

Minutes  
School Building Committee Special Meeting  
January 27, 2014

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

ABSENT: Robert Brule and James Norton

STAFF: Jerome Belair, Superintendent; Jay Miner, Director of Buildings and Grounds; Andre Hauser, Waterford High School Principal

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

Mr. Wilensky established a quorum and called the meeting to order at 6:04p.m.

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

Mr. Wilensky acknowledged the presence Gus Kotait of O&G, Bill Ayles of JCJ Architecture, Andre Hauser, Waterford High School Principal, and Pam Kamercia.

**III. CORRESPONDENCE/ INFORMATIONAL ITEMS**

There was brief discussion about the FY2013 Capital Projects Contractual Commitments from Rudie Beers.

**IV. SUPERINDENDENT'S REPORT**

Mr. Belair stated that the committee needs to prioritize items they need done to begin finishing up this project. He also mentioned that he would like to add the restoration of the Project Adventure outdoor course as well as the climbing wall located indoors to the pending items list as it is a part of the curriculum. After the committee took a tour of the new Maintenance Building at WHS, Mr. Belair commented on what a phenomenal job the maintenance staff has been doing at shaping things up. He also mentioned that there was still a need for furniture in the IT area of that building. Mr. Belair reported that a great deal of the punch list items were completed over break and he assured the committee that the proper people are working on the HVAC issue at the high school.

**V. OLD BUSINESS**

1. APPROVAL OF MINUTES: December 17, 2013

Ms. Alfultis made note of an error in the minutes stating that she was the one to make a motion for adjournment, yet she was absent from that meeting. Records show it was John Koning that made the motion to adjourn.

MOTION: That the Waterford School Building Committee moves to approve the minutes of the December 17, 20123 meeting as amended.

Nazarchyk, Alfultis – unanimous; Alfutis abstained

2. Auditorium Lighting:

Mr. Wilensky brought up the need for proper theater lighting in the auditorium. The ones originally installed are not equivalent to proper house lighting. To help determine the need for new lighting, it will be determined by Mr. Belair and Mr. Hauser if the auditorium is used as an educational space or as purely a theater. Mr. Wilensky, with the help of Supertech, determined that only 16 of the current lighting fixtures will need to be replaced, at approximately \$1200 each plus installation. Mr. Wilensky believes this cost should be backcharged to Ducci. Before anything can happen further to rectify this issue it was suggested by Supertech that the committee bring in an independent contractor to give an opinion and write a report on the matter.

MOTION: To obtain an independent lighting expert for review of the auditorium lighting.

Alfultis, Koning- unanimous

3. Waterford High School PA System

Mr. Wilensky asked if the PA system can be turned off for general announcements in certain areas, such as the auditorium, and be used only for emergency broadcasts. Mr. Ayles said that it can be done, but that they will need a letter from the school authorizing them to do so. Mr. Ayles will forward a letter with the proper wording to Mr. Belair to complete.

**VI. NEW BUSINESS**

No new business at this time.

