



**MINUTES**  
**Public Buildings Committee**  
**Regular Meeting**  
Wednesday, September 15, 2010, 7:00 pm  
John Trumbull Primary School Media Center  
Buckingham St., Oakville

Present: Robert Porter, Chairman  
John Chipko, Vice Chairman  
John Waiculonis, Secretary  
Tom Walsh  
Michael Magas  
David Demirs  
Antonio Addona

Others Present: Freddie Kericha, Kaestle Boos Associates  
Dave King, Kaestle Boos Associates  
Joe Vetro, Project Manager, O & G  
Karen Clancy, Business Manager

Absent: Mario Mancini  
Mark Guerrero

**1. Convene Regular Meeting.**

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

**2. Roll Call.**

Mr. Porter executed a roll call.

**3. Public Participation.**

None

**4. Minutes.**

- a. Minutes Regular Meeting – August 18, 2010

**MOTION:** made by Mr. Magas, sec. by Mr. Walsh, to approve the minutes of the regular meeting of August 18, 2010

**DISCUSSION:** None

**ABSTAIN:** Mr. Demirs

**MOTION CARRIED (7-0-1)**

## **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.

**Mr. Kericha:** We've got the CO, Planning and Zoning sent it out, so I think we're over it.

**Mr. Porter:** What's the next step as far as closing out the project?

**Ms. Clancy:** We've got to rectify with the town and they're going to close out all the projects, from what I understand.

**Mr. Porter:** In a timely manner?

**Ms. Clancy:** They're will working on Swift.

3. Comments by Business Manager.

**Ms. Clancy:** The boiler work is going to begin next Wednesday at Judson. It should take about 10-14 days.

4. Owner's Costs.

**Mr. Porter:** Owner's costs are attached for your information.

## B. Watertown High School

1. Monthly Progress Report #26, dated September, 2010, by O & G Industries (distributed at meeting).

**Mr. Vetro:** You should all have a copy of the report.

**Mr. Porter:** This is #26?

**Mr. Vetro:** This is #25, according to this. If you look over at the summary data sheet, it's showing the renovation at 87%. The site work stayed the same and the abatement is now 100% throughout the space. Moving down, it really should say 99.5%. I've got a small data closet that I've got to clean off the floor tiling, but everything else is done throughout that building, asbestos wise. We've got it completely opened up now.

Construction funds available have gone down to \$642,000 to \$604,000.  
Flip over to change orders by contractor.

Under site work, the buffer plantings on the east side of the site, we talked about it in the spring and we held off. This is where the adjacent property owners were complaining about the wind and noise and those type of issues coming from the school and they had asked for some sort of relief off of that. It was look at and suggested to add some additional plantings. That's what this \$10,178 represents. It was plantings on that east side.

Moving down, next one I want to talk about, we brought it up last month, was ADA walk issues at \$37,000. This is again to meet the ADA requirements around the perimeter of the building. And the very last one, the drainage issues, to deal with some of the water conditions that we've seen on the site since we've had it here.

Waterbury Masonry, no change.

Masonry, Civitillo, we have this item here for kitchen wall size. That's where we added the masonry. When we did the demolition it opened up the kitchen walls. The interior walls were supposed to be consistent all the way across. It turned out not to be. The only way we could find that out was through the demolition process. This is to fir out those walls with additional masonry going down there.

The very next one, existing brick repair and stair, no change in those.

Structural steel, the areaway door and grate, we've had this on here for a

while. We talked about it. We added an access door. We met with the town, Ray in particular. If you go through in the way that he was going to use it and he needed some sort of access door, that he could handle with one man and then be able to lock it. What we had before was simply the grates going across the whole space. This was to add in and that's what the additional charge was \$4,900 and change. \$500 was for this access door. The total amount comes out to \$5,551.

Cafeteria wall support, no change in that.

General trades, there's actually been no changes. The blinds and the glass in the artroom areas, that's an ongoing issue from last month.

Roofing, rear storage garage, actually \$14,000 was our proposed change order from the contractor. We did it on time and material. It's actually less than \$7,200.

Windows and entrances, no changes.

Under plumbing, G&R Valley, AC for computer labs, \$6932. Its where we're adding the air conditioning for the three computer labs, one area F and the three story building in the back, 2 over across from the gym. There's actually six units being installed in these three rooms.

Under HVAC, we've got the same item. The AC for computer lab's at \$47,744. That's for the actual air conditioning units installation and all that. The item above that, insulation of heat mains. That was on the report last month at \$8,000 and change and we went on time and material. It came out to \$5,178.

