

**MINUTES  
WATERFORD SCHOOL BUILDING COMMITTEE  
SPECIAL MEETING, TUESDAY, APRIL 25, 2006**

**PRESENT:** Mark Hanson, James Norton (5:37 p.m.), Paul Severance, John Taglianetti, Alan Wilensky

**ABSENT:** Jonathan King, John Koning

**STAFF:** Randall H. Collins, Superintendent of Schools; James Miner, III, Director of Buildings and Grounds

**I. ESTABLISHMENT OF A QUORUM AND CALL TO ORDER**

Chairman, Mark Hanson, established a quorum and called the meeting to order at 5:30 P.M.

**II. RECOGNITION OF VISITORS/PUBLIC COMMENT**

**Alan Aldag, BVH Integrated Services; Ken Biega, O & G Industries; Glenda Dexter, Principal, Quaker Hill School; Raymond Hasse, LEARN; Gus Kotait, O & G Industries; Al Jacunski, Jacunski Humes Architects; Jody Nazarchyk, Board of Education; Rick Oja, Jacunski Humes Architects; Greg Smolley, Jeter, Cook, & Jepson; Ed Weber, Fletcher Thompson**

**III. CORRESPONDENCE/INFORMATIONAL ITEM**

There was no correspondence or information item.

**IV. SUPERINTENDENT'S REPORT**

1. Dr. Collins asked for discussion and possible action on the formation of a Change Order Subcommittee to review the change orders before the full SBC Committee meetings. The CM contract may be changed from At Risk to Advisor. Discussion included selecting three representatives from SBC; a representative from the Architects, the Construction Manager, and the Superintendent, or designee, who could authorize change orders up to \$10,000 or in case of emergency situations.

**MOTION #1: That the Waterford School Building Committee authorizes the establishment of a Change Order Sub Committee to approve change orders in advance of the work being done and in advance of the SBC meetings for change orders up to \$10,000 and in case of emergencies, amounts higher than \$10,000.  
Wilensky, Taglianetti – Unanimous**

2. Dr. Collins asked for a schedule for the Oswegatchie School from Mr. Biega. Mr. Biega reported that Jacunski Humes Architects will start the construction documents June 30, 2006 and should have them ready by the end of the year. The final design documents, estimate, and approved drawings should be done by February 1<sup>st</sup>. Then they will go to the SFU to get approval which should take from February 07 to April 07. They should be able to go out to bid in May and June 07. They could start around July 1<sup>st</sup> on the sitework, setting up the fence, and finish the separation wall by September 07. Construction will run through December 2008. The kids will be moved during Christmas break. Demolition and sitework will take place on the original OSW School during the summer.

3. Dr. Collins reported that the BOE had received a letter from Tom Dembeck and a letter from Parks and Rec supporting a full size gym for OSW. There would be a need to increase the size by 2,000 square feet. The Board of Education will be discussing it at their meeting scheduled for Thursday in the Auditorium. They may not approve it because we do not need a full size gym for educational purposes. Recreation and Parks Commission will need to produce supporting data for a need for a full size gym, and the Board of Selectmen and Recreation and Parks Commission should ask.

4. Dr. Collins said that there was \$875,000 budgeted for portable classrooms. During the redistricting, they looked at moving two of our used portable classrooms to house some of the students at Cohanzie. This will not work because moving and bringing them up to code will be too expensive. They need to be brought up to code after they are moved in order to house students. Portable classrooms will be leased so that no upgrades will be needed and at the end of the project the leased classrooms will go back to the leasing company. Mr. Biega will get the costs involved.

### **QUAKER HILL SCHOOL**

Mr. Jacunski reported that a special BOE meeting took place to go over the layout and landscaping of the school. They are replicating the original 1915 part of the building on the plan to maintain the historical significance of the building. Mr. Jacunski showed elevations of the North, East, South, and West views of the building. Rooftop Mechanical enclosures were discussed. He pointed out the bus pick up and drop off areas, the landscaping changes, the sidewalk that may be eliminated, overflow parking, the play area, and the easement area. The test bore for the geothermal system has been drilled, the pipe will be installed on Thursday, and the test will be done over the weekend. Quaker Hill will have a booster system and not a redundant geothermal system. There was a discussion on asphalt paving vs. rubberized material. Mr. Biega may get costs and put it in as an add alternate. The elevations may be put on line and at the Quaker Hill School for the public to see.

