

MINUTES

WATERTOWN PUBLIC BUILDINGS COMMITTEE REGULAR MEETING

JOHN TRUMBULL PRIMARY SCHOOL MEDIA CENTER
WEDNESDAY, FEBRUARY 18, 2009, 7:00 P.M.

PRESENT: Antonio Addona
John Chipko, Vice Chairman
David Demirs
Michael Magas
Robert Porter, Chairman

ABSENT: Brian Bellagamba
Antonio Guerrero
Mark Guerrero
John Waiculonis, Secretary

OTHERS PRESENT: Paul Jessell, Town Attorney
Fred Khericha, Kaestle Boos Associates
Dave King, Kaestle Boos Associates
Tom Lambert, Facilities Subcommittee, Board of Education
Gary Miller, Interim Director of Operations, Board of Education
Mark Sedensky, Project Manager, O & G Industries (Judson)
Joseph Vetro, Senior Project Mgr, O & G Industries (Swift & WHS)

1. Convene Regular Meeting – 7:00 P.M.

Mr. Porter, Chairman, Called the Regular Meeting to Order at 7:04 p.m.

2. Roll Call

Mr. Porter, Chairman, executed the Roll Call.

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2A. Executive Session

- A. Watertown High School – Strategy and Negotiations with respect to Pending Claim concerning Asbestos Abatement – Contractor: Suburban Middlesex Insulation, Inc.

MOTION: (Mr. Demirs, sec. Mr. Chipko) to enter into Executive Session at 7:05 p.m. with the 5 members of the Public Buildings Committee present, Attorney Paul Jessell, Tom Lambert, Gary Miller, Fred Khericha, and Dave King, for the purpose of discussing Watertown High School – Strategy and negotiations with respect to Pending Claim concerning Asbestos Abatement – Contractor: Suburban Middlesex Insulation, Inc.

Discussion: None

MOTION PASSED UNANIMOUSLY

Present During Executive Session

Antonio Addona
John Chipko
David Demirs
Michael Magas
Robert Porter

Paul Jessell, Town Attorney
Fred Khericha, Kaestle Boos Associates
David King, Kaestle Boos Associates
Tom Lambert, Facilities Subcommittee, Board of Education
Gary Miller, Interim Director of Operations, Board of Education

Mr. Porter, Chairman, Reconvened the Regular Meeting at 7:33 p.m.

No Motions Were Made; No Votes Were Taken.

3. Public Participation

None

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4. Minutes

A. Regular Meeting, January 21, 2009

MOTION: (Mr. Chipko, sec. Mr. Demirs) to approve the Regular Meeting Minutes dated January 21, 2009 as presented.

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Correspondence

None

6. Old Business

A. Fire Station #1 Renovations

None

B. Swift Middle School

1. Monthly Progress Report #37, dated January, 2009 by O & G Industries (distributed at meeting).

Mr. Vetro: Move over to Summary Data, what you'll see is that we're calling it 100% for the renovation and site work. If you go right down through you'll see value of the approved changes have increased slightly, by about \$2,167. The construction funds available still remain the same.

Items by Trade Contractor

All of the items are the same until you get to Electrical. The very last item changed.

A – Cafeteria Projection Screen \$ 2,167

Grand Total of all Change Orders \$1,620,542

Items For Approval

None

There is nothing pending.

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Commentary

Area "A"

Area "A" is complete and has been turned over to the owner.

Area "B"

Area "B" is complete and has been turned over to the owner.

Area "C"

Area "C" is complete and has been turned over to the owner.

Area "D"

Area "D" is complete and has been turned over to the owner.

The Punch List is complete except for the following three items, which will be completed within a week:

1. Exterior man gate at the loading dock.
2. Lock cylinders in the music room.
3. Paint a sheetrock return along side a window in Area "D".

All of the closeout documents have been turned over to the Town except for the site work as-built drawings and the electrical electronic files. The site work drawings are waiting for approval by the Watertown Planning and Zoning Department. I did speak to Ruth Mulcahy today and she said she has approved it, but she's waiting for Engineering to approve. Once that happens he can get the Mylar copies made up and turned over. The electrician is done, and has the AutoCAD made up. The exterior sound absorption panels at the condensing unit, as well as the guide rail on Colonial Street have been completed per the Planning and Zoning request. She will review that today or tomorrow, if not it will be a couple of weeks because she's on vacation next week.

Mr. Porter: When is the site work going to be done?

Mr. Vetro: We are waiting for Planning and Zoning, once they approve it I can submit the Mylar.

Mr. Porter: Supreme has submitted the as-builts?

Mr. Vetro: Yes. K.B.A. has done a variety of work with respect to that as well.

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Mr. Porter: And the construction funds available for the project at this stage is \$90,266?

Mr. Vetro: That is correct.

Mr. Porter: That will be the final amount?

Mr. Vetro: I met with the Town, we are going to go through all of the numbers next week to compare and make sure everything is correct.

Mr. Porter: But it appears \$90,000?

Mr. Vetro: Correct.

Mr. Demirs: Did they do the units on the roof?

Mr. Vetro: No, we're talking about the sound absorption on the ground.

Mr. Demirs: No, I didn't mean that, I meant (inaudible). P & Z to close that in?

Mr. Vetro: That was a Planning and Zoning requirement.

Mr. Khericha: (Inaudible.)

2. Comments by Kaestle Boos Associates

Mr. Khericha: I spoke with Jeremy last night about the Mylar and I spoke with Joe DiCarlo this morning, he will call Chuck Berger to make sure that he doesn't have any issues. He told me he was going to offer (inaudible) and then 2 sets of drawings as requested, just regular drawings, he was going to talk to Ruth and offer the same thing. If they said yes, he would print them out and hand them to her and sign them. The only thing Joe said, he was going to ask Ruth to have a preference signed by them and then to the Board of Education and the Town. She said she (inaudible).

