



MINUTES

Public Buildings Committee

Special Meeting

Wednesday, January 5, 2011, 7:30 pm
Watertown High School Library
324 French St., Watertown, CT

Present:

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

Others Present:

- Freddie Kericha, Kaestle Boos Associates
- Dave King, Kaestle Boos Associates
- Joe Vetro, Project Manager, O & G
- Karen Clancy, Business Manager
- Ray Cenicola, Facilities Manager

1. Convene Special Meeting.

Mr. Porter convened the meeting at 7:38 PM.

2. Roll Call.

Mr. Porter executed a roll call.

3. Public Participation.

None

4. Minutes.

- a. Minutes Regular Meeting – November 17, 2010

MOTION: made by Mr. Chipko, sec. by Mr. Waiculonis, to
approve the minutes of the regular meeting of
November 17, 2010

DISCUSSION: None

MOTION PASSED UNANIMOUSLY

5. Correspondence

None

6. Old Business

A. Judson Elementary School

1. Monthly Progress Report by O & G Industries.

None

2. Comments by Kaestle Boos Associates.

None

3. Comments by Business Manager.

None

4. Owner's Costs.

None

B. Watertown High School

1. Monthly Progress Report #28, dated November, 2010, by O & G Industries

(distributed at meeting).

Mr. Vetro: We're looking at the renovation at approximate 93%, site work is 99%, abatement, 100%.

<u>Physical Progress Percentage complete</u>	<u>Last report</u>	<u>This report</u>
Renovation and addition work	91%	93%
Site work	97%	99%
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	1,690,082	1,743,394
Estimated & pending changes	378,046	331,409
Projected construction cost	48,537,059	48,543,734
Construction funds available	601,698	595,023

If you flip over to items by trade contractor:

Asbestos Abatement – no new issues

Site work – no new items, the only item I'd like to just point out is the drainage issues at \$3229 for drainage work down the backside of the building.

Waterbury Masonry – no changes there.

Civitillo Masonry – no new items.

Topper & Grigg, Steel Contractor – the new item here is the existing guardrail at \$16,145. In the back side of the building in the three story addition, in the very back there's two guardrails existing that do not meet code. This is to replace those guardrails.

Mr. Guerrero: Are you talking about around the top of the retaining wall?

Mr. Vetro: That's it. We've got two of them, one on either side of the building, the north side and the south side of the building.

Mr. Demirs: Those were existing?

Mr. Vetro: Yes, existing.

Mr. Guerrero: How many linear feet are you talking about?

Mr. Vetro: Approximately 100 linear feet, 50 some odd feet on one and 48 on the other.

Mr. Guerrero: \$16,000? What are they built out of, gold?

Mr. Vetro: I got two different prices from two different contractor, one's the steel, one's the general, and they were within \$2000 of one another.

Mr. Kericha: The one we put in, the new one, we are just matching what we have. It is expensive.

Mr. Vetro: The other price was \$18,000.

Mr. Guerrero: How high is this?

Mr. Vetro: 48. It's identical to the other one.

Mr. Guerrero: How does this match up to what we paid for the one out here?

Mr. Vetro: That was in the contract.

Roofing – The area we're working now over shops, there is a couple of areas where the water ponded. It's an existing roof. What we've done is added the two drains to correct that problem. I haven't added them yet. Structural steel, again unit price is \$1000 per drain.

General Trades – A. Secondino - There's no new change.

Roofing Greenwood – We had a couple of items; the roof drains as we just mentioned and the exterior fascia flashing on the very backside of the building. The existing flashing you can see where someone years and years ago (inaudible) the existing flashing shy of the brick in places. The problem is when they caulked it they had nothing to caulk to. There's a big void up there. They just ran the caulk along hoping that would hold by itself, but of course it doesn't hold. This is simply to extend that flashing down to approximately two more (inaudible) and attach that inside. And running the

full length that end of the building, the south side.

Mr. Kericha: Before the snow storm, we had a big driving rain. That's the time when the water went right through.

Mr. Vetro: That's when we noticed it because what happened was we actually noticed the water inside the building.

Cheviot – No new items.

Drywall – no new items

Accoustical – no changes there

Flooring contractor – no new items.

Painting – no changes, what we had talked about previously, caulking on the exterior soffits simply in the very back of the building I think we mentioned it last time. That was where the existing metal met up with the existing soffits, there was gap there. All of the existing work had been there for years and years, however leaving it there is allowing the cold air to blow right up inside that area directly underneath the classrooms. It's not something that's beneficial for the project. It's better to caulk that seam to keep the cold air from coming through the insulation.

Plumbing – G&R Valley – No change

HVAC – Action Air – no new items

Fire Protection – MJ Daly – no changes

Electrical Banton – no changes

Items for approval:

What I'd like to ask for approval on is the drainage issue at \$3,229

The existing brick repair, \$25,000, we've been working on a T & M basis. (not to exceed)

Wall stops – Area E – firesafe, \$10,000 (not to exceed)

Steel, existing guardrail at \$16,145

Roof drains \$2000

Roof drains steel \$2000

Moisture in the slabs, area E. The moisture tests are running 95-90% in those areas. Using the unit prices that we have gotten in the past and talking to the contractor, we have a price of \$32,000. We just came up with a number of \$36,300 not to exceed.

