



MINUTES
Public Buildings Committee
Regular Meeting
Wednesday, November 17, 2010, 7:00 pm
Town Hall Annex
424 Main St, Watertown, CT 06795

Present: Robert Porter, Chairman
John Chipko, Vice Chairman
John Waiculonis, Secretary
Mario Mancini
Michael Magas
David Demirs
Mark Guerrera

Others Present: Dave King, Kaestle Boos Associates
Joe Vetro, Project Manager, O & G
Karen Clancy, Business Manager
Ray Cenicola, Facilities Manager

Absent: Antonio Addona
Tom Walsh

1. Convene Regular Meeting.

Mr. Porter convened the meeting at 7:00 PM.

2. Roll Call.

Mr. Porter executed a roll call.

4. Owner's Costs.

Attached.

B. Watertown High School

1. Monthly Progress Report #28, dated October, 2010, by O & G Industries (distributed at meeting).

Mr. Vetro: What you'll see is that we're showing the renovation at 91%. Our construction funds have increased slightly from 575 up to 601.

<u>Physical Progress</u>	<u>Percentage complete</u>	<u>Last report</u>	<u>This report</u>
Renovation and addition work		89%	91%
Site work		97%	97%
Abatement		100%	100%

Construction financial status compared to original budget

	<u>Last report</u>	<u>This report</u>
Construction budget	\$49,138,757	\$49,138,757
Committed contracts	46,468,931	46,468,931
Uncommitted contracts	0	0
Value of approved changes	1,700,503	1,690,082
Estimated & pending changes	394,178	378,046
Projected construction cost	48,563,612	48,537,059
Construction funds available	575,145	601,698

If you flip over to items by trade contractor:

Asbestos Abatement – SMI – no new issues. What we're looking with SMI is we're going to be closing him out. We're going to be releasing retainage however, they have some paperwork issues still outstanding. Until that occurs, that will continue.

Site work – Mather – no new issues. We did complete the ADA walks. We did that on a T & M. We did that at \$50,000 instead of \$57,000, however we haven't got the formal paperwork from Mather as of yet.

Concrete – Waterbury Masonry – the bottom three items, D&E RFI #506, the entryway concrete. In the very back of the building, we had blue stone entry mats. They were pretty well deteriorated. We jacked that up. This was to jack that up, pour concrete in there. It's over an existing slab. Crawlspace actually goes directly underneath those mats. This is just to put in approximately 2" in, not go down all the way.. We actually had to patch in a couple of spots where the old deck had rotted out. The tunnel slab repair, we had talked about that. That was in front of the garage doors over at the metal shop, where it actually went down straight into the tunnel. The next one down is the wood shop storage room. This was for adding a set of stairs, tearing that out and removing. We had a number of \$3600, however, that did not include demolition and what we encountered when we took out and opened up, there wasn't a foundation there like we were expecting. We actually had to dig out some of the dirt and pour right into the ground there to create that foundation.

Masonry – Civitillo – PR #18, Stair F3, this is at the three story addition on the backside of the building where it connects with the two story, science area, right across from the elevator. Between the two stairways, there is a connection, a doorway, if you will. We widened that by approximately a foot and in so doing, it created an issue of adding an additional block and building a header. The original plans, the existing as built, didn't show that opening as narrow as it was and we had to widen that.

Structural steel – Topper & Grigg - The very last item, you'll find existing guardrail. On the backside of the building, there's an existing retaining wall along that three story wing, there's an existing guardrail up there. It's only two prong. It does not meet code. It's actually seen some frost heave, where the frost heave actually heaved the railing out of the concrete. Evidently they hadn't sealed them when they poured them in back then and that caused that condition, but the real issue here again, it doesn't meet code. It has the two bar railing system. That's just a placeholder.

General trades – A. Secondino – You’ll see the woodshop floor repair. Just like in the gym, except a little bit more severe. The existing gym had some dead spots. The wood floor here in this woodshop also has dead spots, but again, they’re worse in terms of, you don’t care about a basketball bouncing incorrectly, but they’ve got actual humps to them, so now you’re walking over the top of a raised up surface. The correction is simply to drill down, screw that down into the concrete and plug it with wood and sand it back down. We only put a placeholder of \$5000. It’s should not be anywhere near that. I truly expect this to be taking a couple guys a day.

Mr. Guerrero: How many square feet does that cover? Is it spots?

Mr. Vetro: It’s spots. It’s random. I’m only expecting this to take a couple guys a day to take care of what we need to take care of. It’s not going to be a dance floor when we get done with it. IN fact, the idea here is simply when we get done, all we’re doing is screening that floor and sealing it with one coat. The imperfections are going to stay in that floor. It’s a woodshop.