3. Discussion and Vote on BKM, Invoice #504445, dated October 8, 2008, in the amount of \$3,564.00 (attached).

MOTION: (Mr. Chipko, sec. Mr. Demirs) to Approve payment to BKM, Invoice #5044450, dated October 8, 2008, in the amount of \$3,564.00.

Discussion: **Mr. Porter:** This is FF&E.

MOTION PASSED UNANIMOUSLY

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4. Discussion and Vote on William V. MacGill & Co., Invoice #IN0261152, dated January 16, 2009, in the amount of \$1,063.00 (attached).

Mr. Porter: The amount is wrong; it should be \$627.00.

Ms. LaForme: Correct, just amend the motion.

MOTION: (Mr. Magas, sec. Mr. Addona) to Approve payment to William V. MacGill & Co., Invoice #IN0261152, dated January 16, 2009, in the AMENDED amount of \$627.00.

Discussion: **Mr. Demirs:** What is this for?

Mr. Porter: Locked medicine cabinets for the School Nurse.

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on E-Z Way Products, Invoice #291903, dated December 18, 2008, in the amount of \$2,215.00 (attached).

Mr. Porter: This is a sweeper.

MOTION: (Mr. Chipko, sec. Mr. Demirs) to approve payment to E-Z Way Products, Invoice #291903, dated December 18, 2008, in the amount of \$2,215.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Follett Software Company, Quote for Licensing and Implementation of Destiny Resource Management Solutions, in the amount of \$36,426.70 (attached).

Mr. Miller: The next item, the server goes with this software. This is a library system for library circulation asset management and textbook management system. The server will ultimately be able to handle the entire school district, it's a server based solution. This would be the initial installation. We would ultimately expand out to the High School, expand to Judson, there is a relatively small licensing fee associated with that if the monies become available in the Judson project, otherwise we'll put it in the Board of Education budget. The same thing with Polk when that project comes forward ultimately we'll add the license forward from Trumbull so we'll have all 5 schools eventually covered. From anywhere in the district you'd be able to find out what books are out, which students have which textbooks, did they bring it back, did they get their diploma, it's a very sophisticated system, it's very similar to the system at public libraries and most school systems now.

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There is a slight issue with this, Follett is the only source for this software; there used to be a competitor Sagebrush, and I don't know if you have a copy of the sole source letter from Follett, but in lieu of bidding cause I didn't know of one other vendor who could be a potential competitor at their level, but they own that now, so it will go forward with the purchase order. Follett now owns their only competitor so there would be no need to bid. It would be like trying to buy an Apple product, they're they only people that will sell it to you, so there is no way to bid this product and not have Follett dictate the price.

Mr. Demirs: Part of the school project?

Mr. Miller: Well it's part of the technology piece of the school project. And the rack mounted served, item #7, would go along with that and the server is off a State bid.

Mr. Porter: So what you're saying is item #7 is on the State contract.

Mr. Miller: Yes.

Mr. Porter: And #5 and #6 are sole source.

Mr. Miller: Item #6 is sole source. E-Z Way falls under the bidding requirement and we did that.

Mr. Porter: Sole source is what you're going to give to

Mr. Miller: Right, give the sole course and go forward with the purchase order; hopefully that will satisfy the Town's Purchasing. This would be the only respondent.

Mr. Porter: But you'll still need to get a bid waiver.

Mr. Miller: I will have to find that out. I can talk to Paul whether we need a bid waiver.

Mr. Demirs: Is this reimbursable money too?

Mr. Miller: Yes, technology is all reimbursable. I'll have one additional item at the next meeting and then we should be done for the technology requirements for Swift.

Mr. Porter: And we are within budget?

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Mr. Miller: Well within the budget and I was going to report it later, but Joe and I and Lynn are going to meet next week sometime to compare notes so that we are all in agreement and then start to close Swift out.

Mr. Porter: Right, cause I asked Joe for a final punch list and be done with this.

Mr. Miller: (Inaudible) I think we'll still have some money left.

Mr. Porter: Two projects, on time, under budget.

Mr. Magas: So as far as using this system for the High School and John Trumbull, what additional hardware or software?

Mr. Miller: No additional hardware, everything will be, it's a single server based system so it's accessible from anywhere within the school and anybody who has access to (inaudible) so if a parent wants to see what books their kids have out or want to look at something that's available through this server, it would be available to the community. It's a very good system. They had a competitor, Sagebrush, but I looked on the sole source letter and all the Sagebrush products are listed as Follett products now.

Mr. Magas: This will track textbooks also the kids take out?

Mr. Miller: Yes, we are getting 3 components, we're getting the library circulation system, so everything will get bar coded and scanned, so they can check things in and out, then there is a textbook manager which allows the schools to inventory and bar code all of their textbooks, and that really includes like (inaudible) all the supplemental readers, social studies, all of the courses where there are a lot of reading materials where they're constantly going in and out, it would be like you do, issue books in and out of the library, you would be issue, at each department level or however we would organize it at the high school and middle school where most of this would be going on, as the teachers would check out all the books for the semester, and then in the classroom issue them out to the students, and then scan the students ID, so the transfer from the textbook to the teacher and from the teacher to the student. At the end of the semester or whenever that book is due back in they can check it back in and it belongs to the teacher and the teacher gets it back to the (inaudible) so you want to know what edition we have of a particular range of textbooks, that can be produced in a heartbeat (inaudible) budgeting, all sorts of things and then to go along with it we get asset management so we'll be able to inventory all of the materials in the district that we need to keep track of. They'll also be bar coded and be able to track computers, cameras, and all sorts of other assets within the school district. It will be a few years process before we're all done but ultimately at the drop of a hat you'll be able to know where everything is, who had it last.

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Mr. Demirs: (Inaudible.)

Mr. Miller: This will hopefully (inaudible). At least you would know who the last person was who had it and then they're responsible. It works well in other school districts that have it. I know it works extremely well.

