

**WHS & HANMER SCHOOL BUILDING COMMITTEE
REGULAR MEETING MINUTES
Monday August 22, 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		
	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			x
	Mark Jeffko, O&G	x		
	Lee Donaldson, O&G	x		
	Anthony Spinelli, Town Council	x		

Call to Order: Chairman called the meeting to order the order at 6:36.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

1. Public Comments -

Gail Stewart
411 Main st.

Mrs. Stewart asked if public comments could be made after the presentation, Chairwoman Fortunato explained that this is a business meeting, so any public comments must be made at this point in the meeting. Mrs. Stewart asked if the date of 10/28 is still the date for the opening of the pool. Christine answered we will be discussing that later in the meeting. Mrs. Stewart asked Mr. Emmett and Mr. Moore, if they had an answer on if the new items needed for the pool (blocks, scoreboard, and diving board) will be funded. Mr. Moore answered that the items stated were not in the FF&E Budget for the project, nor are they in the School budget for this fiscal year. Mr. Moore stated that they will put in this request to the 2017-2018 CIP budget, but can't guarantee that this item will make the list. Jeff interjected that the CIP budget receives \$900,000 and this has to take care of all projects in Town.

Mrs. Stewart asked Mr. Moore if the girls will be swimming at Hartford Public High, Mr. Moore said yes.

1. Approval of Minutes: No Minutes to Approve

2A. Expenditures:

a. Quisenberry - Inv. #9163 - 7/31/16 - \$416.07

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

b. Quisenberry - Inv. #9162 - 7/31/16 - \$12,428.65

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

c. STL - Inv. #30316 - 7/29/16 - \$8,010.83

Motion was made by Charles Carey to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

d. Halloran & Sage - Inv. #11213872 - 8/9/16 - \$175.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Charles Carey;

Discussion - none

All present voted in favor

2B. Contractor Requisitions -

a. Davis Ulmer - Req. #27 - 8/15/16 - \$30,672.65

Motion was made by Ed Brymer to pay this requisition, seconded by Dan Camilliere;

Discussion - none

All present voted in favor

b. CT. Masons - Req. #23 - 8/16/16 - \$10,687.50

Motion was made by Ed Brymer to pay this requisition, seconded by Dan Camilliere;

Discussion - none

All present voted in favor

c. NT Oliva - Req. #17 - 8/15/16 - \$108,213.55

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - Peter asked how are they doing, Lee said they are a good contractor, they are 84% complete. Peter also asked if there is enough money to finish, Lee responded yes.

All present voted in favor

d. Ferguson - Req. #27 - 8/15/16 - \$93,788.07

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - David asked what does this company have left to do, is it just general electrical. Lee said yes and they will be there through the end of October. He continued on to say that they are we using them on the pool; they are just vetting the proposal now.

All present voted in favor

e. G&R Valley - Req. #28 - 8/15/16 - \$58,200.65

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - none

All present voted in favor

f. G. Donovan - Req. #28 - 8/15/16 - \$114,760.00

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

Discussion - Christine asked if they are performing as expected and are they fixing the seats in the Mezzanine. Lee said yes they are performing well, and they have a subcontractor fixing the seats.

All present voted in favor

g. GDS - Req. #28 - 8/15/16 - \$129,555.87

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - none

All present voted in favor

h. L&P Gate - Req. #27 - 8/15/16 - \$56,401.65

Motion was made by Ed Brymer to pay this requisition, seconded by Dan Camilliere;

Discussion - Christine asked how they are performing, Lee said they are in good shape. Christine asked about the hand rails in auditorium, Lee said that may not be their issue, it may be because the Painter painted it before it was completely dry. Brian has to go through his daily reports to see if Mackenzie painted too early.

All present voted in favor

i. Mackenzie - Req. #21 - 8/15/16 - \$13,181.25

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - David asked if they are done, Lee said no. Peter said that they had a lot of painting things on the punch list, have they been cleaning them up, Lee said yes and they have additional people coming in tomorrow.

All present voted in favor

j. Mackenzie - Req. #6 - 8/15/16 - \$20,752.75

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - none

All present voted in favor

k. Silktown Roofing - Req. #16 - 8/16/16 - \$7,423.93

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

Discussion - Ed asked what work this is for, Lee said work in Phase 1 and some work in phase 2, D wing, F wing, Student entrance canopy, flashing items. They should be just about done with the rubber roofs.

All present voted in favor

l. Spazzarini - Req. #34 - 8/15/16 - \$275,541.23

Motion was made by Ed Brymer to pay this requisition, seconded by Dan Camilliere;

Discussion - Christine asked where we are with them; Lee said they are ready to pave the northeast parking lot tomorrow. They have finished the curbs in area D, top soil work, and the prep work in southwest lot. Also, the concrete benches have been installed at the student entrance. Mr. Moore asked if they are going to do something with the east side landscaping, Lee said he will have them dress it up.

