

**MINUTES  
WATERFORD SCHOOL BUILDING COMMITTEE  
TUESDAY, JUNE 14, 2011 SPECIAL MEETING**

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

**ABSENT:** Mark Hanson has officially resigned

**STAFF:** Jerome Belair, Superintendent of Schools; James Miner, III, Director of Building & Grounds; Donald Macrino, Principal, Waterford High School; Terri Young, Recording Secretary

**I. ESTABLISHMENT OF A QUORUM AND CALL TO ORDER**

Acting Chairman, Alan Wilensky, established a quorum and called the meeting to order at 5:03 p.m.

**II. NOMINATIONS AND ELECTION OF CHAIRPERSON**

Mr. Wilensky announced that Mark Hanson, Chairman of the Waterford School Building Committee, officially submitted his resignation from the Waterford School Building Committee at the last RTM meeting. Mr. Wilensky wanted to specifically thank Mr. Hanson for his many years of service on the School Building Committee which spanned over 20 years. Mr. Wilensky said that his many years of dedicated service is very much appreciated. As a result of his resignation the Committee will take nominations to fill the Chairman position. Mr. Brule nominated Alan Wilensky as Chairman; seconded by John Koning. There were no other nominations. John Koning closed the nominations and the members voted unanimously for Alan Wilensky to be elected as the new Chairman of the Waterford School Building Committee effective immediately.

**MOTION #1: That the Waterford School Building Committee elects Alan Wilensky as the new Chairman of the Waterford School Building Committee to fill the vacancy created as a result of the resignation of Mark Hanson.  
Brule, Koning - Unanimous**

**III. RECOGNITION OF VISITORS/PUBLIC COMMENT**

William Ayles, Jr., JCJ Architecture; Rudie Beers, Director of Finance; Kenneth Biega, O & G Industries; Andrew Dyjak, Musco Lighting; Gus Kotait, O & G Industries

**IV. CORRESPONDENCE/INFORMATIONAL ITEMS**

Chairman, Alan Wilensky, reported that he received an e-mail from Rudie Beers today regarding a meeting that will be held on Monday at 9:00 a.m. with Silkdown Roofing to discuss the non-acceptance of their bid. Mr. Wilensky said that he will be on vacation and will not be able to attend. Mr. Cannamela will attend to represent the Waterford School Building Committee. Ms. Beers will send the pertinent information to Mr. Cannamela before that meeting.

**V. SUPERINTENDENT'S REPORT**

1. Invoice submitted for immediate payment authorized by Superintendent by JCJ Architecture in the amount of \$3,234.19. The item is listed on the bill list.
2. Invoice submitted for immediate payment authorized by Superintendent by JCJ Architecture in the amount of \$18,729.57. The item is listed on the bill list.

Mr. Belair reported that the two items listed above have been authorized for payment and will appear on this bill list. Also, he wanted to report that throughout the springtime, they have been having meetings to look at the technology, the furniture, and equipment for the High School Project. He feels that they have made good progress. When you think about the original thinking for the design of the building and the technology of two and a half years ago, it has caused us to revisit all of that planning to be aware of what is available now. They are working with a great technology consultant, but the main concern is the dollar amount. They have some samples of furniture at the high school now for the staff and students to review. They want to narrow it down to two classrooms of furniture that they are testing. They are currently getting some feedback from the students and staff on whether tables can be paired with desks and if the furniture is durable and conducive to the longer instructional blocks of time that we have now. They are making great progress in both of these areas.

**VI. OLD BUSINESS**

1. **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 in the amount of \$65,500.00

Mr. Wilensky reported that there was an issue with the Westbrook Block vs. the New Milford Block (the specified block) at the last meeting. After speaking with the Superintendent and the Director of Buildings & Grounds, the matter was put onto the Agenda to be discussed again at this meeting. The two blocks were brought in and placed side by side so that the committee could review the characteristics of both blocks.

Mr. Biega stated that both blocks meet the standard, but the Westbrook Block has a better appearance. Mr. Miner said that the Westbrook block is a better looking product, and there would be less fixing of joints and chips. Mr. Ayles said that the tolerances on the joints were better on the Westbrook Block. The paintable surface is smoother and less porous. Questions regarding the aesthetics of the blocks on the walls of the bathrooms, halls, etc. were answered. The Westbrook block seems to be more durable. Both blocks have the same psi, thickness, and support.

