

CORRECTED MINUTES

WATERFORD SCHOOL BUILDING COMMITTEE

SPECIAL MEETING, TUESDAY, JANUARY 25, 2011

PRESENT: Robert Brule, Jr., Michael Cannamela, John Koning, Jody Nazarchyk, Alan Wilensky

ABSENT: Mark Hanson, James Norton

STAFF: James Miner, III, Director of Buildings & Grounds

I. ESTABLISHMENT OF A QUORUM AND CALL TO ORDER

Acting Chairman, Alan Wilensky, established a quorum and called the meeting to order at 5:30 p.m.

II. RECOGNITION OF VISITORS/PUBLIC COMMENT

Robert Avena, Town Attorney; William Ayles, Jr., JCJ Architecture; Kenneth Biega, O & G Industries; Gus Kotait, O & G Industries; Donald Macrino, Principal, Waterford High School

III. CORRESPONDENCE/INFORMATIONAL ITEMS

1. Correspondence from Randall Collins to Dan Steward regarding trees abutting Great Neck Elementary School Property

Mr. Miner said that the trees were already there when the property was purchased. The Board Of Education feels that the trees are not a threat to the playground. The policy of the Town regarding the adjoining property owners is that the adjoining property owners can prune the trees that hang over their own property as long as they do not kill the trees. Whether the trees are diseased or not is a matter beyond the scope of the School Building Committee. The Committee decided to refer the matter to the Selectmen who will discuss it with the Town Attorney.

IV. SUPERINTENDENT'S REPORT

There was no report

V. CONSENT AGENDA

There was no Consent Agenda

VI. CLARK LANE MIDDLE SCHOOL

There was no report.

VII. QUAKER HILL SCHOOL

There was no report.

VIII. OSWEGATCHIE SCHOOL

Mr. Kotait reported that the roof issues were resolved as of the last meeting.

IX. GREAT NECK SCHOOL

Mr. Kotait reported that the as-builts have been submitted to the contractor.

X. WATERFORD HIGH SCHOOL

Architect's Report Waterford High School: Jeter, Cook, & Jepson

Mr. Ayles reported that they are continuing with scope reviews which are moving along nicely, they are having conversations with their consultants regarding CA services, and they will be on site to do inspections, and when the testing labs are there. Mr. Ayles said he would be there himself a few times a week and at critical times when the testing labs are there. He will need code sheets on the Maintenance Building regarding exiting diagrams which he will get from the consultants regarding life safety issues. He will be meeting with Peter and Steve in the next few weeks. The remaining items are to get the bidders on board and to get the proposal from the consultants on sprinklers for the fields. They will also be coordinating with the Commissioning Agents.

Construction Manager's Report Waterford High School: O & G

1. Bid Package Summary for Waterford High School: O & G

Mr. Biega distributed the Bid Package Summary. He reported that the bids were 10% below the estimates. Mr. Biega wanted to inform the Committee that there is enough money to get things done. As the project stands now there is \$5,405,442 uncommitted. Mr. Biega went over the Construction Costs, the alternates, the extended schedule, Owner's Contingency, and the Owner's Soft Costs. Mrs. Nazarchyk asked about having signs posted so that visiting schools could find the gym and other areas on campus. There was discussion on an individual that would do miscellaneous duties regarding logistics, traffic control, and other non-specified duties. Mr. Kotait will be discussing the lowest "qualified" bidders, and the specific alternates that were bid by some of the bidders. Those two requirements will determine who the lowest "qualified" bidders will be. Mr. Biega wanted the Committee to look at each alternate and decide if they will approve each one.

ALTERNATES:

Alternate #1. Add field lights at baseball field \$157,800.

**MOTION #1: That the Waterford School Building Committee approved Alternate #1 to add field lights at the baseball field in the amount of \$157,800.
Nazarchyk, Cannamela – Unanimous**

Alternate #2: Add irrigation system at baseball field in the amount of \$60,500.

The Committee decided to hold up on Alternate #2 in the amount of \$60,500.