MOTION: (Mr. Magas, sec. Mr. Demirs) to approve the purchase of Follett Software Company, Licensing and Implementation of Destiny Resource Management Solutions, in the amount of \$36,426.70.

Discussion: **Mr. Porter:** This is for furniture, fixtures and equipment.

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Hewlett Packard, Quote for Rack Server, in the amount of \$5,617.00 (attached).

Mr. Porter: Already discussed above under Item 6.

MOTION: (Mr. Demirs, sec. Mr. Chipko) to approve the purchase of Hewlett Packard, Rack Server, in the amount of \$5,617.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Correspondence from Joseph DiCarlo, Kaestle Boos Associates to Ruth Mulcahy, Land Use Administrator, Town of Watertown, dated February 10, 2009, Re: As Built Drawings (attached).

Mr. Porter: For your information.

C. John Trumbull Primary School

1. Status Report, Gary Miller

Mr. Miller: We received a letter from H.B. Fishman, from Mike Moses who replaced Sal DiDominicas who retired last month. In the process of Silktown doing the roofing work on here, they discovered up at the ridge vent, that the original contractor did not install it properly, it waves along so it's got quite a lot of different gaps and in order for them to properly complete their job, a couple of courses of roofing shingles and the entire ridge cap need to be replaced. It amounts to \$10,098.45 additional monies that we need to approve for this project and we'll have to go back to the Town and see how much money from the original settlement is remaining on this project.

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Mr. Porter: When the (inaudible) there was “x” number of dollars left over, I think it was \$192,000 I’m not positive, and the quote from Silktown, if my memory is right, was probably about \$157,000.

Mr. Miller: That’s correct.

Mr. Demirs: Do we have the money?

Mr. Porter: Yes, but subject to approval and subject to availability of funds. Now they did not run into this condition when they did the other roofs, but this last section is where they found the ridge vent materials up to the ridge vent is all (inaudible) and needs to be replaced. Any further comments?

MOTION: (Mr. Chipko, sec. Mr. Addona) to approve the additional work in the amount of \$10,098.45 subject to the availability of funds.

Discussion: None

MOTION PASSED UNANIMOUSLY

D. Heminway Park School/Space Study Needs

None

E. 3 School Project

1. Comments by Kaestle Boos Associates

Mr. Khericha:

Watertown High School – The project is moving along fine. Mr. Vetro will give the details. (Inaudible) the slabs are being poured and the rough ins are going on. We are working with the school and trying to put the budget together for the furniture. Next week we will finalize the numbers with the Superintendent and then present them for approval on March 9th. I sent an email to the Traffic Engineer, Ditman, and he responded. We had a meeting with Chuck Berger and they approved his plan. He is finalizing it and by Friday they should be able to forward all of that information to O & G so they can put their project together (inaudible). Once it’s completed (inaudible) presentation to Public Buildings Committee for approval, and once it’s approved it will go out to bid, summer time construction so that the traffic light will be up for September.

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Judson Elementary School – The Public Buildings Committee walked the project last Saturday and I think we should compliment Mark because since last month he has done a very good job. Hopefully he'll keep it up. With the work he's putting into it, I think we'll have good results by August 14th. (Inaudible) but I think we are moving along.

Polk Elementary School – We completed the alternate condition for the 500 year flood and forwarded it to Civil Strategies who will forward it to the Department of Environmental Protection and by Friday (inaudible) back from the Department of Environmental Protection. Hopefully we'll have a positive response from them next week so we can (inaudible) get those drawings reviewed finally and move forward. Our target is (inaudible) to go out to bid.

Mr. Porter: A month out?

Mr. Khericha: Go out to bid, be about 4 weeks and start by July 1, 2009.

2. Comments by Interim Director of Operations

Mr. Miller: Mr. Frigon asked that we make a presentation to the Town Council on the status of the projects. We did that last Monday at the Town Council and I think it was well received. We brought them up to speed on the projects and their timeline, where we stood on funding to date and everything was looking good to be on the substantial completion dates, particularly with Judson. We answered all of the questions that the Town Council had at the time. I don't think there are any issues left open from that presentation. I foresee at some point in the future we will probably do that again.

F. Watertown High School

1. Monthly Progress Report #6, dated January, 2009 by O & G Industries (distributed at meeting).

Mr. Vetro:

Summary Data Sheet

	<u>Original</u>	<u>Projected</u>
Renovation and Addition Work	12%	14%
Site Work	30%	35%
Abatement	25%	26%
Estimated & Pending Changes	\$ 607,939	\$ 526,414
Construction Funds Available	\$1,871,632	\$1,953,157

Change Orders By Trade Contractor

Asbestos Abatement - SMI

- No Change.

Site Work - Mather

- No change.

Concrete – Waterbury Masonry

- No Change.

Structural Steel – Topper & Grigg

- \$1,325 – Auditorium Roof Deck Repair – I mentioned this at the last meeting, where again the existing roof it was tectum deck, it has some cracks from what appears to be loading from previous and the repair was done and the steel to support that.
- \$749 – Backcharges – have been on here and we continue to carry.
- \$5,084 – Floor Framing Changes – Music – when we took up the existing floor, what was supposed to be a concrete slab turned out to be an open (inaudible) so we had to extend that framing for an elevated slab.

General Trades – Secondino

- \$6,797 – Kiln Replacement – the Town doesn't want to keep the existing kiln, so this is for a new kiln.
- \$5,000 – Asbestos Transite Disposal – in the greenhouse all of the shelves were an asbestos transite material so we took it out and stockpiled it so we could get the construction going but we needed to get a dumpster and dispose of this material off site. We also had run into some transite pipes throughout the job, in the areas that we've taken for demolition so we also stored that so that will go into the same collection of these. The \$5,000 is a good estimate. The contractor actually came back with \$8,100 but we didn't agree with it, so I've given him a notice to proceed but not to exceed \$5,000.

Flooring – BKM

- No Change.