Food service equipment, change existing shelf \$400

TOTAL: \$95,074

Agenda Number: 6B1, Watertown High School Items for Approval by Building Committee for \$95,074.00

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, to approve the \$95,074.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Mr. Vetro: If you flip over here to 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 and turned over to the owner. All lawn areas have been seeded.

Area A-Media center/art rooms – complete except punch list work. Owner has moved in.

Area B-auditorium/offices-complete except for punch list work. The owner has moved into these areas.

Area C-pool area-complete except for punch list work.

Area D-gym/locker-complete except for punch list work.

Area D-classrooms-painting is ongoing. MEP finished are ongoing.

Area E-cafeteria-the space is complete except for punch list. The owner has moved into this area.

Area E-classrooms and kitchen-masonry installation is complete. MEP rough in work is ongoing. Window installation is ongoing. Ceiling installation is ongoing. Kitchen equipment installation has started. Actually what's happening now is we're getting ready to do our start ups here this following week. WE just had the inspection by the fire marshal on the hood, we'll do the (inaudible) test tomorrow and then we'll have the fire marshal involved in that as well. We plan on turning over that kitchen servery area over in about 2 ½ weeks.

Mr. Demirs: The kitchen will be complete or is that just one area.

Mr. Vetro: That's the kitchen servery.

Mr. Porter: Joe this picture for the kitchen, which is the \$25,000 machine?

Mr. Vetro: Actually each one is about \$25,000. The one to the far right and the one next to it, both of those are roughly \$25,000. The heating units were not that expensive. The (inaudible) oven, that thing is 30,000. It's unbelievable. The Warehouse story is doing the kitchen equipment. You can buy from Warehouse store yourself. They're right out of Waterbury.

2. Comments by Kaestle Boos Associates.

None

3. Comments by Business Manager.

None

4. Discussion and Vote on Kaestle Boos Associates, Invoice #41, dated 11/30/10, in the amount of \$23,311.88 (attached).

MOTION: made by Mr. Guerrero, sec. by Mr. Walsh, to pay Kaestle Boos Associates \$23,311.88.

OPPOSED: None

ABSTAINED: Mr. Chipko

MOTION CARRIES (8-0-1)

5. Discussion and Vote on O & G Application for Payment #27, dated 12/09/10, in the amount of \$1,019,784.92 (\$30,020.00 pending approval from Planning and Zoning Commission) (attached).

Mr. Vetro: I just want to point out the retainage is 2.5% release to Waterbury Masonry Foundation is included.

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, to pay O & G \$1,019,784.92 with \$30,020.00 pending approval from P & Z Commission.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Eagle Leasing, Inv. #RI292939, dated 11/15/10, in the amount of \$150.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Eagle Leasing \$150.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Eagle Leasing, Inv. #RI296557, dated 11/30/10, in the amount of \$280.00 (attached).

MOTION: made by Mr. Guerrero, sec. by Mr. Walsh, to pay Eagle Leasing \$280.00.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Nationwide, Inv. # 31181, dated 12/1/10, in the amount of \$100.00 (attached).

Mr. Guerrero: Are we going to stop seeing invoices for these trailers any time soon?

Mr. Porter: I've been asking Ray.

Mr. Cenicola: We'll probably have three of them empty by the end of the month.

MOTION: made by Mr. Walsh, sec. by Mr. Waiculonis to pay Nationwide \$100.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on Nationwide, Inv. # 37125, dated 12/1/10, in the amount of \$100.00 (attached).

MOTION: made by Mr. Chipko, sec. by Mr. Walsh, to pay Nationwide \$100.00.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

10. Discussion and Vote on OFI, Inv. # 66543, dated 11/29/10, in the amount of \$13,191.29 (attached).

MOTION: made by Mr. Chipko, sec. by Mr. Waiculonis, to pay OFI \$13,191.29

OPPOSED: None

ABSTAINED: None

MOTION PASSED UANIMOUSLY

Mr. Demirs: Are these chairs?

Ms. Clancy: Teacher chairs.

Mr. Porter: Karen, where do we stand with this furniture?

Ms. Clancy: We're not done. We haven't ordered everything yet. A couple of purchase orders have been rejected by the town finance director. We're kind of working on that. The Superintendent is in discussion with him and waiting for the Town Manager to come back from vacation and talk to him.

Mr. Guerrero: Why did they reject them?

Ms. Clancy: It's getting to the end of the project and they feel that these things should be purchased by the board through the board budget. It's for Family consumer science, graphing calculators, medical careers equipment. There's a few of them.

Mr. Magas: Is there Perkins money out there for those things?

Ms. Clancy: It's something we could look at. I'm not really sure what the Perkins is designated for.

Mr. Magas: I know there's a lot of money out there. Karl Perkins is the national grant for all high school along the tech ed business fields, where you could apply for money and get these monies reimbursed. Things like calculators.

Ms. Clancy: That will be a discussion, depending on the outcome of the discussions with the town.

