

MINUTES
PUBLIC BUILDINGS COMMITTEE
7:00 PM
WATERTOWN HIGH SCHOOL
O&G CONSTRUCTION TRAILER
324 FRENCH ST., WATERTOWN
WEDNESDAY, MAY 19, 2010

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

Absent: Mario Mancini
Antonio Addona

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

1. Convene Regular Meeting

Mr. Porter convened the meeting at 7:12 p.m.

2. Roll Call

Mr. Porter, Chairman, executed the Roll Call.

3. Public Participation

None

4. Minutes

A. Regular Meeting – April 21, 2010

MOTION: made by Mr. Chipko, sec. by Mr. Demirs, to approve the regular meeting minutes dated April 21, 2010 as presented.

DISCUSSION: None

MOTION PASSED UNANIMOUSLY

Mr. Porter: For the record here, there was walk through at Polk Elementary School on Saturday, May 8th. There were two members of the PBC, John Chipko and John Waiculonis. Do we have a motion to accept the minutes; first of all I want to add an item to the agenda, which is the minutes for the walk through at Polk.

MOTION: made by Mr. Demirs, sec. by Mr. Waiculonis, to add item to the agenda

OPPOSED: None

ABSTAIN: Mr. Demirs, Mr. Guerrero, Mr. Walsh, Mr. Magas, Mr. Porter

MOTION PASSED UNANIMOUSLY

MOTION: made by Mr. Waiculonis, sec. by Mr. Chipko, to accept the minutes of the May 8th walk through as presented.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

5. Correspondence

None

6. Old Business

A. Judson Elementary School

1. Monthly Progress Report by O & G Industries

Mr. Porter: There is no monthly progress report from O & G, although Mark had sent me an email on May 12th. Just for the record, it said we replanted some grass and waiting for it to grow, installed the courtyard drain, waiting to get the gym floor replaced, a few door hardware parts needed replacement. The parts came in today. So (inaudible) final bills we're not ready to submit them yet as they still have issues. Change orders, hardware, so forth and so on.

There was also an email on the Judson gym floor. Just the meeting minutes that says it's going to be done. That's all I can say for Judson.

2. Comments by Kaestle Boos Associates

None

3. Comments by Business Manager

None

4. Owner Costs (attached)

Mr. Porter: Owners costs are attached.

B. Watertown High School

1. Monthly Progress Report #21 dated April 2010, by O& G Industries (distributed at meeting).

Mr. Vetro: You should all have a report. If anyone doesn't, I've got more down here. If you open up to the summary data page, you'll find here that the site work abatement has all stayed the same. The biggest item on this sheet is the construction funds available has decreased from \$1,065,000 to \$822,942. If you move over to the change orders by trade contractor, you can see where all that money went.

Asbestos Abatement – SMI:

Under abatement, there's been no change.

Sitework - Mather

Under site work, if you flip the page over, we've got a couple of items here that have been added. What we've done is we put a little asterisk for any new issues from the month prior. You've got the dust collector at \$900.00, the asphalt curves at \$3000 and the school sign at \$2500. The \$900 is an actual number, however, the other two are just placeholders, my numbers for the time being, thus the request for proposal.

Mr. Demirs: Excuse me. \$2500 for the school sign?

Mr. Vetro: \$25,000.

Mr. Demirs: Ok, you said \$2500.

Mr. Kericha: We just plugged in a number for a placeholder, we don't know what we are going to have, but that's at the front entrance into the school.

Mr. Demirs: Joe said \$2500; I just wanted to be clear.

Mr. Kericha: We just put a number into it to design.

Mr. Guerrero: Do you have a design for it?

Mr. Kericha: No, we are going to design it but what happened, Mark, is we got together about two weeks ago; Bob Porter, myself and Joe and what Bob wanted to do is, just whatever we can think of, certain items that we know of. We're waiting for numbers so we said let's plug in the numbers to see where the numbers are. Some items we just plug in an item and a number.

Mr. Vetro: If we thought we had an issue coming up, we'd put a dollar amount associated with it. The school sign, we knew that was going to be coming. While we didn't have a design yet, we put a dollar at it.

Mr. Kericha: When we see how the job is moving and the building committee decides that we need to move forward and tell us to design it, then we'll design and then go through the process.

Mr. Vetro: As far as this additional asphalt curbs, it's just there's an issue over in the back side of the building where we feel that there is going to be a necessity for another additional footage of curb. Again, no design, so we just threw a dollar number at it, placeholder, that type of thing.

Mr. Guerrero: Was this from watching the water flow?

Mr. Vetro: Watching the water moving down the drives and that sort of thing.

Concrete – Waterbury Masonry:

There's no change in that status.

Masonry – Civitillo:

We put in a line item for exterior masonry issues, \$10,000.

Structural Steel – Topper & Grigg:

The only item I want to point out here, it's not a new item. We talked about it in the past, the areaway door and grate. On the walk through, Freddie had pointed that out where we need to replace that where it's rotting away. That item is \$4,950.00.

General Trades – A.Secondino:

There's no change in that status.

Roofing – Greenwood:

We have two items here, the metal wall panel at the pool area and again, at our walk through, we mentioned this with the brick, how it's falling out. To cover up that brick, KBA has a design to go with a metal panel to cover that area up. That number came out to \$50,602. Pool roof insulation, what happened there, did you want to talk about that?

Mr. Kericha: When we walked through, what we've done is we just made a little (inaudible) the color for the panel, which matches in the back what the siding is just so the committee has an idea what it would look like. We just made a little rendering.

