

WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES Monday August 25, 2014

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	X arrived at 7:43		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
Staff Present				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	x arrived at 7:35		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services	x		
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Lorel Purcell, O&G Construction			x
	Mark Jeffco, O&G Construction			x
	John Morris, Bd. of Ed	x		
	Steve Kelly, Resident	x left at 6:45		
	Charlie Viani, Resident	x left at 6:45		

1. Call to Order: Chairwoman Fortunato called the Meeting to order at 6:34p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

2. Public Comments – Steve Kelly, 29 Old Smithy Lane - I am here regarding the Cottone archway, which was put up over 40 years ago. I received a call saying there wasn't a plan in place to put it back up, Christine asked who called him, and Mr. Kelly stated it was Mr. Maltese the athletic director, so they had gone to the Town Council who suggested that they come to the Building committee. Mr. Kelly went on to say he knows it is not as wide as the new pillars but there are some ways of doing it. The first game is on September 19th, David asked why it has to be up by then, and Mr. Kelly said tradition he then passed out pictures of the arch. Christine asked if there was anyone else here to support this, Charlie Viani stated that he was. Christine went on to say that the Committee is in support of putting the arch back up, she asked them if they were the ones that had painted the arch, they replied yes. Christine stated that it is an active construction zone and cannot have private citizens walking the site. She continued on saying if they have any concerns or questions, to feel free to call her right away. The Deputy Mayor had brought this to the Committee's attention at the last meeting, and was agreed that this needed to be taken care of. Christine stated that she had the arch moved closer to the Contractors trailer so it wouldn't get damaged or stolen. The cost of this will be taken on by the Committee. Diane stated that this is Prohibited Practice for private citizens doing bargaining work and the Town and Board could get in trouble for this, not to mention the safety factor. Charlie apologized to the Committee and thanked the Committee for making the commitment to support putting the Arch back up. Charlie said that feel free to contact Steve Kelly or himself if they need anything.

**Diane Fitzpatrick made the motion to add discussion on the Arch to the Agenda, seconded by Dan Camilliere; Discussion – none.
All Present voted in Favor**

David said that he agrees with this but doesn't want to rush or do it haphazardly. Rusty said it has to talk to his Engineer about it but it has to be structurally appropriate to support it.

Jeff read a note from Councilor Manousos asking if the Committee could find it in the budget, please have them look at creating a paved path behind the Concession stand and behind the batting cages so golf carts can get to the home bleacher side so they don't have to cross in front of the stand, this is another safety issue.

3. Approval of Minutes:

a. Minutes of the August 11, 2014 regular meeting. Motion was made by to approve the Dan Camilliere minutes, seconded by Frank Dellaripa; Discussion – none

All Present voted in Favor

4. Expenditures:

a. Q&A, Invoice #6965 7/31/14, \$19,531.00

Motion was made by Peter Gardow to pay this Invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor.

b. Q&A, Invoice #6966 7/31/14 \$264.17

Motion was made by Peter Gardow to pay this Invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor.

c. Marguerite Concrete Invoice #00003, 7/30/14, \$11,020.00

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

All present voted in favor.

d. O&G Industries, Inv. #00010, 7/31/14 \$94,421.00

Motion was made by Dan Camilliere to pay this Invoice, seconded by Diane Fitzpatrick; Discussion – Christine pointed out that they are now bundling the CM Change Order fees and will wait till they have about \$5,000.00 worth before they put it on the bill, as they have done on this bill in the amount of \$5057.00. Mike stated the Committee hasn't voted on this as a change order, and suggested that a PCO be done for the next meeting to be voted on.

