

**MINUTES
WATERFORD SCHOOL BUILDING COMMITTEE
REGULAR MEETING, TUESDAY, OCTOBER 18, 2011**

PRESENT: Kim Alfultis, Robert Brule, Jr., (6:40 p.m.) Tom Dembek, John Koning, Jody Nazarchyk, James Norton, Alan Wilensky

STAFF: Jerome R. Belair, Superintendent of Schools, Donald Macrino, Principal, Waterford High School, James Miner, III, Director of Buildings and Grounds; Terri Young, Recording Secretary

A tour of the construction progress at the Waterford High School Project commenced at 5:30 p.m. Those attending the tour: Kimberly Alfultis, Bill Ayles, Jerry Belair, Ken Biega, Tom Dembek, Jayne Keedle, John Koning, Gus Kotait, Donald Macrino, Kathleen McCarty, James Miner, III, Jody Nazarchyk, James Norton, Tom Wagner, Alan Wilensky, and Terri Young.

The tour started on the North side of the new addition. Mr. Kotait showed the concrete slabs that had been poured on the ground level, the masonry that has been done, and the hollow metal frames that are already in place. The concrete slabs on the upper levels have not been poured yet. He indicated where the main entrance and the Administration Offices will be located. The tour proceeded past the two stair towers. Mr. Kotait indicated where the CAD Lab would be located and the area where the Cafeteria and Kitchen would be located. The columns that will support the bridge that will connect the two buildings were in place. The next area on the tour was the multipurpose athletic field and the new artificial turf that has the stripes painted on it for all the sports. The field lights are not installed yet, but will be installed near the bleachers. The tour proceeded into the building where the new lockers have been installed. The Fieldhouse and the Laundry Room have been painted. The concrete repairs that had been done in the Mechanical Room were almost invisible. The pool was being filled with water while the last minute repairs were being done. The Tour ended at 6:15 p.m.

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Chairman, Alan Wilensky, established a quorum and called the meeting to order at 6:20 p.m. There were comments being made regarding the tour.

Mrs. Nazarchyk asked about the Dance Room. Mr. Wilensky and Mr. Miner said that the room was being repurposed.

Mrs. Alfultis stated that she was told that the diving board at the pool was coming undone at the base. Mr. Miner said he needed to document that statement so it could be fixed.

II. RECOGNITION OF VISITORS/PUBLIC COMMENT

William Ayles, JCJ Architecture; Kenneth Biega, O & G Industries; Jayne Keedle, Patch.Com; Gus Kotait, O & G Industries; Kathleen McCarty, Board of Education; Tom Wagner, Town Planner

III. CORRESPONDENCE/INFORMATIONAL ITEMS

1. FY Capital Projects Commitments dated September 22, 2011 from Rudie Beers, Director of Finance

IV. SUPERINTENDENT'S REPORT

Mr. Belair reported that he had great news regarding the Sitework at the High School. He said that Maureen Fitzgerald, Environmental Planner, sent an e-mail regarding the Determination of Permit Compliance for the High School Construction stating that **all** corrective actions have been successfully completed. Mr. Belair said it was a team effort, and we are back on track.

Mr. Belair said he has four bills to add to this Bill List.

Mr. Belair said that regarding the Oswegatchie School Project, there has been a request for additional security for the playground near the Kindergarten area. To be in compliance with the fire codes, two panic bar devices must be added to the gates in the Playground at a cost not to exceed \$4,000.00.

Mr. Belair also reported that there was a meeting of the Monthly Advisory Group. One of the items on the Agenda was to determine if the Thanksgiving Day football game would be held here in Waterford. Dan Steward, First Selectman; O & G personnel; JCJ Architecture personnel; Peter Schlink, the Fire Marshall; Tom Wagner, Town Planner; Jay Miner, and others attended that meeting. The Police Chief met with Mr. Belair during the week. It was the consensus of those in attendance that although the field may be ready, there were many safety and communication issues that could potentially cause serious safety problems. The parking problems, the security problems, and the questionable communications could all present problems for perhaps a very large attendance. There would not be a public address system in place. Although everyone is disappointed, they felt there was no benefit in rushing and not being prepared if there was a major emergency that occurred, and we were unable to handle an emergency. The game will be held in East Lyme. The school administration is exploring having Seniors have an opportunity to participate in an event at a later time on the new field. Mr. Belair said that we need to do it right, we will do it well, and we are not prepared on an active construction site to handle such an event.

