

# WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES Monday November 24, 2014

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
<b>Liaison Present</b>	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.		x	
<b>Staff Present</b>				
	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		
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	Keith Rafaniello, Director of Tech.	x		
	John Morris, Bd. of Ed	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 in the Stillman Building.

**Public Comments – none**

**1. Approval of Minutes:**

**a. Minutes of the November 10, 2014 meeting.** Motion was made by Peter Gardow to approve the minutes, seconded by Ed Brymer; Discussion – none  
**All present voted in favor** - Diane Fitzpatrick abstained

**2. Expenditures:**

**A. Expenditures**

**a. QA, Inv. #7244 – 10/31/14 - \$19,531.11**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion- none  
**All present voted in favor.**

**b. QA, Inv. #7245– 10/31/14 - \$421.60**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion- none  
**All present voted in favor.**

**c. William Meyers Inv. #COM-978-3/11 – 10/31/14 - \$1,100.00**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none  
**All present voted in favor.**

**d. William Meyers, Inv. #C1266/I - \$864.00**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

**All present voted in favor.**

**e. O&G Industries - Req. #00013 - 10/30/14 - \$89,364.00**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

**All present voted in favor**

**f. G&R Valley Inc. - Req. #00007 - 10/30/14 - \$188,634.81**

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

**All present voted in favor**

**g. Ferguson Electric - Req. #00006 - 10/30/14 - \$432,724.64**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked Rusty if the issues with Ferguson have been resolved so we can pay this. Rusty said they do not have 100% of the light fixture package which is reflected in this invoice. Frank asked Gus how much the retainage is, Gus replied 5%.

**All present voted in favor**

**h. GDS Contracting Corp - Req. #00007 - 10/30/14 - \$164,962.93**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

**All present voted in favor**

**i. G. Donovan Associates - Req. #00007 - 10/31/14 - \$161,419.00**

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

**All present voted in favor**

**j. SMI - Req. #00010 - 10/30/14 - \$64,737.06**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – Frank asked if this bill is up to date and are they still on site. Gus answered yes they are up to date, and they will be coming back as area's open up.

**All present voted in favor**

**k. L&P Gate - Req. #00008 - 10/30/14 - \$29,933.84**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa ; Discussion – Gus said it was some canopy work, and they have a balance of \$943,000 to finish. Mike said this is their 8<sup>th</sup> requisition, this included the PE stamp & certification, the PE is hired to stamp their shop drawings.

**All present voted in favor**

**l. MJ. Daly LLC - Req. #00005 - 10/30/14 - \$1,184,968.25**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – David asked is this materials or work done, Gus stated some of it is materials the rest is work done.

**All present voted in favor**

**m. United Steel - Req. #00008 - 10/30/14 - \$18,995.25**

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

**All present voted in favor**

**n. Davis-Ulmer - Req. #00007 - 10/30/14 - \$78,204.00**

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

**All present voted in favor**

**o. N.T. Olivia - Req. #00003 - 10/31/14 - \$32,442.50**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none.

**All present voted in favor**

**p. Urban Contractors - Req. #00002 -10/31/14 - \$157,347.55**

Motion was made by Peter Gardow to pay this invoice, seconded by Diane Fitzpatrick; Discussion – Peter asked if this is a new vendor, Gus said they are doing the floors.

**All present voted in favor**

**q. Spazzarini - Req. #00013 - 10/30/14 - \$479,861.64**

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

**All present voted in favor**

**r. Bay State Elevator - Req. #00002 - 10/31/14 - \$29,925.00**

Motion was made by Peter Gardow to pay this invoice, seconded by Frank Dellaripa; Discussion – Ed asked if the elevator is all set, Gus said no, it didn't pass the State inspection because a part wasn't working, so they are waiting for a replacement part.

**All present voted in favor**

**s. MacKenzie Services Corp (Painting) – Req. #0002 –10/31/14 \$53,029.00**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – Ed asked what painting did they do, Gus said so far they have done the gym, wrestling room, media center, Ed then asked if these areas will be ready for December, Gus said yes.

**All present voted in favor.**

**t. Ct. Mason Contractors - Req. #00006 - 10/31/14 - \$196,368.80**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – Frank asked do they have any items left on the commissioning list. Gus said they have to install the vapor barrier before the panels go in.

