8,000. The third alternative solution would be to go to the Town Council for a bid waiver. Rusty stated that if we don't go through the bid list, you can't get reimbursed by the State. Jeff stated that they should approach 2 other vendors and get prices from them for their equipment to get a comparison to the equipment that is needed; he asked that Rusty have this to him by December 14th.

Rusty continued on saying he is responding to RFI's that are coming in and is coordinating for the next phase. He said they had a good plan that worked on the 500 level, so it should work on the 300 level.

Peter stated that he drove by 226 Prospect Street and took notice of the mechanicals on the roof and how they camouflaged them by painting the boxes to look like brick. Christine stated that they will talk about the screening for the roof at the next meeting; she said this is something that needs to be taken care of soon and asked Rusty to have some information. Gus stated that he had asked Carrier about painting the units, and they told him it is difficult, but can be done.

Rusty was asked about the solar panels on the roof, he said that when the system was pared down to about 6 or 8 panels and it is more for academic monitoring, the energy produced would not be enough to light a room. Rusty has talked to Ferguson about them, he wants them raised up and not flat on the roof, Ferguson is having their vendor come out and talk with Rusty regarding this. He continued on to say that there is a footprint ready for the panels, and the first unit they sent doesn't fit in the space, he said they knew the size of the footprint so he will need to discuss this with them also. Christine asked if there are any concerns with the kids hurting themselves, or falling off the roof, Rusty replied that there is a fence so around the area. Christine asked if the curriculum is being held up due to the panels not being installed as of yet, Fred said he will ask Mr. Moore and get back to the committee.

5. Correspondence - Letter dated 11/23/15 re: Waterbury Masonry Bond Claim

No action needed, just information for the Committee. Waterbury Masonry owes the subcontractor money and the subcontractor wants to make sure we don't release any money to this company. Waterbury Masonry has not done work on the project since last summer; Mike Turner stated that we are still holding their bond and retainage in the amount of approximately \$25,000.

6. Committee Reports:

Site-work / Construction – no report

Communications – Christine stated that there hasn't been a meeting for a little while; the Committee will need to start discussing the next tour, perhaps when the auditorium comes online. Christine continued on to say she hasn't seen Diane's resignation letter yet, not sure if the Town Clerk has received it. Mike Turner will follow up with Diane.

Technology/Furniture – Fred stated that on the DEVO proposal it was decided to reduce it by \$5000.00 which was the maintenance agreement and the licensing, which shouldn't be bonded. This item in the new amount will be going to the Town Council at the next meeting. Fred continued on to say that the next phase of furniture is due to be delivered on December 18th. He stated he had a meeting with the furniture movers to go over the next move. The next big purchase will be over the summer and he will start planning for them in April, there may be some small items for the auditorium to be purchased before that.

Energy/Commissioning – Peter stated that there is a meeting tomorrow, and unfortunately he can't make it. He continued on to say that there are still 134 open items, and there has been no movement in the last 1 ½ months. He also said he spoke to Mike Gannon regarding the discussion and sent him the guidelines regarding legionnaire's disease, Mike said that if the system is designed and maintained properly there shouldn't be a problem.

Finance – They will meet before the next meeting.

7. Old Business -

a. CLP transformer leak update/ESI cost status - Jeff stated that the proposed CLP settlement was rejected by the Town; CIRMA is going to represent the Town at no cost as the matter goes forward. This item can be removed from the agenda.

b. Pizza oven update - Fred Bushey asked if a 480v/3 phase line could be put into the area where the oven will go. He said he priced the ovens and the electric ones are \$7,000 compared to the gas ones at \$14,000. Gus said he will talk to Ferguson and get a price on that.

Christine asked about the Steamer and if it can go into the same area, Fred said yes, they can push everything down and it should fit under the hood system.

Fred also stated that the BOE will be taking care of purchasing the Panini Maker.

c. Trainers sink update - Gus said he received a price from G&R Valley, and they have decided they will take a few blocks out of the wall instead of trenching it. The cost for the plumbing should be less than \$3,000, but he will have the final information for the next meeting.

8. New Business - none

9. Upcoming Dates

- a. December 7, 2015 next Town Council Meeting
- b. December 14, 2015 next Building Committee Meeting
- c. December 28, 2015 Building Committee Meeting - Cancel?

Motion was made by Peter Gardow to cancel the December 28, 2015 Meeting, seconded by David Drake; Discussion - none.

All Present Voted in Favor

10. Adjourn - Motion was made by Peter Gardow, seconded by David Drake; Discussion - none

All Present Voted in Favor

Meeting adjourned at 8:30p.m.

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

Dan Camilliere, Clerk