

MINUTES

WATERTOWN PUBLIC BUILDINGS COMMITTEE REGULAR MEETING

JOHN TRUMBULL PRIMARY SCHOOL – MEDIA CENTER
WEDNESDAY, MARCH 17, 2010, 7:00 P.M.

PRESENT: Antonio Addona
John Chipko, Vice Chairman
David Demirs
Mark Guerrera
Michael Magas
Mario Mancini
Robert Porter, Chairman
John Waiculonis, Secretary
Tom Walsh

ABSENT: None

OTHERS PRESENT: Karen Clancy, Business Manager, Board of Education
Freddie Khericha, Kaestle Boos Associates
Dave King, Kaestle Boos Associates
Lynn LaForme, Project Assistant
Vito Lavacca, Montagno Construction
Joseph Vetro, Project Manager, 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 – February 17, 2010

MOTION: (Mr. Chipko, sec. Mr. Addona) to approve the Regular Meeting Minutes dated February 17, 2010 as presented.

Discussion: None

MOTION PASSED UNANIMOUSLY

B. Joint Meeting – March 8, 2010

MOTION: (Mr. Chipko, sec. Mr. Guerrero) to approve the Joint Meeting Minutes dated March 8, 2010 as presented.

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Correspondence

None

6. Old Business

A. Judson Elementary School

1. Monthly Progress Report #19, dated February, 2010, by Mark Sedensky, Project Manager, O & G Industries (distributed at meeting).

Mr. Porter: No report, Mr. Sedensky called and said he had nothing to report tonight so he asked if he had to be here and I told him no.

2. Comments by Kaestle Boos Associates

Mr. Khericha: A couple of things. One is the proposal for the site work so I want to make sure that \$2,800 and change for some additional drainage.

Mr. Chipko: Is that the courtyard?

Mr. Khericha: Yes.

Mr. Porter: Sent along a proposal from Richards for additional drainage, \$2,862 and that's being verified now. We are not going to vote on it, but there is additional drainage and K.B.A. is going to look at that.

Mr. Khericha: The second issue I want to discuss is boiler repairs. Apparently the school had replaced the boilers maybe 3 or 5 years ago but the boilers are not part of the project. Before the project went out there were some leaks in the boiler so Todd LoFrese at that time called Bernum up and told them there was a problem, so Bernum agreed to provide the parts to replace them for free. It wasn't in the scope. At that time Action Air was the low bidder and during the scope review we asked Action Air if they would be accommodating and install them and they agreed to do it at no cost. Now, there were 2 boilers and when they said which boiler the parts to be replaced so the Committee gave him (inaudible) one boiler and the other boiler was like left or right, which one to replace, and he replaced the other one, not the one he was supposed to replace. (Inaudible) the second boiler has the same problem. So we got calls from the school, Bob, and everybody and asked if we could call Bernum up and see if they would provide the parts for free for first boiler, and do the same for this one. We met with Bernum at the site, our engineer did, Rey Ceniccola and (inaudible) and they admitted that there is a problem everywhere, not only here, but everywhere and they would see what they could do for you. I'm only (inaudible) so factory and turned around and said you know what, we did enough, it's not our problem anymore. You guys deal with it (inaudible). So we asked (inaudible) anyway we can do this through the project to replace those parts otherwise the boilers (inaudible). So we spoke with Loren, Rey spoke with Tri-Star who does the maintenance on the boiler and they gave a budget to Rey of \$30,000 to replace all the parts, everything. Loren's budget was \$25,000 to \$30,000.

Mr. Guerrero: How many parts in there?

Mr. Khericha: I think there are 12 sections in the boiler.

Mr. Demirs: The warranty is 5 years old? Now Bernum guarantees all of the cast iron sections for life.

Mr. Khericha: They are saying they are not giving anymore. You guys do whatever you want.

Mr. Guerrero: Not under any kind of warranty parts?

Mr. Khericha: It has nothing to do with the project.

Mr. Guerrero: I understand that, but 5 years ago when it was installed was there a warranty given?

Mr. Khericha: We have absolutely no idea. We were not involved in that boiler issue at all so we have no idea.

Mr. Guerrero: Doesn't anyone have any records?

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Mr. Khericha: We don't know.

Mr. Porter: They know when it was installed.

Mr. Magas: Do we have records in our business office?

Mr. Guerrero: Somebody had to pull the permit.

Mr. Khericha: I can't tell you. Todd was in charge of the project.

Mr. Demirs: I've been doing this for a long time and Bernum cast iron sections are guaranteed for 30 years, no questions asked no matter what. We need to get somebody at Bernum, somebody else, first of all we need to find out where the paperwork is. Second of all we need to get somebody from Bernum back up there, if cast iron sections are leaking I know that they're warranted for 30 years, I've been doing this a long time, I (inaudible) I know that they are guaranteed, they'll give you the sections at no charge. I know they won't provide the labor but (inaudible). We have to go somewhere else and find out where the boilers were bought. If they were bought at Torrington Supply then they should be able to get us the parts we need.

Mr. Porter: The problem is this, K.B.A. wasn't involved at all with the initial install, they did it as a favor to us and Action Air put the parts in so that's kind of where it is. If there is an issue with Bernum, the 30 year warranty for the cast iron sections, that's a whole different issue.

Mr. Demirs: And we need to get an attorney and find out who is going

Mr. Porter: Here's a couple of points. For \$25,000 or \$30,000 whatever they are talking about to replace it, what's it going to cost us to sue Bernum, cause Bernum has already told us, you're on your own. I'm not saying we shouldn't do it, I'm just trying to be practical. If we can track back on when it was done

Mr. Demirs: We need to get the paperwork.

Mr. Porter: The warranty for these parts, then we'll go after them.

Mr. Demirs: And the Munson House has no record of anything?

Ms. Clancy: No. Superintendent's Office, Rey's office.

Mr. Porter: On the maintenance end of it, we were never

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Mr. Demirs: I know but there's got to be a bill somewhere. Can someone check at the Town Hall and see if there is a bill, and when who installed it, when we bought it, and who we bought it from?

Mr. Chipko: Karen, we had to approve it. I think I was the only one on the committee but we had to approve that in the early 2000's, maybe 2001, 2002, and I think Rey was Chairman of the committee at that time, I'm not positive, but I think he was and I think Todd was on board at that point also. But there has to be paperwork on it. Around 2000, unfortunately I just threw out a whole bunch of my old stuff, but I think it cost \$90,000 to replace the 2 burners.

Mr. Khericha: The reason I am mentioning this, the issue was because I was asked on Tuesday to go to a Facilities Committee meeting and they discussed the boiler issue and then it was brought to a Board meeting and then bring it to P.B.C.'s meeting that should (inaudible) that if there is money left from the project, they suggested that P.B.C. consider getting it done through the project.

Mr. Guerrero: What do we have left?

Mr. Porter: \$50,000. The money is there, what they're asking

Mr. Demirs: Can we get reimbursed for it through the State?

Ms. Clancy: No.

Mr. Khericha: No, it's a repair.

Mr. Demirs: But I think we have to investigate all of the paperwork and all of that before we make a decision about approving \$30,000.

Mr. Guerrero: If K.B.A. wasn't on the job, who would be the lead dog to go and track down?

Mr. Porter: The maintenance department for the school is the one that would have put that out to bid for the replacement of 2 boilers.

Mr. Guerrero: Do they have to pull a permit for that kind of work?

Mr. Porter: Yes.

Mr. Chipko: But there was no architect or engineer involved.

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Mr. Guerrero: I understand that, I'm saying go for the permit, find the contractor and get his name, try and contact him if he's still in business and find out where he got the materials from.

Mr. Porter: How long has Tri-Star been doing the maintenance for the schools? I know they do maintenance for the towns also.

Ms. Clancy: I don't know.

Mr. Porter: The ones who installed it were out of Middlebury, Combustion Engineering.

Mr. Chipko: There were problems after they installed it.

Mr. Magas: What type of boilers are we placing in Polk and considering for Town Hall? Are we considering Bernum boilers?

Mr. Chipko: I don't know about Polk (inaudible).

Mr. Walsh: Used to be.

Mr. Magas: Exactly.

Mr. Khericha: The problem came down, he said that problem is not only on this boiler, it's everywhere. You didn't maintain it, you didn't take care of it, (inaudible).

Mr. Porter: There seems to be a lot of issues, it's not just the fact that it leaks.

Mr. Khericha: (Inaudible.)

Many people talking at once (inaudible).

Mr. Guerrero: By the time you track this down and chase out Bernum, this will be into the next school year into the next heating cycle, so we need to get this fixed now.

Mr. Porter: I agree, all the things that were discussed (inaudible) we can do the paperwork and try to change it.

Mr. Demirs: We still need to find out who did it, when they did it, where the boilers came from, because I know the sections are guaranteed for 30 years.

Mr. Magas: On the Town's side we have to find out who is going to champion this, (inaudible) is somebody going to take on the lead?