V. CONSENT AGENDA

WATERFORD HIGH SCHOOL CHANGE ORDERS:

Pool & Fieldhouse items (area currently under renovation)

1. RFI 221 Added 125 SF of drywall soffits and tapping to cover Mech Piping in Ramp A109 & Lobby A105. Conn Acoustics Proposals # 12, 13 & 16 in the total amount of \$1,772.00
2. Ducci EWO 13 for supply and install of four additional duct smoke detectors, remote indicators, configuration, programming and testing in the fieldhouse duct work in the amount of 4,846.00
3. HHS COP dates 9/16/11 for T&M removal of existing duct in corridor A102 not shown on the demolition drawings in the amount of \$606.14
4. RFI 227 and Ducci Quote # 31 to provide power to three Cabinet unit heaters located in the lower pool south stair (2) and in Exterior Men's room (1) that are not shown on the electrical drawings in the amount of \$2,087.00
5. Ducci Proposal # 30 for additional ten (10) Fire Rated Access doors in Part A abuse resistant corridor Gypsum Ceiling in the amount of \$1,733.00 \$730.00
6. HHS Proposal dated 9/1/11 for additional six (6) Access Panels in Part A abuse resistant Corridor Ceiling in the amount of \$734.
7. Per SKA-S6 & SKA-S7: Add a Diagonal Brace inside the wall in order to cut the existing brace that was at the new door location. Work completed on T&M in the amount of \$1,973.00
8. T&M work for additional sheetrock ceiling demo not shown on demo drawings. Televi Invoice 1709 in the amount of \$1,794.00
9. T&M work for additional Concrete Block wall demolition not shown on the demo drawings. Televi Invoice # 1712 in the amount of \$1,345.00
10. T&M work for Additional Demolition to remove sheetrock ceilings, soffits and wood floor in the Dance room. Televi Invoice # 1713 in the amount of \$8,667.00
11. RFI 63: HHS Proposal dated 9/19/11 to provide an additional condenser in order to separately control the temperature in the data room and the elevator room in the amount of \$1,820.41. Quote excludes additional cost for roofing due to added curb and electrical wiring.
12. Manafort Brothers, Inc. Invoice 11006-2 for additional 4X8X2 and 8X8X2 footings and 32"X32"X13" pier at West Canopy per RFI 28 in the amount of \$2,619.51.

New Building Addition Items:

13. ASI #10R & Ducci proposal 33 in the amount of \$706.00 for adding one type T fixture and switch to room Mech H180
14. Change Electrical floor Boxes from the specified gang box type to Poke Thru type for fire rating at no additional cost to the Town of Waterford. Credit from Shepard Steel for eliminating 25 frames: (12,270.00). Add from Ducci Electrical for supply and install of 25 poke thru devices and Sleeves in lieu of floor boxes: \$12,270.00.

Mr. Wilensky noted that Numbers 2, 3, 4, 7, 8, 9, and 12 were design issues. The other numbers were owner initiated. Also, number 5 was dropped down by \$1,000.00 because we do not need to use fire doors. Number 14 is a no charge.

**MOTION #1: That the Waterford School Building Committee approves Numbers 1 through 14 on the Consent Agenda, Pool and Fieldhouse Items currently under renovation, as presented.
Nazarchyk, Alfultis – Unanimous**

Field Items:

15. Purchase (2) used Magnum Light Plants (Model 2009 & 2011) from Secondino/United Rental in the amount of \$17,548.00 or two new units in the amount of \$19,531.00. To be used to light event/staff parking during construction. Compare to yearly rental of \$15,360.00 for two units. Units will be required on site during construction for at least one year.

Discussion regarding Number 15 resulted in the agreement to purchase two new units in the amount of \$19,531.00 because it is against Board of Education Policy to purchase used items. Mrs. McCarty confirmed that this policy has been in effect for some time. Mr. Miner said that the units are portable, trailer-mounted, and are necessary because they will be needed for at least two and a half years.

