

**MINUTES
WATERFORD SCHOOL BUILDING COMMITTEE
REGULAR MEETING, TUESDAY, OCTOBER 19, 2010**

PRESENT: Michael Cannamela, John Koning, Jody Nazarchyk, Alan Wilnesky,
James Norton (6:00 PM)

ABSENT: Robert Brule, Jr., Mark Hanson

STAFF: James Miner, III, Director of Buildings & Grounds, Donald Macrino, Principal,
Waterford High School

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Acting Chairman, Alan Wilnesky, established a quorum and called the meeting to order at 5:35 PM.

II. RECOGNITION OF VISTORS/PUBLIC COMMENT

Ken Biega, O&G Industries; Gus Kotait, O&G Industries; Greg Smolley, JCJ Architecture

Bernie Pisasich presented information regarding the installation of solar energy panels on the roof of The Friendship School. Through the Connecticut Clean Energy Fund, funding is available for institutions and private businesses as of the 1st of the year. A Power Purchase Agreement is also a component of the funding. The company does the installation and the recipient purchases the power at 10-15% below current cost; at a savings of \$10,000-\$15,000 per year. After 10 years, The Friendship School (Town of Waterford) would own the system. The savings would increase to approximately \$100,000 per year. During the summer months, the power generated would go back into the grid with a credit received by The Friendship School. The downside to installation would be that roof repairs would be more costly if this installation were to take place. If an inverter for the system needs replacement, it would cost approximately \$100,000. The system would be a 55KW which would generate 550,000 KW per year. It would generate 20-30% of the power required for The Friendship School. The life expectancy of the panels is approximately 30 years. Shoreline Green Power of Pawcatuck has completed an installation project for McQuade's Market in Mystic. East Lyme is currently using one of these systems. There is no cost or risk to Waterford to go through the exploratory phase.

MOTION #1: To recommend that the Waterford Board of Education go through he exploratory phase of solar panel installation at The Friendship School at no cost to the Board.

Nazarchyk, Cannamela – Unanimous

III. CORRESPONDENCE/INFORMATIONAL ITEMS

There were no questions or comments on the FY11 Capital Projects Contractual Commitments dated 9/27/2010 or the letter from Rudie Beers regarding the Kobyluck Construction Company, Inc. Contract for Site Development – Great Neck School.

IV. SUPERINTENDENT’S REPORT

Mr. Wilnesky stated that there was an additional bill that needed to be added to the bill list.

**MOTION #2: To add the bill from Concrete Creations in the amount of \$20,001.00 to the bill list.
Nazarchyk, Koning – Unanimous**

V. CONSENT AGENDA

1. Quaker Hill School Change Orders
 - a. Change Order Request #00228 – Additional bond costs for Dicin Electric in the amount of \$1,362.00.
 - b. Change Order Request #00229 – Back charge for rehabilitation and maintenance of lawns by Trugreen in the amount of (\$7,682.00).

**MOTION #3: To approve the Change Order Requests #00228 – Additional bond costs for Dicin Electric in the amount of \$1,362.00 and #00229 – Back charge for rehabilitation and maintenance of lawns by Trugreen in the amount of (\$7,682.00).
Nazarchyk, Norton – Unanimous**

VI. QUAKER HILL SCHOOL

No report.

VII. OSWEGATCHIE SCHOOL

Architect’s Report: Jacunski Humes Architects, LLC

No report.

Construction Manager’s Report: O&G Industries

Mr. Kotait reported that the roof issues have been repaired.

1. Discussion and possible action on proposal from Deedy Construction to cut curb in two locations, excavate and place gravel and top soil, install drain and piping, place concrete for sidewalks and two handicapped ramps at Oswegatchie School for a lump sum price of \$8,600.00.

**MOTION #4: To approve the proposal from Deedy Construction to cut curb in two locations, excavate and place gravel and top soil, install drain and piping, place concrete for sidewalks and two handicapped ramps at Oswegatchie School for a lump sum price of \$8,600.00.
Nazarchyk, Koning – Unanimous**

VIII. GREAT NECK SCHOOL

Architect's Report: Jacunski Humes Architects, LLC

No report.

Construction Manager's Report: O&G Industries

Mr. Kotait reported that the three areas of the roof have been completed.

1. Discussion and possible action on proposal from Deedy Construction to excavate and place concrete for 700 sf of 5' wide sidewalks from pervious parking lot along playground up to existing sidewalk and additional sidewalk adjacent to building at Great Neck School for a lump sum price of \$16,800.00 . Price includes curtain drain installation along the playground, placement and site restoration.

**MOTION #5: To approve the purchase of Owner's Title Insurance in the amount of \$37,297.50.
Koning , Nazarchyk – Unanimous**

IX. WATERFORD HIGH SCHOOL

Architect's Report: Jeter, Cook & Jepson

Mr. Smolley stated that the project is getting ready to go to bid. Met with Tom Wagner regarding Planning & Zoning approval for the simplified number of phasing groups; verbal okay to go to bid was received. There will be more work at the maintenance building for additional windows and also a hygiene plan regarding constraints on contractors about where equipment can be parked and where it can idle. The Department of Public Works increased the horizon dimensions of the dumpster area. The retaining wall will be taller. The sidewalk near the tennis court will be removed. Basically, the bid can be on the street tomorrow.

Construction Manager's Report: O&G Industries

Mr. Biega stated they hoped to advertise Friday or Monday. The addendum items will be reviewed. Renovations for the house lighting are complete but the final sign-off has not been obtained.

Mr. Kotait presented a schedule walk-through. The bids would be opened by Thanksgiving with a 12/1 start. An alternate location for graduation is being worked on. Mr. Macrino commented that the Coast Guard Academy has not yet responded to the request to hold graduation at the Academy. Completion of the project has Waterford High School available for classes during 2nd semester of 2013.

