

**WHS & HANMER SCHOOL BUILDING COMMITTEE**  
**Special MEETING MINUTES**  
**Thursday August 11, 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			
<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			
<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		
	Mr. Maltese, AP & AD	x		
	Bobbie Granato, Bd. Of Ed	x		

**Call to Order:** Chairwoman Fortunato called the meeting to order the order at 6:04 p.m. in the Town Manager's Conference Room, Town Hall.

**1. Discussion and action on architectural design work for the pool reconstruction** - Rusty stated he has been in discussion with CSE, the onsite engineers, and they have been working on the reconstruction of the pool room. The Mechanical engineer was at the high school this morning discussing cost options, and getting proposals including expedited cost, but they will need more detail from the contractors. Rusty said that the estimate that he received was \$30,000, but he is talking with them to bring the number down. Christine asked Mark what he is carrying for architect design, Mark replied \$25,000. This cost will cover the design work for the mechanical, sprinkler, sound system, security, hvac, and lights. Christine asked if QA has fees, Rusty said they are included in that number. Peter asked if it was discussed when the pool can be opened, and asked about a hybrid to make it open in the fall then go back later and finish it.

Rusty said they had met with the Deputy Fire Marshal and the Assistant Building Inspector and have discussed their expectations. Mr. Moore added that Mike Mokrycki deputy fire marshal and Anthony Arborio, assistant building inspector were at the Wednesday meeting. In terms of the temporary circumstance, their concern is the health and safety of the students. Fred Bushey reported having a conversation with Building Official Steve Lattarulo, who is concerned about ventilation. David asked how he knows about pool ventilation as a building inspector; Mr. Moore said we have to get his blessing to get the CO. David had questions regarding the authority of the building inspectors. Christine asked if they discussed air quality in the pool with the Health Department officials, Rusty said no. Christine said there are guidelines established for air quality. Rusty said local officials have to sign off on releasing us to occupy the space. David questioned the building inspector's role with regard to

determining the air quality. Christine asked who has made the decision on air quality on this project to date; Mr. Moore said it has been the testing that has come back, in the past which has been an ACM issue it has been the building inspector. David asked if he brings someone in to say the chlorine levels are acceptable. Mr. Moore said the Building Official had a conversation with Fred Bushey that he is uncomfortable letting children in there without the full ventilation system being installed, not a temporary system that is his opinion. Rusty said ultimately we will have to submit a lot of documentation to the building officials and then they will make their determination, and the health department will weigh in on it too. Christine stated she had made it clear the other night she expected a conversation to take place with the Health department, she asked O&G to do it ASAP.

**A motion was made by Peter Gardow** to move forward with the architectural design for the pool reconstruction **not to exceed** \$30,000 for the end item of the pool, seconded by Dan Camilliere; Discussion - Ed stated that he wants to reiterate over again that this has to get done as quickly as possible, it's not business as usual, we have to cut the time frame it has to get done.  
**All present voted in favor.**

**2. Discussion and action on pool HVAC design and reconstruction** - Lee said that they have a design that Rusty gave them, and it has been sent to Palmer Sheet Metal. We asked them to figure in premium time for preparing shop drawings, fabrication & installation of material. He cut his shop drawing preparation by ½ so it's down to a week. We had a meeting with the mechanical engineer to do a quick turn around also. Palmer will do premium time in his shop to fabricate the material and it is looking at 6 day week to get it erected so he is looking at a 6 week period.

Christine asked if we have a timeline for tonight, Mark said yes we do. Christine said this is a timeline that the trades are telling us when they will be getting the materials in, and the construction. Ed asked if this is the expedited timeline, Lee said that he has told the trades to promote this as quickly as possible; the three major players are the sheet metal contractor, the sprinkler and the electrical contractor. The sprinkler contractor doesn't fall under the critical pass, so we have him for a 5 day standard work week, cause there is ductwork that has to go in before he can start his work. Rusty has been involved in discussions with the lighting fixture manufacturer to expediate the fabrication of the lights, so we have a commitment for a 5 week delivery, instead of 8 week delivery. Everyone is pulling out all the stops, but there is still a reasonable amount of time that it's going to take to get this done.

Mark stated we have a budget from Palmer to MJ Daly of \$150,000, this is for premium time, but it hasn't been vetted it yet nor, have I seen a paper copy yet. Mark stated he is comfortable with this number. David said this seems high and are they sure that aluminum can hold up to chlorine, he would hate to think we are being cheap, did the engineer say that aluminum was good, Rusty said yes, David said to make sure it is in file that they said this.

Rusty said when they give them the breakdown of what they are proposing they will go through it then and vet it. Rusty said that there are vertical components to all and it has to be connected back to the rooftop, also there are some corners there that had to be removed because they had to get to the asbestos above it.

**Motion was made by Ed Brymer** not to exceed \$150,000, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

Jeff asked if could have the breakdown if possible; Christine asked if this could be given to him.

## **5. Discussion and action on pool lighting design and fixtures**

Christine said at the meeting this past Monday we looked at 3 different designs, and we asked that the

swimming coach weighed in on this decision, and I understand that preference 3 that is similar that CCSU has, is preferred. Mr. Maltese said he didn't want to speak for the swim coach, because he was here, but he wants to go on record preferring anything, he thinks it is suitable and it will be great in the pool. The Coach said without seeing it and based on the picture as long as it's bright, and the beams are not shining directly down which this looks like it. One concern he has is beams shining up, this makes the pool are dark.