**MOTION #2:** That the Waterford School Building Committee approves the use of the Westbrook Block in lieu of the specified New Milford Block to insure a better quality masonry product for the Waterford High School Project in the amount of \$65,500.00 per Joe Capasso Mason Enterprises Proposal #1 dated May 9, 2011.  
Nazarchyk, Koning – 5 – 1 – 0

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

## 2. Approval of Minutes: May 17, 2011

To correct Motion #3 of the May 17, 2011 minutes regarding the Westbrook Block vote.

**MOTION #3:** *That the Waterford School Building Committee approves the use of the Westbrook Block in lieu of the specified New Milford Block to insure a better quality masonry product per Joe Capasso Mason Enterprises Proposal #1 dated May 9, 2011 to add \$65,500.00.*  
*Koning, Nazarchyk – 3 -3- 0*

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

**MOTION FAILED**

**MOTION #3: That the Waterford School Building Committee approves the Minutes of the May 17, 2011 meeting as corrected.  
Nazarchyk, Koning - Unanimous**

**VII. CONSENT AGENDA  
WATERFORD HIGH SCHOOL CHANGE ORDERS:**

- 1. 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 in the amount of \$155,693.00

Mr. Wilensky introduced Mr. Andrew Dyjak, Field Sales Representative, Musco Lighting, from Londonderry, New Hampshire. Mr. Dyjak gave a presentation on the benefits of Musco Lighting. He distributed several handouts regarding Light Structure Green, recommendations from other school districts that purchased Musco Lighting and a memo from Monrad Consulting Electrical Engineers regarding towns and counties that have a high regard for Musco Lighting that was used for nighttime sport events and the control of glare. Also included was an alert bulletin from the U. S. Consumer Product Safety Commission regarding LP Stadium light poles that can fall over and pose a risk of serious injury and death to the public. Mr. Dyjak also compared the percentage of light that reaches the ball field from a 1500 watt USL light fixture vs. the 1500 watt Musco light Fixture. Only 25% of the light from the USL light fixture reaches the field and 75-80% of the light from the Musco light fixture reaches the ball field. Mr. Dyjak discussed the cost savings and the energy savings of Musco Lighting and the 25 year warranty which includes all parts, labor, bulbs, etc. so there is no need for a maintenance contract. After 750 hours of operation, the light level can become below standard (below 55 foot candles); they monitor the light level and relamp as necessary at no cost. The system is remote controlled so that lights are on when they are supposed to be on, and off when they are supposed to be off. Usually lights are on for a period of 4 hours at a time. They have local factory trained employees who monitor the system and take care of any problems before they become critical. The structural issues are nonexistent. There is a pre cast concrete base. The visor insures minimum light spillage and minimum glare. There is a 50% reduction in light spillage and glare. The system includes the pole, base, lamps, fixtures, visor, special glass, powder coated aluminum, and it is anodized. The pole can stand wind up to 150 mph. They have never had a failure in the 25 years they have been in business. The actual savings over the period of 25 years can be \$175,250.00. Payback rate of return is in 12.1 years.

Mr. Belair left the meeting at 5:30 p.m.

**MOTION #4:** That the Waterford School Building Committee approves the Ducci Electrical Contractors proposal dated April 18, 2011 to provide Musco Sports Lighting in lieu of the specified USL Lighting package for the Waterford High School Project football and baseball fields in the amount of \$155,693.00.  
Nazarchyk, Cannamela – Unanimous

2. **M. Frank Higgins:** Additional cost to furnish and install ceramic tile in rooms A214 Seating Area and A218 Area of Refuge per JCJ Sketch SKA-18. These rooms were not shown on the Finish Schedule. Per M. Frank Higgins letter dated 6/1/11 in the amount of \$47,816.00.