**Mr. Demirs:** Joe, how big of a space has to be air conditioned?

**Mr. Vetro:** How big of a space? The rooms are roughly 20 ft X 40 Ft, about 1000 a piece, so 3000 sq ft. The units are sizeable. They're Mitsubishi split systems. In one area they're outside, the other two are roof mounted.

**Mr. Demirs:** How many units?

**Mr. Vetro:** Six. Two each room. The size is 3 or 4 ton per unit.

**Mr. Demirs:** All the duct work has to be installed, power?

**Mr. Vetro:** All that has to go in. Power is the next one under Banton. Under Banton, the very next item, we have item #61, \$24,777.

**Mr. Demirs:** This air conditioning is costing another \$80,000.

**Mr. Walsh:** Are they commercial grade?

**Mr. Vetro:** Yes, it's not like what you would have for your house. It's Mitsubitshi. They are still split systems and they run the condensing unit. You'll see one condensing unit for the two interior units. They have dual coils in each. They're not heat pumped. It's for the AC. They're able to run during the winter.

If you flip over to items for approval, what we have is,

Sitework

ASI #127,RFI #279 – ADA walk issues \$37,000

That's a placeholder that we've come up with.

**Mr. Demirs:** They don't know that the sidewalks have to be ADA?

**Mr. Kericha:** The existing sidewalk, the problem was when you come out (inaudible) from the parking lot, from that point on, we needed a 2% slope, so we had to adjust all the grading around that because all those doors are egress doors. Because those doors are egress doors, a handicapped person should be able to come out and walk into the parking lot.

**Mr. Demirs:** Where about are you doing this?

**Mr. Kericha:** In the back.

**Mr. Vetro:** Way back, by the locker rooms.

**Mr. Kericha:** All those doors are egress doors

**Mr. Demirs:** Didn't they know they were egress doors?

**Mr. Kericha:** When we designed it we had to make egress doors onto it. Then when we were planning it and we realized that we need to make this compliant. If you don't and the state comes out and audits it, they'll say you are in violation and you'd have to fix it and the job it closed out.

**Mr. Demirs:** I understand that, I just don't understand why they don't have this ADA.

**Mr. Kericha:** Sometimes you try and put it up and you find something that

you need to address. The other things was we added about 15 bollards because we want to make sure that the snowplows don't hit it.

**Mr. Vetro:** The other issue in this \$37,000 up on the football field, the existing asphalt walks, they're not compliant either and so we're having to bring those up to code. They got this new level called a smart level. It reads right to the nearest 10<sup>th</sup> and that's the real issue. They're starting to come out, take this think and 2% isn't very much of a pitch at all. If you're over 2% than you're not in compliance. They're going through everywhere looking at this stuff. That's the big issue, contractors having to rip out some sections themselves to meet that requirement.

Under site work, so we're looking for approval on that, not to exceed \$37,000.

ASI #112 – Buffer plantings \$10,178

Masonry

RFI#469, ASI #59 – Kitchen wall size \$8,213

Structural Steel

RFI #280 and #286 – area door and grate \$5,551

Plumbing

PR #29-AC for computer labs \$6,932

(not to exceed) That's a number that we had gotten from the contractor, we have not gone through and negotiated that.

HVAC

PR #29 –AC for computer labs \$47,744

This number was actually \$70,000. We've changed the unit that he's using and a few other things to get to the \$47,744.

Insulation of heat mains \$5,178

That was on a time and material basis.

Electrical

PR #29 – AC for computer labs \$24,777

We have not gone through with the electrician, either, on this. We just got those numbers from the electrician and the plumber.

The total comes out to \$145,573

**Mr. Porter:** Any questions? If not, I'll entertain a motion to approve this.

Agenda Number: 6B1, Watertown High School Items for Approval by Building Committee for \$145,573.00

MOTION: made by Mr. Demirs, sec. by Mr. Waiculonis, to approve the \$145,573

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

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

Sitework

This has not changed since our last meeting. I've had the landscaper out a few different times addressing the lawns and that sort of thing.

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

Phase 3&4-topsoil placement is 95% complete, the baseball field installation is complete.

Area A-Media Center/Art rooms

That's all turned over to the owner.

Area B-auditorium/office

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

It's going to be turned over at the end of the month. Right now, the MEP rough-ins are done, masonry installation is complete. The ceiling grid installation in the locker room is complete. Floor leveling is complete in the locker spaces. Floor installation has started. They're completed in the seating area. They're working in the locker spaces now. They'll be done by the end of the week. Lockers will follow that. Painting is ongoing. The wheel chair lift installation has started. That's to be done by the end of the week. We're gearing for a turnover of the space on the 30<sup>th</sup>.

