

**WHS & HANMER SCHOOL BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
Monday June 27, 2016**

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Daniel Camilliere, Clerk	X		
	Frank Dellaripa	X		
	Peter Gardow	X		
	David Drake	X		
	Charles Carey			X
<b>Liaison Present</b>	Steven Barry, Council Liaison	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, Staff Liaison	X		
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari			X
	Gus Kotait, O&G Construction	X		
	Mark Jeffko, O&G			X
	Lee Donaldson, O&G	X		
	John Morris, Board of Ed	x		

**Call to Order:** Chairman called the meeting to order the order at 6:34p.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 June 13, 2016 regular meeting.**

Motion was made by Ed Brymer to accept the minutes, seconded by Frank Dellaripa;

Discussion – none

**All present voted in favor - David Drake abstained**

**2A. Expenditures:**

**a. Quisenberry - Inv. #009015 - 5/31/16 - \$19,531.11**

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa;

Discussion – none

**All present voted in favor**

**b. Quisenberry - Inv. #009016 - 5/31/16 - \$198.72**

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa;

Discussion – none

**All present voted in favor**

**c. STL - Inv. #30193 - 5/31/16 - \$1,600.00**

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere;

Discussion – none

**All present voted in favor**

## **2B. Contractor Requisitions**

### **a. Ferguson -Req. #00025 - 5/28/16 - \$42,332.81**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion - none

**All present voted in favor**

### **b. G&R Valley - Req. #00026 - 5/29/16 - \$81,413.10**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion - none

**All present voted in favor**

### **c. O&G Ind. - Req. #00032 - 5/29/16 - \$89,364.00**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – none

**All present voted in favor**

### **d. Spazzarini - Req. #00032 - 5/31/16 - \$10,454.75**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion - none

**All present voted in favor**

### **e. CT Mason - Req. #00021 - 5/31/16 - \$199,896.72**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Peter Gardow;

Discussion – David asked if we are good with them, Gus replied this invoice is for work performed, we are still holding retainage; they have a few things on the punch list also.

**All present voted in favor**

### **f. G. Donovan - Req. #00026 - 5/31/16 - \$142,804.95**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion - none

**All present voted in favor**

### **g. ~~L&P Gate - Req. #00025 - 3/31/16 - \$27,009.83 - pulled from Agenda per Lee Donaldson~~**

### **h. GDS - Req. #00026 - 5/31/16 - \$66,040.20**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer;

Discussion – none

**All present voted in favor**

### **i. Mackenzie - Fireproofing - #0004 - 5/31/16 - \$46,918.12**

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow;

Discussion – none

**All present voted in favor**

### **j. Cherry Hill - #00023 - 5/31/16 - \$48,340.75**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion - none

**All present voted in favor**

**k. Mackenzie - Painting - #00019 - 5/31/16 - \$15,846.00**

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

**All present voted in favor**

**l. NT Oliva - #00016 - 5/29/16 - \$26,125.00**

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

**All present voted in favor**

**m. ~~Davis-Ulmer - #00026 - 5/29/16 - \$42,617.95 - pulled from Agenda per Lee Donaldson~~**

**n. MJ Daly - #00024 - 5/29/16 - \$160,148.50**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;  
Discussion – Christine said that Fred Bushy had raised some concerns at a meeting, regarding their performance. O&G recommended approving this invoice, and the Town Manager can hold the check. O&G will monitor their performance.

**All present voted in favor**

**2C. Proposed Change Orders**

**a. PCO #596 - Ferguson - 3/22/16 - \$884.00 - TABLED**

**b. PCO #609 - Ferguson - Relocate Power Panel at Aud. Mezz - 4/21/16 - \$2,036.00 - TABLED**

**c. PCO #620 - L&P Gate - Install 3 new skylights in Area D - 6/13/16 - \$5,389.74**

Motion was made by Ed Brymer to approve this PCO **not to exceed** \$5,389.74, seconded by Peter Gardow; Discussion - The skylights are located in the gallery outside the art room, they were indicated on the plan, but it was not indicated that it needed a steel frame. Ed said Rusty had indicated he thinks he can get them to lower the price, since they are arguing over whether L&P should have known that the frame was needed.

**All present voted in favor.**

**d. PCO #621 - Urban - Mudset infill at art room - 6/15/16 - \$16,342.00**

Motion was made by Ed Brymer to approve this PCO **not to exceed** \$16,342.00 seconded by Frank Dellaripa; Discussion - Frank asked what this used to be; Gus said it was the wood shop. Peter asked what kind of floor was it, Lee answered concrete, but very unlevel.