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Mr. Porter: It has to be the Board of Education.

Mr. Demirs: The Board of Education needs to find out where everything is.

Mr. Porter: They (inaudible).

Ms. Clancy: I'll take it back to the Superintendent.

Mr. Demirs: I'm sure we can find it. Someone has to have it. We paid the money.

Mr. Porter: There has to be paperwork.

Ms. Clancy: I'll do my best. We've gone through the attic, the basement, the maintenance . . . we've looked everywhere, but going back to the Town . . .

Mr. Magas: Check registers?

Ms. Clancy: Yes. (Inaudible.)

Mr. Porter: Talked to Rey Ceniccola, he may have been Chair at the time.

Mr. Chipko: And talk to Todd, ask him if he remembers, because I believe he was the Facilities Director at that time.

Mr. Porter: And talk to Tri-Star too, he can probably give you some background as to where they started.

Mr. Demirs: In the meantime, get a few more prices too.

Mr. Porter: Since there is money left over in the project the Board of Education (inaudible) so we can use this, that can be the avenue to travel.

Mr. Demirs: I mean if worse comes to worse, we have to do what we have to do, but let's find what we need to find before (inaudible).

Mr. Porter: Can we give them tentative approval to do it, with the understanding that they're going to go back and do the background work to try and recoup anything if possible from Bernum?

Mr. Guerrera: Whose price are we using, the contractor's or C.E.S.'s?

Mr. Khericha: C.E.S. gave a budget and (inaudible).

Mr. Guerrera: And that was \$30,000?

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Mr. Khericha: (Inaudible.)

Mr. Demirs: How big are they, do you know? The btu's are?

Mr. Khericha: No, I don't know.

Mr. Waiculonis: How old are the boilers?

Mr. Chipko: 9 years old.

Mr. Waiculonis: It might be cheaper to buy new boilers.

Mr. Walsh: (Inaudible) go after the other money obviously and get the problem handled.

Mr. Porter: The point is there has to be some responsibility on Bernum, they did give us the parts the first time, regardless of what boiler was replaced, they gave us the parts, so if the second one is leaking, we should be reimbursed for the parts. Labor no big deal.

Mr. Demirs: I know they give you the sections, I know they do.

Mr. Walsh: What was the cost (inaudible)?

Mr. Addona: \$90,000.

Mr. Chipko: (Inaudible.)

Mr. Walsh: On the ones that were

Mr. Porter: So Freddie, what are you looking for tonight? Are you looking for approval to go ahead with the repairs?

Ms. Clancy: Yes, a tentative approval. We will do our due diligence to find whatever we can.

Mr. Porter: Does it seem like a reasonable avenue to travel?

Mr. Guerrero: Yes, I think we have to get it fixed and go after the money at the same time. If we wait for one to happen we'll be in the next heating season.

Mr. Demirs: I think we should get a couple more prices on this too for doing the work. Get a couple more bids.

Mr. Guerrero: Was that just one bid, Fred?

Mr. Khericha: Rey got the price.

Ms. Clancy: Yea, Rey got more prices. I can ask Rey to get a few more.

Mr. Demirs: Have him get a couple more.

Mr. Porter: Here's a little background. It's my understanding that Tri-Star does the maintenance on the boilers (inaudible). We are going to have to run it through O & G, and there will be a markup, whatever O & G's markup is, 10% Joe?

Mr. Vetro: O & G (inaudible).

Mr. Walsh: Regardless of who's doing the repairs, there's still no warranty.

Mr. Porter: We don't know that, we've got to (inaudible). The repairs have to be done, it's up to the Board of Education to go back . . .

Mr. Walsh: Right, but what I'm saying is what John was saying, is it worth it to put brand new ones in? I know it will be more, but then you get a new warranty. We're already taking a chance that we're getting the money back anyhow.

Mr. Guerrero: I would take a look and see if there's paperwork because these boilers have to be under warranty. If they're not, they're not, either way we have to spend the money, so spend it while we have it.

Mr. Demirs: I don't think any work should be done until we find the paper trail, who installed them, where we got them, all that. There shouldn't be any work done. You want tentative approval, find, but I don't want any work done, none, until we find out.

Mr. Guerrero: How about this, Dave. While they're tracking down the paperwork, we're getting 2 or 3 more bids to do the work?

Mr. Demirs: Again, I'm not opposed to doing the work at all, and spending the money to do it, I want to know who did it, where we bought it and if we can get the cast iron sections from Bernum. I want to find out all of the particulars before we allow any work to be done., I'm fine with doing work, I'm fine with the tentative agreement, I just would want it done that way, that's all.

Mr. Porter: Do you understand?

Ms. Clancy: (Inaudible) yes.

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Mr. Porter: Can you come back to us next month?

Ms. Clancy: Yes.

Mr. Porter: And give us a report so we can make a decision. Is that agreeable?

Mr. Demirs: Fine.

Ms. Clancy: Yes.

3. Comments by Business Manager.

Ms. Clancy: None.

4. Discussion and Vote on Nationwide Moving & Storage Co., Inc., Account #37125, dated March 15, 2010, in the amount of \$200.00 (attached).

Mr. Magas: Billed to W.H.S.?

Ms. LaForme: Because we charge all of the trailers to the High School, we have no money at Judson for the trailers. That was my note to myself to charge it over there.

Mr. Porter: When are we getting those trailers (inaudible)?

Ms. Clancy: When they empty them. He continues to empty them as he can. He has guys up there (inaudible) at a time, (inaudible).

Ms. LaForme: I think only one in the last couple of months.

Ms. Clancy: Rey has to get the guys up there when they can to empty them.

Mr. Porter: What's stored in them? What's left to be stored?

Ms. Clancy: What's in them at Judson? I want to say athletic equipment, I think, I'm not sure what else.

Mr. Porter: Have Rey give us a report for next month.

Mr. Vetro: He has some kitchen equipment there.

Ms. Clancy: Let me check.

Mr. Khericha: You have all new kitchen equipment provided so why store the old ones. All of the schools have brand new kitchens.

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Mr. Porter: If you could, give us a report for next month.

Ms. Clancy: Okay.

Mr. Porter: We want to close the project out and be done with it. I'm sure Frank Nardelli does too.

MOTION: (Mr. Magas, sec. Mr. Demirs) to approve payment to Nationwide Moving & Storage Co., Inc., Account #37125, dated March 15, 2010, in the amount of \$200.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on CBS, Invoice #547168-1, dated February 26, 2010, in the amount of \$11,752.00 (attached).

Mr. Porter: This is for FF&E for smart boards. We have a couple for smart boards.

MOTION: (Mr. Chipko, sec. Mr. Walsh) to approve payment to CBS, Invoice #547168-1, dated February 26, 2010, in the amount of \$11,752.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on CBS, Invoice #54716A-1, dated February 26, 2010, in the amount of \$3,618.00 (attached).

Mr. Porter: Smart boards?

Ms. Clancy: Yes. This one is for portable smart boards.

MOTION: (Mr. Demirs, sec. Mr. Mancini) to approve payment to CBS, Invoice #54716A-1, dated February 26, 2010, in the amount of \$3,618.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

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7. Discussion and Vote on BKM Total Office, Invoice #551783, dated February 12, 2010, in the amount of \$650.00 (attached).

Mr. Porter: Are these invoices the last of the furniture that was purchased?

Ms. Clancy: There will be additional invoices (inaudible) furniture we're waiting on. I think (inaudible) that was all approved at that last round.

Mr. Porter: I understand, just want to know when the invoices are going to stop.

MOTION: (Mr. Guerrero, sec. Mr. Magas) to approve payment to BKM Total Office, Invoice #551783, dated February 12, 2010, in the amount of \$650.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Correspondence from Karen Clancy, Business Manager, Board of Education to Frank Nardelli, Finance Director, Town of Watertown, dated March 9, 2010, Re: Judson Purchase Order Adjustment (attached).

Mr. Porter: This is where Frank wanted written approval from P.B.C.

9. Owner Costs (attached)

Mr. Porter: For your information. Once those additional invoices come in and we get the boiler squared away, the drainage, how soon do you think we can close out Judson?

Ms. Clancy: A couple of months. Well (inaudible) from the State and (inaudible) file final ED049 the State's Bureau of School Facilities has 30 days to review everything and come back with questions (inaudible) 6 months (inaudible). So it's awhile yet.

B. Watertown High School

1. Monthly Progress Report #19, dated February, 2010 by O & G Industries (distributed at meeting).

Mr. Vetro:

Summary Data Sheet

	<u>Original</u>	<u>Projected</u>
Renovation and Addition Work	70%	74%
Site Work	96%	96%
Abatement	85%	85%
Value of Approved Changes	\$ 1,312,986	\$ 1,328,886
Estimated Pending Changes	\$ 113,032	\$ 156,239
Projected Construction Cost	\$47,894,949	\$47,954,056
Construction Funds Available	\$ 1,211,808	\$ 1,152,701

Change Orders By Trade Contractor

Asbestos Abatement - SMI

- No Change.

