


**MINUTES
WATERFORD SCHOOL BUILDING COMMITTEE
REGULAR MEETING, TUESDAY, MARCH 20, 2012**

RECEIVED FOR RECORD
WATERFORD, CT

PRESENT: Kimberly Alfultis, Thomas Dembek, Jody Nazarchyk, James Norton, and Alan Wilensky
ABSENT: Rob Brule and John Koning
STAFF: Jerome R. Belair, Superintendent of Schools; Donald Macrino, Principal, Waterford
James Miner, Director of Buildings and Grounds

ATTEST: 
TOWN CLERK

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Chairman Wilensky established a quorum and called the meeting to order at 5:33 p.m.

II. RECOGNITION OF VISITORS/PUBLIC COMMENT

Greg Smolley, William Ayles, and Emily Czarnecki of Jeter, Cook & Jepson; Gus Kotait and Dave Lemelin, O&G Industries; Tom Wagner, Director of Planning and Zoning

III. CORRESPONDENCE/INFORMATIONAL ITEMS

There was no comment on correspondence/informational items.

IV. SUPERINTENDENT'S REPORT

Mr. Belair commented that his meetings with the construction advisory group have been very productive. Site work at WHS is progressing nicely, in part due to the nice weather we have had. Mr. Belair also commented on the "Renovate as New" option. At this point, special legislation would need to be enacted and all site plans would need to go back to the State School Facilities Division for approval. The option to "Renovate as New" will continue to be explored.

V. OLD BUSINESS

Approval of Minutes: February 21, 2012

MOTION #1: That the Waterford School Building Committee approve the minutes of the February 21, 2012 meeting.
Alfultis, Dembek: Unanimous

VI. CONSENT AGENDA

WATERFORD HIGH SCHOOL CHANGE ORDERS:

New Building Addition Items:

1. Advanced Performance Glass Proposal dated 2/15/2012, in the amount of \$6,625.00, for 186 head anchors for window frames, due to specified steel angle not being long enough to hold the window at a 1-1/2" reveal and cover the wall cavity. Price for cap to follow.
2. Allied Restoration T&M Cost dated 1/20/2012, to add temporary gutters and downspouts on the north and east sides of Area F, in the amount of \$9,137.00. In order to minimize the volume of surface water run-off going to the temporary basin.
3. Ducci Quote #61, in the credited amount of (\$2,174.00), to delete the speech amplification system from Room G156, per JCJ Proposal Request #40.
4. Ducci Quote #58, in the amount of \$520.00, per RFI#364D, to add two (2) Type T lights and delete one (1) Type H and one (1) Type C, to provide the proper clearance for the DOAS and to accommodate the changed to room G150.
5. Ducci Quote #57, in the amount of \$2,829.00, per RFI#303A, for added quad outlets in rooms G151, G156, G158, and F114 for the smart-board locations.
6. HHS Change Order Proposal dated 2/20/2012 for one (1) additional hose bib and forty (40) LF of piping and insulation, located in the storage room close to Column Line T, per RFI#152A, in the amount of \$2,543.30.
7. HHS Proposals dated 1/26/12 & 2/28/12, per RFI#354&354A, to add gas fired water heater flue piping (intake and exhaust) which were not shown on the contract drawings. Flue venting intake vents will penetrate the North Elevation of Area H between Column Lines 1 & 3, while Exhaust Vents penetrate over the Transportation Lab Coiling Overhead Door, in the amount of \$28,532.85. HHS proposal dated 2/28/2012 to provide a credit in the amount of (\$5,289.36) per discussions based on the engineer's sketches; this credit was increased to (\$13,702.54), per conversations with O&G. Total change order amount: \$14,830.31