Electrical – Banton

- No change – actually been some reduction, which is why we have the reduction overall. The big reduction was the transformer relocation. CL&P had wanted the transformer to be relocated. K.B.A. and O & G were able to (Tape #1, Side A ended- may have missed some).

Items For Approval

Structural Steel

PR #11 – Auditorium Roof Deck Repair \$ 1,325

ASI #11 – Floor Framing Changes – Music Room \$ 5,084

General Trades

PR #8 – Kiln Replacement \$ 6,797

(Kiln is not to exceed, the contractor owned placing the kiln so we have a little bit of an argument with him as far as his pricing, a few hundred dollars.

TOTAL \$13,206

Mr. Magas: What happened to the old kiln?

Mr. Khericha: (Inaudible.)

Mr. Magas: Use them both?

Mr. Khericha: It is but (inaudible).

Mr. Magas: And the other school districts (inaudible)?

Mr. Khericha: Swift has a new one.

Mr. Miller: The other schools use it.

Mr. Porter: (Inaudible) piece of equipment.

Mr. Miller: Within the Town's disposal policy, I would imagine (inaudible). Park & Rec wanted it for some reason. I would assume it would be similar to what you've done with the (inaudible).

Mr. Magas: We have a habit of throwing things away (inaudible).

Mr. Miller: There are probably (inaudible) salvageable materials (inaudible).

Mr. Porter: Why don't you look into putting (inaudible).

Many people talking at once (inaudible).

MOTION: (Mr. Chipko, sec. Mr. Demirs) to approve the Items for Approval in the amount of \$13,206 as presented.

Discussion: None

MOTION PASSED UNANIMOUSLY

Project Commentary

Sitework

The north parking lot installation was stopped and placed on hold until the Summer due to existing soil conditions. Paving of the bus loop and the north parking area is scheduled for the Summer. Site demolition in the courtyard is on-going. The sanitary sewer work has started on the south side of the site.

Mr. Vetro: The only thing that's changed here is the sanitary work, started on the south side, behind the school, they are working the sanitary sewer system there. It's the best time to do that, it's going down that steep slope in the very back, come Spring it will be impossible for equipment to get back down there.

Area A

Plumbing and electrical underground piping work is ongoing. Interior Masonry installation in the renovation area is ongoing. Exterior masonry has started. HVAC ductwork installation is on-going. Plumbing and electrical rough-ins are on-going. Steel erection is completed. Roof installation is on-going.

Mr. Vetro: Miscellaneous steel has started as far as that goes, what we're talking about there is some of the small items, masonry clips, (inaudible) that type of thing. We're actually installed the roof over the media center and over the back office area, what used to be the old media center. The only area that remains in Area A is the future office, psychology area.

Area B

Slab preparation is completed. Concrete slab installation is complete. Plumbing and electrical rough-ins in the renovation area are ongoing. Steel erection is complete. Miscellaneous steel has started. Roof installation has started.

Mr. Vetro: They've actually completed the roof over half of Area B.

2. Comments by Kaestle Boos Associates

Mr. Khericha: None

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3. Discussion and Possible Vote on Kaestle Boos Associates, Invoice #19, dated January 16, 2009, in the amount of \$29,235.00 (attached).

MOTION: (Mr. Magas, sec. Mr. Addona) to approve payment to Kaestle Boos Associates, Invoice #19, dated January 16, 2009, in the amount of \$29,235.00.

Discussion: None

In Favor: Mr. Addona, Mr. Demirs, Mr. Magas, Mr. Porter

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (4-0-1)

4. Discussion and Vote on O & G Industries, Inc., Application for Payment #5, dated January 15, 2009, in the amount of \$1,217,526.13 (attached).

Mr. Vetro: I will get those numbers over to Lynn first thing in the morning. Planning and Zoning is approving that tonight. I've already given it to Lynn through email.

Ms. LaForme: It's in their packet.

MOTION: (Mr. Demirs, sec. Mr. Magas) to approve payment to O & G Industries, Inc., Application for Payment #5, dated January 15, 2009, in the amount of \$1,217,526.13, (\$16,768.45 of that subject to Planning and Zoning Commission approval).

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Nationwide Moving, & Storage Company, Inc., Account #31181, dated February 1, 2009, in the amount of \$100.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Addona) to approve payment to Nationwide Moving, & Storage Company, Inc., Account #31181, dated February 1, 2009, in the amount of \$100.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

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6. Discussion and Vote on Barkan & Mess Associates, Invoice #47391, dated January 14, 2009, in the amount of \$3,100.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Chipko) to Approve payment to Barkan & Mess Associates, Invoice #47391, dated January 14, 2009, in the amount of \$3,100.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Eagle Leasing Company, Invoice #RI141422, dated January 31, 2009, in the amount of \$70.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Chipko) to Approve payment to Eagle Leasing Company, Invoice #RI141422, dated January 31, 2009, in the amount of \$70.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Eagle Leasing Company, Invoice #RI137710, dated January 15, 2009, in the amount of \$145.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Magas) to Approve payment to Eagle Leasing Company, Invoice #RI137710, dated January 15, 2009, in the amount of \$145.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on JGI Eastern, Inc., Invoice #T022951, dated January 20, 2009, in the amount of \$5,586.65 (attached).

MOTION: (Mr. Demirs, sec. Mr. Magas) to Approve payment to JGI Eastern, Inc., Invoice #T022951, dated January 20, 2009, in the amount of \$5,586.65, subject to O & G Industries approval.

Discussion: None

MOTION PASSED UNANIMOUSLY

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10. Special Inspection Report #18, dated January 23, 2009 (attached).

Mr. Porter: For your information.

11. Special Inspection Report #19, dated February 3, 2009 (attached).

Mr. Porter: For your information.

12. Special Inspection Report #20, dated February 12, 2009 (attached).

Mr. Porter: For your information.