Site Work - Mather

- No Change.

Concrete – Waterbury Masonry

- No Change.

Masonry – Civitillo

- There are a number of back charges going back and forth between contractors. I talked to Bob as far as those go, they're all under around \$11,000. Aside from that there are no adds to concern yourselves with.

Structural Steel – Topper & Griggs

- No Change.

General Trades – Secondino

- \$1,069 – C-RFI's 362 & 365 – Fire Shutter – we have a fire wall, basically it's just upgrading the unit to a fire rated assembly versus a non-rated assembly for that room.
- \$4,400 – E-Asbestos Vapor Barrier Corr. E106 – I got an approval by Bob, but this is to abate a vapor barrier that's inside the building. At one point in time it was part of the exterior but the vapor barrier, when they made the addition they enclosed that area, so it became an interior containment versus an exterior abatement. It's a relatively small area, (inaudible) that type of thing.
- \$1,042 – E-RFI 312 – Wood Shop Storage Room – where we've added in another door into the storage room for the Wood Shop. We had a door be set at one end and we've added another one at the other end of the storage room to make it more accessible.

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- \$9,200 – A,B,D,E & F – RFI#356 – Door Issues – this is an upgrade to the door and hardware for several doors across the space, more due to the abuse by the kids than anything else. We’re finding that they are very hard on the hardware and it’s not holding up like it should so we’re going to an upgrade.

Mr. Guerrero: What kind of hardware?

Mr. Vetro: The hardware that was there is a latch setup inside the door, it’s not holding up with the kid’s abuse so we’re going to a different style. It’s still inside the door but it doesn’t take out as much of the meat of the door.

Mr. Guerrero: Cement (inaudible).

Mr. Vetro: (Inaudible) hardware (inaudible). All of this stuff, we’re buying Intersol Rand (inaudible). It’s the style more than anything else.

Mr. Khericha: That particular change is a combination of some places we changed the doors to automatic doors because they are used so much that the wood door is not going to hold up, so they are changing 17 or 18 doors at locations. Some places they are changing the hardware. We went through and (inaudible) everything, Karen Baldwin, Karen Clancy, Rey Ceniccola, the principal and everybody wanted to make sure there were no issues.

Roofing – Greenwood

- No Change.

Drywall – CGM

- No Change.

Flooring – BKM

- No Change.

Plumbing – G & R Valley

- No Change.

HVAC – Action Air

- \$21,949 – F-RFI#330 – RTY#11 – Water Piping – the units were shown on the plans however no piping was shown for this particular unit. It’s under review by C.E.S. We’ll be looking for a not to exceed number on that one because we don’t believe it’s going to be quite that expensive.

Fire Protection – M.J. Daly

- No Change.

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Electrical – Banton

- \$2,919 – A-ASI#108 – Dark Room Lights – we actually approved this last month at \$2,500 and change, but we added some electrical outlets at that room. We were supposed to do it in 2 separate smaller changes, I just (inaudible) and incorporated both into that particular one.
- \$6,458 – B-Auditorium Lighting – on a Time and Material basis. We talked about this before, as opposed to the Town setting up their own rigging and lights and attaching those, Banton installed it per the Town’s direction.

Mr. Porter: The Town originally said they were going to do it themselves.

Mr. Vetro: Correct, but Rey’s staff is not set up to install lights.

Mr. Khericha: Those were the lights, somebody had donated some money to the school (inaudible).

- \$5,266 – B-RFI#351 – Admin. Desk Heater – electrical to wire this thing. We just got that price, it will be a not to exceed.

Mr. Demirs: What is this, Joe?

Mr. Vetro: It’s a heater underneath the desk. The space is warm enough, the problem is that the desk being what it is, keeps the cool air down below at her feet and the lady wants to be warmer than what it is.

Mr. Walsh: Is this desk inside?

Mr. Vetro: Yes, it’s inside.

Mr. Demirs: Did you ever hear of cozy legs? They are little squares like this, you put them on the (inaudible). We use them in the State. Plug them in, turn them on and the legs stay warm under there. They are about \$300.

Mr. Vetro: I don’t have any problem with that.

Mr. Demirs: I think that’s something we should look into. We keep adding \$5,000, \$10,000, \$20,000, \$30,000 go ahead.

CM Reimbursables

- No Change.

CM Fee

No Change.

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Items for Approval

General Trades

RFIs #365 & 365 – Fire Shutter	\$ 1,069
Asbestos Vapor Barrier Corr. E106	\$ 4,400
RFI#312 – Wood Shop Storage Room	\$ 1,042
RFI#356 – Door Issues	\$ 9,200

HVAC

RFI#330 - RTU#11 – Water Piping	\$21,949
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Electrical

ASI#108 – Dark Room Lights	\$ 2,919
Auditorium Lights	\$ 6,458
RFI #351 – Admin. Desk Heater	\$ 5,266
(Desk Heater was deleted at meeting)	<u>\$(5,266)</u>

TOTAL **\$47,037**

Mr. Vetro: As far as the heater goes, Dave, I have no problem crossing that thing off.

Mr. Demirs: I'm not being funny, I'm being serious.

Mr. Vetro: I know.

Mr. Demirs: We do them at work all the time.

Mr. Porter: What's wrong with cutting the bottom (inaudible) and letting the air in?

Mr. Vetro: It is, but your cool air will stay down low. Without actually getting some sort of forced air down there or going to a cozy legs or

Mr. Demirs: I'm telling you they sell them, I'm not being funny.

Mr. Porter: If they're good enough for the State, they're good enough for us.

Mr. Demirs: No kidding. We put them under, all the women complain, I'm cold, I'm cold, Dave can you go put them under there. They are this big, they go on a stand, you plug them in, they have a switch, when they're on all the way you can touch them with your hand and you don't get burned. They are a \$300 item. Do we need to spend \$5,000?

Mr. Walsh: How many are there?

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Mr. Vetro: One.

Mr. Walsh: Forget it.

Mr. Demirs: I'm not trying to be funny; I'm being serious.

Mr. Porter: I'm not an electrician but that's got to be reviewed.

Mr. Vetro: Why don't we cross that one off? We'll take that one off the items for approval. The water piping will be a not to exceed number. The rest of these are the actual numbers. If we back that off, the total is \$47,037.

Mr. Guerrero: For Banton, everything in the approved column has been paid out already?

Mr. Vetro: Yes, it has.

Mr. Guerrero: And this is all (inaudible)?

Mr. Vetro: They haven't been all issued. As far as actually 8, the change orders have all been issued. Some of this work has not been done or what have you at this point in time.

Mr. Guerrero: And the total only that was \$366,967 to date?

Mr. Vetro: Correct.

Mr. Guerrero: What was their original contract?

Mr. Vetro: Almost \$6,000,000.

Mr. Guerrero: For just electrical?

Mr. Vetro: Just electrical.

Mr. King: \$6,071,996.

Mr. Porter: 5% (inaudible).

Mr. Vetro: If you actually look over at the monthly cost control report, you can see the value of the contract. If you look under Banton, their total, currently budget number was \$6,071,996. And that's the same as everybody (inaudible).

Mr. Guerrero: Well it's not the same as everybody and I think you know why.

Mr. Vetro: No I mean as far as contracts, it shows you all the different contractor's contracts.

Mr. Guerrero: I understand that.

MOTION: (Mr. Demirs, sec. Mr. Guerrero) to approve the Items for Approval in the amount of \$47,037 as amended.

Discussion: None

MOTION PASSED UNANIMOUSLY

Project Commentary

Site work

Phase 1 & 2 – Complete, including grass establishment. Phase 1 & 2 has been turned over to the owner.

Phase 3 & 4 – The field drainage work is complete. Topsoil placement is 90% complete. Waiting for Spring.

Area A – Media Center/Art Rooms

Area A is complete except for punch list work. The owner has moved in.

Area B – Auditorium/Offices

The office areas, corridors and classrooms are complete except for punch list work. The Auditorium is complete except for the stage lighting, and punch list items. The owner has moved into these areas.

Area D – Gym/Locker Rooms

The gym and locker room areas are complete except for punch list work. The gym and locker room areas have been turned over to the Owner.

Area F (Phase 4)

Area F – Phase 4 is complete except for punch list work. The owner has moved in.

Area F – (Phase 5)

Masonry installation is ongoing. MEP rough-in are ongoing. Window installation is complete except at material access points. Metal stud framing and sheetrock is complete. Taping has started. Ceiling grid installation has started on the top two floors. Painting has started. Science casework installation has started. The elevator rework has started.

MEP finishes, including light fixtures and diffusers, has started on the upper floors.

