

WHS & HANMER SCHOOL BUILDING COMMITTEE MEETING MINUTES Monday November 11, 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		
	Linda, Savitsky, Finance Director			X
	Keith Rafaniello, Board of Ed			X
Guests Present				
	Rusty Malik, Quisenberry Arcari	X		
	Lorel H. Purcell, O&G Construction	X		
	Rob Martinotti, O&G Construction	X		
	Mark DePaulo, Wethersfield Post	X		
	Steve Lattarulo, Building Official	X		
	Anthony Dignoti, Fire Marshal	X		
	Carlos Texidor, Fuss & O'Neill	X		

Call to Order: Chairwoman Fortunato called the Meeting to order at 6:33 p.m. in Conference Room #1 at Town Hall.

1. Public Comments: - None

2. Building Permit – Discussion with Fire Marshal & Building Official re: Phase #2

Christine thanked Steve and Anthony for being at the meeting and for all the work they have been doing. Lorel stated that this is a discussion to make sure that they know where we are with the project with Phase 2. The abatement and demolition work is scheduled for December 20th and a Building Permit is needed for this. A permit was received for Phase 1 which was for the additions of the gym, band & music and excludes specifically the elevator addition. This is the next part which is the renovation of the rest of the building. Fire and Building offices both received the documents and they were given Addendum #1 on Friday, but Lorel hasn't done the permit application yet or provided the 3 signed and sealed copies yet.

Anthony stated he has gone over the abatement plans, and Rob had answered any questions he had. He asked how often are the addendums going to come, Lorel stated that there may be 1 set per week until they go out to bid. Steve and Anthony both agreed that since this is a huge project and just one of many going on in Town at this time, if they could receive the addendums as soon as possible, it could help time wise. Also, if there could be a list of the changes with the so that it is easier to find the changes on the addendums. Christine asked if there is a concern meeting the 12/20 date; Lorel stated that they just have to make sure that they have a building permit in place for the abatement and then for the mason to build the wall in the gym. Anthony responded that the permit for the items needed for the new

wall and the abatement, it will give them more time to look at the plans, multiple permits can be given. Christine stated that a schedule should be given from Lorel to the Fire Marshal and the Building Inspector of the key dates so they can see know when they have to have stuff looked at by. Rob stated getting them the drawings of the changes before the addendums come out might help, especially if they are code related issues. Diane asked Steve and Anthony how much time they are spending on this project, Steve responded approximately 2-3 hours per day and Anthony said at least ½ the week. Ed stated that the information has to be given to them as early as possible. Diane asked Anthony & Steve if it would benefit them to come to the meetings once every other month or so, Anthony & Steve said yes that would be helpful so they will know what is going on. Dan agreed that this is a great idea.

Steve asked if there are any structural changes, Lorel stated yes, but it is going to be modified again, Rusty stated it doesn't have to do with the main structure.

The 3 stamped sets will be delivered the 1st week of December, and that's when the permit will be issued.

Fred Bushey stated for the record that regardless of what is going on the Board of Ed needs the building back on line by January 1st.

3. Approval of Minutes:

a. Minutes of the October 28, 2013 regular meeting. Motion was made by Dan Camilliere to accept the minutes seconded by Diane Fitzpatrick; Discussion – Dan asked for clarification on page 2, bottom of paragraph b, regarding affecting the parking spaces, which parking spaces. Christine explained that right now one of the alternates is 11 spaces in front of the building, and if the sidewalk is installed on the south side of the driveway, this may alter the spaces or configuration. Dan thanked Christine for the explanation. **All present voted in favor**

4. Expenditures:

a. Waterbury Masonry, Req. # 1, 10/31/13, \$ 78,033.00. Motion was made by Dan Camilliere to pay this invoice, seconded by Ed Brymer; Discussion – Frank asked O&G when we see the invoice on the Agenda, has it already been vetted by you. Rob answered yes, he and Rusty has gone over the invoice before it is submitted. Mike also stated that the payroll that is sent is also gone over.

All present voted in favor

b. GNCB Engineers, Inv. 20095, 10/31/13, \$ 1680.00. Motion was made by Diane Fitzpatrick to TABLE this invoice, seconded by Peter Gardow; Discussion – Mike noted Finance still reviewing.