MOTION: (Mr. Chipko, sec. Mr. Addona) to Add Agenda Item 6F13, Discussion and Vote on Suburban Middlesex Insulation Change Orders.

Discussion: None

MOTION PASSED UNANIMOUSLY

13. Discussion and Vote on Suburban Middlesex Insulation Change Orders (distributed at meeting).

Mr. Porter: This approval is going to incorporate SMI Change Order #1, #2, #3 we are not approving, #4, #5, #6, #7, no number #8, #9, #10, and #12. No #3 and no number #8. There is no #8 listed here, so that will not be approved.

Mr. Chipko: But there is a bottom one, it doesn't have a number. There's another one that doesn't have a number.

Mr. Porter: I'll read this one more time. SMI Change Order #1, #2, #3 is not approved, #4, #5, #6, #7, #9, #10, #12 and an item that has no number, and the amount that we are agreeing to is \$181,923.

MOTION: (Mr. Magas, sec. Mr. Addona) that we approve the Suburban Middlesex, Inc. Change Orders totaling \$181,923 as presented.

Discussion: None

MOTION PASSED UNANIMOUSLY

Mr. Porter: We need to have this expedited by tomorrow.

Mr. Vetro: Okay.

Mr. Porter: Because it has to be hand delivered to Hartford, it needs your signature, the Superintendent or her designee, and it needs to be in by Friday.

Mr. Vetro: Okay. Do you have a copy I can (inaudible) right now?

Mr. Porter: Yes.

G. Judson Elementary School

1. Monthly Progress Report #6, dated January, 2009, by Mark Sedensky, Project Manager, O & G Industries (distributed at meeting).

Mr. Sedensky: On page 3 we have the staff listed, I've added a Superintendent to try and move things along a little bit.

Summary Data Sheet

	<u>Original</u>	<u>Projected</u>
Renovation and Addition Work	24%	30%
Site Work	22%	24%
Abatement	98%	98%

The percent completes are a little bit off. I still have not received a schedule of values or an invoice from the electrician who is probably about 25% at this point. Site Work is ongoing. Renovation and additional work I show a little bit higher than the month will show and I think we are about 30%.

I also show at the bottom of the page, the construction funds available being reduced and that was for the change order, on the Items for Approval in the back, a credit will come out of construction funds and go into owner funds.

Construction Funds Available	\$480,629	\$117,372
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Change Orders By Trade Contractor

I'm only listing a few because most of the changes on the job should be able to be covered by allowance, probably all, but there are a few big ones that popped up.

Site Work

- \$31,000 - UST Contaminated Soil/Water - we have a little bit near the oil tank when we pulled that and there is a balance of in that.

Flooring

- No Change.

Fire Protection

- \$4,327 – PR-09 Water Curtain Area C. (Inaudible) allowance from another contractor but (inaudible).

Electrical

- \$20,580 – KBA PR-6 Add Wireless Access Points – right now we’re still working that out, trying to negotiate the price with the electrician.

CM Reimbursables

- No Change.

Items For Approval

I’ve listed both allowances on this page and requested change order approvals on the next page.

REQUESTED ALLOWANCE APPROVAL

Sitework

Kitchen Slab Preparation (O&G Est) \$4,000.00

Mr. Sedensky: In the project there was a lot of demo scheduled to go on in the kitchen, and we felt it might be easier and a better product to demo the entire slab. What I did not have was preparation for the slab in anyone’s contract, I had demo (inaudible) trade out the demo the replacement for the replacement of this slab but I do (inaudible) site work contractor to perform that prep.

Concrete

KBA ASI Concrete Fram Infills (O&G Estimate) \$2,000.00

Mr. Sedensky: There were some frames, existing condition, really couldn’t have been picked up by anyone underneath the existing floor where we had to demo existing frames that were in the floor. We do need to patch that so we do need to patch it back in.

Drywall

ASI 011 DWA COP #1 Revised Head Detail
at Door Heads, CM#025 \$3,204.00

Mr. Sedensky: There was (inaudible) to revised door heads from masonry to drywall. I have a drywall price, the mason does owe me a credit to that which I haven't reflected yet, but I do have a hard price which I'd like to apply against the allowance.

DWA COP#4 – Audit Framing/Gyp – SKA 31 \$ 587.00

Mr. Sedensky: We found some columns were out of whack that we need to box out.

Gym Soffit Extension (O&G Estimate) \$5,000.00

Mr. Sedensky: There were some soffits on either end of the gym that we need to extend.

Masonry

RFI#051 Patch/Lintel @ Café Wall, CM#024 (O&G Est.) \$1,500.00

Mr. Sedensky: We have to add a lintel in the cafeteria.

RFI#055 Lintel/Demo Phys Ed Off, CM#0234 (O&G Est) \$3,500.00

Mr. Sedensky: Demolition and add some lintels in the physical education office to the left of the stage.

Misc. demo for Steel Erection in B&C (O&G Est) \$3,000.00

Mr. Sedensky: Need to perform some demo of existing walls for steel erection for interior steel modifications.

Structural Steel

Lead Abatement, CM#011 \$11,735.00

Mr. Sedensky: I have gone ahead with this, it's an actual number. I contracted directly with a lead abatement company and work was performed on a time and material basis.

Mr. Porter: There was a \$10,000 allowance in there.

Mr. Sedensky: Yes, but I'm asking for approval of \$11,735.00.

Mr. Demirs: These numbers here, these are all estimates?

Mr. Sedensky: Yea, wherever I put O&G Estimate, that's work that we would like to perform on a T & M basis. I try to go a little bit high.

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Mr. Demirs: These are your allowances for this stuff?

Mr. Sedensky: These are my estimates against the allowance, so I'd say this piece of work, I need to demo a wall, what's it going to cost.

Mr. Demirs: So you'll end up with the correct numbers?

Mr. Sedensky: You'll end up with the correct numbers reflected.

Mr. Porter: These are what Joe calls placeholders.

Mr. Magas: Do you go on the conservative side?