All present voted in favor.

e. Ferguson Elect., Inv. #00003, \$825,771.09

Motion was made to pay this Invoice by Frank Dellaripa, seconded by Peter Gardow; Discussion – none

All present voted in favor

f, G&R Valley Inc., Req.#00004, 7/30/14, \$318,392.50

Motion was made to pay this Invoice by Diane Fitzpatrick, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

g. Cherry Hill Glass, Inv. 00001, 7/30/14, \$68,875.00

Motion was made to pay this Invoice by Diane Fitzpatrick, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

h. CL&P, Inv.8h42158 8/8/14, \$6,244.13

Motion was made to pay this Invoice by Frank Dellaripa, seconded by Peter Gardow; Discussion – Mike explained that Ferguson's bid to the Town included an allowance for fees associated with electrical charges from the utility company. This isn't an addition to their scope of work, it will come out of their

allowance but for a bookkeeping standpoint to have the SBC approve this expense and then we will adjust Ferguson's paperwork to take the credit back.

All present voted in favor

i. Vulcan Security Proposal 8/18/14B 8/18/14, \$17,318.00 –

Motion was made by Diane Fitzpatrick to accept, seconded by Dan Camilliere; Discussion:

This proposal is for the security system at the temporary main entrance.

Motion was made to table this proposal until Fred Bushey arrives by Diane Fitzpatrick, seconded by Dan Camilliere – all present voted in favor.

Christine explained that this involves the 3 sets of doors at the temporary main entrance.

Gus explained that this includes the hardware, the AI phone service, the cameras and the buzzard for the doors.

Christine stated that she wants to make certain that 1.) Can we go to Vulcan as an outside contractor since we already have a contractor for security and 2.) We are not buying equipment now that we are supposed to be buying from the other vendor. Gus said the AI system is included in Ferguson's bid. Diane asked where is this Vulcan Co. from, and did we receive quotes on this, Fred answered he did not but he wasn't sure if O&G did, Gus said he did not.

Fred stated that everything that is purchased can be repurposed within the building; Christine stated she doesn't want to buy 2 of the same things. Gus said he has gotten in touch with Ferguson to ask if they have gotten the AI phone and if it can be used now.

David asked where these items will be used in the building, Diane asked for a plan that in 6 months that this equipment be taken off and be used in another place in the building and who will the contractor be that will do this.

Gus said bringing in this contractor the work will get done quickly, and to do this kind of hardware you need to have an electrician, a low voltage guy and hardware guy and this vendor has all three and will get it done quickly. The other contractors are busy getting the school ready and may put it off.

Diane also said this discussion should have occurred a while ago, not a week before school starts.

Christine asked if we could do Vulcan for the hardware and Ferguson for the security part. Gus said he is waiting to hear from Ferguson. Diane asked if this is in the scope for our contractors for temporary entrance. Gus said the temporary entrance was an additional change; the original plan did not have this temporary entrance in it.

**Diane Fitzpatrick made a motion to award the bid for emergency purchase to Vulcan to purchase the hardware for the sole source of door 1 and 3 and if we need it for door 2 for be in compliance of the fire code. Seconded by David Drake, Discussion – none
All present voted in favor.**

5. Change Orders –

a. PCO 52 Ferguson Elec. Electrical VE 7/15/14 (\$55,518.00) – Motion was made to approve this Change Order by Diane Fitzpatrick, seconded by Peter Gardow; Discussion – Christine stated this just got left off the list at the last meeting. Frank asked if this is the last VE, Gus said no he still has one more.

All present voted in favor

b. PCO 75**, G. Donovan – Vinyl base swing space classrooms 8/21/14 \$2,774.64 – FOR INFORMATION ONLY – APPROVED BY CHAIRWOMAN – Discussion regarding whether this was needed, but since the temporary walls will be up for the duration and when cleaning and mopping it could

cause mold to build up. Christine stated it looks more finished with the base and will make the kids feel like they are in a real classroom.

c. PCO 76**, G&R Valley - add emergency eye wash station 8/21/14 \$4,639.81 – FOR INFORMATION ONLY – APPROVED BY CHAIRWOMAN – Discussion, Frank asked if this will be used in the permanent spaced, Rusty said yes it will be relocated to one of the labs. Gus stated this is the one that they could get right away this was the one available on the shelf, different then the specified one. So they will get a credit for this.