All present voted in favor

c. United Steel, Req. #1, 10/31/13, \$ 119,700.00. Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer; Discussion – none.

All present voted in favor

d. O&G, Req. #1, 10/31/13, \$ 400,506.00 (CA). Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – Rob stated that the first bill was the pre-construction bill and it has been renamed Req. #0. Frank Dellaripa stated that this bill is high because they have the insurance cost in it.

All present voted in favor

f. QA Inv.#6279 10/31/13 \$66,592.56 (progress, CA). Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – Frank asked if this was all on the Construction

side. Rusty answered yes.

All present voted in favor

g. QA Inv. # 6280 10/31/13 \$375.24 (reimb). Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion - none

All present voted in favor

5. Change Orders:

a. **PCO#6 Spazzarini/Vulcan, egress doors, \$3267.00 (executed by Chair 11/6/13)** – This is the retrofitting of an existing door to make it ADA accessible as a new way of egress while construction is going on. Rob stated that since there is no carpenter or electrician in the phase 1 bid the site contractor was asked to execute the work. Motion was made by Ed Brymer, seconded by Dan Camilliere; Discussion – Peter asked if this is permanent, Rob answered no it is temporary, for a couple of years, not the end product. Diane asked why wasn't this planned for, Rusty stated that it was planned for. Diane asked why are we doing a change order? Lorel answered that it is because we don't have any other contractors yet i.e. carpenters. Frank asked if this is part of the allowance, Rob answered no it is part of scope, and the phase 2 bids, just doing it now. Peter asked so why can't this be permanent – Rusty stated that it is because permanent solution has different configurations, all the windows, doors are going to be replaced. Right now the door there is not wide enough to meet ADA accessibility. Diane asked why it is being done on a Saturday, Rob stated due safety reasons, this is a very busy hallway.

All present voted in favor.

6. Committee Reports:

Site-work/Construction: Frank stated that he has been going to the meetings; there has been a good turnout, with Fire Marshal and the Building Department, Mike & Fred. He has been trying to get MDC involved with a water main. Rob stated that they capped that line outside the building maintaining the line the loop as designed until the Jay St. line is replaced.

Communications: Diane said that they had met tonight, before this meeting with the Health district regarding the abatement issues in December. Paul Hutcheon, Director of the CCHD will be referenced or cosign a letter regarding this so questions can be directed to him as well. All the approvals will be posted on the websites, and will be put into a binder in the Library. Mike Emmett stated that Carlos Texidor from Fuss & O'Neill has provided some information regarding the abatement, this information will forward to the parents. WHS will be closed from 12/20 at 3:00 to all Staff and Students and as long as they receive the Clean Air approval, the building will reopen to them on 1/2/14. Mr. Emmett also stated that they do have a plan in place in case they do not receive the approval. Frank asked who will be monitoring; Fred stated that there is a 24 hours return time on the tests per Fuss & O'Neill.

Technology/Furniture: Mr. Moore stated that they are moving the Music areas on Wednesday. Fred stated that they have two trailers coming in to hold items from the Music, Choral and AD's rooms. Lorel asked what is happening on the Lecture Hall for the Music – Fred stated that it will be stripped of its tables accommodate more storage of what they have. They are not looking for walls at this time; Fred stated they may have to add partitions at a later time. Before December 20th they will move the rest of the Phase 1 remediation piece out which is the rear of the team locker rooms.

Energy/Commissioning: Peter stated not at this time. Lorel asked Rusty if he can make sure to invite Peter to the meeting. Rusty stated that he is trying to do it without a meeting and just talk to them about the items is missing. Christine asked Rusty to please let Peter know the outcome.

Finance: No Report.

7. Architect/CM Information:

a. O&G Phase 1 Construction status: Rob stated that they are on schedule, they will be done with the concrete on Thursday, the steel will be delivered on the 25th and the Media Center will be started on 11/13/13.

b. O&G Project report: This report was sent out today to the committee. Rob stated that the Summary Data Sheet takes the contract data and lets us know where we are financially. The Cost Control Report on Page 3 includes the Munis report that was received last week. If anyone has any questions, regarding this feel free to call Rob.

