

# MINUTES

## WATERTOWN PUBLIC BUILDINGS COMMITTEE REGULAR MEETING

POLK SCHOOL – CONSTRUCTION TRAILER

WEDNESDAY, APRIL 21, 2010

**Meeting Date:** April 21, 2010  
**Meeting Time:** 7:00 p.m.  
**Meeting Place:** Polk School – Construction Trailer

**Members Present:** John Chipko, Vice Chairman  
David Demirs  
Mark Guerrero  
Michael Magas  
Mario Mancini  
Robert Porter, Chairman  
John Waiculonis  
Tom Walsh

**Members Absent:** Antonio Addona

**Others Present:** Karen Clancy, Business Manager, Board of Education  
Freddie Khericha, Kaestle Boos Associates  
Dave King, Kaestle Boos Associates  
Lynn LaForme, Project Assistant  
Kurt Montagno, Montagno Construction  
Remo Ceniccola, Facilities Manager, Board of Education  
David Minnich, Chairman, Planning & Zoning Comm. (arrived at

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1. **CONVENE Regular Meeting – 7:00 P.M.**

Mr. Porter, chairman, Called the Regular Meeting to Order at 7:00 PM.

2. **Roll Call**

Mr. Porter, Chairman, executed the Roll Call.

3. **Public Participation**

4. **Minutes**

A. Regular Meeting - March 17, 2010.

MOTION: (Mr. Demirs, sec. Mr. Magas) To approve the Regular Meeting Minutes dated March 17, 2010 as presented.

MOTION PASSED UNANIMOUSLY

5. **Correspondence**

6. **Old Business**

A: **Judson Elementary**

1. **Monthly Progress Report by O & G Industries (distributed at meeting).**
2. **Comments by Kaestle Boos Associates**
3. **Comments by Business Manager.**

4. **Discussion and Vote on Connecticut Business Sys. Inv. #59911B, dated 3/31/10, In the amount of \$5,525 (attached)**

**Text of Motion:** (Mr. Demirs, sec. Mr. Magas) to Approve Payment to Connecticut Business Sys. Inv.#59911B, dated 3/31/10, in the amount of \$5,525.00.

Discussion: None.

MOTION PASSED UNANIMOUSLY

5. **Discussion and Vote on OFI, Inv. #63361, dated 2/23/10, in the amount of \$2,576.42 (attached)**

**Text of Motion:** (Mr. Demirs, sec. Mr. Magas) To Approve payment to OFI, Inv. #63361, dated 2/23/10, in the amount of \$2,576.42

Discussion: None.

MOTION PASSED UNANIMOUSLY

7. **Owner Costs (attached)**

B. **Watertown High School**

1. **Monthly Progress Report #20, dated March, 2010 by O & G Industries**

**(distributed at meeting).**

**2. Comments by Kaestle Boos Associates.**

**Freddie Khericha – Kaestle Boos Associates**

Roofing, windows no changes. Air conditioning units are there for future air conditioning and to do that afterwards would be extremely expensive. The compactor in the back will need electrical work.

**Mr. Guerrero:** What are these x's.

**Mr. Khericha:** Those are the items that did not call for wiring of the compactor, elevator wiring and recalling the fire alarm. Cad work access lighting and temporary cafeteria work in the gym.

**Mr. Guerrero:** What constitutes temporary work?

**Mr. Khericha:** They are using the existing gym as temporary.

**Mr. Guerrero:** What is the electrical work?

**Mr. Khericha:** They are going to bring the power for dishwasher.

**Mr. Ceniccola:** There is a temporary sink and storage area.

**Mr. Khericha:** The pool wall trying to come up with metal siding.

**Mr. Chipko:** When you go down the parking lot you see the brick facing coming up.

**Mr. Khericha:** That wall up to door frame height you put the metal siding, it shows 4 feet damage there. Other than that they are working in the field in the back of the building to get the new ball field ready. They are grading it, putting sand on that for the drainage. They are working on both of the floors; the rooms are just about painted. They started working on the pool area.

**Mr. Porter:** Attached are photos on the back of the report. The first one shows the pool renovation. Second one is the ball field in the back. The third one is the science room and prep room.

**Ms. Clancy:** Based on programming needs, the principal has requested a change in rooms. Between the CAD and Robotics Room he wants to swap them out.