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

Items to be Approved / Reviewed **Total in Bold \$151,934.70**

New Building Addition Items **Subtotal Bold: \$39,432.14**

1. EcoLab proposal, in the amount of \$335.89, to provide the detergents for and set up the (3) science glassware washers for automatic dispensing, as well as powder packets for the commercial washer in the food lab.
2. Country Lumber Estimate # 266841 to supply (2) Fypon Louvers 44" overall Diameter for the B canopy in the amount of \$430.00. Installation by others.
3. Critical Signs Estimates for (2) sets of deep letters for a "WATERFORD HIGH SCHOOL" sign. Font Times Bold and color Blue per chip # 2860.
  - a. Critical Signs Estimate # 1223 to Supply and install 24" tall, 1-1/2" thick formed letters in a variety of colors: \$2,120.00
  - b. Critical Signs Estimate # 1258 in the amount of \$300.00 for INSTALLATION OF 2 LOUVERS ON SIDE OF BUILDING- one over school name and the other about 50' to the right.
  - c. Critical Signs Estimate # 1257 in the amount of \$1,583.60 to Supply and install 18 inch formed TIMES BOLD "WATERFORD HIGH SCHOOL" approximately 1 1/2 inches thick. Wide variety of color choice including blue or bronze appearing Installation of water flush mount approximately 30 feet
  - d. Critical Signs Estimate # 1259 in the amount of \$1,405.00 to supply and install 15 inch formed TIMES BOLD "WATERFORD HIGH SCHOOL" approximately 1 1/2 inches thick. Wide variety of color choice including blue or bronze appearing Installation of water flush mount approximately 25 feet
4. Special Testing Laboratories, Inc. Invoice # 27847 in the amount of \$1,135.00 for soil, Asphalt & Concrete Inspections up to 11/22/13.
- D5. Proposal request for adding a galvanized platform and wall-mounted ladder to access KEF-3, located on the south side of the new building. As it is installed there is no way to safely access KEF-3. Shepar Steel COR #24 in the amount of \$20,622.40 for Cage Ladder with grating platform and rails attached to platform per RFI 1016. This quote is based on Shepard's standard cage ladder design, not on the material sizes called out per RFI 1016. SKA-129 was provided with marked up changed material for review.
6. Proposal dated 1/10/14 from Walsh & Company, Inc. in the amount of \$2,500 to supply and install Springs Window Fashions Bali 1" Blind color to match existing per WPS request for blinds for the following locations (listed in order of importance):
  - 203 – computer lab – door and windows (greatest need)
  - 103 C – conference room – door and windows facing into the library
  - 103 E – conference room – door and windows
  - a. 103 D – computer lab – door facing into library
  - b. 101 – Guidance/Career Center – main doors into the suite

7. Additional finishing room Exhaust Fan EF-1-1.
- a. HHS proposal dated 8/13/2013, in the amount of \$10,405.85, to supply and install an additional roof fan and associated ductwork in the Construction Lab Finishing Room to provide ventilation for the bench area per RFI 906 response.
  - b. Spec provided by CES in Bulletin 21 is as follows:
    - i. Provide new up blast fan; Loren Cook Type ACRU-B, Size 120 rated for 1,200 cfm at 0.5" sp. Fan shall be aluminum construction, AMCA A spark resistant construction. Provide with explosion proof motor, explosion proof disconnect switch and roof curb. Motor shall be 1/3 HP, 120V, 1 phase. Fan shall be tagged "EF-1-1A".
    - b. Provide "16 x16" exhaust duct (aluminum construction) down to (2) 16x16 aluminum grilles mounted at 9'0" above the work bench. Fan shall be operated from a wall switch connected to the BMS. BMS shall only allow one fan to operate in the room; either finishing hood fan EF-1-1 or EF-1-1-A. Provide all aluminum motored damper at the fan inlet. BMS shall operate damper. BMS shall monitor damper's end switch and fan motor's CSR.

Electrical (Excluded):  
Provide (1) new 15A-1P circuit breaker in Panel "ELMP1" in the next available position. Provide 2#10, #10G, ¾" C from new circuit breaker in panel "ELMP1" to new fan "EF-1-1A". Wire through BMS fan controls as described above. Provide Class 1, Division 2 wiring; including all required conduit, conduit sealing fittings and sealant; in Finishing Room H161 for control and fan wiring.

Framing / Roof work (Excluded): Provide structural framing to support the new fan and roof flashing at the new curb.
  - c. Pricing excludes roofing, structural framing & electrical work.

MOTION: To discuss and approve consent agenda items 1-7c.

Nazarchyk, Alfultis- Unanimous

Mr. Wilensky noted that item #1 was a correction from the amount on last month's consent agenda. Mr. Kotait handed out pictures of possible types of lettering for the the outside of the high school as discussed in item #3. There was a brief discussion on which size lettering is preferred by the committee. Mr. Wilensky designated item # 5 as a design issue that should be back-charged to CES. Mr. Wilensky also explained the need for item #6, as there have been privacy issues in various conference rooms.

MOTION: To use option D under consent item #3 as the new signage.

