

**WHS & HANMER SCHOOL BUILDING COMMITTEE
MEETING MINUTES
Monday, May 29, 2013**

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry			X
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
Liaison Present	David Drake, Council Liaison	X		
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education			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, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
	Linda, Savitsky, Finance Director			X
	Keith Rafaniello, Board of Ed	X		
Guests Present				
	Rusty Malik, Quisenberry Arcari	X		
	Lorel H. Purcell, O&G Construction	X		
	Bruce Gelbar, O&G Construction	X		

Call to Order: Chairwoman Fortunato called the meeting to order at 6:36 p.m. in the lower level meeting room at the Board of Education.

1. Public Comments: None

- 2. Approval of Minutes:** Minutes of the May 13, 2013 meeting
 Motion by Dan Camilliere seconded by Diane Fitzpatrick to approve the minutes of 5/13/13 meeting. Discussion: none. All present voted in favor.

3. Expenditures:

a. Award Special Inspection Testing Services Bid to Special Testing Lab, Bethel CT.*

Mike stated that this is the second time it has gone to bid, the first time we received only 2 responses and rejected both. This time we received 6 proposals. We had asked the companies to provide us with their unit prices. Special inspection testing unit prices from this firm was \$10.00 - \$20.00 cheaper than the other labs. Lorel noted we need this lab on board when we start construction. Lorel has this budgeted for \$125,000.

Frank Dellaripa made a motion to award the bid to Special Testing Lab of Bethel in amount not to exceed \$125,000. Discussion: Christine asked for clarification on ½ day vs. full day. Lorel stated that a ½ day is 4 hours or less and a full day is 4 hours or more, also O&G monitors the time they put in by having them sign in and out. Frank asked if the State of Ct requires special inspection, yes if the project is over \$2,000,000. Seconded by Ed Brymer, all present voted in favor.

b. Award bid for Moving Company

Mike stated that the State bid had 8 movers that did similar services, 3 of these were selected to go through and do a site visit at the school, and to look at what needed to be moved. The movers submitted proposals and came in with a budget. Hartford Dispatch removed themselves from the process since they are no longer doing moving only storage. A meeting was held with the other 2 companies and Mike Turner, Tom Moore, Lorel Purcell, Sally Katz and Fred Bushey. The consensus from the meeting is to hire William Myer. They come highly recommended, have moved over 30 schools and have good references. Motion by Diane Fitzpatrick to hire William Myer and not to exceed \$170,000 seconded by Frank Dellaripa. Discussion: Mike stated they have 180 move staff that are insured/bonded and background checks are run. They have a storage area, a records storage area that you can call ahead and they will have the box you waiting for you. Also, they have a copier/scanner available to you in case you need to make copies. All present voted in favor

c. Fuss & O'Neill, Inv. #0010031, 5/13/13, \$ 29,450.00

Frank Dellaripa made a motion to pay this progress invoice #10031 in the amount of \$29,450 seconded by Dan Camilliere. Discussion: This is a progress invoice for the balance of the testing. Change order was taken care of for the last bill. All present voted in favor

4. Correspondence:

a. O&G letter 5/21/13 to QA Architects (no action required)

Rusty stated that he appreciated the feedback from O&G and that is the CM's role. Peter asked Rusty if there was anything else that was missed and how will it be reconciled. Rusty stated that he and O&G go through the list, and if they agree he will fix it, if not they will discuss why it needs to be done that way. Rusty said he will let the Committee know when the items are resolved. The question was asked, when do these items need to be rectified by, June 13th is the target date, but this is an ongoing process so some of these things will go into phase 2.

b. State DCS letter 5/17/13 to Supt. Emmett (for info)

Mr. Emmett stated that there were 20 items that they reviewed that need to be addressed, nothing serious, most are Phase 2 items and those comments have been addressed already. He stated the process is that he has until Monday to get the comments addressed, and then they will go to the Fire Marshal and the Building Official. The Alternate list is going to change, so he made a call to Craig Smith at the State and let him know this, and they will meet to go over the changes.