8. Ducci PCO#56, to move Type W Lighting Fixtures to the circuit requirement for this fixture of 4 minimum, 5 maximum, per RFI#371, in the amount of \$452.00.
9. HHS Plumbing proposal dated 12/23/11 per RFI 316 in the amount of \$7,306.63 to supply and install five (5) roof drains and piping to downspouts at the five flat roof areas above entrances and stair towers. Per email from the plumbing contractor: The roof drawing identified scupper drains at these locations which referenced a roof drain detail on the architectural drawings. Plumbing drawing P-300 & P118 specifies a Roof Drain RD-1 and OD-1 shown over area H flat roof. There is no specification found anywhere for scupper drains on the drawings or in the written specification. The plumbing drawings do not show any scupper drains or piping, which were used for the bidding of this project.
 - a. HHS revised proposal dated 2/29/2012, in the amount of \$4,812.67, for the piping, fittings, hangers and supports (no additional charge for the drains).
10. Modifications to the Building Access Control:
 - a. Ducci Proposed Change Order #62, in the amount of \$16,038.00, to provide an additional security panel, keypads, card readers, and monitoring sensors for the pool equipment and boilers, per RFI#397.
 - b. Awaiting APG price for aluminum door hardware.
11. Per RFI#339, in room F214, remove CMU below window to allow of fresh-air intake louver and ductwork, switch the panel system from below window to above and louver from above window to below, to accommodate the change. The change was made because the CMU above the window is a triple bond beam and could not be cut the way it was shown in the plans and still maintain the structural strength required.
 - a. HHS Change Order Proposal dated 2/24/2012, in the amount of \$667.71, for the changes to the duct work for the kiln fresh-air intake louver.
12. HHS Proposal dated 3/6/2012, in the amount of \$711.19, to add a 6" fire damper and access door for the vehicle exhaust piping, per RFI#46R.

There was an addition of a change order for CJ Fucci in the amount of \$25,025.53 to reroute a waterline line to go under the sewer.

Mr. Wilensky noted that item numbers 1, 4, 7, 8, 9, 11 and 12 are design issues.

Ms. Nazarchyk questioned item number 9. Discussion followed about the necessity of this item to stop run off from the roof.

MOTION #2: That the Waterford School Building Committee approves Waterford High School Change Orders for the New Building Addition items number 1 through 12 as amended.
Alfultis, Dembek: Unanimous

Field Items

13. Additional costs for Musco Field Lighting System:
 - a. Ducci Proposed Change Order #60, to supply & install four (4) battery power inverters and ten (10) LED Lights, in the amount of \$57,188.00.
 - b. Gagnon Electrical proposal dated 2/21/2012, for additional drilling and rigging due to an increase in the precast base weight from 7,000 (-) lbs to 10,000 (+) lbs, in the amount of \$21,700.00.
 - c. Cost Analysis:

2/21/2012 WATERFORD HIGH SCHOOL PROJECT

	Musco Light Cost Analysis.	Concrete Bases Football Field	Baseball Field	Concrete Bases Baseball Field
Base Bid USL Lighting System	\$110,000.00	-\$40,000.00	\$100,000.00	-\$40,000.00
Change USL to Musco Green Lights	\$80,000.00	\$40,000.00	\$75,000.00	\$40,000.00
Add Emergency System to Musco	\$58,000.00	\$22,000.00		
Subtotal	\$248,000.00	\$22,000.00	\$175,000.00	\$0.00
Total Lighting Cost Per Field	\$270,000.00		\$175,000.00	

Glastonbury CT Musco Lights at Football Field w/ emergency Power. Total project cost around \$300,000.00
(Ref: Glastonbury Parks & Recs Dept)

City of Lake Wales contract with Musco Sports Lighting for the Little League Lighting Project for \$197,500 - June 2011
Lighting Weston High School Varsity Baseball Field Estimated cost \$200,000.00

Mr. Miner noted that these lights are needed to be in compliance with code.

MOTION #3: That the Waterford School Building Committee approves the Waterford High School Change Order for the Field item number 13 as presented.
Alfultis, Nazarchyk: Unanimous

Site Items

14. Per PR#42, increase the precast light pole bases to 36" AFG (precast base change from approximately 4' to approximately 8'), per Owner request.
 - a. CJ Fucci CO#43, in the amount of \$34,441.15 (includes materials, equipment, & labor).
 - b. Awaiting pricing from Ducci.

