

MINUTES

WATERFORD SCHOOL BUILDING COMMITTEE

REGULAR MEETING, TUESDAY, SEPTEMBER 20, 2011

PRESENT: Kimberly Alfultis, Tom Dembek, John Koning, Jody Nazarchyk,
Alan Wilensky

ABSENT: Robert Brule, Jr., James Norton

STAFF: Jerome R. Belair, Superintendent of Schools; Ronald Melnik,
Director of Finance and Operations; James Miner, III,
Director of Buildings & Grounds; Donald Macrino, Principal,
Waterford High School; 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 5:30 p.m.

II. RECOGNITION OF VISITORS/PUBLIC COMMENT

William Ayles, Jr., JCJ Architecture; Kenneth Biega, O & G Industries (5:50 p.m.); Gus Kotait, O & G Industries; Paul Petrone, Patch.com; Tom Wagner, Town Planner

III. CORRESPONDENCE/ INFORMATIONAL ITEMS

There were no informational items or correspondence.

IV. SUPERINTENDENT'S REPORT

Mr. Belair reported that the series of special meetings were very helpful, and got us back on track. We have been plugging away at issues in a timely manner. There are six bills to add to the Bill List from Harrington Engineering that will move the closing of the Quaker Hill Project further along, and he requested that they be added to tonight's Agenda and Bill List.

Mr. Wilensky added the discussion and possible action on the six Harrington Engineering bills from the Quaker Hill School Project to a new Agenda item **VII A.** on this Agenda.

V. CONSENT AGENDA

WATERFORD HIGH SCHOOL CHANGE ORDERS:

Pool & Fieldhouse items (area currently under renovation):

1. Ducci Proposal # 29 to supply power and fire alarm to magnetic door holders and smoke detectors on each side of the door at (9) locations per RFI # 201 in the amount of \$11,667.00.
2. Replace existing copper domestic water feed to swimming pool with CPVC pipe and fitting for the part of the system located in the pump room and that penetrated the surge tank which is the most affected by the chlorine in the amount of \$3,286.26. The remaining part of the existing insulated copper pipe will not be replaced.
3. Conn Acoustics Additional Framing and soffits per:

RFI 79: Credit for deletion of ACP in field house passages:	(\$526.00)
RFI 79: Add Soffit at B102 & B103 due to door relocation:	\$327.00
RFI 220: A101 add soffit to enclose Beam:	\$671.25
TOTAL:	\$472.25
4. Paint the following rooms that are not to be painted on the finish schedule:

A105/A207 – Pool Stair Walls:	\$2774.00
A218 – Pool Area of Refuge Walls (existing):	\$729.00
TOTAL:	\$3,503.00

Discussion revealed that item 1 is an architectural error; 2, 3 and 4 are owner initiated.

**MOTION #1: That the Waterford School Building
Committee approves the Pool &
Fieldhouse Items 1 through 4 as
presented.
Alfultis, Koning – Unanimous**

New Building Addition Items:

5. Ducci proposal # 26 to provide (2) monitoring modules to the post indicator valves per RFI 208 in the amount of \$6,303.00. Proposal includes 350 LF of underground conduit, 150 LF of EMT conduit and 525 LF of Fire Alarm Cable.
6. CJ Fucci Proposal # 22 to provide stone and fabric around the building footing drain and slab under drain in the amount of \$5,890.00 per RFI # 186. Proposal includes supply and install of 11550 SF of Geotex fabric and 220tons of crushed stone.
7. PR-15 Provide custom “Camel Color” to chilled beams and HVAC Grills in the amount of \$3,190.00
8. PR-15 Provide custom “Camel Color” to sprinkler head cover plates at 95 locations in the amount of \$1,876.88

Discussion ensued on items 5 and 6 which were discussed separately. They are considered to be architectural errors.

MOTION #2: That the Waterford School Building Committee approves New Building Addition Items number 5 and 6 as presented.
Alfultis, Dembek – Unanimous

Discussion on numbers 7 and 8 centered on the custom camel color vs. the standard white color. This is owner initiated. Mr. Kotait corrected the amount of **Item 8 to \$1,543,43.**

MOTION #3: That the Waterford School Building Committee approves New Building Addition Items number 7 and 8 as corrected.
Nazarchyk, Koning – 3 – 2 – 0

In favor: Koning, Nazarchyk, Wilensky
Opposed: Alfultis, Dembek
Abstained: 0

Motion Passed

VI. OSWEGATCHIE SCHOOL

Mr. Dembek reported that Rudie Beers, Director of Finance, is in the process of requesting zero bills from seven contractors that worked on the Oswegatchie School Project. This is being done in an effort to close out the project.

VII. GREAT NECK SCHOOL

1. Discussion and possible action on quotation from Integrated Technical Systems to provide additional microphones and hardware needed for the gymnasium at Great Neck School.

MOTION #4: That the Waterford School Building Committee approves the quotation from Integrated Technical Systems to provide additional microphones and hardware needed for the gymnasium at Great Neck School.
Dembek, Nazarchyk - Unanimous

VII A. QUAKER HILL SCHOOL

Discussion and possible action on six bills from Harrington Engineering for work completed on the Quaker Hill School Project.

