

**MINUTES
WATERFORD SCHOOL BUILDING COMMITTEE
TUESDAY, MAY 17, 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; James Miner, III,
Director of Building & Grounds; Donald Macrino, Principal,
Waterford High School; 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; Rudie Beers, Director of Finance; Kenneth Biega, O & G Industries; Stephen Chupaska, The Day; Gus Kotait, O & G Industries; Isabella, Ledyard student taping the meeting; Austin Miner, student working on a merit badge; Paul Petrone, Patch.Com; Representatives from Silktown; Tom Wagner, Town Planner;

III. CORRESPONDENCE/INFORMATIONAL ITEMS

1. FY Capital Projects Contractual Commitments dated April 28, 2011
2. Letter dated May 11, 2011 from Ruth A. Beers regarding bonding authorization for Oswegatchie Elementary School

IV. SUPERINTENDENT'S REPORT

1. Invoice submitted for immediate payment authorized by Superintendent by Sign A Rama in the amount of \$1,096.70. The item is listed on the bill list.

There is an invoice on the Bill List that requires this Committee to give authorization to Mr. Belair, as Superintendent, to sign those invoices when necessary.

Mr. Belair reported that he had a couple of things to discuss. He thought he would have some students and a staff member here tonight. He had the opportunity to meet with a group of high school students, and Todd Kane, one of our science teachers, about considering solar panels at the high school. Mr. Belair thought that there would be a short presentation tonight by those students. He wanted the Committee to know that there is some Grant money out there, and there are some students that would like the Committee to consider solar panels for the high school. If we are going to move in that direction, now would be the time to think about it before we get underway with the high school.

The other item is that we have had a kick off meeting for the FF&E for the high school, and we will have the Technology meeting this Thursday. As we are reviewing the furniture and equipment, it is possible that we may be short. The building is designed around high efficiency where usage of the space is occupied almost 100 percent of the time. We are concerned that we may not have planned the necessary furniture for the faculty workrooms. Mr. Belair said that he will keep the Committee informed as more meetings are planned.

V. **CONSENT AGENDA**

WATERFORD HIGH SCHOOL CHANGE ORDERS:

1. **CJ Fucci: Resolve drainage conflict with existing tree shown to remain, according to response to RFI #00012, south of the Maintenance Building, per CJ Fucci CO #08 dated May 3, 2011:**
 - a. **Option #1 – Install additional manhole, catch basin, and pipe – add \$18,192.68**
 - b. **Option #2 – Remove 24” diameter oak tree and stump – add \$4,408.07**

Mr. Wilensky said that based on discussions at the Change Order Meetings and with the Planning Department, there is no problem taking the tree down that is directly behind the maintenance department which is in the way of a drainage area (Option #2). Mr. Wilensky asked if it would be possible for Public Works to take the tree down and save the \$3,300.00. Mrs. Beers said that the work would be on Town property, and the department heads must agree to assist. If Public Works takes the tree down, it would save the \$3,300.00 from McLellan Tree Service’s proposal, and Fucci would remove the stump for \$1,108.07. Mr. Kotait will speak to Ron Cusano, Public Works.

**MOTION #1: That the Waterford School Building Committee chooses Option #2 to have Public Works remove the 24” diameter tree to save \$3,300.00 and have C.J. Fucci remove the stump for \$1,108.07 per C. J. Fucci Construction, Inc. Change Order #08 less subcontractor pricing and markup per C. J. Fucci letter dated May 3, 2011.
Nazarchyk, Brule – Unanimous**

2. CJ Fucci: Cost increase for the flagpole due to specifications change by Engineer during shop drawing review, per CJ Fucci CO#12 dated May 6, 2011: Add \$2,314.95

Mrs. Beers asked if this was a design issue. Mr. Ayles responded that our Engineer received incorrect specifications from American Flagpole which caused the specifications and materials to be revised.

**MOTION #2: That the Waterford School Building Committee approves the cost increase of C. J. Fucci CO#12 dated May 6, 2011 for the flagpole materials due to incorrect specifications received by our Engineer from American Flagpole during shop drawing review, CO#12 dated May 6, 2011 in the amount of \$2,314.95.
Koning, Nazarchyk – Unanimous**

3. CJ Fucci: Cost increase to install additional Erosion and Sediment Control measures as directed at various locations on the project site. Refer to CJ Fucci letter titled “Sedimentation and Erosion Control Extra Work” dated 5/5/2011: Add \$10,004.71

This item has been tabled for Construction Manager review.

4. Joe Capasso Masons: Use Westbrook Block in lieu of specified New Milford Block to insure a better quality masonry project. Refer to Joe Capasso Mason Enterprises Proposal #1 dated May 9, 2011 – add \$65,500.00.

Discussion ensued on what the quality of the block was based upon. Mr. Miner stated that the Westbrook block has a flatter surface and a more paintable surface, and there is a major esthetic difference in the areas where Westbrook block was used. The Westbrook block is squarer and there would be less chipping on the joints. Mr. Belair asked if the New Milford block and the Westbrook block both could be used in different areas in the project. Mr. Miner stated that one block would be used for the entire project because there would be a problem matching the joints of those different blocks.

