

Minutes  
School Building Committee Meeting  
August 22, 2013  
Special Meeting

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

ABSENT: Robert Brule and James Norton

STAFF: Jerome Belair, Superintendent; and Jay Miner, Director of Buildings and Grounds

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

Mr. Wilensky established a quorum and called the meeting to order at 5:30 p.m.

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

Mr. Wilensky acknowledged the presence of Mr. Ayles, JCJ Architecture, and Mr. Kotait, Construction Manager, O&G Industries.

**III. CORRESPONDENCE/INFORMATIONAL ITEMS**

No correspondence was received.

**IV. SUPERINTENDENT'S REPORT**

Mr. Belair reported that the district is in good shape for opening day. At Waterford High School, demolition of the old building is complete and paving and sidewalk installations are almost done. Inspections have been ongoing and a walk-through was conducted early today to review outstanding items with two additional walk-throughs planned for tomorrow.

**V. OLD BUSINESS**

1. Approval of Minutes: June 18, 2013 and July 24, 2013.

Motion: That the Waterford School Building Committee approves the minutes of the June 18, 2013 Regular Meeting and the July 24, 2013 Special Meeting.  
Nazarchyk, Alfultis; Unanimous

Mr. Wilensky offered an update on the status of space for the Dance Club. Mr. Hauser met with Ms. MacDougall regarding use of the old gym when renovations are complete. This space has a wood floor and will be sufficient in size, even when other activities are occurring simultaneously in the old gym. A dividing curtain and unbreakable mirrors will need to be purchased; quotes are being sought. Mr. Sousa may need to rework some aspects of the schedule for sports.

**VI. NEW BUSINESS**

1. Approve Contract Modification: Amendment #10 Design Fee Credit

Mr. Belair reported positive news as a result of collaborative meetings with JCJ representatives including Scott Cella and Bill Ayles to resolve issues re: change orders for design omissions and errors. Amendment #10 will bring the design fee credit to a total of \$181,313.88 being returned to the construction budget. Mr. Wilensky reviewed the Undesignated Fund Balance Projection provided by Rudie Beers which was distributed to members at the start of the meeting. An additional amount of approximately \$31,000 related to high school construction was recently identified, but is not yet reflected in the unutilized authorization amount of \$127,671.87.

Motion: That the Waterford School Building Committee approves the contract modification: Amendment #10 Design Fee Credit for authorization by the First Selectman, bringing the total credit to \$181,313.88  
Alfultis, Nazarchyk; Unanimous

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

Items to be Approved / Reviewed **Total in Bold \$58,859.05**

Mr. Wilensky suggested taking action on the consent agenda change orders as a single item. Mr. Wilensky reviewed the items identified as design errors and items to be back-charged to contractors. Item #1 will be back-charged to CES as a design issue. Item #3 is a credit. Items #4 and 5 are design issues. Item #8 is a design issue. Item #10 will be back-charged to Secondino. In response to a question from Mr. Dembek regarding acceptance of the back-charge for item #10 by the contractor, Mr. Kotait explained that the amount is not included in the total of \$58,859.05.

Re: item #3, Mr. Koning questioned the extent of impact to the press box caused by no concrete. Mr. Wilensky replied that the press box would be put back the way it was.

Mr. Wilensky inquired about the need for additional bike racks in item #6, and Mr. Ayles explained that the need for additional racks was realized when Mr. Kotait re-measured.

Re: item #11, Mr. Kotait explained that the credit for the deleted doors will be used to pay for the hollow metal door changes.

New Building Addition Items **Subtotal in Bold \$4,171.51:**

1. **Conn Acoustics CR#110, in the amount of \$226.91, for the removal of the acoustical ceilings in the first floor of the New Building to allow HHS to install the new split return water from the DOAS to the Mechanical Room, per PR#64 and RFI#936.**  
\* The cost of Item #1 will be back-charged to CES.

2. **Secondino PCO#85, in the amount of \$3,944.60, to supply and install (2) additional lockers for the Kitchen staff in Room H177, per RFI#814.**

Field Items **Subtotal in Bold (\$5,237.00):**

3. **Capasso Proposal #64, in the credited amount of (\$5,237.00), to delete the block work associated with the Baseball Field Press Box, per RFI#941.**
  - a. **Per Manafort email dated 8/12/13, no concrete was carried for the Baseball Field Press Box since this item was not shown in the structural drawings.**