Mr. Wilensky listed the six bills from Harrington Engineering which were approved by the Superintendent.

Purchase Order #925597 to relocate 5 cameras	\$5,562.00
Purchase Order #925598 to add 5 security door contacts	\$7,700.00
Purchase Order #925599 for Andover Controls System	\$19,970.00
Purchase Order #925600 Labor & Materials to connect the Andover System to the Ademco Burglar Alarm System	\$15,210.00
Purchase Order #925601 Relocate 2 Cameras and Intercom	\$5,630.00
Purchase Order #925596 Bid Pkg #2.16 Security System	\$6,497.25

**MOTION #5: That the Waterford School Building Committee approves the six bills from Harrington Engineering for work done on the Quaker Hill School Project and adds them to this Bill List.
Nazarchyk, Dembek – Unanimous**

Mr. Dembek asked if the Harrington Engineering bills were the final bills to close the Quaker Hill Project. Mr. Miner said that there are still issues with the roof. Mr. Miner will be getting a report within the next two weeks from the roof consultant to determine what needs to be done to fix the roof at Quaker Hill School. When the roof is finally fixed the Quaker Hill School Project should be closed.

VIII. WATERFORD HIGH SCHOOL

Architect’s Report Waterford High School: Jeter Cook & Jepson

Mr. Ayles reported that Mr. Belair had written a letter to the Bureau of School Facilities to request Renovate as New status for the High School Project. Once that is approved, they will start looking at the interior of the building to be sure that the building has a 20 year warranty status. The Engineer will do a Certification of Structures Report of the various Codes, and they will meet with the Fire Marshall to go over the Fire Alarm system and hydrants. A walk through has been done and the numbers look good for the systems based on current Codes. Exit and egress issues are also being reviewed. If the Renovate as New status is approved, there will be more money coming from the State.

There was discussion on Code Blue and how serious we are about it. Also, how we plan to move forward to meet deadlines was discussed. Mr. Kotait discussed the conduit going out of the building for Code Blue and how critical it is to get it resolved. Mr. Wilensky asked about the stage rigging and piping. There was discussion on the overhead door, lift, and stage piping, and whether the lift was necessary. Mr. Miner said that it was necessary for safety issues when unloading sets for the stage. The lighting package was also discussed.

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

Mr. Kotait was unable to show the pictures of the progress at the Waterford High School because of a technical problem. Mr. Kotait gave a verbal report on the progress.

Sitework: The Access Road is paved at both ends. The Detention Basin will be completed tomorrow. Geothermal wells are progressing very well; there are 80 wells done out of 150, and should finish in mid October. The Football Field bleachers are done on both sides, the under-drainage is done, and the artificial turf will be there October 10th.

New Building Addition: The Concrete foundation was completed. Structural Steel in F Section was completed today, and the crane will be moved to the other side G section. It should take about 3 weeks to complete. Structural Steel will be done around the end of October. West End Canopy structural steel is complete; they are working on trusses now.

Renovation Phase 1: Pool, Fieldhouse, and Locker Rooms: There is a meeting with the Fire Marshall tomorrow. If that goes well they can turn over the Fieldhouse to the school for occupancy. They need a couple of weeks more on the locker rooms. The pool area deck is progressing well; they are waterproofing the deck now. They are working on the tiles, and the bleachers should be delivered on Monday, September 26, 2011.

Mr. Wagner said that there will be a meeting with the Conservation Commission to go over the water issue on Thursday Night.

A letter from McFarland Johnson of Putnam, CT was distributed regarding the Notice of Violation –IWW Permit #2010-017 Waterford High School. McFarland Johnson has been hired by C. J. Fucci Construction, Inc. to provide consulting services related to erosion and sediment control at the Waterford High School Project. Mr. Scott J. Medeiros, P. E. Area Operations Manager from McFarland Johnson met with C. J. Fucci field personnel on September 6, 2011. A combination of plan markups and a recommended corrective action plan was submitted in that letter.

The football field and entrance to the pool area is where the problem is located; water is discharging out into the wetlands.

Mr. Wagner said that they are making some progress. There are design changes that were requested and are being reviewed. A temporary sediment basin is being considered to handle some of this problem. Mr. Biega said that a need for action to install a temporary sediment basin is what is important now.

**MOTION #6: That the Waterford School Building
Committee approves the installation of a
temporary sediment basin to control the
current water problem.
Alfultis, Nazarchyk - Unanimous**

1. Discussion and possible action on PR21, Additional Door Frames and walls in Mechanical Room H180.

Mr. Ayles distributed sketches of the First Floor Power Plan Area H, SKEP-2. The transformers and electrical panels were moved to another area. Another wall with a door was built to separate the 2 rooms. The Mechanical Room area is already fire rated. Mr. Dembek asked if there were any cost estimates yet. They are still working on getting the cost estimates.

