

WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES Monday July 27, 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		
	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
	Lori Schroll, Admin. Analyst -Engineering	x		
	Sally Katz, Dir. Of Physical Services			
Guests Present				
	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	Polly Moon Board of Ed Member			x

Call to Order: Chairman called the meeting to order the order at 6:35 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 July 13, 2015, 2015 regular meeting.

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

All present voted in favor.

2A. Expenditures:

a. Quisenberry - Invoice #8087 - 6/30/15 - \$23,821.11

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

All present voted in favor

b. Quisenberry (reimb) - Invoice #8088 - 6/30/15 - \$365.94

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

All present voted in favor

c. William Meyer - Invoice #C1298/6 - 7/8/15 - \$1,100.00

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

All present voted in favor

d. William Meyer - Invoice #C1266/9 - 7/8/15 - \$372.00

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

All present voted in favor

e. STL - Invoice #28254 - 6/30/15 - \$7,905.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – Frank asked if we added more money to this, Mike T. said no we are drawing down on the last increase.

All present voted in favor

f. Halloran & Sage - Invoice #11185364 - 7/13/15 - \$682.50

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

All present voted in favor

Diane Fitzpatrick made the motion to add Cirma Insurance Invoice to the Agenda, seconded by Peter Gardow; Discussion - none. All present voted in favor.

g. Cirma Insurance - Invoice #1731 - 6/30/15 - \$26,795.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Peter asked if this is an annual renewal, Mike T. said yes. Jeff added that this is a floating amount, as the project finishes this amount will go down also; this is well within the budget established for this line item.

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00015 - 6/30/15 - \$219,547.16

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

All present voted in favor

b. GDS Contracting - Req. #00015 - 6/30/15 - \$11,920.60

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

All present voted in favor

c. G. Donovan Assoc. - Req. #00015 - 6/30/15 - \$293,375.57

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

All present voted in favor

d. Mackenzie Service - Req. #00008 - 6/30/15 - \$13,531.18

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

All present voted in favor

e. L&P Gate - Req. #00016 - 6/30/15 - \$64,668.87

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

All present voted in favor

f. MJ Daly - Req. #00013 - 6/30/15 - \$342,482.60

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – David asked why we are so ahead on paying them; we have paid them \$11 million from a \$15 million contract. He asked Gus and Mark to keep an eye on what they are billing for. Mark said they will go back and re-compute their payments to see if everything is correct.

Peter commented that the commissioning log is stagnant as of 14th of July; MJ Daly hasn't completed their open items. Peter asked Gus if he knew what is going on with this. Gus said MJ Daly has given Mr. Gannon at BVH the password so he can go on and do his verifications; MJ Daly is going to go in and update their items.

All present voted in favor

g. O&G - Req. #00021 - 6/30/15 - \$92,975.00

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

All present voted in favor

h. Davis Ulmer Sprinkler - Req. #00015 - 6/30/15 - \$45,808.05

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

All present voted in favor

i. Silktown - phase 1 - Req. #10 - 6/30/15 - 126,024.44

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Peter asked why there are 2 bills, Mike said we have 2 contracts with them for the 2 phases. David asked if they hit some of the repairs on the roof, Gus said yes and they will be done by the fall.

All present voted in favor

j. Silktown Roofing - Req. #00006 - 6/30/15 - \$291,567.35

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

All present voted in favor

k. Spazzarini - Req. #00021 - 6/30/15 - \$246,930.42

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

All present voted in favor

l. SMI - Req. #00017 - 6/30/15 - \$125,875.00

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

All present voted in favor

m. Dalene Flooring - Req. #2 - 6/30/15 - \$107,510.00

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

All present voted in favor

n. NT Oliva - Req. #00009 - 6/30/15 - \$64,220.00

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

All present voted in favor

o. Urban Contractors - Req. #00007 - 6/30/15 - \$67,948.75

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

All present voted in favor

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

a. PCO#381 - Davis Ulmer - Standpipe Resize from 4 to 6 inch - 6/16/15 - \$10,984 - TABLED
Diane Fitzpatrick made the motion to remove PCO #381 from the Table, seconded by Peter Gardow; Discussion - none - All Present Voted in Favor.