**Mr. Porter:** Is there a cost attachment?

**Mr. Khericha:** No, he just sent the schematics that I will need back from Ray saying that the layout is okay. I want to make sure that PBC gives me the green light to complete the drawings. Most of it is electrical and adding more computers and counter tops.

**Mr. Porter:** There will be a cost involved?

**Mr. Khericha:** There will be a cost from a construction point of the contractor.

**Mr. Porter:** Do you have an idea.

**Mr. Khericha:** No idea until we finalize the drawings.

**Mr. Porter:** Why so late in the ball game?

**Mr. Ceniccola:** This was brought to the attention of the department heads early in the process and there have been changes in staff, they have needs that they feel will not fit appropriately in the rooms that are designed currently. Robotics does not need the amount of space that was provided in the design. So flip flopping both rooms which are basically across the hall from each other will give the CAD instructor what he feels he needs to do his instructional programming as he feels he should.

**Mr. Magas:** When changes are suggested for the design with the school who is involved, is it the Principal mainly or the Superintendent.

**Mr. Ceniccola:** It is a collaboration of the Principal, the Superintendent, and the department heads all their needs are going to be satisfied and then it is brought to the architectural firm for their final design.

**Mr. Magas:** In this industry we have people coming and going a lot and right now we have great staff at all the schools but who to say in two years they might be at another school, the people that are making the decisions.

**Mr. Ceniccola:** I agree we have had plenty of requests for changes that we have evaluated and determined they were not necessary. This one here strikes as something reasonable for this particular department, I think the additional space will certainly help them out. It gives them a classroom environment as well as computer lab environment, which are important for CAD. So I can see what the issues are, it also puts him in a situation where they can share resources with the Graphics Arts

department; there is actually storage between the two. There are a lot of good reasons for doing what they want to do.

**Mr. Porter:** The new staff person that is there now is making the request.

**Mr. Ceniccola:** Yes

**Mr. Khericha:** When we are in the final design phases and in the future they will need a room for robotics. The school does not have the program yet, and in future if they need it to give them a room.

**Mr. Magas:** Watertown

**Mr. Khericha:** Yes, they just have a room

**Mr. Ceniccola:** There is a space that they use and it is not part of the curriculum.

**Mr. Magas:** They can have competitions.

**Mr. Khericha:** It's like a teaching environment, and when they decide to do it there will be room.

**Mr. Magas:** It is a great program, we obviously need more engineers. I have no problem with that, my only concern the team that is making decisions that could have long term effects.

**Mr. Chipko:** You are giving the Cad more room.

**Mr. Ceniccola:** Yes, we are giving it another 17 feet which creates that lab environment and a classroom environment all in one room.

**Mr. Khericha:** 16 computers and on the other side is desks.

**Mr. Porter:** How many teachers are there?

**Mr. Ceniccola:** 90

**Ms. Clancy:** 200 across the district

### **3. Comments by Business Manager.**

**To add Agenda item 6B3A**

Motion: (Mr. Demirs, sec. Mr. Chipko) To Add Agenda item 6B3A, discussion and vote to approve swapping CAD Room and Future Robotics room with layout to be changed to facilitate school program needs.

Discussion: None

MOTION PASSED UNANIMOUSLY

**3A. To Approve changes.**

**Motion:** (Mr. Magas, sec. Mr. Demirs) To Approve swapping CAD Room and Future Robotics room with layout to be changed to facilitate school program needs.

MOTION PASSED UNANIMOUSLY

**4. Discussion and Vote on Kaestle Boos Associates, Invoice #33, dated 3/30/10, in the amount of \$28,485.00 (attached)**

Motion: (Mr. Demirs, sec. Mr. Mancini) To Approve Payment to Kaestle Boos Associates, Invoice #33, dated March 30, 2010, in the amount of \$28,485.00.

Discussion: None

**In Favor:** Mr. Demirs, Mr. Guerrero, Mr. Magas, Mr. Mancini, Mr. Porter, Mr. Waiculongis, Mr. Walsh

**Opposed:** None

**Abstained:** Mr. Chipko

Motion Carried (7-0-1)

**4. Add Agenda Item 6B4A**

Motion: (**Mr. Chipko, sec. Mr. Demirs**) To Add Agenda Item 6B4A, discussion and vote on O&G Inc., Invoice #19, dated 4/21/10, in the amount of \$899,018.25 (\$0 pending approval by the Planning and Zoning Commission).

