

MINUTES

WATERTOWN PUBLIC BUILDINGS COMMITTEE REGULAR MEETING

JOHN TRUMBULL PRIMARY SCHOOL MEDIA CENTER
WEDNESDAY, DECEMBER 17, 2008, 7:00 P.M.

PRESENT: Antonio Addona
John Chipko, Vice Chairman
Antonio Guerrera
Mark Guerrera
Michael Magas
Robert Porter, Chairman
John Waiculonis, Secretary

ABSENT: Brian Bellagamba
David Demirs

OTHERS PRESENT: Fred Khericha, Kaestle Boos Associates
Dave King, Kaestle Boos Associates
Thomas Lambert, Facilities Subcommittee, Board of Education
Richard Mazzamaro, 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 7:00 p.m.

2. Roll Call

Mr. Porter, Chairman, executed the Roll Call.

3. Public Participation

None

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4. Minutes

A. Regular Meeting, November 19, 2008

MOTION: (Mr. Chipko, sec. Mr. M. Guerrero) to approve the Regular Meeting Minutes dated November 19, 2008 as presented.

Discussion: None

In Favor: Mr. Addona, Mr. Chipko, Mr. M. Guerrero, Mr. Magas, Mr. Porter, Mr. Waiculonis

Opposed: None

Abstained: Mr. A. Guerrero

MOTION CARRIED (6-0-1)

5. Correspondence

None

6. Old Business

A. Fire Station #1 Renovations

None

B. Swift Middle School

1. Monthly Progress Report #34, dated October, 2008 by O & G Industries (distributed at meeting).

Mr. Vetro: There really is not a whole lot to report. There are no items for approval. The only change was we had approved a couple of change orders so our construction funds available are still the same and again there are no changes as far as the change order by trade contractor. Items that are left outstanding right now are putting closure to the closeout documents from the site contractor. I still have 12 items remaining on our punch list, which there is only one of any kind of (inaudible) where we ordered a gate that needs to be galvanized, other than that there are just miscellaneous painting items, that type of thing.

Mr. Porter: What about the protection for the compressor?

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Mr. Vetro: It's a change order so I don't consider that part of the punch list, but it's on order with Gar San, they're running about 2 weeks before it gets to the site.

Mr. Porter: What about the guard rail up front?

Mr. Vetro: The same issue, with a different contractor, but they are supposed to be out there. I'll call them in the morning just to make sure.

2. Comments by Kaestle Boos Associates

None

3. Discussion and Vote on BKM Total Office, Invoice #509991, dated November 24, 2008, in the amount of \$417.07 (attached).

MOTION: (Mr. Chipko, sec. Mr. Waiculonis) to Approve payment to BKM Total Office, Invoice #509991, dated November 24, 2008, in the amount of \$417.07.

Discussion:: Mr. Porter: This is for the main office, the secretary that watches the window when people come into the building, there was a panel that was in front of her desk obstructing her view, so they replaced it with a new panel that is 36 inches high.

MOTION PASSED UNANIMOUSLY

4. Discussion and Vote on A&R Communications, LLC, Invoice #4725, dated July 11, 2008, in the amount of \$1,063.00 (attached).

MOTION: (Mr. M. Guerrero, sec. Mr. A. Guerrero) to Table payment to A&R Communications, LLC, Invoice #4725, dated July 11, 2008, in the amount of \$1,063.00.

Discussion: Mr. Porter: We will table this until we receive an explanation from Remo Cenicola, Facilities Manager, Board of Education regarding this invoice.

MOTION PASSED UNANIMOUSLY

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5. Discussion and Vote on Frey Scientific, Invoice #302500039159, dated November 17, 2008, in the amount of \$9,349.86 (attached).

MOTION: (Mr. Chipko, sec. Mr. Waiculonis) to approve payment to Frey Scientific, Invoice #302500039159, dated November 17, 2008, in the amount of \$9,349.86.

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

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on School Specialty, Invoice #308100318778, dated November 10, 2008, in the amount of \$3,682.21 (attached).

MOTION: (Mr. M. Guerrero, sec. Mr. Magas) to approve payment to School Specialty, Invoice #308100318778, dated November 10, 2008, in the amount of \$3,682.21.

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

MOTION PASSED UNANIMOUSLY

7. Correspondence from Joseph DiCarlo, Kaestle Boos Associates to Ruth Mulcahy, Town of Watertown, dated December 9, 2008,. Re: Certificate of Occupancy (attached).

Mr. Porter: For your information.

8. Correspondence from Joseph DiCarlo, Kaestle Boos Associates to Ruth Mulcahy, Town of Watertown, dated November 24, 2008, Re: Modification to Site Plan (attached).

Mr. Porter: This was withdrawn.

Mr. Miller: It's my understanding that it's been withdrawn.

