

WHS & HANMER SCHOOL BUILDING COMMITTEE MEETING MINUTES Monday, April 8, 2013

Present:

| Committee Member | Name | Present | Absent | Excused |
|------------------------|--|---------|--------|---------|
| | Christine Fortunato, Chairman | x | | |
| | J. Edward Brymer Jr., Vice Chairman | | | x |
| | Steven Barry | | | x |
| | Daniel Camilliere | x | | |
| | Frank Dellaripa | x | | |
| | Diane Fitzpatrick, Clerk | x | | |
| | Peter Gardow | x | | |
| | | | | |
| Liaison Present | David Drake, Council Liaison | | | x |
| | Mike Turner, Staff Liaison | | | x |
| | John Cascio, Bd. Of Education | | | 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, Administrative Analyst - Engineering | x | | |
| | Sally Katz, Dir. Of Physical Services | | | x |
| | Sue Smith, Finance Director | | | x |
| | Keith Rafaniello, Board of Ed | | | x |
| | | | | |
| Guests Present | | | | |
| | Rusty Malik, Quisenberry Arcari | x | | |
| | Loel H. Purcell, O&G Construction | x | | |
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Call to Order: Chairwoman Fortunato called the meeting to order at 6:39 p.m. in the Community Meeting Room at the Library.

1. Public Comments: none

2. Approval of Minutes:

Motion by Frank Dellaripa seconded by Dan Camilliere to approve the minutes of 3/25/13 Meeting. All present voted in favor.

3. Expenditures:

a. BVH Invoice 02112129.00-3, March 25, 2013, \$ 20,728.22

Frank Dellaripa made the motion to pay this expenditure, Discussion: Rusty stated that BVH is far from being done, but we need to be judicious due to cost. Peter Gardow seconded it. All present voted in favor.

b. Quisenberry Arcari Change Order \$19,450 for hazardous material planning Phase 1 (Fuss & O'Neil)

Frank Dellaripa made the motion to accept this Change Order. Discussion: Rusty stated that the quickest way to get this work done was to have Fuss & O'Neill come in under them. Quisenberry walked the site with them, and they will get the information together for the next PCT. Dan Camilliere seconded it, all present voted in favor.

c. Quisenberry Arcari, Invoice #5939, March 31, 2013, \$129,272.24(Services)

Diane Fitzpatrick made a motion to pay this invoice, Discussion: Frank asked about the report Susan Smith, Finance Director sent out, he noticed that the number for Quisenberry didn't match Lorel's. Lorel stated she will go over this and email the Committee. Dan Camilliere seconded it, all present voted in favor.

d. Quisenberry Arcari, Invoice #5940, March 31,2013 \$338.05 (Reimbursables)

Diane Fitzpatrick made a motion to pay this invoice, seconded by Frank Dellaripa. No Discussion, all present voted in favor.

4. Correspondence:

a. Fuss & O'Neill Proposal – Approved by Town Council on 4/1/13

This Committee had voted on a budget for this project not to exceed \$30,000, the Town Council increased it to \$40,000. Fuss & O'Neill will come to a meeting in May to give this Committee the Presentation that was given to the Town Council and by then the results of the testing should be back.

5. Architect/CM Information:

a. Architect discussion PCT follow up

Rusty stated that as of today all outstanding items have been addressed, the last being the Traffic Study and plan that went with it was accepted. He only had to make a couple of modifications (mundane typo changes).

Commission Review meeting is making good progress, possible alternatives were discussed. An item to look at would be the Geothermal or an alternate to it; the engineers put the scenario together and sent it to O&G to work up the numbers. Another suggestion was to eliminate the Mezzanine in the Auditorium, what it would take to do this, but will need to keep in mind that the loss of any item carries an impact.

He is communicating with Lorel regarding the schedule, so they will have enough time to do the Designs needed to be done to meet the July PCT date with the State.

Chairwoman stated that the Committee is waiting for the results of the testing for PCB's and Asbestos that will take place next week in order to make an informed decision. The State would like to see us remediate this summer; if that is the case we will need to move quickly. The decision will need to be made by May 9th. The Committee should understand that this is at a critical point, they have been finding more PCB's & Asbestos, than originally thought was there.

b. CM discussion cost estimate and schedule

Lorel handed out 2 items, a Preliminary Construction Schedule and an Analysis of PCB Materials Handling Options, and proceeded to go over the Schedule first.

She started with going over the hiring of a moving company; 3 vendors from the State Bid list have been invited to a walk-through of the High School on Tuesday, April 16, 2013 at 9:30 a.m. She asked if the Committee wanted to bid per phase, or have the companies bid for all the phases together. Diane's concerns were that if we do it in stages, we wouldn't get competitive bids because other bidders would think the previous company would automatically get the next stage. The Committee needs to find out if the moving company has climate controlled storage (for storing the instruments), or if we have to locate that ourselves. We will know better how to proceed, once the testing for PCBs comes back. It was suggested to make sure that whichever Moving company gets the bid, that boxes are included in the cost.

The School and Teachers should be inventorying their rooms, taking home any personal belongings, and purging any unneeded items. Fred stated that the Teachers and Staff have been encouraged to dispose of items on a weekly basis, that way it can go into the regular dumpster. Any items that are to be discarded should have some type of verification as to why they are being discarded, in case it is questioned.

Lorel proceeded with going over the Analysis of PCB Materials Handling Options, these being contingent on the results from the testing. When the results are in, the Committee will need to make a decision on how to proceed further. The results should be back by the end of the month.

Chairwoman Fortuanto called a Special Meeting of the Building Committee for May 6, 2013 at 5:30 p.m. in the Principals Conference Room at WHS, to go over the results of the tests and to discuss how to proceed further.

6. Old Business:

a. Committee Reports:

Site Work/Construction – Frank talked to Rusty - TooDesign wants to have a meeting this Wed. Rusty will send out email.

Communications – Diane stated they will meet on April 22nd. Mike Emmett stated that the picketers are out handing out the Hartford Courant article regarding the PCB's "Are Your Kids Safe". They are on Wolcott Hill Road across from the high school and at Town Hall.

Technology/Furniture- No Report

Energy – No Report

Finance – No Report, have not met recently, will be meeting soon.

Discussion on whether to do the Committee Reports once a month, or if there are any other subcommittees that may be needed, a suggestion was a Change Order Subcommittee that will read through and understand the Change orders so when they come to the Committee to be voted on there will be clarity. It was decided that it is too early to decide and as the time gets closer the Committee could make the decision.

7. Other Business:

a. Hanmer Fire Alarm Progress Report

Fred stated that the project is 90% complete. They are working on getting proper dial up to connect with Police Dept. The company is hoping to do a full test next week. Sixty-five percent of the budget has been expended; next invoice should be for labor.

8. Adjourn:

Motion made by Dan Camilliere seconded by Peter Gardow to adjourn.
All present voted in favor. Meeting adjourned at 8:42 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