

MINUTES

WATERFORD SCHOOL BUILDING COMMITTEE

SPECIAL MEETING, TUESDAY, JULY 27, 2010

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

ABSENT: Mark Hanson

STAFF: Craig Powers, Assistant Superintendent

I. ESTABLISHMENT OF A QUORUM AND CALL TO ORDER

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

II. RECOGNITION OF VISITORS/ PUBLIC COMMENT

Joe Giacobbe, O & G; James Hoagland, JCJ Architecture; W. Albert Jacunski, Jacunski Humes Architects, LLC; Gus Kotait, O & G; Gregory Smolley, JCJ Architecture.

III. CORRESPONDENCE/INFORMATIONAL ITEMS

1. FY Capital Projects Commitments dated June 24, 2010 from Rudie Beers, Director of Finance.

IV. SUPERINTENDENT'S REPORT

1. Invoice submitted for immediate payment authorized by the Superintendent. This item is listed on the bill list for Great Neck Project (AT&T)
2. Invoice submitted for immediate payment authorized by the Superintendent. This item is listed on the bill list for Waterford High School Project (CL&P)
3. Invoice submitted for immediate payment authorized by the Superintendent. This item is listed on the bill list for Great Neck Project (CL&P)

Mr. Craig Powers reported that this is a Special Meeting because the Regular meeting was not held last week at its scheduled time and date.

Mr. Powers stated that the three bills listed above were approved by the Superintendent to schedule the work on Great Neck Road so the telephone pole could be moved for the bus loop, and to schedule work at the High School. All three bills are on the Bill List. Four other bills were also approved by the Superintendent and will appear on the bill list at the next meeting.

MOTION #1: That the Waterford School Building Committee approves the three bills approved by the Superintendent to be listed on the Bill List.
Nazarchyk, Cannamela – Unanimous

V. CONSENT AGENDA

CHANGE ORDERS

QUAKER HILL SCHOOL:

1. Dicin Electric: Reroute cable tray at 2nd floor atrium in the amount of \$11,336.00
Net change order: \$11,336.00
2. Acranom Masonry Add 4” CMU to support bricks at the roof level of building C in the amount of \$18,635.83:
3. Acranom Masonry Revise the mounting of the precast cornice at Building C roof edge in the amount of \$17,059.74
4. Acranom Masonry Settlement between Acranom and the Town of Waterford for outstanding masonry issues in the amount of credit (\$100,000)

TOTAL CHANGE ORDERS: CREDIT (\$64,304.43)

Mr. Powers, Mr. Giacobbe, and Mr. Jacunski answered questions on the above items and explained how they are related.

MOTION #2: That the Waterford School Building Committee approves the Quaker Hill School Change Orders as presented.
Nazarchyk, Cannamela – Unanimous

WATERFORD HIGH SCHOOL CHANGE ORDERS

1. **Deedy Construction:** Excavation, backfill, seed, fertilize and mulch 6 test holes as per soil scientist’s direction and paving of drainage repair area in front of WHS in the amount of \$2,204.00

Net change order: \$2,204.00

MOTION #3: That the Waterford School Building Committee approves the Waterford High School Change Order as presented.
Nazarchyk, Cannamela – Unanimous

VI. QUAKER HILL SCHOOL**Architect's Report Quaker Hill School: Jacunski Humes, LLC**

Mr. Jacunski reported that the Punch List is 99.9% done.

Construction Manager's Report Quaker Hill School: O & G Industries

Mr. Giacobbe reported that Dicin Electric is out there today finishing up some work. Beebe was out there on Monday scrapping the pervious pavers and getting them as per plans and specs. TruGreen will be doing the lawns to get the Play Fields in good condition so Parks and Rec can take over. TruGreen will reseed, water, and fertilize. This will be a charge back to Beebe.

- 1. Discussion and possible action on proposal dated July 13, 2010 from TruGreen to do the remedial work at Quaker Hill. They will be fertilizing, aerating, seeding, and irrigating prior to school starting in an effort to get the lawns playable for the students. The watering of the lawns is not included in the attached proposal - that will be at a cost of \$385/day, with an expected need of 10-14 days of watering, depending on the weather. In addition to the attached, they will be mowing the lawns next week for \$434.00. All of these costs will be back charged to Beebe.**

Mr. Koning reported that he received a phone call from Parks and Rec regarding the stones in the playing fields. Mr. Giacobbe stated that the play fields will be brought up to good condition before Parks and Rec take over.

