

**WHS & HANMER SCHOOL BUILDING COMMITTEE
REGULAR MEETING MINUTES
Monday December 14, 2015**

Present:

| Committee Member | Name | Present | Absent | Excused |
|------------------------|---|-------------------|--------|---------|
| | Christine Fortunato, Chairman | x | | |
| | J. Edward Brymer Jr., Vice Chairman | x | | |
| | Daniel Camilliere | x arrived at 6:46 | | |
| | Frank Dellaripa | x | | |
| | Peter Gardow | x | | |
| | David Drake | x | | |
| | Charles Carey | x | | |
| Liaison Present | Steven Barry, Council Liaison | x | | |
| | Mike Turner, Staff Liaison | x | | |
| | | | | |
| Staff Present | Jeff Bridges, Town Manager | x arrived at 8:40 | | |
| | 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 | |
| | | | | |
| Guests Present | Rusty Malik, Quisenberry Arcari | x | | |
| | Gus Kotait, O&G Construction | x | | |
| | Mark Jeffko, O&G | x | | |
| | Julie Prielle, Special Ed Intern | x | | |
| | | | | |

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

Public Comments – none

Christine introduced Chuck Carey the newest member of the committee; he is replacing Diane Fitzpatrick who won a seat on the Board of Education. Chuck said he is excited to be a part of this committee. Christine stated to let her know if he is interested in being on the communications sub-committee.

1. Approval of Minutes:

a. Minutes of the December 1, 2015 special meeting.

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

All present voted in favor - Ed Brymer & Chuck Carey abstained

2A. Expenditures:

a. Service Once (Oven Dr.) - Inv. #9064070 - 10/13/15- \$257.60

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

All present voted in favor

b. BVH - Inv. #02112129.00-29 - 11/23/15 - \$1,527.50

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

All present voted in favor

c. STL - Inv. #29752 - 10/23/15 - \$3,337.00

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer;
Discussion – Peter asked if they are done, Gus said they will be with us till the end of the project.
All present voted in favor

d. Wm. Meyer Inv. #COM-141-15/8 - 11/30/15 - \$1,142.00.

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer;
Discussion – none
All present voted in favor

e. Quisenberry - Inv. #8499 - 11/30/15 - \$19,531.11

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer;
Discussion – none
All present voted in favor

f. Quisenberry (Reimbursables) - Inv. # 8500 - 11/30/15 - \$265.33

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer;
Discussion – none
All present voted in favor

2B. Contractor Requisitions

a. Ferguson - Req. #00018 - 10/28 /15 - \$219,583.80

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa; Discussion: Frank asked the percentage of completion for them, Gus replied approximately 80%.
All present voted in favor

b. Mackenzie (Painting) - Req. #00012 - 10/30/15 - \$26,267.50

Motion was made by Peter Gardow to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor

2C. Proposed Change Orders

Motion was made by Ed Brymer to take a., b., & c off the Table, seconded by Peter Gardow;
Discussion - none
All Present voted in favor

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

Motion was made by Ed Brymer, to reject this PCO, seconded by Peter Gardow; Discussion – this PCO is being replaced by PCO 549.
All present voted in favor

b. PCO #525 - SMI - Demo audit, find wall at pit and sides - 11/19/15 - \$18,476.00 (\$17,141.00) - TABLED

Motion was made by Ed Brymer to accept the PCO with the updated cost of \$17,141.00 seconded by Peter Gardow; Discussion - The equipment rental rate was decreased to \$280.00 per hour. Christine asked Gus to go back and look at previous PCO's to see what was charged and we could recoup.
All present voted in favor

c. PCO #529 - GDA - Credit counters in 214 & 216 - 11/23/15 - (\$3,266.00) - (\$1,844.00) TABLED -

Motion was made by Ed Brymer to approve this PCO credit of \$1,844, seconded by Peter Gardow;
Discussion - none

All present voted in favor

d. PCO#493, L&P Gate - Joist Removal AHU #1- 10/14/15 - \$1,450.00

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

All present voted in favor

e. PCO#536 – CT. Masons - CMU Doors 33M and N - 12/4/15 - \$2,809.00

Motion was made by David Drake, to approve this PCO, seconded by Ed Brymer;
Discussion: none

All present voted in favor

f. PCO#533 – CT Mason - Pool Column - 12/3/15 - \$3,030.00

Motion was made by David Drake, to approve this PCO, seconded by Ed Brymer; Discussion - Peter asked about the rust, Gus said the repairs are galvanized.

All present voted in favor

g. PCO#535 - G&R Valley – Trainers Sink- 12/4/15 - \$2,832.00

Motion was made by Peter Gardow, to approve this PCO, seconded by Ed Brymer; Discussion - Frank asked if it was just the plumbing, Gus said yes.