All present voted in favor

m. SMI - Req. #23 - 8/15/16 - \$296,846.15

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey;

Discussion - Christine asked how pool is going, Lee said that the cleaning is done and the scaffolding is coming down. All other work and change order work is done. The balance of phase 5 that was done over the summer including the cafe floor is done and they are all set to open the room.

Mr. Moore said that the abatement in the pool was done 1 week ahead of session. He asked if we were done with all abatement, Lee said yes and he will get a letter from Fuss & O'Neill stated that the building is safe for the kids to come back into.

All present voted in favor

n. MJ Daly - Req. #26 - 8/15/16 - \$130,952.70

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - Peter said that of the 139 open items on the Commissioning list, 93 of them are theirs. They haven't made any comments and the log hasn't changed for them. Mark said he thinks that Mike Gannon hasn't gone through them to close them; Lee said he hasn't seen Mike in the past few weeks. David asked if there is a way of putting a dollar amount to the items, Mark said it would be tough. Christine asked Fred if he is having issues, Fred responded not at this time. The question was asked about the unit that went down this past weekend, Mark said he was not sure why it went down this weekend, but he will investigate it.

All present voted in favor

o. Silktown Roofing - Req. 13 - 8/16/16 - \$129,205.66

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

All present voted in favor

2C. Proposed Change Orders

a. PCO #341- Ct. Mason - Demo 3 duct openings - 4/1/15 - \$1,709.00

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

All present voted in favor

b. PCO #598 - G&R Valley/MJ Daly/Ferguson - RFI-475 65B Washer/Dryer - 8/8/16 - \$14,864.00

Motion was made by Ed Brymer to accept this PCO, seconded by Peter Gardow; Discussion - Ed asked if this is the washer/dryer, Lee said no this is just for the utilities. Fred said that in the budget they have a stacked washer & dryer but the school and the Board, still wants the commercial grade washer/dryer to replace the commercial grade that was previously there. The larger unit wasn't accounted for in the FFE. Lee said the info structure supports any type of unit. This price does not include the masonry work, to get the roof done and some plumbing. Jeff said once we lock down the pool area we will know where we stand. Mr. Emmett was asked if we should proceed, he said yes.

All present voted in favor

c. PCO #733 - CT. Mason - Area D Patching Corr. 64 - 8/6/16 - \$1,525.00

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

All present voted in favor

d. PCO #734 - CT. Mason - MEP chase extension outside Rm. 518 - 8/6/16 - \$1,226.00

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

All present voted in favor

e. PCO #735 - CT. Mason - Form & Grout Curtain Wall Area D - 8/6/16 - \$620.00

Motion was made by Ed Brymer to approve this PCO, seconded by Charles Carey; Discussion - none
Peter asked where this is, Lee replied Area D - the Art Room.

All present voted in favor

f. PCO # 736 - CT. Mason - Grout CMU & infill at Aud. Mezz. - 8/6/16 - \$2,087.00

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

All present voted in favor

g. PCO #737 - CT. Mason - Demo existing wall in kitchen #75 - 8/8/16 - \$4,750.00

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

All present voted in favor

h. PCO #738 - CT. Mason - Infill vents in Courtyard - 8/8/16 - \$1,452.00

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

All present voted in favor

i. PCO #739 - CT. Mason - CMU for Surface mounted heat pipes - 8/8/16 - \$7,394.00

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

All present voted in favor

j. PCO #744 - CT. Mason - B/C for masonry patching in Area F - 8/8/16 - 0

Motion was made by Ed Brymer to approve this PCO, seconded by Peter Gardow; Discussion - David asked if they alright with this, Mark said no they will fight this.

All present voted in favor

k. PCO #740 - CT. Mason - Stuff & Spray TOW's in F100 Corr - 8/8/16 - \$6,247.00

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

All present voted in favor

l. PCO #741 - CT. Mason - Add chase outside room 307 - 8/8/16 - \$4,090.00

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

All present voted in favor

m. PCO #742 - CT. Mason - Enlarge opening 344J at Mezz. Level - 8/8/16 - \$2,970.00

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

All present voted in favor

n. PCO #743 - CT. Mason - Masonry above Area F Lockers - 8/8/16 - \$9,520.00

Motion was made by Ed Brymer to approve this PCO, seconded by Charles Carey; Discussion - Peter asked where this is; Lee said area F where they are working now.

All present voted in favor

o. PCO #745 - Davis Ulmer - Pool Sprinkler Design revision - 8/15/16 - \$4,241.00

Motion was made by Ed Brymer to approve this PCO, seconded by Charles Carey; Discussion - This is the shop drawings for the new sprinkler system in the pool; they have to change the layout because of the ductwork.