Discussion: none.

Motion Passed Unanimously

**4A. Invoice – O & G**

Motion:(**Mr. Demirs, sec. Mr. Guerrero**)To Approve Payment to O & G, Invoice #19, dated 4/21/2010, in the amount of \$899,018.25 (\$0 pending approval by the Planning and Zoning Commission).

Discussion: None

Motion Passed Unanimously

**5. Discussion and Vote on Eagle Leasing, Inv. #R1236604, dated 3/15/10, in the amount of \$155.00 (attached)**

Motion: (**Mr. Demirs, sec. Mr. Mancini**)To Approve Payment to Eagle Leasing Inv. #RI236604, dated 3/15/10, in the amount of \$155.00

Discussion: None

Motion Passed Unanimously

**6. Discussion and Vote on Nationwide, Acct. #37125, dated 4/1/10, in the amount of \$200.00 (attached)**

Motion: (Mr. Chipko, sec. Mr. Waiculonis) To Approve Payment to Nationwide, Acct. # 37125, dated 4/1/10, in the amount of \$200.00

Discussion: None.

MOTION PASSED UNANIMOUSLY

**7. Discussion and Vote on Nationwide, Act. 31181, dated 4/1/10, in the amount of \$100.00 (attached)**

**Motion:** (Mr. Demirs, sec. Mr. Chipko) To Approve Payment to Nationwide, Acct. 31181, dated 4/1/10, in the amount of \$100.00.

Discussion: None

Motion Passed Unanimously

**8. Discussion and Vote on BKM, Inv. #555526, dated 3/31/10, in the amount of \$8,434.75 (attached)**

Motion: (Mr. Demirs, sec. Mr. Guerrero) To Approve Payment to BKM, Inv. #555526, dated 3/31/10, in the amount of \$8434.75.

Discussion: None

Motion Passed Unanimously

**9. Discussion and Vote on BKM, Inv. #555525, dated 3/31/10, in the amount of \$2,896.00 (attached)**

Motion: (Mr. Demirs, sec. Mr. Guerrero) To Approve Payment to BKM, Inv. # 555525, dated 3/31/10, in the amount of \$2,896.60.

Discussion: None

Motion Passed Unanimously

**10. Discussion and Vote on Brooks Environmental, Inv. #4572, dated 3/22/10, in the amount of \$550.00 (attached)**

Motion: (Mr. Demirs, sec. Mr. Chipko) To Approve Payment to Brooks Environmental Consultants, LLC, Invoice #4572, dated 3/22/10, in the amount of \$550.00.

Discussion: None

Motion Passed Unanimously

**11. Discussion and Vote on Connecticut Business Sys. Inv. #59911A, dated 3/30/10, in the amount of \$1,625.00 (attached)**

Motion: (Mr. Demirs, sec. Mr. Mancini) To Approve Payment to Connecticut Business Sys. Inv. #59911A, dated 3/30/10, in the amount of \$1,625.00.

Discussion: Rail system for the smart boards.

Motion Passed Unanimously

**12. Discussion and Vote on Insalco, Inv. #857, dated 4/1/10, in the amount of \$2,618.80 (attached),**

Motion: (Mr. Chipko, sec. Mr. Waiculonis) To Approve Payment to Insalco, Inv. #857, dated 4/1/10, in the amount of \$2,618.80.

Discussion: Keyboard drawers that were installed on the photo lab desks.

Motion Passed Unanimously

**13. Discussion and Vote on OFI, Inv. #63692, dated 3/16/10, in the amount of \$4,736.34 (attached)**

Motion: (Mr. Demirs, sec. Mr. Guerrero) To Approve Payment to OFI, Inv. #63692, Dated 3/16/10 in the amount of \$4,736.34

Discussion: Teacher chairs and additional chairs for the lecture hall.

Motion Passed Unanimously.

**14. Discussion and Vote on Virco, Inv. #91324281, dated 3/25/10, in the amount of \$8,955.12 (attached).**

Motion (Mr. Demirs, sec. Mr. Guerrero) To Approve payment to Virco, Inv. #91324281, dated 3/25/10, in the amount of \$8,955.12.