Mr. Sedensky: I usually try to go a little bit high, a little bit. Sometimes I'm right there, or a little bit under, but I try to go a little bit high.

Mr. Demirs: (Inaudible).

Mr. Sedensky: These are all placeholders. The ones that do not say O & G estimate I actually have hard numbers on.

Mr. Chipko: The \$11,735, is that the total, including the \$10,000 that you had for an allowance, or is that in addition?

Mr. Sedensky: That is total, so right now we have a \$20,000 structural steel allowance, I spent \$10,000 of it is for miscellaneous and \$10,000 of it is for lead. I spent \$11,735 against their \$20,000 for that.

ASI Kicker Modification @ B & C Classrooms (O&G Est) \$6,000.00

Mr. Sedensky: Kicker Modifications

ASI026 – Area C Perimeter Edge Angles (O&G Est) \$1,265.00

Mr. Sedensky: We needed to burn out some angles.

General Trades

Temporary Protection Area B & C (O&G Est) \$12,000.00

Mr. Sedensky: We had written into the contract plenty of temporary protection. At the scope review the low bidder excluded it. The next bidder was quite a bit higher, forced us to accept it, the current contract was bid without this particular temporary protection that we did on a T & M basis.

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Mr. Demirs: Can you elaborate on the temporary protection?

Mr. Sedensky: If you walk around the side of it, you'll see all the plastic, the lean tos, the plastic in the windows. Originally in the bid we had plywood and insulation which he did exclude at bid time, or at scope review, he said I missed it.

Mr. Demirs: It's weather protection?

Mr. Sedensky: Yes, for us to keep working inside.

Demo Wood Stage Floor (O&G Est) \$2,000.00

Mr. Sedensky: Demo had to be taken out of wood floor in the back left of the stage which wasn't shown. I don't have the bill from the contractor yet; that's a conservative estimate.

Floor Frame Demo (O&G Est) \$5,500.00

Mr. Sedensky: Floor frames across the building that were there that couldn't be seen, a field condition and we needed to demo that.

Backstop Removal in Gym (O&G Est) \$1,500.00

Mr. Sedensky: We haven't done this yet but there are a couple of backstops, basketball hoops that we can argue, or the contractor is arguing that we're showing on the demo drawing (inaudible) they do need to come down I have not done that yet.

Flooring

KBA ASI Ardex Floor Infill \$3,000.00

Mr. Sedensky: This all goes to the frames that were in the floor, we needed to patch those.

Fire Protection

CO – PR-09 Water Curtain @ Area C, CM#026 \$4,327.00

Mr. Sedensky: I received a hard number of about \$10,000 plus from the contractor for a proposed request from KBA to add a water curtain along with the soffits which isn't shown on here. That \$4,327 should be \$5,000. That would be \$5,000 against the allowance and then we would have a balance which we would need to pay the contractor another \$4,327 which we could try to apply to someone else's allowance or write him a change order for \$4,327.

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Plumbing

Kitchen Util Dist System Gas Line (O&G Est) \$1,000.00

Mr. Sedensky: In the kitchen there is a gas line that was missed, we required 2 gas feeds to a distribution system to the kitchen but there is only one. The work has not been done.

Lead Based Pipe Replacement (O&G Est) \$5,000.00

Mr. Sedensky: We discovered some leg joints in the pipes that need to be replaced, we have not started that yet.

HVAC

Pay for New Mullions @ Aluminum Frames (O&G Est) \$3,000.00

Mr. Sedensky: There was a mullion added under the aluminum window contract and the contractor did not have any allowances. It was suggested we could pay for it under the HVAC contractor, there is plenty of money in his allowance to do that.

Electrical

Ferg COP #4 Temporary Heat Electrical Requirements \$1,741.00

Mr. Sedensky: There is a specific allowance for the heater. This is an actual number.

Ferg COP #2 CL&P Pole Relocation \$5,556.00

Mr. Sedensky: We have a \$40,000 allowance and it we don't know at the time of bid how much CL&P will charge so that \$5,556 is a cost we knew we would get.

Ferg COP #13 CL&P Main Service Charges \$7,769.00

Mr. Sedensky: Same here

ASI Add Café Door Mags (O&G Est) \$3,500.00

Mr. Sedensky: This is a very conservative number; the work has not been performed. KBA suggested we perform this work.

Requested Approval Total \$98,257.00

This is what I'm asking for approval for against allowances tonight.

Mr. Porter: \$98,257 is against allowances?

Mr. Sedensky: Correct.

Mr. Porter: It says here requested approval change order total. Cross out change order.

Mr. Vetro: (Inaudible) not the dollar amount?

Mr. Sedensky: Yea, I would like the line item approved.

Mr. Vetro: But not the dollar amount. You're looking at the issue here. That's his estimate. If it goes over somewhat (inaudible) you still have the issue.

Mr. Porter: So all items listed without a dollar amount.

Mr. Sedensky: I can do a T & M not to exceed, but I'd rather not, you know, for the work that we haven't performed, I'd rather not get to a point where we've spent \$2,500 of a change that may cost us \$3,000 and I stop and come back for approval.

Mr. Porter: You're looking at the range.

Mr. Chipko: On the kitchen work, you only have a breakdown on the \$4,000, you're putting a slab in versus

Mr. Sedensky: I have a price

Mr. Chipko: Well I'm just saying as far as the numbers, I'm having a hard time relating – you had a price for doing all of the trenching, etc., which didn't have to happen, and there also is a lot more retainer (inaudible) to either one foot on center, where does that breakdown come in relationship to this. It's a hell of a lot easier to pour a new slab than it is to try and do all those little infill pieces.

Mr. Sedensky: We put it under our general trades contractor to cut all these little pieces and put in all these little (inaudible) and then pass them back. I came up with a value with what I think he owes back to us. It's pretty close to a wash to what a brand new floor would be.