Mr. Waiculonis: Freddie, what's the material going to be?

Mr. Kericha: It's metal siding, the same material that we are using and it's a pre-finished product.

Mr. Vetro: It's all aluminum with aluminum (inaudible) strips coming out.

Mr. Kericha: It metal (inaudible) in the back.

Mr. Waiculonis: Is that going to be a \$50,000 eyesore at some point, rusting?

Mr. Vetro: No, it's all aluminum, so you won't have that issue and if fact, what KBA did was they kept it up above the ground.

Mr. Kericha: At the doorframe height, so the kids can't...

Mr. Vetro: I'm just saying because you know what will happen.

Mr. Waiculonis: All the brick that's damaged is above that level?

Mr. Vetro: It's both ways, but we're going to fix the one that's below it.

Mr. Kericha: The one above that with the siding, that's extensive and below that the one which are bad, we're going to replace.

Mr. Vetro: Moving down, the pool roof insulation. The existing roof that turned out to have a pitch to it. It was anticipated that it was

perfectly flat. When they opened up some of the roofing and they found out that it does have this pitch, to counteract that, there's a tapered roof insulation. The contractor gave us a price of about \$25,000. We don't feel that it is as much as that, thus the \$20,000 placeholder for the time being. The contractor wants to proceed on a t and m type basis is what we're suggesting.

Mr. Guerrero: Not to exceed \$20,000?

Mr. Vetro: We're telling you that it should be right at \$20,000. The contractor again, was at \$25,000.

Mr. Kericha: Mark, we felt that it should be a lot less than that, but the contractor....

Mr. Guerrero: How much of an area?

Mr. Kericha: 7,000 ft roughly, but we felt that it should be still less, but he refused because he said I can't do it for that number. We said we'll do t and m.

Windows, Entrances – Cheviot

Mr. Vetro: We have two issues here, the sunshade support brackets. KBA on looking, Freddie actually, in looking at the plans and seeing what was happening out there, was afraid that the kids would try to jump up. There's an area where it comes within 6 or 7 feet of the ground and so the kids could jump up, grab onto it and try to do chin ups off of this sunshade bracket. So this was simply to add in some cables, tying back up to the building and give additional support. The next one down, the window support plates, what happened there is, that's where that whole area F, the three-story wing, the brick and block around the rest of the building, the brick and block were together as one unit, no air space. We have an air space in two locations, the back addition, as well as the pool area, for whatever reason, I guess they made an addition that was different than the rest. The windows and the design was based on the fact that the brick and the block were together. That had a space now. The window, the fastening system was not hitting that air space, with no means of attachment. That's what the plate is about, expanding space, we're screwing down the window down to that plate, fastening the plate to the masonry wall on the side. All of that, again, came out to \$3,666.

Drywall – CGM

We have a few items here, some of which we already talked about, the fire rating stairway and then when we walked in there, I showed it to you, what we were looking at doing in there and what we have done, which is sheet rocking the steel beams and the exposed areas around that stairway, fireproofing. The next item down, fire rating the exposed vapor barrier. It is and it isn't, it was a paper barrier, paper material, we went with an FSK to give it the rating that the fire marshal and building inspector were looking for.

Mr. Guerrero: Did the old stuff come out?

Mr. Vetro: No.

Mr. Guerrero: Just covered.

Mr. Vetro: Just covered. It was part of the insulation. If we took that out, then we'd have to reinsulated and get involved in that. Moving down below that, the basement soffit, we added some soffits in the basement area. We didn't actually go down into the basement; we would have had to walk outside and go back inside through the ground. In the basement area where we opened up the ceilings and that sort of things, it was open to the existing soffit above the garage doors. Where the old garage doors are now, are going to be new metal openings or doorframes. We had to sheetrock that off. There was also an added soffit in that area just for pipe chase set up. The very next one, it should say new soffit at pool, actually it should say new soffit at (inaudible), however I can't fit that word in my program, unfortunately. Anyhow, that's for adding a soffit, if you recall when we walked into the pool area at the very top, there's the seating, we're adding a soffit directly over the seating so that way, when the kids stand up on the benches, they can't punch their way through the ceiling above.

Mr. Kericha: We had called for all those ceilings to be acoustical, but when Joe walked with me two weeks ago, his hard hat hit. I said, if you can touch that one, the kids could easily. We need a hard surface, about 5 ft, so we put a hard surface.

Mr. Vetro: The soffit around that general area comes out a couple feet out from the wall and goes all the way down that full length. The next one down, the temporary sheetrock partition. That's an ongoing item. You've seen some of these partitions that we have going on. The very next one, the laminating over the lockers, that was for adding sheetrock over the lockers in area F, that three story area. The masonry was in rough shape. When we opened up the old lockers and took them out, we were just supposed to paint the masonry, what was expected to be decent, but it was rough.

Acoustical – Conn Acoustics

No change.

Flooring – BKM

No change.

Painting – Mohegan Painting

We have painting of the exterior wall. At the very of that three story area on the ground floor, the wall had been painted previously, however, it's starting to pull off again and obviously needs to be painted up again. This product that KBA is looking at is a Prosoco, the name brand of it. We're going to paint it a color and then you put this prosoco, which is a sealer.

Mr. Kericha: Anti graffiti coating, so kids can't write on it.

Mr. Guerrero: what's the company?

Mr. Vetro: Prosoco. I might be pronouncing it wrong.

Mr. Guerrero: P-r-o-s-o-c-o, Prosoco?