All present voted in favor

p. PCO #747 - CT. Mason - Rebuild dumbwaiter CMU - 8/16/16 - \$0

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

All present voted in favor

q. PCO #748 - CT. Mason - ASI-61 Fur south wall of chem 538 - 8/16/16 - \$517.00

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

All present voted in favor

r. PCO #749 - CT. Mason - Demo unstable wall at Café West - 8/16/16 - \$2,673.00

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

All present voted in favor

s. PCO #750 - CT. Mason - Demo wall for steel lintel - 8/16/16 - \$1,208.00

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

t. PCO #751 - CT. Mason - Infill EX door openings behind stage - 8/16/16 - \$1,830.00

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

u. PCO #752 - CT. Mason - 2A patching at arriscraft wrap 500 - 8/16/16 - \$1,199.00

Motion was made by Ed Brymer to approve this PCO, seconded by Charles Carey; Discussion - Peter asked if this is the fake brick, Lee said yes. Peter said that when he and Frank were there looking for punch list items, they noticed that the corners are breaking and they were wondering if there is a way to protect the corners. Sally said at the project meeting, Rusty had informed them that the grout needs to be removed and replaced and this is a punch list item.

All present voted in favor

v. PCO #753 - CT. Mason - Extend masonry corridor 36 - 8/16/16 - \$1,848.00

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

w. PCO #754 - CT. Mason - Door openings 38 Masonry Lintel - 8/16/16 - \$2,813.00

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

x. PCO #755 - CT. Mason - ASI 124 Bsm't G Duct Opg - 8/16/16 - \$2,071.00

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

y. PCO #756 - GDS - Encapsulate exposed foundation - 8/17/16 - \$8,122.00

Motion was made by Ed Brymer to approve this PCO, seconded by Dan Camilliere; Discussion - Christine asked Mark what he budgeted for this, he said \$28,000.

All present voted in favor

z. PCO #757 - MJ Daly - Various HVAC - 8/17/16 - \$5,858.00

Motion was made by Ed Brymer to approve this PCO, seconded by Peter Gardow; Discussion - Lee explained that this is for various items. The Committee asked for a list of the items.

Ed made motion to table PCO #757, seconded by Peter Gardow; Discussion - none

All present voted in favor

aa. PCO #758 - NT Oliva - Add'l acoustical ceilings St. 2 - 8/18/16 - \$7,602.00

Motion was made by Ed Brymer to approve this PCO, seconded by Charles Carey; Discussion - Christine asked why Rusty is asking for this; Mark said he will follow up on this.

All present voted in favor

bb. PCO #759 - CT. Mason - Enlarge Door Frame Openings - 8/18/16 - \$2,001.00

Motion was made by Ed Brymer to approve this PCO, seconded by Dan Camilliere; Discussion - Ed asked where this was, Lee said in the pool locker room.

All present voted in favor

cc. PCO #760 - G. Donovan - RFI-983 - OHD 27E & 29H - 8/18/16 - \$3,542.00

Motion was made by Ed Brymer to approve this PCO, seconded by Charles Carey; Discussion - Lee explained that this is for an overhead door, on the plans there was no specification for the door. The opening was earmarked but the enclosure was not.

All present voted in favor

dd. PCO #761 - CT. Mason - Create new M.O.'s in Ex. Partitions - 8/18/16 - \$6,143.00

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

All present voted in favor

ee. PCO #762 - CT. Mason - Extend CMU at St.12 - 8/18/16 - \$1,916.00

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

All present voted in favor

3. Pool update - Fred said he has started doing his repairs today, demoing it now and he has a plan going forward. He said that the cleaning of the area will have to wait till everyone else is out of the way. Then he can fill & balance the pool which will take approximately 5 days.

Christine stated that the Committee had the full support from the Town Council regarding the items we approved at our last meeting.

Lee stated that the abatement and air clearance is done; the scaffolding should be out by the end of the week the dismantling may take a little longer. Lee continued on to say that Rusty further developed his plans for the mechanical build back and the electrical. The electrical drawings were sent to electrical contractor and CSE is looking them over. The shop drawings for the sprinkler & ductwork are about 1/2 way completed. The lighting fixtures are on order; the contractor and manufacturer are working on the time line of 5 weeks from last week. Lee also said when the scaffolding is down; Rusty will go in and look it over to see if there are any last minute items that need to be done.

David asked if we are painting the aluminum ductwork, because Rusty had sent him information on this. David said he thinks it needs to be epoxy coated not painted. Also, he asked if there was a reason why we didn't go with fabric, Mark answered they asked Palmer about that, but it would be more expensive, and a longer LEED time. Christine asked them to look into paint and send out the information to everyone.

