

**MINUTES**  
**WATERFORD SCHOOL BUILDING COMMITTEE**  
**REGULAR MEETING, TUESDAY, DECEMBER 20, 2011**

**PRESENT:** James Norton, Jody Nazarchyk, John Koning, Thomas Dembek, Alan Wilensky, and Rob Brule

**ABSENT:** Kimberly Alfultis

**STAFF:** Jerome R. Belair, Superintendent of Schools; Donald Macrino, Principal, Waterford High School; James Miner, Director of Buildings and Grounds

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

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

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

William Ayles of Jeter Cook & Jepson; Gus Kotait and Ken Biega, O&G Industries; Rudie Beers, Director of Finance, Tom Wagner, Director of Planning and Zoning, Paul Petrone, Waterford Patch.

**III. CORRESPONDENCE/INFORMATIONAL ITEMS**

There was no comment on correspondence/informational items

**IV. SUPERINTENDENT'S REPORT**

Mr. Belair asked members of the Building Committee to take a tour of the progress at Waterford High School. It was the consensus of committee members that Wednesday, January 4, 2012 would be a good date to tour the facility. Mr. Kotait will send information to the members regarding the tour.

Mr. Belair advised the members that progress has been made with the pool and Field House and asked Mr. Kotait to report on the status of those areas. Mr. Kotait stated that the pool punch list has been completed. However, there are issues with the tile that will need to be addressed during the summer of 2012. The tile issues are quality and installation related. The pool passed the LedgeLight Health District inspection and the elevator has also passed inspection. The swim team has been practicing in the pool since last week; however, no public access will be available until January 3, 2012. The diving board will be delivered in approximately two weeks. The Field House should open tomorrow and is all set to go. Mr. Belair stated his appreciation for the responsiveness of all who worked to get the spaces completed and open and stated that he was pleased with both facilities. Mr. Belair reiterated that parking for public should be in the front of the building.

Mr. Belair updated the Committee on the status of the site violations. A Conservation Commission hearing was held last week and a report will be given to the Commission at their next meeting on the status of the progress of the corrective action plan to remedy the outstanding issues. Many meetings have been held and the project is on track and will continue to be on track.

Mr. Belair asked that the Committee add the following to the agenda:

**MOTION #1** That the Waterford School Building Committee add VHB invoice dated December 8, 2011 for Waterford High School E&S Inspection Services in the amount of \$62,209.75 to the bill list for payment.  
Nazarchyk, Koning-Unanimous

**MOTION #2** That the Waterford School Building Committee add the following invoices to the bill list for payment:

1. Invoice #2011-93 in the amount of \$2,500 from Leading Design & Development LLC for infiltration testing on the football field.
2. Invoice #S2432018.001 in the amount of \$492.00 from Major Electric Supply of Connecticut for the light pole replacement that was damaged by a delivery truck.
3. Invoice #S2432019.001 in the amount of \$1,082.00 from Major Electric Supply of Connecticut for the light pole replacement that was damaged by a delivery truck
4. Invoice #0122636-IN in the amount of \$79.85 from Brock Enterprises, LLC for an additional 20 Life Guard Ring and Safety Rope on the pool deck.