Discussion: None

Motion Passed Unanimously

**15. Discussion and Vote on Virco, Inv. #91321667, dated 3/8/10, in the amount of \$7,638.12 (attached).**

Motion: (Mr. Demirs, sec. Mr. Walsh) To Approve payment to Virco, Inv. # 91321667, dated 3/8/10, in the amount of \$7,638.12.

Discussion: None

Motion Passed Unanimously

**16. Discussion and Vote on Terracon, Inv. #T110123, dated 3/26/10, in the amount of \$180.65 (attached)**

Motion: (Mr. Guerrero sec. Mr. Walsh) To Approve payment to Terracon, Inv. #T110123, dated 3/26/10, in the amount of \$180.65.

Discussion: None

Motion Passed Unanimously

**17. Field Observation Report #10, dated March 22, 2010 (attached).**

**18. Owner costs (attached).**

**C. Polk Elementary School**

1. **Monthly Progress Report, dated April 2, 2010, from Clerk of the Works (attached).**
2. **Monthly Progress Report#7, dated April 15, 2010, from Montagno Construction, Inc (attached)**
3. **Comments by Kaestle Boos Associates**

To approve items for approval as listed not to exceed \$125,121

Motion: (Mr. Demirs, sec. Mr. Magas) To approve items for approval as listed not to exceed \$125,121

1 Relocate Quiet room door	\$2891.00
2 Enlarge gym door opening	\$2390.00
3 Add Siding/EPDM	\$12074.00
4 Lower ceiling in Vestibule	\$419.00
5 Add masonry pilasters for Gym	\$4699.00
6 Sanitary plumbing changes	\$5695.00
7 Relocate existing storm piping	\$1929.00
8 Gyp wall on existing Kitchen walls	\$3060.00
9 Replace gas line to generator	\$768.00
10 Paint ceiling/wall in gym	\$7779.00
11 Paint acoustic panels in music rm	\$1496.00
12 Wood blocking for windows for Gym/tactum ceiling panels	\$5774.00
13 FA trouble locator	\$2288.00
14 Attic sprinkler	\$71,357.00

**Mr. Porter:** Two monthly progress reports. Number 7 dated April 15<sup>th</sup>, 2010.

**Mr. Montagno:**

Storm piping and structures in place  
Sidewalks in place  
Exterior brick completed and cleaned  
Curtain walls for A wing being installed  
Sheet rock walls are done  
Stage framed and installing decking  
Inspection ceiling in D wing are closed and flooring is starting Monday. Painter will finish.  
Inspection for ceiling for C wing is schedule for Monday  
Gym the floor is underway

As soon as they finish C then they will start B wing and then A. Last piece that will be done is

the cafeteria area, the kitchen and the multi purpose room..

**Mr. Porter:** What about the sprinkler system

**Mr. Montagno:** Said that is in the works and design, I do not believe we received those design drawings yet.

**Mr. Khericha:** We did not receive the design drawings on that. I received an e-mail from Matt it is his plan to deliver the pipes on 28<sup>th</sup> next week and start installing it.

**Mr. Porter:** As far as the painting, there is a lot of debris in the room. When they are painting, people walking in and out it is going to get into the finishes, so if they could clean up the rooms a bit better. I noticed the hallways are clean; the rooms themselves could present an issue. The updated construction schedule for the second month you have submitted.

**Mr. Khericha:** Yes

**Mr. Porter:** Inspections will be every Saturday, every couple of weeks to see how progress is going at 9:00 AM walkthrough, similar to what was done as Judson.

**Mr. Khericha:** The insulation issue has been resolved. The Fire Marshall inspected and we have to add sprinklers. Will meet with contractor trying to get information to put packets together and have a date for DSF on May 3<sup>rd</sup>..

**Mr. Porter:** The company is absorbing the costs

**Mr. Khericha:** We are not having much success as of yesterday to talk. Finally I sent an e-mail this morning and set our meeting at my office for Friday at 9:00. Mr. Khericha explained items on the list and costs for approval from committee.

Motion passed Unanimously

**5. Correspondence regarding correct spelling of names of PBC members on plaque for Polk elementary School.**

Mr. Porter wanted each member to initial and send e-mail for correct spelling  
Of names.