Mr. Porter: The way the project was designed for the bus loop drop-off for the kids, in the front of the school it's for parents dropping off their kids when they bring them to school, and they wanted to bring the handicapped busses in the front of the building to drop-off the kids and that's not the way the project was designed, and with the parents dropping off the kids there, it made a terrible mess, so they're going off to the original concept which was all the busses though the bus loop with the handicapped busses, and in the front of the building is the parent drop-off.

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Mr. Khericha: I think talking with the Superintendent she said that last week there were no problems.

Mr. Porter: If we had to go back to Planning and Zoning for a modification, it just would have opened up a whole new can of worms.

C. John Trumbull Primary School

1. Status Report, Gary Miller

Mr. Miller: The H.B. Fishman contract is signed and sent off to them, but with the Silktown contract we have a disagreement between us and the Town Manager as to whether their contract constitutes a contract or not. I'm hoping to get that ironed out and get this going, it's been 5 or 6 weeks. Originally it's been an on-going battle back and forth with what's kept over at the Town and what's not.

Mr. Porter: And the problem is the weather is going to close in on us and it will be delayed. There was Phase I of the roof work done here to begin with, and they had Phase I and Phase II was an alternate bid so if there was enough money to finish the project, there is money now from the settlement to finish the project. We went into Phase II and the Town Council gave us a bid waiver to continue with the project with the dollars that we had originally. H.B. Fishman's contract was signed for supervision, but Silktown there seems to be a holdup, but for what reason, I don't know.

Mr. Miller: They've signed the contract, H.B. Fishman actually wrote the contract and it's an AIA document and it's almost identical to the Phase I document so I don't know what's changed.

Mr. Porter: Can you find out tomorrow from Chuck what he needs, what he wants to see so we can have Silktown, it's a carbon copy of what we signed with Silktown to begin with so I just don't understand the problem.

2. Correspondence from Gary Miller, Interim Director of Operations, Town of Watertown, to Sal DeDominicis, H.B. Fishman & Co., Re: Phase II Roof Repairs RFP (attached).

Mr. Porter: This is for your information.

3. Correspondence from Gary Miller, Interim Director of Operations, Town of Watertown, to Jorge Orfao, Silktown Roofing, Inc., Re: Phase II Roof Repairs RFP (attached).

Mr. Porter: We do not have this contract signed yet.

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D. Heminway Park School/Space Study Needs

None

E. 3 School Project

1. Comments by Kaestle Boos Associates

Mr. Khericha: On Polk School the drawings for the 500 year flood design are just about complete. We anticipate either by this week or next week those drawings should be gone from Civil Strategies to Public Works (inaudible). D.E.P. can expedite the approval process. We have to go to Wetlands approval. In order for that approval we did (inaudible) which Rey is going to one neighbor and the superintendent is going to the Water & Sewer Authority. As we speak, I got an email from her today that she is planning on attending that meeting tonight. Once that approval is received then we can go for the Wetlands approval. When D.E.P. gives us approval that the State approved it, then we finalize the documents and go out to bid.

Watertown High School – the job is moving (inaudible). The foundations are being placed and the steel was delivered today. Joe can explain that more in greater detail. In the music room area they put the deck up for the slabs and now they can start the masonry work. So the job now is moving forward in the right direction.

Judson Elementary School – not moving at the pace that I'd like to see. Mark is coming onto the project and he's trying to put the loose ends together as best he can, but I'm still not pleased with the way the project is progressing.

2. Comments by Interim Director of Operations

Mr. Miller: We had a meeting this afternoon regarding procedural issues with the flow of paperwork and purchasing, between us and the Tow Hall and trying to keep them satisfied, so we've requested a meeting in early January to try and iron out some of these issues. George Semenec at the School Facilities Bureau is due back from vacation on Monday so I have a couple of requests in to him, one which (inaudible) to set up a date in March for the planned completion test (inaudible), FF&E and Technology so we're shooting for March 18th review date which will give us a target date to start prepping all the materials (inaudible) furniture specifications. We should get all of that done before the meeting. We are within budget on 2 projects that are active.

Mr. Porter: That's what we like to hear.

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3. Information Encompassing all 3 Schools

None

F. Watertown High School

1. Monthly Progress Report #3, dated October, 2008 by O & G Industries (distributed at meeting).

Mr. Vetro: If you open up to Summary Data, we've got that one change order approved for \$75,255 that we approved last month and then the estimated pending changes has increased by about \$27,000.

Moving down, construction funds available, of course that's decreased by the same dollar amount, roughly \$100,000, I'm sorry.

If you flip over changes order by trade contractor we'll go over it briefly.:

Asbestos Abatement

- No Change.