5. Old Business:

a. Committee Reports:

Site Work/Construction – Frank stated that Lorel has updated the site phasing.

Communications – Diane stated they had met before this meeting, and their next meeting will be in June. Diane asked if the June 24th meeting is going to move due to graduation. Discussion ensued; consensus was to meet on Wednesday June 26th at 6:30 p.m. at the High School. The Communications sub-committee will meet at 5:30 that day before the meeting and they will meet with the Media before that.

Technology/Furniture-Rusty reported that they had met last Friday. They had a discussion with the Tech Ed Department; they went over the auditorium lighting and sound system in the music space; and the Food Service Director to go over some of the items. The Culinary Teacher and a representative from Chartwells Food Service went to the kitchen to identify 3 or 4 pieces of

equipment that potentially could be used for the culinary program since they have been replaced in recent years. It was asked if the Culinary Teacher knew that this equipment would not be available until after the renovation of the kitchen, and the answer was yes they did know. Discussion ensued regarding purchasing used equipment for the kitchen/culinary program to keep the budget down, ideas were to get a list of equipment that is needed and start looking for it at used equipment sites. Rusty was asked if his Food Service Consultant could help with this, he answered yes, but they will charge a fee for it. He also stated that the equipment must be within ADA requirements.

Energy – Peter stated that he thought the meeting with the Council regarding the removal of the Geothermal from the Project went well. They seemed satisfied and happy with what the Committee is doing. Frank asked if all the heating equipment will fit in one room, the answer is yes. The Committee asked Rusty what the energy savings would be with Geothermal, he stated approximately 5%, the Committee remembered something about it cost about \$60,000 a year to borrow but the savings would be \$90,000, Rusty said he will double check with his engineers.

Finance – Mike stated that Linda Slivitsky (interim) Finance Director will be at the next meeting. Sue left her some sample reports that she has gone over. Lorel will try to set up a meeting with her to just go over things.

6. Architect/CM Information:

a. Architect final list of Bid Alternates*

Rusty showed the Committee slides of the auditorium with the mezzanine and without, the number of seats with the mezzanine is 658 on the main level with 170 in the mezzanine; without it would be 695 seats.

Rusty handed out the list of Bid Alternates; and this needs to be acted on tonight. The parking at the Main Entrance has been added to this list, and tonight a decision must be made on the whether to put the mezzanine on the list also. The idea was put out there to make the PV Panels on the old gym another add alternate.

b. CM Cost Estimate of CD documents**

Lorel and Bruce went over the cost estimate May 24, 2013 from CD drawings dated 3/11/13 and stated that 1.7 million savings by deleting the geothermal, but the additions did go up, some due to the additional vestibules (for security). Again the question regarding the PV panels came up, what energy savings is there with the 110 panels, do we lose Leed points if we don't do all of them. Rusty stated we may not be able to get Leed Silver, but we could attain a High Performance building. But at this point we are still over budget by \$335,517 with the mezzanine in it. The recommendation is to move the mezzanine out of the base budget, and make it an add alternate so we are not over budget.

Peter Gardow made the motion to make 94 photovoltaic panels as an Add alternate while retaining the 6 panels for the educational Green Roof, Diane Fitzpatrick seconded it. Discussion: none, all present voted in favor.

Some of the items on the on the estimate that the committee had questions on were: Page 3 #24 – Under drainage – tried to take some out, but it couldn't be. #11 - did Concrete go up? Lorel answered that there is more linear feet along front of building. #5 – trench, by section number more utilities trenching. #27 – concession stand, new fixtures – must be handicapped accessible. Page 6 #610 – Stage curtains, - acoustical reason for increase in the curtains. What is the cost of the culinary kitchen, cost is \$80,000, the food service is \$450,000, Christine asked that these be separated to make it clearer to anyone reading this. On Page 29 #6 is not a deduct make it an add, also add #9 photovoltaic panels as an add alternate.