Site Items **Subtotal in Bold \$46,284.34:**

- D4. **Fucci CO#81, in the amount of \$6,821.06, to supply and install a new pole base (per RFI#535 – approximately \$4,000.00 to supply and install the additional light base, trench and install bedding material), and for the additional trenching to re-feed the existing to remain site lighting (per RFI#877A – approximately \$2,800.00 for additional trenching and bedding material).**
- D5. **Fucci CO#79, in the amount of \$37,561.51, to install a new sanitary sewer connection from the Maintenance Building to the new sanitary sewer line by the football field, per CSK-23B provided in response to RFI#885.**
6. **Fucci CO#85, in the amount of \$1,901.77, to supply and install (3) additional bike racks under the exterior concrete stair to block off the underside of the stair, per the response to RFI#857.**

Auditorium & Stage/Lobby Items **Subtotal in Bold \$1,724.89:**

7. **Conn Acoustics CR's #111, 113, & 115, in the combined amount of \$1,724.89, to dismantle the ceiling in Corridor B101 for the installation of a new door and steel bracing (per RFI#621), and building soffits at the end of the backstage corridor (per RFI#757), and outside the Band Room and Fitness room (per RFI#502A).**

Music Room & Aux Gym Items **Subtotal in Bold \$5,042.58:**

- D8. Conn Acoustics CR's #112 & 114, in the combined amount of \$1,842.02, to laminate the existing ceiling in Rooms D106 & D107 with 3/8" sheetrock, cut holes for the new lights and taped and mud the ceilings, per RFI#935.**
- 9. Shepard Steel proposal M20, in the amount of \$3,200.56, to fabricate and install an additional handrail in Corridor D112 to replace the existing to remain rail with new, per RFI#947.**
- 10. The Bill Fisher Enterprise proposal, in the amount of \$8,602.00, to supply a 35ft long, 11ft high custom colored louvered roof screen on the Band Room roof. This price will be back charged to A. Secondino & Son, due to their lack of response to requests for their contracted submittal and materials.**

\* The cost of this item will be back-charged to Secondino. Amount of \$8,602.00 is not included in total of \$58,859.05 for all change orders listed on consent agenda.

Maintenance Building **Subtotal in Bold \$6,872.73:**

- 11. APG proposal dated 6/14/13, in the amount of \$6,872.73, to modify the storefronts at the north of the Maintenance Building to accept the Aluminum doors in lieu of hollow metal doors, per RFI#893.**
- a. **Secondino/Builder's Hardware is using the credit for the deleted hollow metal doors to offset some of the added costs to the interior doors of the J Building (added glass, changes hardware, etc.), per RFI#919.**

Motion: That the School Building Committee approves items #1 through #11 with items #4, #5, and #8 as design issues, Item #3 as a credit, and items #1 and #10 as back-charges.

Nazarchyk, Alfultis; Unanimous

### **VIII. WATERFORD HIGH SCHOOL**

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

Mr. Ayles reported on walk-through inspections and current status of the band room and auxiliary gym. A punch list is being developed and FF&E installation is approximately 98% complete. Three pieces of fitness equipment are due in tomorrow which will bring FF&E to 100%.

Mr. Kotait presented a slide show depicting the status of work in various areas at the high school.

- A new fence and Musco lighting have been installed at the baseball field. Boulders proved to be easily removed with a piece of small equipment.
- The storefront has been installed at the auxiliary gym and missing sections of sidewalk are being installed. Mr. Miner met with Mr. Wilensky and the contractor to review the area at the base of the staircase where handicapped access to the parking lot is missing; approximately 40 ft. of sidewalk needs to be installed.
- Mr. Kotait showed a photo of the screening gap on the band room roof described in item #10. Antique bronze was suggested as the color for the roof screen since this would allow the screen to fade against the backdrop of the auditorium's metal roof. Elevation drawings and color chips have been requested.
- The ceiling of the auxiliary gym is painted and work has begun on the walls; the old gym is anticipated to be completed by October. A display case is located in the auxiliary gym corridor.
- The orchestra room has sound panels installed on the ceiling and walls and a new floor.
- The band room is painted and has a new floor; the size of the room is quite large.
- Mr. Kotait showed a photo of windows being installed on the maintenance building; he also noted a structural problem in the block-work that the mason needs to repair/replace.
- Demolition of the old building is complete and new roads are being installed. The track has been paved and will require 28 days for curing before use.

Brief discussion followed re: the need for signage at Waterford High School at the main entrance, field house, and auditorium; the letters used on the old building would not be large or visible enough for the new building.