Site Work - Mather

- \$3,920 - Courtyard Tree Removal – There were 4 existing trees in the courtyard, some of them pretty sizable. They needed to come down just to facilitate the new addition going in as well as we had some storm drainage, we were literally going to tear out the root systems and those trees were going to die.
- \$1,762 –Rain Garden Outlet – concerns a vault type box out in the center of the turnaround in front of the school. It's basically a drainage item and it's got a perforated pipe coming out of it. It receives the water and directs that over to the drainage device.
- \$18,180 - we had Clarence Welti out to the site about a month ago and we ran into a condition with the existing soils, pumping and creating a problem. We were going to pave the back but as it turned out we weren't able to do that because of the soils but in an effort to be able to do that Clarence recommended putting in this under drain system.
- \$3,240 – Unsuitable soil – in the new addition in one of the areas thee we encountered a bunch of unsuitable materials. In fact we had an allowance of 500 yards; we went over that by about 64 yards. It's just the overage, the rest we went through the allowance we had in the contract.
- \$7,274 – Concession Stand Waterline, that was to run the waterline. Before it had been set directly from the building and now we couldn't keep that in that stand so we had to add in this water line going across.
- \$10,000 – Concession Stand Sanitary – same type of issue however we have not performed that work, that one they will do on a time and material basis.

- \$12,000 – Temporary Asphalt – since we weren't going to perform the permanent paving we had to do something on a temporary basis for busses, etc. This is a not to exceed number, I haven't gotten the final numbers only because I need to go ahead and actually scale it off, walk out there and mark it off and come to an agreement with them.
- \$18,000 – North Parking Unsuitable Soil – again we encountered quite a bit of unsuitable materials. We did a section as a test area for \$18,000, we're going to wait until Summer with the hope that this dries out enough so we can avoid some of these areas. This was in an area that had heavy topsoil. Whoever did the site work when the school was first built had taken all the topsoil from the hillside, dumped it down, buried the topsoil, that type of material and then built their parking lot over that. When we cut down into that layer and it's unsuitable soil so we have to remove a sizeable area.

Concrete – Waterbury Masonry

- \$25,000 – Temporary Ground Heater-Fuel and it's also fuel and labor charges. We have a combination of problems where with the ground and the freezing temperatures that we have, and we have to keep the ground from freezing and keep the frost out before we can put our slabs in. The other issue is when we're putting our underground, the ground is freezing around the pipes that we are putting in so we need to do something on a temporary bases from keeping the ground from freezing. It has a little piping and it runs hot water and it keeps the ground from freezing. When we have a slab getting ready to go in and we are ready to pour that slab, we have to protect that slab from freezing and frost heave later on. The contractor owns the initial protection while he's putting in the concrete on the site, however from that point forward we don't have that coverage accounted for. This is an estimate, just for fuel and labor to move the hoses around. O & G is picking upon the cost of the unit as well as the cost of the blankets. It's roughly about half, another \$25,000 in thereabouts.

Structural Steel – Topper & Grigg

- \$2,000 – Framing Change – we had a framing item.
- \$2,000 – Floor Framing Changes – Music – These are all very minor structural changes that we encountered when we opened up the building.
- \$2,000 – Auditorium Roof Deck Repair – when we took down the ceiling we found that the existing roof deck had been damaged and it's just simply added support to stick in. These are all placeholders, they're not actual costs.

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General Trades – Secondino

- \$(5,000) – Fire Extinguisher/Cabinet Credit – we eliminated some fire extinguishers after meeting with Fire Chief Larry Black.
- \$4,000 – Kiln Replacement – when they looked at the existing kiln, they decided it was not worth salvaging that and placing it anywhere, so the school is trying to get a new item.

Electrical – Banton

- \$0 – Existing Telephone/PARelocation – that was the change order.
- \$24,048 – Concession electrical feeds we talked about.
- \$58m990 – Site Relocate Main Transformer – CL&P had decided that the transformer location was not where they wanted it, they had reviewed and accepted it before, but now they’ve decided it needs to come out further than what was shown on the plans, moving it back and then extends the feeders for the electrician. K.B.A., C.E.S. and ourselves are reviewing that change order so that is a not to exceed number.

Items For Approval

Sitework

PR#2 – Concession electrical feeds	\$14,184
Site – Courtyard tree removal	\$ 3,920
RFI #6 – Rain garden outlet	\$ 1,762
PR#(- North parking lot under drain	\$18,180
A – Unsuitable Soil	\$ 3,240
PR#4 – Concession Stand Waterline	\$ 7,274
Site – Temporary Asphalt	\$12,000

Concrete

A & B Temporary Ground Heater – Fuel/Labor	\$25,000
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Electrical

PR#2 – Concession Stand Electrical Feeds	\$24,048
Site – Relocate Main Transformer	<u>\$58,990</u>

TOTAL **\$168,598**

Mr. A. Guerrero: The sample for the concrete, is that due to delays in the pouring of the concrete?

Mr. Vetro: Actually our schedule was shown for the 22nd to pour the concrete in Area A, the new addition, and again steel is going up and they're supposed to start in the middle of January so that would basically give me that protection that we would have to do here and that is why the Town is picking up part of that cost. Part of that cost, though, is in Area B we should have had that concrete poured per our original schedule, so that's why O & G is picking up the other half of the cost.

Mr. Magas: On the unsuitable soil in the north parking lot, was it topsoil that the original . . . ?

