

# WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES TUESDAY October 13, 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       |        |         |
| <b>Liaison Present</b> | Steven Barry, Council Liaison             | x       |        |         |
|                        | Mike Turner, Staff Liaison                | x       |        |         |
|                        | Gina Deangelo, Board of Ed.               |         |        | x       |
|                        | John Morris, BOE                          |         |        | 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, Admin. 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       |

**Call to Order:** Vice Chairman called the meeting to order the order at 6:32 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 September 26, 2015 regular meeting.

Motion was made by Frank Dellaripa to accept the minutes, seconded by Peter Gardow;  
Discussion – none

**All present voted in favor. Diane Fitzpatrick abstained**

### 2A. Expenditures:

#### a. Fuss & O'Neill Inv. #0012499 - 9/21/15 - \$40,089.00

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

**All present voted in favor**

#### b. Wm. B. Meyer Co. - Inv. # COM-141-15/7 - 9/25/15 - \$285.00

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

**All present voted in favor**

#### c. Eagle Leasing Co. - Inv. # R173852 - 9/15/15 - \$540.00

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

**All present voted in favor**

## **2B. Contractor Requisitions**

### **a. Silktown - Req. #00012 - 8/30/15 - \$6,863.51**

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

**All present voted in favor**

### **b. Silktown - Req. #00008 - 8/30/15 - \$130,549.62**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – Frank asked if there have been any leaks, Gus said it yes, but the temp areas not the finished areas. David asked if they fixed around the drains per commissioning report, Gus said yes they had.

**All present voted in favor**

**c. Marguerite - Req. #00009 - 8/31/15 - \$10,094.70** - 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**

**a. PCO #421- Spazzarini – Drainage at new main ent. – 8/20/15 - \$2,119.00 - TABLED**

**b. PCO#225, Ct. Mason, Area G masonry infill 3/6/15, \$8,745.00 -**

Motion was made by Diane Fitzpatrick to accept this PCO, seconded by Frank Dellaripa; Discussion - Frank asked where this was, Gus said near the guidance area, Gus continued on to say there will be more of these in the future.

**All present voted in favor**

**c. PCO#343, G&R Valley - 5/1/15, \$3,090.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - Gus explained that this was the scanning done under the media center and the old basement looking for buried pipe.

**All present voted in favor**

**d. PCO#367, Ferguson - Power to Trash Compactor - 5/18/15, \$8,380.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Frank asked if there was always a trash compactor, Fred indicated no they used a lot of dumpsters. Ed said at the meeting on Friday morning, this was discussed and at that time Rusty had stated that Phase 2 was not shown on the bid documents. Gus added that the power had to be run underground, they did some in Phase 1 and the above amount is for Phase 2.

**All present voted in favor**

**e. PCO#420 –Ferguson - Occupancy Sensor Rm 257 - 8/11/15 - \$653.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion: Gus explained that this room did not have an occupancy sensor to control the lights; this item was not on the plans.

**All present voted in favor**

**f. PCO#430 – CT. Mason/L&P Gate - Create openings VRV’s support steel/B/C L&P Gate \$856.00 - 8/11/15 - \$0**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - Gus explained that this is a back charge.

**All present voted in favor**

**g. PCO #438 - Todd Devin – Commodity Freezer Revision – 8/14/15 - \$7,954.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - Ed stated that this item had already been approved by Christine, Frank, and Dave and is before the committee for ratification. Frank explained that this is a custom freezer in the cafe.

**All present voted in favor**

**h. PCO #444 - CT. Mason/L&P Gate – Demo CMU & infill for steel B/C L&P Gate \$3,326.00 – 8/17/15 \$0**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Gus explained that this is a back charge.

**All present voted in favor**

**i. PCO #450 – Cherry Hill – Operable Window limiters – 8/21/15 - \$5,415.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Ed explained that the Fire Marshal suggested these for the windows so the windows cannot open wide enough for a body to fall out.

**All present voted in favor**

**j. PCO #463- Ct. Mason – CMU at door jams 43C&d – 9/9/15 - \$2,469.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Frank Dellaripa; Discussion - Gus stated that they added masonry to cover steel in the gym lobby.

**All present voted in favor**

**k. PCO #472- CT. Mason – New temp door opening Tech Ed – 9/25/15 - \$2,691.00**

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

**All present voted in favor**

**l. PCO #473 - Silktown/United Steel – Silktown insulate gym deck B/C United Steel \$6,830.00 – 9/25/15 - \$0**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Gus explained that this is a back charge.

**All present voted in favor**

**m. PCO #474- Urban Contractor – café floor premium time – 9/25/15 - \$4,777.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Gus stated that he had them working overtime at the end of summer to get the work done before school started.

**All present voted in favor**

**n. PCO #475- G&R Valley/Todd Devin – GRV Regulator installation range B/C Todd Devin \$746.00 – 9/25/15 - \$0**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Gus explained that this is a back charge.