Nazarchyk, Alfultis- Unanimous

**Field Items Subtotal: \$108,998.00**

8. Add Irrigation to all Fields –
- Fournier Irrigation proposal dated 1/13/14 in the amount of \$105,643.00 (\$78,996.00 without Prevailing wage rates). Price includes installation of the backflow preventer, backflow enclosure and enclosure concrete pad large enough for a 2" water meter. If the irrigation is installed after the site contractor has fine graded and seeded his staging area, there will be an additional cost to restore those areas in the amount of \$2,315.00. Electrical By Others. Price excludes: Sleeving under paved surface, booster pumps if low water pressure, water meter, bonds/fees/permits. Per Fournier, the irrigation system will only need a 2" meter.
  - Maxum Enterprises proposal dated 1/2/14 in the amount of \$97,960.00 (\$91,740.00 without Prevailing wage rates). Price includes the concrete enclosure for backflow & 3" meter. Pricing above does not include the meter as the town may have specific requirements. Additional cost to completely reseed all disturbed areas in the amount of \$4,550.00 (\$3,600 without prevailing rate). Electrical by others. It is assumed that

the town will waive the permit fee and that 110V power supply will be available to power the controller. A 3" meter is required to make this project work correctly. Per Maxum, at design flow the 3" meter adds 6 psi loss of pressure. A 2" meter is over 15 psi. This would adversely affect system performance. A 2" meter was purchased with the water tap. This option will require that the town purchase a 3" meter.

- Shore Line Lawn Sprinkler proposal dated 1/10/14 in the amount of \$150,000.00 (\$110,000.00 without prevailing wage rates). Additional cost for lawn restoration is \$8000.00 (\$6000.00 without prevailing wage).

9. Proposal from Carefree Buildings dated 12/17/13 for:

(1) Approximately 6'x28' single roof pitch building to include:

- \*Anchored to your concrete roof of existing dugout and with no wooden floor.
- \*Primed 5 ply, 5/8" thick Duratemp texture 1-11 will be the exterior siding.
- \*The walls will be premium 2x4 spruce studs 16" on center with a pressure treated sill plate and will stand approximately 7' tall.
- \*The roof will be a single pitch (2/12) with premium 2x6 spruce rafters (and rafter clips) 16" o.c.
- \*The roof will have a 24" front overhang and 6" overhang in the back.
- \*The roof deck will be 1/2" 4 ply CDX sheathing.
- \*The roof deck will be covered by others.
- \*There will be one 3'-0"x6'-8" house style door with no glass.
- \*One 36"x42" vinyl clad double hung window.
- \*One rough opening to receive a roll up counter door that will be done by others.
- \*The building will be built in a kit form in Colchester and assembled on your site by Carefree.
- \*There will be NO particle board used anywhere in this building.

Price for the above

Reg. \$7,334.00

Less non-profit discount -\$846

Your price for the above \$6,488.00

Site Items **Subtotal Bold: \$39,095.49**

13. Waterford Department of Public Work estimate proposal emailed on 1/2/14 to cut down and grind the stumps of (14) pine trees along the WHS ring road, in the amount of \$6,007.33. BOE will be charged for actual time, based on time cards.
14. Waterford Department of Public Work estimate proposal emailed on 1/8/14 to remove all trees around tennis courts at in the amount of \$12,014.66. BOE will be charged for actual time, based on time cards.
15. Fucci COR # 75 in the amount of \$660.00 for additional line marking per RFI 831 response as required by WPD during their site review.
16. Fucci COR # 92 in the amount of \$617.82 for T&M work to add a perforated under drain pipe to Rain Garden 3 per RFI 998 response.
17. Fucci CO#89, in the amount of \$3,137.36, for T&M work to locate an additional, undocumented, sanitary line from the J Building and connect it to the newly install J Building sewer line, per RFI#885C.
18. Fucci CO#82, in the amount of \$3,394.06, to connect the existing roof drain in Area E that was repiped to exit the building through the tunnel foundation wall, to the Area B Canopy roof drainage, per RFI#654.
19. Fucci CO#97, in the amount of \$1,049.14, for T&M work to demolish the existing, undocumented, concrete tank that was located while installing the new sanitary line, per RFI#931. The tank was in direct conflict with the installation of SMH#8.
20. Fucci CO#83, in the amount of \$6,539.51, to relocate the existing sanitary line and manhole from Area E that would have been located in the new west driveway at a shallow depth, and not rated for traffic, per RFI#942.