Nazarchyk, Norton-Unanimous

V. **CONSENT AGENDA**

**WATERFORD HIGH SCHOOL CHANGE ORDERS:**

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

1. Demolition of CMU and removal of lockers in B107 per RFI#113R, SKA-54 and SKA-57, to expose existing steel in order to install a new steel brace to allow for the new doorway to be installed – Capasso T&M #10, 11, 13, & 20 in the total amount of \$6,434.00
2. Demolition of CMU and shift door A215B to the right, per RFI#66 SKA-24; this door was drawn with the incorrect swing on the demo drawings and was not called to be demo'd, JCJ directed that the door swing was to be changed to follow the approved door schedule, thus a portion of the wall had to be demo'd and another portion of CMU added to meet the desired design parameters – Capasso T&M #19 in the amount of \$1,334.00
3. Install 6” CMU and 8x8 Brick at the double doors and single door unit at the eastside of the Fieldhouse, in order to accommodate headers for the new doors – Capasso T&M #22 in the amount of \$2,696.00
4. Infill pier next to door A105A with 6” CMU and 8x8 Brick at the south entrance to the pool. Door A105B was changed to achieve windstorm rating for Door A105A, per RFI#65 SKA-22 – Capasso T&M #24 in the amount of \$2,933.00
5. Switch from 6” Sound Block in the Pool area to 8” Sound Block to match the existing RCS block, per RFI#99; 6” sound block was specified but no 6” sound block is manufactured with the required slots for vertical reinforcement, 8” block was available and matched the existing – Capasso Proposal #11 in the amount of \$1,669.00 (material upcharge and small amount of labor, assuming 1 fewer block an hour).
6. Removal of 8x8 Brick under the Area A Pool Canopy to allow for cleaning and repainting of existing beams and the installation of additional steel reinforcement – Capasso T&M #14 & 29 in the amount of \$1,640.00
7. Grind and repoint in Vestibule A212 and construct CMU column wrap in Foyer A210 which was not shown on the drawings – Capasso T&M #18 in the amount of \$1,404.00
8. Add two X4 type exit signs on each side of Corridors B102 and B103, because the designed signs are not visible – Ducci PCO #49 in the amount of \$2,051.00
9. Supply and install (5) Rolls Adagio 2000 semi-permanent Dance floor with accessories in the amount of \$9,563.88. Each roll is 5’ 3” wide by 101’-8” long (approximately 530 s/ft). This product requires double-faced tape to secure it to the floor as well as tape on all the seams to hold it together. This product requires some installation, and is not simply a roll out /rolls up product.
10. Ducci Time and Material EWO # 81449 in the amount of \$1,539.00 for re-working the pool pumps, controls and raceways in the pool pump room. Work completed to date.
11. Ducci Time and Material EWO # 81446 in the amount of \$1,472.00 for adding (2) 20A Receptacles for Ice machines in the laundry room as requested by the owner. Work included running 600 LF of Electrical wiring in finished spaces for a dedicated circuit.
12. Ducci Time and Material EWO # 81451 in the amount of \$2,817.00 for re-circuiting the pool lighting in order to split into three circuit (four lights per circuit) due to overloaded (2) circuits as designed.
13. Ducci Time and Material EWO # 81452 in the amount of \$4,309.00 for eliminating the surface mounted control boxes for the Fieldhouse AV System, relocating the pool AV system and adding an antenna for relocated wireless microphone system from the Fieldhouse AV system to the pool AV system as requested by the owner.
14. HHS HVAC T&M work dated 11/10/11 to install Duct Smoke Detectors in the existing duct of the Fieldhouse at (2) locations and repair seven existing fire dampers and one supply damper in the pool duct in the amount of \$1,758.19.

Mr. Wilensky noted that item numbers: 2, 3, 4, 5, 7, 8, 11, 12, and 14 are design issues. Items 3 and 4 are windstorm related design issues.

MOTION #3            That the Waterford School Building Committee approves Waterford High School Change Orders for the Pool & Field House items number 1 through 14 as presented. Nazarchyk, Koning-Unanimous

**New Building Addition Items:**

15. Add one door and frame for an additional partition in room H180 per JCJ Proposal Request #21. Delete one door and frame in room G189 for layout revisions in G189 and G186 per JCJ Proposal Request #23 – Secondino PCO #24 & #25 in the combined amount of \$861.69 – Capasso Proposal