Mr. Chipko: I guess what I'm getting at is I don't see a, there's no breakdown to understand because obviously O & G's estimators, before you came in, came up with a number to figure out what they had to do for patching the floor to make it look nice, in order to put the new kitchen in, which went away. There was something there that they were figuring on. (Tape #1, Side B ended – may have missed some.) We own skim coating, (inaudible) so where is that in relationship to this \$4,000 that we're asking?

Mr. Sedensky: That is not in here.

Mr. Chipko: I just want to make sure we're comparing apples to apples here, that we have all the, what you're crediting is all there versus what you're paying.

Mr. Sedensky: What I'm not showing, what I'm trying to do with one of the subs is let's say let's make it a wash, and I'm not getting that. I'm forced to have my concrete contractor perform that work for say \$12,000, take a credit back from my general trades contractor for \$12,500 to \$13,000. Now there will also be a small credit from the flooring contractor who now doesn't have to skim coat, but it will be slightly, and I can massage the numbers a little, up or down \$1,000, I just right now really need to pay the site contractor. I'd like to get it to be a wash, I don't think it will be a wash, it probably will be pretty close to a wash, I don't know if that answers the question.

Mr. Chipko: Well it's just that seeing that \$4,000 number, are we, I want to make sure you're crediting everything that should be credited. Also on here in all honestly it's a confusing list. You have numbers for things that you have allowances that offset the numbers and you can't tell what's what from the list you have here of the items that you have that have to be done. It's hard to tell what's an allowance and what's an actual extra and if you can do something with that for the next meeting that would be great, because this is a little confusing as to know what's going on. I can't tell what's an actual, other than the item that you talked about where you had a \$5,000 allowance and it's another \$4,000 something but if you can put in there what the actual allowance is for those items, so we can know where we're having a actual change order.

Mr. Sedensky: I actually do, a couple of pages back, show the total allowance breakdown to get approval on all this stuff. I guess I should work on making it a little bit clearer for you.

Mr. Chipko: Yea, cause it's hard to tell what we're approving.

Mr. Sedensky: (Inaudible.)

Mr. Chipko: Right.

Mr. Sedensky: So again on the Allowance Summary, I'm not asking for approval on everything I'm showing, I'm trying to project all of your work, all of your pending changes that I know about right now, some we're working on getting hard pricing, working on details with the architect, but I'm trying to show you worst case at this point against the allowances, because you do have quite a few allowances (inaudible) or want to go with first.

Mr. Porter: So next report you'll type them in for us?

Mr. Sedensky: Yes.

Mr. Porter: Any further comments?

MOTION: (Mr. Magas, sec. Mr. Addona) to approve the Items For Approval against allowances, no dollar value.

Discussion: None

MOTION PASSED UNANIMOUSLY

REQUESTED CHANGE ORDER APPROVAL

Sitework

CM#023 UST Contamination (currently shopping 2nd quote) \$31,000.00

Mr. Sedensky: We pulled the underground storage tank and the removal was witnessed by a licensed environmental professional. It was witnessed by the Fire Marshall and as part of the course of the removal test the grade, 4 sides of the grave and any water in the hole. I was notified Friday afternoon that we did come up with a positive test for, there was some petroleum (inaudible) and benzene. The soil was only a small area on one side of the tank that tested positive; the three other sides did not test positive. The standing water in the hole did test positive for both petroleum and benzene. I tried to dig into it a little bit and talked to the laboratory that we received the results from. One thing he did mention was there was a chemical called MTD in the present in the results, that (inaudible) the manufacturer has used for about 4 years. We think it may have been a pipe leak, it may have been there, it may have been spills from up above. The tank was (inaudible). It was in pretty good shape. We immediately asked for pricing and received a budget estimate proposed change order from the site contractor, environmental contractor for about \$31,000. Mr. Khericha suggested I contact a local contractor who came out today and had verbally given us a price of about \$13,000 to do the same work. I'd like approval to proceed with the work immediately and whether you approve the \$31,000, \$20,000 or I just need an amount to cover this local contractor, whether we contract with him or I run through one of the subs, it doesn't matter, I really need to get it done quickly and it looks like he's got a pretty good number. So I'll be asking for approval on that.

Fire Protection

PR-09 Water Curtain @ Area C, CM#026

\$4,327.00

Mr. Sedensky: We received a proposed request from K.B.A. to add a water curtain in the Area C. (Inaudible) overlooking that courtyard, basically to add 33 sprinkler heads and that came out to about \$10,000 and change. If I apply \$5,000 against the sprinkler contractor's allowance, that leaves me a balance of \$4,327 which I'd like approval on.

Construction Manager

CM#020 Contingency Reduction

(\$307,350.00)

Mr. Sedensky: I've been asked to provide a contingency reduction of \$300,000 and then there was a C.M. fee and a bond fee which works out to \$307,350. That's up for approval too, a credit. My understanding is it's just going to go from construction funds down to owner funds remaining in the project.

Mr. Porter: The \$31,000, what number do you think would be comfortable?

Mr. Khericha: The local contractor was Stoneybrook and he came down and said it's a \$13,000 price based on 60 tons of removal. I asked what happens if the quantity goes either way and he said it's \$60.00 an adjustment. I said that's fine, put that quote in writing and send it to Mr. Sedensky. He said he'd fax it to him tomorrow.

Mr. Sedensky: It could be 60 tons, it could be 30, it could be

Mr. Khericha: My recommendation to the Committee is to approve \$31,000 not to exceed, so you're safe.

Mr. Porter: As soon as there is an exact number we'll have it for next month.

Mr. Khericha: As soon as Stoneybrook gives their proposal to Mr. Sedensky tomorrow, Mr. Sedensky will review the proposal to make sure everything is covered because this is very critical (inaudible).

Mr. Sedensky: Yea, we have a tank delivery scheduled for this week, we can put that on hold for one week. We have a transformer coming in.