**Mr. Demirs:** What are you doing about the bench on the wall on the right?

**Mr. Vetro:** We've ordered the bench. We took out the old bench. We ordered a new bench and it's supposed to be here on site at the end of the month. The question is will we have time to get it installed, but it will be installed by the end of the week.

**Mr. Demirs:** How about the benches upstairs in the seating area, all those benches that are cracked. Why don't we have new ones?

**Mr. Kericha:** Those benches, when we looked at it at the time of design, there was nothing wrong with it.

**Mr. Demirs:** They're all warped and cracked. We can't do anything about that?

**Mr. Kericha:** You can replace them all if you want.

**Mr. Vetro:** We're replacing the first row. The first row is the only thing that gets changed.

**Mr. Demirs:** Again, all this work has been done and they're going to put warped pieces of wood back down for people to sit on,

**Mr. Kericha:** If the committee wishes to revisit.

**Mr. Demirs:** Did you see it Bob?

**Mr. Porter:** No, the only thing is, why wasn't this stuff brought up before. Why is always the last minute?

**Mr. Demirs:** Everything up there is brand new except this. I saw it the other day.

**Mr. Porter:** We've been working in the pool now for 6 months.

**Mr. Kericha:** If that's the committee's wish, we can take a look at it.

**Mr. Porter:** I don't have problems asking for a price on it. I just don't like the fact that everything is left to the last minute.

**Mr. Demirs:** I understand that.

**Mr. Porter:** Let's wait until the end of the project. If there's monies left over,

then we can address.

**Mr. Vetro:** The cost isn't going to change from now until then. Now, at this point, it's finished space.

**Mr. Demirs:** How are we to know what's being replaced?

**Mr. Porter:** That's up to the administration and the sports people. Those are the ones that made the decisions as to what was going to be done. We're not here to second guess them. If they didn't want it replaced in the beginning, if they didn't request it.

**Mr. Demirs:** I understand that too, Bob. Everything is replaced as new, but those.

**Mr. Porter:** You have to remember too, that when the high school and Judson were done, it was extremely tight on budget to make the project work. Maybe there was some places, that they said, well, let's wait.

**Mr. Kericha:** If you recall when we put the numbers together and got an estimate from O & G, before the job went out to bid, O & G's estimate was \$2.4 million. We will all nervous that the job would come on budget, so the design phases, we are very careful to make sure that we don't keep adding stuff that the job goes so way out of whack, because once a number was established, we try to stay within that number.

**Mr. Demirs:** I don't think fixing benches are going to put the job out of whack.

**Mr. Kericha:** What you have here is a bad section of benches; every room you go in, something happens. We just do what we think needs to be done.

**Mr. Demirs:** I think we should look into this.

**Mr. Kericha:** Then we should address it.

**Mr. Demirs:** I think it should be left to whatever administration is making the decisions. The whole place is done over, why walk by some benches where people sit down. I don't understand.

**Mr. Kericha:** If the committee wishes, we'll secure a proposal.

**Mr. Demirs:** We can wait until the end of the project, as Bob said. It's not a problem. I would like something done about it, that's all.

**Mr. Kericha:** What we can do is secure a proposal and then you'll have a number for it and at the end of the job, you can make a decision based on where the funding is.

**Mr. Vetro:** I'll get it for next month.

Area D-Gym/locker rooms

No change, that's turned over.

Area D-classrooms

These are the classrooms directly across from the gym. The painting has started. The grid installation is complete. The MEP roughs are complete. MEP finishes have started. Sheetrock installation is complete. We'll be looking to turn over those spaces a little earlier. They're supposed to go through February, but we'll be looking at more like December timeframe. Truth be known, probably earlier than that. Should have (inaudible) cure next week. Flooring will follow.

Area E-Cafeteria

Floor installation is complete. The space is complete except for punch list. The owner has moved into this area.

Area E-classrooms and kitchen

Masonry installation is ongoing. MEP demolition is complete. MEP rough in work has started. Plumbing under slab work is ongoing. Window installation has started.

Area F (phase 4)

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

Area (phase 5)

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

Any questions?

**Mr. Magas:** Joe, the baseball field, that's the one out back?

**Mr. Vetro:** Yes.

**Mr. Magas:** That's complete, as is?

**Mr. Vetro:** Not as is, the grass is in very poor shape. They planted it in the spring. With low rainfall, even though we have irrigation, irrigation is still not rainfall. You try to keep it going with the irrigation, but it didn't do too well, to say the least. We have a lot of weeds. They went back and they killed all the

weeds off, I'm still seeing stuff out there. They'll be back here next week to go ahead and continue with the seeding. They've done it already probably a month ago and now they're going to do it again and fertilize to get it better established. Until that's accepted, they'll continue.