21. Fucci CO#100, in the amount of \$5,351.61, for T&M work to prepare and install an additional 5-foot wide ADA sidewalk that was not shown on the drawings, but was required to allow for ADA egress out of the Area E west entrance, per RFI#964.
22. Critical Signs Estimate # 1256 in the amount of \$324.00 to supply and install (2) additional 24"X24" stop signs in the North Parking lot as requested by WPD during their 12/9/13 traffic review.

Music Room & Aux Gym Items **Subtotal: (\$45,391.93)**

23. HHS proposal dated 12/20/13 to supply and install a missing Mech Louver in Area E Areaway in the amount of \$1,921.00. This will be back charged to A Secondino since the louvers were in the general trades scope of work.
24. Allied Restoration EWO # 5828 in the amount of \$1,528.57 for T&M work to roof around the new drain over the Orchestra room.
25. Shepard Steel combined proposal for deleted scope items and additional items per proposal M18R1, M20A & M22 in the total credit amount of \$46,920.50. Breakdown as follows:
  - a. Proposal M22 in the amount of \$10,236.00 for T&M work to fabricate galvanized steel angles and the labor to install them to re-secure the existing to remain bottom angle at the Auxiliary Gym Kalwalls, per RFI#953. The clips holding the existing angles were rotted out and in many places the existing angles were not secured at all.
  - b. Shepard Steel proposal M20A, in the amount of \$1,936.00, for the labor to install the additional handrail in corridor D112, per RFI#947. A previous change order was issued for the material, fabrication, and shipping of this handrail.
  - c. Shepard Steel Proposal M18R1 in the amount of \$1,008.00 for changes that were done to OH door framed in bldg J added base plates with countersunk holes
  - d. Credit in the amount of \$60,100.50 for deleted items from scope of work: concrete stair nosings (by Concrete installer), protection on stairs F, G, H, overhead angles at door jambs (Changed to Bond Beams), 1/4" plates at tubes (Changed to Aluminum Covers in C lobby), and protection of stair A thru E, screen frames and unitized allowances.

Existing Building Multiple Areas **Subtotal Bold: \$39,101.00**

26. Proposal for IT Department Office Reconfiguration & Retrofit in Maintenance Building: (Furniture not Included)
 

a. HVAC	\$8,600.00
b. Walls & Ceilings	\$3,700.00
c. Doors & Hardware	\$3,800.00
d. Carpet & Base	\$4,100.00
e. Painting	\$1,100.00
f. Electrical	\$6,200.00
g. Plumbing	\$1,800.00
h. Furniture	TBD
Total	\$29,300.00
27. Builders Hardware quote dated 1/13/14 in the amount of \$9,801.00 to furnish only the following doors:
  - a. REPLACE A102A, A102B, B104P, A109A, A109B, A111, AND A113 WOOD DOORS WITH NEW SIMILAR HOLLOW METAL DOORS 14 HM DOORS 18GA. (All double doors in A corridor with the exception of the laundry room and the girls locker room) \$ 6,635.00
  - b. DOOR G343 WOOD DOOR 3072-6X30 LITE \$593.00
  - c. DOOR H164A WOOD DOOR 3072-6X30 LITE X 90 MIN \$1,148.00
  - d. DOOR C108 (For Auditorium concession) WOOD DOOR 3072-FLUSH \$543.001 & HARDWARE SET # 247 \$882.00

Mr. Wilensky noted that item #8 will be tabled until a future meeting as the irrigation process will have to go out to bid. Mr. Kotait noted that there was a slight increase to item #9, and the new total should be \$6,962. Mr. Wilensky commented that items #15-21 were items that have already been completed. He then designated item #23 as a back-charge to A. Secondino & Sons, item #24, and anything having to do with the roof drains, such as item #18, as design issues, and he also noted that item #25 is a credit. Mr. Wilensky also noted that consent agenda item #26, at this point is solely for budgeting purposes, and that item #27 is for materials only, not labor.

