

WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES Monday March 24, 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 Morris, 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		
Guests Present	Rusty Malik, Quisenberry Arcari	x 7:50		
	Lorel H. Purcell, O&G Construction	x		
	Rob Martinotti, O&G Construction	x		
	Mark Jeffko, O&G Construction	X		
	Fire Marshal Anthony Dignoti	x		
	Chris Hoffman, Hartford Courant	x		

1. Call to Order: Chairwoman Fortunato called the Meeting to order at 6:40 p.m. in lower level meeting room of the Board of Education/Stillman Building.

2. Public Comments - None

3. Approval of Minutes:

a. Minutes of the February 10, 2014 regular meeting. Motion was made by Frank Dellaripa to approve the minutes, seconded by Ed Brymer; Discussion – Peter stated that there is one small change; the minutes say Special Meeting, instead of Regular meeting. This will be corrected.

All Present voted in Favor.

b. Minutes of the February 24, 2014 regular meeting. Motion was made by Dan Camilliere to approve the minutes, seconded by Ed Brymer Discussion – Same as above, change Special to Regular.

All Present voted in Favor

3. Expenditures:

a. STL, Inc. Inv. 27980, 2/21/14, \$ 1680.00

Motion was made Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – Ed asked if there could be an overview, Christine asked if he wanted the explanation on the Agenda, or verbally at the meeting. Rob stated that this invoice is for materials, soil testing and inspections for the project. The Town holds the contract, and O&G logs the inspection dates. When the invoice comes in, O&G checks it against the log to make sure it is correct.

David asked do we get charged when they are cancelled, Rob said that if they show up and cannot work due to weather they can bill ½ the cost. Rob said he would be able to go back and clarify the items, and get the answers out to the Committee.

All present voted in favor

b. STL, Inc. Inv. 27989, 2/21/14, \$ 840.00

Motion was made Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none.

All present voted in favor

c. William B. Meyer, Inc. Inv. #COM -978-3/5, 2/18/14 \$1,100.00

Motion was made Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – Fred Bushey stated this is for the 2 storage trailers on the northeast side of campus near O&G's trailer, which is housing the athletic equipment which was moved from Phase I of the project.

All present voted in favor

d. Quisenberry Architects, Inv. #6492, 2/28/14 \$19,531.11

Motion was made by Ed Brymer to pay this invoice seconded by Frank Dellaripa; Discussion – Peter asked what the scribble on margin meant, it means separate PO for special inspection work.

All present voted in favor

e. Quisenberry Architects, Inv. #6493, 2/28/14 \$330.84 (reimbursables)

Motion was made Ed Brymer to pay this invoice seconded by Frank Dellaripa; Discussion – none

All present voted in favor

f. CIRMA, Inv. #LP043890, 2/27/14, \$20,552.00 (renewal of builders risk insurance) – This isn't a renewal – it's a bill.

Motion was made by Ed Brymer to pay seconded by Dan Camilliere; Discussion – This should be the only bill, but Jeff stated that we may see a change with the increase of the whole project, especially once the Legislature decides what they are going to do.

All present voted in favor

g. Paines, Inv. #2681262, 3/4/14, \$401.28

Motion was made Frank Dellaripa to pay this invoice seconded by Ed Dellaripa; Discussion – This is for the dumpster that was used for the contractors until the General Trades vendor was hired, now that they are on site, they will be paying for them.

All present voted in favor

h. Town of Wethersfield Physical Services Dept., Inv. # 3/18/14, 3/14/14, \$1,525.50

Motion was made to pay this invoice, seconded by Dan Camilliere; Discussion – these were signs that were ordered by Physical Services for around the school, street signs, etc. Fred Bushey asked the Chairwoman if this opened the door to submit any charges that are incurred by his department. He was under the auspice that these charges are to be covered by the departments and not a reimbursable cost from the project. At this time, Jeff stated we are not getting into this and that the Town will pay for this invoice and to take it off the agenda. Ed made the motion to remove this item from the agenda, seconded by Dan Camilliere

All present voted in favor

i. Spazzarini Construction Co Inc., Req. #00005, 2/28/14 \$ 91,624.65

Motion was made Frank Dellaripa to pay this invoice, seconded by Peter Gardow; Discussion – Rob stated that this is for general supervision, snow removal, remove concrete stairs and walkway, excavation and back filling of the retaining wall behind gym.