Alternate #3: Add ceramic tile floors in lieu of epoxy paint at 5 areas in the amount of \$29,600.

**MOTION #2: That the Waterford School Building Committee approved Alternate #3 to add ceramic tile floors in lieu of epoxy paint at 5 areas in the existing building in the amount of \$29,600.
Nazarchyk, Cannamela - Unanimous**

Alternate #4: Remove and dispose of existing pool deck ceramic tile and setting bed in the amount of \$75,600.

**MOTION #3: That the Waterford School Building Committee approved Alternate #4 to remove and dispose of existing pool deck, ceramic tile, and setting bed in the amount of \$75,600.
Nazarchyk, Cannamela – Unanimous**

Alternate #5: Add ground face CMU in lieu of painted CMU in 20 areas in the amount of \$158,500.

**MOTION #4: That the Waterford School Building Committee approved Alternate #5 to add ground face CMU in lieu of painted CMU in 20 areas in the amount of \$158,500.
Nazarchyk, Koning – Unanimous**

Alternate #6: Add replace Timing System/Score Board at Existing Natatorium in the amount of \$12,500.

**MOTION #5: That the Waterford School Building Committee approved Alternate #6, replacing Timing System/Score Board at existing Natatorium in the amount of \$12,500.
Nazarchyk, Cannamela – Unanimous**

Alternate #7: Add Pool heating Water Supply and Return Piping from new Pool RTU to Existing Pool Heat Exchanger in the amount of \$13,800.

**MOTION #6: That the Waterford School Building Committee approved Alternate #7, adding pool heating water supply and return piping from new pool RTU to existing pool heat exchanger in the amount of \$13,800.
Cannamela, Koning – Unanimous**

Alternate #8: Add paint walls & ceilings at the following rooms: A213 – Pool Deck, B104- Field House, and C114 – Auditorium in the amount of \$57,000.

**MOTION #7: That the Waterford School Building Committee approved Alternate #8, adding paint to walls and ceilings at the following rooms: A213 – Pool Deck, B104 – Field House, and C114- Auditorium in the amount of \$57,000.
Nazarchyk, Cannamela – Unanimous**

Alternate #9: Add stage rigging, stage curtains, and Drawing A-415 in the amount of \$291,500.

The Committee decided to hold up on alternate #9 in the amount of \$291,500.

Alternate #10: There was no action on this Alternate #10. We are not doing it.

2. Discussion and possible action on bid awards:

a. Bid Package 1.04 Structural Steel to Shepard Steel Company of Hartford, Connecticut in the amount of \$2,648,950.00.

MOTION #8: That the Waterford School Building Committee awards Bid Package 1.04 Structural Steel to Shepard Steel Company, Inc. in the amount of \$2,648,950.00 which does not include Alternate #9 for the Waterford High School Project.
Nazarchyk, Koning – Unanimous

b. Bid Package 1.04 – Structural Steel to Shepard Steel Company of Hartford, Connecticut in the amount of \$2,677,450.00 which includes Alternate #9- Structural Steel for stage rigging in the amount of \$28,500.00.

NO ACTION

c. Bid Package 1.05 – Masonry to Joe Capasso Mason Enterprises, Inc. of Middletown, Connecticut in the amount of \$4,344,300.00.

NO ACTION

d. Bid Package 1.05 Masonry to Joe Capasso Mason Enterprises, Inc. of Middletown, Connecticut in the amount of \$4,513,300.00 which includes Alternate #5 – add ground face CMU in lieu of painted CMU in listed areas in the amount of \$169,000.

MOTION #9: That the Waterford School Building Committee awards Bid Package 1.05 Masonry to Joe Capasso Mason Enterprises, Inc. of Middletown, Connecticut in the amount of \$4,513,300.00 which includes Alternate #5 – add ground face CMU in lieu of painted CMU in listed areas in the amount of \$169,000 for the Waterford High School Project.
Nazarchyk, Cannamela – Unanimous

e. Bid Package 1.09 – Drywall & Acoustical to Conn Acoustics, Inc. of West Hartford, Connecticut in the amount of \$2,394,339.00.