Mr. Vetro: Yes. Again, that is just simply a placeholder. I put in a \$5000 number.

Plumbing – G&R Valley

We have two issues here, the pool area mop sink for \$5000, in the basement area, where we were looking at the plumbing rough-in down there. There wasn't a sink shown. This is to add that mop sink down there for the custodian.

Mr. Porter: A high-end sink?

Mr. Kericha: No, this is a mop sink plus the plumbing line to it.

Mr. Magas: Where are they putting it?

Mr. Kericha: In the custodial room.

Mr. Vetro: It actually goes right near that elevator lift.

Mr. Demirs: On the floor?

Mr. Vetro: On the floor.

Mr. Walsh: How far back do you get the plumbing?

Mr. Kericha: It's about 25 ft, 30 ft.

Mr. Vetro: About 35 ft.

Mr. Demirs: Do they have to dig and all that?

Mr. Vetro: They've got to saw cut the slab, and again, this \$5000 number is not an actual number, it's a number that we've threw at it. I would imagine it to be a little less than that. That's what we're looking at. The eye wash filter in the filter room, that's the very next one. Again, this \$3500 number that I put on, there's an eyewash station down in the basement area of the pool area. It's in the mechanical room on the lower level, where the custodians, I guess they keep their chemicals and that sort of thing. Where that eyewash is sitting, it's dead center of the piping coming through that area. Our new piping will negate that location, so this is simply to relocate that unit and move it out to an area where it can be accessible by the custodians.

HVAC – Action Air

We have the piping, Graphics and Life Skills. We actually mentioned last meeting that this is for air conditioning for the graphics area, far end of the school, and the Life Skills, adjacent to that area. It's the piping for the units, it's the piping to connect the chiller to those units and run that down that corridor and make those pipe changes. The asbestos insulation – top of wall is an ongoing, relocate the existing kiln. Deteriorated heat lines, I believe we talked about it last month. Again, that's a \$3000 placeholder; they're going to do that on a t and m type basis. Relocating a metal shop hood. It's a number we threw out there, I'm not sure what we're going to do with the existing hood, but in the metal shop, it has a large metal hood, which is shown to come out, however, the teacher was expressing an interest in keeping it there. The only problem with that is that the unit hood doesn't meet code and doesn't conform to code, it's too little.

Mr. Kericha: We don't know, it's a forging area and we'll have to investigate it. If something needs to be done..

Mr. Vetro: We threw a placeholder at it.

Fire Protection – M.J. Daly

No change.

Electrical – Banton

We've got a few new items here that we need to go over. The Co-Gen unit wiring, that was for adding, there's a co-gen unit down in the pool area and the contractor is refusing that he owns it by contract. This is for the cost for him to wire it from the main electrical room over to the unit in the pool area. Moving down, the light fixtures were to be surface mounted, however we have a two-hole ceiling over the pool area. This is to go to a suspended point at one location at each light fixture all the way around. Again, this is a contractor's number on this one. The roll up door for the fire alarm, this is simply to tie in the roll up door into the fire alarm system. Temporary cafeteria work, we've seen that in the past, pool area scoreboard, this is to reconnect and redo the existing pool area scoreboard wiring. The heat trace at the roof, again, this is another placeholder number, but we are looking at the town had complained about the shadowing effect and needing to go ahead and put some sort of heat trace up on the roof at the front of the school and then the final one, the CADD room outlets. The town was making a variety of changes to the CADD room, and we didn't know what they were. We threw a dollar amount at it for the time being.

If you flip over, these are the items for approval.

Structural Steel

Areaway door and grate	\$4,950
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Roofing

PR#26 – Metal wall panel at pool	\$50,602
ASI#115 – Pool roof insulation	\$16,000 + \$4,000

Mr. Vetro: We put down the \$20,000 total, we feel that it's going to more like \$16,000, I just wanted to show you that.

Windows & Entrances

RFI#412 – Sun shade support bracket	\$3,950
Window Support plates	\$3,666

Drywall

Watertown Public Buildings Committee
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RFI#3887 – Fire rating stair F1	\$18,000
Fire rate exposed vapor barrier	\$15,000

Mr. Vetro: Those are not to exceed numbers, just so you know. They did it on a ticket, I've got the tickets and we're putting those together.

RFI#363 – Laminate over lockers	\$1,708
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Plumbing

RFI#422 – Pool area mop sink	\$5,000
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That's our placeholder and not to exceed \$5000.

HVAC

A/C piping – Graphic and Life Skills	\$40,000
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That's not to exceed.

Electrical

RFI#369 – Waste compactor	\$8,341
RFI#366 – Elevator electrical	\$7,119
RFI#389 – Cafeteria vending electrical	\$1,050
RFI#397 – Catwalk access lighting	\$2,800
RFI#391 – Auditorium light control	<u>\$2,399</u>

\$180,585+\$4000 =
\$184,585

On these last few electrical items, if you guys have any questions, let me know, we did talk about it all last month.

Mr. Demirs: The waste compactor, what is that?

Mr. Vetro: That's to provide power for that compactor out in the back.

Mr. Demirs: That is a dumpster type, right?

Mr. Vetro: That is correct. The elevator electrical, we talked about the cafeteria vending, that's where the town added in 6 vending machines in the cafeteria. In other words 6 outlets, it's a unit price and that's where that comes from. The catwalk access lighting, they added a couple of lights over the catwalk to brighten it up for the owner request. The auditorium light control, again another owner request.