MOTION #4: That the Waterford School Building Committee approves the proposal dated July 13, 2010 from TruGreen to do the remedial work at Quaker Hill Elementary School which includes fertilizing, aerating, seeding and irrigating prior to the start of school. Watering of the lawns is not included in this proposal. In addition they will be mowing the lawns next week for \$434.00. All costs will be charged back to Beebe. Koning, Cannamela – Unanimous

VII. OSWEGATCHIE SCHOOL**Architect's Report Oswegatchie School: Jacunski Humes, LLC**

Mr. Jacunski reported that the only major issue is the roof. The warranty is in place, but the contractor is not responding to their requests. The roof issue will be placed onto the Punch List.

Construction Manager's Report Oswegatchie School: O & G

Mr. Kotait said there was nothing to report.

2. **Discussion and possible action on purchase of a 128 ceiling fire alarm speakers, autoCAD wiring riser diagrams, final panel terminations, programming and testing for modification of the Oswegatchie School fire alarm system to Integrated Technical Systems in the amount of \$3,950.00**

MOTION #5: That the Waterford School Building Committee approves the purchase of 128 ceiling fire alarm speakers, autoCAD wiring riser diagrams, final panel terminations, programming and testing for modification of the Oswegatchie School fire alarm system to Integrated Technical Systems in the amount of \$3,950.00 on Invoice No. KM414-1. Nazarchyk, Koning – Unanimous

3. **Discussion and possible action on additional line input modules, mixer modifications, and interconnection cables for modifying the existing sound system so that microphones may work in the cafeteria only, the gym only, or combined for both the gym and cafeteria simultaneously to Integrated Technical Systems in the amount of \$3,760.00.**

MOTION #6: That the Waterford School Building Committee approves the additional line input modules, mixer modification, and interconnection cables for modifying the existing sound system so that microphones may work in the cafeteria only, the gym only, or combined for both the gym and cafeteria simultaneously to Integrated Technical Systems in the amount of \$3,760.00 on Invoice No. KM414-A. Nazarchyk, Koning – Unanimous

VIII. GREAT NECK SCHOOL

Architect's Report Great Neck School: Jacunski Humes, LLC

Mr. Jacunski reported that the FF&E orders are on schedule; he spoke to Sheri Rowley of Advent Design and they see no reason why the FF&E orders would be delayed. Everything should be there for the start of school. Sheri Rowley explained that there were no bids for the flags, flag holders and pencil sharpeners, so they will have to be purchased separately. Yesterday they completed the last section of the Interior Punch List items, but they have not done any of the Exterior Punch List items. Mr. Jacunski said his Landscape Architect has been out to the site and has gathered a few items that will go onto the Official Punch List.

Construction Manager's Report Great Neck School: O & G

Mr. Kotait reported that they will do the final paving the week of August 9th, 2010. They will be going for the TCO (Temporary Certificate of Occupancy) on Thursday.

Mr. Jacunski said there should be two trailer trucks with furniture arriving tomorrow.

IX. WATERFORD HIGH SCHOOL**Architect's Report Waterford High School: Jeter, Cook, & Jepson**

Mr. Smolley reported that the plans have been approved by the Bureau of School Facilities. The Traffic Permit is approved, and the Department of Environmental Protection has signed off on the slope of the football field that was near the flood plain. Tom Wagner is reviewing the Planning and Zoning corrections. All the drawings are at Tom Wagner's office now. The test for PCBs on the materials tested was okay. So there will not be a problem disposing of the materials. The test is 0 – 1 PCBs is okay. 1 – 50,000 PCBs requires a State Permit, and over 50,000 requires EPA to become involved. The test is done as waste is disposed at the disposal site. If the materials are tested and found to be over the limit, there is a fine assessed retroactively starting at \$18,000. The materials tested had no PCBs so the material is non-hazardous. The rigging for the stage is being researched. A manual or electric wrench could be used. They will gather the facts to see which one would be best and cost effective.

