

WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES TUESDAY May 26, 2015

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 arrived at 6:34		
	David Drake	x arrived at 6:34		
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		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services	x arrived at 6:59		
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		

Call to Order: Chairman called the meeting to order at 6:33 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 May 11, 2015, 2015 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Frank Dellaripa; Discussion - none

All present voted in favor.

2A. Expenditures:

a. Quisenberry Arcari - Invoice #7901 - 4/30/15 - \$19,531.11

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

All present voted in favor

b. Quisenberry Arcari - Invoice #7904 - 4/30/15 - \$288.90

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

All present voted in favor

c. Halloran & Sage - Invoice #11181072 - 5/11/15 - \$819.00

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

All present voted in favor

d. STL - Invoice #29035 - 4/1/15 - \$6,762.00

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

All present voted in favor

e. Meyer Inc. - Invoice #C1298/4 - \$1,100.00

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

All present voted in favor

f. Meyer Inc. - Invoice #C1266/7 - \$372.00

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

All present voted in favor

2B. Contractor Requisitions -

a. G&R Valley - Req. #00013 - 4/30/15 - \$76,054.15

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

All present voted in favor

b. Ferguson Electric - Req. #00012 - 4/30/15 - \$63,819.23

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

All present voted in favor

c. GDS Contracting - Req. #00013 - 4/30/15 - \$50,501.05

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

All present voted in favor

d. G. Donovan Assoc. - Req. # 00013 - 4/30/15 - \$288,827.35

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

All present voted in favor

e. Mackenzie Service - Req. #0006 - 4/30/15 - \$17,456.25

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

All present voted in favor

f. L&P Gate - Req. #00014 - 4/30/15 - \$106,259.40

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

All present voted in favor

g. MJ Daly - Req. #00011 - 4/30/15 - \$736,227.55

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Peter asked if MJ Daly is up to date with the open items on the Commissioning List, Gus replied that they still have Phase 1 area, but can't finish this area until school gets out. Peter asked if they can

give us a schedule on when this area will be finished. David asked about the software, Gus said it is in place and the staff has been trained.

All present voted in favor

h. O&G Ind. - Req. #00019 - 4/30/15 - \$92,998.00

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

All present voted in favor

i. Davis Ulmer - Req. #00013 - 4/30/15 - \$19,978.50

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

All present voted in favor

j. Cherry Hill Glass - Req. #00010 - 4/30/15 - \$17,525.60

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

All present voted in favor

k. Silktown Roofing - Req. #00004 - 4/30/15 - \$172,816.40

Motion was made by Diane Fitzpatrick to pay this requisition, seconded by Frank Dellaripa; Discussion – **All present voted in favor**

l. Spazzarini - Req. #00019 - 4/30/15 - \$154,954.58

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

All present voted in favor

2C. Proposed Change Orders (**Chair authorized, need ratification only)

a. **PCO #370 - L&P Gate - ASI 68 repair elev 1 roof deck - 5/19/15 - \$2,692.00

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

All present voted in favor

b. PCO#369 GDA - RFI 604 Removable Mullion Door 52D - 5/18/15 - \$3,573.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Dan Camilliere; Discussion – Frank asked Fred if this is what the kind of door he wanted, Fred said yes. Christine asked if there are any other doors like this, Fred said not in this area of the school. Christine asked Rusty why this wasn't on the original plan; he said that a door to accommodate loading wasn't requested on this side of the building. It is the preference of the school to have one on that side of the school

Fred said that if needed this can be put on the wish list, Christine said that is what they will do.

Item was not approved by committee

c. PCO #360- Cherry Hill Glass- RFI 543 Wall Term Insulated Panels - 5/5/15 - \$7,143.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by David Drake; Discussion – David asked what this is for; Gus replied to fill some gaps, he said these are locations where the mullions don't align with interior columns; he continued on to say we will see this item again in other areas.

All present voted in favor

d. PCO #344 - Cherry Hill Glass - Add Brake Metal - 5/1/15 - \$1,222.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Peter Gardow; Discussion – Peter asked what is it, Gus said in this will hide the conduit in the corner of the gym.

All present voted in favor

e. **PCO #268R - GRV - RFI 75 No Trap Pool - 5/18/15 - \$9,273.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Dan Camilliere; Discussion – Peter asked what this is - Rusty said this is to connect to a sanitary sewer and we have to saw cut the slab which is what costs the most.