Mr. Vetro: The topsoil, organic type materials, so they found stumps, root matter, a variety of junk in there.

Mr. Magas: Anything that can be reused?

Mr. Vetro: No.

MOTION: (Mr. A. Guerrero, sec. Mr. M. Guerrero) to approve the Items For Approval, totaling \$168,598 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 north courtyard has started.

Area A

Foundation excavation in Area A is complete. Foundation backfill has started. Concrete foundations have started, should be completed by the end of the week. Steel is starting on Monday. Once they get that all completed, we have most of our underground is completed. As soon as the steel gets up we'll plan on pouring the slabs right after that. We do have one slab area that is getting poured in Area A but we'll break out the rest of them once that steel is up. Plumbing and electrical underground piping work has started and mostly completed at this point.. Masonry installation in the renovation area has started. HVAC ductwork installation has started. Plumbing and electrical rough-ins are ongoing.

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Area B

Foundation backfill is ongoing. Concrete foundations are 95% complete. We're looking for those foundations to be completed about the middle of next week. Our goal and our focus has been on Area A and trying to get that area ready. They will roll with the steel from that point over to Area A, the music wing. Plumbing and electrical underground piping installation has started. They are going from Area A to Area B. The elevated concrete slab in the renovation area is complete. Plumbing and electrical rough-ins in the renovation area is ongoing.

Mr. Vetro: Hopefully the ground will freeze and you'll be able to come out and take a walk. Normally I would like to invite you over there but it's a wee bit muddy out there.

Mr. Porter: Mr. Miller, can you call Ms. Baldwin, she keeps calling me. She is at the Water & Sewer Authority meeting.

2. Comments by Kaestle Boos Associates

Mr. Khericha: None

Tape #1, Side A ended – may have missed some.

3. Discussion and Possible Vote on Kaestle Boos Associates, Invoice #17, dated November 30, 2008, in the amount of \$21,735.00 (attached).

MOTION: (Mr. A. Guerrero, sec. Mr. M. Magas) to approve payment to Kaestle Boos Associates, Invoice #17, dated November 30, 2008, in the amount of \$21,735.00.

Discussion: None

In Favor: Mr. Addona, Mr. A. Guerrero, Mr. M. Guerrero, Mr. Magas, Mr. Porter, Mr. Waiculonis

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (6-0-1)

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4. Discussion and Vote on O & G Industries, Inc., Application for Payment #3, dated November 15, 2008, in the amount of \$1,193,065.26 (attached).

Mr. Porter: Joe, you're showing \$1,255,000, and this one shows \$1,193,056. Which is it?

Mr. Vetro: That's including retainage, and then when you take in retainage, it's \$1,193,065.26.

Mr. Porter: Lynn, where did you get the \$1,255,000?

Ms. LaForme: I don't know. I took it off the Planning and Zoning letter.

Mr. Porter: So we need to amend the approval for \$1,193,065.26.

Mr. Khericha: We should be approving this in two components, one payment without the Planning and Zoning amount, and then one for the Planning and Zoning amount. When Planning and Zoning Commission approves their portion, then the second check can be issued.

Ms. LaForme: I haven't been paying O & G until Planning and Zoning approves it, and then I pay them in one lump sum. Mr. Khericha is suggesting we pay O & G tomorrow what you approve, and then wait until the Planning and Zoning Commission meets and approves their portion, and then issue a second check to O & G.

Mr. Khericha: I don't think we should hold the entire payment until Planning and Zoning meets.

Ms. LaForme: But still the two amounts on the letter don't add to \$1,193,065.26.

Mr. Vetro: The correct number is \$1,193,065.26, I'll deal with the rest.

Ms. LaForme: But I need two numbers tonight in order to make two payments.

Mr. Khericha: Make a motion for the full amount and then break it down once it's corrected.

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Mr. Vetro: This \$1,255,858.17 is before retainage. Planning and Zoning is approving these dollars amounts, so retainage is only taken off the front of the sheet. This number includes the retainage itself, so when you take out the retainage, you get down to \$1,193,065.26. There is 5% retainage added to that. But if you go to the back, this \$1,255,858 at the end, that's what this is and that's before retainage is taken out. I have to do that because Planning and Zoning is approving \$215,850 including retainage. All the other items equate to this, that's where I get this.

Mr. Porter: So you're looking for \$1,193,065.26. From now on make it two components, we need to approve two separate pieces, O & G and P & Z. They will add to the total amount, but we will make two motions. Next time you need to tell us what it is without the retainage, cause we're not paying retainage. Give us what O & G's portion is and what P & Z needs to approve. You are going to send a separate letter to P & Z for work that's been performed for "x" number of dollars.

Ms. LaForme: So we are going to approve \$1,193,065.26, so what am I cutting a check for tomorrow? Not the entire amount, right?

Mr. Vetro: That's correct. I'll email you those numbers tomorrow morning. I don't have any problem waiting until P & Z approves this, it would be better if I could pay the contractors, but it's not going to kill anybody, that's for sure.