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - Jeff stated that he doesn't believe the original design wouldn't have sufficed in terms of pressure to begin with and I believe it was an error on the Engineers part and I believe we shouldn't have to pay for this CO. Rusty said he spoke to them and they said their recommendation was that their original design was based on NFPA 14 that calls for 100 PSI of pressure at the most remote point. They said they looked at it and when they did the hydraulic calculations based on the fittings; this was causing the increase size requirement. They also said that the hydrant was on the building and now it is moved from the building. Jeff said that before he thinks before the Committee votes on this, we should invite Fire Marshal Dignoti here to explain the history on this. Rusty agreed and said he thinks his Mechanical Engineer should also be invited so the Committee can hear their explanation.

Diane Fitzpatrick amended the original motion and table this PCO, invite the Fire Marshal and the Engineer to the next meeting and have a discussion regarding it, seconded by Peter Gardow;
Discussion - Frank asked what does it do the schedule, Gus said they are continuing the work.
All present voted in favor

b. PCO#394- NT Oliva - Phase 2G window infills - 7/21/15 - \$1,980.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Gus said this is for break metal between ceilings.

All present voted in favor

c. PCO#395 - L&P Gate - Steel Angles west wall cafe - 7/21/15 - \$6,928.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - David asked for an explanation, Gus said this is similar to what we approved the south wall; these angles will be supporting the brick.

All present voted in favor

d. PCO#396 - Spazzarini - Site Rock per unit price - 7/21/15 - \$33,789.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Christine stated they have done a couple of items and they are coming in one PCO. Gus said he is keeping \$25,000 in every report just for rock. This was from the main entrance to the bus loop area. stated this is the main entrance to the bus loop area.

All present voted in favor

e. PCO #397 - L&P Gate - West Wall Café Steel - 7/21/15 - \$2,168.00

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

All present voted in favor

f. PCO #398 - L&P Gate - AHU7 seismic curb - 7/21/15 \$3,521.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere: Discussion - none

All present voted in favor

g. PCO #399 - Urban - Walk off carpet vestibules - 7/22/15 - \$5,635.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Ed Brymer; Discussion - Rusty said this is recessed and it can be vacuumed.

All present voted in favor

h. PCO #400 - GDA - Concession Countertop - 7/22/15 - \$5,497.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Ed Brymer; Discussion - Rusty stated that there were 3 areas that had been damaged, 2 of the areas were the contractors fault so they will be covering the cost, the 3rd area was the countertop that was someone had damaged. Ed asked if this can happen again, Rusty said it could, but they are going to add more bracing and a post to try and ensure it doesn't. Also, once the cameras are in place, they will be able to watch this area; Gus said the cameras will be up before school starts. Mr. Moore stated he hopes the material will stand up, he would prefer a solid material. Peter asked if this could be tabled so the Committee can see a drawing of how this will look.

**Diane Fitzpatrick made the motion to amend her original motion to approve this PCO and to make the motion to Table this PCO, both were seconded by Ed Brymer; Discussion - none
All present voted in favor**

i. PCO #401- Spazzarini - Credit trees eliminated - 7/22/15 - (\$1,200.00)

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Frank asked what a pg tree is; Gus said it is a white spruce. These trees were supposed to be planted around the very south parking lot (student lot) but it already has trees there so they eliminated these 8. They have already received approval from the Planning and Zoning Board on this.

All present voted in favor

j. PCO #402 - Urban - VCT in Team Rooms - 7/22/15 - \$5,713.00 - NO ACTION TAKEN

Christine said this shouldn't be an item on the Agenda; this is an item on the wish list.

k. PCO # 403 - Cherry Hill - Break metal at ST-12 Perimeter - 7/24 /15 \$3,691.00

Motion was made by Diane Fitzpatrick, to add this PCO, seconded by Ed Brymer; Discussion - none. All Present Voted in Favor.

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Ed Brymer; Discussion - The question was asked how many square feet, Rusty said it would need to cover the 4 sides, he continued on to say that he would talk to Cherry Hill and see if they can work out something with the cost.

All Present Voted in Favor

l. PCO #404 - GDS - RFI-635 Blocking @ Black out shades - 7/24/15 \$2,258.00

Motion was made by Diane Fitzpatrick, to add this PCO, seconded by Ed Brymer; Discussion - none. All Present Voted in Favor.