All present voted in favor

f. **PCO #357R - Spazzarini - 5/18/15 - \$4,910.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Peter Gardow; Discussion – Christine stated that this seems higher than anticipated, Gus said this includes for Marguerite. Gus said we are digging and forming for the canopy at the main entrance. The Engineer didn't show a footing under the columns.

All present voted in favor

g. **PCO #368 - GRV - Area G Bsmt FD Hand Chip - 5/18/15 - \$3,141.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Frank Dellaripa; Discussion – Peter asked if we need to jackhammer a drain? This is a new drain in location of the old generator.

All present voted in favor

h. Increase STL PO \$19,000.00

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Dan Camilliere; Discussion – Mike said this is to keep money on their PO, they were originally budgeted for \$125,000 and we are adding an additional \$19,000.

All present voted in favor

3. New Proposals - None

4. Architect/CM

a. O&G Monthly Report -

Gus went through his report:

56% of physical program percentage complete, Peter asked about the elevator - it's 99% completed when is the last 1% going to be done. Gus said there have been issues with elevator; it has been stopping between the floors. The Thiessen Krup representative came out and downloaded new software to correct the problem. Christine asked Gus if this doesn't work are we stuck with this. Gus replied no, the elevator is under warranty.

Gus said the funds available in the construction contingency are \$592,000 with and additional \$730,000 of unutilized allowances.

Reviewing cost for the finishes in the grand staircase, additional work needed the total estimated additional cost of \$90,000. Gus said they are still negotiating some items with the vendors. Christine said there was a recommendation for the Committee to make the motions tonight to allow up to \$20,000 each for the mason and the drywall to give these folks the ability to do some negotiating. Christine asked if Rusty and Gus thought they could get them down lower. Rusty said yes.

David made the motion to add up to \$20,000 each for the mason and the drywall, Diane Fitzpatrick seconded; Discussion - have Rusty go over with them to see if we can get it lower. Peter said why we don't just paint it; Rusty said that it will be cheaper to put sheet rock up due to labor.

All present voted in favor except Peter Gardow who voted no.

Christine said there are some things coming up that will include additional costs. Some of the items include the wall in the cafe that needs steel, and the additional conduit in all rooms. Questions were asked regarding this and Rusty said that Keith should be the one to explain what is being requested. Christine said that some of the items being recommended or requested should come to the committee in writing to determine if they should be on the wish list.

Gus continued with the update on construction progress

Site work - Front entrance of the project

Frosted glass is expected this week

Pool - starting demo work tomorrow night

Auditorium - working on overhead sprinkler pipes and electrical

Painter started today is painting on the platform doing the ceiling

Chemistry wing being worked on

Culinary above ceiling mechanical, hood is installed and equipment is scheduled for delivery

Stair 12 starting the tile next week, follow up with the framing of drywall it will be ready by the start of school

400 science rooms, floors are in - this weekend they will level hallway and install floor

200 admin level - guidance ceiling is installed next will be floors

G basement - when school is out abatement of boilers

Start demo of custodial wing on 6/10 so they can start the receiving addition.

Peter asked about the up and running of the admin area Gus said it should be done by July 1st.

Frank asked if we are back on track time wise, Gus said we are still behind at this time with the classrooms, Gus said he is trying to make up time.

Steve Barry asked how long is the project behind by, Gus said approximately 6 months. Steve said that puts us at around Dec, 2016 or so for finishing, Frank asked when should we tell everyone, Mr. Moore said we should wait till September to tell everyone, let them finish the work during the summer and re-evaluate.

Christine said that Jeff had sent her an email regarding the classroom plan and whether we have enough rooms for educational purposes. Mr. Moore said he has a phasing plan for the fall and he is ok with it, depending on what the spring plan looks at he can decide next.

Christine asked if they want to look at the wish list, the committee said to wait

b. Safety & Security Update - no report

The only thing is that MJ Daly had sent a letter saying that some of their employees want to get the base line test for asbestos when asbestos was exposed in the locker room/dishwasher area; the Town feels this should be handled through the insurance companies not through a change order.

c. Architects Status Update -

a. Stair 12 Design Changes – discussed previously.

b. Auditorium Seats

Rusty said he looked at shop drawings and evaluated them and is releasing them tomorrow. He said that the warranty on the chairs is a 25 year warranty; it had a cast iron support and comes with 4 bolts. The fabric is the one that the Committee picked and has its own warranty. The question was asked if these seats are installed anywhere in the area so they can look at them, Rusty said he will ask them tomorrow.