**MOTION #5:** That the Waterford School Building Committee approves the additional cost to furnish and install ceramic tile in rooms A214 Seating Area and A218 Area of Refuge per JCJ Sketch SKA-18. These rooms were not shown on the Finish Schedule per M. Frank Higgins letter dated 6/1/11 in the amount of \$47,816.00.  
Koning, Nazarchyk – Unanimous

3. **Alternate #7 Pool RTU:**  
**HHS Mechanical Contractors:** Additional costs to provide new piping, valves, and controls for Pool RTU, as detailed in Alternate #7 and revised in PR #5, per HHS Change Order Proposal worksheet dated 4/30/11 in the amount of \$6,331.00  
**Ducci Electrical Contractors:** Additional costs to provide all electrical revisions for Pool RTU, as detailed in Alternate #7 and revised in PR #5, per Ducci letter dated 5/16/11 in the amount of \$4,440.00  
**TOTAL FOR ALTERNATE #7: \$10,771.00.**

A lengthy discussion ensued. Mr. Miner answered many questions and explained the need for alternate #7 at this time.

**MOTION #6:** That the Waterford School Building Committee approves the additional costs to provide new piping, valves, and controls for Pool RTU, as detailed in Alternate #7 and revised in PR #5, per HHS Change Order Proposal worksheet dated 4/30/11 in the amount of \$6,331.00, and Ducci Electrical Contractors additional costs to provide all electrical revisions for Pool RTU, as detailed in Alternate #7 and revised in PR #5, per Ducci letter dated 5/16/11 in the amount of \$4,440.00. The total amount for Alternate #7 is \$10,771.00.

Nazarchyk, Cannamela – Unanimous

4. **Ducci Electrical Contractors:** Additional cost to provide power and tele/data in temporary office area for relocation of Waterford High School Physical Education Staff and Athletic Director. Refer to Ducci letter dated June 6, 2011 in the amount of \$1,826.00

**MOTION #7:** That the Waterford School Building Committee approves the additional cost to provide power and tele/data in temporary office areas for relocation of Waterford High School Physical Education Staff and Athletic Director as referenced in Ducci letter dated June 6, 2011 in the amount of \$1,826.00.

Cannamela, Nazarchyk – Unanimous

5. **Ducci Electrical Contractors:** Additional cost to troubleshoot and re-wire site light poles and install new ballasts in burnt out existing site lights for school evening events, per Ducci letter dated June 6, 2011 in the amount of \$5,318.00.

**MOTION #8:** That the Waterford School Building Committee approves the additional cost to troubleshoot and re-wire site light poles and install new ballasts in burnt out existing site lights for school evening events, per Ducci letter dated June 6, 2011 in the amount of \$5,318.00.

Nazarchyk, Cannamela - Unanimous

6. **Ducci Electrical Contractors: Additional cost to troubleshoot and re-wire existing site lights at Tennis Court parking lot for safety and security , per Ducci letter dated June 6, 2011 in the amount of \$1,539.00**

**MOTION #9: That the Waterford School Building Committee approves the additional cost to troubleshoot and re-wire existing site lights at Tennis Court parking lot at Waterford High School for safety and security, per Ducci letter dated June 6, 2011 in the amount of \$1,539.00.  
Nazarchyk, Cannamela – Unanimous**

**Mrs. Rudie Beers addressed the Committee to explain that the appropriations for interim Finance and Borrowing Costs on the High School Project were adjusted by \$500,000 and \$150,000 respectively due to the fact that the high school is now scheduled to be bonded in two separate series to mitigate the impact on the taxpayers.**

**VIII. OSWEGATCHIE SCHOOL**

There was no report

**IX. GREAT NECK SCHOOL**

There was no report

**X. WATERFORD HIGH SCHOOL**

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

Mr. Ayles reported that the submittals are coming in fast and furious, they are meeting with Department Heads; there was a great meeting with Shane Valle; he absolutely loved the Audio Visual Package. We are having the meetings so that everyone knows what they are getting. The Technology meetings are going very well. There was one issue that came up at one of the Technology meetings regarding the use of the Media Center. Right now we have a flat screen TV and there is a question regarding the use of space. They are revisiting the furniture needs of the school and they will be going to visit some other schools to see their technology and how they use their space. They are also scheduling mark ups. Mr. Ayles will be speaking with Mr. Miner regarding precast panels, color, design and quality of construction, work spaces for small groups in the Media Center, teacher dedicated space, telephones, data, etc.

