

**WHS & HANMER SCHOOL BUILDING COMMITTEE
REGULAR MEETING MINUTES
Monday June 13, 2016**

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Daniel Camilliere, Clerk	X		
	Frank Dellaripa	X		
	Peter Gardow	X		
	David Drake			X
	Charles Carey	X		
Liaison Present	Steven Barry, Council Liaison			X
Staff Present	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X arrived at 7:36		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance	X		
	Lori Schroll, Admin. Analyst - Engineering	X		
	Sally Katz, Staff Liaison	X		
Guests Present	Rusty Malik, Quisenberry Arcari	X		
	Gus Kotait, O&G Construction			X
	Mark Jeffko, O&G			X
	Lee Donaldson, O&G	X		
	Rob Frank, O&G	X		

Call to Order: Chairman called the meeting to order the order at 6:36 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 May 23, 2016 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Frank Dellaripa;
Discussion – None

2A. Expenditures:

a. Fuss & O'Neill - Inv. #0014483 - 5/18/16 - \$11,004.75

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow;
Discussion – Peter asked if the money we transferred previously would cover this.

All present voted in favor

b. Meyer - Inv. #COM-22-16/3 - 5/31/16 - \$1,344.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer; Discussion – Fred said it was to move the trailers to Wintergreen Woods, and they are now empty and should be done.

All present voted in favor

c. Meyer - Inv. #3459 - 6/1/16 - \$1,488.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer;

Discussion – none

All present voted in favor

d. Meyer - Inv. #3467- 6/1/16 - \$1,100.00

Motion was made Frank Dellaripa to pay this invoice, seconded by Ed Brymer;

Discussion – none

All present voted in favor

e. Eagle Leasing - Inv. #RI840253 - 5/31/16 - \$85.00

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow;

Discussion – none

All present voted in favor

2B. Contractor Requisitions

a. Ferguson -Req. #00024 - 4/28/16 - \$43,909.00

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

All present voted in favor

b. G&R Valley - Req. #00025 - 4/29/16 - \$103,087.35

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere; Discussion - none

All present voted in favor

2C. Proposed Change Orders

Motion was made by Peter Gardow to take A & B off the table for discussion, seconded by Frank Della Ripa; Discussion - Lee said regarding PCO #596, Ferguson wants to be paid for both items in the amount of \$4500.00 so this is still under discussion. Rusty said regarding PCO #609 this was 2 change orders for moving and relocating panels that they were responsible to move. This was done out of sequence and so this may be payable. Rusty asked that this not move forward until he gets a better picture of things.

a. PCO #596 - Ferguson - 3/22/16 - \$884.00 - TABLED

Motion was made by Ed Brymer to **continue to table** this PCO, seconded by Peter Gardow;

Discussion - none

All present voted in favor.

b. PCO #609 - Ferguson - Relocate Power Panel at Aud. Mezz - 4/21/16 - \$2,036.00

Motion was made by Ed Brymer to **continue to table** this PCO, seconded by Peter Gardow;

Discussion - none

All present voted in favor.

c. PCO #614 - GDA - Art Rm. Sink & Casework changes - 5/23/16 - \$490.00

Motion was made by Ed Brymer to approve this PCO, seconded by Peter Gardow;

Discussion - none

All present voted in favor.

d. PCO #615 - GDA - Storage 20B&22B Millwork changes - 5/23/16 - (\$7,190.00)

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

All present voted in favor.

e. PCO #616 - Mackenzie - Pool Ceiling Painting - 5/27/16 - \$27,907.00

Motion was made by Ed Brymer to approve this PCO, seconded by Peter Gardow;
Discussion - This will need to go before Town Council for approval.

All present voted in favor.

f. PCO #617 - SMI - Abatement of Old Wood Shop Hopper - 6/3/16 - \$2,690.00

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

All present voted in favor.

g. PCO #618 - GDS - North Wall Furring in CADD 23 - 6/7/16 - \$2,460.00

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

All present voted in favor.

h. PCO #599 - Spazzarini - RFI-971 Water in Switch Gear Room - 3/24/16 - \$1,885.00

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

All present voted in favor.

3. New Proposals - A motion was made by Ed Brymer seconded by Peter Gardow to add the Eversource Splice Vault to the Agenda; Discussion - none - All present voted in favor.

Lee explained that Eversource is replacing the splice vault located in the emergency fire lane and has determined that there is not enough slack in the existing vault for it to be relocated. Therefore they are installing two new vaults separated by 28' – 30' to achieve the required reconnection to the existing service line. Because this work requires a building service shut down, and is schedule for one of our summer Saturdays of work, there is also a T&M allowance for Ferguson to back feed our temporary services from emergency panels that are operational off the emergency generator that will activate when the power is shut off.

The cost is as follows: Eversource - \$37,211 and \$4,000 for Ferguson for time and materials; total from allowances of \$41,211. Jeff said he will inform the Town Council that this will be occurring.

Motion was made by Ed Brymer, seconded by Frank Dellaripa, to allow Ferguson to use \$41,211 from their allowances for the project, contingent on approvals from the Fire Marshal and Building Official; Discussion - Ed said he would also like to find out who has ownership of this, is it us or Eversource. Sally asked Lee to put it in the email for the committee.

All Present voted in favor

4. Architect/CM

a. O&G Report -

Lee passed out the most recent scheduling calendar.