**Pending Items:**

Practice field layout - ongoing  
 WHS sign(s) on building - ongoing  
 Diving board and pool scoreboard – investigating  
 Tennis Court Lighting  
 Remove White Pines (Rope Ferry Road) to add visibility  
 Removal of White Pines by the Tennis Court  
~~Emergency Radio System (per 10/16/12 meeting)~~  
 Additional Technology Requests (new item)  
~~Stair #9 – Auditorium Balcony Outside Stairs (added 11/20/12)~~  
 Signage for Miner Lane (added 3/19/13)

Mr. Wilensky reported that the auditorium balcony stairs are complete and this item may be removed from the list of pending items. Mr. Dembek reported on a meeting held with Mr. Hauser and Mr. Ryan re: the emergency radio system. The emergency radio system will be utilized rather than phoning in calls to dispatch for fire drills, etc. This will allow the staff at the schools to practice with the emergency radio system. Visits to the other schools will be scheduled in the near future. Based on this, the emergency radio system may be removed from the list of pending items.

Mr. Wilensky reported that the Board of Finance recently took action to close out the Quaker Hill school construction project. Brief discussion followed on a legal matter involving a contractor complaint re; low-bid requirement, but this is not a monetary issue and does not affect close-out.

**IX. BILL LIST—SEE ATTACHED**

Mr. Wilensky called for questions or comments on the bill list. Mr. Koning pointed out 2 typographical errors needing correction on the bill list: the amount listed for CL&P invoice #51060116092 dated 8/7/13 should be \$382.11; and the invoice number of the F.W. Webb invoice in the amount of #38.96 should be #40012737.

Mr. Dembek inquired about the time frame for continued rental of storage trailer units from Eagle Leasing. Mr. Miner explained that maintenance equipment is stored in storage trailers at present while work is ongoing on the maintenance building. Additional storage trailers on site are owned, not rented, and used for storage of sports equipment. Discussion followed on possible options to utilize space by the field house for equipment storage.

Mr. Dembek asked about invoices for Kubota tractor repair; this unit is used by Dave Lemelin.

Mrs. Nazarchyk inquired about utility mapping and record-keeping. Mr. Miner explained that this information is kept electronically as well as in hard copy form in the job trailer at present and will be moved to the maintenance shop when it is completed. Mr. Miner also explained the need for lighting at the J Building during construction in order to continue work. In response to a question from Mrs. Nazarchyk re: asbestos, Mr. Kotait reported that a total of 6 truckloads were taken to Ohio.

Motion: That the School Building Committee approves the bill list as amended.  
 Koning, Alfultis; Unanimous

**X. EXECUTIVE SESSION ANTICIPATED FOR PURPOSE OF DISCUSSION RE: POSSIBLE LITIGATION**

Mr. Wilensky called for a motion to enter Executive Session and invite Mr. Belair and Mr. Miner to attend for the purpose of discussion re: possible litigation.

Motion: That the School Building Committee moves to Executive Session at 6:05 p.m. and invites Mr. Belair and Mr. Miner to attend for the purpose of discussion re: possible litigation.  
Nazarchyk, Alfultis; Unanimous

The public session resumed at 6:15 p.m.

Motion: That the School Building Committee permits 8 file cabinets, 2 lateral file cabinets and a storage cabinet to be moved from Waterford High School to central office. The Board of Education will reimburse the construction project for the cost of the furniture.  
Alfultis, Koning; Unanimous

**XI. ADJOURNMENT**

Motion: That the School Building Committee adjourns its meeting at 6:18 p.m.  
Alfultis, Nazarchyk; Unanimous