Mr. Jacunski said that there will be a PCT (Plan Completion Testing) meeting on July 10, 2006 for Phase II. Phase I is demolition and asbestos abatement, Phase II is the bulk of the project, and Phase III is Playscapes and FF&E. The educational component of the building is 71,100 square feet.

**MOTION #2: That the Waterford School Building Committee approves the Quaker Hill Elevations as presented.  
Taglianetti, Norton – Unanimous**

**MOTION #3: The Waterford School Building Committee approves and authorizes the Chairman of the SBC to sign State form EDO42 for Phase I Asbestos Removal and Demolition.  
Severance, Taglianetti – Unanimous**

Mr. Biega discussed the Design Development Estimate dated March 30, 2006. He discussed the changes in the variance column on pages 3 and 4. They are still under budget. Our target is a LEEDS Silver certified building.

## **EARLY CHILDHOOD LEARNING CENTER**

### **Construction Manager's Report**

There was no report, but Mr. Biega will stand by to go over the Change Orders

### **Discussion and possible action on Change Orders**

Dr. Collins announced that the spreadsheet included in the agenda that show the Change Order numbers are not the official change order numbers that were approved in the past SBC minutes.

**1. Move DVR to file room in the amount of \$2,478.00 (Upon credit of \$1,278 will be applied to the project)**

**MOTION #4: The Waterford School Building Committee approves agenda change order #1 (O & G change order #71) in the amount of \$2,478.00 (upon approval credit of \$1,278 will be applied to the project).  
Taglianetti, Severance – Unanimous**

2. Tectum roof drain angle iron drain supports in the amount of \$6,580.00 (upon approval of credit of \$2,000.00 will be applied to the project).

**MOTION #5:** The Waterford School Building Committee approves agenda change order #2 (O & G change order #72) in the amount of \$6,580.00 (upon approval of credit of \$2,000.00 will be applied to the project).  
Severance, Norton – Unanimous

3. Dryer vents in the amount of \$7,749.00 (upon approval of credit of \$3,750.00 will be applied to the project).

**MOTION #6:** The Waterford School Building Committee approves agenda change order #3 (O & G change order #73) in the amount of \$7,749.00 (upon approval of credit of \$3,750.00 will be applied to the project).  
Taglianetti, Norton – Unanimous

4. Additional blocking for thee curved roof area in the amount of \$25,557.00 (upon approval of a credit of \$25,557.00 will be applied to the project).

**MOTION #7:** The Waterford School Building Committee approves agenda change order #4 (O & G Change Order #74) in the amount of \$25,557.00 (upon approval of a CREDIT of \$25,557.00 will be applied to the project).  
Severance, Norton – Unanimous

5. Add AC to Demark Room #1105 in the amount of \$7,724.00 (upon approval of credit of \$3,725.00 will be applied to the project).

**MOTION #8:** The Waterford School Building Committee approves agenda change order #5 (O & G Change Order #75) in the amount of \$7,724.00 (upon approval of credit of \$3,725.00 will be applied to the project).  
Norton, Taglianetti – Unanimous

**CLARK LANE MIDDLE SCHOOL**

**Architect's Report: Fletcher Thompson**

Ed Weber reported that they are working on the first two phases. The new science wing is virtually complete. The boilers have been removed last week and they are replacing the boilers and should have it done by the end of the summer. They are making repairs to some existing conditions. They have received a rash of mechanical, electrical, and plumbing submittals. The process is ongoing.

**Construction Manager's Report: O & G**

**1. Stage I**

Gus Kotait reported that they are fixing the curb and the walkway to the ballfield. Stage I is being done during the summer. The retention basin worked well after the recent rain. They are in the process of getting the O & M manuals to the school.

**2. Stage II**

Excavating for the elevator tower began last week, they will work on this all summer. Underground utilities, studs, and CMU walls and the ductwork for the 8<sup>th</sup> grade kitchen and labs is ongoing. Metal frame delivery is scheduled for next week. Millwork is scheduled for mid June. The RMU and chiller are scheduled for end of June. Everything is on schedule as of this point.