**All present voted in favor**

**u. Cherry Hill Glass - Req. #00004 - 10/31/14 - \$560,256.04**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Ed asked for update on the glass, Gus said that most of it is in the gym and media center, except the specialty etched glass. David said it's hard to believe they are 1/3 done, Gus said there is a lot of stored material to be used for the whole renovation. They have started the window framing in the renovation area, Frank asked Rusty if he looked at the quality of the window frames, Frank though the molding looked odd, a joint was sticking up (window near new elevator). Rusty said he will look at it on Wednesday.

**All present voted in favor**

**NEW EXPENDITURES: (\*TABLED FROM 10/14/14 MEETING)**

**Diane Fitzpatrick made the motion to take Items A,B,C off the table, seconded by Ed Brymer;**

**Discussion - none**

**All present voted in favor**

**a. Apple Inc. - 30 IMacs & 120 IPad Proposal Date 10/23/14 \$74,880.**

**Motion was made by Ed Brymer to accept this proposal, seconded by Frank Dellaripa;**

**Discussion** - Keith explained that where these items would go, the iMacs will be going to the Media Center and the Choral Lab. With Phase 2 starting they will be losing the computer lab, so the 120 iPads will be put onto carts (that have charging capabilities) so they can be signed out by teachers and used in the classrooms.

The question was asked where the old computers from the media center went, Keith explained that they were 11 years old; he has salvaged what he could to be put into the elementary schools, and is using the rest for parts.

David asked if we could delay these purchases for 6 months, Keith explained that the purchases that are being made now are for rooms that are coming on line shortly; he continued on to say that they are delaying a portion of the technology, and are purchasing what they need as the phases go forward.

Diane asked are we bonding these, Jeff said it will likely be done with a short term bond.

Keith said the building is completely equipped with Wi-Fi.

David asked Keith if he could go back over his technology plan, and see if anything can be delayed, Keith said he would.

**All present voted in favor.**

**b. Lenovo - 60 desktop PC's & 60 monitors Proposal Date 9/29/14 \$48,539.40 -**

**Motion was made by Ed Brymer to accept this proposal, seconded by Frank Dellaripa;**

**Discussion-** Keith explained that these are for the Main Office, the Guidance Office, the Athletic Offices and the Business and World Languages Lab's.

**All present voted in favor**

**c. Lenovo - 60 Notebook Pc's Proposal Date 10/31/14 \$52,500.00 -**

**Motion was made by Ed Brymer to accept this proposal, seconded by Frank Dellaripa;**

**Discussion** - Keith explained that these will be for the new Media Center classroom and the new general purpose lab.

**All present voted in favor**

**3. Change Orders - None**

**4. Architect/CM**

**a. O&G discussion construction status/Monthly Report**

Gus discussed the monthly report, said the estimated contingency is at \$1.3 million but that does not include the allowances that are built into the contractors amounts which should be an additional \$800,000.

Gus said SMI gave us a quote of \$650,000 for the rest of the abatement work, but they are working on getting it down to \$500,000 (which is budgeted) which would then come off the \$1.3 million contingency leaving approximately \$800,000 in Contingency and \$800,000 in allowances. Gus said they that we are only 1/3 of the way through the project, he said that it will be tight, but we will be diligent on the change orders and how the money is being spent.

Gus said they started working on the Tank today. The removal of the tank under walkway comes out of owners contingency, will cost approximately \$73,000 which would leave approximately \$400,000 left.

Christine asked about some change orders on page 6 (PCO #18 - stage containment) and on Page 8 - \$460,000 T&M Log - (misc. patching, masonry work) all this work was done during the summer.

Christine asked about burn rate analysis going forward, Mark said they have compiled all the allowances and have looked at the expended allowances used to date.

Gus continued on and went through the pictures and the timeline:  
The completion of the additions, they will be doing the life safety testing around mid-December, so they should be open after vacation

Fred said the furniture for the Media Center, Choral & Band rooms is coming 12/15, asked Gus to let him know soon if this needs to be changed.

Phase 2 b will be starting - will do the abatement of the stage and cafe floor over Christmas break.

#### **b. Architects Report -**

Rusty stated he is continuing to review documents, RFI's and the work being done.

Christine asked Rusty if he would be able to save money on finishes, Rusty answered he is not sure how much at this point we can change, especially since that is what the VE did. She said maybe we can look to the Booster clubs to help.

Rusty said he looking at the credit side of the change orders and focusing on making sure we are getting the appropriate credits for items.

He said he received an email from Bob Sulmer CT DAS who is reviewing the ineligible; he hasn't finished with it yet and said he will get to them by 12/12.