Frank stated the will not vote to take #6 (Mezzanine) out of the base price, even if we are over budget, he stated it is a complicated add alternate.

Diane stated on the record, that the mezzanine will be the first thing added back if it does become an add alternate, Mike stated we are not eliminating it just having our Professionals to get a quote for it, Frank stated that he is nervous we will not get the right number.

Diane asked Lorel if she will really do her best to make sure this is done right. The question was asked if we could be over budget, no one knew the answer. Rusty stated there is still Owners contingency when it is needed. By October we will have the number on how much it will cost for the mezzanine.

Diane Fitzpatrick made the motion to accept the list dated 5/24/13 and make everything on it an add alternate and to add #9 – 94 Photovoltaic Panels, Dan Camilliere seconded it, all present voted yes, except for Frank Dellaripa who voted no.

c. CM discussion Site Logistics plan May 24, 2013*

Lorel discussed the site plans letting the Committee know that the School is fully vetted and is in agreement with the approach. Phase 1 will begin in August, 2013 and will last till mid-August, 2014. Beginning October 1st the new Bus & Parent traffic flows will begin (this date will give the school 1 month to let everyone know) and this will be in effect for the entire school year. Phase 2 will begin August 2014, and the north side will be done in the summer of 2016. Lorel stated that the Fire Marshal was fine with Phase 1; he hasn't gone over the other phases yet. Lorel said that since some of the parking spaces will be lost due to Construction, Mr. Moore is thinking of ways to determine which students can drive to school.

7. New Business

a. Approval of Amended Education Specifications for District wide storage.

This will take 1503 sf vacated boiler room space due to deletion of geothermal and make it storage. The BOE has endorsed this.

Peter Gardow made the motion that the Wethersfield School Building Committee approve the amended Educational Specifications to create District Storage at the Wethersfield High School; seconded by Frank Dellaripa, all present voted yes. Note this affects about.

b. Discuss Budget building envelope testing (no action req'd)*

Rusty stated by the next meeting he and Lorel will have their response on whether they disagree with some of the items. One major item that comes up is the roof, and whether all town roofs need to meet FM requirements for the insurance company, as there are major implications with cost. Mike can get that from the insurance company; Rusty stated he needed it as soon as possible.

c. Discuss Budget for Environmental Monitoring & Post Construction Verification Testing (no action req'd)*

We have received budgets from both Fuss & O'Neill and EnviroMed. This would be a \$250,000 change order. Jeff Bridges feels since this is a big budget number, it should go back out to bid. Frank Dellaripa made the motion to rebid the Environmental Monitoring and Post Construction Verification Testing, Diane Fitzpatrick seconded it, all present voted in favor.

d. Discuss role EnviroMed LLC during and post construction

Mike stated he had spoken to the Town Attorney and we can terminate our agreement with them. Frank Dellaripa made the motion to terminate EnviroMed's Purchase Order for the monitoring due to the change in scope remaining; Diane Fitzpatrick seconded it. All present voted in favor.

e. TPZ site plan modification (to be on TPZ agenda June 18, 2013)

Mike stated that with the elimination of the Geothermal, and the addition of the cooling tower, the plans have to go back to TPZ. Peter Gillespie has given his prospective on what to have

available to the Commissioners and Rusty is getting the information together.

8. Other Business:

a. Hanmer Fire Alarm Progress Report - Hanmer School Fire Alarm Project Invoice # 3 dated 4/28/13 from Associated Electronic Systems Inc. \$ 18,648.50 *
Frank Dellaripa made the motion to approve payment to Associated Electronic Systems in the amount of \$18,648.50, seconded by Diane Fitzpatrick, all present voted in favor. It was noted the next (final) invoice will include signs offs from Fire marshal.

9. Adjourn:

Motion made by Peter Gardow seconded by Dan Camilliere to adjourn.
All present voted in favor. Meeting adjourned at 9:47 p.m.

Next regular meeting is on Monday, June 10, 2013 in the High School.

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

Diane Fitzpatrick, Clerk