They relocated a couple of electrical, the light switches for the auditorium controls and then they, the owner wanted some additional outlets over there. All of that came out to \$2400 and again, those were unit price. The grand total, \$184,585.

Mr. Guerrero: That is a not to exceed number, right?

Mr. Vetro: Not to exceed.

Mr. Porter: Not all, it's a mixture.

Mr. Guerrero: But the totals are not to exceed because you have a couple in there.

Mr. Demirs: This metal wall panel at the pool area, is it stone resistant, like if you throw rocks at it?

Mr. Kericha: That's the reason we are keeping the panel high. It's not low.

Mr. Guerrero: You don't think they're going to reach where you're putting it?

Mr. Vetro: You can't control everything.

Mr. Kericha: It roughly, close to 8 ft. high at the door height.

Mr. Demirs: That metal, is that going to go over the top also?

Mr. Kericha: No, there's a (inaudible) stop here.

Mr. Demirs: Because I noticed some of the brick was gone.

Mr. Kericha: No, there's a (inaudible) stop. You know, if you see on the building, a fascia, that's a metal fascia at the top. You won't see it. When it's finished, see the fascia at the top?

Mr. Demirs: I just noticed on this end here where ...

Mr. Kericha: I know. That's true. They put the blocking and when the siding goes over (inaudible) stop comes, you won't see it.

Mr. Vetro: They will patch that brick back in though. That has to be done.

MOTION: Made by Mr. Demirs, sec. by Mr. Guerrero, to approve \$184,585 for O & G, this is a not to exceed number.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

Mr. Vetro: Moving over to the Project Commentary.

Sitework

The big issue here is the baseball field installation is now complete. The ball field seeding is complete. If you looked out there you would have seen the sprouting of grass. Irrigation system installation is complete. In fact they're using this irrigation system to water this, obviously.

Area C – Pool Area

The locker room demolition is complete. MEP demolition is complete. The abatement is done. The underground has just started up. The MEP rough-ins are on going. Masonry installation as started on the second floor. We finished our steel support framing.

Area D – Gym/Locker Rooms

There's no change.

Area E – Cafeteria

We didn't walk in there today; we ran a little shy on time. However, The architectural demolition is now completed. The abatement is complete. MEP work is just starting up. They've saw cut the slabs, they've taken the slabs out and are now digging for trenching, whereas in the lower level locker, you saw the piping was in the ground. We're backed on that so now we're digging the trenching on the other side. The MEP rough-ins are all started in that area as well. Structural steel supports are complete. They just poured the concrete ramps into the cafeteria itself today. That work is all done. The loading dock concrete work, they've done the footings, they're working on the walls now.

Area F (phase 4)

There's no change.

Area F (phase 5)

The grid work is all done throughout all four levels. The ceiling tile,

the cuts are in place. In most areas the pads are going in. We're looking at turning over that space in sections. We're going to give the top floor first, the next floor following, in fact early next month the owner will be in there cleaning and doing their thing.

We just took some pictures, so everyone can see it if you look in the back. That's it.

Mr. Guerrero: I have a question for you. That ramp that they poured inside, you didn't use camouflage plastic, did you?

Mr. Vetro: No, we covered up anyway. We put the rubber over the top of that.

Mr. Walsh: The main staircase going up, those new fancy railings.

Mr. Vetro: Actually there's some rework that needs to happen in there.

Mr. Walsh: The panels themselves, there just held in by the four clips. On either side, correct?

Mr. Vetro: Correct.

Mr. Walsh: What's the chances of somebody loosening those things up because if they do fall, they fall straight down.

Mr. Kericha: I think the detail is a standard detail from the manufacturer, so I'm sure if there was an issue, they would have dealt with it.

Mr. Walsh: I was just curious.

Mr. Vetro: We had some alignment issues, maybe some safety screws. That can't be backed out or something like that.

Mr. Walsh: Those are just regular alan wrench.

Mr. Vetro: On the scope of a couple of those stairs, some of the panels are not the right angle and they've replaced most of them. There's still a couple more that they have to come back for. That doesn't address your issue. I can talk to them about putting that anti-loctite. Again if someone is smart enough to bring in an alan wrench or an x wrench, they're going to do it.

Mr. Magas: I see a lot of dead trees.

Mr. Vetro: We just flagged them all today, in fact you'll see the caution tape in quite a few of them. We'll have the contractor up here to replace them. You don't like that look? Some of them, I actually saw were completely brown. You never had to worry about it again. You don't have to rake the leaves.

2. Comments by KBA

None

3. Comments by Business Manager

None

4. Discussion and Vote on Kaestle Boos Associates, Invoice #34, dated 4/30/10, in the amount of \$21,735.00

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

OPPOSED: None

ABSTAIN: Mr. Chipko

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on O&G Application for Payment #20, dated 5/12/10, in the amount of \$691,600 (\$0 pending approval from Planning and Zoning Commission)

MOTION: made by Mr. Demirs, sec. by Mr. Chipko, to pay O &G \$691,600 with no monies going to P&Z.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Eagle Leasing, Inv. #RI243540, dated 4/15/10 in the amount of \$155.00.

MOTION: made by Mr. Demirs, sec. by Mr. Walsh, to pay \$155.00 to Eagle Leasing.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

7. Discussion and vote on Nationwide, Acct #37125 dated 5/1/10, in the amount of \$200.00

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, to pay Nationwide \$200.00

Watertown Public Buildings Committee
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DISCUSSION: **Mr. Porter:** Karen, it says previous statement balance, \$200.