All present voted in favor

j. SMI, Req. # 00004, 2/28/14, \$114,912.20

Motion was made Frank Dellaripa to pay this invoice seconded by Peter Gardow; Discussion – Rob stated that the majority is for the abatement change order work in the auxiliary gyms.

All present voted in favor

k. O&G Industries, Req. #5, 2/28/14, \$89,364.00

Motion was made Peter Gardow to pay this invoice seconded by Dan Camilliere; Discussion – Rob stated this if the bill for project staff and fees and will be the same every month.

All present voted in favor

l. Fuss & O'Neill, Inv. 0011188, 3/18/14, \$39,439.25

Motion was made Peter Gardow to pay this invoice seconded by Frank Dellaripa; Discussion – This is the testing for the abatement that SMI did over the break, they tested the quality of air and pcb probes. Christine asked if this was within the budget, Rob stated she would have to ask Mike Turner, since he isn't privy to the PO. David asked Rob, even if Mike is following this, isn't O&G? Rob said no it is an owners cost, he said they could follow it, they are monitoring the owners cost, not managing it. David said he would hate to see at the end of the project the owners cost is too high; they should really be monitoring it now. Rob said that when Mike gets back maybe they should put together some kind of checks and balances.

All present voted in favor

m. State of Connecticut – Building Permit Fee. \$3,190.84

Motion was made by Dan Camilliere to pay this invoice seconded by Peter Gardow; Discussion – The State charges everyone a fee; no one is exempt from paying it.

All present voted in favor

3. Architect/CM

a. O&G Phase 1 Construction Status – Rob said they made an adjustment in the budget and had tried to get it out on Friday. Frank asked him if he could get it to them earlier so they can go over it.

Rob stated that the construction work 5% complete, concrete 60% complete, structural steel 74% complete and the site work 15% complete. Band and structural steel is complete, gearing up to start the gymnasium separation, also started doing selective demolition in areas of the renovation.

The new gymnasium is scheduled to be complete around 11/14/14 and the band and media center should be around the same time. Right after Thanksgiving they should be turning over the above areas.

Mr. Emmett asked Rob in regards to the new gym coming on line, how quick can the swing space be on line. O&G is trying to get those rooms online by September 1st, but he can't commit at this point.

Frank asked him why is there are 2 line items for roofing, Rob stated that the roofing is being done in 2 phases the second part of the contract hasn't been issued yet due to lack of funds.

b. O&G Monthly Report – Lorel stated that the bids are coming in tomorrow for painting and elevator, and the fire proofing are going out on 4/12. Lorel said the Committee needs to have a special meeting on -3/31 to approve the elevator bid so it can go to the Town Council on the 4/7 Meeting. Chairwoman Fortunato asked if everyone is available on Monday the 31st. It was decided that the meeting would take place on Monday March 31 at 6:30 p.m. in the Town Hall.

c. QA Architects Report –Rusty stated that he has been meeting with the building officials and Fire Marshal every week. He had a meeting today with Cherry Hill Glass regarding the 3 ft. panels on the building, they interpreted these as going in vertical, but they are designed to go in horizontal, and in doing this it changes the look of the building. Rusty went on to say that he will be meeting with Cherry Hill and O&G again, to go over this, Cherry Hill given us a VE budget based on this criteria so it may change the budget, but he is sure it can be resolved within the next day or 2. Frank asked about the mechanical shop drawings and to make sure Fred Bushey gets it.

4. Correspondence – Letter from DAS re: space standard waiver approval (no action required) – this was given to us for informational purposes. Mr. Emmett stated that the space waiver has been approved and the legislature is looking at the EDOR49, and this should be completed by the beginning of May. Peter Gardow asked if we have a cost index for the price of things and do we have an exact value of what the index is? Lorel said she will find out and let the Committee know.

Committee Reports:

Site-work / Construction - Frank reported that he has missed a couple of meetings, but it has been slow anyway. He said he had asked the building officials if they were on top of the special testing and they said yes. He stated he had asked FM about the tank removal (that has been taken care of) and regarding closure on all the environmental stuff which F&O and O&G are handling. Frank stated that he wants to make sure that the manifests come back to us; Rob stated that nothing leaves the grounds until O&G sign off on it; he went on to say that they track it.