MOTION #3: That the Waterford School Building Committee approves the use of Westbrook block in lieu of the specified New Milford Block to insure better quality masonry project per Joe Capasso Mason Enterprises Proposal #1 dated May 9, 2011 to add \$65,500.00.

Koning, Nazarchyk - 4 - 2 - 0

In favor: Cannamela, Koning, Nazarchyk, Wilensky

Opposed: Norton, Brule

Abstained: 0

5. Ducci Electrical Contractors: Proposal to provide Musco Sports Lighting in lieu of the specified USL Lighting package, at the request of the Town of Waterford Building Committee. Refer to Ducci Proposal dated April 18, 2011 – add \$155,693.00

Mr. Kotait distributed a Cost Savings Summary from Musco Lighting referring to the cost savings over a period of 25 years. There were four major cost savings areas: Decreased utility bills, re-lamping, Control savings, and 25 year warranty. Mr. Brule expressed a desire to make a motion to go with the Musco Lighting. Mr. Wagner wanted to know the height of the poles for the lighting spillage. There was a question on the number of fixtures to be used. Mr. Norton said he would like to get the companies here to discuss any questions. Mr. Belair stated that there is a strong conclusion regarding the cost savings. The Committee may look at the Musco lighting at the other schools before making a decision at the next meeting.

6. CJ Fucci: Cost increase to install additional erosion and sediment control at detention basin. Refer to CJ Fucci letters dated 5/10/2011 and 5/6/11 in the amount of \$30,244.45.

This item was tabled for review by the Construction Manager

VI. OSWEGATCHIE SCHOOL

Mr. Wilensky commented that the Oswegatchie Project came in at \$2.2 Million under budget. Mrs. Beers stated that there was approximately \$600,000.00 in investment income included in that figure.

VII. GREAT NECK SCHOOL

There was no report.

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

Mr. Ayles reported that they had the FF&E meeting and Emily will bring in furniture for the staff to try at future meetings. They will be having the Technology meeting on Thursday with Ed Crane. There have been some electrical issues at the school, but they have not put out any requests yet regarding the electrical panels, tennis court lights, and the baseball field scoreboard. They have started LEEDS on line. He feels we can attain the Silver LEEDS designation at least.

Construction Manager's Report Waterford High School: O&G**1. CM Report to be distributed at meeting.**

Mr. Kotait reported that the drop off loop is working out well. Access Road concrete binder is installed. Ring Road Two Way Bituminous extension is installed. East Side Storm Drain was completed on May 9, 2011. Geothermal wells will start in June. Demo of the bleachers and press box is complete, and track removal is complete. Detention Basin is ongoing. The new outlet was installed on May 13, 2011. Excavation of the new building started on May 15, 2011. Renovation of the Pool, field house, and locker rooms has started.

Mr. Wagner stated that the silt sacs must be cleaned after each storm.

2. Remove from table discussion and action on the Title Insurance for Waterford High School Project in the amount of \$109,350.00

Mrs. Beers stated that we must have the Title insurance for the Waterford High School Project because it could halt construction if anyone questioned the ownership of the property, or there was a burial ground under the property. Title insurance was obtained for all the other school buildings.

**MOTION #4: That the Waterford School Building Committee removes from the table and approves payment of the Title Insurance for Waterford High School Project in the amount of \$109,350.00 from Kepple, Cole-Chu, and Cippa.
Cannamela, Nazarchyk – Unanimous**

3. **CJ Fucci: Letters dated May 11, 2011 and May 6, 2011. Regarding building foundation work stop and claim of breach of contract by the Town of Waterford.**

Mr. Kotait reported that C.J. Fucci did not follow the approved construction sequence of the detention basin, and the construction was halted so that C.J. Fucci could correct the mistakes. C. J. Fucci is back working now that the job was corrected.

4. **Discussion and possible action on quote by Northeast Paving, LLC to supply and install 60x65 bituminous concrete pad at the courtyard for the renovation dumpsters in the amount of \$4,000.00**

MOTION #5: That the Waterford School Building Committee approves the quote from Northeast Paving LLC dated May 11, 2011, to supply and install 60 x 65 bituminous concrete pads at the courtyard for the renovation dumpsters at Waterford High School Project in the amount of \$4,000.00. Nazarchyk, Cannamela – Unanimous

5. **Discussion and possible action on quote #016382 by Sign A Rama in the amount of \$1,232.53 to supply the temporary signs at Waterford High School.**

MOTION #6: That the Waterford School Building Committee approves the Quote #016382 from Sign A Rama in the amount of \$1,232.53 to supply temporary signs at Waterford High School Project. Koning, Norton – Unanimous

6. **Discussion and possible action on Letter from O & G Industries, Inc., dated 5/16/2011 for adding the Construction Management Fee in the amount of \$968,435.00 to O & G's Purchase Order.**

Mrs. Beers explained that this is an alignment of the Construction Manager's Fee which is 2% of the awarded contract.

