

**WHS & HANMER SCHOOL BUILDING COMMITTEE
REGULAR MEETING MINUTES
Monday February 10, 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		
	Mark Hoffman – Hartford Courant	x		
	Mr. Morris - Bd. of Ed.	x		

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

2. Public Comments - none

3. Approval of Minutes:

a. Corrected minutes of the January 13, 2014 special meeting. Motion was made by Peter Gardow to accept the corrected minutes, seconded by Ed Brymer; Discussion – None
All Present voted in Favor.

b. Minutes of the January 27, 2014 regular meeting. Motion was made by Frank Dellaripa to accept the minutes, seconded by Ed Brymer; Discussion – None
All Present voted in Favor.

3. Expenditures:

a. BVH, Invoice #02112129.00-10, 1/29/14, \$1,977.50

Motion was made Ed Brymer to pay this Invoice, seconded by Peter Gardow; Discussion – Ed asked if all of these were reviewed, Mike stated yes they had been.

All present voted in favor

b. Fuss & O’Neill #0010885, 12/20/13, \$12,566.82

Motion was made Diane Fitzpatrick to pay this Invoice, seconded by Ed Brymer; Discussion – None

All present voted in favor

c. GNCB, Inv. #20300, 1/31/14, \$650.55

Motion was made Peter Gardow to pay this Invoice, seconded by Ed Brymer; Discussion – None

All present voted in favor

d. Universal Copies, Inv. #31249, 12/17/13 \$465.80

Motion was made Diane Fitzpatrick to pay Universal Copies Invoices d – I, seconded by Frank Dellaripa; Discussion – The copies are for printed for Quisenberry, O&G and the Town.

All present voted in favor

e. Universal Copies, Inv. #31300, 12/24/13, \$890.28

f. Universal Copies, Inv. #31373, 12/31/13, \$766.49

g. Universal Copies, Inv. #31374, 12/31/13, \$335.00

h. Universal Copies, Inv. #31283, 12/22/13, \$331.13

i. Universal Copies, Inv. #31297, 12/24/13, \$1,565.00

j. QA Architects, Inv. 6418. 1/31/14, \$19,531.11

Motion was made by Peter Gardow to pay this Invoice, seconded by Ed Brymer; Discussion – None

All present voted in favor

k. QA Architects., Inv. # 6419, 1/31/14, \$ 254.30 (reimbursables)

Motion was made Peter Gardow to pay this Invoice, seconded by Ed Brymer; Discussion – None

All present voted in favor

3. Change Orders

a. Spazzarini – PCO 00014, 1/27/14, \$2,729.00 Removal Underground Structure below Grade

Frank Dellaripa made the motion to accept PCO#14, seconded by Peter Gardow. Discussion - Rob stated this was old foundation near the pool.

All present voted in favor

b. Waterbury Masonry – PCO 00015, 1/28/14, \$1,286.00 Furnish and install safety rail west gym foundation.

Peter Gardow made the motion to accept PCO #15, seconded by Ed Brymer. Discussion – Rob told the Committee, that this was the some items that developed and needed to be taken care of quickly (i.e. Safety elevation issue, footing design etc.) and since there isn't a general trade's contractor on site, he had to have the carpenter from Waterbury Masonry take care of these items. Frank asked if they wrapped it in a metal sleeve, Rob stated yes they did.

All present voted in favor.

4. Architect/CM

a. O&G Phase 1 Construction Status – Rob stated that they have started building the retaining wall by gym, and on Friday they will be starting the hazmat removal. He stated that he had a debriefing last week with the School administration and everything is good to go for this removal.

b. O&G Monthly Report - Rob stated that he will have this report for the last meeting of each month, so he will have it for the committee on 2/24.

Mike Emmett did say that the Space Waiver was delivered to the State on Friday & the EDO49R is being worked on now and as soon as the he has the numbers, it too will be sent in.

Jeff told the Committee that there was a meeting with the Commissioner from the State, and our Legislative delegation regarding the Space Waiver and they left with a positive feeling about what the Commissioner interest in our project was and his willingness to help and take whatever action he could see this through. David asked if there was any kind of time frame, Jeff said the space waiver is in, and we just have to narrow time the total cost of the project on the edo49.

Rusty stated that he spoke to Paige Barnham who was at the meeting to get her take on the meeting and where things stood, and she thinks we will be getting the 50.7% reimbursement rate, she also told him to file the Space Waiver and EDO49R as soon as possible. Typically when you file a edo49 you have to have the monies approved, but in this case with a edo49r we will need a letter stating that we are

seeking to increase the project cost, and this will need to come from the Town Council and this will accompany the edo49R. With the special legislation, we should be able to get this approved this year.