Mr. Porter: If we approve the \$1,193,065.26, that includes the P & Z amount, correct?

Mr. Vetro: Yes.

Mr. Porter: Then what I suggest we do is approve this payment subject to you verifying what P & Z's amount is and the letter that goes to P & Z. Is that acceptable?

Ms. LaForme: And then I'll cut a check to O & G tomorrow for the O & G portion?

Mr. Porter: Yes, this was the contractors will be paid. Joe can you get that to Lynn first thing in the morning?

Mr. Vetro: Yes.

Mr. Porter: Same for Judson. The fly in the ointment is P & Z. Is everybody clear now on what we're going to do?

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MOTION: (Mr. M. Guerrero, sec. Mr. Chipko) to approve payment to O & G Industries, Inc., Application for Payment #3, dated November 15, 2008, in the amount of \$1,193,065.26, as amended.

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Brooks Environmental Consulting, LLC, Invoice #2498, dated November 20, 2008, in the amount of \$30,560.00 (attached).

Mr. Porter: We are not paying this, it's on hold.

MOTION: (Mr. Chipko, sec. Mr. Magas) to Table payment to Brooks Environmental Consulting, LLC, Invoice #2498, dated November 20, 2008, in the amount of \$30,560.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Brooks Environmental Consulting, LLC, Invoice #2554, dated December 1, 2008, in the amount of \$615.00 (attached).

Mr. Porter: We are not paying this, it's on hold.

MOTION: (Mr. Chipko, sec. Mr. Magas) to Table payment to Brooks Environmental Consulting, LLC, Invoice #2554, dated December 1, 2008, in the amount of \$615.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Dr. Clarence Welti, PE, PC, File #1647E-07, dated November 26, 2008, in the amount of \$2,100.00 (attached).

Mr. Porter: Lynn?

Ms. LaForme: The second one has to be moved to Judson.

Mr. Porter: Joe, this is in regards to the test borings that are required for the parking lot correct?

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Mr. Khericha: That whole \$2,100 is for when Welti came down to look at the soil conditions where the building was (inaudible) to remove under the building, (inaudible). Unsuitable soil situation in the parking lot here came down 3 or 4 times to investigate it.

MOTION: (Mr. Chipko, sec. Mr. A. Guerrero) to Approve payment to Dr. Clarence Welti, PE, PC, File #1647E-07, dated November 26, 2008, in the amount of \$2,100.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Dr. Clarence Welti, PE, PC, File #1647E-07, dated November 26, 2008, in the amount of \$450.00 (attached).

Ms. LaForme: This has to be moved to Item 6G12. This is for Judson, it's in the wrong spot on the Agenda.

MOTION: (Mr. Magas, sec. Mr. M. Guerrero) to Move Item 6F8 to Item 6G12.

Discussion: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on JGI Eastern, Inc., Invoice #T013429, dated November 3, 2008, in the amount of \$2,224.18 (attached).

Mr. Porter: JGI, the testing lab, their invoice amounts are incorrect. They are going to charge us 50% rate instead of 100% rate for mileage and that will be for these invoices which will be corrected and on future invoices.

MOTION: (Mr. Magas, sec. Mr. M. Guerrero) to Table payment to JGI Eastern, Inc., Invoice #T013429, dated November 3, 2008, in the amount of \$2,224.18.

Discussion: None

MOTION PASSED UNANIMOUSLY

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10. Discussion and Vote on JGI Eastern, Inc., Invoice #T015904, dated November 24, 2008, in the amount of \$7,436.81 (attached).

Mr. Porter: JGI, the testing lab, their invoice amounts are incorrect. They are going to charge us 50% rate instead of 100% rate for mileage and that will be for these invoices which will be corrected and on future invoices.

MOTION: (Mr. M. Guerrero, sec. Mr. Magas) to Table payment to JGI Eastern, Inc., Invoice #T015904, dated November 24, 2008, in the amount of \$7,436.81.

Discussion: Same as #9.

MOTION PASSED UNANIMOUSLY

11. Discussion and Vote on Nationwide Moving, & Storage Company, Inc., Invoice #31181, dated December 15, 2008, in the amount of \$100.00 (attached).

Mr. Porter: These are reoccurring charges each month for storage payments.

Ms. LaForme: It used to be Amodio, but Nationwide bought some of their accounts.

MOTION: (Mr. Chipko, sec. Mr. Addona) to approve payment to Nationwide Moving, & Storage Company, Inc., Invoice #31181, dated December 15, 2008, in the amount of \$100.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

12. Discussion and Vote on Northeastern Communications, Inc., Invoice #221870, dated November 21, 2008, in the amount of \$683.70 (attached).

Mr. Porter: This was the radio antenna for the school busses.

Mr. Miller: Due to the construction the antenna was moved from its original location to a new location. Once that was done it was determined that the new location had a blind spot so the busses that used to be able to have full coverage (inaudible), so the antenna had to be raised to get rid of those blind spots. The invoice originally went to First Student but they questioned it and I investigated and feel it's not the fault of First Student. I think it was the new location wasn't high enough to getting it up to its proper height to regain the coverage they had prior to the original move which caused this additional expense so I really think it's an owner expense.