Roofing – Greenwood – No new issues

Windows, entrances – Chevlot – no changes

Drywall – CGM – no changes

Acoustical – onn Acoustics – no changes

Flooring – BKM – no changes

Painting – Mohegan Painting – no change

Plumbing – G&R Valley – no change

HVAC Action Air - The photography air conditioning, it increased from \$15,000 to \$17,000. However, what we did was G&R Valley was looking at \$2600, \$2500 for doing the condensate piping. They were not willing to negotiate with us. We went back to Action Air and Action Air was able to come up with a cheaper number. It saved

about \$1000 in this case. The next one, which is the condensate computer lab, that saved approximately \$4000. Again, G&R Valley was around \$8000 for their work. Going back with Action Air saved the town a little bit of money.

Fire Protection – MJ Daley – no changes

Electrical – Banton – no changes

If you flip over to items for approval:

Concrete

D&E – Entryway concrete	\$1,426
E-RFI #312 – wood shop storage room	\$6,000
E-ASI #104 – tunnel slab repair	\$1,544

Masonry

F-PR#18 – stair F3	\$2,331
--------------------	---------

HVAC

Photography air conditioning	\$17,151
D&F-PR#29-Condensate computer lab AC	\$4,248

TOTAL	\$32,700
-------	----------

Mr. Porter: Woodshop is a figure not to exceed?

Mr. Vetro: Yes, we're not planning on starting that any time soon.

Mr. Porter: Any questions for Joe?

MOTION: made by Mr. Chipko, sec. by Mr. Guerrero,
to approve the \$32,700

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Mr. Vetro: If you flip over to project commentary.

Sitework

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

Phase 3&4-topsoil placement is complete. The asphalt areas have been final paved. Pavement line striping is complete. All lawn areas have been seeded. We walked the field in the back. It's spotty. There's been good grass establishment, however, there's a lot of bare spots throughout that field. He has hit it with a number of seedings and fertilizations, however, he's definitely going to have to do it again come springtime.

Area A-Media Center/Art room

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 punch list work. The owner has moved into these areas.

Area C-pool area

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

Area D-gym/locker rooms

Painting is ongoing. MEP finishes are ongoing. We got the air conditioners going in now. We just got the units in on Monday. They've been working on installing those Monday, Tuesday and today. It should be up and running by the middle of next week as far as that. We can complete the ceilings and finish those rooms. The goal is to try to turn it over before Thanksgiving, we're going to be a

little short on that. The air conditioning units took a little longer than expected.

Area E-Cafeteria

The space is complete except for punch list. The owner has moved in.

Area E-Classrooms and kitchen

Masonry installation is 99% complete. Literally I have ½ wall to build over in graphics arts area. MEP rough in work is ongoing. Window installation is ongoing. They're installed, we've got some trim issues to finish up. Painting has started. Ceiling grid installation has started. Flooring is starting. Walk-in cooler/freezer, as well as the kitchen hood, is installed. The remaining kitchen equipment is to be installed starting on 12/10/2010. We're expecting to turn that space over come towards the end of January. The overall job as far as area E is concerned, we'll turn that over about the middle of February.

Area F (phase 4)

Area f-phase 4 is complete except for punch list work. The owner has moved in.

Area F(phase 5)

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

If you look to the back, the pictures. This is just showing you the two air conditioning units in one of the classrooms, there in the ceiling tile and then the following picture is the kitchen server area. It's just one half of that area. Then the following area is the kitchen hood. The back is the back side of the building. This picture will show you that guardrail we were just talking about. If you can make it out, there's a huge hump in that guardrail.

2. Comments by Kaestle Boos Associates.

None

3. Comments by Business Manager.

None

4. Discussion and Vote on Kaestle Boos Associates, Invoice #40, dated 10/29/10, in the amount of \$21,735.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Kaestle Boos Associates \$21,735.00.

OPPOSED: None

ABSTAINED: Mr. Chipko

MOTION CARRIES (6-0-1)

5. Discussion and Vote on O & G Application for Payment #26, dated 10/14/10 in the amount of \$1,101,430.00 (\$0 pending approval from Planning and Zoning Commission) (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay O & G \$1,101,430.00 with \$0 pending approval from P & Z Commission.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Eagle Leasing, Inv. #RI289498, dated 10/31/10, in the amount of \$380.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Eagle Leasing \$380.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Eagle Leasing, Inv. #RI287429, dated 10/25/10, in the amount of \$175.00 (attached).

Mr. Porter: This was for moving the trailers for the paving?

Mr. Cenicola: Yes, those were relocations.

MOTION: made by Mr. Guerrero, sec. by Mr. Chipko, to pay Eagle Leasing \$175.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Eagle Leasing, Inv. #RI287430, dated 10/25/10, in the amount of \$200.00 (attached).