Mr. Vetro: We are currently working in Area F. The masonry is all ongoing. It's complete on the first 2 floors; the upper 2 floors it's ongoing in the lower basement and floor level. The MEP rough-ins are ongoing. Window installation is complete except at material access points, just points for us to bring in material. Metal stud framing and sheetrock is all complete throughout. Taping is complete on upper 2 floors, bottom 2 are ongoing right now. The ceiling grid installation is complete on the uppermost floors and they are working on the second floor. MEP started. Obviously with the (inaudible), science casework just started this week and the elevator started. The MEP finishes, etc. has started on the upper floors.

If you flip over you can see the pictures. We've got a picture of a science lab and you'll see the bags on the ceilings, those are the lights, obviously the grid. We're looking for ceiling inspections here by the end of this coming week, we should have ceiling tiles going in the following week on these upper floors.

Next is a classroom, showing finishes, ceiling as well as walls. We've got floors getting ready to be started here in a couple of weeks. Any questions?

Mr. Demirs: Bob, can we get a walkthrough whenever we can?

Mr. Vetro: Come down any time.

Mr. Demirs: I know, but (inaudible).

Mr. Vetro: We'll do it in May, is that all right?

Mr. Demirs: Polk too if we can.

Mr. Porter: I think we should do Polk first. I don't think we can do them both the same night.

Mr. Demirs: Can we do Polk next month?

Mr. Porter: April? Sure.

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Mr. Magas: We had the trophy cases outside the media center (inaudible), is there any plans to put any type of trophy cases farther down the hall lobby, upstairs from the pool area?

Mr. Vetro: No. We do have, in the lobby of the pool area we do have on the way to the pool lobby you have those 3 cases.

Mr. Magas: Those are all filled.

Mr. Vetro: Yes, and actually in the pool lobby you have the school store.

Mr. Magas: Those rooms that were used for storage?

Mr. Vetro: Yea, that becomes like a school store and you'll have a fire shutter there.

Mr. Demirs: Is there anywhere we can make one somewhere for that, Joe?

Mr. Vetro: (Inaudible) we can find a spot.

Many people talking at once (inaudible).

Mr. Magas: We've been cleaning out a lot of stuff out of the pool area and there's things from the 60's and 70's, a lot of history way before me, history from Watertown swimming. It's nice for some of the old-timers to come back and see there's our trophies from 65 and 66.

Mr. Demirs: And those plaques that are out there on the wall now, make sure those get kept, Bill (Inaudible). That guy was so instrumental in swimming for all the kids in Town. It would be a shame to (inaudible).

Mr. Magas: Thank you.

2. Comments by Kaestle Boos Associates

Mr. Khericha: None.

3. Comments by Business Manager

Ms. Clancy: None.

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4. Discussion and Possible Vote on Kaestle Boos Associates, Invoice #32, dated February 23, 2010, in the amount of \$32,835.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Magas) to approve payment to Kaestle Boos Associates, Invoice #32, dated February 23, 2010, in the amount of \$32,835.00.

Discussion: None

In Favor: Mr. Addona, Mr. Demirs, Mr. Guerrero, Mr. Magas, Mr. Mancini, Mr. Porter, Mr. Waiculonis, Mr. Walsh

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (8-0-1)

5. Discussion and Vote on O & G Industries, Inc., Application for Payment #18, dated February 15, 2010, in the amount of \$812,440.00 (\$0 pending approval by the Planning and Zoning Commission) (attached).

Mr. Porter: Of that amount, \$0 is pending approval by the Planning and Zoning Commission.

Mr. Demirs: (Inaudible) Planning and Zoning?

Mr. Porter: That's only for site work; there's no site work going on so we don't have anything.

MOTION: (Mr. Magas, sec. Mr. Demirs) to approve payment to O & G Industries, Inc., Application for Payment #18, dated February 15, 2010, in the amount of \$812,440.00 (\$0 pending approval by the Planning and Zoning Commission).

Discussion: None

MOTION PASSED UNANIMOUSLY

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6. Discussion and Vote on Eagle Leasing Company, Invoice #RI230379, dated February 15, 2010, in the amount of \$155.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Mancini) to Approve payment to Eagle Leasing Company, Invoice #RI230379, dated February 15, 2010, in the amount of \$155.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Eagle Leasing Company, Invoice #RI228410, dated February 15, 2010, in the amount of \$150.00 (attached).

MOTION: (Mr. Chipko, sec. Mr. Demirs) to Approve payment to Eagle Leasing Company, Invoice #RI228410, dated February 15, 2010, in the amount of \$150.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Nationwide, Account #37125, dated March 15, 2010, in the amount of \$100.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Guerrero) to Approve payment to Nationwide, Account #37125, dated March 15, 2010, in the amount of \$100.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on Brooks Environmental Consultants, LLC, Invoice #4526, dated March 8, 2010, in the amount of \$2,110.00 (attached).

Mr. Porter: Joe, you looked at those?

Mr. Vetro: Yes.

MOTION: (Mr. Demirs, sec. Mr. Addona) to approve payment to Brooks Environmental Consultants, LLC, Invoice #4526, dated March 8, 2010, in the amount of \$2,110.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

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10. Discussion and Vote on Terracon, Invoice #T104214, dated February 26, 2010, in the amount of \$359.47 (attached).

Ms. LaForme: This was reviewed by Joe as well.

MOTION: (Mr. Demirs, sec. Mr. Guerrero) to approve payment to Terracon, Invoice #T104214, dated February 26, 2010, in the amount of \$359.47.

Discussion: None

MOTION PASSED UNANIMOUSLY

11. Discussion and Vote on All Star Cleaning Supply, Invoice #85045, dated March 4, 2010, in the amount of \$3,190.00 (attached).

Mr. Porter: This is the steam cleaning machine for the custodians.

Mr. Guerrero: The cleaning system, what's this for? What kind of floors?

Ms. Clancy: Bathrooms. It really cleans (inaudible).

Mr. Porter: That was the system that Rey Ceniccola recommended to us.

Mr. Guerrero: Yea, I just wanted to make sure it wasn't for VET or (inaudible) ruin the flooring, ceramic tile (inaudible). Never mind.

MOTION: (Mr. Demirs, sec. Mr. Walsh) to approve payment to All Star Cleaning Supply, Invoice #85045, dated March 4, 2010, in the amount of \$3,190.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

13. Field Observation Report #10, dated February 26, 2010 (attached).

Mr. Porter: For your information.

14. Owner Costs (attached).

Mr. Porter: For your information.

C. Polk Elementary School

1. Monthly Progress Report, dated March 5, 2010, from Clerk of the Works (attached).

Mr. Porter: For your information.

2. Monthly Progress Report #6, dated March 9, 2010, from Montagno Construction, Inc.

Mr. Lavacca: We are moving along well. There is a lot of work taking place out there now. The site work progressed slowly during the Winter because of frost in the ground, but now that the frost is coming out we're able to move along. What we need is the power company right now to tie in the new service so we can remove the existing transformer. Unfortunately they're backlogged with all of the storms down in the southwest part of the State so it's a struggle getting them up here and we need the existing pole removed so we can complete the storm drainage. I know there were some discussion and emails over the past week and the Board of Education is working on getting the phone and cable new service so we can remove that from the pole and remove the pole.

On the envelope and structure we're again, with the break in the weather we have all of the masons on the outside brick and that's moving along probably better than 1/3 complete with the break. That one was to finish up the coping up the roof edge. We started measuring or the curtain wall this week, we have all of the material, we just need to fabricate that. Inside the masonry is about 90% complete.

Mechanical electrical rough-ins, we put the roof top units up, we're working on piping and wiring those right now, and working on the mechanical and electrical in the "A" wing and the cafetorium and kitchen.

Finishes are moving along. "B" and "C" wings are painted 2 coats, classrooms and corridors, ceiling grids have been completed in all of the classrooms, "D" wing corridors have been completed and we're ready to start ceiling and dropping ceiling tiles probably in about a week. Ceramic tile is about a little over 50% complete.

Mr. Porter: How are we doing as far as finishing on time?

Mr. Lavacca: We're going to be close. It's tight, we have a lot of work going on right now and we are on track for probably about the middle of July for a C.O. Site work, we should also be able to have that right about the same time.

Mr. Porter: When are you going to do some (inaudible)?

Mr. Lavacca: We have to finish the storm lines on the north side of the site, finish the grading, we still have some grading there and then we have sidewalks to put in and we're ready to start the sidewalks probably in about 2 weeks. Frost is just about out of the ground now so

Mr. Porter: End of April (inaudible).

Mr. Lavacca: Yea.

Mr. Porter: How are we doing as far as change orders? Are we current?

Mr. Lavacca: Change proposals? I know you and Freddie discussed that.

Mr. Porter: I want to know where they stand.

Mr. Lavacca: You stand, there are 4 outstanding change proposals. We are pricing these up. Over the last 30 days we have given you 25 proposals, we've given you about 7 proposals a week; we have 4 outstanding.