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Mr. Magas: So they set it once and then they had to reset it again?

Mr. Miller: Yes. The new location, I'm not sure what the difference was but it cost them significant blind spots with the communication with the busses. It had to be raised, it required this additional abatement (inaudible).

Mr. Porter: The invoice is incorrect anyway.

Mr. Miller: Yea, I'll get them to send a new invoice, but at this point I'd like to get the Committee's approval.

MOTION: (Mr. Magas, sec. Mr. Addona) to approve payment to Northeastern Communications, Inc., Invoice #221870, dated November 21, 2008, in the amount of \$645.00 pending a new invoice removing the sales tax.

Discussion: None

MOTION PASSED UNANIMOUSLY

14. Field Observation Report, #L-005, dated November 21, 2008 (attached).

Mr. Porter: For your information.

15. Field Observation Report, #L-005, dated December 4, 2008 (attached).

Mr. Porter: For your information.

16. Correspondence from Larry Schilling, O & G Industries, Inc., to Michael Amato, Mather Corporation, dated October 17, 2008, Re: General Permit (attached).

Mr. Porter: Joe, that 30 days has to be up by now, right?

Mr. Vetro: It was up this week, correct. I will find out. I've asked WMC to give me a call as soon as they get the official approval, but I haven't heard.

17. Discussion and Vote on A & R Communications, Invoice #5640, dated October 8, 2008, in the amount of \$3,387.70 (attached).

Mr. Miller: This has to do with moving existing equipment. I don't have the details.

Mr. Porter: Let's Table this until we get an explanation from Remo Ceniccola.

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MOTION: (Mr. A. Guerrero, sec. Mr. Magas) to Table payment to A & R Communications, Invoice #5640, dated October 8, 2008, in the amount of \$3,387.70.

Discussion: Same as #9.

MOTION PASSED UNANIMOUSLY

18. Discussion and Vote on Traveler's, Account #8440F4135, dated December 1, 2008, in the amount of \$117,004.00 (attached).

Mr. Porter: This is for builder's risk insurance, but is this for the total term of the contract?

Mr. Miller: Yes. If you approve the amount we'll pay it in installments.

Mr. Porter: But we need to know what amount we're paying tonight.

Ms. LaForme: I thought you wanted to pay the whole thing?

Mr. Miller: That was originally what they were asking for.

Ms. LaForme: Because we were late paying them.

Mr. Miller: This was floating around, it originally came without any designation as to which building it was for. We finally got this one that says high school on it.

Mr. Porter: It says pay in full but there is a minimum due (inaudible). What should we pay?

Mr. Miller: Pay the \$58,502.00 and I'll find out what the balance is for the remainder for the January meeting.

Ms. LaForme: Isn't this the one Bill Guerrero wanted paid in full?

Mr. Miller: Well he did but I don't think we really want to pay through 2011.

Mr. Porter: No, then we'll amend the amount to \$58,502.00. Gary can clarify the remaining amount.

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MOTION: (Mr. Magas, sec. Mr. M. Guerrero) to Approve payment to Traveler's, Account #8440F4135, dated December 1, 2008, in the amended amount of \$58,502.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

G. Judson Elementary School

1. Monthly Progress Report #4, dated November, 2008, by Marc Sedensky, Project Manager, O & G Industries (distributed at meeting).

Mr. Sedensky: Financially I'm showing Estimated and Pending Changes at \$13,034. Those are actually just listed there, more for my use. That \$13,000 will be covered on existing contracts that we have. So essentially we have not touched the contingency, we won't need to touch the contingency as of today, anything that I know about, so construction funds available will actually be \$467,595 plus the \$13,000 so you actually have a little bit more money than I'm showing on this report in your contingency, the contingency hasn't been touched and it won't be, at least that's the way it stands today. I have listed that \$13,000 and some change orders on the change order report, there are a couple of minor issues structurally, we opened up the ceilings and found out that there is support steel running into the windows that will have to be modified to adjust the ceilings, I'm estimating that at about \$7,000, we have enough money in the structural steel contract to cover that on his allowance. Then there are a couple of other little things like resurfacing existing marker boards and tack boards and those we should be able to over as well on allowances. So financially we are in no worse shape than we were last month. Nothing to approve tonight.

Mr. Porter: Where do you stand on schedule?

Mr. Sedensky: I would say we haven't made any ground, gaining. I think I can't really disagreed with what Freddie said before. I think I've stopped the hemorrhaging. We're still playing on August 14, 2009. We have to start moving a little bit quicker though. The concrete is almost done for the addition. The last footings on the addition we poured this week, not the connectors connecting. We have an anchor bolt survey set for tomorrow. The weather, I'm backfilling the building, it hasn't been too cooperative. We haven't been able to backfill up to finish sub grade to pour the slabs. The materials are too wet and the testing lab won't let us do it, but we do have the underground plumbing all set in the addition which is ahead of our schedule. It was available, we took it and we did that work.