MOTION #4: That the Waterford School Building Committee approves the Waterford High School Change Order for Site item number 14 as presented.
Alfultis, Nazarchyk: Unanimous

Auditorium & Stage Items (need design package in order to issue for bid/pricing)

15. Conn Acoustics Change Request #26, in the amount of \$9,718.23, for changes to the acoustical wall panels in the Auditorium, per JCJ ASI#11

Ms. Czarnecki noted that these panels were being changed to enhance acoustics in the auditorium.

MOTION #5: That the Waterford School Building Committee approves the Waterford High School Change Order for the Auditorium & Stage item number 15 as presented.
Nazarchyk, Alfultis: Unanimous

Pool & Field House Items

16. Ducci Work Order #81445, to rough-in and install Elevator #2 pit lighting and receptacles that were not shown on the drawings, in the amount of \$1,440.00.
17. Replace existing Lexan panels (clear) with new in PE Offices B121 & B120 – A. Secondino/Cherry Hill Revised Proposal #13 for time and material work in the amount of \$1,850.57, negotiated down to \$904.57.
18. Additional pool repair items performed by Brock on T&M: Repair cracks inside the pool and around the perimeter of the pool, Pool equipment valve changes, depth marker tiles and pool drains at a total cost of \$48,028.79:
 - a. Repair existing cracks inside the pool and around the perimeter of the pool: \$25,540.63
 - b. Pool Equipment Valve Changes: \$9,302.19
 - c. Depth Marker Tile Demo & Installation: \$6,878.02
 - d. Pool Drains: \$6,142.95

MOTION #6: That the Waterford School Building Committee approves the Waterford High School Change Order for the Pool & Field House items number 16 through 18 as presented.
Nazarchyk, Alfultis: Unanimous

VII. WATERFORD HIGH SCHOOL

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

Mr. Ayles distributed a report from Cynthia Kaplan which summarized the progress towards achieving LEED Certification to date. Construction Waste Management is a highlight of the report, with 93.4% of construction waste diverted from landfill as of January 31, 2012. The project is on track to obtain LEED Silver Certification. Mr. Ayles also talked about continuing his meetings with Mr. Crane, Director of Information Technology. They have configured the regional printer layout and also added some data points. Ms. Czarnecki made headway in her many meetings she conducted today. There were some additional needs reported during those meetings. Mr. Belair and Mr. Macrino will work on prioritizing these additional requests.

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

Mr. Kotait reported the project is on schedule. The pitched roof will be finished at the end of this week. The first and second floor interior of the addition is almost complete and painting began on the second floor yesterday. Drywall installation began on the first floor administrative area and they have begun pulling wire for electrical and working on the water line.

3. Discussion and possible action on deleting the added Door at Reading Room (SKA-36) for community usage; issue exists that if the door is left unlocked during the day there is a security issue because books can be taken out of the media center through the reading room, thus by-passing the book theft security, however the door cannot be left locked during the day per the Fire Marshall, this would cause an unsafe egress condition. .

MOTION #7: That the Waterford School Building Committee delete the added Door at Reading Room (SKA-36) for community usage as presented.
Nazarchyk, Alfultis: Unanimous

4. Discussion and possible action for changes per RFI#384 to add a pizza oven to the kitchen layout plan and revise the existing kitchen layout to accommodate the pizza oven, also delete the double convection oven and change double-door reach-in refrigerator to a single-door. SK's received from consultant, awaiting pricing from subs.

Mr. Kotait reported that the changes even out so there is no additional cost.

MOTION #8: That the Waterford School Building Committee approves the change per RFI#384 as presented.
Nazarchyk, Alfultis: Unanimous

5. Discussion and possible action on G802 contract amendment to JCJ for additional design services for lowering the catwalk in the amount of \$8,900.00.

Discussion took place with the committee agreeing that a safety issue exists where the catwalk currently is.

MOTION #9: That the Waterford School Building Committee approves the G802 contract amendment as presented.
Alfultis, Dembek: Unanimous

6. Discussion and possible action for building committee approval to authorize usage of traffic control personnel during the end of year events that will take place at WHS between April 1, 2012 and June 15, 2012. This is necessary to safely organize and regulate vehicular and public traffic during construction.