**All present voted in favor.**

**e. PCO #622 - L&P Gate - St. 3 Railing height correction - 6/14/16 - \$6,810.00**

Motion was made by Ed Brymer to approve this PCO **not to exceed** \$6,810.00, seconded by Dan Camilliere; Discussion - Lee said in Stair 3, the existing rails don't meet code, the Fire Marshal and Building Official had looked to see if they could be grandfathered in, but since there was other work needed to be done in the staircase they said they should be done too. They will need to be taken down, and raise them. This was not anticipated.

**All present voted in favor.**

**f. PCO # 625 - Marguerite - High Early Strength Additive - 6/16/16 - \$1,202.00**

Motion was made by Peter Gardow to approve this PCO, seconded by Frank Dellaripa;

Discussion - none

**All present voted in favor.**

**g. PCO #626 - G&R Valley (\$458.84) - F300 floor drain clean out- B/C Dalene Flooring (\$458.84) - 6/16/16 - 0**

Motion was made by Frank Dellaripa to approve this PCO, seconded by Peter Gardow;

Discussion - G& R had to unclog the drain after Dalene put something in it that is why they are being back charged.

**All present voted in favor.**

**h. PCO #629 - SMI - Fiber Board behind radiant heat F - 6/23/16 - \$5,301.00**

Motion was made by Frank Dellaripa to approve this PCO, seconded by Dan Camilliere;

Discussion - none

**All present voted in favor.**

**i. PCO #630 - Spazzarini - Add mixture for concrete sidewalks - 6/23/16 - \$9,839.00**

Motion was made by Frank Dellaripa to approve this PCO, seconded by Peter Gardow;

Discussion- there is a compelling case to use this vapor mixture, there is a 5 year warranty and if anything happens they will replace it. Sally said that they can use salt on it. Additive does make more of the water in the mix comes up to the top, what's left is stronger dehydrates the concrete mix.

**All present voted in favor.**

**j. . PCO #631 - Dalene - Corridor 34 Floor Prep - 6/23/16 - \$9,750.00**

Motion was made by Frank Dellaripa to approve this PCO, seconded by Ed Brymer;

Discussion - Gus explained that this is in pool lobby, they had poured a thin level of silpro, when they went to tile what was underneath it was sandy, so they are going to take it up. Fuss & O'Neill came in to test it to make sure it was ok.

**All present voted in favor.**

**k. PCO #632 - Dalene - Corridor 34 Silpro Topping Removal - 6/23/16 - \$4,668.00**

Motion was made by Frank Dellaripa to approve this PCO, seconded by Ed Brymer;

Discussion - none

**All present voted in favor.**

**l CO #24 - O&G - CM Fee on CO's March 2016 - 3/28/16 - \$190.00**

Motion was made by Dan Camilliere to approve this PCO, seconded by Ed Brymer;

Discussion - none

**All present voted in favor.**

**m. CO #25 - O&G - CM Fee on CO's April 2016 - 5/19/16 - \$339.00**

Motion was made by Dan Camilliere to approve this PCO, seconded by Ed Brymer;

Discussion - none

**All present voted in favor.**

**3. New Proposals - Millard Enterprises 3M night vision window film \$15,067.00**

Motion was made by Ed Brymer to accept this proposal, seconded by Frank Dellaripa; Discussion - none.

**All present voted in favor.**

Christine asked about the wall pads in Gym A, but it isn't on the Agenda. Gus said that at the Leadership meeting he gave Fred the quote he received and Fred said he was going to check to see if

he could get a better price or to see if the vendor was on the State bid list, but he is on vacation this week. Christine wanted to make certain that this was in the minutes and that it is on the next Agenda if possible.

#### **4. Architect/CM**

##### **a. O&G Report - Monthly Status Report May 30, 2016**

Gus reported the following:

We are showing \$449,900 in construction contingency, the owner's contingency is in the red, leaving a balance of \$138,466 for whole project. There is still \$440,000 in allowances and whatever the amount left in FF&E, David asked if Fred get this straightened out yet, Lee said he is still working on it. Christine asked Sally to follow up with Fred regarding the amount.

Frank asked if there is money left over what will be done with that. Christine said if there is some money left, there are things that still need to be done, i.e. may not like the paint of the rooftop, may still need screens, and other items that may come up.

Gus continued on to say schedule wise things are going well with SMI & Spazzarini, the school entrance has a good start. Spazzarini started working on tennis courts and the subbase is complete.

Newly completed Phase 4 classrooms are waiting for the furniture which is coming in August.

Art room the duct is being put in.

Old gym, the windows have a low percent of asbestos in the caulking they are being replaced with new windows that are on site.

Asbestos on the the foundation - near door for mechanical area, it was uncovered when the dirt was removed, SMI will get us a price on this.

Christine asked how many guys are on site working, Lee said 85 to 90.