X. OLD BUSINESS

1. Approval of Minutes: September 21, 2010 Regular Meeting with the following amendment:

Motion #7: To approve the FF&E in the amount of \$1,447.95 for Great Neck School as follows:

Headphones (60) in the amount of \$8.97/ea for a total of \$538.20

Headphones (25) in the amount of \$8.94/ea for a total of \$211.75

Document holders (100) in the amount of \$6.98/ea for a total of \$698.00

Nazarchyk, Koning-Unanimous

MOTION #6: To approve the minutes from the September 21, 2010 Regular Meeting as amended.

Norton Koning – Unanimous

2. Mr. Kotait reported that the site work and the electrical to install lights for the basketball courts would be approximately \$100,000.

XI. NEW BUSINESS

Mr. Cannamela moved to the audience to address the School Building Committee. He raised the issue of the impact of the reflection from the roof at Great Neck School on neighbors. Due to the tree removal (fir trees that surrounded the AT&T substation and others) and with the leaves falling, at approximately 2:00 PM, the sun hits the homes and has a blinding impact. Specifically, Mr. Cannamela states that he can't look in the direction of the school and the sunlight lights up his entire garage and driveway. This is an issue in the spring and fall for several hours. He is asking the School Building Committee to look into the matter.

MOTION #7: To look into the impact of the sun's reflection from the Great Neck School roof on neighbors.

Koning, Nazarchyk – Unanimous

XII. BILL LIST – SEE ATTACHED

Mr. Koning noted that the Crest Graphics invoice in the amount of \$115.33 should be for \$108.80 (remove tax). Mr. Miner noted that Rudie Beers ensures that taxes are not being paid when the bills are paid.

**MOTION #8: That the School Building Committee approves the attached Bill List.
Nazarchyk, Norton – Unanimous**

XIII. ADJOURNMENT

**MOTION #9: That the Waterford School Building Committee adjourns the meeting at
6:50 PM.
Cannamela, Koning – Unanimous**

Respectfully Submitted,

Tracie Sneed
Recording Secretary

Bill List October 19, 2010

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
0099	QH	n/a	Consulting Engineering	Professional services	0027074	\$478.51
n/a	OSW	n/a	Eastern Energy Svc.	Plumbing	00027	\$550.81
n/a	OSW	n/a	Jacunski Humes	Professional Services	10243	\$12,825.00
n/a	OSW	n/a	MSpace	Portable removal	R113034	\$66,528.00
n/a	OSW	n/a	G. Donovan	General trades	*Draft*	\$4,728.62
n/a	GN	n/a	Waterford Pub Schools	Cust/Maint	10/12/2010	\$270.30
n/a	GN	n/a	O&G	Construction mgmt	00020	\$618.00
n/a	GN	n/a	Eastern Energy Svc.	Plumbing/Hvac	00017	\$4,013.75
n/a	GN	n/a	Electrical Contractors	Electrical	00017	\$2,481.40
n/a	GN	n/a	City of New London	Utilities	44907-28158	\$32.09
n/a	GN	n/a	City of New London	Utilities	9005-14308	\$97.37
n/a	GN	n/a	AT&T	Utilities	8604376956362	\$259.02
n/a	GN	n/a	CL&P	Utilities	51663815009	\$17,199.85
n/a	GN	n/a	Insalco	Furnishings	1312	\$1,678.76
n/a	GN	n/a	CBE Technologies	Technology	13044	\$75.00
n/a	GN	n/a	CBE Technologies	Technology	13045	\$165.00
n/a	GN	n/a	Consulting Engineering	Professional services	0000018	\$6,846.00
n/a	GN	n/a	Benman Ind.	Cust equipment	310043	\$9,592.00
n/a	GN	n/a	Home Depot	Cust equipment	6021163	\$158.76
n/a	GN	n/a	C&C Janitorial	Cust equipment	240366	\$1,321.08
n/a	GN	n/a	K&S Distributors	Cust equipment	230819	\$18,156.87
n/a	GN	n/a	School Specialty	Pencil sharpeners	208104988651	\$608.10
n/a	GN	n/a	Eastern Bag	Cust equip	11021608	\$468.00
n/a	GN	n/a	Eastern Bag	Cust equip	11015087	(\$776.10)
n/a	GN	n/a	Eastern Bag	Cust equip	11015087	\$1,730.55
n/a	GN	n/a	M D Stetson	Cust equip	390526	\$7,984.00
n/a	GN	n/a	Benman	Cust equip	309725	\$2,292.90
n/a	GN	n/a	Eastern Bag	Cust equip	11048940	\$441.20
n/a	GN	n/a	Eastern Bag	Cust equip	11042801	\$2,681.77
n/a	GN	n/a	Eastern Bag	Cust equip	11046852	\$222.32
n/a	GN	n/a	Eastern Bag	Cust equip	11051154	\$53.90
n/a	GN	n/a	The Card Shop	Cust equip	5/19grtnk	\$61.22
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-366002	\$166.00
n/a	WHS	n/a	JCJ	Professional services	000000024	\$8,619.07
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$152.50
n/a	WHS	n/a	Crest Graphics	Copy services	30-833895	\$115.33
n/a	WHS	n/a	Crest Graphics	Copy services	30-834076	\$495.93
n/a	WHS	n/a	Crest Graphics	Copy services	30-832060	\$933.20
n/a	WHS	n/a	Crest Graphics	Copy services	30-832500	\$1,281.32
n/a	WHS	n/a	Crest Graphics	Copy services	30-832787	\$874.90