

**MINUTES  
WATERFORD SCHOOL BUILDING COMMITTEE  
SPECIAL MEETING, TUESDAY, AUGUST 23, 2011**

**PRESENT:** Kimberly Alfultis, Tom Dembek, Jody Nazarchyk, James Norton,  
Alan Wilensky

**ABSENT:** Robert Brule, Jr., John Koning

**STAFF:** Jerome R. Belair, Superintendent of Schools; James Miner, III,  
Director of Buildings & Grounds; Donald Macrino, Principal,  
Waterford High School; Ronald Melnik, Director of  
Finance & Operations; Terri Young, Recording Secretary

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

Chairman, Alan Wilensky, established a quorum and called the meeting to order at 5:32 p.m.

**II. EXECUTIVE SESSION ANTICIPATED FOR DISCUSSION OF PENDING LITIGATION**

The Committee went into Executive Session from 5:35 p.m. to 6:20 p.m.

**III. RESUME PUBLIC SESSION (5:45 P.M.)**

**MOTION #1:** That the Waterford School Building Committee  
adjourns Executive Session and resumes the Public  
Session at 6:23 p.m.  
Norton, Nazarchyk – Unanimous

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

Robert Avena, Town Attorney; William Ayles Jr., JCJ Architecture; Gus Kotait, O & G Industries; Bernard Pisacich, Town Treasurer; Paul Petrone; Patch.Com; Greg Smolley, JCJ Architecture; Tom Wagner, Town Planner

**V. CORRESPONDENCE/INFORMATIONAL ITEMS**

1. Capital Projects account status as of 6/30/11 from Rudie Beers, Director of Finance.

Mr. Pisacich requested that the Chairman allow him a few minutes to set up his video equipment, and to announce that the public session is underway.

Mr. Wilensky announced that this was the August 23, 2011 Special Meeting of the Waterford School Building Committee which had just adjourned Executive Session and is resuming the Public Session.

**Mr. Wilensky recognized the visitors attending the meeting.**

**VI. SUPERINTENDENT'S REPORT**

Mr. Belair reported that we are opening school next Tuesday. They have been getting the high school ready for staff and students. Monday will be the kick off with all the staff at Clark Lane Middle School. There will be an opening convocation and an overview of the progress on the High School Project. They are also looking to the next meeting with plans for the Library design, and the modifications to the original design, while keeping in mind the importance of the 21<sup>st</sup> Century. We are hoping to have that on the Agenda for the next meeting.

The Technology Committee has been meeting on a regular basis and is at a point where they are trying to stay within the Budget for a completely wireless environment. Mr. Belair will keep us posted on the progress.

**VII. OLD BUSINESS**

**1. Approval of Minutes: August 9, 2011**

**MOTION #2: That the Waterford School Building Committee approves the Minutes of the August 9, 2011 special meeting.  
Nazarchyk, Dembek – Unanimous**

**VIII. CONSENT AGENDA**

**Pool & Fieldhouse items (area currently under renovation)**

1. Replace existing plumbing fixtures in exterior toilet rooms A106 & A108. Work includes (9) toilet seats, (3) urinals, (11) Battery operated Sloan flush valve Kits in the amount of \$13,058.18. Excludes Patching.
2. Supply and install new Elevator Pit Ladder at Pool Elevator # 2 in the amount of \$1,731.00. This is required by code.
3. Per RFI 141 add Gypsum soffits/beam in fills at pool lobby stair to hide the exposed steel in the amount of \$3,006.31.
4. Repair deteriorated concrete Pool Walls in pool pump room (Center wall and corner w/ surge tank) and in PE Storage room (corner wall) with Sika Concrete Product. Work includes removal of loose concrete, wire brush exposed rebar and apply rust inhibitor epoxy. Work to be done by Brock Enterprise on T&M basis not to exceed \$7,050.00.

Mr. Wilensky stated that items 1 through 4 are all owner designated items. Mrs. Nazarchyk asked if the items were all in the original plan. Mr. Wilensky said that they were in the original plan.