**Mr. Porter:** Tree replacement, the dead trees on site. Is Mathers going to do that this fall?

**Mr. Vetro:** They actually did it. They've gone through again and for the third time. Cedars and all that, yes. There were several trees that were alive, but weren't the prettiest, but because of the way they were pruned back with the all dead branches, that sort of thing, they replaced a lot of those. They replaced quite a few trees.

**Mr. Porter:** When is that buffer going to start?

**Mr. Vetro:** Buffer will start in about three weeks from go ahead.

2. Comments by Kaestle Boos Associates.

**Mr. Kericha:** The only comments I have is that we are finished up the sign, the school sign. I'm going to show it to Karen tomorrow and next week, we'll give it to Joe for pricing. We'll contact ZBA and we'll start the paperwork.

3. Comments by Business Manager.

None

4. Discussion and Vote on Kaestle Boos Associates, Invoice #38, dated 8/31/10, in the amount of \$26,055.00 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay Kaestle Boos Associates \$26,055.00.

OPPOSED: None

ABSTAINED: Mr. Chipko

MOTION CARRIES (7-0-1)

5. Discussion and Vote on O & G Application for Payment #24, dated 9/9/10, in the amount of \$1,256,850.00 (\$0 pending approval from Planning and Zoning Commission) (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Addona, to pay O & G \$1,256,850.00 with \$0 pending approval from P & Z Commission.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Eagle Leasing, Inv. #RI271420, dated 8/15/10, in the amount of \$155.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Waiculonis, to pay Eagle Leasing \$155.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Eagle Leasing, Inv. #RI275173, dated 8/31/10, in the amount of \$380.00 (attached).

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

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Arcadis, Inv. #0339997, dated 09/08/10, in the amount of \$880.64 (attached).

**Mr. Demirs:** What's this for?

**Ms. Clancy:** This is for the final report for the underground storage tank of the tank removal project. This is the final invoice for them. We actually have 2 P.O.s open for them, one for \$1000 and one for a little bit over \$1000, so the \$880 will come out of the one that's already open. We'll close the balance and we'll close the \$1000 one as well.

MOTION: made by Mr. Magas, sec. by Mr. Demirs to pay  
Arcadis \$880.64

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

9. Discussion and Vote on BKM, Inv. #568057, dated 8/25/10, in the amount of \$2,528.07 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Addona, to pay  
BKM \$2,528.07

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

10. Discussion and Vote on BKM, Inv. #568058 dated 8/25/10, in the amount of \$13,986.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay  
BKM \$13,986.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

11. Discussion and Vote on Cables & Connectors, Inc., Inv.#404-3976, dated 8/12/10, in the amount of \$339.92 (attached).

MOTION: made by Mr. Waiculonis, sec. by Mr. Walsh, to pay  
Cables & Connectors, \$339.92

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

12. Discussion and Vote on Apple, Inc., Inv.#9844357559, dated 7/27/10, in the amount of \$73,076.85 (attached).

**Ms. Clancy:** I don't know if that was from last month.

**Mr. Porter:** Yes because it's got a 7/27 date. Just give me a minute here. It wouldn't be in last month's because it came in after.

**Mr. Magas:** Bob, last month under 12, page 21 of 42.

**Mr. Porter:** \$73,076.85, so that was. Nothing is required of item 12. The invoice is already paid.

13. Discussion and Vote on Chester Technical Service, Inc., Inv. #5506, dated 8/24/10 in the amount of \$131,129.00. (attached)

**Mr. Magas:** What is this?

**Ms. Clancy:** That's the world language lab. It's a classroom, it's a whole system and upgrade.

**Mr. Porter:** Is that the same type of system we had years ago?

**Ms. Clancy:** Probably. They did have it.

**MOTION:** made by Mr. Chipko, sec. by Mr. Magas, to pay Chester Technical Service, Inc. \$131,129.00

**OPPOSED:** None

**ABSTAINED:** None

**MOTION PASSED UNANIMOUSLY**

14. Discussion and Vote on Copes Rubbish Removal., Inv# 083110, dated 8/31/10, in the amount of \$265.00 (attached).

**MOTION:** made by Mr. Demirs, sec. by Mr. Addona, to pay Copes Rubbish Removal \$265.00

**OPPOSED:** None

**ABSTAINED:** None

MOTION PASSED UNANIMOUSLY

15. Discussion and Vote on GovConnection, Inv. # 46723659, dated 7/19/10, in the amount of \$10,272.18 (attached)

**Ms. Clancy:** Bob, that's a duplicate. It was already paid.

**Mr. Porter:** Again?

16. Discussion and Vote on GovConnection, Inv. #46753444, dated 7/27/10, in the amount of \$14,171.57 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Waiculonis, to pay GovConnection \$14,171.57