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Steel for the addition is actually on site, sitting there right now waiting for us to verify the anchor bolts and make any modifications we need to them and start erecting. So I don't think we've gained any ground, we will gain ground, it's just a matter of getting the steel up on the addition and getting the slab in. In the renovated areas underground plumbing is in, underground sanitary connecting to existing is in now and is being backfilled, we're doing temporary protection so again we haven't gained any ground there, however once the temporary protection is done and structural steel modifications are made to the exterior walls, we'll be able to bring the drywall contractor in about a month and a half ahead of schedule (Tape #1, Side B ended – may have missed some). There is no reason why we can't open that building (inaudible).

Mr. Porter: Is the steel on time?

Mr. Sedensky: No, it's late. We're about, from the paper contract schedule steel is a month late, but we plan on starting steel in the next two weeks, and that will be about a month late.

Mr. Porter: Are all the contracts in place?

Mr. Sedensky: The contracts are all in place with two exceptions, BKM, the flooring contractor, and Acronom Masonry. We actually have signed contracts back from both contractors. Acronom just didn't have the correct insurance and bond which they've actually faxed over to our office today and the insurance is under review, so we have a signed contract from the masonry, but just haven't signed it because the insurance was wrong. BKM, the flooring contractor, actually signed the contract with many modifications. There is a \$40,000 moisture mitigation allowance in his contract that he does not want, he wants to give it back. He said I don't want to have anything to do with moisture, you guys take care of any moisture issues and then I'll put the floor in. And that goes back to, he's involved in an old job where basically he's still fighting in court about it. He doesn't want to subcontract to anybody and he doesn't want the responsibility for the moisture. What we're actually proposing to do is take the credit out of his contract with a change order, the \$40,000 plus his overhead and (inaudible) he'll give that back to O & G and they'll put that money aside and hire somebody else to do it. It was an allowance only, that's the only problem he has with that contract.

Mr. Porter: When did all of this come about?

Mr. Sedensky: Within the last 3 to 4 weeks. (Inaudible) get all the contracts signed. That's Lorel and the others up there.

Mr. Porter: And Acronom?

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Mr. Sedensky: They're just bad with their paperwork, they're terrible. We need to follow up. They're not on site.

Mr. Porter: Liability if they don't have a proper insurance certificate.

Mr. Sedensky: Yea, it's a big liability for us and that's why we're real sticklers about insurance. Acronom is not working on site yet, he's actually just stored the material and came to get a sample panel one day, but that's it. I get a list every month of who can and cannot start.

Mr. Porter: When is he due to start?

Mr. Sedensky: He'll probably start within the next 2 weeks.

Mr. Porter: You say his corrected insurance certificate is under review?

Mr. Sedensky: Correct, but there is somebody in our office who all they do is look at the insurance. O & G has I guess special, particular insurance overages that we require of the subs, it's a little bit outside what they're used to.

Mr. Porter: How long is their contract been (inaudible)?

Mr. Sedensky: Probably a couple of months.

Mr. Porter: Unbelievable.

Mr. Magas: Have you worked with Acronom before?

Mr. Sedensky: Yes, they worked with us before, they did Oxford High School with us and I just came off a job in Danbury with them.

Mr. Magas: Issues?

Mr. Sedensky: They are just terrible with their paperwork, unless you call and follow up and stay on them, you won't get it. I think that's what we've done in the last couple of days, we've gotten on the last two remaining and tried to clear this up.

Mr. Porter: How about Ferguson?

Mr. Sedensky: Ferguson's contract was executed and returned. We had an executed contract, he again had made modifications to it based upon submitting an alternate product and we would not return it to him without the approval, we were simply waiting for the approval. We got the approval and it's been put to bed.

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Mr. Porter: Can you send me an email when those other two contracts are put to bed?

Mr. Sedensky: Yes.

Mr. Porter: It's been 4 months and it's just . . .

Mr. Sedensky: I'll send you a update and let you know when it's done.

Mr. Porter: I'd like to schedule a walk through of the site. Can you guys make it on a Saturday? I was thinking January 10, 2009, the second Saturday in January at 9:00 am. Is that good for you?

Mr. Sedensky: I don't have anything in my head that says it's not good.

2. Comments by Kaestle Boos Associates

Mr. Khericha: None

3. Discussion and Possible Vote on Kaestle Boos Associates, Invoice #17, dated November 30, 2008, in the amount of \$10,687.00 (attached).

MOTION: (Mr. M. Guerrero, sec. Mr. Magas) to approve payment to Kaestle Boos Associates, Invoice #17, dated November 30, 2008, in the amount of \$10,687.00.

Discussion: None

In Favor: Mr. Addona, Mr. A. Guerrero, Mr. M. Guerrero, Mr. Magas, Mr. Porter, Mr. Waiculonis

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (6-0-1)

4. Discussion and Vote on O & G Industries, Inc., Application for Payment #3, dated November 15, 2008, in the amount of \$531,859.68 (attached).