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Ed Brymer; Discussion - The material is \$2,258, 5 locations of wood blocking, cap for the guidance stairs, and 6 sills for existing windows that didn't get them. Gus said that GDS can do the labor for time and materials for less than \$5,000. Christine asked Gus what he is looking to have approved, Gus said \$2,258, and not to exceed \$5,000 for time and materials from GDS. This needs to be done before school begins.

All Present Voted in Favor

m. PCO#405 - Spazzarini - RFI-730 Old Pit w/Steel Grates - 7/24/15 - \$2,251.00

Motion was made by Peter Gardow to add this PCO, seconded by Ed Brymer; Discussion - none. All Present Voted in Favor

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion

Gus explained there was an old well on the front side of the building near where the transformer is and this needs to be taken out.

All Present Voted in Favor

3. New Proposals - none

4. Architect/CM

a. O&G Monthly Status Report #20

Gus went over the monthly report:

Financial report on page 3 funds available in construction contingency is \$367,174.

He said at the meeting with the Finance Department they estimate a balance of \$281,545 left in contingency along with the allowances. Christine asked if they are taking steps to recapture the allowances that we can, and she also would like Rusty and O&G to get together and go over the contractors who owe us credits and the amount of the credits. Christine asked that we have the deduct change orders for the next meeting.

Jeff asked about the energy credits and if they have been accounted for, Rusty said they will be done after the installation is finished and no they haven't been so that will be extra money in contingency.

Frank asked what is not going to be done before school starts: Gus said turn to page 40, on the site work, Spazzarini is in good shape with the bus loop, the main entrance even because of the delay with the transformer will be completed but without the canopy, the foundation for the canopy will go in but the rest will be done at a later date either on vacations or next summer. Christine asked Mike if this was the canopy that can be eliminated to save money, but it is not this one it is the student entrance one.

The bus loop/site lighting and the sidewalks from Wolcott Hill will be done. The courtyard sidewalks will be in, but the plantings will not be in.

These items will have to be worked on during vacations or next summer.

In the pool area the amount of sprinkler heads/coverage is different than on the plans, there is an issue with ductwork, they have taken samples, and have done air testing, to test for the integrity of the ductwork. We were only going to clean the ductwork, but when they went up there it was corroded from roof leaks and/or the chlorine. The question was asked if this have to be done to finish the pool, Rusty said that it depends on the testing results. Discussion ensued regarding why the pool area was touched; Rusty said we had to do it for code. Rusty stated that if the testing comes back and it isn't good, they would have to demo the soffit than add new ductwork, this could be a six figure cost, but he continued on to say that it would be reimbursable by the State. Diane asked if a problem does come back can we do something to mitigate it till next summer, Rusty said yes. Rusty said the sprinkler heads can be done next summer also.

Auditorium is progressing, taking out steel members that are in the way of the elevator shaft. As of now, this is on schedule, the slab is being poured in September and the seats are ordered.

Some more of the furniture for the building was delivered and installed.

The question was asked if the previous washer and dryer for athletics have been found, Mr. Moore said he will find out where it is. Also in the FFE budget there is a \$7,500 line item for a washer/dryer is that for the athletics or the culinary arts. Rusty said a commercial washer and dryer for the athletics department would cost approximately \$18,000 plus the installation. He continued on to say he is looking into getting a gas dryer which may reduce the cost of the mechanical work and the power. Christine asked if there is a washer and dryer in the culinary arts room, Rusty said he will check on this. Christine told Rusty she wants a response tomorrow because she has asked this question before and never received an answer.

In the cafeteria, L&P Gates can start working on the channels, Gus said they are a couple of weeks behind schedule because of the abatement, Steve asked why? Gus said we lost a couple of weeks with it, but he is trying to get it done on time. The Health Department had wanted an additional hand wash sink, but they don't need it, but they do need an additional mop sink which will be a change order. The move in date for equipment is scheduled for the 2nd week in August, with the proposed move in date for the furniture to be August 19th or 20, and this is still on schedule.

Jeff said that this is a 24/7 priority and O&G should communicate with them that this is needed within the month.

Rusty said he has issued the drawing for the sink in the trainer's room, just waiting for pricing.

Abatement in F wing is done and the furniture is already in.

The abatement in the H wing began today this is a complete abatement and total gut.

The painters are getting ready to paint on Wednesday, Christine told Gus to please be mindful of the weather conditions, especially with the heat wave they are predicting.

Grand stair and pool lobby is being worked on.