Mr. Porter: Any questions? Do you have any problem with us having our meeting there for April?

Mr. Lavacca: No, not at all.

3. Comments by Kaestle Boos Associates

Mr. Khericha: Vito made a comment about the telephone pole. The phone company did go down and decide to take it out and I think Alan is all set with them, the phone company worked it out. The cable company guy went to the site without letting Alan know, so then the guy went down there (inaudible) took the person's name and cable company then we can (inaudible).

Mr. Porter: Coordination.

Mr. Khericha: I have quite a few change orders that I want the Committee to approve (inaudible).

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Appliances	\$2,691.00
Sinks	\$2,748.00*
Roofing	\$15,000.00*
Site Drainage	\$8,167.00
Gas Line Relocation	\$1,848.00*
Quite Room-Relocate Door	\$2,938.00*
Gym Door Enlarge	\$2,898.00*
Attic Sprinkler	\$100,000.00*
Gym Wall Rated	\$14,000.00*
Ceramic Tile for Four Bathrooms	\$4,177.00*
Additional Demolition	\$1,821.00*
Delete FE/FEC	\$(667.00)*

*Not To Exceed

I requested appliances for \$2,691.00.

In the kitchen we had a couple of sinks that were shown on the food service drawings as one and shown on the (inaudible)d drawings missing. The price is \$2,748.00. There were some changes that we eliminated and CES is talking with the plumber so I want the committee to approve not to exceed (inaudible). The rough-ins were there but the food service drawings (inaudible) they were not identified (inaudible).

On the roofing we added some siding and a member because the existing wall (inaudible) so we have to take care of it. We got a price from (inaudible) and Vito showed me today the numbers and because we were shocked that the numbers were so high, Vito gave me a breakdown and they charged 50% overhead and profit. I want the committee to approve a not to exceed number of \$15,000 because it's going to be substantially lower (inaudible).

Mr. Guerrero: How much are we not exceeding?

Mr. Khericha: \$15,000. We added a (inaudible) membrane and a (inaudible).

Mr. Guerrero: How big of an area?

Mr. Khericha: It's more labor intensive. (Inaudible) 5 squares of membrane and 4 squares of (inaudible). And that number was, in cost of material it was \$4,420, I think that's reasonable, but the labor is \$6,000 and that's where we have the issue. With that one it was \$68.00 now it's a labor rate, \$32.00 now is the profit.

Mr. Guerrero: I guess I picked the wrong year to get out of roofing.

Mr. Lavacca: I think that was an error, and that's one of the reasons why this proposal has taken so long to get because this is the third time this individual that priced it and not to (inaudible) about the storm but a tree fell on their house with the storm down in Fairfield, and the roofing contractor in that part of the State and they are just flat out having difficulty getting their attention (inaudible).

Mr. Porter: When did it start though?

Mr. Lavacca: 2 weeks ago.

Mr. Khericha: (Inaudible.)

Mr. Lavacca: No, because there was a lot of discussion over the next, the original decision was due from ECDM, then it was no wait, do it with (inaudible) siding so we went out and got a price for metal siding and that decision was no, go back and do it with ECDM. So the decision changed twice, three times, the scope and then the pricing (inaudible).

Mr. Khericha: We need to resolve the problem. I mean we know the hours because we looked at it ourselves because we take the labor (inaudible) and if necessary we'll meet (inaudible) copy on the site face to face to figure out where because we can't see it.

The existing gas line which doesn't have enough current so the gas company is saying we need to provide proper current.

Mr. Demirs: (Inaudible.)

Mr. Khericha: Enough current for gas. So we have to do a bit of site work, which is \$1,848.

Mr. Guerrero: They bringing in any extra material or is that just digging?

Mr. Khericha: Just digging it.

The next one, we have a door in the hallway and she wanted the door not to swing into the hallway because it is (inaudible) side of it so the Superintendent said we'd like to have that taken care of while the construction is going on rather than afterwards.

Mr. Guerrero: Is it in the path of egress?

Mr. Khericha: No, that's why we said we can't (inaudible) so can they said can you out some (inaudible) from the corridor? (Inaudible) can you do it from the, just improve it. (Inaudible).

In the gym these call for a double door outside, we did call for a (inaudible) existing door because (inaudible). That's \$2,898. We have a proposal for \$7,000 and change (inaudible) about \$8,000 with the markup, not to exceed number. We don't have a breakdown but I just want an approval and that gives your under limit that it's all scratching and (inaudible).

Mr. Demirs: What's under it?

Mr. Khericha: A slab but they're putting a topping on it, but the topping is now separating from the glass, and we are putting a new floor on it, we don't want to put a new floor and have problems, we want to take that out.

Mr. Chipko: I went and looked at it, Dave, they put a level lastic on there and it's (inaudible) and it's delaminated from (inaudible).

Many people talking at once (inaudible).

Mr. Demirs: What are we going to put on this before we put the floor down?

Mr. Khericha: We (inaudible) to go on top of it.

Mr. Demirs: Is that going to stick to it?

Mr. Chipko: No, they're taking stuff that's delaminating out.

Mr. Demirs: I know, but will the new stuff stick to it?

Mr. Khericha: Yes.

Mr. Guerrera: And the floor that's going down is compatible with the levelastic (inaudible)?

Mr. Khericha: Yes.

Mr. Guerrera: We're not going to have the problem that we had at Judson?

Mr. Khericha: No, cause we are putting (inaudible) on the whole floor.

Mr. Guerrera: And we didn't do that at Judson?

Mr. Khericha: No. And that price is about \$7,000 and change, about \$8,000.

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The gymnasium has an existing wall which on the drawings shows a (inaudible) unfortunately there are 9 columns on that wall, but the way the columns are installed they are not rated so we have to rate the wall with the masonry so we can have the walls rated.

Mr. Guerrero: Did you say we have to rate the wall or the wall is already rated?

Mr. Khericha: The wall is already rated but the columns are not.

Mr. Guerrero: You just have to add the columns (inaudible)?

Mr. Khericha: So we can have a rated (inaudible).

Mr. Guerrero: What do we propose for the surrounds?

Mr. Khericha: We are doing it from the gym side.

Mr. Guerrero: Right, sheet rock and

Mr. Khericha: No, (inaudible). So the total cost, round number, not to exceed, because the electrician is doing the work on a time and material is \$14,000.

The I.T. Department requested one additional rack to be installed because they needed one more at Judson so it was suggested that we add one more here so we don't have an issue. It's about \$2,086.00.

There are about 4 bathrooms that we have existing ceramic tile and during the design phase, we were concerned with the budget so we decided to patch and match, whatever we can (inaudible). There are 4 bathrooms, that have more than 50% of the tile being removed and the base is (inaudible) in those 4 bathrooms, so I spoke with Bob and said do you want to just patch and match or put the new tile in those 4 bathrooms (Tape #1, Side A ended – may have missed some).

Mr. Demirs: (Inaudible).

Mr. Khericha: Vito gave me a proposal from the contractor (inaudible) demolition. I'm verifying numbers, it's \$1,821.00.

Mr. Demirs: Is that a demo?

Mr. Khericha: It is for some floor tiling in one of the rooms and (inaudible) removed and (inaudible).

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Mr. Guerrero: It wasn't called for in the drawings so they could cut the hole in the wall?

Mr. Khericha: They cut the opening but they put in a new window.

Mr. Guerrero: How did they know where to cut the hole if it wasn't on the drawings?

Mr. Khericha: They did show the new window location.

And we created some (inaudible) corridor because (inaudible) so there's a credit of \$667.

Mr. Guerrero: For how many?

Mr. Khericha: 5 or 6. I will send Lynn the list, but I don't have a total done, so I don't want to put a total in the approval.

Mr. Porter: Give me an idea.

Mr. Khericha: \$58,000? About \$58,000.

Mr. Porter: I'm not trying to be funny, but I need an amount.

Mr. Khericha: Well I added a couple of other items to it. The last one is (inaudible) and I added \$15,000 more.

Mr. Porter: So we need to figure \$60,000 not to exceed subject to verification.

Mr. Khericha: Some of them I want approvals, but they'll be not to exceed

MOTION: (Mr. Magas, sec. Mr. Addona) to Approve the Change Orders in the not to exceed amount of \$60,000, subject to verification by Kaestle Boos Associates.