**All present voted in favor**

**o. PCO #477 - CT. Mason –add masonry door 82B and window G19 – 10/1/15 - \$2,748.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;  
Discussion - Gus said this is a door without a lintel, in G basement, and it is an existing condition.

**All present voted in favor**

**p. PCO #478- CT. Mason – Demo/infill one add louver stage – 10/1/15 - \$4,756.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;  
Discussion - Ed stated that at the meeting on Friday, Rusty had explained that only 2 were shown on the drawings but there were actually 3 louvers uncovered and they are not needed any longer.

**All present voted in favor**

**q. PCO #479- CT. Mason – Ext record stg 265 walls to deck – 10/1/15 - \$1,898.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;  
Discussion - Ed stated that the existing wall did not go all the way up and since it is in the record room it needs to be, he continued on by saying it was a rating issue from the Fire Marshal.

**All present voted in favor**

**r. PCO #480- MSC – Paint Kitchen storage rooms – 10/1/15 - \$3,605.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere;  
Discussion - Ed explained that the Health District requested having these rooms painted for cleanliness; non porous walls cannot be washed. This was originally in the project, but had been Value Engineered out.

**All present voted in favor**

**s. PCO #482- Cherry Hill Glass – Louver at Dist. – 10/2/15 - \$5,744.00**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;  
Discussion - Gus explained that louvers for the Hvac system had to be added in the G basement.

**All present voted in favor**

**t. PCO #483- CT Mason/Todd Devon – Modify freezer depression CTM - B/C Devin \$4,806.00 – 10/5/15 - \$0**

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;  
Discussion - Gus explained that this is a back charge.

**All present voted in favor**

**u. PCO #484- G&R Valley – Roof Drain at Stair 1 – 10/6/15 - \$902.00**

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

**All present voted in favor**

**3. New Proposals**

**a. Virco Phase 3 furniture purchase \$87,000. For H200 and H400 Classrooms**

Fred stated that he would like to try and get these by Christmas.

**Motion was made by Diane Fitzpatrick** to approve the Virco Phase 3 Proposal, seconded by Peter Gardow; Discussion - none

**All Present voted in Favor.**

## **b. Project purchase of wrestling mats, softball equipment, and parking and directional signs 2 issues**

Ed stated that the wrestling mats from the old gym have disappeared and it is going to cost approximately \$10,000 to replace them, Fred said that Mr. Maltese is getting 3 quotes on this. Ed said that at the meeting last week, Rusty had commented that in 2008 when the design started the pads were in good shape so they weren't going to replace them. Unfortunately when the demo was done, someone threw them out. Diane stated she will not vote yes, if the contractor is liable. Ed agreed with her, but it comes down to the kids getting hurt and the liability of this. Ed continued on to say that he had read about the Board of Ed's contingency money and said he will be speaking with Mr. Emmett about purchasing the mats now with that money, and then going back after the contractors to get reimbursed.

Diane asked where they have been wrestling, Fred said in the new gym.

Gus said he will investigate whose responsibility it was to take down the mats, Peter asked if they could be in storage, Fred said he has looked in all the storage trailers and they are not there. Peter said he too would suggest the Board of Ed use the contingency money to purchase these.

Ed continued on to say that \$92,000 was spent on buffers for cleaning, he asked Fred what schools were these for, Fred said the High School, so this frees up \$92,000 in the FF&E budget.

Ed asked Fred about the \$500,000 that was spent from the Board of Ed's contingency on desktop and chrome books and if this was that for the HS? Fred said he believes it was for district wide computers, but the Committee would have to speak to Keith Rafaniello regarding this.

Ed asked what was budgeted for maintenance equipment in the FF&E budget, Fred said he thinks it was approximately \$100,000, but with the purchase above he has what he needs now.

Diane Fitzpatrick asked to have these questions put on the next agenda so the Committee can receive the answers and clarification on them.

The breakdown of \$92,000 purchase?

What we have in FF&E for maintenance?

The amount of money spent on computers and was any of it spent for the high school?

Fred said that Mr. Maltese is concerned about the softball equipment at the girls' softball field, i.e. the backstop, benches for the players, fencing in front of the benches for protection. None of these items were purchased and the backstop that was purchased is not CIAC approved. Diane said this isn't a new issue, she has been asked on numerous occasions about this. Jeff said this was brought up at a Town Council meeting and he was told that the word came back from the school using this field for softball was good to go; who is going to evaluate this field to make sure it was CIAC approved. Fred said Mr. Maltese should be doing and he will ask him to get back to us regarding it.

Ed said he doesn't know who ordered the backstop, but would like to find out.

## **4. Architect/CM**

### **a. O&G Report - Gus reported the following:**

They continue to work on the H wing, 400 level; sheet rock and masonry is done, painting will begin next Monday.