All present voted in favor

h. PCO #539 - CT. Masons - Extend CMU above doors 280 a, b, c. - 12/4/15 - \$3,343.00

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

All present voted in favor

i. PCO #544 – CT Masons - Patch bottom wall café south – 12/7/15 - \$1,185.00

Motion was made by Ed Brymer, to approve this PCO, seconded by Frank Dellaripa; Discussion - none

All present voted in favor

j. PCO #546 - Ferguson Electric – Projector Outlets – 12/7/15 - \$46,358.00

Motion was made by Ed Brymer, to approve this PCO, seconded by Dan Camilliere;
Discussion - Christine said she understand that we have talked about this but we haven't paid for this, Rusty said originally it was going to be a completely wireless environment, but that changed. Rusty asked the committee to table this PCO. Rusty said there are 72 outlets being billed but he thinks that 24 shouldn't be in this PCO, so he wants to go over it with them again. David said he thinks the cost is way too high per outlet.

Ed rescinded his original motion and made the motion to table this item, seconded by Dan Camilliere;
Discussion - none

All present voted in favor

k. PCO #547- Ferguson Electric - Added elec due to VE 80 food service – 12/7/15 - \$8,616.00

Motion was made by Peter Gardow to approve this PCO, seconded by Dan Camilliere;
Discussion - Gus explained some of the electrical had to be changed on some of the items. Peter said he saw some old equipment in the corridor by the old gym, and asked Fred what they are doing with it. Fred said he is working with Chartwells on whether it can be repurposed.

All present voted in favor

l. PCO #548 - CT Mason - Add cmu hose cabinet stair 12 - 12/8/15 - \$2,266.00

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

All present voted in favor

m. PCO #549 - Spazzarini - Install drainage at main entrance - 12/8/15 - \$1,851.00 replaces PCO 421

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

All present voted in favor

n. PCO #550 - GDA - Trainers room sink casework - 12/9/15 - \$1,120.60

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

All present voted in favor

o. PCO #551 - Ferguson - Deduct 50% utility allowance - 12/10/15 - (\$100,000.00)

Motion was made by Peter Gardow to approve this PCO, seconded by Ed Brymer;
Discussion - Gus explained that this is a utility allowance to pay utility companies; they had budgeted \$200,000. These funds will go back into contingency. Peter asked if this is in the report, Gus replied yes.

All present voted in favor

3. New Proposals -

a. Sound System purchase NTE \$90,000 -

Christine stated they have only one bid; they need to get 2 more for comparison. Rusty said he just received that bid today and he hasn't had a chance to vet it yet. The first bid he received the company didn't use prevailing wage and added the conduit and electrical boxes into the quote. Rusty said he has to contact them and have them take that off. He is also expecting two more quotes from the State bid list. Fred said he is concerned they don't understand the scope of the project. Rusty said he will make sure the specs are clear. Rusty thinks there is around \$100,000 budgeted and in talking to Keith there may be some additional money from items purchased that came in at lower cost than budgeted. The sound system needs to be ordered in January to start installing in February.

Ed Brymer made the motion to approve (not to exceed) \$100,000 for the sound system, seconded by Peter Gardow; Discussion - Christine asked Rusty to make sure everyone is included in the process.

All present voted in favor.

4. Architect/CM

a. O&G Report - O&G Monthly Report #24

Gus gave the following report:

The construction contingency has \$701,316, unutilized allowances has \$500,000 so there is approximately 1 million in contingency

The Phasing Plan - we are getting ready to turn over 3a, and the biology labs, the furniture for this phase will be delivered on 12/18.

In the Auditorium they have field measured for seats, the wood floor and merlite is scheduled for the week of 12/21.

Preparing for the next phase (4), abatement starts on 12/23 after school gets out.

Because of the nice weather Spazzarini has been able to start the drainage in the tennis court area, putting this ahead of schedule.

Mr. Moore stated that he is concerned with the time table, in January he is losing 28 classrooms and getting only 16 back, it will be inconvenient but will work something out. Also, he thought the other classrooms would be available by the start of the next school year, but according to the schedule it doesn't look like it.

Gus stated that the old gym is the last thing to get done for the whole project, when asked what date the project should be done, Gus replied December, 2016. Christine said this is not what was said at the finance meeting, and to please expedite it as soon as possible.

Steve asked when the auditorium will be ready, Gus replied first week of March 2016.

David said that when he toured the school this weekend, the doors on the north side by the auditorium were down and it looked so go that way. He asked why we need them up. Rusty said that they are in the documents we proposed and were approved by the State; also, we need it for the fire rating. Rusty did say they will be left open unless there is an emergency.