**3. Discussion and possible action on Fletcher Thompson acting as Special Inspector for the additions and renovations to CLMS Stage II project as specified in their correspondence dated March 10, 2006 in the amount of \$5,900.**

**MOTION #9:                   The Waterford School Building Committee accepts Fletcher Thompson acting as Special Inspector for the additions and renovations to Clark Lane Middle School Stage II project as specified in their correspondence dated March 10, 2006 in the amount of \$5,900.00. Taglianetti, Severance – Unanimous**

**4. Bid Award on Sprinkler (Fire Protection) Contract**

**MOTION #10:** The Waterford School Building Committee directs O&G Industries to RESCIND the contract with HAAS Contracting Company in the amount of \$141,744 for Bid Package No. 4.14 – Fire Protection for Clark Lane Middle School Stage II based on their request letter dated April 18, 2006.  
Wilensky, Norton – Unanimous

**MOTION #11:** The Waterford School Building Committee directs O & G Industries to enter into a contract with HHS Mechanical Contractors in the amount of \$163,000 for Bid Package No. 4.14 –Fire Protection for Clark Lane Middle School Stage II.  
Severance, Wilensky – Unanimous

**5. Bid Award on Roof Contract**

**MOTION #12:** The Waterford School Building Committee directs O&G Industries to enter into a contract with Allied Restoration Corporation in the amount of \$1,736,018.00 for Bid Package No. 4.07 Roofing for Clark Lane Middle School, Stage II.  
Norton, Taglianetti – Unanimous

**Discussion and Possible Action on change orders**

**1. Proposed Change Order #30 STAGE I, Additional floor patching at doorways that took place after removal of the floors during the summer of 2005 in the amount of \$2,175.00.**

**MOTION #13:** The Waterford School Building Committee approves Change order #30 for additional floor patching at doorways that took place after removal of the floors during the summer of 2005 in the amount of \$2,175.00.  
Wilensky, Taglianetti – Unanimous

**2. Proposed Change Order #1, Stage II, additional asbestos abatement of pipe insulation and glue mastic in various areas that were uncovered during the demolition process in the amount of \$15,336.00.**

**MOTION #14:** The Waterford School Building Committee approves Change Order #1 STAGE II, for additional asbestos abatement of pipe insulation and glue mastic in various areas that were uncovered during the demolition process in the amount of \$15,336.00.  
Wilensky, Taglianetti – Unanimous

**3. Proposed change order #2, STAGE II, add one electrical breaker to panel SDP-1 in order to feed panel PPIC in the amount of \$2,115.00.**

**MOTION #15:** The Waterford School Building Committee approves Change Order #2, STAGE II, to add one 400 amp electrical breaker to panel SDP-1 in order to feed panel PPIC in the amount of \$2,115.00.  
Taglianetti, Wilensky – Unanimous

**4. Proposed change order #4, STAGE II, to extend wall partitions between 8<sup>th</sup> grade classrooms D243 & D242 & D239 and D237 in the amount of \$1,233.00.**

**MOTION #16:** The Waterford School Building Committee approves Change Order #4, STAGE II, to extend wall partitions between 8<sup>th</sup> grade classrooms D243 & D242 and D239 & D237 in the amount of \$1,233.00.  
Wilensky, Norton – Unanimous

**5. Proposed change order #5, Stage II, to deduct temporary boiler rental from P&D Mechanical in the amount of (\$4,600.00 CREDIT).**

**MOTION #17:** The Waterford School Building Committee approves Change Order #5, STAGE II, to deduct temporary boiler rental from P&D Mechanical in the amount (\$4,600.00 CREDIT).  
Wilensky, Severance – Unanimous

**6. Proposed change order #6, Stage II, to supply and install a new W8X15 structural support beam in the amount of \$1,790.00.**

**MOTION #18:** The Waterford School Building Committee approves Change Order #6, STAGE II, to supply and install a new W8X15 structural stainless steel support beam in the amount of \$1,790.00.  
Norton, Taglianetti – Unanimous

**7. Proposed change order #7, STAGE II, to supply and install a new W8X15 structural support beam in the amount of \$1,790.00 (Not a duplicate of above).**

**MOTION #19:** The Waterford School Building Committee approves Change Order #6, STAGE II, to supply and install a new W8X15 structural stainless steel support beam in the amount of \$1,790.00.  
Norton, Taglianetti – Unanimous

**8. Proposed change order #8, STAGE II, to convert Room D244 from a commons areas to a storage room as requested by Waterford Public Schools in the amount of (\$11,212.00 CREDIT).**

**MOTION #20:** The Waterford School Building Committee approves Change Order #8, STAGE II, to convert Room D244 from a commons area to a storage room as requested by Waterford Public Schools in the amount of (\$11,212.00 CREDIT).  
Taglianetti, Norton – Unanimous

**9. Proposed change order #9, Stage II, to relocate an existing roof drain leader in the amount of \$8,550.00.**

**MOTION #21:** The Waterford School Building Committee approves Change Order #9, STAGE II, to relocate an existing roof drain leader in the amount of \$8,500.00.  
Wilensky, Norton – Unanimous