Rusty said he still waiting on the lighting submittal, the question was asked how we get the submittal from Ferguson. Diane thinks the vendors are playing with us, trying to make us settle for items instead of getting the ones we requested. Gus said we can tell Nick (Ferguson) that we will hold his next pay requisition.

Rusty said he is doing a mock up on the black out shades, will be going with the prefinished wood product. Gus said they will be painting the wood so it should be less than \$5k

Rusty said regarding the cafeteria, he has looked at some solutions regarding the wall that doesn't have steel support. He said he is meeting the engineer tomorrow to see if there is another option to support it.

c. Auditorium Sound System

Rusty said the info on the conduit was supplied a couple of weeks ago, they aren't doing a mid-station. He has a meeting tomorrow regarding the theatrical lighting.

5. Correspondence -

a. Email Response from Clean Harbors re: Additional Work

Mike said the Town is willing to pay \$16,244.00 for the added volume, and \$21,050 for the added labor (5 days at \$4210/day) Fuss & O'Neill agrees with this position. Committee expressed no desire to consider additional labor.

b. Email re: State Reimbursement - The Town has received \$12.8 million reimbursement recently.

6. Committee Reports:

Site-work / Construction – Frank said the last couple of meeting were on phasing. The athletic supervisor is requesting access to one of the doors in the back of the school in case of emergencies. Gus can get a price to change one set of doors, Christine said we should discuss this with Ed.

Communications - Diane said that the tour will be held on Thursday from 5 - 7 and will just be the new areas, gym, media center, and choral wing. Mr. Moore will also be there.

Technology/Furniture – Fred said as of last Friday he has received from Virco the quote for the furniture for Phase 2 furniture. There will be a \$3000 change order, some furniture was taken out in the administration area and was added as an Add On, and we are still under budget. This will be on the Committee's next Agenda. Fred also said as areas come on line, they are trying to furnish them.

Peter asked where is the sofa going and why does it not have a color selected; Frank said this is for either the admin or guidance area.

Energy/Commissioning – Peter said that the schedule came out for the controls and air balance, Gus said we are on schedule and he will have an update for next meeting. Peter said that Mike Gannon came back with a question, they are looking for the life safety dates from Ferguson and they are still waiting for an answer from them.

Finance – Christine said they met this evening, and according to Munis there has been \$43,000,000 spent, almost 60% done. We need to be very mindful of the budget and allowances.

7. Old Business -

a. **CL&P Transformer Leak update** - Nothing from them yet.

8. New Business

a. Request for Reduction of Landscaping - Sally stated that it will be hard to realistically maintain the campus with the amount of new trees and the fact that the grass is not contiguous especially since she doesn't have the staff to do it. Christine stated that a lot of plantings were taken out due to trying to bring the budget down and that P&Z were not happy they were taking them out. Rusty said that they had gotten a variance from P&Z, since the zoning regulations required 144 trees and they brought it down to 97 trees. Rusty also said we would have to see what has already been purchased. Sally said they really have to look at what can be maintained correctly. Christine said that we will put a Subcommittee together consisting of Ed Brymer, Dan Camilliere, and David Drake and they will meet with Sally to go over the plan. Rusty said that the courtyard cannot be paved due to code, shrubs and groundcover must be planted in there. He also said he doesn't recommend reducing trees and shrubs at the entrances, especially the key entrances and he is concerned about where we draw the line. The trees in islands were put there to add to the number of trees; Sally said they would probably get killed during the winter due to the plowing. Ultimately in the end it will come down to what P&Z says.

Also, P&Z has put in a specific requirement for the screening of the HVAC equipment on the roof, which wasn't Budgeted out.

9. Upcoming Dates

- a. May 28, 2015 5 - 7 p.m. Public Open House Phase 1 areas
- b. June 1, 2015 next Town Council Meeting
- c. June 8, 2015 next Building Committee Meeting

10. Adjourn - Motion made by Dan Camilliere seconded by Frank Dellaripa to adjourn.
All present voted in favor.

Meeting adjourned at 9:27 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