**MOTION #3: That the Waterford School Building Committee approves items 1 through 4 under Pool & Fieldhouse items.  
Nazarchyk, Alfultis – Unanimous**

**New Building Addition Items**

5. HHS Proposal # P-5 per RFI 108 supply and install of four additional Areaways floor Drains in the amount of \$2,257.60.
6. HHS Proposal dated 7/1/2011 to change the style of EF-1 & 2 per Engineer comments on the submittal in the amount of \$3,043.77

**MOTION #4: That the Waterford School Building Committee approves items 5 and 6 under New Building Addition Items.  
Nazarchyk, Alfultis – Unanimous**

**Field Items:**

7. Netting system behind lacrosse goals (safety issue to protect anyone running track). Budget \$65,000.00
8. CJ Fucci – Price to relocate Sewer line due to existing Manhole conflict with new track. TBD.

Discussion was started by Mr. Dembek regarding the netting. Should the netting be placed only at the end zone; or should be all the way around the field? There is a possibility that someone could be running on the track and could be hit by a ball. Also, there was discussion on whether posts were needed to hold the netting in place, and if inserts and sleeving would be used. Lacrosse and Track are scheduled at the same time of the year. It was decided to invite Mr. Dave Sousa to the next meeting to discuss his opinion on whether the netting should be all around the field, or just behind the goals. Discussion ended when it was decided to put this item on hold until the next meeting.

Discussion commenced on the Sewer line that was buried and did not show on the original plans when they started discussing the High School Project around April of 2007 per Mr. Wagner. Mr. Kotait recommended removing the manhole that is on the track and connecting the two pipes for a temporary fix. Discussion also ensued on the jet router in case the sewer line has a problem. Rerouting the sewer line to another location, and how that could be accomplished was also discussed. Discussion ended when it was agreed to put this item on hold until the next meeting.

**There was no action on Items 7 and 8 at this time.**

**Site Items**

9. CJ Fucci Proposal to replace MH A23, CB A24, and CB A37 in the amount of \$21,618.09

**MOTION #5: That the Waterford School Building Committee approves the replacement of manholes on item 9 under Site Items.  
Nazarchyk, Alfultis – Unanimous**

**ix. WATERFORD HIGH SCHOOL  
Construction Manager's Report: O & G**

Mr. Kotait distributed copies of his Monthly Status Report #7. He reported that 43 geothermal wells are done. The bleachers for the football field are being installed at the home end. The West Side Drainage is completed and is ready for school to open next week. They are addressing fencing issues and egress issues around the building. Structural steel will start tomorrow. They are working on the bridge foundation. They are working on the footings for the West Canopy. They will be repaving the walkway at the end of the week.

They will start the flooring tomorrow. The painting of the pool has started. The old drains around the pool have been removed, and they are installing new ones. They are getting design information from the structural engineer regarding reinforcement under the pool deck. Things are progressing nicely.

Mrs. Nazarchyk asked about the dance floor. Mr. Ayles said that Ms. MacDougall saw the plans and liked what she saw.

Mr. Wilensky asked about paving the main parking area. Mr. Kotait said they will be paving it this week.

Mr. Dembek asked about the fencing around the baseball field. There is an issue regarding the 8 ft. fence vs. the 6 ft fence. Now that we have two size fences, what are we going to do with the fence that we are not going to use? Discussions ensued on whether the fence could be returned and the restocking fee paid, or whether it could be used on the south end of the field. The value of the fence will be determined by the next meeting, and a quote for the restocking fee to return the fence will be obtained.

**Architect's Report Waterford High School: JCJ Architecture**

Mr. Ayles reported that there were two things that happened since the last meeting; Jay Miner and he walked through the Maintenance Building to look at the spaces so they could get more detailed drawings. The Technology staff is working on the server location, the security system, and the fire alarm. The other thing that happened is that this morning there was a Code Blue Demonstration. People from Massachusetts set up three different types of security stations, and demonstrated the abilities on how it ties into the Police bands. Mr. Wilensky said that we are considering installing 4 Emergency Call Stations; one at the Soccer Field, Baseball Field, Football Field, and inside the school. They will be getting prices. This could enable parents, students, and faculty to be reached when they are on the fields and the games are going on.