Mr. Brule left the meeting at 6:20 p.m.

Mr. Biega left the meeting at 6:23 p.m.

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

1. Waterford High School Addition and Alterations Bid Package Summary revised 5/26/11
2. CM Report to be distributed at meeting.

Mr. Kotait distributed the CM Report. The Addition and Alterations Bid Package Summary revised 5/26/11 was included in the Agenda package. Mr. Kotait reported that the Access Road-sub base is installed at the Basin Fill Area, it is about 75% paved, and they are starting Miner Lane today. The Geothermal wells will not be started until the Retention Basin is done which will be in about another 2 weeks. Fill is ongoing on the Track and Football Fields. The Retention Basin new outlet was installed on May 13, 2011. The East Slope at the filled area was established on 5/27/11. The top soil will be next, then seeding and planting will be done in about 2 weeks.

The new addition building excavation started on May 13, 2011 and is ongoing. The concrete foundation, the first concrete pour was done on 5/26/11. Foundation work is about 15% complete. Next step will be the excavation for the high walls. Soil nailing began at the northeast corner on 6/8/2011. The steel will be starting in July. In order to complete the building at the end of February, overtime may be needed.

Renovation Phase I on the Pool, field House, and Locker Rooms selective demolition started on May 13, 2011, and is ongoing. Floor abatement in the 1982 addition will start on June 23, 2011; the day after the last day of school. The new fire sprinkler pipe in the Field House is installed. The existing above-ceiling piping and structure need to be reviewed.

**XI. NEW BUSINESS**

There was no new business.

**XII. BILL LIST—SEE ATTACHED**



Mrs. Beers stated that there are several amendments to the Bill List.: JCJ Architecture Professional Services, Invoice #000000002 in the amount of \$3,234.19 is **deleted**, and JCJ Architecture, Professional Services, Invoice #000000032 is changed to \$28,432.15. The two Invoices for JCJ Architecture, #000000001 and #000000031, were approved for payment by Mr. Belair and have been paid. They remain on the Bill List to be approved by this Committee.

**MOTION #10: That the Waterford School Building Committee approves the Bill List as amended.  
Nazarchyk, Cannamela – Unanimous**

**XIII. ADJOURNMENT**

**MOTION #11: That the Waterford School Building Committee adjourns the Special Meeting at 6:32 p.m.  
Nazarchyk, Cannamela – Unanimous**

**Respectfully Submitted**

**Terri Young  
Recording Secretary**

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	GN	n/a	A Secondino & Son	Carpentry	00013	\$49,515.84
n/a	WHS	n/a	O&G	CM services	00005	\$123,676.46
n/a	WHS	n/a	Ducci Electrical	Electrical	00001	\$129,485.19
n/a	WHS	n/a	CJ Fucci	Sitework	00004	\$284,242.85
n/a	WHS	n/a	Shepard Steel Co.	Structural metal framing	00003	\$356,474.91
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	00003	\$90,748.75
n/a	WHS	n/a	Mystic Air	Asbestos samples	27662	\$645.00
n/a	WHS	n/a	Rexel	Materials for lighting	S100996169	\$648.34
n/a	WHS	n/a	CorBuilt LLC	Ground penetrating survey	5/19/11	\$2,310.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-385154	\$332.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-386071	\$249.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-387564	\$166.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1336947	\$740.00
n/a	WHS	n/a	Cynthia M. Kaplan	LEED services	042011.68	\$360.00
n/a	WHS	n/a	ARC	Copies	861789	\$384.49
n/a	WHS	n/a	ARC	Copies	861791	\$116.31
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000001	\$3,234.19
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000002	\$3,234.19
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000031	\$18,729.57
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000032	\$28,432.15
n/a	WHS	n/a	CL&P	Utilities	5181883501 9	\$254.50
n/a	WHS	n/a	Rexel	Materials for lighting	S101053395	\$630.68
n/a	WHS	n/a	Northeast Paving	Pave of temp dumpster pad	June 3, 2011	\$4,000.00
n/a	WHS	n/a	William B. Meyer	Moving	COM-401-1/1	\$6,390.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-388198	\$575.08
n/a	QH	n/a	Milton Beebe	Sitework	Retention	\$12,318.01