

WHS & HANMER SCHOOL BUILDING COMMITTEE SPECIAL MEETING MINUTES Monday January 13, 2014

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
	David Drake	X		
Liaison Present	Steven Barry, 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 Jeffko, O&G Construction	X		
	Ken Biega, O&G Construction	X		

Call to Order: Chairwoman Fortunato called the Meeting to order at 6:39 p.m. in Room 210 at Wethersfield High School.

Ed Brymer made the motion to adjourn to Executive Session, seconded by Dan Camilliere. The purpose was to discuss privileged attorney-client correspondence PURSUANT TO Sections 1-200(6) (E) and 1-210 (b) (10)**. The Chair requested all staff present, and the architect and CM staff, remain. **All present voted in favor.** Committee went into Executive Session at 6:41 pm.

The committee exited Executive Session at 7:02 pm. No votes were taken.

1. Approval of Minutes:

a. Minutes of the December 19, 2013 special meeting. Motion was made by Frank Dellaripa to accept the minutes, seconded by Ed Brymer; Discussion – None
All present voted in favor – Diane Fitzpatrick & Dan Camilliere abstained.

2. Expenditures:

a. Special Testing Labs, Inc., Inv. # 27854, 11/29/13, \$ 9,785.88*

Motion was made Peter Gardow to pay this Invoice, seconded by David Drake; Discussion – none

All present voted in favor

b. Allied Restoration Corp., Inv. # 5728, 11/21/13, \$ 810.52*

Motion was made Peter Gardow to pay this Invoice, seconded by Ed Brymer; Discussion – A steel

column adjacent to the building needed to be installed, no roofer on site yet. This company was hired, investigated the area it was to go and did the work. **All present voted in favor**

c. TOW Building Permit fee (state portion) 12/20/13 \$ 953.33

Motion was made Ed Brymer to pay this Invoice, seconded by Frank Dellaripa; Discussion – This is a State Fee, it can't be waived. **All present voted in favor**

d. Universal Copy, Inv. # 29341, 8/29/13, \$ 196.16

Motion was made Frank Dellaripa to pay this Invoice, seconded by Diane Fitzpatrick; Discussion – none **All present voted in favor**

e. Universal Copy, Inv. # 30426, 11/13/13, \$ 236.86

Motion was made Diane Fitzpatrick to pay this Invoice, seconded by Dan Camilliere; Discussion – none **All present voted in favor**

f. Universal Copy, Inv. # 30812, 12/08/13, \$ 585.68

Motion was made Diane Fitzpatrick to pay this Invoice, seconded by Dan Camilliere; Discussion – none **All present voted in favor**

g. Paine's Refuse, Inv. # 2675109, 1/2/14, \$ 342.43

Motion was made Frank Dellaripa to pay this Invoice, seconded by Dan Camilliere; Discussion – none **All present voted in favor**

h. GNCB, Increase PO for CA work by \$1500 from \$4000 to \$5500.

Motion was made Frank Dellaripa to pay this Invoice, seconded by Dan Camilliere; Discussion – none **All present voted in favor**

3. Architect/CM

a. O&G Phase 1 construction status – Rob stated that they are on schedule. Christine asked to schedule a visit so the Building Committee could visit and see the progress. He stated he would set tour

b. O&G Discussion Gym B and wrestling room abatement – Rob stated that during the first phase of removing the wood floors asbestos was found in a certain area. Fuss & O'Neill was called in, they tested the area and it came back hot. The Gym and wrestling room are now off line. The school emailed the parents to let them know. Abatement is tentatively scheduled for February Vacation. Frank asked Mr. Moore how this affected programming, he replied that they rearranged the schedule so the kids have the classroom work during this time and it is not an issue. Another question asked was if the floor was tested, yes it was, but the asbestos is in one area, not under the whole floor, so the test came back clean from where they tested it. Rob stated that he should have the figures on how much this will cost at the next meeting.