Christine asked if the area in the cafeteria floor that has the PCB's would add time to the schedule, Lee said he thought that area did not need any inventory monitoring. Christine said that she believed Fuss & O'Neill had said that it needs to be removed, it was decided that O&G will talk to Fuss & O'Neill and ask them what has to be done with this. Fred also brought up the old skylights in the café, which had been encapsulated, they more than likely have PCB's in them, what should be done with them. Frank asked why they are they still there; this is supposed to a clean building, Jeff asked if they will be disturbed. Christine instructed O&G to follow up with the Committee on these questions.

Christine asked about the Punch List and if this will add time to the schedule. Rusty said they have been doing the punch lists as they go along. Jeff asked when we will get clearance on the spaces already done, Rusty said O&G makes the list, and then he goes in and looks at it and signs off on it. Phase 1, 2 and 3 punchlist items will be addressed this summer, Jeff said he would like an actual list for Phases 1, 2, & 3. Rob said he will have the list for the next meeting. Mike Emmett also said he would like to see the list, he said there are some items he knows off the top of his head, i.e. there is a ding in the door in the conference room, there is a carpet tile in Mr. Moore's office that keeps popping up, and the trim needs painting in the men's room and in the office.

Frank asked if we sign off on the punch list, does the contractor get their retainage, Rusty said that it is the committee's decision when they give the retainage.

Rusty said that you can't add new items i.e. scuff marks to the punch list, but things like a carpet lifting could be added. Rusty continued on to say they walk through the rooms with the punch list and check off items that have been corrected, or add items that need to be corrected. Christine asked how long it will take to go through a phase if we did it as a group.

The Committee agreed they would like to see the whole list and asked Rob if he would download it to Google drive so the members can go over it.

Christine asked when the punch lists will be added to the schedule.

Lee said there were no changes in the Contingency, but a change in the allowances.

b. Auditorium Status –

Rusty said he had wanted to schedule the move of the seats for this Friday, but was having a hard time getting in touch with the Vendor, he will be writing another email to them tomorrow to see if they will be coming in on Friday, if not he said he is working with another vendor to come in and take the seats out, and to do the work. Slight risk, if there is a failure American seating can say they didn't do the work, so do we wait longer for them, or accept the risk. Frank said he thinks the risk is low; they are just taking the seats out. Christine asked if this is in writing, Rusty said they will submit it to him and he will forward it to the Committee.

c. Safety & Security Update – No Report

d. Architects Report – No Report

5. Correspondence – None

6. Committee Reports:

Site-work / Construction - No Report

Communications - No Report

Technology and Furniture - Fred said they are on target, he had spoken to Virco, not everything is manufactured yet, but it's moving along.

Energy/Commissioning – Peter asked when is Mr. Gannon will be coming back. Lee said as soon as they can get Carrier out there to correct the issues they have. Lee said he had a conference call with MJ Daly, and they said they have been trying to get Carrier to come out and look at the issues, MJ Daly believes the unit is bad but Carrier isn't coming out to fix it. MJ Daly has decided they will be holding their payment to Carrier until they can rectify this issue.

Finance – Christine said they will meet before next meeting.

Rooftop HVAC Screening – Rusty said the dog houses are coming later this month, and they will be painting the units. Lee will get a PCO prepared.

7. Old Business - none

8. New Business - Frank asked if we still have to make a determination on the wish list. Lee passed out an updated copy of the list. Christine asked about the tint on band, choral and media center windows, she thought a test room was going to be done. Rusty said the chorus room will be the test room; the company will be doing one whole room. After it is completed than a decision can be made regarding the other 2 rooms. How much time do you want to test this for, Tom said he thinks we should just do it, it's a reasonable product and there is something similar to this being used at another school. Rusty said the cost is approximately \$16,000 for the 3 rooms.

A motion was made by Ed Brymer, seconded by Peter Gardow to approve spending this amount and having the rooms done. Discussion - none.
All Present voted to approve.

Christine asked Mr. Emmett if #10 on the list (the side curtain in the auditorium) is needed, he agreed it isn't so this item can be taken off the list.

a. - Discussion of Sidewalk Concrete Conditions -

There is a meeting scheduled for Wednesday at 1:00 with Spazzarini to go over this why those slabs failed and the additional cost for replacing some of the slabs that have failed.

Ed said that the last meeting they discussed that some cement was ok, and other wasn't - he has issues regarding this, 1. Spending money that we don't have, 2. Dealing with present cement issue, 3. What the cost would be to add additives and should it have been added already. He doesn't think we should be paying any money for this -

Lee said the additive is expensive, doesn't have an exact amount, but could be as at least \$50.00 a yard. Frank said the only way he would entertain having the additive added is if they extended the warranty.

Christine asked if we got information on the weather conditions were at the time they poured, Rob said not yet, but he will.

Fred said we need to figure something out, the next pour is the student area and that will need to be treated because it's on the north side of the building, so it can't be icy.

Lee was asked to get the following information:

How many linear sidewalks need to be repair or replaced?

How much is the additive?

Why did these 2 areas have issues, since we salt all our sidewalks?

9. Upcoming Dates

a. June 20, 2016 next Town Council Meeting

b. June 27, 2016 - next Building Committee Meeting

10. Adjourn - Motion was made by Frank Dellaripa, seconded by Charles Carey; Discussion -none

All Present Voted in Favor

Meeting adjourned at 8:36 p.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