

# WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES Monday September 22, 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 left at 8:08		
	Peter Gardow	x		
	David Drake	x		
<b>Liaison Present</b>	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
<b>Staff Present</b>				
	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		
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Tony Martino, Town Council	x		
	David Lerner	x		
	Carlos Texidor	x		
	John Morris, Bd. of Ed	x		

**1. Call to Order:** Chairwoman Fortunato called the Meeting to order at 6:30 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

## **2. Public Comments – none**

Christine introduced David Lerner from Multi-Vista Project Documentation, a photographic based construction documentation service who presented a short presentation on their service.

Mr. Lerner described his service and the advantages to it; which are a permanent deliverable for the lifespan of that building and plays a significant role in the future facilities management and the cost going forward. This system is a web based system and the photographers are construction photographers, who upload the information within a 24 hour period.

The menu based proposal was given out and it is the total square footage and the scope of work being hired for, it is approximately \$.16 per square foot.

David asked how you can make sure you are getting the last photograph before they close up the wall, etc. Mr. Lerner replied that they rely on project supervisor to let them know if there is a change in the timeline.

Ed asked why hasn't the Committee been approached sooner, since it has been together since 2008. Mr. Lerner said there weren't in this area until 2010 and had started the communication process then but the timing wasn't right.

Mike asked if the cost was eligible for reimbursement from the State, Mr. Lerner replied he didn't think so.

The committee thanked Mr. Lerner for the presentation and for attending the meeting. Mr. Lerner left at 7:02.

### **3. Approval of Minutes:**

**a. Minutes of the September 8, 2014 regular meeting.** Motion was made by Peter Gardow to approve the minutes, seconded by Dan Camilliere; Discussion – none.

**All present voted in favor**

### **4. Expenditures:**

#### **A. Expenditures**

**a. Silktown Roofing, Inv. #00006 – 8/30/14 - \$259,232.75**

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

**All present voted in favor.**

**b. TelServ. #23296 – 7/31/14 - \$4,138.75**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion- Fred stated that he had been told by Ferguson Electric to bring in his own vendor to move the phone lines for the temporary classrooms and administration offices. David asked why didn't Ferguson do it themselves, Gus stated that this was for the temporary space which was not in any of the vendor's scopes.

**All present voted in favor.**

**c. TelServ Inv. #23335 – 8/4/14 - \$1,190.00**

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

**All present voted in favor.**

**d. QA, Inv. - #7052 – 8/31/14 - \$19,531.11**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by David Drake; Discussion – none.

**All present voted in favor.**

**e. QA- Inv. #7053 – 8/31/14 - \$268.23 (reimbursables)**

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

**All present voted in favor.**

**f. WM. Meyers. #COM-694-14/3 - \$3,113.50**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by David Drake; Discussion – none.

**All present voted in favor.**

**g. WM Meyers – Inv. #COM-978-3/8 – \$2,200.00**

Motion was made by Peter Gardow to pay this invoice, seconded by Diane Fitzpatrick; Discussion – Fred stated that they are very good and responsive; they have items stored at their facility also.

**All present voted in favor.**

**h. WM Meyers- Inv. #COM-694-14/4 – 8/31/14 - \$3,042.50**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – none.

**All present voted in favor.**

**i. WM Meyers. - Inv. #COM 978-3/9 – 8/31/14 - \$(2,200.00)**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion - none.

**All present voted in favor.**

**j. O&G - Inv. #00011 – 8/31/14 - \$89,364.00**

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion - none

**All present voted in favor.**

**5B. Discussion Fuss & O'Neill costs to date and recommended budget to Complete; Recommendation for change order (Carlo Texidor will be present to discuss spreadsheet and budget proposal attached.)**

Christine stated as everyone is aware we are finding more asbestos in the building than had been anticipated.

Carlos said they hadn't projected having 2 project monitors on site, but since SMI has 2 working, F&O needs to have 2 on site, the work cannot be done by 1 person.

David has a concern regarding why we couldn't see some of this over the last month or so, it would have been nice to see smaller bills, or to see them monthly, the last bill is more than a month and a half old

Carlos stated his new proposal is for the amount of \$337,000, but not included in this proposal is the investigation of the other tank that is still there and if the sheen is coming from it.

Gus said SMI is doing the abatement, and Fuss & O'Neill monitors their work, both Gus & Carlos (who stated he just started doing this) goes over SMI's change orders.

Carlos explained that he had handed over an invoice submitted by SMI that had change orders for rebuilding containments for areas that that failed. In the Scope review work there was an agreement they would build the containments on their own dime. No one knew that 40+ samples would fail, so SMI has needed to go back and rebuild these containments in the area's that failed and have been cleaned, there was an allowance for cleaning but no allowance for the rebuilding of the containment. SMI submitted a \$54,000 invoice for the rebuilding of the containments, even though they had agreed to this, but Carlos continued on saying that what SMI can do in the future is not take the containments down until the tests come back which will be a hindrance for the schedule, because the other trades will not be able to get in. If we instruct them to take them down, we will have to pay them.