Lee said they are still on track for 10/28, but are still looking for ways to get things done sooner. David asked if anyone had a talk with the lighting manufacturer to see if we could get the lights sooner, Jeff said he has spoken to them and told them 5 weeks is good, but 4 weeks would be better. Lee said they are changing the hanging mechanism, to brace them better; Jeff asked them to see if they can get these parts sooner so they can be done when the lighting comes in. Ed asked if they could put an extra lift in to expedite the lighting; Lee said we are going to have contractors working in there concurrently, so it wouldn't be feasible.

Peter asked if the fire department could help fill the pool to get it done quicker, Fred said he will speak with Chief Bailey about this; it would be a savings of approximately 1/2 a day.

Ed asked if there was any way to expedite the drawings, Lee said that overtime is already included in their proposal, we are paying premium dollar for the light fixtures and the shop drawings.

4. New Proposals - none

5. Architect/CM

a. O&G Report - Mark reported he will issue a new CM report when they make the transfers.

Lee reported on the update of the building, the building should be ready for the first day of school. He is keeping his fingers crossed for the floor in Gym B, since you have to stay off it for 3 days after you polyurethane it. Mr. Moore said he will put a contingency plan together, just in case. Mark said they are pushing the rooftop unit, it is to be set on Friday and they will have workers here on Saturday to have it up and running by next week. Rooms 320 & 522 were scheduled to be done by 8/31 but the mechanicals, and ceiling grid in those rooms may not be ready. Mr. Moore said he will make some arrangements, but the Gym B and the Art rooms are the priority. Temporary data cables need to be run to feed the art rooms. Spazzarini will be paving tomorrow.

Christine said there are still some concerns with the moisture in the floors between the art rooms and the auditorium, it feels soft under your feet and it doesn't look right.

Mark said he spoke to Dalene about the Bench in the Main Entrance to see if they can finish it.

b. Auditorium Status – Lee stated that the seating, flooring and electrical work is done in the mezzanine. The handrails are being fabricated, and should be installed this week; there are 2 handrails in the Mezzanine that may obstruct views. Christine instructed Lee to make sure the auditorium is clean including the Mezzanine.

c. Safety & Security Update – no report

Lee stated that before the kids come back they will have a meeting with the trades to go over the rules regarding when the kids are back in school. Christine stated to reiterate that there is no smoking on school property.

Lee said the contractors will be parking in the southeast lot

Lee said that there is an offsite lighting issue, a neighbor on Jay St. is getting spill over in their back yard from the lights, he continued on to say that Ferguson will speak to the homeowner.

d. Architects Report – no report Rusty was not in attendance

6. Correspondence – none

7. Committee Reports

Site-work / Construction - no report

Communications - Mr. Emmett stated he will plan on having a meeting before the next SBC meeting, Christine asked him to discuss the plaque at that meeting.

Technology and Furniture - Fred stated that all phase furniture is in, there is a handful of damage on chairs, but did get an order today to replace that. Waiting for another 1/2 load to come, everything is in place.

Energy/Commissioning - see above - Mark said he is going to get a meeting set up with Mike Gannon.

Finance – Christine said that we will move some numbers at the next meeting. She will ask rusty if he has had any more conversations with the State regarding reimbursement from them.

Rooftop HVAC Screening - Christine asked if we are we still on schedule to paint the unit after Labor Day and can we schedule a time for committee members to go look at it. Mr. Moore said after 2:30 would be the best time. Christine suggested scheduling the next SBC meeting at the High School.

Punch list - Peter said that he and Frank went a couple of weeks ago to the school and started looking around. There were certain things that need to be on the list; Mark said he has a documented punch list started. David said we still have their 5% retainage, so the punch list items shouldn't be a problem.

8. Old Business - none

9. New Business - Budget Transfers- Mark explained that overall including the pool work, it looks like we have about \$450,000 left in contingency. That includes the approximate \$275,000 for the work not yet approved for the Pool, which includes \$78,000 for the lighting, \$30,000 for the Architect, and \$150,000 for the HVAC. Ferguson had submitted their number over the weekend, but it hasn't been vetted yet, so that is another cost. We are making the following transfers: \$110,000 from the telephone line, \$225,000 from the FF&E line and \$459,000 from the ITT line item, also we have gained some money from the PCO's coming in lower. Mark said that he will update his costs and they will have a Finance committee meeting before the next meeting.

10. Upcoming Dates

- a. September 6, 2016 next Town Council Meeting
- b. September 12, 2016 next Building Committee Meeting
- c. September 19, 2016 next Town Council Meeting

11. Adjourn - Motion was made by Peter Gardow, seconded by Charles Carey; Discussion - none
All Present Voted in Favor

Meeting adjourned at 8:35 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