During Mr. Belair's construction advisory group meeting, the participants agreed that signage is mostly ignored during big events. Mr. Belair reported the group has identified about a dozen events that traffic control would be needed. The most cost-effective traffic control will be utilized.

MOTION #10: That the Waterford School Building Committee approves the usage of traffic control personnel as presented.
Nazarchyk, Alfultis: Unanimous

7. Punch List Items:

- Possible elimination of the retention pond on west side of property
- Practice field layout
- Musco lighting
- Aud/field house lobby layout and concession stand
- Football field concession stand
- Scoreboards
- Auditorium catwalk
- WHS sign(s) on building
- Diving board and pool scoreboard

Discussion on the punch list included the reminder that the practice field should include irrigation. A subcommittee is working on the concession stand layout and will continue to be flexible based upon needs and costs.

VIII. NEW BUSINESS

1. Construction Project Budget update and discussion

Mr. Belair had asked Mr. Kotait to sit with the Ms. Beers, Director of Finance, to get budget updates which are included on page 2 of the construction manager's report. Mr. Belair noted that there should be a \$2.5 million cap on the punch list for the project to come in on budget.

2. Discussion of FF&E Budget

Ms. Czarnecki reported that she had meetings today with various departments. These meetings follow meetings she had last year. Today's meetings were very productive and a lot of decisions were made. She has started to develop a working budget and, as a result of today's meetings, can now start to get actual costs. As Mr. Ayles previously stated, some additional items did come up which would put the FF&E over the budget of \$1.5 million as stated on the ED049. Mr. Belair stated that they would need to vet some of these requests and prioritize based upon necessity. Now that Ms. Czarnecki has additional information from her meetings today, she can start to put costs together by room rather than by area. This will help in the prioritization of items. The goal is to finalize the FF&E by the end of this school year so it can be bid over the summer.

IX. BILL LIST—SEE ATTACHED

A bill for Secondino in the amount of \$24,645.36 was added to the bill list.

MOTION #11: That the Waterford School Building Committee approve the bill list dated March 20, 2012 as amended.

Dembek, Norton: Unanimous

X. ADJOURNMENT

MOTION #12: That the Waterford School Building Committee adjourn the meeting at 6:36 p.m.
Nazarchyk, Dembek: Unanimous

IX. Bill List March 20, 2012

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	WHS	n/a	Allied Restoration	Roofing	00006	\$71,067.12
n/a	WHS	n/a	O&G	CM services	00014	\$155,429.00
n/a	WHS	n/a	Advanced Performance	Entrances & Storefronts	00005	\$232,456.76
n/a	WHS	n/a	Conn Acoustics, Inc.	Drywall & Acoustical	00009	\$127,271.26
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	00012	\$406,238.07
n/a	WHS	n/a	Shepard Steel & Co.	Structural metal framing	00012	\$55,834.79
n/a	WHS	n/a	Ducci Electrical	Electrical	00010	\$191,885.85
n/a	WHS	n/a	Joe Capasso Mason	Masonry	00008	\$683,446.95
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-413512	\$1,859.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-415445	\$286.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-414122	\$249.00
n/a	WHS	n/a	JCJ	Professional services	0000041	\$21,836.57
n/a	WHS	n/a	Eagle Leasing	Storage	R1404567	\$225.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1405497	\$140.00
n/a	WHS	n/a	VanZelm	Professional Services	0036869	\$8,429.10
n/a	WHS	n/a	Cynthia Kaplan	Professional svc	012012.101	\$760.00
n/a	WHS	n/a	CL&P	utilities	4N220409	\$14,141.10
n/a	WHS	n/a	Rings End	paint	832157	\$63.99
n/a	WHS	n/a	Rings End	Paint	832119	\$63.99
n/a	WHS	n/a	Rings End	Paint	833031	\$12.00
n/a	WHS	n/a	Rings End	paint	831046	\$22.79
n/a	WHS	n/a	Rings End	paint	824094	\$191.97
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$1,116.96
n/a	WHS	n/a	Rings End	homosote	826658	\$115.00
n/a	WHS	n/a	Special Testing	Testing	26213	\$11,241.00
n/a	WHS	n/a	Royal Flush	Portable toilets	C-415829	\$1,859.00