Sally asked what the testing time is; Carlos said it's a 24 hour turn around from the time the lab gets it. If it fails, it needs to be retested, so it could take up to 5 to 7 days and they are testing every 10 linear feet.

David Drake made a motion for O&G to readjust the budget numbers to put additional money into Fuss & O'Neill's and SMI's line items, for testing and asbestos removal that we think is a fair number, seconded by Dan Camilliere; Discussion – Ed asked who is going to determine the amount, David said that O&G can come back next week with the number.

**All in present voted in favor**

Diane Fitzpatrick made a motion to recommend to the Town Council to add \$337,735 to Fuss & O'Neill's PO for continuation of testing, seconded by Dan Camilliere. Discussion – none.

**All in present voted in favor.**

## **6. Change Orders**

a. 82\* Mackenzie Painting - Gym steel rust removal - 9/16/14 - \$ 12,986.00

Motion was made by Diane Fitzpatrick to accept this change order, seconded by Dan Camilliere;  
Discussion - This item was already approved by Chairwoman Fortunato.

**All present voted in favor**

**Diane Fitzpatrick made the motion to ratify the following change orders - PCO 83, 84, 85, 86, & 87, seconded by Peter Gardow; Discussion - none.**

**All present voted in favor**

b. 83\* G&R Valley – Relocate elevator roof drain – 9/16/14 - \$2,299.00

c. 84\* GDS – Add parapet wall at elevator per ASI 25 – 9/16/14 - \$3,744.42

d. 85\* GDA – T&M work boiler room floor – 9/16/14 - \$2,632.33

e. 86\* L&P Gates – ASI 25 added steel angle – 9/16/14 - \$2,677.15

f. 87\* L&P Gates – Cottone Field arch – 9/16/14 - \$5,000.00

g. 88 SMI – Demo CMU, sheetrock in corridors & electrical room & containment size adjustments – 9/16/14 - \$7,000.50

Diane Fitzpatrick made the motion to approve PCO #88 in the amount of \$7,000.50, seconded by Dan Camilliere; Discussion - none.

**All present voted in favor**

h. 89 SMI – Adjust containment size per F&O – 9/16/14 - \$19,958.40

Diane Fitzpatrick made the motion to approve PCO #89 in the amount of \$19,958.40, seconded by Peter Gardow; Discussion - none.

**All present voted in favor**

1\*\* O&G - CM Fees May 2014 - \$3,656.00

Diane Fitzpatrick made the motion to approve the change order for O&G's cm fee for May, 2014 in the amount of \$3,656.00, seconded by Dan Camilliere; discussion - none.

**All present voted in favor**

2\*\* O&G - CM Fees June 2014 - \$478.00 dc

Diane Fitzpatrick made the motion to approve the change order for O&G's cm fee for June, 2014 in the amount of \$478.00, seconded by Dan Camilliere; discussion - none.

**All present voted in favor**

3\*\* O&G - CM Fees July 2014 - \$923.00 dc

Diane Fitzpatrick made the motion to approve the change order for O&G's cm fee for July, 2014 in the amount of \$923.00, seconded by Dan Camilliere; discussion - none.

**All present voted in favor**

\* executed by Chair- for ratification only \*\* previously submitted with each PCO, need ratification

## **7. Architect/CM**

**a. O&G Monthly Report -fuel oil tank update - removed the oil tank near the front entrance.**

Gus gave a fuel tank update - they removed it today and there were no holes in it, nor was the ground wet. They are testing it, but first inclination is it hasn't leaked. Peter asked if this was planned on being taken out, Gus said yes. Gus continued on to say they are starting on the south parking lot, and the gas line. They will start cutting new doors for the elevator /shaft this Thursday and will be working second shift and doing weekend work. Ed asked when this will be done, Gus said end of October.

Christine asked if they are we still on schedule to have additions online for December, Gus said yes, the glass for the gym should be in the beginning of November, media/choral/band will be in around end of November.

The ductwork is being worked on in the gym/media center/band room, the walls were sheet rocked and taping is completed, painting has started.

In the reno area they completed the electrical and mechanical demolition and they have started framing science wing.

The boiler room, boilers on site and installed on the pads, will begin working on them this week and will be working on this during the second shift, the heat will be on as of 10/15.

Christine said was out with Gus, to look at 2 walls that have to come down these weren't on any plans, she asked Rusty how they were left off. Rusty said he will look at this.

Gus said last update on the sewer reroute under the track was started today and should be done by the end of the week.

Peter asked about the fire, Christine stated it wasn't a fire, Gus said it was probably from the demolition whatever they were working on made a smell, but didn't find any fire.

Steve said that at the Town Council meeting they heard about a gas leak. Gus said that they were doing demo work and the plumber cut the pipe, it was a really small pipe, low pressure and it was in the science wing. Gus proceeded to say that after that incident, a new procedure was issued to dump the building right away. Mr. Emmett said that he met with the Fire Marshal, and the protocol in place. Gus said that the contractors now know that there are steps to follow, call the Principal, the main office, then 911.