**10. Proposed change order #10, Stage II, to provide a one hour fire rated gypsum enclosure around existing wood framing in the amount of \$2,860.00.**

**MOTION #22:** The Waterford School Building Committee approves Change Order #10, STAGE II, to provide a one hour fire rated gypsum enclosure around existing wood framing in the amount of \$2,860.00.  
Wilensky, Taglianetti – Unanimous

**11. Proposed change order #11, Stage II, to supply and install gypsum board furring on the East Wall of passage C223 in the amount of \$1,139.00.**

**MOTION #23:** The Waterford School Building Committee approves Change Order #11, STAGE II, to supply and install gypsum board furring on the East Wall of passage C223 in the amount of \$1,139.00.  
Severance, Taglianetti – Unanimous

**12. Proposed change order #12, Stage II, to rebuild one cinder block wing wall that fell during demolition due to lack of bracing and patch other ones at the location of the removed wood beam in the amount of \$1,080.00.**

**MOTION #24:** The Waterford School Building Committee approves Change Order #12, STAGE II, to rebuild one cinder block wing wall that fell during demolition due to lack of bracing and patch other ones at the location of the removed wood beam in the amount of \$1,080.00.  
Wilensky, Taglianetti – Unanimous

## **VI. OLD BUSINESS**

**1. Approval of March 20, 2006 minutes**

**MOTION #25:** The Waterford School Building Committee approves the minutes from the March 20, 2006 Special Meeting.  
Severance, Norton – Unanimous

**VII. NEW BUSINESS****1. Executive Session regarding CM contract proposal for three elementary schools.**

Dr. Collins announced that Executive Session would not be necessary. Discussion followed on the CM Contract. Mr. Miner said that they would not be going with the CM contract with CM "At Risk"; in the past they have done CM "As Advisor" which means we have direct contact with each contractor and will see all the change orders (CMC to CMA (Advisor). The Town of Waterford would hold the contracts with the trade contractors. The Town would write all the checks to each contractor. Dr. Collins said that if we were to go with O & G for the three elementary schools, the CM fee would go from 2.35% to **2%** because all three schools would be negotiated at one time. This could result in a savings of \$200,000 for each project.

**2. Possible action on CM contract approval for three elementary schools.**

**MOTION #26: The Waterford School Building Committee authorizes the contract with O & G Industries, Inc. as CMA(Advisor) at the Construction Management fee rate of 2% for preconstruction and construction of three elementary schools.  
Norton, Wilensky – Unanimous**

**VII. BILL LIST (attached)**

**MOTION #27: The Waterford School Building Committee approves the Bill List as presented.  
Wilensky, Norton – Unanimous**

**VIII. ADJOURNMENT**

**MOTION #28: The Waterford School Building Committee adjourns the Special Meeting at 7:30 P.M.  
Norton, Wilensky - Unanimous**

## BILL LIST FOR APRIL 25, 2006

Project #152	School	Stage	Vendor	Description	Invoice	Amount
0083	WHS		Jacunski Humes	Professional Services WHS Roof	084	\$4,800.00
0081	CLMS	1	A Royal Flush	Portable Toilets	192098	\$1,739.50
0081	CLMS	1	Acme Boiler Rental	Rental 2/22/06 - 3/23/06	4559	\$6,500.00
0081	CLMS	1	Special Testing Lab	Inspections	19807	\$528.00
0081	CLMS	1	Wintonbury Solutions	Final payment tech design	1225	\$3,578.81
0081	CLMS	1	CL&P	Utilities 3/1/06 - 4/1/06	392985621	\$669.18
0081	CLMS	1	Eagle Leasing	Storage containers	386018	\$79.50
0081	CLMS	1	Eagle Leasing	Storage containers	386019	\$159.00
0081	CLMS	1	Eagle Leasing	Storage containers	386020	\$79.50
0081	CLMS	1	Eagle Leasing	Storage containers	386021	\$79.50
0081	CLMS	1	O&G	Professional Services	00017	\$16,991.20
0081	CLMS	2	Mystic Air	Asbestos Abatement Monitoring	11027	\$5,395.00
0081	CLMS	2	O&G	Professional Services	00005	\$900,132.91
n/a	QH	N/A	Jacunski Humes	Professional Services	083	\$192,060.00
n/a	QH	N/A	Jacunski Humes	Reimbursable Expenses	R11	\$1,386.93
n/a	QH	N/A	Concord Engineering	Professional Services	50747	\$3,380.00

Respectfully submitted

Terri Young  
Recording Secretary