d. PCO 77**, Spazzarini – Remove Steep Walk 8/21/14, \$1,754.20 – FOR INFORMATION ONLY – APPROVED BY CHAIRWOMAN - Christine stated that Rusty looked at it to see if anything could be done to fix it. Rusty added that they looked at options to take something off the accessible walk and bring it around but with the grades the way they are a lot of money into retaining walls, it wouldn't be worth it to move it to a spot 15/20 feet away, there wouldn't be a cost benefit to do this.

e PCO 78, Spazzarini – Reroute san sewer around track, 8/21/14, \$15,839.40 - Motion was made to approve this Change Order by Frank Dellaripa, seconded by Dan Camilliere; Discussion – Peter stated he had a sent an email question to Christine regarding this, he thought all the sewer lines were scoped out, and wondered if this was broken during construction or was it already broken and how was this break found. Mike stated that when they TV'd it they found the cracks, this goes out the north end of the track to Folly Brook. Frank said the MDC will repair the rest of the line to Folly Brook – but they will need to remove the some of the trees and brush to work. Jeff said he will get Sally and Mike together to go over it.

All present voted in favor

6. Architect/CM

a. O&G Monthly Report #9 dated 8/19/14-

Frank asked in the report, focusing on contingency and O&G shows a \$3.3 million in construction contingency, is this true construction contingency. Gus said this was at the beginning of the job and right now the contingency number is TB and he will have the amount at the next meeting.

Diane asked do we have a wish list now that we know that the contingency is remaining solvent. Gus said that on page 15 there is a list of added items for review and/or approval and this is an ongoing list. Christine stated that Frank makes a good point about when can we start freeing up some money from the contingency, of course we are still waiting for the cost of the ductwork. Jeff asked what percent of project is done the answer is 15%.

b. O&G Discussion Construction status – Gus went over the plan for opening of school, they have built the temporary walls to keep the separation between the students and construction, continued on that everyone is going onto second shift to do the areas above the ceilings. Gus showed us slides of the construction site, Mr. Emmett asked Gus to send these to him so he can post them on the website. Christine stated that she wants signs up around the area reiterating that it is a construction site and asked that the Town Council and Board of Ed members let their people know that there a certain parts of the school grounds off limits to anyone other than construction workers.

Steve asked what areas of the grounds are you able to go on, Gus said the paved area is the access for the kids, anything behind the orange fencing is construction area.

Gus also stated that there are 2 Ash trees that need to come out because of the power lines, Sally that Corey(the Tree Warden) was out there and confirmed they are dead so they can be taken out.

Jeff asked about security and separation, Gus everyone will be badged and the doors will be locked. Sally asked if someone will be checking that the doors are locked, Gus said yes they will be checking.

Concession stand will be available for use next week.

Diane said that she has heard from residents that the operation is going non stop and people are impressed and she keeps receiving positive feedback on the project.

Gus said the windows for new gym, media center, and band/choral area should be in by mid-November.

The ship date for the elevator is 9/19.

c. Architects Report – Rusty stated that they are getting submittals in weekly and are making progress, with only a few issues that need to be resolved.

d. Architects Discussion on Metal Panels –

Christine stated that she wanted this on the agenda because it is a sticking point and she wanted Rusty to explain to the Committee what the difference between what is built in the shop and what is built on site. She continued on to say that her concern is that if we get delayed too long waiting for the best scenario that it will trip us up do we need to look at going to another option.

Rusty said they asked for panel submittal at the time of the reviewing of the windows back in April, but didn't receive it. The panels we specified is a panel that is foamed in place, the vendor is trying to give us a panel that is not foamed in place.

Gus stated he has given the vendor a directive to provide the panels that were agreed up, but they are saying they can't get them here until the end of November. Frank asked will there be an issue with them being installed in the cold; Rusty said he will check on this. Frank also asked if this delay going to cost us money with the other trades, there may be an impact with the membrane on the outside ductwork.