Ms. Clancy: It's just a timing thing, it's only for \$200.00.

OPPOSED: None
MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on Nationwide, Acct. 31181 dated 5/1/10, in the amount of \$100.00

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

OPPOSED: None
MOTION PASSED UNANIMOUSLY

9. Discussion and vote on BKM, Inv #557861, dated 4/29/10 in the amount of \$319.00.

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay BKM \$319.00.

OPPOSED: None
MOTION PASSED UNANIMOUSLY

10. Discussion regarding Circo, Invoice 91326727, dated 4/14/10, in the amount of \$0.00.

Mr. Porter: There is no discussion.

11. Field Observation report.

Mr. Porter: It is attached.

12. Owner costs (attached).

C. Polk Elementary School

Mr. Porter: Vito, I apologize because I asked you to be first on the list so you didn't have to sit here. Before he speaks, I'm going to add an item to the agenda. It's going to be 6C1A, which is the progress report for Polk Elementary, which he'll address.

MOTION: Mr. Demirs, sec. by Mr. Guerrero, to add item 6C1A to the agenda.

OPPOSED: None
MOTION PASSED UNANIMOUSLY

Mr. Lavacca: The work on the site is progressing rapidly.

Site:

We have completed the storm system now. In the past couple of weeks we put the grease interceptor in and completed the sanitary line out to the street. The sanitary is now tied into the city system. We had a problem with the traffic controls at the intersection of Buckingham and French, so we put that on a temporary timer. That enabled us to move the control boxes out of the driveways and we've now completed the curb cuts. We have some precast curbs going in within the next couple of days. The sidewalk people are expected back on Monday to complete the sidewalk. Sidewalks right now are better than 50% complete, probably close to 60-65% complete. They are now grating the site, putting the process down and it's starting to look dressed up now.

Envelope & Structure

There's really not much left to do. The curtain wall installed. We have some exterior trim to do, the cameras, exterior lights, card readers, that type of thing. We're working on that right now.

M & E

On the mechanical side, it is all very close to being complete. The plumber has a lot on his plate right now. He's falling behind and we're talking to him about putting up some additional people and working additional hours to finish up. There's a mistake here; the boilers are not complete. The gas piping still has to be done and they started working on that today. The boilers should be complete with the exception of control, the boiler should be complete by early next week.

Finishes

The finishes are in various stages in respective wings. But the sequence is B wing is most advanced, then C, and then A in various stages, based on the different (inaudible) phases. In B wing, we're working on that last few countertops and then installing the sinks. They had made a mistake with some of the countertops. They cut them incorrectly. We were waiting for those. They finally came in. We installed them. Now the plumber has to go back and install, there are about 5 or 7 sinks, I think that have to be installed. The ceilings are all in in the classrooms, with the exception of special cuts in the unique areas where we have to cut around things, so we're working on bringing in some additional ceiling people to catch up on these types of things. There is a late change for some window stools. We're still waiting for those.

We're expecting them next week. Once they go in, we can complete the window trim. The floors in most classrooms have been completed as far as the tile. We're waiting for the underlayment because there were a couple of rooms there that we traded off floor patching for some areas that didn't require floor patching. The underlayment were expected today, but we had put the moisture mitigation down yesterday and Monday and it still needed to dry because the dampness hasn't cured properly. The underlayment people will begin tomorrow. They'll finish up those few rooms in B wing and that will enable us to complete the floors in B wing. All of the boards and tack boards and chalkboards have been installed in B. We're ready to install the projectors, but I think we still have an issue that we talked about today and Freddie, you're working on that with Laura?

Mr. Kericha: Yes.

Mr. Lavacca: The projector issue. And we expect to begin the corridor floors in B wing on Monday. In C wing, C wing is about the same condition as B wing, with the exception that it is a little bit behind because that's where the building contractors had their office space. They have since cleared out and we're catching those areas up, plus C is a little bit bigger than B. It's in about the same shape. Most of the floors are done, most of the ceilings are done, with the exception of the special cuts. Corridor ceiling tile is going in right now.

Late Changes:

The sprinkler system has all been tested. The fire marshal has signed off on it. The attic sprinklers that we did on the change, that's online now. I'm sorry, it's not online, but it has been pressure tested. Today there was an above ceiling inspection of A wing, all areas of A wing with the exception of the cafeteria and the kitchen. All those areas were signed off by the fire marshal, the town. The mechanical engineer had a few minor items that should be taken care of within the next day or two and we can start closing ceilings in those areas. As I said moisture mitigation took place earlier this week. The underlayment will be going in the gym, the cafeteria, cafeteria and the kitchen this week. We have some overhead lights to do and then we'll get on the floors in those areas. One thing, Bob, the fence, I know you're working with the neighbors with those few issues. We have that scheduled to start on June 1st and I don't know where the town attorney is on that.

Mr. Porter: That's the issue, the attorney is waiting back for an order back from the insurance carrier.

Ms. Clancy: They're meeting on Friday. They're going out to the sight on Friday.

Mr. Porter: This Friday.

Ms. Clancy: Yes.

Mr. Lavacca: I think at this point, we've already put it off by a couple of weeks and I really think we're really going to need to start on June 1st and at least go as far as we can and if we have to stop, we'll stop.

Mr. Porter: It probably will be resolved.

Mr. Lavacca: It's probably about a week's worth of work that we can do and then once it's cleared up, we'll just resume and finish that up.

Mr. Chipko: Has the masonry on the exterior brick expansion, have they gotten caulked?