Steve asked that as the Council liaison he should have been notified when it happened. Christine stated she would like the Fire Marshal reports posted on the site so the Committee can see them; Jeff said he will take care of this.

Christine proceeded on to say that a transformer at the High School blew yesterday, and the Superintendent informed her around 5:30, but as chair of committee she stated she needs to know as soon as it happens.

Mr. Emmett explained how he responds to any type of crisis situation, he assess it first, he looks at what he potentially may have, and if he needs to close school. He continued on to say he had received a text at 11:51 from Fred Bushey that power went out at the school, he received a second text from Fred, 1 hour later saying they were still not sure why the power was out. At 3:30 he received a call from Fred stating that there is a problem, Mr. Emmett said he was at the High School at 4:54 p.m. assessed it with CL&P about what was going on, and whether he should close school the next day. He sent an email out to the Board of Education, the High School Administration, the Town Manager and Christine.

Christine stated that when something happens at the school, please notify Gus at O&G and he will notify me, it is a construction site and O&G should be notified as soon as possible. Going forward this is how I want it to be done. I will try to inform every one of the outcome of any incidents, and if you don't hear from me, please email me and ask what happened.

Please reissue the contact list to all parties so everyone has the correct telephone numbers.

#### **b. O&G discussion construction status**

**c. Architects Report** – Rusty stated they are continuing to review shop drawings & RFI's and any issues that come up. As they get the RFI's they are responded to in priority order, sometimes in writing, sometimes verbally.

#### **d. Safety & Security –**

Peter asked where the transformer was, Gus said it was located next to the oil tank near the art rooms and it looks like it was hit by a piece of equipment. The fins that hold it was hit and it has a small hole. The oil went down the storm drain, the transformer had 450 gallons within it, and when they sucked it out there were 200 gallons taken out. Ed asked if is possible that that could have been the oil that was

found, Fred said it is possible. Christine asked when they anticipate an answer on this; Fred Bushey said should be tomorrow.

Christine asked where we are with the other tank, Fred said that DEEP wants the other tank excavated in the courtyard area; they want us to punch a hole in tank and suck out the rest of oil, refill with flow able mix and sand. This tank was abandoned in 1982, there was sand dumped in it, but there still may be some water sitting on top of the tank. Fred said they will not make us take the tank out.

Ed asked if the transformer was replaced, Mike stated that the plans the transformer was going to be eliminated and the power will be coming in from Cottone Field. This transformer will be temporary until the school is finished.

Jeff Bridges has filed an insurance claim in today and has been assigned an adjuster. Gus has started an investigation on this, has looked at all machines to see if there are any damage on them or paint and is talking to all the contractors on site. Police were called and a report has been filed.

Christine stated as a result of the request from Donna Hemmann for a report, Christine had forwarded to everyone the Safety Issues Report and the High School accidental utility strike gas pipe demolition Reports.

### **8. Correspondence – Gale Inspection Report #2**

Frank is on business trip he wanted me to share his comments he wants to make certain that any issues with flashing or the roof is being addressed. Peter said all these items are in the commissioning database, he read through it and it is just a matter of closing some of them, some of these things go back to July.

Christine Fortunato said stress on the roof is a concern to all of us. Gus said he met with the representative of the vapor barrier, he said it looks like it is in good condition, but will come back in the beginning of November before the panels go on to check again.

### **9. Committee Reports:**

**Site-work / Construction** – Christine stated that between herself, David and Frank they have been attending these meetings.

**Communications** – Mike Emmett said they had met this evening; Diane will put more info in the next newsletter since it worked well. Also, Fred is still working on getting a cost for permanent speakers, until then a speaker system has been borrowed from Windsor Public School. Mr. Emmett continued on to say that they have received good feedback on the overlook.

**Technology/Furniture** – Rusty met with the State and went over the drawings, they did a cursory review and made a few comments. The State was under the impression that no PO's or purchases have been made yet. The PO's have been issued using vendors off the State bid. Christine stated maybe the orders shouldn't have been put in before we received an ok from the State. Mr. Emmett stated that every time he spoke to the State, there was a different excuse. Rusty added he doesn't sense there will be any resistance from them regarding this.

**Energy/Commissioning** – Peter stated that a meeting had been scheduled for last Monday, but when he arrived no one was there. Gus apologized to Peter for not getting back to him about the meeting not going on. Peter is also looking for a schedule for the startup; the mechanical contractor is still working on that.

**Finance** – Christine said they had met prior to this meeting, and discussed the bond schedule, the Contingency figure and a change in procedure

**10. Old Business –**

**a. Chain Link fence replacement- Cost Breakdown** -Tabled – Mike Turner said that we agreed to add this to the wish list will take this off for next meeting. We are still waiting for cost breakdown from Gus.

**b. Sound system for Press Box** – Tabled

**c. Mill & Pave Route 175** – Mike update Wolcott Hill Road and Ridge road is completed

**11. New Business – None**

**11. Upcoming Dates**

a. October 6, 2014 next Town Council meeting

b. October 13, 2014 next Regular Building Committee meeting

**12. Adjourn** - Motion made by Peter Gardow seconded by Ed Brymer 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**