MOTION: made by Mr. Chipko, sec. by Mr. Guerrero to pay Eagle Leasing \$200.00

DISCUSSION: **Mr. Magas:** I've got one quick comment. The previous invoice says they moved one trailer for \$175, now they're moving 4 for \$200?

Mr. Cenicola: It depends on the trailer. There was one that was actually a container and then the rest of them were actual trailers that were relocated on site.

Mr. Porter: 6B7 is the \$175 one. That's one.

Mr. Vetro: That was probably our container. A slide off.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on Eagle Leasing, Inv. #SI04162, dated 9/24/10, in the amount of \$350.00 (attached).

MOTION: made by Mr. Guerrero to pay Eagle Leasing \$350.00

Mr. Cenicola: Hold on. This is a repair of a container that was damaged.

Mr. Porter: Damaged or vandalized?

Mr. Cenicola: Damaged. This actually is not part of the high school. This should be part of Polk actually. That was Polk's, I don't know why it was in the package for the high school.

Mr. Porter: Mark, do you want to withdraw your motion?

Mr. Guerrero: I'll withdraw my motion.

Mr. Porter: Motion to table item 6B9 and move it to Polk school.

MOTION: made by Mr. Demirs, sec. by Mr. Addona, to table agenda #6B9 and move to Polk School items.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

10. Discussion and Vote on Nationwide, Inv. # 31181, dated 11/1/10, in the amount of \$100.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Nationwide \$100.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

11. Discussion and Vote on Nationwide, Inv. # 37125, dated 11/1/10, in the amount of \$100.00 (attached).

Mr. Magas: Is this Judson or the high school?

Mr. Cenicolla: These are the high school.

Mr. Guerrero: It says Judson on the description.

Mr. Porter: We've asked them to signify that they were for the high school. I don't know why it doesn't get on the invoices.

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Nationwide \$100.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

12. Discussion and Vote on Nationwide, Inv. # 31181-8130, dated 10/25/10, in the amount of \$247.50 (attached).

Mr. Porter: This says move trailers. Relocate, there must be three of them.

Mr. Guerrero: Mine has a correction on it.

Mr. Porter: That was 6B10.

MOTION: made by Mr. Chipko, sec. by Mr. Waiculonis, to pay Nationwide \$247.50

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

13. Discussion and Vote on Terracon, Invoice #T163700, dated 10/29/10, in the amount of \$185.65 (attached).

Mr. Chipko: What was it for Joe?

Mr. Vetro: It must have been an inspection for the asphalt in the back. I'll have a couple more when they did the finish. I didn't get a copy of this. It's got to be the paving. I'd have to look just to check.

Mr. Porter: It was 10/16.

Mr. Vetro: Actually, it's 9/22, so more than likely, it's probably going to be masonry.

Mr. Porter: Why don't we approve this as subject to verification from Joe Vetro?

MOTION: made by Mr. Chipko, sec. by Mr. Demirs, to pay Terracon \$185.65 depending on Joe's verification.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

14. Owner's Costs.

Mr. Demirs: Joe, why were the sidewalks replaced around the track, just curious.

Mr. Vetro: They didn't make the ADA requirement. That was the existing sidewalk. It was graded in 2% which is a code issue.

Mr. Demirs: What did you do to them, level them?

Mr. Vetro: Just raised them up just a touch. It's amazing how small 2% is.

Mr. Demirs: Another question, are you done with the tarring in the back?

Mr. Vetro: Yes, the asphalt work is all done.

Mr. Demirs: It's all done? There's a lot of stones in the parking lot and people picking up stones in the cars and a lot of stones flying around.

Mr. Vetro: From the asphalt?

Mr. Demirs: Yes, can we get that cleaned up somehow?

Mr. Vetro: We can run a sweeper through it.

Mr. Demirs: Every time you go in there the rocks are flying.

Mr. Vetro: We haven't been letting public go back there to be honest with you.

Mr. Demirs: I'm talking about when you come in from French St. There's all stone there and then you take the left to go around the building.

Mr. Vetro: We can have the sweeper run through quickly.

C. Polk Elementary School

1. Monthly Progress Report #14 from Montagno Construction, Inc. dated October, 2010.

None

2. Comments by Kaestle Boos Associates.

None

3. Comments by Business Manager.

None

4. Discussion and Vote on Montagno Construction Application for Payment #15, dated 11/2/10, in the amount of \$9,865.05 (attached).

Mr. Porter: We still have retainage at \$202,421.96.

Mr. Demirs: What are we going to do, release a percentage to them.

Mr. Porter: We released a percentage last month. The retainage is down to 2.5%. If you look at item 5, \$193,721.96.

Mr. Demirs: The balance to finish including retaining is 202?

Mr. Porter: \$202,421,96.