The cafe furniture is in, the question was asked if the old furniture would be re-purposed, Fred said the items in good condition will be.

Gus showed the committee a picture of the lights on the outside of the gym and how it lights up the sidewalk that Frank had concerns with.

Frank asked Gus if the contingency number is still the same, he said yes.

Ed advised the Committee of some items that were mentioned at the meeting last week: A repair man came in to look at the pizza oven to rewire it; unfortunately the wires are brittle and covered with asbestos, so they will need to purchase a new pizza oven.

There is an issue with the Panini press, more power needs to be run from the panel to power it since it is 220 volts. Gus said that Ferguson is sending a proposal to do this; Fred said he can get a Panini press that is 120 volts instead. They will wait to see what Ferguson says.

Frank asked if the Fire Marshal is ok with the new electrical wiring, Gus said it is the Electrical Inspector that approves this.

The telephones by the elevators are not working, so the Fire Marshal has put a policy in effect until this is corrected that an adult with a cell phone must be present in the elevator with the child. Gus said Ferguson is running a new comm wire up to the 400 level, which may help to alleviate this issue.

Steve asked about the new blacktop inside the baseball field, Gus said it is being removed.

**b. Auditorium Status** - Gus said they started steel installation on Monday and it should be done in about 3 weeks, after that they will start the concrete for the steps and mezzanine. Ed asked Fred if they will be able to get a lift in the auditorium to replace light bulbs, Fred said they will be able to take care of it with rolling scaffolds.

**c. Safety & Security Update** - Gus said that the cameras are being aimed on Wednesday also, they will need 6 DVRs for the cameras, Ferguson is putting together a sketch for the additional power and a proposal. Fred said they are still working on the access badges.

**d. Architects Report** - no report

**5. Correspondence** - none

**6. Committee Reports:**

**Site-work / Construction** – no report

**Communications** – no report

**Technology/Furniture** – Fred said he will be scheduling a meeting before they start the next phase.

**Energy/Commissioning** – Peter reported that BVH was on site last week, 6 items were added to the list and 1 was closed. Gus said that MJ Daly was in on Columbus Day and was able to take care of

some of the items since the school was closed. Gus was asked to get a copy of the preliminary O&M manual from G&R Valley and give it to Fred.

The question was asked if the electric bills have been compared between the old system and the new system, Fred said he is waiting till November or so to get a good comparison.

Diane asked about HVAC units on roof, have they found out any more information on the cost of the screens, Ed said Rusty is still looking into it. Mike said he did go and take pictures of the building from all sides and gave them to Rusty. Gus mentioned we have 1 screen as of right now in the base bid.

Dan asked why the chairs in the café were red and not the school color of blue, Gus said it was a design feature selected by Rusty and the FF&E team.

**Finance** – No report - There is a meeting on October 26<sup>th</sup>.

## **7. Old Business -**

### **a. CL&P Transformer Leak update/ESI Cost breakdown - Staff Meeting w/CL&P 9/14/15**

Jeff stated there was no update as of yet, but he did get the final bill from Environmental Services in the amount of \$7,645.00, it will be on the next Agenda.

### **b. Update Power issues and hvac impacts**

Eversource is monitoring the power levels and the results have been sent to MJ Daly and Quisenberry's Engineers, they will meet again in a couple of weeks

### **c. Concrete Sidewalk salt damage or workmanship**

Gus said that he got a copy of the cut sheet for the magnesium chloride that was used on the sidewalks last year states and it states not to use on sidewalks less than 1 year old. Jeff stated that the Town shouldn't have to eat the repairs; we should have been advised how to treat the sidewalks when they were installed.

### **d. Pool area Ventilation/BMS hookup**

Diane asked if the air distribution in the pool was taken care of yet. Ed said he was in there on Saturday and noticed a major difference. Fred said that everything is working now.

### **e. H Wing Countertops - Factory Fire**

Gus stated that the company we were getting the countertops for the science classrooms from had a fire and the items we had ordered were lost in it. They are offering a replacement and Rusty is having them send samples of it to look at (Durcon Solid Phenolic Compact Countertop) since he has never used this type of product before. We need to have the countertops in by mid-November, if we don't have them; Gus said there will be a domino effect with scheduling.

## **8. New Business - SBC Meeting Dates for 2016**

Motion was by Peter Gardow to accept the meeting dates for 2016, seconded by Dan Camilliere;  
Discussion - none

**All Present Voted in Favor**

## **9. Upcoming Dates**

a. October 19, 2015 next Town Council Meeting

b. October 26, 2015 next Building Committee Meeting - (to be held at Town Hall)

**10. Adjourn** - Motion was made by Diane Fitzpatrick, seconded by Peter Gardow; Discussion - none  
**All Present Voted in Favor**

Meeting adjourned at 8:00 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***