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

17. Discussion and Vote on GovConnection, Inv. #46843028, dated 8/19 10, in the amount of \$12,200.04 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay GovConnection \$12,200.04

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

18. Discussion and Vote on Insalco, Invoice #1207, dated 8/12//10, in the amount of \$928.60 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Insalco \$928.60

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

19. Discussion and Vote on Insalco, Invoice #1261, dated 8/26/10, in the amount of \$26,573.55 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Addona, to pay Insalco \$26,573.55

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

20. Discussion and Vote on Nationwide, Inv. # 31181, dated 8/1/10, 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

21. Discussion and Vote on Nationwide, Inv. # 31181, dated 9/1/10, in the amount of \$100.00 (attached).

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

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

22. Discussion and Vote on Nationwide, Inv. # 37125, dated 8/1/10, in the amount of \$200.00 (attached).

**Mr. Magas:** Bob, can we make sure that when the project closes out, it looks like we're paying these in advance. The statement date is the first of the month, but he rental is from the middle of the month to the middle of next

month. So if we want to make a note that we've already paid them.

**Mr. Porter:** It's 8/15 to 9/14.

**Mr. Magas:** You'll see the next one, it goes to the next statement date.

MOTION: made by Mr. Chipko, sec. by Mr. Addona, to pay  
Nationwide \$200.00

OPPOSED: None

ABSTAINED: None

23. Discussion and Vote on Nationwide, Inv. # 37125, dated 9/1/10, in the amount of \$200.00 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Walsh, to pay  
Nationwide \$200.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**Mr. Porter:** Karen, question for you. These trailers that we keep paying for, is there anything from Judson that's in those trailers?

**Ms. Clancy:** No, not anymore.

**Mr. Porter:** Strictly high school.

**Ms. Clancy:** Right. They did remove 6. He added three more, but one for graphics, one for metals and one for woodworking. We really netted, we got rid of three. We plan to get rid of two to three more within the next month.

24. Discussion and Vote on Robert H. Lord Co, Inv. #26648B A, dated 8/19/10, in the amount of \$30,400.10 (attached).

**Mr. Demirs:** What are these tables for?

**Ms. Clancy:** Cafeteria.

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Robert H. Lord \$30,400.10

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**Mr. Porter:** How much more furniture do we have coming?

**Ms. Clancy:** I think the majority of it is here.

**Mr. Porter:** The last couple of months we've been paying a lot of furniture.

**Mr. Vetro:** Bob, I had one other item I wanted to ask you about. A retainage for a couple of the contractors.

**Mr. Porter:** Is it in there?

**Mr. Vetro:** No, I don't have it in there. I want to release retainage for SMI, Waterbury Masonry, Topper & Grigg. Waterbury Masonry I've got to keep a percentage because we're looking at doing the sign later on. I'd like to reduce his retainage to 2.5 or something to that effect.

**Mr. Porter:** Do you need it for this month or next month?

**Mr. Vetro:** I wanted to put you on notice and make sure we're ok with doing that and yes, it won't be this month, it will be next month.

**Mr. Porter:** I don't see an issue.

**Mr. Vetro:** The only other item I had was Civitillo. We ran the gym floor through Civitillo. We'd like to release retainage on just the gym floor.

**Mr. Porter:** That's fine.

**Mr. Vetro:** That's all.

25. Field Observation Report #014 from KBA dated 8/25/10.
26. Field Observation Report # 015 from KBA dated 9/1/10.
27. Owner's Costs.

**C. Polk Elementary School**

1. Monthly Progress Report #12 from Montagno Construction, Inc. dated August, 2010.

**Mr. Porter:** I don't know if that ever got into the packet, but what I'll do is I'll read a couple of items that Vito sent as an email. It should have gone to the town. It came to me.

Progress report #12, September 14, 2010. The temporary certificate of occupancy for all areas of the project was issued by the town on August 19, 2010. The architect's certificate of substantial completion was issued on August 19, 2010. Training sessions for all building systems with the exception of Multi Media Systems have been held with the school staff. Punch list is 98% complete. The remaining items are either awaiting parts, awaiting information from the design team or not in the contract. Operation and maintenance manuals, as built drawings and warranties are expected to be submitted within the week. That's his progress report.

**Mr. Demirs:** How much money do we owe on this job? What's the percentage of completion?

**Mr. Kericha:** 99% complete. The punch list, I can say that they did a very good job. He's saying 98% completed on the architectural side. MEP side, we don't know, because we need an engineer to walk through to verify.