Respectfully submitted,

Mrs. Joyce Cumming  
Recording Clerk

## IX. Bill List August 22, 2013--Revised

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	QH	n/a	Acranom Masonry	Masonry	00008	\$60,324.62*
n/a	WHS	n/a	VanZelm	Professional Services	38761	\$3581.64*
n/a	WHS	n/a	O&G Industries	Construction Mgmt.	00030	\$76125.00*
n/a	WHS	n/a	NEDT, Inc.	Disposal	26437	\$2,781.50*
n/a	WHS	n/a	Eagle Leasing	Storage Trailer	RI537142	\$ 70.00
n/a	WHS	n/a	Eagle Leasing	Storage Trailer	RI540633	\$ 75.00
n/a	WHS	n/a	Eagle Leasing	Storage Trailer	RI541319	\$ 140.00
n/a	WHS	n/a	Granite City Electric	Circuit Breaker	S4565434.001	\$ 679.00
n/a	WHS	n/a	Royal Flush	Hand Sanitizer/ Rental	C-463460	\$ 664.00
n/a	WHS	n/a	Vanasse Hangen Brustlin	Inspections	167030	\$ 598.00
n/a	WHS	n/a	CorBuilt	EMI Survery/ Radar	825632	\$ 630.00
n/a	WHS	n/a	CL&P	Electricity	51060116092 8.7.13	\$ <b>382.11</b>
n/a	WHS	n/a	Waterford BOE	Custodial/Maint. Time	8.13.13	\$ 1,658.50
n/a	WHS	n/a	Conn Acoustics	Drywall & Acoustical	00022	\$ 1,619.13
n/a	WHS	n/a	O&G Industries	Construction Mgmt	00031	\$ 90,713.00
n/a	WHS	n/a	Standard Demolition	Asbestos abate & demo	00008	\$209,651.22
n/a	WHS	n/a	Shepard Steel	Metal Framing	00024	\$ 23,511.15
n/a	WHS	n/a	M. Frank Higgins	Flooring	00020	\$ 35,505.60
n/a	WHS	n/a	Ducci Electrical	Electrical	00027	\$148,866.40
n/a	WHS	n/a	CJ Fucci Construction	Sitework	00022	\$236,267.17
n/a	WHS	n/a	Adv. Perform. Glass	Entrance & Storefronts	00022	\$ 51,650.98
n/a	WHS	n/a	Rexel	Temporary Lighting for J Building During Construction	S105505723.001	-\$153.01
n/a	WHS	n/a	Rexel	Temporary Lighting for J Building During Construction	S105494373.001	\$ 81.37
n/a	WHS	n/a	Rexel	Temporary Lighting for J Building During Construction	S105494373.002	\$ 309.27
n/a	WHS	n/a	Rexel	Blanking Off Old Electrical Boxes in Old Gym	S105539679.001	\$ 61.33
n/a	WHS	n/a	Rexel	Blanking Off Old Electrical Boxes in Old Gym	S105494011.001	\$ 113.45
n/a	WHS	n/a	Rexel	Blanking Off Old Electrical Boxes in Old Gym	S105381917.001	\$ 22.11
n/a	WHS	n/a	Rexel	Blanking Off Old Electrical Boxes in Old Gym	S105402496.001	\$ 14.24
n/a	WHS	n/a	Rexel	Power for RTU's 8&9	S105376563.001	\$ 24.28
n/a	WHS	n/a	Rexel	Power for RTU's 8&9	S105378898.001	\$ 422.51
n/a	WHS	n/a	Rexel	Power for RTU's 8&9	S105388464.001	\$ 178.04
n/a	WHS	n/a	Rexel	Power for RTU's 8&9	S105371512.001	\$ 288.50

<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	Rexel	Power for RTU's 8&9	S105365294.001	\$146.04
n/a	WHS	n/a	Kahn Tractor & Equip.	Kubota Service	WO06102	\$734.58
n/a	WHS	n/a	Kahn Tractor & Equip.	Kubota Service	WO06422	\$784.77
n/a	WHS	n/a	Granite City Electric	Power for RTU's 8&9	S4565434.001	\$679.00
n/a	WHS	n/a	Home Depot	Temporary Lighting for J Building During Construction	Receipt	\$362.61
n/a	WHS	n/a	Home Depot	Power for RTU's 8&9	7020204	\$97.02
n/a	WHS	n/a	Electrical Wholesalers	Blanking Off Old Electrical Boxes in Old Gym	S100825487.001	\$308.56
n/a	WHS	n/a	Electrical Wholesalers	Power for RTU's 8&9	S100808075.001	\$88.38
n/a	WHS	n/a	Electrical Wholesalers	Power for RTU's 8&9	S100816782.001	\$122.55
n/a	WHS	n/a	F.W. Webb	WHS Science Room Distillers	40068298	\$1.14
n/a	WHS	n/a	F.W. Webb	WHS Science Room Distillers	40059423	\$22.20
n/a	WHS	n/a	F.W. Webb	WHS Science Room Distillers	40094469	\$24.79
n/a	WHS	n/a	F.W. Webb	WHS Food Lab Sinks	40015058	\$49.72
n/a	WHS	n/a	F.W. Webb	WHS Food Lab Sinks	<b>40012737</b>	\$38.96
n/a	WHS	n/a	F.W. Webb	WHS Food Lab Sinks	40041962	\$23.93
n/a	WHS	n/a	Special Testing Labs		27089	\$302.00
n/a	WHS	n/a	Home Depot	Lights used in Maintenance Bldg	Receipt	\$27.41
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	29	\$110,262.40
n/a	WHS	n/a	City of New London, Dept. Public Utilities	Water meters for new maintenance building	3102	\$698.40

\*Amounts were pre-approved for July