

## **MINUTES**

### **WATERFORD BUILDING COMMITTEE**

**TUESDAY, FEBRUARY 15, 2011**

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

**ABSENT:** Mark Hanson

**STAFF:** Jerome R. Belair, Superintendent of Schools; Terri Young, Recording Secretary

#### **I. ESTABLISHMENT OF 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**

William Ayles, Jr., JCJ Architecture; Gus Kotait, O & G Industries; Tom Wagner, Town Planner; Harold Hansen, Coach

#### **III. CORRESPONDENCE/INFORMATIONAL ITEMS**

##### **1. FY11 Capital Projects Contractual Commitments dated 2/2/11**

#### **IV. SUPERINTENDENT'S REPORT**

Mr. Belair reported that he has two items to share tonight:

First, The Board of Education has put the Waterford High School Project on their Agenda for Thursday night. He will be discussing the full project with O & G and the architects so that everyone is on the same page.

Second, under Agenda item 1. Change Orders b., Mr. Belair requested that this Committee table the discussion and action regarding the full time Construction Coordinator until he has an opportunity to spend more time to acquire additional details and the right price regarding that position.

Mr. Belair also said that he is glad to be here at this meeting and he will be leaving this meeting early tonight to attend another meeting upstairs, but he will try to spend as much time as possible attending our meetings.

**V. CONSENT AGENDA**

There was no Consent Agenda

**VI. CLARK LAND MIDDLE SCHOOL**

There was no report

**VII. QUAKER HILL SCHOOL**

Mr. Kotait reported that the tree replacement is the only issue left. Trees will be replaced in the spring.

**VIII. OSWEGATCHIE SCHOOL**

There was no report

**IX. GREAT NECK SCHOOL**

Mr. Kotait reported that they received the as-builts back from BVH with comments. They will have the corrective work done in the spring. Mr. Kotait will forward the comments to Mr. Wagner. The architectural punch list has been completed. Some of the roof issues have been corrected.

Mrs. Nazarchyk reported that some of the neighbors said that the lights at the school are on all night. Mr. Kotait said that the building perimeter lights are on all night because of the safety requirement. The other parking lot lights and interior lights may be programmed to come on and go off at different times as the seasons change. He will discuss it with Mr. Miner.

Mr. Cannamela discussed the glare that comes off the school's metal roof when he drives out of his driveway. Discussion evolved on placing trees in the line of site and shooting angles to calculate the height of the trees that could block that glare. Mrs. Nazarchyk requested prices on evergreen trees that would help to screen the glare.

Discussion ensued on the condition of the trees that the abutter was complaining about. Mr. Wagner said that the First Selectmen's Office and Public Works will be looking at those trees in the spring to determine if they are diseased or not, and will submit a recommendation on how to handle the situation.

**X. WATERFORD HIGH SCHOOL**

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

Mr. Ayles reported that VHB was on site this week. Mr. Ayles distributed a Field Report #001 from VHB listing Observations and Comments and a Photo Log that was taken on February 9, 2011.

Mr. Ayles reported that he received a request from David Sousa for additional stripes on the football field. He will submit a proposal to O & G. There could be several colors on one playing field. Mrs. Nazarchyk requested a picture of how it would look, and what the extra cost would be. Stripes could confuse the boundaries if other sports are played on the same field. Mr. Belair requested that they bring a sketch to the next meeting to help us understand what they want to do.

Mr. Ayles submitted a proposal to the Director of Finance to provide irrigation for the play fields south and east of the baseball field. The fee will be \$5,003.00. Mrs. Nazarchyk asked if other bids could be obtained to get a better price.

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

Mr. Kotait distributed his Monthly Status Report #1 for February 2011. He explained the format he will be using for each monthly report in the future, and discussed the information that would be on each page. This month's Project Commentary consisted of Sitework. The Contractor started on January 20, 2011, the Construction entrance is installed off Miner Lane, silt fences and hay bales are installed on the new Miner Lane access road, stripping of the top soil, vegetation and turf has begun for the access road, the hay bale stockpile location is installed on the existing soccer fields and is being utilized, tree clearing is completed for the new access road and detention basin south of the tennis court, and a temporary parking lot has been started. A spreadsheet of Milestone Dates was attached to the end of the report. The information on that spreadsheet will have more information as the project develops. The last few pages were pictures of the progress of the project to date.

Mr. Brule asked if the dip between the access road and the playing fields will be leveled off. Mr. Kotait said that it will be leveled off. Also, Mr. Brule asked if the Zip Line was staying. Mr. Kotait said that it will stay. Now that the tree line is gone, the Zip Line is exposed; it may be an attraction for the kids.