- #5Rev & #9 in the amount of \$0.00, added block in PR#21 is offset by the deleted block in PR#25, grouting and adding a door frame offsets the delete block in PR#23.
16. Add CMU Chases in Rooms F323, C104, C113, F223, H162, H163, and E101 for plumbing, per RFI#212 & 212R – Capasso Proposal #12 in the amount of \$25,342.00, this cost is offset by the Capasso Credit for RFI#120 in the amount of (\$21,303.00), for a net total cost of \$4,039.00 (approximately 900 SF of CMU added).
  17. Provide a 4” CMU chase wall to conceal the water and waste piping serving the S-1 (L) sink in room H265, per RFI#242 – Capasso Proposal #17 in the amount of \$3,859.00
  18. HHS Proposal dated 9/23/11 in the amount of \$4,950.00, negotiated down to \$3,000.00, for additional MEP coordination process due to the cable tray being added to the project. IES Engineering has spent numerous hours thus far coordinating with the added tray after the HVAC and plumbing were all drafted in. The cable tray basically raised all systems up to allow access and some ceilings had to be lowered by 6”. There are probably added fittings and duct offsets due to this but HHS won't add anything for this unless it is major change that they can't guess at this moment.
  19. Allied Restoration Proposal to furnish and install (550) EA Aluminum Alpine Ice Flags with Mill Finish # 95 in the amount of \$17,950.00.
  20. Allied Restoration Proposal dated 12/8/2011 to install and additional row of snow guards approximately 17 ft from eave at the sloped roof on Areas F, G, & H, per RFI#336, in the amount of \$106,160.00
  21. HHS Plumbing Proposal dated 11/10/11 in the amount of \$7,774.76 per RFI 138 add 140 deg HWR line from the kitchen area to the boiler room, not shown on plans.
  22. HHS Plumbing Proposal dated 11/10/11 in the amount of \$4,766.43 per RFI 152 add (3) exterior wall hydrants around the addition.
  23. RFI 303: Requesting final design of promethium boards in order to install rough-in boxes in the masonry walls. Time sensitive item. Final revision received on 12/6/2011 – Ducci PCO #52 to add empty box & 1 ¼” conduit at 56 locations and change the Smartboard conduit from 1” to 1 ¼” at 56 locations, in the amount of \$17,560.00.

Mr. Wilensky noted that item numbers: 15,16,17, and 21 are design issues. Discussion was held regarding items 19 and 20. Mr. Ayles of JCJ presented a drawing of the roof areas that would need additional snow guards. According to his calculations, approximately 20% of the roof would need the snow guards due to safety concerns. It was the consensus of the committee to amend item #20 as follows:

MOTION #4        That the Waterford School Building Committee amend item #20 “Allied Restoration Proposal dated 12/8/2011 to install and additional row of snow guards approximately 17 ft from eave at the sloped roof on Areas F, G, & H, per RFI#336, in the amount of \$106,160.00” to **Item #20 Furnish and install additional snow guards by Allied Restoration based on design review by JCJ Architecture not to exceed \$50,000.**  
Nazarchyk, Dembek-Unanimous

Mr. Ayles will report back to the committee the areas and costs incurred as a result of this amendment.

MOTION #5        That the Waterford School Building Committee approves Waterford High School Change Orders for the New Building Addition items number 15 through 23 as amended.  
Nazarchyk, Koning-Unanimous

## VI. WATERFORD HIGH SCHOOL

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

Mr. Ayles reported on the progress of the project to date stating that they are continuing discussions regarding technology and equipment selections for the FF&E portion of the project. The idea of regional printing at Waterford High School was looked into and declined due to logistical issues. Discussions on the cat walk are continuing as are discussions on field locations. The Football Field passed inspections and will be turned over for use. The tile issues at the pool and locker rooms are being addressed.

Construction Manager’s Report Waterford High School: O&G

Mr. Kotait distributed monthly status report #11, December, 2011 for review. Site issues were encountered in the upper parking area. Paving was not done due to weather/water issues. Utility installation is continuing and all slabs have been poured. Roof truss installation is almost complete. The North section should be completed by the end of January, 2012. The rough in work is continuing on schedule. Temporary heating arrived today and the masonry is on schedule. Windows should be installed by the end

of January, 2012. Photos of the work in progress were reviewed with the committee.

**Discussion and possible action on proposal from Gagnon Electrical Contracting, to auger, set and install backfill concrete for four (4) Musco pre-cast light base foundations – Gagnon Electrical Contracting Quote dated 11/18/2011 in the amount of \$39,600.00. Quote Excludes Rock Drilling at \$6000.00/day + \$600 each way to Mob and Demob the Rock Driller.**

MOTION #6 That the Waterford School Building Committee approve the proposal from Gagnon Electrical Contracting, to auger, set and install backfill concrete for four (4) Musco pre-cast light base foundations – Gagnon Electrical Contracting Quote dated 11/18/2011 in the amount of \$39,600.00. Quote Excludes Rock Drilling at \$6000.00/day + \$600 each way to Mob and Demob the Rock Driller.  
Nazarchyk, Koning-Unanimous

Ms. Beers asked that in the future the Committee receive the complete costs of change orders being presented for approval. It is an injustice to the Committee and the Town to not be fully informed of costs that will be incurred when approving change orders.