MOTION: To consider and approve consent agenda items 8-27

Nazarchyk, Koning- Unanimous

#### **WATERFORD HIGH SCHOOL**

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

Mr. Ayles reported that he will be working with Ed Crane to furnish the new IT department. He noted that they have been working through some heating issues and that all of the failed parts have been replaced, and that they've gotten warranty support and been working closely with our maintenance department to rectify the issue. Mr. Ayles assured the committee that there are numerous people working on the issue and he will not be going anywhere until it is resolved and he can confidently turn the system over to Mr. Miner without complications. Mr. Ayles also reported that they've been working on LEED uploads and that the LEED Silver Certification may also extend to the existing building.

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

Mr. Kotait presented the committee with an AWI Certification. All the work done has been inspected and approved by the Architecture Woodworking Institute. Mr. Kotait said that they are continuing to address punch list items and issues such as a disposal for the kitchen and sound panels for the mechanical shop.

##### **Pending Items:**

HVAC  
Project Adventure Course & Climbing Wall (\$55,000)  
Furniture for IT Department  
Door Hardware  
Any and all Plumbing Fixtures  
Auditorium- lights, PA issues, & 3<sup>rd</sup> camera  
Practice field layout - ongoing  
Field Irrigation  
Signage for Miner Lane  
Bathrooms accessible from Football Field

#### **VIII. BILL LIST-See attached**

MOTION: There was a motion to consider the bill list and accept it as presented  
Dembek, Nazarchyk - Unanimous

#### **IX. ADJOURNMENT**

MOTION: That the Waterford School Building Committee adjourns the meeting at 6:54 p.m.

Alfultis, Nazarchyk – Unanimous

**IX. Bill List January 21, 2014**

<b>Project #152-</b>	<b>School</b>	<b>Stage</b>	<b>Vendor</b>	<b>Description</b>	<b>Invoice #</b>	<b>Amount</b>
n/a	WHS	n/a	MatsMatsMats.com	Mylar Dance Mirrors	Town Amex Purchase	\$5,010.00
n/a	WHS	n/a	Clark Instruments	Cello	442	\$4,950.00
n/a	WHS	n/a	CL&P	Utilities	51060116092 10/10/13	\$709.86
n/a	WHS	n/a	CL&P	Utilities	51060116092 1/10/14	\$418.49
n/a	WHS	n/a	Cynthia Kaplan	Professional Services	12013.193	\$1,520.00
n/a	WHS	n/a	Eagle Leasing	Storage Trailer	RI579297	\$75.00
n/a	WHS	n/a	Eagle Leasing	Storage Trailer	RI577482	\$400.00
n/a	WHS	n/a	Kahn Tractor & Equip.	Kubota	WO07679	\$506.20
n/a	WHS	n/a	NEDT	Professional Services	27113	\$3,500.00
n/a	WHS	n/a	Precision Food Service	Professional Services	4061	\$290.78
n/a	WHS	n/a	Rexel	Electrical	S106459540.001	\$74.54
n/a	WHS	n/a	Special Testing Lab.	Professional Services	27847	\$1,135.00
n/a	WHS	n/a	Adv. Performance Glass	Entrances & Storefronts	00026	\$2,122.33
n/a	WHS	n/a	Joe Capasso Mason Ent.	Masonry	00022	\$27,372.35
n/a	WHS	n/a	Conn Acoustics, Inc.	Drywall & Acoustical	00025	\$2,201.14
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	00034	\$13,070.58
n/a	WHS	n/a	O&G Industries	Contruction Mgmt.	00036	\$68,935.00
n/a	WHS	n/a	A Secondino & Son	General Trades	00027	\$35,822.79