Auditorium Status - Gus said it will be ready first week of March 2016.

Safety & Security Update - Gus said there is a safety meeting on Friday to kick off the next phase, they will be providing lunch. Ed and Dan are planning on attending.

d. Architects Report -

Rusty showed pictures of the rooftop screening that we have already purchased and other types. The screens would need to be 9 feet tall.

Gus stated he has spoken to the manufacturers of the units and asked if they can be painted, they said yes. He is now working on getting a cost for painting these

Ed said he doesn't recall that these big things were going to be on the roof, until after they were put up.

Rusty said they proposed screening to cover the units but all but one was VE'd out, Ed asked how we can afford it now.

David asked can we paint it the same color as the brick, Rusty said he will photo shop it in to show the committee at the next meeting.

Discussion ensued regarding painting the items vs. the screening. Rusty did say we already own the 1 screen and it will cost approximately \$20,000 to install it.

Questions were asked if our painter vendor can paint it and if not does the manufacturer have to approve it, Gus said it is a specialty process but isn't sure if they have to approve it, also how much would it cost to paint it.

Christine asked to please keep this on the agenda and have the answers for the next meeting.

5. Correspondence -

a. Fuss & O'Neil letter report November 23, 2015

This was an update on the testing, typically furnished with each phase of abatement. No action required.

b. Keith Rafaniello Report Budget Status

This was a hand out to the Town Council last week; they removed the license fees and the maintenance contract from the contract, approximately \$5000.00.

c. Resignation of Diane Fitzpatrick due to her election to BOE

No action needs to be taken

6. Committee Reports:

Site-work / Construction – Frank stated that on the western exterior entrance the slope is very steep. Gus said it is because of the gas line that runs under it. Rusty said he thought it could be lowered to approximately 16 inches. Gus said that he had been told by Spazzarini that it would be difficult to do because of the utility.

Frank continued on to say that pool attendant showed them an issue in the locker room with water being all over the tile and making it very slippery. Gus said he is aware of it; the water is coming from the shower. Mats will need to be put down to keep it from becoming so slippery someone falls.

Gus said they are postponing ripping up the pavement near the ball field till next spring. There will need to be some small improvements to the field; Christine asked if Sally's guys do that, Jeff said yes.

Communications – Mr. Emmett said they did not meet tonight, but he will be posting on FB what the time line is and the pictures that have been taken by the end of week. He said he has received one inquiry asking why are the wall pads in the gym are not Wethersfield blue.

Chuck volunteered to be on this committee to replace Diane.

Technology/Furniture – Fred stated he spoke with Virco this morning and they are all set for the next delivery and they will work the weekend putting it together. Frank said he saw some old filing cabinets in some of the classrooms, is this the teachers choice, Fred said yes.

Ed asked if the door locks and the video are working yet. Fred said that the keying is working 100%.

Energy/Commissioning – Peter said there is no change to the CX list. There was a meeting last week that he couldn't attend, but was informed by Frank and Mike. Mr. Gannon should be commissioning for the water balancing report now. Gus said that there will be fire alarm testing for the area that will be turned over on 12/21, and he has invited him to attend.

Finance – Christine said they are monitoring finances and are looking for any changes that can be put on hold. The Town is looking at having the next bond sale after January 1st. To date the Town has received \$27.8 million in reimbursement to date.

7. Old Business –

a. Pizza oven update - Fred stated that he hasn't purchased it yet, has sketches. Gus will be getting the proposal from Ferguson to make the change to 3 phase wiring.

8. New Business -

a. Election of Clerk of the Building Committee

Ed Brymer nominated Dan Camilliere, seconded by Frank Dellaripa; Discussion - none
All present voted in favor

b. Chair discussion revisit SMI dumpster change order

Christine said that Charles from SMI met with them regarding this and he is looking to split the amount with the project (\$8500). Peter said wasn't it his guys that took the materials out and put it into the

dumpster, shouldn't they have stopped before they contaminated the whole dumpster, it looks like they messed up and it was their own fault.

Frank asked if there are any pending claims with them, Gus said no.

Another question was raised on what is the basis of his claim, Gus said unforeseen conditions since it was change order work and they found a floor under floor.

Ed Brymer made the motion to keep the \$19,000 back charge, Peter Gardow seconded it; Discussion: None

All present voted in favor

9. Upcoming Dates

- a. December 21, 2015 next Town Council Meeting
- b. **December 28, 2015 next Building Committee Meeting Cancelled**
- c. January 11, 2016 next Building Committee Meeting

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

Meeting adjourned at 8:45 p.m.

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

Dan Camilliere, Clerk