**Discussion and possible action on Cafeteria Table Options.**

Mr. Ayles handed out drawings for the cafeteria space. There are three lunch waves needed and the space was not designed to accommodate enough students and a fourth lunch wave is not an option. Ms. Beers stated that any change order that is incurred with regard to the issue of not being able to accommodate the proper number of students per lunch wave will be considered an “error and omissions” back charge to JCJ Architects. JCJ Architecture was provided with the average daily numbers, present and future, and was aware of the number of students that needed to be serviced by the space. Lengthy discussion was held by the Committee regarding the issues of design and use of the space. There are two separate issues: 1) design flaw in that the space is not large enough to accommodate the number of students needed and 2) multi-purpose use of the space for community events. It was the consensus of the Committee that the issues be researched and no action was taken. This item will be revisited at a future meeting.

**Discussion and possible action on change order request in the amount of \$1,722.00 per A Secondino Email dated 12/15/11 supply and install of additional (3) ADA locker doors and ADA locks in the pool locker rooms as requested by the local building official in order to meet ADA code requirement. The contract drawings showed one ADA door per locker room.**

MOTION #7 That the Waterford School Building Committee approve the change order request in the amount of \$1,722.00 per A Secondino Email dated 12/15/11 supply and install of additional (3) ADA locker doors and ADA locks in the pool locker rooms as requested by the local building official in order to meet ADA code requirement. The contract drawings showed one ADA door per locker room  
Nazarchyk, Dembek-Unanimous

MOTION #8 That the Waterford School Building Committee rescind the following motion from the October 18, 2011 minutes.  
Nazarchyk, Dembek-Unanimous

RESCIND MOTION #3: That the Waterford School Building Committee approves Number (16 b.) Griffin Dewatering: Auger four (4) holes for football field light bases at \$4400.00/day. Mob & Demob at \$4400.00 each. Drilling additive if required at \$140.00/bag. Furnish 4 EA 4X20 Aluminum Sleeves in the amount of \$5,351.00  
Nazarchyk, Koning – Unanimous

## VII. OLD BUSINESS

Approval of Minutes: November 15, 2011.

MOTION #9: That the Waterford School Building Committee approve the minutes of the November 15, 2011 meeting.  
Nazarchyk, Dembek-4-0-1  
In favor: Norton, Nazarchyk, Dembek, Wilensky, and Brule  
Opposed: None  
Abstain: Koning

Mr. Wilensky asked that the December, 2012 meeting be moved from the third Tuesday to the second Tuesday of the month.

MOTION #10 That the Waterford School Building Committee move the regular meeting from December 18, 2012 to December 11, 2012.  
Nazarchyk, Koning-Unanimous

**VIII. NEW BUSINESS**

**IX. BILL LIST—SEE ATTACHED**

MOTION #11: That the Waterford School Building Committee approve the bill list dated December 20, 2010 with additions.  
Nazarchyk, Koning-U

Mr. Dembek questioned the invoices from Brock Enterprises with regard to being charged different prices for the same item. Ms. Beers stated that she would look into that issue.