**1. Change Orders:**

**a. Discussion and action on change order request #00001 for extending O & G Industries Construction Management Services by four months in order to complete Sitework Phase 4 in the amount of \$166,766.00.**

**MOTION #1: That the Waterford School Building Committee approves Change Order #00001 for extending O & G Industries Construction Management Services for four months in order to complete Sitework Phase 4 in the amount of \$166,766.00 for the Waterford High School Project.  
Koning, Cannamela – Unanimous**

**b. Discussion and action on change order request #00002 for adding to O & G Industries Construction Management Services a full time, phasing, site logistics and traffic control coordinator at Waterford High School during 36 months of the construction phase in the amount of \$374,400.00.**

**MOTION #2: That the Waterford School Building Committee tables the discussion and action on change order request #00002 for adding to O & G Industries Construction Management Services a full time, phasing, site logistics and traffic control coordinator at Waterford High School during 36 months of the construction phase in the amount of \$374,400.00.  
Nazarchyk, Norton – Unanimous**

**2. Discussion and possible action on ALT.9 – Add: Stage Rigging – see section 116143 – stage curtains and drawing A-415. 051200 Structural Steel 116143 Stage Curtains (Rigging) 230000 HVAC 260000 Electrical.**

Discussion ensued regarding the structural steel which will not be removed. A superdeck will be used instead which will save \$31,000.00. The cost of ALT, 9 will now be \$260,000 instead of \$291,000.

**MOTION #3: That the Waterford School Building Committee approves Alternate #9 Stage Rigging which includes a superdeck, automatic operation, safety features, and training in the amount of \$260,000.00.  
Nazarchyk, Koning - Unanimous**

**MOTION #4:** That the Waterford School Building Committee amends the award of Bid Package 1.06 – General Trades to A. Secondino & Sons, Inc. of Bradford, Connecticut in the amount of \$4,037,000.00 and adds Alternate #9 (260,000.00) for a total of \$4,297,000.00 for the Waterford High School Project.  
Nazarchyk, Koning – Unanimous

Mr. Belair left the meeting at 6:10 p.m.

**3. Discussion and possible action on Bid Awards:**

**a. Bid Package 1.07 – Roofing** to be distributed at meeting.

Mr. Kotait asked that the Committee not make a decision on Roofing because he is still discussing other issues with Silktown.

NO ACTION

**b. Bid package 1.08 – Aluminum Windows, Curtain Walls & Storefronts** to be distributed at meeting.

**MOTION #5:** That the Waterford School Building Committee awards Bid Package 1.08 – Aluminum Windows, Curtain Walls & Storefronts to Advanced Performance Glass, Inc. of South Windsor, CT in the amount of \$1,974,000.00 for the Waterford High School project.  
Nazarchyk, Cannamela – Unanimous

**c. Bid Package 1.10 – Painting** to be distributed at the meeting.

**MOTION #6:** That the Waterford School Building Committee awards Bid Package 1.10 – Painting to Professional Painting, Inc. of New Haven, CT in the amount of \$492,000 for the Waterford High School Project.  
Cannamela, Koning – Unanimous

- d. Bid Package 1.13- Food Service Equipment** to be distributed at the meeting.

Mr. Kotait asked that the Committee not make a decision on the Food Service Equipment Bid package 1.13 because he is still in the process of gathering information to determine the lowest qualified bidder.

**NO ACTION**

- e. Bid Package 1.14 – Elevators** to be distributed at the meeting

**MOTION #7:** That the Waterford School Building Committee awards Bid Package 1.13 – Elevators to the lowest qualified bidder, Otis Elevator Co. of Shelton, CT in the amount of \$269,000.00 for the Waterford High School project.  
Nazarchyk, Cannamela – Unanimous

- f. Bid Package 1.01- Asbestos Abatement & Demolition – to Standard Demolition Services, Inc. of Trumbull, Connecticut in the amount of \$1,623,000.00.**

**MOTION #8:** That the Waterford School Building Committee awards Bid Package 1.01 – Asbestos Abatement & Demolition to Standard Demolition Services, Inc. of Trumbull, Connecticut in the amount of \$1,623,000.00 for the Waterford High School project.  
Nazarchyk, Koning – Unanimous

- g. Bid Package 1.11 – Flooring – to M. Frank Higgins & Company, Inc. of Newington, Connecticut in the amount of \$1,312,000.00 which includes alternate #3 in the amount of \$34,000 to add ceramic tile floor in lieu of epoxy paint at five areas in the existing building B106, B114, B119, B130, B136, Alternate #4 in the amount of \$63,000 to install new ceramic mosaic tile CT7 using cement mortar beds thickset.**