Christine asked what we are looking at for cost, Mark said we could move the fixture price; we have some preliminary numbers from Ferguson. The price Rusty received from the manufacturer was \$83,000; we have to go through a lighting distributor and the contractor which will increase the cost due to their mark up. Lee said \$100,000 should be the amount with the mark ups includes the shop drawing and photo metrics, Rusty said we may be able to get it cheaper.

**Motion was made by** Ed Brymer not to exceed \$100,000 for the fixtures, seconded by Dan Camilliere; Discussion - David asked usually they give you a price that includes the distributor's increase, why would they give you a price if they can't sell it to you. Rusty thought it was, but it's not happening that way. Jeff asked if this includes getting it quickly, Lee said it is an accelerated manufacturing and shipping. Jeff asked how much the accelerated cost, Lee said \$2500.00, and Rusty added that there is a 5 week delivery. Peter asked if this product will work in the pool, Rusty said they had the photo metrics done and this product is in the pools at CCSU and Naugatuck high school. Peter asked about lighting in the other areas, Rusty said there is an average criteria that has to be met for a pool and this is pool lighting, marine grade. There are lights over the bleachers, they are cleaning them and using them again. Ed asked if the Council approves this Monday, the lights could be ordered on Tuesday, Rusty said yes, Lee added same with the ductwork.

**All present voted in favor**

#### **5. Discussion and action on electrical work as part of the pool reconstruction**

Rusty said he still has to firm this up with Ferguson, because we haven't been able to get into the pool area yet and we don't know if anything can stay? Ed asked if the conduit be done quickly, Rusty said that can be done well before the fixtures can be delivered. Christine asked if the number will be high enough to go to Council, Lee said yes. Jeff said there will be enough time for them to vet it before the Town Council meeting on 9/8.

**Motion was made by** Peter Gardow made motion to table this item, seconded Ed Brymer; Discussion - none

**All present voted in favor**

#### **6. Discussion and action on the encapsulation of material on the exterior wall**

This needs to be done before the students get back; it is covered up right now. SMI gave a quote of \$28,000, but Rusty said he has an option that may cost \$18,500; this is to make the wall smooth enough to do encapsulation. Mr. Moore asked that this have to be added to the maintenance plan, Rusty said yes. The quote from GDS is another \$6000 and there will also be a cost to the mason to put in the metal flashing.

**Motion was made by** Ed Brymer to not to exceed \$18,500 for the encapsulation, seconded by Peter Gardow; Discussion - none.

**All present voted in favor**

#### **7. Update on pool abatement**

Gus said they will start air clearances next Tuesday, which is ahead of schedule, and he is anticipating being done with the scaffolding being taken down by the 26<sup>th</sup>.

Mr. Moore addressed the Committee and said he has some more information for the contingency plan for the pool and they will be signing a contract tomorrow with Hartford Public High to use their pool. Mr. Maltese said the pre session plan is to use Willard Pool from 3 - 6 p.m. until the Saturday before Labor Day, and then use the pool at Harford Public from Labor Day till Thanksgiving (if needed) and the time frame for this will be 3 - 6 p.m. also.

Christine asked O&G to go over the schedule and is as follows:

Sept 5th install ductwork, this should be done by the end of September.

The installation of the sprinkler system cannot be done until the ductwork is completed, so this should be completed by approximately October 6<sup>th</sup>. Lee said that the cost on this came in at \$39,000, but it isn't vetted yet, also Mark said we can break out the shop drawings amount (approximately \$5,000).

Christine asked if we are carrying any of these numbers, Mark said no.

The lights should arrive by the end of September; it will take 2 weeks of conduit installation before they can be installed. The question was asked if the conduit system include the lights, fire alarms, speakers etc., Rusty said once they are up there they will be doing the entire conduit, and reconnecting the scoreboard. Ed asked can they do 2 shifts, Lee said he hasn't gotten that far with him yet, but he is considering putting 2 lifts in to work simultaneously

October 13<sup>th</sup> finish the lights

October 14th inspections if these go well they will start filling the pool, takes 5 days - 2 days to fill and 3 days to balance and heat it, then the Health Officials will need to come in to test it this should be done by October 24th. Is there some better way to fill the pool maybe get the fire department to fill it?

The repair work that Fred's maintenance people need to do will be done concurrently while other things are going on.

Christine said we need to get in there as soon as possible; the goal is to have the Girls senior night there. Ed said if we can shorten this anymore that would be great. Mark said that the only thing that can hold us up is the lighting and we have no control over the lighting manufacturer.

Peter asked if part of the abatement is to seal the ceiling, Lee said it is already started and should be done by Monday, Fuss & O'Neill will be doing the testing on Tuesday and it will take 24 hours for the results. Peter asked if we are painting the ceiling too, no it will be sealed. Peter asked about the acoustical ceiling, Rusty said they are going put panels up, but they don't have a cost and it can be done at any time.

**8. Adjourn** - Motion was made by Ed Brymer to adjourn, seconded by Dan Camilliere; Discussion - none

**All Present Voted in Favor**

Meeting adjourned a 7:03 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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**Dan Camilliere, Clerk**