Mr. Wilensky asked when they will be going out to bid. Mr. Smolley said they will go out after the parties sign off on the PCBs. The drawings are all set to obtain the Building Permits. There will be a State Fee for the Building Permits. The scheduling will be redone after the bids are received. The construction schedule is delayed, but not critically at this point. Discussions are being held on the adult and student parking areas. The Welcome Back Letter will outline the new construction schedule. The building could be a Green Building, LEEDS Construction, or High Performance School Construction. There will be no un-building done. To keep costs down, the Renovate to New designation will include code considerations only. The Budget will be 75-80% code requirements and 20-25% fix up.

Mr. Hoagland distributed a packet of Existing Floor Plans – ADA Scope, Renovation Scope, Field House, Auditorium, Band Room, Auxiliary Gym, and Pool. He discussed the code requirements, program changes, additions and alterations, as well as the seating, guardrails, plumbing fixtures, doors, hardware, fire alarms, sprinkler systems, existing items, security systems, air handling units, floors, and new power/data locations. Painting will not be done in some areas to keep costs down; the old scoreboard is in good condition and will not be replaced. Mr. Brule and Mrs. Nazarchyk disagreed with Mr. Smolley; they feel that painting should be done in the areas that the Town uses most. Floors may not be replaced in some areas. Dividers may not be replaced. Mr. Smolley stated that some replacements may not be reimbursable and will need to be included in the Capital Improvement Plan. Some items could be added as an Add Alternate.

Mrs. Nazarchyk said that the wooden floors seem to be better than the rubber floors. The rubber floors seem to be involved in knee injuries in tearing of the ACL on some members of the girls's teams. Mr. Smolley will take the comments under consideration. Mr. Smolley hopes that they can go out to bid in a couple of weeks.

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

There was no report

1. Update on the report from Mystic Air regarding PCB's at Waterford High School

Mr. Smolley reported that the results of the Mystic Air test regarding PCBs at Waterford High School showed no PCBs in the materials tested.

X. OLD BUSINESS

1. Approval of Minutes: June 15, 2010 Regular Meeting.

**MOTION # 7: That the Waterford School Building Committee approves the Minutes of the June 15, 2010 Regular Meeting.
Nazarchyk, Koning – Unanimous**

XI. NEW BUSINESS

There was no new business.

XII. BILL LIST (See Attached)

**MOTION #8: That the Waterford School Building Committee approves the Bill List as presented.
Cannamela, Koning – Unanimous**

XIII. ADJOURNMENT

**MOTION #9: That the Waterford School Building Committee adjourns the Special Meeting at 7:30 p.m.
Cannamela, Nazarchyk – Unanimous**

Respectfully Submitted

Terri Young
Recording Secretary

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	OSW	n/a	CL&P	Utilities	51320044043	\$1,568.43
n/a	OSW	n/a	MSpace	Portable classroom	RI12396	\$5,247.00
n/a	OSW	n/a	Integrated Technical Sys	Modifications to sound	KM414A	\$3,760.00
n/a	OSW	n/a	Integrated Technical Sys	Provide ceiling spkrs	KM414-1	\$3,950.00
n/a	OSW	n/a	Integrated Technical Sys	Notifier alarm panel	KM414	\$7,085.00
n/a	GN	n/a	O&G Industries	Construction mgt	00017	\$70,446.00
n/a	GN	n/a	HHS Mechanical	Fire protection	00012	\$11,637.50
n/a	GN	n/a	Electrical Energy Syst.	Special systems	00011	\$11,842.70
n/a	GN	n/a	A. Secondino & Son	Carpentry	00009	\$75,772.73
n/a	GN	n/a	A&A Drywall	Gypsum wallboard	00011	\$43,888.10
n/a	GN	n/a	Eastern Energy Svc.	Plumbing/Hvac	00014	\$61,636.35
n/a	GN	n/a	Cherry Hill Glass	Entrances & storefronts	00008	\$4,905.81
n/a	GN	n/a	Electrical Contractors	Electrical	00014	\$64,466.32
n/a	GN	n/a	MacKenzie Painting	Painting	00005	\$13,491.19
n/a	GN	n/a	Spectrum Flooring	Flooring	00007	\$25,759.39
n/a	GN	n/a	Kobyluck	Earthwork	00014	\$256,001.19
n/a	GN	n/a	Jacunski Humes	Professional services	10147	\$16,430.00
n/a	GN	n/a	Consulting Engineering	Professional services	0000015	\$2,767.25
n/a	GN	n/a	The Day	Advertisement—Techn	D93036	\$213.80
n/a	GN	n/a	The Day	Advertisement—FF&E	D93036	\$210.90
n/a	GN	n/a	Special Testing	Testing	24805	\$2,038.00
n/a	GN	n/a	Special Testing	Testing	24835	\$1,585.50
n/a	GN	n/a	A Royal Flush	Portable toilets	C-356368	\$1,001.00
n/a	GN	n/a	CL&P	utilities	51856974043	\$198.36
n/a	GN	n/a	CL&P	Utilities	51663815009	\$5,067.12
n/a	GN	n/a	CL&P	Utilities	51663815009	\$11,253.99
n/a	GN	n/a	CL&P	Utilities	4N020717	\$577.75
n/a	GN	n/a	CLA Engineers	Professional services	#5S	\$765.00