**Mr. Demirs:** Are we going to be able to see it?

**Mr. Porter:** Any time you want. The balance to finish including retainage is \$412,129.78, so there's a sizeable retainage.

**Mr. Kericha:** I won't be surprised if next month, we will be looking for reduction. We're just about wrapped up at this point

2. Comments by Kaestle Boos Associates.

**Mr. Kericha:** Other than I have some items that I'm looking for approval from the committee, I passed a list to everybody.

Casework changes: \$2960

Paint columns: exterior concrete columns that was requested by the principal to paint them. We went by time and material. We had a \$1500 budget, the actual cost is \$527.

Protect undercounter pipes: Under b & c where the existing pipes were

unprotected, there's just pipes sticking out. I had approval for \$3119.

Exterior railings: \$5482, the exact cost. I had \$5500 in the budget.

Quiet room outlet: we had added some outlets for the quiet room, \$469.

Additional stone dust surface: this is the upper field that Montagno had put a proposal for \$2000 and we turned around and said it should be only around \$200. We arrived at \$294.

Kitchen additional slide tray, power/data outlets: This was requested by food service to add a tray slide and data outlets and a telephone outlet. We are still trying to get the numbers out, but I want to make approval. This is the proposal I have.

Gas pressure regulator: work has been completed. It was requested by the health department. It's completed. Montagno claims that it's an extra. WE don't think it's an extra but I want approval on it so when it gets resolved, (inaudible). \$1112.00

**Mr. Demirs:** What was it for?

**Mr. Kericha:** This is for the food service equipment.

**Mr. Demirs:** So, gas for the stove? They should know hooking up a gas stove you need a pressure regulator.

**Mr. Kericha:** Yes. We are saying that you need to comply with all the codes and it's required. It's written in black and white.

Add outlets Data room, \$350.00

Replace Motor, again, it's the same thing, we don't think it's an extra, but he claims it's an extra, so I'm just putting it for approval and once it's resolved. It was a fan unit with the wrong size motor.

The total is \$18570.00. That is the approval I'm seeking.

**Mr. Porter:** Of that, almost \$2000 may not be applicable.

**Mr. Kericha:** I want approval on those change order items until it gets resolved.

**Mr. Porter:** Any comments? If not, then I'll entertain a motion for this

\$18,570.

MOTION: made by Mr. Demirs, sec. by Mr. Addona, to approve \$18,570.00 .

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**Mr. Kericha:** The play equipment has been completed, installed, inspected. We got approval on that. Karen has a copy of it. The play equipment portion of it has been completed.

**Mr. Porter:** How about the grass?

**Mr. Kericha:** The grass is coming along, but we were just concerned for the watering of it. I sent an email to Vito today and I got a response back from his landscaper that he had watered it with the dates that he has been watering it. He thinks because not much rain.

**Mr. Walsh:** I have a question about the weeds. The last time we discuss (inaudible) they said they can't put it down anymore.

**Mr. Kericha:** That is true.

**Mr. Walsh:** I spoke with somebody, actually my brother is with the town of Stratford and he says that the law clearly states that it's not banned completely, it's just during school hours.

**Mr. Kericha:** Because we checked with and they said we can't because of pre-K kids. We wanted to but during school hours, kids go and touch it.

**Mr. Walsh:** He said it was ok.

**Mr. Kericha:** Only high school. I don't think you want to take a chance.

**Mr. Porter:** Any further comments?

3. Comments by Business Manager.

**Ms. Clancy:** The only thing I wanted to say, as you all probably know, there was some graffiti on all of the trailers up at Polk and you'll see when you get

to the invoices, there are some for the removal of the graffiti.

**Mr. Walsh:** We're responsible for that?

**Ms. Clancy:** Yes.

**Mr. Walsh:** I was wondering if we can be responsible for prevention too.

**Mr. Porter:** When did the vandalism occur, recently?

**Ms. Clancy:** It was probably in August.

**Mr. Magas:** So the trailers were definitely graffiti free when we got them?  
We're sure of that?

**Ms. Clancy:** Yes. Every trailer was hit, every side that they could, they got.  
The ones that were close together, they couldn't squeeze in, but they got every  
other one.

**Mr. Magas:** At Polk?

**Ms. Clancy:** Yes, at Polk.

**Mr. Porter:** There was graffiti on the building, if you remember, a couple of  
months ago. How about the surveillance cameras?