Peter asked if the school can't open does this affect all the other schools opening on time, Mr. Moore said the other schools can be opened, but lunches will be on a contingent plan. Rusty said he is worried about the food service vendor getting his equipment in on time. Christine said to put O&G on notice about this.

The question was asked if Gus foresees anymore surprises with steel in the café, Gus said not at this point.

b. Safety & Security Update - Gus said he has no report.

Frank asked about the cameras, Mr. Moore is hoping that a good number of them will be in when school starts. Ferguson is installing them.

c. Architects Status Update - List of credit change orders being pursued.

Rusty stated that he continues to go to the job site, and he is taking care of RFI's. He asked the Committee if they want the skateboarding blocks for the new benches to be installed or to leave them off. Mr. Moore said currently there isn't an issue with skateboarders but he can see it happening if there aren't any blocks. The Committee agreed that they will install them with out, and if they want the bars they can be added at any time. Also, Rusty said graffiti could be an issue, and they are looking at a graffiti guard for the Ariskraft, but Rusty stated that keep in mind, that this product needs to be done again every 3 to 5 years.

5. Correspondence - None

6. Committee Reports:

Site-work / Construction – Frank said that he had seen on the news that Rham High School which was done not long ago is falling about, the sidewalks are crumbling and they are having issues with the railings. He stated that we really need to pay attention to those items so we don't end up like this.

Mike T. said that they received the levels back on the on the sidewalks that we had issues with, and 3 out of the 10 tests they took there were elevated chloride levels, Mike said he is not sure what this means, ie was salt applied during the winter or was it faulty work. Mike said that Special Testing is

looking at the concrete to see if it was all poured at the same time and O&G is going to have one of their engineers look at and investigate this some more. Diane said she is concerned with the grading at sidewalks by the pool area, she had seen a lot of pooling of water in that area.

The spider cracks in the locker room was determined not to be defective, the coating used wasn't meant to be a finished floor, so it should be covered, but the covering is on the wish list.

Communications - Diane said they are tentatively looking into having open house the Friday before school starts (August 28th) subject to the school being finished and the Fire Marshal approval. They will try and publicize it to get a good crowd.

Technology/Furniture – No Report

Energy/Commissioning – Peter said as he has brought it up already, he received a letter from BVH saying nothing has been done since the last letter. Gus said the Mr. Gannon has to start his functional testing soon, Peter asked if he can do it with the open items, Gus said yes he can. Gus continued to say that he will schedule a meeting with all the Contractors on the list and go over the items. He will follow up with MJ Daly and BVH. Peter said there are things on the list that have been opened for more than a year and need to be taken care of. Christine added that once the meeting is set up, she would like Mike T. to be at it.

Finance – Christine said that we had talked about Finance earlier, so there isn't anything more except the Town received another payment from state.

7. Old Business - None

a. CL&P Transformer Leak update/ESI Costs -

Mike T. stated that Fred received an email from ESI (they are the clean-up company that cleaned up Wintergreen woods) there is about \$42,000 in costs related to this clean up. ESI told Fred that 95% of the cost is related to the transformer not the tank. They are going to send back up information to Fred, and we can decide how we want to proceed with Eversource.

8. New Business

a. Mike T. wanted the Committee to know that he has been working with Tom Moore on getting a new electronic sign for the front of the school. Tom has the funding for the cost of the sign covered. This type of sign will have to go before the Planning and Zoning Commission to get approval. If approval is received the old granite sign will be moved to the entrance on Jay Street. Mike stated he will keep the Committee apprised. Peter expressed his dislike for this type of sign.

Peter stated that his neighbor told him that there had been some issues with the soccer fields in the spring and she had to move the kids to the softball field at Mill Woods, but that Physical Services wouldn't line strip the field. Tom said that the Athletic Director didn't mention anything but he will check with him and Jeff said he will check with Physical Services.

Christine asked where are we with fencing that Spazzarini took down by the entrance gate, Mike said there will be a credit and they owe us a fence. We are also pricing ornamental fence for entrance.

9. Upcoming Dates

a. August 3, 2015 next Town Council Meeting - Jeff said there will not be a meeting on August 3rd, the next meeting will be on August 17th.

b. August 10, 2015 next Building Committee Meeting

10. Adjourn - Motion made by Dan Camilliere seconded by Peter Gardow 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