Peter asked how much would 50.7% come to; Rusty stated \$10,000,000 – \$11,000,000 more in terms of reimbursement. David said this is good but it doesn't give the ability to spend more. Jeff said that they would appropriate that delta in next year's budget and show the additional reimbursement will show as revenue in the capital fund and this can be done since we are not increasing the bond acquisition.

5. Committee Reports

Site-work / Construction – Frank said they met on Friday due to the snow that cancelled the meeting on Wednesday; he said they discussed VE and scope. David asked if they got the bearing wall taken care of, Rusty said they made some design changes and it is all set and it should end up as a savings.

Communications – Mike Emmett stated that they had met earlier in this evening, Tracy McDougal from the Board of Education attended; Dan Camilliere was not able to attend. He said they talked about the Abatement project in the gym that will that will be taking place over February vacation. SMI the contractor doing the abatement has stated that they will have the gym up and running by February 24th. Mr. Emmett has stated that no one is scheduled to be in the building, all activities have been cancelled.

He went on to say that parking is going ok, some kids from the Junior Class have tried sneaking their cars in, but the Administration is out there every morning and has taken care of the situation.

Jeff asked about the traffic configuration, Mr. Moore stated it will be the way it is now until November.

Christine asked Rob to send out a new schedule to the Committee.

Diane stated that it is tough getting out of Folly Brook Blvd. when cars are waiting to take a left hand turn onto Wells Road. She said she thought a sign was going to be put in stating that at certain times of the day you could only turn right, Ed agreed that he had thought the same thing. Christine said that we can encourage that but it cannot be enforced. Ed stated that around some schools in Hartford there are signs up stating that during some hours streets become one way. Mike stated he will work with Lt. Crabtree and see what we can do.

At this time, Christine welcomed Mr. Morris, from the Board of Ed. and let the Committee know that she had spoken to Mrs. D'Angelo, Chairwoman of the Board of Ed to again invite members to attend our meetings; she said she will encourage them to do so.

Technology/Furniture – No report

Energy/Commissioning – Lorel said they are all set for now and she will continue to keep Peter in the loop.

Finance – Christine stated that the Finance Meeting was postponed due to illness. It has been rescheduled 2/24. Rob stated that he and Linda are scheduled to meet on Thursday.

6. Tabled Items

a. Temp vs. perm sidewalk on south side driveway

b. PCO # 5 \$ 6,980.00, HD pavement

These continue to be tabled.

7. Old Business – VE ideas during Scope Review (accept/reject/pending)

Lorel stated that Pages 1 & 2 (Green Heading Pages) is items that the Building Committee has already voted on and approved.

Page 3 (Blue Heading Pages) are accepted items waiting for the Committee's approval. Discussion ensued regarding these items. Lorel stated that if the Committee rejects #009, the only Photovoltaic

panels we will get are the ones near the green roof and in her numbers she is assuming that the Committee will vote to remove the rest of the panels. Ed stated he recalled that this is an alternate and didn't remember the Committee voting to delete this from the list. Lorel stated that it is her assumption that the committee would delete it due to the savings of \$30,000.

Lorel continued through the list and the Committee asked Mike if on VE038 Tremco looked at this, Mike said yes they did and they don't have an issue with it. Discussion ensued regarding roof warranties, 20 year vs. 25 years and if there are any savings. Mike stated that everything is included for the 1st 10 years (labor, materials etc.) beyond that it is prorated materials no labor. Diane stated that in the past some warranties on roofs still didn't get them repaired correctly.

Frank Dellaripa made a motion to approve Page 3 of the VE List dated February 10, 2014 Accepted items – Awaiting Approval from Building Committee, in the amount of \$1,088,940, contingent that the Fire Marshal approves VE #112 and the minimum for the reduced kitchen culinary is \$70,000. Ed Brymer seconded the motion. Discussion: None

All present voted in favor.

Lorel went on to say that to date the VE Savings is over \$2 million dollars and the pending items should be wrapped up by the next meeting.

Christine asked if this will be wrapped up by the next meeting, Lorel stated yes, but the \$2 million is the number that can go on the EDO 49R and if we get more VE savings that will be great.

Peter Gardow made the motion to reject page 4 of the VE List dated February 10, 2014 Rejected items to VE, seconded by Ed Brymer. Discussion: David asked about the LEEDS and if we are still trying to achieve this, Rusty stated that during these discussions LEEDS was the last item, when we are done with this exercise we will go back and see if it will even go through.