SMI completed abatement on the 500 level and is starting the 300 level and are 1/3 done in this level. They also demoed stair tower, are going to build 2 classrooms 1 on 300 and 1 on 500.

Tennis courts, student entrance, and the old gym, should be done for the start of school.

Auditorium mezzanine chairs are in process; Rusty is overseeing and taking care of the cost. Should be done by July 15th - the original vendor is doing it. Christine made the statement and asked John to bring it back to the Board of Ed, that she noticed when she went to the concert that they were using masking tape to block off the seats for the kids, she thinks it would be nice if the Board bought a rope or something to block off the seats. The other thing is, she noticed people were bringing food and drink into the auditorium, and then left the trash on the floor, she thinks either they need to put up signs stating no food or drink allowed or at least have trash receptacles in the auditorium if they are going to allow it. She said she was picking up trash as she was leaving.

Frank said now that you have an idea that we will be going to October and the contracts end the end of September, what contractors will be needed, Gus said Mark is trying to forecast this.

Christine said to please make sure all bills for June are in by July 25th.

The roofing going to be done and the 3 units are to go up, Lee said he is going to meet the painter to have them paint a trial area, probably the unite closer to Wolcott Hill Road. Gus brought up the picture of the unit, Peter asked where the dog house is and why would we paint that one without it being there. Lee said they are trying to track it down. Peter said that they should paint one that is complete, it was agreed to paint the one further down, on the northeast side.

John Morris asked about whether we were supposed to plant trees for the neighbor on the corner, he said Jeff had said the guy was asking because we took down a bunch of his trees. The Committee said we wouldn't take his trees, Christine said doesn't he have a fence. The committee said they know nothing about that.

Wish List items - Frank said if we are going to replace floor in the boys & girls locker room (wish list item #3) the figures come in \$19,000.

**Ed Brymer made motion to accept** wish list #3 not to exceed \$19,473, seconded by Frank Dellaripa; Discussion - was this vetted, Lee and Gus said yes it was.

**All present voted in favor.**

#### **Auditorium Status – see above**

**c. Safety & Security Update** – Christine ask about the FOI request for asbestos records that went to Board of Ed, Sally said they will be sent to Attorney Paul Leven, and he will be paying for all the documents.

**d. Architects Report** – no report

**5. Correspondence** – no report

#### **6. Committee Reports:**

**Site-work / Construction** - Frank said he missed the past 2 weeks due to his work schedule but should be available this Wednesday. He continued on to say he did tour on Saturday and has a site work question, there looks like there is a ton of landscaping that needs to be done, are they waiting for the fall. Gus said they will be working on it and will be planting in the fall. Christine said a lot of the grass is dead due to lack of rain, the netting can be seen asked if they could maybe hydro seed it. Sally said they go in the beginning of August to maintain the schools, will take care of it if it needs to be done, but right now it is a construction site.

**Communications** - no report

**Technology and Furniture** - Fred sent word that the items he ordered from Virco are scheduled for delivery in August.

**Energy/Commissioning** – Peter said the commissioning log is the same as it has been for the past 2 months. Gus said Mr. Gannon is coming in on Thursday to go over the air handler units and he will be back on July 13th to commission the chiller.

Christine asked when he is going to have everything commissioned Gus said he has till the end of the year from the original schedule.

**Finance** – Christine said they went over where we are at with the contingency numbers.

**Rooftop HVAC Screening** – see above

## **7. Old Business - punch list -**

Christine asked the site work/construction and commissioning committees to help work on the punch list with Rusty and O&G. Sally said that she spoke with Fred and he doesn't have one yet, but he wasn't sure if Mike Emmett and Tom Moore have a list going.

Ed said he thinks that when a phase gets completed O&G and Rusty should go over and start the punch list before we get involved. When they complete going over it is when Frank and Peter should go in and check it out and if they say it's done, they should bring it to committee to sign off, or let Rusty and O&G know if something needs to be corrected.

Peter asked how long will the vendors get to finish phases 1, 2 and 3 punch lists; Lee said they have sent each vendor their punch lists and have told them they need separate crews to work on them.

Christine said that the September 12th meeting will be the meeting to move allowances; she asked that all members make every effort to be at this meeting to have a quorum.

## **8. New Business - none**

## **9. Upcoming Dates**

- a. July 5, 2016 next Town Council Meeting-**CANCELLED**
- b. July 11, 2016 next Building Committee Meeting
- c. July 18, 2016 next Town Council Meeting

**10. Adjourn** - Motion was made by Ed Brymer, seconded by Frank Dellaripa;

Discussion - none

**All Present Voted in Favor**

Meeting adjourned at 8:41p.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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**Dan Camilliere, Clerk**