Diane Fitzpatrick made the motion to Recess to attend the Town Council Meeting, seconded by Dan Camilliere. All present voted in favor.

Peter Gardow made the motion to reconvene, seconded by Frank Dellaripa. All present voted in favor.

c. Phase 2 Pre Bid meeting & Action plan for bids over budget: Lorel explained that on 11/19 our abatement and demo bids will be coming in. The scope review will be on the 20th at Rusty's office. A joint meeting with the Town Council will have to be scheduled on the 21st to approve the bidder. Lorel will scope the mason and electrician on the 27th and the Building Committee will need to have a special meeting on 12/2 before the Town Council Meeting so it can be approved. Christine stated she will be out of Town on the 2nd, and will need to make sure that there is a quorum so these bids can get approved.

Diane Fitzpatrick made the motion to recess to again attend the Town Council Meeting, seconded by Dan Camilliere. All present voted in favor.

Diane Fitzpatrick made the motion to reconvene, seconded by Dan Camilliere. All present voted in favor.

c. Phase 2 Pre Bid meeting & Action plan for bids over budget – Continuation: Lorel said she wasn't to have everything done before Christmas, but may have to wait till January. Construction Contingency Fund is not to be touched until we are in the construction phase. She stated that there are 3 viable options if we come in over budget: Value Engineering – swap stuff out; Scope that can be taken out of the project; or Additional funding. They will revisit these issues once the bids come in. Lorel stated that from a timing stand point we will need to act fast we will have only 8 months to build the gym and get it ready on time.

Lorel stated the remaining bids are due in on 12/5 and the Committee will have some information and direction at the 12/9 meeting. The Committee will be able to vote on it at a special meeting before the Council Meeting on 12/16. Discussion ensued regarding the alternates, especially the Mezzanine, Diane and Ed stated that it would be a shame not to do it, but if we don't have enough money, than it can't be done. Peter asked that they have a refresher on what the alternates are. Everything will be sent out for the Meeting on the 21st, the list of Alternates and the Value Engineering list.

d. QA discussion pool drain issue: Rusty stated it is no longer an issue, they are using the existing infrastructure, and as a result they are still looking for information from the Contractor.

e. O&G flow chart for Change order processing: Mike stated he met with Finance and there is a good flow in place on the Town side. Rob went over the flow chart and stated that if they see something coming up, they will notify Mike or Christine. Christine asked where on the chart it is stated that anything

under \$5000.00 can be approved by the Chair or Vice Chair of the Committee, Rob stated it is in there he can put in the dollar amount if needed.

Diane Fitzpatrick made the motion to add Carlos Texidor from Fuss & O'Neill to the Agenda, seconded by Peter Gardow. All present voted in favor.

Carlos informed the committee that the results of the arsenic testing was that there wasn't enough arsenic so that anything has to be done about it. Carlos mentioned that Spazzarini's sub Red Tech is following the original Scope spec issued by Enviromed and has been requesting that Fuss & O'Neill be on site so that if there is an issue with the soil, they can have a spontaneous decision. He is requesting a scope revision so they do not have to be on site every day. Mike will contact Enviromed and get some clarification on this and see if they can revise the scope. Fuss & O'Neill will be on site November 18th.

8. Old Business –

a. O&G Temp vs. perm sidewalk on south side of driveway: No answer yet or recommendation. Still waiting for an answer from the Police Department, the person is on vacation.

b. PCO # 5 \$ 6980.00, HD pavement, (TABLED): We have at least 6 months to decide on this.

9. Upcoming Dates

- a. Special SBC meeting Nov 21, 2013 – bid awards and
- b. Special TC meeting Nov 21, 2013 – bid awards (joint)
- c. Cancel SBC Meeting November 25, 2013
- d. Special SBC Meeting December 2, 2013 – bid awards
- e. Special TC Meeting December 2, 2013 – bid awards (joint?): Frank asked what to expect this night, Lorel said there are only 2 bids, mason & electrician.

Diane stated that she will be away from December 21 – December 31, 2013.

Frank stated he will be away from December 30, 2013 – January 15, 2014.

11. Adjourn:

Motion made by Diane Fitzpatrick seconded by Ed Brymer to adjourn.

All present voted in favor.

Meeting adjourned at 9:31p.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