

WHS & HANMER SCHOOL BUILDING COMMITTEE MINUTES – Monday, January 9, 2012

Chairperson Fortunato called the meeting to order at 6:40 PM in the Town Manager's Conference Room, Town Hall, 505 Silas Deane Highway.

Present:

Committee Member Name	Present	Absent	Excused
Christine Fortunato, Chairman	X		
J. Edward Brymer Jr., Vice Chairman	X		
Steven Barry	X		
Daniel Camilleri			X
Frank Dellaripa	X		
Diane Fitzpatrick, Clerk	X		
Peter Gardow	X		
Liaison Present			
David Drake, Council Liaison	X		
Mike Turner, Staff Liaison			X
Staff Present			
Jeff Bridges, Town Manager	X		
Tim McDowell, Supt. Of Schools			X
Mike Emmett, Asst Supt. School			X
Tom Moore, WHS Principal	X		
Margret McKane, Principal Hanmer			X
Fred Bushey, Dir of Maintenance	X		
Guest Present			
Rusty Malik, Quisenberry Arcari	X		
Tom Arcari, Quisenberry Arcari	X		
Ken Biega, O&G	X		
Bruce Gelbar O&G	X		
Kevin McFarland Quisenberry Arcari	X		

1. Public Comments:

None

2. Minutes of the December 12, 2011 Building Committee Meeting:

On a motion by Ed Brymer, and with a second by Diane Fitzpatrick, the minutes of the December 12, 2011 Building Committee Meeting were approved on a unanimous vote.

3. Architects Update and Final Budget

The first topic of discussion was an update from the Architect, Rusty Malik:

He started by informing the committee of the PCB test results on the High School. Generally, the test results came back positive meaning that there were not as many issues as originally planned for. Therefore the budget for introduction for PCB remediation was reduced from \$1,000,000 to \$500,000. The remaining \$500,000 was split between site work, \$250,000 and contingency \$250,000. The final project budget that was introduced on the bond ordinance was \$74,816,617 with the Town's share being \$44,609,622. Mr. Malik also stated that the project may need to be reviewed by the EPA for PCB remediation which could be a lengthy process. He is working on getting more information on that.

Mr. Malik reported that the Wethersfield Planning and Zoning Commission gave their 8-24 approval to the project at their January 4, 2012 meeting. He stated that there was a lot of good discussion that was heard by the public.

He concluded by stating that he will be preparing the space standard waiver later this month. This has the potential of reducing the overall budget including the Town's responsibility.

- 4. Presentation at the Public Hearing:** The next topic of discussion was the presentation at the Council public hearing on the Bond Appropriation Ordinance. The group discussed the various speakers who would participate, such as the Chairman Fortunato, Mayor Donna Hemmann, Chairman of the Board of Education, John Casio, Tom Moore, High School Principal, Jeff Bridges, Town Manager. The presentation would be basically the same as the one done previously before the Council.

There was some additional conversation about what particular advocacy activities the Building Committee and staff can undertake after the referendum is set. Jeff Bridges will reach out to the Bond Attorney regarding that issue and report to the Committee.

- 5. Construction Manager vs. General Contractor:** The Committee discussed, if the referendum passes would they prefer to use a Construction Manager or a General Contractor to oversee the work. On a motion by Diane Fitzpatrick, seconded by Ed Brymer, to use a construction manager to oversee the project upon successful outcome of the referendum. Motion was approved unanimously.

The Committee then asked staff to look at the contracts with consultants on the Webb School / Silas Deane Middle School Project as models for future contracts for architectural services, and construction manager solicitation and contracts for construction manager services.

- 6. Architectural Services for Phase II:** The Committee then discussed the contracting for architectural services if the referendum passes. The original RFP for architectural services included Phase I Services (pre-referendum) and Phase II Service (post-referendum). Staff has been asked to check to make sure contracting with current architect is covered by the original RFP. The Town Attorney is expected to review and provide a determination of the breadth of the original RFP.
- 7. Old Business:** Fred Bushey stated that the plans for the Hanmer Fire Alarm System are into the State for review. He will be organizing the local review process in the next week or so.
- 8. New Business:** Peter Gardow asked that meeting materials be sent out sooner so that committee members had more time to prepare. Staff will take care of that.
- 9. Adjournment:** On a motion by Ed Brymer, seconded by Peter Gardow to adjourn. Motion carried unanimously. Meeting adjourned at 8:23 pm.

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

Diane Fitzpatrick, Clerk