All present voted in favor

Christine asked if she is correct in saying that we will take the savings of \$2 million savings in VE and use that to prepare the EDO49R and we are not going to wait for the items in the pending list. Lorel stated yes.

8. New Business

a. Recommendation for award/rejection of bid alternates

Lorel discussed the Project Cost Summary; she stated she included the following alternates: 1, 2, 3, 4, 5, 6, 7, 11, 12 & 14. She did not include Alternates 8, 9, 10a or 10b. She said that the Committee would need to recommend to Council to accept the bid packages for #1, 2, and 3 and delay acting on bid packages #4, 5, 6, 7 & 8 until July. So based on timing and making the assumption that we will be getting between ten & eleven million from the State, leaving a difference of approximately \$9,200,000. She said the Committee has to make the recommendation to the Town Council and they will need to vote on which alternates to keep in.

Ed Brymer made a motion to accept the Alternates 1, 2, 3, 4, 5, 6, 7, 11, 12 & 14, with the total project cost of \$84,089,077, seconded by Diane Fitzpatrick. Discussion: Christine asked Lorel by accepting this we are accepting to take out #9 the photovoltaic, and then we will go to the second bidder Ct. Masonry Contractors, she said yes. Christine also asked about the computers (IPads), under technology how that affects the budget if those are removed, Jeff stated that this needs to be discussion with the Staff and what is the best way to address this.

All present voted in favor.

b. Recommendations for bid awards and bid rejections.

Lorel continued on with page 3 which includes the Space Waiver, this calculation assumes the full space standard waiver based on the project costs, which is where we are today at \$84,089,077 no reimbursement reduction, this calculates out what the State reimbursement is going to be and what the

estimated net cost to the owner, so the amount will be \$43,318,481 instead of \$44,600,000 which means the Town will be borrowing \$1,281,519 less.

Diane asked do we have any idea when we will hear from the State regarding the Space Waiver, Rusty said that the documents were submitted on Friday, and we should hear something when the legislative session.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the Concrete bid to Marguerite Concrete Inc. in the amount of **\$691,600**, seconded by Peter Gardow; Discussion – none
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the masonry bid to Connecticut Mason Contractors, in the amount of **\$3,630,000**, seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the structural steel bid to L&P Gate Co. in the amount of **\$1,330,770**, seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the general trades bid to G. Donovan Associates in the amount of **\$6,042,000**, seconded by Peter Gardow; Discussion – none
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the roofing bid to Silktown Roofing, Inc., in the amount of **\$1,714,660** seconded by Peter Gardow; Discussion – none
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the aluminum windows/entrances/storefronts to Cherry Hill Glass Co., in the amount of **\$3,418,145**,seconded by Peter Gardow; Discussion - none
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the drywall/plaster bid to GDS Contacting Group in the amount of **\$3,290,836**, seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the acoustical bid to N. T. Olivia Inc., in the amount of **\$1,349,700**,seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the plumbing bid to G&R Valley Inc., in the amount of **\$4,695,000**, seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the fire protection bid to Davis-Ulmar Sprinkler Co., in the amount of **\$1,207,400**, seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the HVAC bid to MJ Daly & Sons, LLC, in the amount of **\$15,355,000** - seconded by Peter Gardow; Discussion – none.
All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to award the electrical bid in the amount of **\$7,308,133**, to Ferguson Electric, seconded by Peter Gardow; Discussion – none.

All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to reject all the painting bids, seconded by Peter Gardow; Discussion – none.

All present voted in favor.

Diane Fitzpatrick made a motion to recommend to the Town Council to reject all the elevator bids, seconded by Peter Gardow; Discussion – Frank asked isn't that what we wanted, Lorel stated that his bid is no good, he is non responsive and he miss priced this item so we will need to rebid this item.

All present voted in favor.

Lorel said so if the plan is to keep moving, the Council will need to approve these.

Christine asked about schedule, Lorel said if the Town Council approves all of these on the 18th, she can do the contracts the next week and the vendors could be on site in March? Christine asked Lorel to send out an updated timeline, she said she will.

Ed asked Christine who she wants at this meeting on the 18th, Christine stated, that she will be there, as will Mike, Lorel, & Rusty, as well as the Superintendent and his staff.

9. Upcoming Dates

- a. February 18, 2014 Town Council Meeting
- b. February 24, 2014, Regular Building Committee Meeting

10. Adjourn - Motion made by Ed Brymer seconded by Frank Dellaripa to adjourn.

All present voted in favor.

Meeting adjourned at 8:50 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