7. Correspondence -

Christine asked if the Fire Marshal's list of items needed to be done before the building could be occupied went out to everyone, the answer was no it did not. There were 29 items on the punch list that need to be taken care of. The inspections will continue all week.

There was an incident in a tunnel last week with a contractor doing hot work in a confined work space and the Fire Department was called. Gus stated that Contractors are supposed to fill out a permit with him, so he can inform the Fire Marshal, this Contractor did not. Gus continued on to say that because of this; the Fire Marshal has said he will need to sign off on all permits. Gus said he is going to ask the Contractors to get him the permits the night before so he can send them to the Fire Marshal.

Christine would like to add the item Safety and Security to the Agenda for any issues that may come up.

Christine also made the Committee aware that the Sonitrol panel was taken out by accident.

Gus explained that the new main panel of the Sonitrol system is in the phase 2 renovation. The demolition contractor went into the closet and removed the main Sonitrol system and threw it out by accident when the room was being demoed. We were going to move that panel and use it until the permanent one is put in. Gus continued on to say that a new temporary system is on order, and the Contractor should pay for this.

8. Committee Reports

Site-work / Construction – Frank asked Rusty if CES got back to him regarding the meter pit. Rusty said yes, that we can keep it, Frank said this is a substantial savings. Frank told Christine that he wouldn't be able to attend the meeting this Wednesday.

Communications – Diane said the newsletter is completed and will be distributed the 1st day of school. They have included some FAQ's regarding the impact on sports, etc. Information has been put up on Face Book along with a virtual tour YouTube video. Mr. Emmett, stated that they have put up over 500 pictures monitoring the progress of the school on Facebook and the Website.

Mr. Emmett asked about the sound system in the press box are we all set with this. Gus said that the plans call for putting the old unit back in. Mr. Emmett asked about the speakers if they had been thrown out, yes they had, Fred has some speakers that can be used temporarily, but they can't be mounted outside because they are not weather resistant, but they can be used. Jeff asked if there is someone who knows audio that can place the speakers; Rusty said he will talk to the engineers about this and a recommendation for new speakers. The electrical can support new speakers.

David said that buying a new sound system is something that should be done; Christine added this may be something we can add to the list now that we may have some extra money.

Jeff asked what is the next round of abatement and when does it have to be done. Gus said on the Christmas vacation.

Technology/Furniture – Fred said that the purchase orders will be cut and Keith has ordered his switches.

Energy/Commissioning – Peter said he looked at the commissioning data base today, and nothing has been closed yet. Gus said that most of them have been corrected and he will go in and close them, he also stated the target date for the boilers is 10/15 said Gus.

Finance – Christine stated that they did not meet tonight but will touch base with Mike O'Neil to go over it. She will also ask him about the contingency figure for Frank.

9. Old Business –

- a. Folly Brook Turn Lane addition - Mike stated it will be paved by the end of the week.
- b. Ct DOT milling and paving Rout 175 Wells Road - Mike informed the Committee that he and Lt. Crabtree met with the State and the Contractor doing the work, and suggested that when they do the paving they do it at night and on the weekend to avoid traffic issues with the high school The State will consider this option.

10. New Business –

Christine asked how are we going to get the Arch up there, Rusty said he will be talking with the structural engineer regarding this, he will give him the design and share it with the Committee. He continued on saying that they will need to put a post on the columns and this isn't something that can be done overnight. Jeff asked if there is anything that can be done temporarily for the event Mr. Kelly and Mr. Viani had spoken about. Rusty said he will talk to the Engineer to see what can be done.

Steve said that from the Council's prospective, get it done right.

11. Upcoming Dates

- a. September 2, 2014 School starts.
- b. September 2, 2014 next Town Council Meeting.
- c. September 8, 2014 next Regular Building Committee meeting.

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

Meeting adjourned at 9:25 p.m.

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

Diane Fitzpatrick, Clerk