**MOTION #9:** That the Waterford School Building Committee awards Bid Package 1.11 – Flooring to M. Frank Higgins & Company, Inc. of Newington, Connecticut as the lowest qualified bidder in the amount of \$1,312,000.00 which includes alternate #3 in the amount of \$34,000 to add ceramic tile floor in lieu of epoxy paint at five areas in the existing building B106, B114, B119, B130, B136, Alternate #4 in the amount of \$63,000 to install new ceramic mosaic tile CT7 using cement mortar beds thickset.  
Nazarchyk, Norton – Unanimous

**h. Bid Package 1.12 – Casework – to A. Secondino & Sons, Inc. of Branford, Connecticut in the amount of \$959,000.00**

**MOTION #10:** That the Waterford School Building Committee awards Bid Package 1.12 – Casework to A. Secondino & Sons, Inc. of Branford, Connecticut in the amount of \$959,000.00 for the Waterford High School project.  
Nazarchyk, Koning – Unanimous

**XI. OLD BUSINESS**

**1. Approval of Minutes: January 25, 2011**

The Committee will wait until all the corrections are complete.

**NO ACTION**

**XII. NEW BUSINESS**

Mr. Ayles referred to his proposal letter to Rudie Beers, Director of Finance, dated February 15, 2011 regarding additional services for irrigation of the lower play fields south and east of the baseball field at the Waterford High School. The specs for the installation of a new sprinkler grid to service the referenced play fields including electrical connection to the irrigation controls specified for the project and construction administration of the design are included in the proposal. The fee for the services described includes reimbursable expenses in the lump sum of \$5,003.00.

Mr. Wilensky asked for a breakdown of the design expenses vs. the reimbursables. Mr. Ayles said that the reimbursables would be very minimal. Mr. Brule stated that he felt the fee was very high. Mrs. Nazarchyk asked if someone else could do the work. She asked if Parks and Rec could do the work. Mr. Ayles said that they could look into getting an outside source to do it. Mrs. Nazarchyk suggested that they do that. Mr. Cannamela wanted to know why this fee was so different from other bids for this type of work and how was this fee calculated. Mr. Ayles said it was based on the square footage of the fields and the amount of labor hours. Mr. Wilensky said that we have around two years to deal with this because the irrigation of the fields will not be done until the end of the project. Mr. Wilensky said that this issue will be tabled until more research is done. Possibly this will be bid on a separate package. Mr. Norton said that we will need an adequate design for the pumps, the flow, and the timers. Mr. Wagner said that all the permits should be checked to be sure they cover all the issues. There should be a meeting with O & G to answer all the questions that have come up. Mrs. Nazarchyk said that those fields are used a lot, and she wants to be sure that it gets done.

Other New Business, Mr. Wilensky reported that there is a request from Rudie Beers to establish a Budget for State Permit Fees. The Grand Total of the fees would be \$12,012.18.

**MOTION #11:**                               **That the Waterford School Building Committee approves \$12,012.18 to establish a budget for State Permit Fees. Cannamela, Nazarchyk – Unanimous**

Mr. Brule left the meeting at 6:40 p.m.

Mr. Wilensky asked that a Ground Breaking date be set up for the Waterford High School Project. O & G will establish the date probably in mid March.

**XIII. BILL LIST (See Attached)**

**MOTION #12:**                               **That the Waterford School Building Committee approves the Bill List as presented. Koning, Cannamela – Unanimous**

**XIV. ADJOURNMENT**

**MOTION #13:**                               **That the Waterford School Building Committee adjourns the regular meeting at 6:45 p.m. Koning, Norton - Unanimous**



Bill List February 15, 2011

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	OSW	n/a	Park Roway	Door closers	28456	\$197.00
n/a	GN	n/a	A Secondino & Son	Carpentry	00012	\$78,493.73
n/a	GN	n/a	Cherry Hill Glass	Entries & Storefronts	00011	\$347.70
n/a	GN	n/a	Eastern Energy Services	Plumbing HVAC	00021	\$82,663.15
n/a	GN	n/a	Eastern Bag & Paper	Toilet paper dispensers	11033425	\$500.00
n/a	GN	n/a	New England Facility	Install climbing ropes	806	\$1,084.28
n/a	GN	n/a	Ergonomic Group	Technology	705624	\$15,900.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-376139	\$166.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C376431	\$166.00
n/a	WHS	n/a	O&G Industries	CM services	00001	\$68,940.00
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$841.29
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000028	\$10,110.50