MOTION #7: That the Waterford School Building Committee approves adding the Construction Management Fee in the amount of \$968,435.00 to O & G Industries per letter dated 5/16/2011.
Nazarchyk, Cannamela – Unanimous

IX. OLD BUSINESS

1. Approval of Minutes: April 26, 2011

Amend the minutes of April 26, 2011 Item #6 under Waterford High School: “Discussion and possible action for award of Bid Package 1.07 – Roofing”.(Motion #8)

AMENDED MOTION #8: After discussion, the Waterford School Building Committee, moves, pursuant to the recommendation of its staff, to award bid package 1.07 – Roofing for the Waterford High School Project, to Allied Restoration of East Hartford, CT, who submitted the second lowest bid price, and is the lowest, most responsible and qualified bidder, in the amount of \$1,393,304.00.
Cannamela, Nazarchyk – Unanimous

AMENDED MOTION #2: That the Waterford School Building Committee approves the A. Secondino and Sons, Inc. Change Order in the amount of \$11,310.00 to award the state rigging to Supertech, Inc. of Hamden, CT.
Nazarchyk, Cannamela - Unanimous

MOTION #8: That the Waterford School Building Committee approves the Minutes of the April 26, 2011 meeting as amended.
Cannamela, Brule – 5 -0-1

In Favor: Brule, Cannamela, Nazarchyk, Norton, Wilensky
Opposed: 0
Abstained: Koning

X. NEW BUSINESS

Mrs. Beers addressed the Committee stating that in the past, Dr. Collins had the authority to approve, up to a certain amount, invoices that came in out of cycle. In order for those invoices to be paid on schedule, it was necessary for Dr. Collins to approve those invoices. Mr. Belair as the new Superintendent should be given that same authority.

MOTION #9: That the Waterford School Building Committee authorizes Mr. Jerome Belair, Superintendent of Schools, to approve invoices as necessary. Nazarchyk, Cannamela – Unanimous

XI. BILL LIST—SEE ATTACHED

Several invoices will be added to the bill list: WHS, Replace Conn. Acoustics, Inc. Invoice #00001 with the new amount of \$153,118.15; QH School, GC Signs Invoice #1774 in the amount of \$800.00; WHS, Rexel Order #S100991244.001 in the amount of \$92.91; and Major Electric Supply Invoice #S2389773.00 in the amount of \$520.50.

MOTION #10: That the Waterford School Building Committee approves the additions and corrections to the Bill List as presented. Koning, Cannamela – Unanimous

XII. ADJOURNMENT

MOTION #11: That the Waterford School Building Committee adjourns the Regular Meeting at 6:30 p.m. Nazarchyk, Koning – Unanimous

Respectfully Submitted

**Terri Young
Recording Secretary**

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	QH	n/a	Waterford Bd of Ed	Cust/Maint overtime	10-May-11	\$136.25
n/a	QH	n/a	GC Signs	3 EVAC map signs	1744	\$800.00
n/a	OSW	n/a	Integrated Technical Sys	Repair alarm	75018	\$1,235.00
n/a	GN	n/a	Civitello Masonry	Masonry	13	\$\$10,020.20
n/a	WHS	n/a	O&G	CM services	4	\$68,940.00
n/a	WHS	n/a	O&G	CM services	4	\$5,000.00
n/a	WHS	n/a	CJ Fucci	Sitework	3	\$413,753.50
n/a	WHS	n/a	Conn Acoustics, Inc.	Drywall & Acoustical	00001	\$153,118.15
n/a	WHS	n/a	M. Frank Higgins & Co.	Flooring	1	\$19,500.00
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	2	\$29,915.50
n/a	WHS	n/a	Shepard Steel & Co.	Structural metal framing	2	\$453,160.40
n/a	WHS	n/a	Kepple, Cole-Chu, Cippa	Title Insurance	31-Mar-11	\$109,350.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-384780	\$166.00
n/a	WHS	n/a	Waterford Bd of Ed	Cust/Maint overtime	10-May-11	\$1,016.57
n/a	WHS	n/a	VanZelm	Professional services	35461	\$1,685.82
n/a	WHS	n/a	Mystic Air	Lead testing	27485	\$300.00
n/a	WHS	n/a	Town of Waterford	Inspections	1456	\$1,412.11
n/a	WHS	n/a	Sign A Rama	Signage	13160	\$1,096.70
n/a	WHS	n/a	Sign A Rama	Signage	13097	\$1,648.85

n/a	WHS	n/a	Town of Waterford	Inspections	1444	\$1,350.71
n/a	WHS	n/a	Lowes	Materials for light repair	1306413	\$46.95
n/a	WHS	n/a	Rexel	Materials for light repair	S100918858	\$67.49
n/a	WHS	n/a	Rexel	Materials for light repair	S100903450	\$4.74
n/a	WHS	n/a	Special Testing Labs	Testing	25702	\$4,889.00
n/a	WHS	N/A	Rexel	Relocate Parking Light Electrical Feeds	S100991244.001	\$92.91
N/A	WHS	N/A	Major Elec Supply	Relocate Parking Light Electrical Feeds	S2389773.00	\$520.50