Discussion: None

MOTION PASSED UNANIMOUSLY

Mr. Khericha: We have attic space in the building and apparently when (inaudible) designed the project, they left the existing roofing materials on the flat roof and covered up the building so we have combustible material in all the attic spaces that has to be addressed. Larry Black called the Fire Marshall for the State and said it was done in 1989 and this is the issue, what do we do? He said (inaudible) rating on it, so we have two options (inaudible) we can put a sprinkler system in. So we met with the sprinkling contractor on the site, reviewed the extent of it, and his number came to like \$100,000 so we tried to figure out a couple of options to see if we can do it any cheaper. So we called (inaudible) the rep for (inaudible) and he had a product like a spray of white on that (inaudible) and I can seal it. (Inaudible) last Friday went to the job site and put a sample on it to make sure it doesn't delaminate it and he wrote us a letter today saying this is what. I forwarded that letter to Chief Black, who reviewed it and he said as far as he was concerned this was good, but he forwarded it to the State for this approval and today he called them 3 times but they never called him back. I want the committee to approve the \$100,000 for sprinklers because we don't have a choice, but if I get an approval from the Fire Marshall (inaudible) okay, then we'll secure a proposal. The preliminary budget we have from Aldi Manufacturing because he got a price from the subcontractor to do the work, (inaudible). I don't want you to have to call a special meeting after tomorrow (inaudible).

Mr. Guerrero: Does the product have a UL listing? Is it a spray on type?

Mr. King: It's a (inaudible).

Mr. Guerrero: Almost like a paint?

Mr. Khericha: Yes.

Mr. Guerrero: How big of an area are we talking about?

Mr. Khericha: 22,000.

Mr. Demirs: Square feet?

Mr. Khericha: That's why we tried to figure out if there was a cheaper way.

Mr. Guerrero: Now that was acceptable back in 89?

Mr. Khericha: We have absolutely no idea, because all the rating (inaudible) not acceptable but (inaudible). Some openings to get access into it and that's what we did (inaudible). So when that happened we asked Chief Black and asked him what we should do with it and he called the State. That's one surprise.

Mr. Porter: Just out of curiosity, how did they get the C.O. for the building?

Mr. Khericha: This is just a guess, but that attic space was not accessible so nobody could tell.

Mr. Guerrero: Was it existing when they did the work in 89?

Mr. Khericha: The roof was new construction, but the existing roof was flat and that was existing, but he left

Mr. Guerrero: How did anybody, the inspectors doing the rough-ins, they just walked over it?

Mr. Khericha: (Inaudible).

Mr. Guerrero: Is it under a finish or is it exposed?

Mr. Khericha: You can't see it unless you walk on the roof, it's a flat roof.

Mr. Guerrero: So you're waiting to hear back from the State Fire Marshall?

Mr. Khericha: Yes. Our contact is Chief Black and we gave him all the information. He said he forwarded it to the State.

Mr. Guerrero: And they're waiting for the State Fire Marshall to rule on it.

Mr. Khericha: Yes. He's hopeful that the information we have given he's a lot happier with.

Mr. Guerrero: Are we asking for something in writing?

Mr. Khericha: We deal with Chief Black.

Mr. Guerrero: Right, is he asking for something in writing from the State Fire Marshall or is he just waiting for an okay?

Mr. Khericha: He's waiting for a verbal one then he will give us an email and say he talked to him and he said okay.

Mr. Porter: But this time around there's going to be something?

Mr. Khericha: I have emails back and forth between me and Chief Black and he forwarded copies to (inaudible).

Mr. Porter: Cause Polk (inaudible).

Mr. Khericha: That's one surprise. The next one could be a substantial one. When they designed this building again, the pitched roof there's a fiberglass (inaudible) about the slope, on the deck, with the decking.

Mr. Demirs: What did you call that?

Mr. Khericha: (Inaudible) it's a (inaudible). So when Montagno put the sprinkler system in, because there's an existing sprinkler system on the building, so when their sprinkler contract was designed, the sprinkler system, they assumed that that material had the characteristics of melting point of 2,000 degrees Fahrenheit and transmit of 25 and the material they have that (inaudible). Apparently the question just arose within the month, why they're not (inaudible). The sprinklers were always there, so Chief Black called the State Fire Marshall and said this construction was done in 89, what was approved? So the Fire Marshall (inaudible) find the letter and I'll share it with you. This was written by (inaudible) July 17, 1989 to (inaudible). Basically says that I'd like to do this integration in the same manner that I've done in 4 different towns and schools and I've requested approval from you and you approved it. Now I'm looking for the same approval on Polk. So apparently the State Fire Marshall (inaudible). It says (inaudible) if you don't approve it (inaudible). He did not approve it, but then there's no requirement needed. Does that mean we don't now that the architect and the (inaudible) and then he approved it (inaudible).

Mr. Guerrera: So they're saying that the Fire Marshall's Office did not approve this and they don't want to discuss it anymore.

Mr. Khericha: They issued it, if that was the case, why would (inaudible)?

Mr. Guerrera: (Inaudible) spend the money to do the work.

Mr. Khericha: Exactly what he says in the letter.

Mr. Guerrera: Did they have proof that they were, something written about the (inaudible).

Mr. Khericha: That's the only piece of paper they were able to find.

Mr. Guerrera: No number attached?

Mr. Khericha: We questioned the same thing, that you had the building inspector, the Town (inaudible) the Fire Marshal was routing, everybody was routing so unless it was approved why would they sign off on the C.O.? We tried to talk with Chief Black and he talked to the Fire Marshall and he said first thing is show me what material was installed in 89.

Mr. Guerrero: Paperwork (inaudible)?

Mr. Khericha: No because there is no (inaudible) or nothing on the material. Zero either way.

Mr. Guerrero: No shop drawings anywhere?

Mr. Khericha: We have no idea, it's 21 years old, we have no idea. We took a sample from that and Vito Fed Exed it to the manufacturer's rep in Indianapolis. We got the preliminary phone call that said the material is not combustible. And they used this material in 89 and their submittal for the 89 product a curtain wall system, but they're testing for whatever they did, they did it in a curtain wall. Now the State Fire Marshall is saying well that is a curtain wall system, how do I know that it isn't right here. But we are trying to explain that this is the product, the product is a noncombustible product, it has a flame spec rating on it, here's the product. Apparently Vito's contractor's engineer said NFPA has an exemption, that if you had this product you don't need to put a sprinkler system. So I talked to Chief Black today and he's trying to get a letter with the paragraph on it from the Association that will make (inaudible) from sprinkler and associate the numbers, that they may say (inaudible). We are waiting for the letter through Montagno to get the letter, we are waiting for the letter from the manufacturer saying that his product is non-combustible. Then Chief Black said to give him those 2 things and he'll forward it to the State Fire Marshall and say NFPA approved this, according to this there is an exemption (inaudible). Now we are hoping that he agrees to it, if he doesn't agree to it, he says I don't care, I want that area sprinklered, then I have no idea because that will be a huge item. (Inaudible.)

Mr. Guerrero: So here's another item we are waiting for the State Fire Marshall to sign off on.

Mr. Khericha: Because he is going with this letter. This is the only piece of paper he has in the file.

Mr. Guerrero: And there's no number attached to this potential change order?

Mr. Khericha: Well we met with the contractor and we asked him what the number could be.

Mr. Guerrero: (Inaudible.).

Mr. Walsh: And how much was the other change order for \$100,000?

Mr. Khericha: On that one we put a coating on that (inaudible).

Mr. Walsh: I know, but they wanted to do sprinklers for \$100,000 and that was how many square feet?

Mr. Khericha: 22,000. But this one is going to be hard because there is a potential that (inaudible).

Mr. Porter: There are a lot of things attached.

Mr. Guerrero: The hydraulics have to be reworked.

Mr. Khericha: He's asking, when Vito and the sprinkler contractor came to our office, we asked for a ballpark estimate and they said between \$250,000 and \$300,000.

Mr. Demirs: So (inaudible) State Fire Marshal says, that's 3 right?

Mr. Khericha: That would be (inaudible). That's what we are trying to do. (Inaudible) transpired and I requested Bob that as soon as we know if there is an issue, (inaudible).

One more –the play equipment. In our contract documents, because BSF has a very specific requirement when we go for approval, there was only one manufacturer. Once they approve that manufacturer, if you go to any other manufacturer, you have to start all over. So we had put the language on all of the same to say that anybody based on a manufacturer other than what we have gone with BSF all costs associated with going before BSF will be borne by the contractor. So this contractor turns around and says well my vendor carried \$3,000 for expenses that it should be that much more and that's what we are willing to pay K.B.A. And we said no. That's not what we are saying, we are saying all costs, whether it's \$3,000, \$10,000 whatever it is you have to be responsible. We met with the vendor about 3 weeks ago and Karen Baldwin discussed with him that he had a choice, he could walk away from it or take the job with that understanding that he absorbs all the costs. The vendor agreed in Karen Baldwin's office and said we will absorb the costs. I said you need to have your contractor put it in writing. He sent me an email on Thursday and said we will absorb all the costs and the contractor is out of town by end of the business day Friday, you will have an email from him confirming that. I have an email confirming it, he doesn't say when he's going to do it, basically it still goes to the same drum that vendor said that he's willing to pay \$6,000. So I spoke with the Town Attorney with Karen Baldwin and finally day before yesterday drafted another letter asking for (inaudible) basically saying that the terms of the contract are very clear. either you agree with it or (inaudible). I'm waiting for a response. Once the response comes, if they agree to it, fine. If the response comes in any other thing (inaudible). We have almost lost more than a month and a half (inaudible).