**X. ADJOURNMENT**

MOTION #12: That the Waterford School Building Committee adjourn the meeting at 7:25 p.m.  
Nazarchyk, Koning-U

**IX. Bill List December 20, 2011**

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	OSW	n/a	JWA	Bookcase	91189	\$1,439.00
n/a	OSW	n/a	Robert Lord	Furnishings	27404	\$1,575.90
n/a	GN	n/a	Spectrum Flooring	Flooring	00009	\$25,135.35
n/a	WHS	n/a	Allied Restoration	Roofing	00002	\$15,580.00
n/a	WHS	n/a	Allied Restoration	Roofing	00003	\$308,436.50
n/a	WHS	n/a	Advanced Perf Glass	Entrances & Storefronts	00003	\$97,408.25
n/a	WHS	n/a	Otis Elevator	Elevators	00003	\$855.00
n/a	WHS	n/a	O&G	CM services	00011	\$128,331.00
n/a	WHS	n/a	A Secondino & Son	General trades	00005	\$223,089.47
n/a	WHS	n/a	Conn Acoustics, Inc.	Drywall & Acoustical	00006	\$365,890.25
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	00009	\$416,171.17
n/a	WHS	n/a	Shepard Steel & Co.	Structural metal framing	00009	\$71,730.22
n/a	WHS	n/a	Ducci Electrical	Electrical	00007	\$214,892.96
n/a	WHS	n/a	Joe Capasso Mason	Masonry	00005	\$324,660.80
n/a	WHS	n/a	Manafort Brothers	Concrete	00006	\$168,556.27
n/a	WHS	n/a	Professional Painting	Painting	00005	\$24,130.00
n/a	WHS	n/a	M. Frank Higgins	Flooring	00005	\$18,484.15
n/a	WHS	n/a	CJ Fucci	Sitework	00010	\$402,990.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-407288	\$249.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-406404	\$2,085.45
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-405970	\$286.00
n/a	WHS	n/a	Deedy Construction	Paving	Dec 6, 2011	\$8,200.00
n/a	WHS	n/a	William B. Meyer	Moving services	COM-1191-1/1	\$1,714.50
n/a	WHS	n/a	JCJ	Professional services	0000038	\$20,129.70
n/a	WHS	n/a	Cynthia M. Kaplan	Professional services	102011.91	\$1,240.00
n/a	WHS	n/a	Van Zelm	Professional Services	0036408	\$3,371.64
n/a	WHS	n/a	Van Zelm	Professional Services	0036348	\$3,371.64
n/a	WHS	n/a	Eagle Leasing	Storage	R1381684	\$75.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1386687	\$140.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1385598	\$150.00
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$765.42
n/a	WHS	n/a	CL&P	Utilities	51818835019	\$893.79
n/a	WHS	n/a	Waterford Bd of Ed	Maint/cust reg & OT	Dec 15, 2011	\$438.23
n/a	WHS	n/a	Special Testing Labs	Testing	26063	\$9,916.25
n/a	WHS	n/a	Special Testing Labs	Testing	26038	\$13,049.36
n/a	WHS	n/a	Special Testing Labs	Testing	26087	\$9,130.75
n/a	WHS	n/a	Ct Comm Aquatics	Controller maint on pool	Nov 18, 2011	\$275.00
n/a	WHS	n/a	Ct Comm Aquatics	Reconnect water level cont	Nov 29, 2011	\$380.00
n/a	WHS	n/a	MD Stetson	Floor finish	405004	\$982.16
n/a	WHS	n/a	ITS	Fire alarm service	112912	\$356.00
n/a	WHS	n/a	Brock Enterprises	Pool supplies	0122484	\$222.15
n/a	WHS	n/a	Brock Enterprises	Pool supplies	0122341	\$529.60
n/a	WHS	n/a	Brock Enterprises	Replace Co2 system	0122342	\$10,532.00
n/a	WHS	n/a	Brock Enterprises	Pool supplies	0122335	\$28.02
n/a	WHS	n/a	Brock Enterprises	Pool supplies	0122596	\$577.71
n/a	WHS	n/a	Sign a Rama	Signage	1446	\$312.70
n/a	WHS	n/a	Thomas Testing	GMAX testing	3315	\$850.00
n/a	WHS	n/a	VHB	Inspection Services	Ref 41498	\$62,209.75
n/a	WHS	n/a	Leading Design & Devel	Testing fee for field	2011-93	\$2,500.00
n/a	WHS	n/a	Major Electric	Cooper fixture (lite pole)	S2432018	\$492.90
n/a	WHS	n/a	Major Electric	Hapco light pole	S2432019	\$1,082.00
n/a	WHS	n/a	Brock Enterprises	Pool supplies	0122636	\$79.85