Mr. Lavacca: They're working on that right now. I know we worked on some of the interior stuff today, because of rain, but he's ready to go. As I mentioned to you last Saturday, or the Saturday before I guess, we had some issue over whether it was his stove or not. We've resolved all of that and he's on board now. He's working.

Mr. Porter: Ok, is A and B going to be completed for the walk through for this Saturday? I think you mentioned to John and John or to Karen and Karen? How's the schedule? Are we still going to be on time for July 15th?

Mr. Lavacca: We're going to be on time with B and C and most of A. The cafetorium and kitchen probably won't be ready. It will probably be maybe a week or two after.

Mr. Porter: Any comments on that Karen?

Ms. Clancy: No.

Mr. Porter: Questions from anybody? Ok, we'll be there Saturday at 9:00. There's some things out of sync here.

1. Discussion and vote on application for payment Montagno Construction, Invoice #9, dated 5/11/10, in the amount of \$851,728.60 (pending approval of \$31,000 from Planning and Zoning Commission). The total amount is \$882,728.60. \$851,728.60 is Montagno. \$31,000 is P & Z.

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay
Montagno \$882,728.60 with \$31,000 approval by P & Z.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

2. Monthly Progress Report, dated May 7, 2010, from Clerk of the Works. (attached)
3. Comments by KBA.

Mr. Kericha: Karen with that schedule, there's an updated construction schedule attached. I gave you two copies. One is attached direct and one I gave you separate for the Superintendent to look at it. I got a few items that I would like PBC to approve for change orders.

Projectors

One is for the projectors. I'll go into detail. I'll just give you the dollar amount first.

The first item is for projectors for \$24,985.88. There are two rooms, a media center and a cafeteria and the principal requested an added projector to go into the conference room. She requested that. What we did was, we had one projector from here, which wasn't used, so to keep the cost down, we said that projector would be installed there. During the technology review that we did with Karen and Ray, we had the projectors, thought it would be taken care of in the technology side and the school would take care of it, but when we tried to finalize the numbers in the budget, at that time, it was decided that we would take care of it as part of the project, so the technology budget that the school prepared with Smartboards and everything, they did not include the projectors and we took care of it as part of the construction costs. That's the cost for that. This is basically for 3 areas that they are putting projectors in.

Mr. Guerrero: what do you mean by we took care of it?

Mr. Kericha: Instead of them buying it and taking care of it in technology, we said we would take care of it as part of the construction fees.

Mr. Magas: They're putting a projector in a conference room?

Mr. Kericha: There's one room, I think it's a conference room and that room, it did not have a projector called for, but the principal, Emily Judd requested it.

Mr. Demirs: For what?

Mr. Kericha: These are special projectors, media center, the stage. That was their request and we are meeting Bob and Karen and she said she wanted it.

Mr. Guerrero: We added one, right?

Mr. Walsh: No, we're adding 3.

Mr. Guerrero: I thought you said there was 2 and you're adding one.

Mr. Kericha: We had 2 and then she requested another room to be added to it.

Gym Wall rating

We had done the masonry, the electrical, we have decided to do it on t and m. The contractor had given us a proposal for like \$10,000 and we said we would continue to do it on t and m, the actual cost is \$7,187.

Milling

Milling on the street for the work for the traffic light. The distance from where the milling was stopped to the center line which got installed that portion also requested by D.O.T., that we mill it all the way. That proposal is for \$2,385.00

Traffic Light:

This is what we mentioned, disconnect it temporary and make it off and then move it again. That price is \$11,267.00

Stage lighting:

We have all the stage lighting in the stage, but because of the conflict with the existing pipes and beams and everything, we had to move and relocate and put additional supports on those stage lights. That's \$3,273.00

Credit (Utility allowance)

There is a credit in utility allowance that we had gained \$40,000 in the bid, the actual amount of \$31,279 is unused amount, so we're going to take it as a credit.

Repair existing Thermafiber:

\$3,010. That was when we did all the existing building and in some places it was damaged, we had to do that for the state fire marshal's approval. That was done by time and material by Montagno and it was signed tickets by John Shaw, the Clerk of the Works.

Cap existing conduit

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It is \$585.00. That's the one that in the basement, there was water coming through the conduit and we tried to locate it outside the building, took a guess on where it should be, they dug a hole, but there was no conduit, so we said forget it, just leave it alone. The time we spent to just explore it is \$585.00.

Mail slot/stage soffit

We added a soffit, mail slot and a gym soffit and we took a credit out for certain work. There's a credit out for \$1585 that I just got in. I'm just looking for approval, but I'm going to look at the numbers for the credit to make sure that I agree with it or not. I want approval from PBC for that amount.

Window Sills

We added an apron to the window sills because the existing window conditions were (inaudible) the sill, so we had to put an apron. The window manufacturer, we had discussed it at the PBC meeting as approval not to exceed \$2500. Window sill contractor said it's a \$1000 price for added material costs, so I put \$1050.

Tech room windows

This was again, requested by the principal and by the Superintendent and Karen Clancy. They want to add two lights so they can have an access from each of the teachers' rooms into the tech room and we sent the paper work to Vito for pricing it but I want approval so we can get going on it. Vito said it would be somewhere between \$5000 to \$5500, so I'm putting not to exceed \$5500.

Front Canopy Fascia

This price includes Montagno's fee. We just got paperwork today. \$1494 and we had to put a little fascia closure on the main entrance because the dimensions when put new storefronts on it, there's a gap that we need to close it between existing fascia and the entrance.