Mr. Guerrero: Is this going to affect the move in?

Mr. Khericha: No, we have plenty of time. At Judson we did it, the vendor which we went to, we awarded it in July and he finished it for August. On top of that his layout is different than what is shown on the drawing.

Mr. Guerrero: In a good way or a bad way?

Mr. Khericha: We don't now.

Mr. Guerrero: Is B.S.F. just going to kick you out?

Mr. Khericha: They re saying that if the layout that we approved in the contract, another manufacturer's layout is different, first is you with your architect review it, you with the owner review it, and make sure both of you are okay, then come back to us with the whole set of drawings for us to look at. That's why we say that all costs they have to pay because this is not just a simple thing.

4. Comments by Business Manager

Ms. Clancy: No comment.

5. Discussion and Possible Vote on Kaestle Boos Associates, Invoice #25, dated February 23, 2010, in the amount of \$19,842.90 (attached).

MOTION: (Mr. Demirs, sec. Mr. Mancini) to approve payment to Kaestle Boos Associates, Invoice #25, dated February 23, 2010, in the amount of \$19,842.90.

Discussion: None

In Favor: Mr. Addona, Mr. Demirs, Mr. Guerrero, Mr. Magas, Mr. Mancini, Mr. Porter, Mr. Waiculonis, Mr. Walsh

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (8-0-1)

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6. Discussion and Vote on Montagno Construction, Inc., Application #7, dated February 28, 2010, in the amount of \$534,276.20 (\$3,631.00 pending approval by the Planning and Zoning Commission) (attached).

Mr. Porter: Of that amount, \$3,631.00 is pending approval by the Planning and Zoning Commission this evening.

MOTION: (Mr. Demirs, sec. Mr. Chipko) to approve payment to Montagno Construction, Inc., Application #7, dated February 28, 2010, in the amount of \$534,276.20 (\$3,631.00 pending approval by the Planning and Zoning Commission).

Discussion: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Eagle Leasing Company, Invoice #RI230252, dated February 15, 2010, in the amount of \$140.00 (attached).

MOTION: (Mr. Magas, sec. Mr. Demirs) to approve payment to Eagle Leasing Company, Invoice #RI230252, dated February 15, 2010, in the amount of \$140.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Eagle Leasing Company, Invoice #RI230795, dated February 15, 2010, in the amount of \$300.00 (attached).

MOTION: (Mr. Demirs, sec. Mr. Walsh) to approve payment to Eagle Leasing Company, Invoice #RI230795, dated February 15, 2010, in the amount of \$300.00.

Mr. Demirs: It says ship to Swift Middle School.

Ms. LaForme: Nothing can be charged to that either. All of the trailers are being charged to the High School.

Mr. Demirs: Why?

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Ms. LaForme: Because there is no money left in those two schools. And I think the things that are in there belong to the High School. I'm pretty sure that's what it is, he just doesn't physically have room for all of the trailers on the High School property so they had to move them over there but the stuff inside is High School stuff, but the company is billing it to where they are physically located.

Discussion: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on Test-Con, Incorporated, Invoice #5743, dated February 4, 2010, in the amount of \$380.00 (attached).

Ms. LaForme: This Test Con was review by John Shaw.

MOTION: (Mr. Magas, sec. Mr. Chipko) to Approve payment to Test-Con, Incorporated, Invoice #5743, dated February 4, 2010, in the amount of \$380.00.

Discussion: None

MOTION PASSED UNANIMOUSLY

10. Correspondence from Freddie Khericha Construction Administration, Kaestle Boos Associates to Tom Woodruff, Glen Terrace Landscape, Inc., dated February 22, 2010, Re: Playground Equipment Drawings(attached).

Mr. Porter: For your information.

11. Special Inspection Report #018, dated January 22, 2010 (attached).

Mr. Porter: For your information.

12. Special Inspection Report #019, dated February 26, 2010 (attached).

Mr. Porter: For your information.

13. Owner Costs (attached).

Mr. Porter: For your information.

D. Swift Middle School

1. Owner Costs (attached)

Mr. Porter: For your information. It's my understanding, the scissor lift is being shipped?

Ms. Clancy: Yes, it has been shipped and will be here by the end of the month. (Inaudible) then we can begin the closeout process.

Mr. Porter: April (inaudible).

Ms. Clancy: Reconcile with the Town and then we can close out the project.

Mr. Demirs: (Inaudible) equipment at Polk Elementary School (inaudible)?

Mr. Porter: Yes.

Mr. Demirs: The principal in charge, \$195.00. How did they come about that?

Mr. Porter: That's K.B.A.'s standard fee.

Mr. Demirs: From K.B.A.?

Mr. Porter: Yes. All the costs associated with the total project, is not out of our pocket.

Mr. Demirs: I thought it was our principal.

E. Heminway Park School

1. Discussion and Vote to send a request to the Town Council to Hire an Architectural Firm to do a Spacial Studies Needs, for an amount not to exceed \$10,500.00.

Mr. Porter: The \$10,500 is what K.B.A. had proposed in 2006. They reviewed it and are willing to do the study at the same amount. This is a true spacial studies needs for Heminway Park to be used as Town Offices. That would include looking at bringing the Board of Education into the facility. The Chairman of the Council is here tonight too.

Mr. Demirs: What do you know about this, anything?

Mr. Primini: (Inaudible.)

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Mr. Porter: Rich Fusco is the liaison from the Town Council and he's had surgery so he won't be here for a couple of months.

Mr. Primini: (Inaudible) we're looking to move people out of Depot Square by the end of the year. We're looking at almost \$100,000 a year right now for Depot Square. Them and the Annex people (inaudible).

Mr. Porter: It's a pretty tall order but the first thing is the spacial study to make sure, understand what we have there. Town offices is "X" number of dollars, if we have to put additions on to bring the Board of Education is "X" number of dollars, go to a public hearing and present it to the taxpayers of what the potential could be.

Mr. Demirs: (Inaudible) discussion and vote to send request to Town Council, okay, so we are just going to approve to send it to you guys so you guys could approve the \$10,500?

Mr. Primini: Yes.

Mr. Demirs: That's coming out of the General Fund?

Mr. Primini: (Inaudible) \$25,000 Town Council (inaudible).

Mr. Porter: According to a conversation I had with Chuck Frigon he said there's a healthy General Fund balance and it wouldn't be an issue with (inaudible).

Mr. Primini: (Inaudible) funds are all in pretty good shape.

MOTION: (Mr. Demirs, sec. Mr. Magas) to approve sending this request to the Town Council to hire Kaestle Boos Associates to do the spacial studies needs for an amount not to exceed \$10,500.00.

Discussion: None

In Favor: Mr. Addona, Mr. Demirs, Mr. Guerrero, Mr. Magas, Mr. Mancini, Mr. Porter, Mr. Waiculonis, Mr. Walsh

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (8-0-1)

F. Town Hall

1. Discussion and Vote to send a request to the Town Council to hire an Architectural firm to Design a Roof System and Wall Repairs

Mr. Porter: I asked K.B.A. to give a proposal to do that work. We had a firm in there to begin with to look at the rear wall and the other fittings of the building and they gave us a price of \$15,600 to do the wall system, we'd have to hire an architect to do the roofing. It was my opinion to go with one firm that could do everything so we don't have 2 people working on the same project. So I had K.B.A. do a proposal and that was passed out tonight, that's 6F1. It's design/documentation, bid/construction administration and it gives a fee proposal of \$24,750.00. Ray, are there funds available to do this?

Mr. Primini: Yes.

Mr. Porter: It's also my understanding that the charge to the Buildings Committee was to come back with what needs to be done (inaudible). It's up to the Town to meet with the Historic Commission, that's not part of our (inaudible).

Mr. Guerrero: (Inaudible.)

Mr. Porter: I would assume that they would come back to us with some type of shingle or slate for the project.

Mr. Primini: (Inaudible.)

Mr. Khericha: There are (inaudible) Historical District and we did (inaudible).

Mr. Guerrero: So that's going to be your argument when you go to the Historic District?

Mr. Khericha: I'm not presenting, I'm just saying that if somebody wants to look at, you want the (inaudible) to look at it.

Mr. Porter: Well I think what we're going to do is make a presentation to the Historic District and say this is what we're going to use on it.

Mr. Primini: (Inaudible) first floor down (inaudible).

Mr. Porter: How long has the scaffolding been there, 4 years?

Mr. Primini: Yes, and that was supposed to be temporary.

Mr. Porter: Just like the Annex.

Mr. Primini: We know we got to do it, we're not going to have enough time to get those people up, (inaudible) at least another year by the time we do all (inaudible).

Mr. Guerrero: Is there a timetable for this work to be done?

Mr. Primini: By Summer time or something like that.