Mr. Norton asked about the range of the speakers. The 4 speakers would be 100 db speakers in order to be heard by the public within 2,000 ft. They would be needed to reach people at the far end of the fields.

**X. OSWEGATCHIE SCHOOL**

There was no report

Mr. Dembek asked when the Oswegatchie Project would be closed. Mr. Wilensky said that Rudie Beers is the trigger to closing the projects. She will need to verify that all the contracts are fulfilled and all the bills are paid. Mr. Miner said that there are still a few issues to be resolved regarding Laminate issues, Millwork issues, and Playground issues. They are getting closer to closing the project because the Punch List is complete.

**XI. GREAT NECK SCHOOL**

There was no report.

**XII. NEW BUSINESS**

Mr. Wilensky said that he would entertain a motion to enter into an agreement with a third party evaluator to examine the roof at Quaker Hill School not to exceed \$3,000.00.

**MOTION #6: That the Waterford School Building Committee will enter into an agreement with a third party evaluator to examine the roof at Quaker Hill School in an amount not to exceed \$3,000.00. Nazarchyk, Alfultis – Unanimous**

**XIII. BILL LIST (SEE ATTACHED)**

**MOTION #7: That the Waterford School Building Committee approves the Bill List as presented. Nazarchyk, Alfultis – Unanimous**

**XIV. ADJOURNMENT**

**MOTION #8: That the Waterford School Building Committee adjourns the Special Meeting at 6:55 p.m. Alfultis, Nazarchyk – Unanimous**

**Respectfully Submitted  
Terri Young  
Recording Secretary**

**BILL LIST - AUGUST 23, 2011**

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	WHS	n/a	O&G	CM services	00007	\$128,852.00
n/a	WHS	n/a	Ducci Electrical	Electrical	00002	\$251,429.43
n/a	WHS	n/a	CJ Fucci	Sitework	00005	\$610,917.67
n/a	WHS	n/a	Shepard Steel Co.	Structural metal framing	00004	\$215,591.77
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	00004	\$771,386.70
n/a	WHS	n/a	Joe Capasso Mason	Masonry	00001	\$252,151.32
n/a	WHS	n/a	Standard Demolition	Asbestos Abatement	00002	\$159,915.00
n/a	WHS	n/a	A Secondino & Son	Casework	00001	\$26,381.50
n/a	WHS	n/a	A Secondino & Son	General Trades	00002	\$305,130.50
n/a	WHS	n/a	Otis Elevator	Elevators	00002	\$5,813.05
n/a	WHS	n/a	Manafort Brothers	Concrete	00002	\$303,798.28
n/a	WHS	n/a	Conn Acoustics	Drywall & Acoustical	00002	\$29,531.37
n/a	WHS	n/a	M. Frank Higgins	Flooring	00002	\$88,520.70
n/a	WHS	n/a	Professional Painting	Painting	00001	\$17,100.00
n/a	WHS	n/a	William B. Meyer	Moving	COM-632-1/1	\$1,980.00
n/a	WHS	n/a	William B. Meyer	Moving	COM-632-1/3	\$2,035.00
n/a	WHS	n/a	JCJ Architecture	Professional Services	000000034	\$20,828.88
n/a	WHS	n/a	CIRMA	Builders Risk	No. LP040848	\$23,693.00
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$747.73
n/a	WHS	n/a	United Builders	Materials for athletic move	50303233	\$165.20
n/a	WHS	n/a	Mystic Air	Asbestos abatement monit	28393	\$30,895.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1351996	\$70.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1355716	\$70.00
n/a	WHS	n/a	Special Testing Lab	Testing	25866	\$7,602.40
n/a	WHS	n/a	Special Testing Lab	Testing	25836	\$5,801.40
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-393590	\$166.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-394254	\$1,786.50
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-395493	\$249.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1359443	\$70.00