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Mr. Khericha: Put on hold and this work has to be done so we made it very clear to Stoneybrook that if you get a go ahead tomorrow, go to D.E.P. take care of the paperwork, and he said he would do that and he would fax it. So it's very urgent that this needs to be done right away.

Mr. Sedensky: It is a quick timeframe to actually perform the work, it's not going to take very long. They're just dealing with disposal and (inaudible) tanks.

Mr. Porter: Then we'll make it \$31,000, not to exceed, the exact number being provided next month. So you're asking for a credit of \$272,023.00?

Mr. Sedensky: Correct.

Mr. Porter: And the \$300,000 came out for the furniture, took it out of the contingency fund.

Requested Approval Change Order Total **(\$272,023.00)**

MOTION: (Mr. Magas, sec. Mr. Chipko) to approve the Items for Approval in the amount of a credit of (\$272,023.00), as presented, with one item being a not to exceed amount of \$31,000.00 (the exact number will be provided at the next meeting).

Discussion: None

MOTION PASSED UNANIMOUSLY

2. Comments by Kaestle Boos Associates

Mr. Khericha: None

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3. Discussion and Possible Vote on Kaestle Boos Associates, Invoice #19, dated January 16, 2008, in the amount of \$14,422.00 (attached).

MOTION: (Mr. Magas, sec. Mr. Demirs) to approve payment to Kaestle Boos Associates, Invoice #19, dated January 16, 2009, in the amount of \$14,422.00.

Discussion: None

In Favor: Mr. Addona, Mr. Demirs, Mr. Magas, Mr. Porter

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (4-0-1)

4. Discussion and Vote on O & G Industries, Inc., Application for Payment #5, dated January 15, 2009, in the amount of \$669,118.55 (attached).

Mr. Porter: That breaks down to \$635,013.55 for O & G and \$34,105 for Planning and Zoning items. So this will also be a tentative approval based on Planning and Zoning approval at their meeting tonight.

Ms. LaForme: Is this on the Planning and Zoning Commission's Agenda tonight?

Mr. Sedensky: Planning and Zoning has this, she told me she was going to put it as a discussion item. She did want a letter from WMC, I could not get that letter, although I requested they come down, they have not been down to the site yet and I told her we'll wait on the \$34,105, if we have to we'll wait until their next meeting.

Mr. Porter: Do we normally do one check or two?

Ms. LaForme: Well we've it both ways but in this case we can cut the check for everything except Planning & Zoning and then when they approve it we'll cut the other part. What else can we do? Otherwise he's going to be waiting.

Mr. Porter: I also spoke to the Chairman of the Planning and Zoning Commission and I thought it was on the Agenda for tonight. It could have been a mistake, maybe it was just the High School.

Ms. LaForme: I'll call her tomorrow morning.

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MOTION: (Mr. Demirs, sec. Mr. Magas) to approve payment to O & G Industries, Inc., Application for Payment #5, dated January 15, 2009, in the amount of \$669,118.55 (\$34,105.00 of that amount is subject to approval by the Planning and Zoning Commission).

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Eagle Leasing Company, Invoice #RI137302, dated January 15, 2009, in the amount of \$150.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Addona) to approve payment to Eagle Leasing Company, Invoice #RI137302, dated January 15, 2009, in the amount of \$150.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Eagle Leasing Company, Invoice #RI141059, dated January 31, 2009, in the amount of \$150.00 (attached).

MOTION: (Mr. Magas, sec. Mr. Demirs) to approve payment to Eagle Leasing Company, Invoice #RI141059, dated January 31, 2009, in the amount of \$150.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on JGI Eastern, Inc., Invoice #T022950, dated January 20, 2009, in the amount of \$4,615.20 (attached).

Mr. Porter: Mr. Sedensky, have you reviewed and accepted this?

Mr. Sedensky: I have not.

MOTION: (Mr. Demirs, sec. Mr. Addona) to Approve payment to JGI Eastern, Inc., Invoice #T022950, dated January 20, 2009, in the amount of \$4,615.20, subject to O & G Industries' review and approval.

Discussion: None

MOTION PASSED UNANIMOUSLY

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8. Correspondence from Michael Brennan, Assistant Vice President – Operations, O & G Industries, to Karen Baldwin, Superintendent of Schools, Town of Watertown, dated January 27, 2009, Re: Project Schedule (attached).

Mr. Porter: For your information.

9. Special Inspection Report #12, dated January 19, 2009 (attached).

Mr. Porter: For your information.

10. Special Inspection Report #13, dated January 23, 2009 (attached).

Mr. Porter: For your information.

H. Polk Elementary School

1. Comments by Kaestle Boos Associates

Mr. Khericha: None.

2. Discussion and Vote on Kaestle Boos Associates, Invoice #14, dated December 31, 2008, in the amount of \$8,280.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Magas) to approve payment to Kaestle Boos Associates, Invoice #14, dated December 31, 2008, in the amount of \$8,280.00.

Discussion: None

In Favor: Mr. Addona, Mr. Demirs, Mr. Magas, Mr. Porter

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (4-0-1)

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3. Discussion and Vote on Civil Strategies, LLC, Invoice #104, dated February 2, 2009, in the amount of \$2,250.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Chipko) to approve payment to Civil Strategies, LLC, Invoice #104, dated February 2, 2009, in the amount of \$2,250.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

7. New Business

None

8. Financial Reports - L. LaForme

- A. Swift Middle School (attached)
- B. John Trumbull Primary School (attached)
- C. Watertown High School (attached)
- D. Judson Elementary School (attached)
- E. Polk Elementary School (attached)

Mr. Porter: In the packet for your information.

9. For Your Information

None

10. Adjournment

MOTION: (Mr. Demirs, sec. Mr. Magas) to Adjourn the Regular Meeting at 8:58 p.m.

Discussion: None

MOTION PASSED UNANIMOUSLY

Regular Meeting Adjourned at 8:58 p.m.

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Approved: _____
Lynn M. LaForme, Clerk