**Ms. Clancy:** I think they did review them and could have identified an  
individual.

**Mr. Porter:** They could?

**Ms. Clancy:** I believe so.

**Mr. Porter:** Was it turned over to the police?

**Ms. Clancy:** Yes.

**Mr. Magas:** Are all the trailers out?

**Ms. Clancy:** Yes, there's none at Polk.

**Mr. Porter:** Is the school functioning ok? Any issues?

**Ms. Clancy:** No. It's functioning great. They're happy. Everybody's happy.

**Mr. Porter:** Everybody's happy?

**Ms. Clancy:** As far as I'm concerned. I have not heard otherwise.

**Mr. Magas:** I have heard just one minor comment from a teacher. They said everything is beautiful. The only issue is we have all these beautiful windows in our room and we can only open two of them. It was particularly hot that first week of school.

4. Discussion and Vote on Montagno Construction Application for Payment #13, dated 9/8/10, in the amount of \$205,917.77 (\$66,716.00 pending approval by Planning and Zoning Commission (attached).

**Mr. Kericha:** I think Bob, that \$205,000 seems like an error. Is that correct?

**Mr. Porter:** Yes, that's correct. His is \$139,201.77 and the \$66,716. Is there any further questions?

MOTION: made by Mr. Demirs sec. by Mr. Magas, to pay Montagno Construction \$205,917.77

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**Mr. Porter:** I need approval to add an item to the agenda, item 4A and it's for playground equipment.

MOTION: made by Mr. Demirs sec. by Mr. Addona, to add item #4a to agenda, regarding Polk playground equipment.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**4a.** Discussion and Vote on application for payment #2, for the playground equipment to Glen Terrace Landscaping Inc., in the amount of \$26,600.00. It's had third party inspection approval and it's in use. There is a \$4375 retainage on that.

MOTION: made by Mr. Chipko sec. by Mr. Walsh, to pay Glen Terrace Landscaping Inc. \$26,600.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Kaestle Boos Associates, Invoice #31, dated 8/31/10, in the amount of \$7,500.00 (attached).

MOTION: made by Mr. Demirs sec. by Mr. Magas, to pay Kaestle Boos Associates \$7,500.00

OPPOSED: None

ABSTAINED: Mr. Chipko

MOTION CARRIES (7-0-1)

6. Discussion and Vote on the following invoices from Eagle Leasing

- a. Invoice RI271320 dated 8/15/10 in the amount of \$140.00

MOTION: made by Mr. chipko sec. by Mr. Walsh, to approve payment to Eagle Leasing for \$140.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

- b. Invoice RI271654 dated 8/15/10 in the amount of \$300.00

MOTION: made by Mr. Magas, sec. by Mr. Waiculonis, to pay Eagle Leasing \$300.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

c. Invoice RI273133 dated 8/30/10 in the amount of \$250.00

MOTION: made by Mr. Demirs, sec. by Mr. Addona, to pay Eagle Leasing \$250.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

d. Invoice RI275405 dated 8/31/10 in the amount of \$125.00

MOTION: made by Mr. Chipko, sec. by Mr. Magas, to pay Eagle Leasing Company \$125.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

e. Invoice RI275064 dated 8/31/10 in the amount of \$70.00

MOTION: made by Mr. Demirs, sec. by Mr. Walsh, to pay Eagle Leasing Company \$70.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**Mr. Porter:** Do we want to hold these invoices until the police do their investigation?

**Ms. Clancy:** No, I would go ahead and authorize them.

**Mr. Porter:** Not much help in finding anybody?

**Mr. Waiculonis:** Have they done the work already?

**Ms. Clancy:** Yes.

**Mr. Waiculonis:** They couldn't just leave it there in case someone else along and put some more (inaudible)

**Ms. Clancy:** No, they're gone. They're not at Polk anymore.

f. Invoice SI04077 dated 8/31/10 in the amount of \$200.00

**MOTION:** made by Mr. Demirs, sec. by Mr. Addona, to pay Eagle Leasing Company \$200.00

**OPPOSED:** None

**ABSTAINED:** None

**MOTION PASSED UNANIMOUSLY**

g. Invoice SI04076 dated 8/31/10 in the amount of \$200.00

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

**OPPOSED:** None

**ABSTAINED:** None

**MOTION PASSED UNANIMOUSLY**

h. Invoice SI04078 dated 8/31/10 in the amount of \$200.00

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

**OPPOSED:** None

**ABSTAINED:** None

**MOTION PASSED UNANIMOUSLY**

- i. Invoice SI04075 dated 8/31/10 in the amount of \$600.00 (all attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Eagle Leasing \$600.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

(Cumulative Total all invoices = \$2,085.00).

