



MINUTES

Public Buildings Committee

Regular Meeting

Wednesday, March 16, 2011, 7:00 pm
John Trumbull Primary School
Buckingham St., Oakville, CT 06779

Present: John Chipko, Vice Chairman
John Waiculonis, Secretary
Tom Walsh
Mario Mancini
Antonio Addona
Mark Guerrera

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

Absent: Robert Porter
David Demirs
Michael Magas

1. Convene Regular Meeting.

Mr. Chipko convened the meeting at 7:04 pm.

2. Roll Call.

Mr. Chipko executed a roll call.

3. Public Participation.

4. Minutes.

- a. Minutes Regular Meeting – February 16, 2011

MOTION: made by Mr. Waiculonis, sec. by Mr. Mancini, to
approve the minutes of the regular meeting of
February 16, 2011

DISCUSSION: None

MOTION PASSED UNANIMOUSLY

5. Correspondence

None

6. Old Business

A. Judson Elementary School

1. Monthly Progress Report by O & G Industries.

None

2. Comments by Kaestle Boos Associates.

None

3. Comments by Business Manager.

None

4. Owner's Costs. (attached)

B. Watertown High School

1. Monthly Progress Report #31, dated February, 2011, by O & G Industries
(distributed at meeting).

Mr. Vetro: Summary Data:

<u>Physical Progress Percentage complete</u>	<u>Last report</u>	<u>This report</u>
Renovation and addition work	97%	98%
Site work	99%	99%
Abatement	100%	100%

Construction financial status compared to original budget

	<u>Last report</u>	<u>This report</u>
Construction budget	\$49,138,757	\$49,138,757
Committed contracts	46,468,931	46,468,931
Uncommitted contracts	0	0
Value of approved changes	1,794,371	2,082,504
Estimated & pending changes	495,130	212,483
Projected construction cost	48,758,432	48,763,918
Construction funds available	380,325	374,839

Just so you know, the renovation and addition work is truly done, we're done other than punch list. What holds that number down or that percentage down, is the pay applications. So if I only paid 98%, that's why you see it the way you see it.

Other than that construction funds available have gone down slightly from 380,000 to 374,000. If you flip over to trade contractor:

Asbestos Abatement – SMI: no change

Sitework – Mather – no change

Concrete – Waterbury Masonry – no change

Masonry – Civitillo – no change

Structural steel – Topper & Grigg – no change

General trades – A. Secondino – there's actually been no changes, the woodshop thresholds has been an ongoing item. We're actually going to run that on an allowance

Roofing – Greenwood – On the roof drains, I need to create the change order, you approved it here last month.

Mr. Waiculonis: Joe, the roofs worked great with all the rain we had?

Mr. Vetro: Yes. Where we did the flashing, we had some caulking issues that we had to address and that has been done. If you walk down that corridor beside the gym, you'll see some stained tile and that's what that's from.

Windows, Entrances – Chevlot – no change

Drywall – CGM – no change

Ceramic Tile – North Haven – no change

Acoustical – Conn Acoustics – no change

Flooring – BKM – no change

Painting – Mohegan Painting – no change

Food service equipment – no change

Plumbing – no changes

HVAC – Action Air – We have a few items. The CO detectors are for \$8100. This is to add in the CO detectors down in the pool mechanical room where we've got the Cogen unit, in the boiler room and also in the kitchen area, all for CO detection.

Mr. Walsh: All hard wired?

Mr. Vetro: Yes you can tie it into your DDC system for that.

The next item, Vestibule E127 for heat for \$1250, there was a vestibule going out to the loading dock. There was no actual heat in that space. You don't need it so much, but again, it is going to be an active door and you're going to get a lot of cold air, so this was to bring over a drop for the heat in that area and that's why it's only \$1250. It's a pretty simple drop. You just have to balance it out.

The Spray booth make-up air is the other item that we added. In the spray booth, when they put in an exhaust fan in there, there isn't an ability other than undercutting the doors or creating a louver and these are fire rated doors, so we're going to go with the louver idea. It's just a placeholder, \$3000.