**6. Discussion and Vote on Kaestle Boos Associates, Invoice #26, dated 3/30/10, in the amount of \$12,672.11 (attached)**

Motion: (Mr. Demirs, sec. Mr. Mancini) To approve payment to Kaestle Boos Associates, Invoice #26, dated 3/30/10, in the amount of \$12,672.11.

Discussion: None

In Favor: Mr. Demirs, Mr. Guerrero, Mr. Magas, Mr. Mancini, Mr. Porter, Mr. Waiculonis, Mr. Walsh  
Opposed: None  
Abstained: Mr. Chipko  
Vote: Motion Carried (7-0-1)

**6. Adding item to agenda 6C6a**

**Motion:** (Mr. Chipko, sec. Mr. Magas) To add agenda Item 6C6A, discussion and vote on Montagno Construction, Inc. invoice #8 dated 4/6/10, in the amount of \$542,069.52 (\$5,000 pending approval by the Planning and Zoning Commission).

Motion passed unanimously

**6A Invoice – Montagno Construction**

**Motion:** (Mr. Demirs, sec. Mr. Mancini) To approve payment to Montagno Construction, Invoice #8, dated 4/6/10, in the amount of \$542,069.52 (\$5,000 pending approval by the Planning and Zoning Commission).

Motion passed unanimously.

**7. Discussion and vote on Eagle Leasing Company, Invoice #R1237013, dated 3/15/10, in the amount of \$300.00 (attached)**

**Motion:** (Mr. Demirs, sec. Mr. Guerrero) To approve payment to Eagle Leasing Company, Invoice RI237013, dated 3/15/10, in the amount of \$300.00.

**Discussion:** None

Motion Passed Unanimously

**8. Discussion and Vote on Eagle Leasing Company, Invoice #R1236477, dated 3/15/10 in the amount of \$140.00 (attached)**

**Motion:** (Mr. Demirs, sec. Mr. Guerrero) To approve payment to Eagle Leasing Company, Invoice RI236477, dated 3/15/10, in the amount of \$140.00.

Motion Passed Unanimously

**9. Discussion and Vote on Test-Con, Incorporated, Invoice #5788, dated 2/26/10, in the amount of \$175.00 (attached).**

**Motion** (Mr. Demirs, sec. Mr. Guerrero) To approve payment to Test-Con, Inc., Inv. # 5788,

dated 2/26/10, in the amount of \$175.00.

Motion Passed Unanimously

**10. Discussion and Vote on LFR, Inv. #0313031, dated 3/12/10, in the amount of \$2,214.40 (attached).**

Motion (Mr. Magas, sec. Mr. Walsh) To approve payment to LFR, Inv. # 0313031, dated 3/12/10, in the amount of \$2,214.40.

Discussion: None

Motion Passed Unanimously

**11. Correspondence form Freddie Khericha, construction Administration, Kaestle Boos Associates to Tom Woodruff, Glen Terrace Landscape, Inc., dated March 29, 2010, Re: Pol Playground Equipment (attached).**

**12. Special Inspection Report #020, dated April 8, 2010 9attached).**

**13. Special inspection Report #021, dated April 9, 2010 (attached).**

**14. Special inspection report #024 dated April 13, 2010 9attached).**

**15. Owner costs (attached).**

**D. Swift Middle School**

**1. United Rentals Inv. #86650326-001, dated 3/23/10, in the amount of \$12,384.83.**

Motion: (Mr. Demirs, sec. Mr. Magas) To approve payment to United Rentals, Inv. #86650326-001, dated 3/23/10, in the amount of \$12,384.73

Discussion : None

Motion Passed Unanimously

**E. Heminway Park School - none**

**F. Town Hall**

**1. Correspondence from Joseph Calabrese dated 4/12/10, regarding proposed roof replacement at Town Hall.**

**7. New Business - none**

**8. Financial Reports - none**

**9. For your Information - none**

**10. Executive Session - none**

11. Adjournment

**Motion Presented By:** Mr. Demirs  
**Motion Seconded By:** Mr. Chipko  
**Text of Motion:** To Adjourn the Regular Meeting at 8:25 p.m.

Motion passed unanimously

Respectfully submitted,

Robert Porter, Chairman  
Watertown Public Buildings Commission