**c. Safety & Security-** Mr. Emmett asked that the Contractors be reminded not to park on the tennis court lot.

#### **5. Correspondence - none**

#### **6. Committee Reports:**

**Site-work / Construction** – Frank said he will not be at meeting on Wednesday, Christine asked David if he could cover.

**Communications** - Diane stated they hadn't met tonight; there isn't much going on right now, will continue to feed information to the parents through the newsletter.  
Mr. Emmett said they have been keeping things updated on Facebook.

**Technology/Furniture** – Fred stated that the furniture slated to be delivered on 12/15 and will take 3 weeks to get all 3 areas installed. Fred continued on to say they had made some minor changes on the furniture, but still working off of 2013 prices of Virco. Diane stated she thinks that any changes should come through the Committee, Christine requested to Fred that all CO's be brought before the Committee for approval

**Energy/Commissioning** – David said they had meeting with BVH and reviewed the Commissioning information. David continued on to say he isn't comfortable that the HVAC control guy has coordinated with required wiring; he noted it's a very complicated system. Christine asked about the boiler pumps and Gus stated that they had a meeting with the company, and Fred said that he was told they are movable for service, so the issue is closed. Peter said there are still 5 items open on the list.

**Finance** – Christine said they met earlier and they discussed the budget/contingency and basically the same things that were discussed here. The Town is going out for \$22 million in bonds. A question has been raised about reimbursement on the kitchen area, the Bond Attorney has concerns since that the cafeteria is occupied by a profit making enterprise that any municipal bonds used to provide them equipment (i.e. kitchen equipment) must be taxable. So the Attorney is reviewing this.

## **7. Old Business**

**a. Discussion of Change Order Analysis and Allowances (Tabled)** - Continues to be tabled - Gus is still working on it.

**b. Sound System** - Fred stated he is still working on it, he did say that he has spoken to some WHS Alumni who have offered to help with the purchase of a new one, depending on the cost. Christine said that when they were out looking at the football field and the area near the concession stand, Mike had a good idea about selling pavers, and maybe that would be something that Mr. Viani's group would like to take on doing. Fred said he had spoken to Rich Bailey about this, and he had mentioned it also.

## **8. New Business -**

### **a. Discussion Bleacher Repair-**

Christine said that some of the committee was out there last week looking at the bleachers. They said that a different type of bench was used  
Rusty said they replaced the entire back row and 5 rows down on each end, the support points are 6ft apart, he continued on to say when speaking to them they said another option is to put an additional support mid-point, instead of a 6ft span you would end up with a 3ft span it will take the deflection down to 1/8 of what it currently is.

Discussion ensued regarding replacing the bleachers or in the least having the additional support beam in. David said that the Committee should send a letter to Spazzarini, letting him know how displeased we are with the bleachers.

Rusty said he let them know that the Town is happy and is there a fix for this deflection; the company believes the bleachers meet specs, and that it was vandalism. Rust asked what the cost fixing this is, and the company came back first with \$6500 than rescinded that and said \$4600.

Christine said the question we need to ask is the bleachers appropriate and functional for a high school, or do we have a cheaper product, Rusty said there had been no discussion about getting a cheaper product or that money was an issue.

Discussion continued on what needs to be done, the consensus was the Committee wants the bleachers to look new

**David Drake made a motion** to have Jeff Bridges ask the Town Attorney to send a letter to our contractor stating that we need all the seats to look the same and that all the seats be repaired appropriately; **Seconded by Peter Gardow** - Discussion - Christine asked you don't want to ask for a new set, David responded that if they can cut the span from 6 to 3, it would be better than anyone can do with new seats.

**All present voted in favor.**

**b. Discussion Scoreboard** - Rusty said that there was an issue with getting the scoreboard that was put into the project, the contractor is saying he can't get it. The issue is the size of the letters, and we want them to provide the specified product, or if they are providing an equal it has to meet our criteria. Fred said as long as it meets the intent of the spec; the school is fine with it.

**9. Upcoming Dates**

- a. December 1, 2014 next Town Council meeting
- b. December 8, 2014 next Building Committee Meeting
- c. December 22, 2014 next Building Committee Meeting

**10. Adjourn** - Motion made by Diane Fitzpatrick seconded by Dan Camilliere to adjourn.  
**All present voted in favor.**

Meeting adjourned at 9:16 p.m.

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

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**Diane Fitzpatrick, Clerk**