Paving

Again, it's \$5492 that I got a price from Vito today and that I want to approve it not to exceed because I want to check some unique prices. This is basically the paving to done when the electrical work is done for the traffic light and the center pipe where he has to do it and then in the middle of the road, there's a light striping for providing the road with DOT wants to be taken care of as part of here. That's a total cost of \$5492.

Change locksets

The two doors in the back that we need to change the locksets so they can lock it. It's \$660.00.

R/T wall

Last time when Bob Porter, myself and Karen had walked and Bob had expressed a concern that there's a space between the stairs and the retaining wall after the segment wall and felt that the slope was too steep for kids to go up and down. Somebody could slip on it, so we proposed to put a retaining wall extension and put a wall on the stairs side to close it. Vito gave a price today for \$9720. Again, I want approval for not to exceed basis because I want to check with the unit prices and numbers where they are, but I want approval so I can finalize the numbers.

The whole total for all these changes comes to \$43,744.88.

Mr. Magas: Can you explain the tech room window?

Mr. Kericha: there's a tech room and you have two educational rooms on each side of it and what the principal had requested that we put windows in that room. So each side they can see. That room inside is...

Ms. Clancy: It's called group instruction. Those two outer classrooms are small group instruction and then in the middle they have an area for Read 180 program and that's reading skills, writing skills and the teacher will be able to watch them doing their individual independent work while she's out in the classrooms.

Mr. Magas: So there won't be a teacher in there with those students?

Ms. Clancy: The area isn't that big.

Mr. Kericha: So we are adding a window on both walls so they can see from those rooms.

Mr. Magas: I other thing I question because I've taught in many schools, I've never seen a conference room with a built in projector and the number of times a projector would be needed; couldn't a portable one be brought in, or could that meeting be moved to another classroom? I've just never seen it in a conference room.

Mr. Kericha: All I know is that we were told, because the ceilings were all going in, we thought in order to minimize the cost, we told the contractor to rough it because we want to make sure and then, rather than buy new, we found that there was one left over from here, we'll take that and put it up.

Mr. Magas: How big is this conference room?

Mr. Kericha: I would say my guess is maybe 12-14 feet by maybe 30 feet. It was a school request and to be honest, Emily hasn't had too many requests. These are the only requests she has made in the whole project.

Mr. Guerrero: That we know of.

Mr. Lavacca: One question about the (inaudible) lights overlooking the technology room, that doesn't need to be one way glass.

Mr. Kericha: No, regular glass.

Mr. Porter: Any other questions? If not, a motion to accept this.

MOTION: made by Mr. Magas, sec. by Mr. Chipko, that we accept the total amount for PBC approval, \$43,744.88.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

4. Comments by Business Manager

None

5. Correspondence from Losito Electrical Contractors, Inc., regarding proposal for traffic control signal modifications.

Mr. Porter: Freddie discussed that with the traffic light issue, \$11,267. There's two proposals; one to dig out existing and one replace.

6. Discussion and vote on Kaestle Boos Assoc. Inv #27, dated 4/30/10, in the amount of \$10,842.90.

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay Kaestle Boos Associates \$10,842.90.

OPPOSED: None

ABSTAIN: Mr. Chipko

MOTION PASSED UNANIMOUSLY

7. Discussion and vote on Eagle Leasing Company, inv #R1243902, dated 4/15/10 in the amount of \$300.00.

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

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OPPOSED: None
MOTION PASSED UNANIMOUSLY

8. Discussion and vote on Eagle Leasing Company, inv #R1243412, dated 4/15/10 in the amount of \$140.00.

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, to pay Eagle Leasing Company \$140.00.

OPPOSED: None
MOTION PASSED UNANIMOUSLY

9. Discussion and vote on Test-Con Inc. regarding payments deducted from the original bills due to the fact that Test-Con did not sign in at the work site when the concrete work had been cancelled, though not in the required amount of time.

Mr. Porter: The issue is their invoice was for \$1592.00. We have an amount of \$115.00 which was deducted because he didn't sign in, so that's the way it goes as far as I'm concerned. Any comments on that?

MOTION: made by Mr. Demirs, sec. by Mr. Magas, to pay invoice of \$1,477.

OPPOSED: None
MOTION PASSED UNANIMOUSLY

Mr. Porter: Test-Con's invoice #5565, there is some items that are in question in my mind.

Ms. Clancy: Bob, I think that last invoice and this one, I think we paid the original invoices deducting those amounts that are on there now. The \$115.00; we paid that invoice, the 1400 or whatever it is. We deducted \$115.00 from the original. So the question is tonight, do you want to pay that \$115.00?

Mr. Porter: No.

Ms. Clancy: And the same thing with the next three. The original invoice was paid, deducting those circled amounts.

Mr. Porter: And that is on #5688, the \$115.00, 12/11/10.

Ms. Clancy: Right. So we paid \$1477.00 already.

Mr. Demirs: So I need to withdraw the motion.

Mr. Porter: Yes.

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MOTION: made by Mr. Demirs, sec. by Mr. Magas, to withdraw
the motion to pay the invoice of \$1,477.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

Mr. Guerrero: So the second batch is the same deal.

Ms. Clancy: Same thing. With the \$120.00, that was another where they said they didn't sign in, Montagno cancelled the concrete work that day, did not notify them within the required amount of time, thus they came on sight. That's the \$120.00. The \$160.00, they did not sign in, they only came and picked up soil samples and didn't know they had to sign in. The last one that's on the next page, the \$235.00, they said they were there for 8 hours, but Allen from Montagno can only verify they were there for 4.