Mr. Porter: We have the same issue that we had with Joe's application for payment. We need it in two components, same concept as with Watertown High School.

Mr. Sedensky: I'll get that to you tomorrow.

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MOTION: (Mr. Magas, sec. Mr. M. Guerrero) to approve payment to O & G Industries, Inc., Application for Payment #3, dated November 15, 2008, in the amount of \$531,859.68.

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Traveler's, Account #2789J6135, dated December 1, 2008, in the amount of \$12,305.25 (attached).

Mr. Porter: Mr. Miller, do we want to pay the minimum amount?

Mr. Miller: I know that they would like us to pay it in advance, but if we could get the billing process sorted out through the Town we could continue to pay the \$4,105.75 now and if necessarily I'll bring another bill back to in January.

Mr. Magas: This says for a period to September 30, 2009? Do we typically run past the expected completion date of the project?

Mr. Porter: Well the issue expired 9/17/08 and if it runs shorter, then they would make an adjustment to the bill.

MOTION: (Mr. Chipko, sec. Mr. Magas) to approve payment to Traveler's, Account #2789J6135, dated December 1, 2008, in the amended amount of \$4,105.75.

Discussion: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Brooks Environmental Consulting, LLC, Invoice #2497, dated November 20, 2008, in the amount of \$12,040.00 (attached)

Mr. Porter: We need to table this until the January meeting.

MOTION: (Mr. M. Guerrero, sec. Mr. Addona) to Table payment to Brooks Environmental Consulting, LLC, Invoice #2497, dated November 20, 2008, in the amount of \$12,040.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

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7. Discussion and Vote on JGI Eastern, Inc., Invoice #T015905, dated November 24, 2008, in the amount of \$5,808.02 (attached)

Mr. Porter: We need to table this until the January meeting.

MOTION: (Mr. A. Guerrero, sec. Mr. Magas) to Table payment to JGI Eastern, Inc., Invoice #T015905, dated November 24, 2008, in the amount of \$5,808.02.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Field Report, from JGI Eastern, Inc, dated October 21, 2008 (attached).

Mr. Porter: For your information.

9. Field Report, from JGI Eastern, Inc, dated October 24, 2008 (attached).

Mr. Porter: For your information.

10. Field Report, from JGI Eastern, Inc, dated October 27, 2008 (attached).

Mr. Porter: For your information.

11. Field Report, from JGI Eastern, Inc, dated October 29, 2008 (attached).

Mr. Porter: For your information.

12. Discussion and Vote on Dr. Clarence Welti, PE, PC, File #1647E-07, dated November 26, 2008, in the amount of \$450.00 (attached).

MOTION: (Mr. A. Guerrero, sec. Mr. M. Guerrero) to Approve payment to Dr. Clarence Welti, PE, PC, File #1647E-07, dated November 26, 2008, in the amount of \$450.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

H. Polk Elementary School

1. Comments by Kaestle Boos Associates

Mr. Khericha: None

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2. Discussion and Vote on Civil Strategies, LLC, Invoice #102, dated November 21, 2008, in the amount of \$5,250.00 (attached).

Mr. Porter: That's for preliminary design, final design and permitting and it's in preliminary design. It's 75% complete.

MOTION: (Mr. Chipko, sec. Mr. M. Guerrero) to approve payment to Civil Strategies, LLC, Invoice #102, dated November 21, 2008, in the amount of \$5,250.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

3. Correspondence from Karen Baldwin and Charles Frigon, Town of Watertown to Brian Holmes, O & G Industries, Inc., dated November 17, 2008, Re: Termination Letter (attached).

Mr. Porter: For your information.

4. Correspondence from Brian Holmes, O & G Industries, Inc., to Charles Frigon, Town of Watertown, dated November 20, 2008, Re: Termination Letter (attached).

Mr. Porter: For your information.

5. Correspondence from Joseph DiCarlo, Kaestle Boos Associates to Frank Jodaitis, Town of Watertown, dated December 3, 2008, Re: Plans for Culvert (attached).

Mr. Porter: For your information.

7. New Business

- A. 2009 Meeting Schedule

Mr. Porter: We've been meeting on the third Wednesday of every month and that's what we are planning and that's what we are planning for 2009. Is everyone comfortable with that?

MOTION: (Mr. A. Guerrero, sec. Mr. Magas) to accept the 2009 Meeting Schedule as presented.

Discussion: None

MOTUION PASSED UNANIMOUSLY

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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. Executive Session

None

11. Adjournment

MOTION: (Mr. M. Guerrero, sec. Mr. A. Guerrero) to Adjourn the Regular Meeting at 8:27 p.m.

Discussion: None

MOTION PASSED UNANIMOUSLY

Regular Meeting Adjourned at 8:27 p.m.

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Approved: _____
Lynn M. LaForme, Clerk