**Mr. Porter:** Karen, has the resolution on those cameras ever been corrected? I know that when they have somebody drive across the back, Ray said the resolution was off and they couldn't get the marker plate. Has anything been done with those cameras to make sure the resolution is good?

**Ms. Clancy:** I'll check with Ray on that.

7. Discussion and Vote on Alpha Playgrounds, Invoice #3062 dated 9/2/10, in the amount of \$850.00 (attached).

**Mr. Porter:** Quite an inspection. This was the third party required inspection for the playground.

MOTION: made by Mr. Magas, sec. by Mr. Chipko, to pay Alpha Playgrounds \$850.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on GovConnection, Invoice #46723622, dated 7/19/10, in the amount of \$10,464.79 (attached).

**Ms. Clancy:** Bob, that's the other one that is a duplicate.

**Mr. Porter:** How do they get in here?

**Ms. Clancy:** I don't know.

9. Discussion and Vote on Insalco, Invoice # 1229, dated 8/17/10, in the amount of \$708.18 (attached).

MOTION: made by Mr. Chipko, sec. by Mr. Walsh, to pay Insalco \$708.18

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

10. Discussion and Vote on OFI, Invoice #65265, dated 8/18/10, in the amount of \$15,519.77 (attached).

**Ms. Clancy:** They're all chairs.

**Mr. Porter:** No couches this month?

**Ms. Clancy:** No couches.

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay OFI \$15,519.77

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

11. Discussion and Vote on Robert H. Lord Co., Invoice # 26959A A, dated 6/22/10, in the amount of \$9,044.88 (attached).

**Mr. Chipko:** How come it goes back to June?

**Mr. Porter:** It says 6/22 and the invoice is dated 8/13.

**Ms. Clancy:** Probably we didn't take delivery at that point.

**Mr. Porter:** It says ship date, 7/30/10. Maybe the P.O. was dated 6/22, that could be a possibility.

**Ms. Clancy:** They're café tables.

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Robert H. Lord Co \$9,044.88

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

12. Discussion and Vote on Ryder, Invoice # 611158, dated 8/3/10, in the amount of \$409.67 (attached).

**Mr. Porter:** What is the amended invoice from Ryder? It looks like \$12 was taken out of it.

**Ms. Clancy:** That was tax. If you remember from last month and there was a charge from Ryder and there was a fixed rental and variable. You wanted to know what all those other charges were. One of them was half, so that's what they removed. That's why it went from the 421 to 409.

**Mr. Porter:** Obviously we haven't paid the 421.33 until it was verified?

**Ms. Clancy:** This was another rental. That one was different. The rental for this one was \$420, but we received a credit for \$72 from the previous rental. They add the fuel in. The bottom line is \$423 was the total, you remove the tax for \$11.66, so it's \$409.67 for that rental.

MOTION: made by Mr Magas, sec. by Mr. Demirs, to pay Ryder \$409.67

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

13. Discussion and Vote on Ryder, Invoice # 612532, dated 8/16/10, in the amount of \$254.60 (attached).

MOTION: made by Mr. Demirs, sec. by Mr. Walsh, to pay Ryder \$254.60

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

14. Discussion and Vote on Ryder, Invoice # 612874, dated 8/23/10, in the amount of \$11.11 (attached).

**Mr. Porter:** What?

**Ms. Clancy:** That was for the rental, the fuel, so it's an additional amount.

MOTION: made by Mr. Demirs, sec. by Mr. Chipko, to pay Ryder \$11.11

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

15. Discussion and Vote on Virco, Invoice # 91349190, dated 8/7/10, in the amount of \$69,923.45 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Virco \$69,923.45

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

16. Discussion and Vote on Virco, Invoice #91349191, dated 8/7/10, in the amount of \$6,659.42 (attached).

MOTION: made by Mr. Magas, sec. by Mr. Demirs, to pay Virco \$6,659.42

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

**Mr. Porter:** How do we stand on the furniture for Polk? Is this getting to the end of the invoices?

**Ms. Clancy:** It is. Almost there.

17. Discussion of Field Observation Report L-07 from KBA, dated September 1, 2010. Information.

18. Owner's Costs.

#### **D. Swift Middle School**

1. Owner's Costs.

**Mr. Porter:** Hope this one goes away. This one has been almost 3 years.

#### **E. Heminway Park School**

1. Update.

**Mr. Porter:** There is none.

#### **F. Town Hall**

None

### **7. New Business**

None

### **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**

MOTION: made by Mr. Chipko, sec. by Mr. Demirs, to adjourn the meeting  
at 8:12 p.m.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Respectfully submitted,

Robert Porter, Chairman  
Watertown Public Buildings Committee

Patricia Barber  
Minutes Secretary