**MOTION #7: That the Waterford School Building
Committee approves additional door
frames and walls in the Mechanical Room
H180 on PR21.
Koning, Nazarchyk – Unanimous**

2. Discussion and possible action on RFI222: Increase size of IT Head End Room.

Mr. Ayles distributed a Request for Information packet. He said that there is a very large footing area that prevents them from running the conduit in the area. There is also a 10 ft. x 10 ft. concrete pier. They need to increase the size of the IT Head End Room G154 by eliminating the wall between G154 and G153 (Storage), eliminating the wall and door between G153 and G193, and adding a new solid wall along the same line as the wall and the door into G154.

**MOTION #8: That the Waterford School Building
Committee approves the increase in size
of the IT Head End Room.
Alfultis, Koning - Unanimous**

OLD BUSINESS

1. Approval of Minutes: September 6, 2011

MOTION #9: That the Waterford School Building Committee approves the Minutes of the September 6, 2011 Special Meeting.
Dembek, Alfultis – 4-0-1

In favor: Alfultis, Dembek, Nazarchyk, Wilensky
Opposed: 0
Abstained: Koning

X. NEW BUSINESS

There was no new business.

XI. BILL LIST—SEE ATTACHED

Discussion to correct the typo on the C. J. Fucci Application for Payment #00007 from \$467,834.94 to \$567,834.94 was initiated by Mr. Wilensky. Also, the Committee agreed to add the six Harrington Engineering bills for the Quaker Hill Project to the Bill List.

MOTION #10: That the Waterford School Building Committee approves the correction of the C. J. Fucci Bill #0007 to \$567,834.94, and to add the six Harrington Engineering bills for Quaker Hill School Project to the Bill List.
Alfultis, Nazarchyk – Unanimous

MOTION #11: That the Waterford School Building Committee approves the Bill List as amended.
Koning, Alfultis – Unanimous

XII. ADJOURNMENT

MOTION #12: That the Waterford School Building Committee adjourns the Regular Meeting at 6:20 p.m.
Nazarchyk, Alfultis – Unanimous

Respectfully Submitted
Terri Young, Recording Secretary

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	GN	n/a	Kobyluck	Earthwork	18	\$125,922.59
n/a	GN	n/a	Kobyluck	Earthwork	19	\$206,998.79
n/a	WHS	n/a	MD Stetson	Floor sealer	405293	\$843.16
n/a	WHS	n/a	Sherwin Williams	Floor sealer supplies	6602-5	\$140.60
n/a	WHS	n/a	O&G	CM services	8	\$120,569.00
n/a	WHS	n/a	CJ Fucci	Sitework	7	\$567,834.94
n/a	WHS	n/a	Conn Acoustics, Inc.	Drywall & Acoustical	3	\$13,301.42
n/a	WHS	n/a	Allied Restoration	Roofing	1	\$37,751.10
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	6	\$816,366.61
n/a	WHS	n/a	Shepard Steel & Co.	Structural metal framing	6	\$22,800.00
n/a	WHS	n/a	Advanced Perf Glass	Entrances & Storefronts	2	\$18,100.35
n/a	WHS	n/a	Ducci Electrical	Electrical	4	\$295,185.01
n/a	WHS	n/a	Joe Capasso Mason	Masonry	2	\$154,712.30
n/a	WHS	n/a	Manafort Brothers	Concrete	3	\$317,473.05
n/a	WHS	n/a	Professional Painting	Painting	2	\$48,013.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-398705	\$249.00
n/a	WHS	n/a	William B. Meyer	Moving services	COM-812-1/1	\$2,150.50
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-396987	\$493.00

n/a	WHS	n/a	JCJ	Professional services	35	\$18,729.57
n/a	WHS	n/a	Cynthia M. Kaplan	Professional services	72011.8	\$800.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1359930	\$300.00
n/a	WHS	n/a	Mystic Air	Asbestos site monitoring	28544	\$1,585.00
n/a	WHS	n/a	Van Zelm	Professional Services	35898	\$3,371.64
n/a	WHS	n/a	Northeast Paving	Paving at WHS	2009400	\$7,720.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1364034	\$525.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1363531	\$140.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-397268	\$1,287.00
n/a	WHS	n/a	Special Testing Lab	Testing	25924	\$17,848.73
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$690.03
n/a	QH	n/a	Harrington Engineering	Relocate 5 cameras PO #925597	9/20/2011	\$5,562.00

n/a	QH	N/A	Harrington Engineering	Relocate 5 security Door Contacts PO # 925598	9/20/2011	\$7,700.00
n/a	QH	n/a	Harrington Engineering	Server upgrade and graphics reprogramming PO# 925599	9/20/2011	19,970.00
n/a	QH	n/a	Harrington Engineering	Labor & Materials to connect Burglar Alarm PO#925600	9/20/2011	\$15,210.00
n/a	QH	n/a	Harrington Engineering	Relocate 2 cameras + intercom PO#925601	9/20/2011	\$5,630.00
n/a	QH	n/a	Harrington Engineering	Bid Pkg 2.16 Security System PO#925596	9/20/2011	\$6,497.25