n/a	GN	n/a	AT&T	Relocate down guy	7895953	\$1,417.35
n/a	GN	n/a	AT&T	Utilities	8604376956	\$419.51
n/a	GN	n/a	AT&T	Utilities	43060-57678	\$189.29
n/a	GN	n/a	MD Stetson	Soap dispensers	386321	\$1,129.24
n/a	GN	n/a	CBE Technologies	Technology	9422	\$16,794.00
n/a	GN	n/a	CBE Technologies	Technology	8308	\$6,600.00
n/a	GN	n/a	CBE Technologies	Technology	7639	\$35,168.00
n/a	GN	n/a	CBE Technologies	Technology	7629	\$109,920.00
n/a	GN	n/a	Fibertech Networks	Technology	20478	\$123,750.00
n/a	GN	n/a	Fibertech Networks	Technology	20481	\$8,000.00
n/a	GN	n/a	Fibertech Networks	Technology	07012010	\$10,800.00
n/a	GN	n/a	Fibertech Networks	Technology	06242010	\$207.12
n/a	GN	n/a	City of New London	Water	44907-28158	\$32.09
n/a	GN	n/a	City of New London	Fire service	9005-14308	\$97.37
n/a	GN	n/a	Horizon Software	Technology	41146	\$4,829.00
n/a	GN	n/a	Ergonomic	Consulting	684713	\$4,360.00
n/a	GN	n/a	Ergonomic	Consulting	684712	\$10,920.00
n/a	GN	n/a	Ergonomic	Consulting	681650	\$15,768.00
n/a	GN	n/a	HB Communications	Technology	P103743CH	\$116,790.00
n/a	GN	n/a	Ergonomic	Consulting	684643	\$23,496.00
n/a	GN	n/a	Ergonomic	Consulting	684644	\$79,008.00
n/a	WHS	n/a	JCJ Architecture	Professional services	000021	\$30,311.38
n/a	WHS	n/a	VanZelm	Professional services	0034206	\$5,057.46
n/a	WHS	n/a	VanZelm	Professional services	0034087	\$3,371.64
n/a	WHS	n/a	Deedy Construction	Excavation at WHS	July 7, 2010	\$2,204.00
n/a	WHS	n/a	Mystic Air	Sample collection & anal	24905	\$18,250.00
n/a	WHS	n/a	Sign-A-Rama	Signage for WHS	11863	\$155.00
n/a	WHS	n/a	Royal Flush	Toilet rental	C-357303	\$166.00
n/a	WHS	n/a	Royal Flush	Toilet rental	C-355031	\$192.00
n/a	WHS	n/a	CL&P	Install service	4N020707	\$559.32
n/a	WHS	n/a	Dr. Clarence Welti	Professional services	850-149	\$800.00
n/a	OSW	n/a	Connecticut Electrical	Telecomm	25	\$10,003.44