Communications – No Report

Technology/Furniture – No Report

Energy/Commissioning - No Report

Finance – Christine stated that they had met this evening, Jeff passed out the Munis reports. She stated that the Munis Report and O&G's report came in within a \$1.00 of each other. Jeff stated they are going to use Munis as control feature because it recognizes all the bills paid, whereas O&G's report recognizes all bills that have been received. The total will change once the amount of project changes. The Town will be putting in the progress payment report into the State next week. Frank asked if we will be receiving this monthly, the answer is yes, Frank also nice to have it as a hand out.

6. Tabled Items

a. Temp vs. perm sidewalk on south side driveway – no action

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

Frank Dellaripa made the motion to take Item b off the table, Dan Camilliere seconded. **All present voted in favor.**

Ed Brymer made motion to approve PCO#5 and to add the amount of \$6,980.00 to the project for heavy duty payment, Dan Camilliere seconded it; Discussion - Christine stated there was a request to add this heavy duty pavement to the project. She asked Fire Marshal Dignoti to explain to the Committee what this is about.

Fire Marshal Dignoti explained the additional cost was the roadway in the rear portion of the building. He continued on saying that with the new design of the building there has been a loss 350 feet of access for the apparatus including all access on the south side of the building. He said that the designer stopped short in this area with the heavy duty pavement by approximately 80ft. and he had asked that the heavy duty pavement be used for all the roadways and the lighter pavement for the parking areas. David asked as to why the heavy duty pavement is needed; the Fire Marshal explained that he had researched the DOT specifications for fire apparatus that has been used at the fire academy and fire schools. Christine asked what is the thickness that they are going up to now, FM Dignoti stated that it is 4 ½ inches, she also asked what is the thickness on the south side, FM Dignoti stated when they did their research they found it was less than 4 ½ and is not suitable for fire apparatus, no we haven't had any problems with the pavement, but there has been some water main issues there. He continued to say that the intention was to have the heavy duty thickness everywhere that the apparatus would travel; he is not sure why it was left off. Frank asked who will handle this, Rob replied Spazzarini. Christine asked how it would be handled because it is an added item, Rob stated it will be a change order, and he and Lorel both stated it will come out of the Contingency account. Christine stated that she is concerned that if items are being added after the fact this could become a problem.

Christine stated that there is no regulation stating that it has to be 4 ½ inches, the opinion is having the higher grade will be better for having trucks going back there. Anthony answered under the Fire Prevention code the Fire Marshal has the authority to require approved fire department access, the roadways be safe. There will be other heavy equipment back there not just fire trucks, i.e. garbage trucks, 18 wheelers, busses, snow plows etc.

Peter stated that he is trying to remember why this was on the table, and he hasn't heard the answer of why it was originally on the table, and all he has heard was assumptions, and there aren't any drawings. Christine said it was money.

**Christine asked for the vote: Peter voted no, the remaining members voted yes.
Motion passed 5-1.**

7. Old Business – School messenger enrollment of Building.me group emails (members may add home or cell phones if desired). Mr. Emmett explained that the building committee members will get all general messages.

8. New Business – None

Peter said that regarding the vote we had to regarding the PCO#5, he stated that after going back in the minutes he stated that at the October 15th meeting we were going to revisit the paving plan, so his understanding was that we hadn't done this yet, and we needed to do this. Lorel explained that the thinning was a value engineering option for site work, but one of the Alternates was to put the thickness back into the paving and this Alternate was voted and approved except for this portion of the building which was left off and is why it was tabled.

9. Upcoming Dates

a. March 25, 2014, 2:00 p.m. Bid opening: Painting & Elevator bids

b. March 31, 2014 6:30 p.m. (added tonight). Need to hold a special Building Committee meeting to recommend award of Elevator bid.

c. April 7 regular Town Council Meeting (award of elevator bid)

d. April 14 next Regular Building Committee meeting

e. May 5, 2014 next regular Town Council Meeting.

10. Adjourn - Motion made by Peter Gardow seconded by Frank Dellaripa to adjourn.

All present voted in favor.

Meeting adjourned at 8:01p.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