Mr. Demirs: What's left at Polk?

Mr. Porter: No major items that I'm aware of.

Mr. Cenicola: No, there's some site work issues that have to be dealt with. There's really nothing major.

MOTION: made by Mr. Chipko sec. by Mr. Demirs, to
pay Montagno Construction \$9,865.05

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Polk Open Items (Change Order Related), amount for approval of \$12,449.00

Mr. King: There's actually 4 items that comprise that request.

Additional data drops in the band room,
It was requested by the school. \$1195.

Yard drains at the ball field, that after the
grading was done, we felt that we needed a
couple of drains in that location in order to approve

Watertown Public Buildings Committee Meeting
November 17, 2010

the drainage and keep from getting washed
out at the bank. \$11,360

Credit for unused allowance for floor
preparation (\$1,022)

Installation of a doorbell over at a kitchen door \$915.38

Mr. Magas: Dave, the data drops, is that for internet access?

Mr. King: Yes.

Mr. Magas: Isn't there wireless connection down at Polk?

Mr. Cenicola: There is wireless as well as data, but in this particular case it was required. There was four PCs in one room that needed it.

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to
approve \$12,449.00 .

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Mr. Porter: I'd like to add 5A to the agenda. Motion to add.

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero to add
item 6C5a to the agenda

OPPOSED: None

ABSTAINED: None

VOTE: Motion passed unanimously

5a. Discussion and vote on Eagle Leasing, Inv #SI04162, dated 9/24/10 in the amount of \$350.00 (attached)

Mr. Demirs: How was this damaged?

Mr. Cenicola: No one really knows.

Mr. Demirs: Anybody see it before?

Mr. Cenicola: Yes, these were looked at before we signed up. We found them damaged as we emptied it, so of course, they picked up on it.

Mr. Porter: And we did have some vandalism.

Mr. Cenicola: We did have some vandalism.

Mr. Porter: About \$2200

Mr. Magas: So the total vandalism is \$2200?

Mr. Porter: We approved that a couple of meetings ago.

Mr. Cenicola: This is actual damage though.

Mr. Magas: Do we have insurance that covers damages?

Mr. Cenicola: You could have purchased the insurance on there, but we decided not to. It was too costly

Mr. Demirs: Was it our people that damaged it from loading it?

Mr. Cenicola: Nobody knows, but I don't think it was our people. It's from the outside in.

Mr. Magas: The insurance, is that offered through Eagle Leasing?

Mr. Cenicola: Yes, they offer it as an additional cost.

Mr. Magas: We don't have like a liability coverage.

Mr. Cenicola: I think we're self insured on this anyway. The deductible is probably a thousand.

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay Eagle Leasing \$350.00 .

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Mr. Porter: Just a further comment, I talked to Brennan late yesterday about the grading in the back in the parking lot and also a couple of catch basins where the grading is above the catch basin. He was going out Monday to look at it. Vito sent an email to Karen and myself saying they would be at Polk midweek, which is today to do the grading in the back and I doubt he was there. Fire up another email and tell him we need a date for certain. It's gone on too long. As I said before, water doesn't run uphill. That should be very simple to correct.

6. Owner's Costs.

D. Swift Middle School

1. Owner's Costs.

Mr. Porter: There's none and it's still my understanding that it has not been closed out, correct?

Ms. Clancy: Correct.

Mr. Porter: Why that project is not closed out is beyond me.

Mr. Guerrera: What's left to close it out?

Mr. Porter: Nothing. It's in the town's hands. The town is handling the closeouts. They hired Blum Shapiro to do the closeouts first and then the state comes in and does their audit. That project's been done two years, going on our third year.

Mr. Demirs: Are these other projects going to linger that long?

Mr. Porter: It's out of our hands.

Mr. Magas: Will the state fine us in any way if we don't close it out in a specific amount of time?

Mr. Porter: I don't think so. The other issue I question and I still don't have a solid answer is how much money was made when they sold the temporary bonds for those projects.

Ms. Clancy: Good question.

Mr. Porter: There's got to be a ton of money there made through the investments. It would be a good thing to know. My concern is all those monies should be used to pay down the debt. That's my opinion.

E. Heminway Park School

1. Update. : Nothing to report.

F. Town Hall – Nothing to report.

7. New Business - Nothing to report.

8. Financial Reports

- a. Swift Middle School
- b. Watertown High School
- c. Judson Elementary School
- d. Polk Elementary School

9. For Your Information.

10. Executive Session - None

11. Adjournment

Watertown Public Buildings Committee Meeting
November 17, 2010

MOTION: made by Mr. Chipko, sec. by Mr. Demirs, to
 adjourn the meeting at 7:35 p.m.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

The meeting adjourned at 7:35 PM.

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Patricia Barber
Minutes Secretary