11. Discussion and Vote on Terracon, Inv. #T170938, dated 11/29/10, in the amount of \$1,174.45. (attached)

Mr. Vetro: I don't have that one.

Ms. Clancy: I'm hoping that Lynn sent it to you.

Mr. Vetro: I don't think so. If you don't mind approving it based on our approval later.

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Terracon \$1,174.45, subject to verification from Joe Vetro

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

12. Discussion and Vote on Florida Micro, Inv. #121591, dated 10/15/10, in the amount of \$1,882.56 (attached).

Mr. Porter: What is this?

Ms. Clancy: This is the Mac version for MS Office software for the graphics and photo room computers. They have Apple computers. They needed the Apple version of Microsoft Office.

Mr. Porter: 37 at \$50.00 a piece?

Ms. Clancy: Right.

Mr. Walsh: They can't be networked, each of them has to have their own individual?

Ms. Clancy: Yes.

MOTION: made by Mr. Walsh, sec. by Mr. Guerrero, to pay Terracon \$1,882.56

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

13. Field Observation Report #L-041 from KBA dated 11/15/10.
14. Field Observation Report #L-o42 from KBA dated 11/22/10.
15. Owner's Costs.

Mr. Magas: Joe, do you when parking is going to be open up in the back for kids? A lot of the parents have been calling me, knowing that I'm on the committee and I don't have an answer.

Mr. Vetro: We've opened the parking in the back for teachers. The reason why we don't want to have kids go through there, obviously is that is our only access to the shop areas. We're not occupying that area, I've got guys walking and that's the last thing I want to do is see those guys mixed with students over there. We're not looking at getting that out until the middle of February. If you look back there, you've got the trailers, it's a tight area.

Mr. Magas: Just so I know.

C. Polk Elementary School

1. Monthly Progress Report #15 from Montagno Construction, Inc. dated November, 2010.

Mr. Porter: There is no report. Karen, did Vito send you any kind of report?

Ms. Clancy: He just sent me the invoice.

Mr. Kericha: I would say it's about 99.9% done.

Mr. Cenicola: They're not on sight, but they will come back when we have an issue.

Mr. Demirs: Is this the last payment we owe them?

Mr. Kericha: No. There's some retainer money.

2. Comments by Kaestle Boos Associates.

Mr. Kericha: He's about 99.9% done. We're waiting for some paperwork to close it out.

I'm looking for approval for a couple of change orders which were placed before, but I just don't know if it was documented, so we want to make sure it's documented in the minutes.

Addition drainage work done, which was an existing drain. We had Montagno dig a trench out, Bob authorized it, it was on the French St. area.

Mr. Porter: It was a safety hazard.

Mr. Kericha: So that amount is \$2946.00

The other two items are old items, but since it's not documented, I want to make sure it is.

Replace a motor kitchen exhaust fan, \$814.00
Gas pressure regulator entering kitchen, \$1112.00

The total amount I'm looking for approval for is \$4,872.00

MOTION: Made by Mr. Guerrero, sec. by Mr. Walsh to approve Polk open items for \$4872.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

3. Comments by Business Manager.

None

4. Discussion and Vote on Montagno Construction Application for Payment #16, dated 12/7/10, in the amount of \$19,211.40 (\$0 pending approval by Planning and Zoning Commission (attached).

Mr. Porter: This is the incorrect amount. The correct amount is \$99,799.03. What that involves is reducing the retainage by 1.5%.

Ms. Clancy: Bob, I have copies if everybody want one.

Mr. Porter: What is the amount of the retainage we have left on this project? \$121,132.00 we still have left for retainage.

Mr. Demirs: That's all we owe?

Mr. Kericha: The very first page, the last line item, it says balance to finish, so, \$121,000 and change.

MOTION: made by Mr. Mancini sec. by Mr. Guerrero,
to pay Montagno Construction \$99,799.03

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on BKM, Invoice #576097, dated 11/16/10, in the amount of \$2,299.00 (attached).

Mr. Walsh: Filing cabinet?

Ms. Clancy: Yes, it's fireproof.

MOTION: made by Mr. Guerrero sec. by Mr. Magas, to
to pay BKM \$2,299.00

OPPOSED: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Insalco, Invoice # 1454, dated 11/24/10, in the amount of \$534.00 (attached).

Mr. Porter: Medical storage cabinet?

Mr. Walsh: Is this fireproof?

Ms. Clancy: No, this is just for her band aids and things like that.

MOTION: made by Mr. Guerrero sec. by Mr. Mancini, to
approve payment to BKM for \$534.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

7. Discussion of Field Observation Report L-10 from KBA, dated 11/22/10.
8. Owner's Costs.

D. Swift Middle School

E. Heminway Park School

1. Update.

F. Town Hall

7. New Business

1. Discussion and Vote on schedule of meetings for the Public Buildings Committee for 2011 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, to accept the third Wednesday of the month as our regular PBC meeting.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

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

11. Adjournment

MOTION: made by Mr. Guerrero, sec. by Mr. Magas, to adjourn the meeting at 8:15 p.m.

Watertown Public Buildings Committee
Regular Meeting
January 5, 2011
Page **16** of **16**

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Patricia Barber
Minutes Secretary