**MOTION #2: That the Waterford School Building Committee approves the purchase of two new units from Secondino in the amount of \$19,531.00 to be used to light event/staff parking during construction.
Nazarchyk, Alfultis – Unanimous**

16. Auger for Musco Light Bases.
 - a. Buffalo Drilling: Lump Sum Price to auger four (4) holes for the football field lights : \$16,225/Day for two days of Drilling and Mob & Demob. Additional is billed at \$700/hr minimum of 6 hours. Remove spoils off site: \$10,350.00 (optional).
 - b. Griffin Dewatering: Auger four (4) holes for football field light bases at \$4400.00/day. Mob & Demob at \$4400.00 EA. Drilling additive if required at \$140.00/bag. Furnish 4 EA 4X20 Aluminum Sleeves \$5,351.00.

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

VI. OSWEGATCHIE SCHOOL

MOTION #4: That the Waterford School Building Committee approves the purchase of two (2) panic bars to be used on the Playground gates at the Oswegatchie School Playground, the total is not to exceed \$4,000.00.
Nazarchyk, Alfultis – Unanimous

Mr. Dembek asked when the Oswegatchie School Project would be closed. Mr. Kotait said that several zero bills have already been received and there are a few more coming. When all have been received, Rudie Beers, Director of Finance, will make sure that there are no outstanding issues and should be able to close the project.

VII. GREAT NECK SCHOOL

Mr. Dembek asked about the swale at Great Neck School that had standing water in it. Mr. Wagner stated that the plants that are planted there should be taking care of the water.

The as-builts were given to the Town Attorney and the Title Insurance was filed today.

VIII. WATERFORD HIGH SCHOOL

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

Mr. Ayles reported that he has had a conversation with the Code Blue Sales people regarding the Emergency Call Stations that were discussed previously. Options on what they can do for us, regarding possibly providing some of the software at no cost, are being discussed. Code Blue Sales people will be coming to one of our next meetings to speak to us about those options.

Mr. Ayles also reported that they had a meeting with Ed Crane, Director of Information Technology, and walked through the drawings with him. In two weeks, they will start having weekly technology meetings. They will be getting more people involved to finalize the plan. The kickoff meeting will be held the last week in October.

Mr. Ayles said that they will be going to visit the Marine Science Magnet High School in Groton to look at their use of technology furniture and how they are utilizing their space.

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

Mr. Kotait reported on **Sitework**: Geothermal wells are progressing well; they have 130 wells done now. They will be putting the binder on the track next week. **New Building Addition**: Structural steel is ongoing in Part G, the concrete slabs will be poured in November, Masonry walls are still ongoing, Steel Fire Proofing was started in Part F, MEP rough in parts F & G in the walls has started. **Renovation Phase 1: Pool, Fieldhouse, and Locker Rooms**: The Fieldhouse is substantially complete and turned over to school use on September 26th. There was a punch list for the Locker Rooms done on October 14th; there will be a walk-through with the Building Official tomorrow. The pool tile work was completed on October 10, 2011, and cleaning inside the pool and repairs are currently being done. Filling of the pool has started. Everything is going well.

Mr. Kotait showed a video that was taken by Mr. Wilensky of the Cat Walk at the High School Auditorium. Mr. Wilensky took the video to show the hazardous conditions on that Cat Walk. The ductwork blocks the view from the Cat Walk to certain parts of the stage, and the techs must reach over the various obstacles in order to operate various lighting and to change the colors and the gels. Mr. Wilensky would like a proposal to conduct a study to be done so that the hazards can be addressed while there is still time to do something to correct those issues. The area is not due to be renovated as yet. Mr. Ayles will speak with the Structural Engineer regarding those issues and get a proposal outlining the costs to study and resolve those issues.