Mr. Porter: This is the beginning now. We don't know what the final numbers are going to be. And that sale of the project to the Town Council. We'll tell you what needs to be done.

Mr. Primini: (Inaudible) same thing with the organization, it's all rotted out (inaudible).

Mr. Guerrero: That's my next question. We talked either the last meeting or before about setting up some meetings to see what potential uses could come out of it to actually move the Town staff out.

Mr. Porter: I did have an occasion to speak to Chuck Frigon, there is no potential use, there's no parking. No matter what we do, how we correct the problems with the roof issue and the back wall, it is what it is.

Mr. Walsh: Can any parking be added?

Mr. Porter: There's no land.

Mr. Walsh: Between there and the bank area, down below?

Mr. Porter: No, there's no room.

Mr. Primini: I know there was a proposal years ago about blocking off (inaudible).

Mr. Porter: But now you're looking at State D.O.T. approval because you have to change the intersection.

Mr. Primini: I know Taft told us they don't want it.

Mr. Porter: Taft is not interested, even in fixed condition they aren't interested.

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Mr. Guerrero: So we have the potential of spending \$500,000 or \$1,000,000 or whatever it is for a temporary fix (inaudible) and then the building is left to the elements.

Mr. Porter: Correct. It's a tough thing to do but you have to protect the people that are in the building.

Mr. Guerrero: I understand that.

Mr. Primini: Right now we have 9 people working in the building. (Inaudible) leaking down to the first floor.

Mr. Guerrero: And there's no place to move these people?

Mr. Primini: Not right now.

Mr. Guerrero: No temporary space anywhere?

Mr. Primini: Well Park and Rec moved down to Depot Square, that was temporary 15 years ago.

Mr. Porter: It all goes back to Heminway. We need a building to put everybody in. And no matter what we do with the old Town hall, there's no use for it.

Mr. Guerrero: I'm thinking swing space. Is there a place we can move these people over until Heminway comes to fruition? Anything has to be cheaper than the alternative.

Mr. Porter: We need a vault. If we move the Town Clerk out, (inaudible). The State has been on our case for years about the vault. If we do try to do anything temporary, I'm sure the State is going to step in and say okay, now that you're going to do something, you're going to build a vault to fit what we say you need for your records.

Mr. Primini: 20 to 30 years ago we were told we need about 1,200 square feet of vault space; right now the Town Clerk has about 75 or 80 square feet. I tell people we need a 5 room ranch but we have the size of a bathroom. There's shelving in there but it's running out very, very quick. They are pulling stuff out to put it back in (inaudible). If we do Heminway we have to look at something (inaudible) for the next 20 or 30 years.

Mr. Porter: If we're going to do a Town Hall it should be done right. The Annex was temporary 30 years ago.

Mr. Demirs: Heminway is occupiable?

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Mr. Primini: Karen Baldwin, Maryann Rosa, myself, Rich Mazzamaro, Tom Lambert, we met and Karen Baldwin gave us a commitment that they will be out of there right after July.

Mr. Demirs: Code-wise can we occupy that building as an office building?

Mr. Porter: My understand is once the use is changed it has to be brought up to code; going from a school to an office building.

Mr. Demirs: Provided we start with whatever design we need, (inaudible) Heminway (inaudible). In other words get that and then we have to go ahead and update before occupancy.

Mr. Porter: That's right, it's going to be a long haul, it's not going to be a simple - school out July 15th, Town in July 16th. We've never had firm figures (inaudible) Town Hall. (Inaudible) it's always been fly by the seat of our pants.

Mr. Demirs: All those numbers we got last time (inaudible).

Mr. Primini: That was the Cadillac (inaudible) Our bond debt right now is at 10% (inaudible). I can't see (inaudible) Town Hall for 15 - 20 years (inaudible).

Mr. Porter: Right now, construction-wise, is the most advantageous for the Town to do something. We're going to present to the Town Council, they have to talk to Nardelli, they have to (inaudible).

Mr. Guerrero: Is there a timeframe on occupying Heminway School for (inaudible) use for all the Town offices?

Mr. Demirs: When the school closes down.

Mr. Primini: Our lease is up at Depot Square at the end of the year. (Inaudible.) Chuck, Lisa Dalton, and myself are going to be looking at a vault next Thursday (inaudible) before you build a vault. (Inaudible.)

Mr. Guerrero: My question is, and I'm just spitballing here, the use of temporary trailers. Get rid of the Town Hall and be done with it. The building that we're talking about, we're going to dump all this money into it for a very, very temporary fix and then it's just going to be left.

Mr. Porter: I think before we get there, why don't we get some hard numbers?

Mr. Guerrero: I'm just saying maybe (inaudible) trailers.

Mr. Porter: Where will we put them?

Mr. Primini: The problem is we have to have the vault.

Mr. Magas: In Waterbury they put temporary trailers right next to the vault.

Mr. Primini: I know there is an available vault right now at Wachovia Bank across the street, but I don't know if they want the liability of having townspeople in there. That's the only vault I know of right now. (Inaudible) trying to get the Depot Square people and the Annex before (inaudible).

Mr. Porter: Every time a proposal was brought and there has been numbers, it always comes back to (inaudible). We had that professional building on Main Street, (inaudible) back, Rite Aid, the Town Hall Annex and the Library, Christ Church, Ruggiero's property, where John Trumbull is, that was proposed for a Town Hall, Sealy Mattress, Winchester Electronics.

Mr. Guerrero: I think Heminway makes the most financial sense. We own it, it's central to everything, it's what to do with the building that's left over when we move these people out of that building. And we're going to start spending money on studies and getting drawings and all that and going out and (inaudible).

Mr. Porter: I think if we get some firm numbers we'll know where we stand.

Mr. Guerrero: Can we look at the options for the trailers as an option?

Mr. Porter: I suppose we could.

Mr. Guerrero: As part of that package, as an alternate to that package or some other alternative?

Mr. Porter: How much are portable classrooms?

Mr. King: About \$100,000, but your point is well taken, is if you can come up with a way to link that to the vault. (Inaudible) where.

Mr. Porter: If we start encroaching upon some of the playing fields there's going to be some problems.

Mr. Primini: No space to put them (inaudible).

Mr. Walsh: If we see the old Town Hall (inaudible)?

Mr. Porter: (Inaudible) vault.

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Mr. Walsh: No, afterwards, after (inaudible) elsewhere, we're sitting on a building that we remodeled and no one wants it, because nobody (inaudible) can the Town rent space?

Mr. Porter: We'd (inaudible). Waterproof (inaudible).

Mr. Guerrero: Put a big tent over it.

Mr. Porter: That was already suggested, a blue tarp.

Mr. Guerrero: Maybe we can get a historically accurate color.

MOTION: (Mr. Magas, sec. Mr. Mancini) to send a request to the Town Council to hire Kaestle Boos Associates to design a roof system and wall repairs, for an amount not to exceed \$24,750.00.

Discussion; None

In Favor: Mr. Addona, Mr. Demirs, Mr. Guerrero, Mr. Magas, Mr. Mancini, Mr. Porter, Mr. Waiculis, Mr. Walsh

Opposed: None

Abstained: Mr. Chipko

MOTION CARRIED (8-0-1)

Mr. Porter: Ray, you've got your work cut out for you.

Mr. Primini: (Inaudible).

Mr. Porter: Your meeting is April 5th?

Mr. Primini: That meeting is going to be cancelled, the Town Manager is not going to be here (inaudible).

Mr. Porter: Where are we sending him?

Mr. Primini: (Inaudible.)

Mr. Porter: So when are you meeting?

Mr. Primini: (Inaudible.)

Mr. Porter: We'll draft a letter.

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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. Executive Session

None

Ms. Clancy: I just want to tell you something. Lynn took a position at the Department of Public Works, full time, so she will no longer be taking minutes. She will be assisting us 5 hours a week helping us with work, but I just wanted to thank her for everything she's done.

Mr. Porter: She's done a fantastic job. We wouldn't be where we are today without her.

Mr. Magas: Find your replacement?

Ms. Clancy: (Inaudible).

Mr. Porter: She has my number on her speed dial. We certainly do appreciate all you did.

Ms. LaForme: Thank you, Bob.

Mr. Porter: It was a good choice for them to hire you, even though it's (inaudible).

Mr. Demirs: Lynn works very hard even when she's not doing this, believe me, I know.

Ms. LaForme: He sees me all over Town.

Mr. Guerrera: Where's your office, the leak on the side of the building?

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Ms. LaForme: No, I'm in the Annex. But I need some cozy legs though.

Mr. Demirs: They're \$300.

11. Adjournment

MOTION: (Mr. Magas, sec. Mr. Mancini) to Adjourn the Regular Meeting at 9:00 p.m.

Discussion: None

MOTION PASSED UNANIMOUSLY

Regular Meeting Adjourned at 9:00 p.m.

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Approved: _____
Lynn M. LaForme, Clerk