MOTION #10: That the Waterford School Building Committee awards Bid Package 1.09 – Drywall & Acoustical to Conn Acoustics, Inc. of West Hartford, Connecticut in the amount of \$2,394,339.00 for the Waterford High School Project.
Nazarchyk, Koning – Unanimous

f. Bid Package 1.03 – Concrete - to be distributed at the meeting

MOTION #11: That the Waterford School Building Committee awards Bid Package 1.03 – Concrete to Manafort Brothers, Inc of Plainville, Connecticut in the amount of \$1,465,000.00 for the Waterford High School Project.
Nazarchyk, Koning – Unanimous

g. Bid Package 1.06 General Trades - to be distributed at meeting.

MOTION #12: That the Waterford School Building Committee awards Bid Package 1.06 – General Trades to A. Secondino & Sons, Inc. of Branford, Connecticut in the amount of \$4,037,000.00 which does not include Alternate #9 (Stage Rigging) for the Waterford High School Project.
Nazarchyk, Koning – Unanimous

Mr. Brule left the meeting at 6:45 p.m.

h. Bid Package 1.15 – Fire Protection - to be distributed at meeting.

i. Bid Package 1.16 – Plumbing HVAC - to be distributed at meeting.

MOTION #13: That the Waterford School Building Committee awards Bid Package 1.15 – Fire Protection & Bid Package 1.16 Plumbing HVAC (a combo bid) to HHS Mechanical Contractors, Inc. Manchester, Connecticut in the amount of \$8,533,000.00 which does not include Alternate #2 and Alternate #9 for the Waterford High School Project.
Nazarchyk, Cannamela - Unanimous

j. Bid Package 1.17 – Electrical - to be distributed at meeting

**MOTION #14: That the Waterford School Building Committee awards Bid Package 1.17 – Electrical to Ducci Electrical Contractors in the amount of \$5,273,300.00 for the Waterford High School Project.
Nazarchyk, Cannamela – Unanimous**

XI. OLD BUSINESS

1. Approval of Minutes: December 21, 2010

**MOTION #15: That the Waterford School Building Committee approves the minutes of the December 21, 2010 meeting.
Nazarchyk, Cannamela – Unanimous**

2. Lights at Great Neck School

Mr. Kotait reported that Mr. Tom Wagner, Town Planner will be attending the next Waterford School Building Committee meeting.

XII. BILL LIST (See Attached)

**MOTION #16: That the Waterford School Building Committee approves the Bill List as presented.
Koning, Nazarchyk – Unanimous**

XIII. ADJOURNMENT

**MOTION #17: That the Waterford School Building Committee adjourns this special meeting at 7:00 p.m.
Koning, Cannamela – Unanimous**

Respectfully Submitted,

**Terri Young
Recording Secretary**

Bill List January 25, 2011

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	OSW	n/a	Kobyluck Construct.	Site work	00020	\$149,485.01
n/a	OSW	n/a	HHS Mechanical	Fire protection	18	\$1,326.20
n/a	OSW	n/a	G. Donovan	General trades	*DRAFT*	\$2,741.05
n/a	GN	n/a	HHS Mechanical Contr.	Fire protection	15	\$1,846.80
n/a	GN	n/a	Kittridge Equip. Co.	Food Svc	00008	\$14,073.00
n/a	GN	n/a	Eastern Energy Services	Plumbing HVAC	00020	\$542.38
n/a	GN	n/a	Consulting Engineering	Professional Services	0000021	\$1,356.13
n/a	GN	n/a	Jacunski Humes	Professional Services	11001	\$16,430.00
n/a	GN	n/a	CBE Technologies	Technology	16667	\$1,280.00
n/a	GN	n/a	CBE Technologies	Technology	16730	13,608.75
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-374179	\$166.00
n/a	WHS	n/a	O&G Industries	CM services	00002	\$22,500.00
n/a	WHS	n/a	Van Zelm	Professional Services	0034912	\$3,371.64
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000027	\$43,431.40