c. QA report on Space Standards Waiver – Rusty stated that he and Superintendent Emmett are in the process of drafting the letter to the State. It will include a narrative of the project overview, history of the building(s), existing conditions, and what is proposed for it, and also he will send a set of plans with it. Rusty said the conclusion is we are exceeding the space standards. Rusty is hoping that they will approve a 100%, but realistically probably 60% which could be approximately \$6 – 6.5 million dollars. Rusty stated that the strategy is to submit to the Commissioner, then request our Legislators to back us and draft a bill so as we do not get penalized. Mike Turner asked if the Building Committee needed to take any action as of now, and Rusty stated no. He expects 1/15 submission date.

d. Review Bid results and VE ideas during scope review**

Lorel stated that they only received 1 bid for the Elevator, would like to get the Town Attorney's opinion on the revised bid. She then proceeded to go over the VE ideas. Frank asked if the \$10 million dollars over budget includes the Alternates, she stated no. Jeff stated that unfortunately the Hartford Courant is going to publish that the project is \$5 million dollars over budget, this number they had gotten from the December 19th minutes of the SBC. Jeff stated that a final number needs to get out to the Town Council, Board of Ed and the residents of the Town. Christine asked Lorel if there are any Alternates that can be removed now. Lorel stated that some of them may be done by VE, but the total of the Alternates will still add an additional \$1.3 million dollars.

The Committee agreed that they wanted to carry the Alternates but will continue to get the cost down with VE without effecting Programs. Lorel stated that no decision is needed tonight, wanted to make the Committee aware of the list, since they will need to accept a list at their next meeting (1/27). Lorel also went over the draft copy of the Changes in Project Scope from Referendum to Bid.

Discussion ensued regarding the Increased Acoustical Requirements; Peter asked the question when did the acoustical standards change or were they always there. Rusty answered yes they were there but the State never enforced them, Ken Biega stated that the estimate was based on the all the projects that they had done previously. Peter stated that he thought this was a 2.3 million dollar screw up; they didn't budget for the standard, because previously the State hadn't tested for it, but no one can say the Standards weren't there. Jeff asked if the requirements are to build a building that meets a certain decimal letter for students sitting in the room, when was that decimal letter established. Rusty stated he didn't know the exact date, but he believed it was there at the time of the referendum, so Jeff asked the materials we estimated for use in the building would or would not achieve that decimal level. Ken stated that the materials that were estimated were what we have done in the past. Jeff stated that wasn't the question, Ken restated the answer and said at the time we estimated we felt it would meet the requirements, from our previous experience on other jobs, we felt it would meet it. Jeff asked then why are we increasing the amount of materials needed to meet the decimal levels. Ken answered that the Acoustic Consultant came back to them and said you have to increase the amounts.

Discussion regarding the different options continued, but it was decided at this point to have a joint meeting with the Town Council and Board of Ed to make sure everyone is on the same page. Due to the increase in costs, this will need to go out for Referendum again.

4. Committee Reports

Site-work / Construction – No Report=Dave covered the Scope meeting, said the tile guy was good, but the painter came to let them know that he had made a mistake and will not be pursuing the bid.

Communications – Tentative meeting scheduled for 1/27, Diane may not be able to make it due to a work commitment. The Committee needs to publicize the plan for abatement over February break.

Technology/Furniture – No Report

Energy/Commissioning – No Report

Finance – Meeting scheduled for 1/27 at 5:00

5. Tabled Items

- a. Temp vs. perm sidewalk on south side driveway
- b. PCO # 5 \$ 6,980.00, HD pavement

6. Old Business - None

7. New Business

a. Accept withdrawal of combined bid from Ferguson Mechanical
Frank Dellaripa made the motion to accept the withdrawal of Bid # 215, Bid # 217 and the Combined Bid from Ferguson Mechanical, seconded by Diane Fitzpatrick; discussion – none.

All present voted in favor.

8. Upcoming Dates

- a. January 21, 2014, Regular Town Council meeting (Tuesday)
- b. January 27, 2014, Regular Building Committee meeting

Christine asked if January 22nd would be a good night to have a joint meeting with the Town Council. Jeff will find out and set something up.

9. Adjourn - Motion made by Dan Camilliere seconded by Frank Dellaripa to adjourn.
All present voted in favor.

Meeting adjourned at 9:10 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