Mr. Porter: Alright, so the three that are being deducted are the \$120.00, \$160.00 and \$235.00. That brings the total invoice to \$4,051.00.

Ms. Clancy: Which was already paid. That was previously paid.

Mr. Kericha: Anything that is circled, that's what we're talking about, everything else is paid.

Mr. Porter: So this is for information only.

Ms. Clancy: No, the discussion is, do we pay these? The amounts we deducted, do we pay these?

Mr. Porter: #5655, those were the three items. So you're asking us to pay \$4,351.00.

Ms. Clancy: No.

Mr. Chipko: Do we pay \$120, \$160 and \$235 or not.

Ms. Clancy: 120,160 and 235.

Mr. Porter: You want us to say yay or nay on the deducting the \$120, \$160, or \$235.

Ms. Clancy: Exactly. The question was, at one of the meetings, it was we deducted those amounts and then went back to John Shaw and said verify if these people were there or not.

Mr. Walsh: So, for instance, the one where the contractor cancelled the

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field compaction test, does John have any record of that. Did the guy show up even though it was cancelled?

Ms. Clancy: That was the one they said Montagno, but did not notify them within the required amount of time, thus they came to the sight.

Mr. Walsh: But does John have a record that they were there?

Ms. Clancy: Yes, he's verifying that he said that they were there.

Mr. Walsh: Because that really isn't the testing lab's fault.

Mr. Chipko: It's not a town issue.

Mr. Walsh: It's a Montagno issue. And as picking up (inaudible), I don't know what the rules are, if you have to sign in or just stop up, pick it up and leave, which if you have to be on the construction site, you've got to be signing in.

Ms. Clancy: They said they didn't know they had to sign in.

Mr. Porter: After all this time?

Ms. Clancy: That last one, they signify they were there for 4 hours. They said they were there for 8, they were verified that they were there for 4.

Mr. Porter: So you're looking for half. \$117.50.

Mr. Demirs: What are we doing with that \$120. We're not paying that. All we need is a motion for is \$117.50.

Mr. Magas: We have to go back to 6C9A and make a motion not to pay that first.

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, not to pay the \$115.00 from 12/11/09

OPPOSED: None

MOTION PASSED UNANIMOUSLY

MOTION: made by Mr. Demirs, sec. by Mr. Guerrero, not to pay the \$280.00 for 10/26/2009 and 11/5/2009.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

MOTION: Made by Mr. Demirs, sec. by Mr. Guerrero, to pay \$117.50 for
12/02/09

OPPOSED: None

MOTION PASSED UNANIMOUSLY

10. Discussion and vote on Christopher R. Laux, AIA, invoice dated
4/18/10 in the amount of \$375.00.

Mr. Porter: This is consultation regarding combustible materials in the
attic requested by KBA.

Mr. Guerrero: Did we have to add the material?

Mr. Kericha: That was the letter that Chris wrote to the state fire marshal.

Mr. Guerrero: Did he save us money?

Mr. Kericha: Oh yes he did.

Mr. Guerrero: Ok, we'll pay it.

MOTION: made by Mr. Guerrero, sec. by Mr. Chipko, to pay Christopher
R. Laux, AIA

OPPOSED: None

MOTION PASSED UNANIMOUSLY

11. Owner's costs (attached).

D. Swift Middle School

1. Owner Costs (attached).

Mr. Porter: In regards to that, the town has hired Bloom Shapiro to do the
closeout on Swift, Judson, or just Swift?

Ms. Clancy: At this point, just Swift.

Mr. Porter: And you saw in the newspaper, the other two are in review for a
closeout finally from the state for John Trumbull?

Ms. Clancy: Yes.

Mr. Porter: And Polk roof.

Mr. Chipko: The high school. It was the high school, Judson and Polk roofs.

Ms. Clancy: There were 8 projects. 8 old projects. And then they're going to close out Swift and John Trumbull.

Mr. Chipko: Plus Baldwin's and Griffin's windows and roofs, that we don't own anymore.

Mr. Guerrero: We need to add 6C10A that was attached to the handout. Test-Con.

Mr. Porter: Motion to add item 6C10A to the agenda.

MOTION: made by Mr. Guerrero, sec. by Mr. Magas, to add item 6C10A to the agenda.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

Discussion to vote on 6C10A, Test-Con's invoice in the amount of \$1285.00. These are all verified by Shaw that we had sign ins on all of these?

Ms. Clancy: Why don't I have that?

Mr. Porter: It was just handed out right before the meeting. You what that is, that's the \$115.00 that we didn't pay.

Ms. Clancy: No, these are all from April. There was one that was April 9th I believe the \$115.00 that was not verified. We need to subtract \$115.00 from this. So \$1170.00

Mr. Porter: \$1170.00. The corrected invoice amount is \$1170.00.

MOTION: made by Mr. Magas, sec. by Mr. Guerrero, to pay invoice #5806 Test-Con Inc. for the amended amount of \$1,170.00.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

E. Heminway Park School

1. Update

None

F. Town Hall

None

7. New Business

None

8. Financial Report

- A. Swift Middle School
- B. Watertown High School
- c. Judson Elementary School
- D. Polk Elementary School

9. For you Information

None

10. Executive Session

None

11. Adjournment

MOTION: made by Mr. Chipko, sec. by Mr. Magas, to adjourn the meeting at 8:30 p.m.

OPPOSED: None

MOTION PASSED UNANIMOUSLY

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Patricia Barber
Minutes Secretary