IX. OLD BUSINESS

1. Approval of Minutes: September 20, 2011

**MOTION #5: That the Waterford School Building Committee approves the Minutes of the September 20, 2011 Regular Meeting.
Koning, Nazarchyk – 5 – 0 – 2**

**In Favor: Alfultis, Dembek, Koning, Nazarchyk, Wilensky
Opposed: 0
Abstained: Brule, Norton**

X. NEW BUSINESS

There was no new business

XI. BILL LIST—SEE ATTACHED

MOTION #6: That the Waterford School Building Committee adds four bills to this Bill List for work done on the Waterford High School: Electrical Wholesalers, Invoice #5021320960 amount \$12.93; Electrical Wholesalers, Invoice #5021317557 amount \$68.51; Park Roway, Invoice #29569 amount \$252.80, and Major Electric, Invoice #52422132 amount \$936.00. Dembek, Alfultis – Unanimous

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

XII. ADJOURNMENT

MOTION #8: That the Waterford School Building Committee adjourns the Regular meeting at 7:30 p.m. Koning, Alfultis – Unanimous

Respectfully Submitted

**Terri Young
Recording Secretary**

BILL LIST – OCTOBER 18, 2011

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	QH	n/a	CDH Energy Corp	Revise LEED model	481-3	\$5,000.00
n/a	QH	n/a	Dicin Electric	Electrical	FINAL	\$1,362.00
n/a	OSW	n/a	Greenwood Ind.	Roofing & flashing	Fifteen	\$8,539.00
n/a	GN	n/a	Walch & Company	Blinds	44205	\$5,800.00
n/a	GN	n/a	Green Building Cert	Leed Cert	1000018896	\$1,200.00
n/a	GN	n/a	Greenwood Ind.	Membrane Roof	12	\$68,972.66
n/a	GN	n/a	The MacKenzie Co.	Painting	9	\$5,721.30
n/a	GN	n/a	Deedy Construction	Sidewalk extension	6-Oct-11	\$1,200.00
n/a	WHS	n/a	New England Facility	Volleyball sleeves	1007	\$985.00
n/a	WHS	n/a	CLS	Electrical supplies	S101466945	\$13.75
n/a	WHS	n/a	Sign Rama A	Signage	14090	\$1,661.96
n/a	WHS	n/a	Electrical Wholesalers	Electrical supplies	S021280477	\$79.47
n/a	WHS	n/a	Electrical Wholesalers	Electrical supplies	S021286440	\$306.08
n/a	WHS	n/a	Electrical Wholesalers	Electrical supplies	S021292177	\$356.53
n/a	WHS	n/a	O&G	CM services	9	\$145,679.00
n/a	WHS	n/a	CJ Fucci	Sitework	8	\$844,597.50

n/a	WHS	n/a	Conn Acoustics, Inc.	Drywall & Acoustical	4	\$71,178.09
n/a	WHS	n/a	HHS Mechanical	Fire Protection, Plumbing	7	\$279,390.14
n/a	WHS	n/a	Shepard Steel & Co.	Structural metal framing	7	\$175,750.00
n/a	WHS	n/a	Ducci Electrical	Electrical	5	\$258,193.95
n/a	WHS	n/a	Joe Capasso Mason	Masonry	3	\$109,081.18
n/a	WHS	n/a	Manafort Brothers	Concrete	4	\$180,496.82
n/a	WHS	n/a	Professional Painting	Painting	3	\$32,171.75
n/a	WHS	n/a	M. Frank Higgins	Flooring	3	\$217,552.85
n/a	WHS	n/a	A Secondino	General Trades	3	\$741,546.84
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-401760	\$249.00
n/a	WHS	n/a	William B. Meyer	Moving services	COM-812-1/2	\$600.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-400013	\$286.00
n/a	WHS	n/a	JCJ	Professional services	36	\$69,624.57
n/a	WHS	n/a	Cynthia M. Kaplan	Professional services	82011.84	\$800.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1371759	\$225.00
n/a	WHS	n/a	Waterford Board of Ed	Cust/maint	19-Sep-11	\$880.44
n/a	WHS	n/a	Van Zelm	Professional Services	35999	\$3,371.64
n/a	WHS	n/a	Eagle Leasing	Storage	R1371353	\$140.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	C-400434	\$1,287.00
n/a	WHS	n/a	Waterford Board of Ed	Cust/maint	12-Oct-11	\$257.24
n/a	WHS	N/A	Electrical Wholesalers	Electrical	S021320960	\$12.93

n/a	WHS	n/a	Electrical Wholesalers	Electrical	S021317557	\$68.51
n/a	WHS	n/a	Park Roway	Fitting	29569	\$252.80
n/a	WHS	n/a	Major Electric	Fixture	S2422132	\$936.00