Mr. Guerrero: Where is this going to be located?

Mr. Vetro: Right over the double doors. If you were looking at the space,

there's a pair of double doors going into the spray booth, right over that. It's a one hour fire barrier.

Mr. Guerrero: It has to have a fire damper?

Mr. Vetro: It's got to have a fire damper. I got a little education on that today. If it was just a one hour rated wall, it would have been fine, but it's a barrier.

Mr. Kericha: It's a fire barrier.

Fire protection – MJ Daly – no change

Electrical – Banton – There was one item at the very end, we have the server security camera. It's \$6000.

Under items for approval:

HVAC:

RFI #564 – C.O. detectors	\$8100
RFI #591 – Vestibule E127 heat	\$1250
RFI #36 – spray booth make-up air	\$3000 (not to exceed)
TOTAL	\$12,350

MOTION: made by Mr. Guerrero, sec. by Mr. Waiculonis, to approve the \$12,350.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Mr. Vetro: If you flip over to project commentary. We've turned over every space now to the owner. The only thing that is outstanding is the punch list. We're down to around 9 pages worth of punch list items. The owner has actually been sending a few of their own items in addition to that, which we're working on as well, from the teachers and that sort of thing.

Mr. Guerrero: When do you expect to be finished?

Mr. Vetro: We should be off site totally by the end of the month.

Mr. Guerrero: Trailers, everything?

Mr. Vetro: The job trailers and the construction trailers will be leaving shortly thereafter. We've got some construction trailers in the back, but those will probably be out of here within the next month or so. The site contractor will still have to come back. He's actually got a decent amount of work to do with that back play field and that sort of thing.

Mr. Guerrero: He doesn't need a trailer.

Mr. Vetro: No, he doesn't need a trailer. He won't be able to do anything until it gets a little warmer.

2. Comments by Kaestle Boos Associates.

None

3. Comments by Business Manager.

None

Mr. Chipko: I need a motion to add 4A to the agenda. It's KBA's payout.

MOTION: made by Mr. Guerrero, sec. by Mr. Waiculonis, to add item 6B4a to the agenda, discussion and vote on KBA payout invoice #43, dated 3/14/11 in the amount of \$3,266.52

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

Agenda Number: 6B4a, Discussion and Vote on KBA invoice #43, dated 3/14/11 in the amount of \$3,266.52

MOTION: made by Mr. Walsh, sec. by Mr. Waiculonis, to pay KBA \$3,266.52.

OPPOSED: None

ABSTAINED: Mr. Chipko

MOTION PASSED (5-0-1)

4. Discussion and Vote on O&G application for payment #30, dated 3/10/11, in the amount of \$606,907.60 (\$0 pending approval from P&Z) (attached).

MOTION: made by Mr. Mancini, sec. by Mr. Walsh, to pay O & G \$606,907.60 with \$0 pending approval from P & Z Commission.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Vote on Eagle Leasing, Inv. #RI314324, dated 02/15/11, in the amount of \$305.00 (attached).

Mr. Chipko: Getting near the end on these?

Mr. Ceniccola: There's two trailers that are partially full. We're trying to get an understanding of what needs to be dumped out of that. Then we have a container, an Eagle container. That's pretty much it.

MOTION: made by Mr. Waiculonis, sec. by Mr. Mancini, to pay Eagle Leasing \$305.00

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

6. Discussion and Vote on Nationwide, Inv. # 31181, dated 03/01/11, in the amount of \$300.00 (attached).

Ms. Clancy: John, that should be \$100.00. There was a previous balance

carried over.

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

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

7. Discussion and Vote on Nationwide, Inv. # 37125, dated 03/01/11, in the amount of \$300.00 (attached).

Mr. Chipko: Karen, same thing?

Ms. Clancy: Yes, same thing, it's \$100.00

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

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

8. Discussion and Vote on ACES invoice #370229 dated 02/08/11 in the amount of \$392.50 (attached).

Ms. Clancy: Dave Wedge used to work for the State Department of Ed and I'm sure you'll all familiar with his name, but he is retired. We brought him in as the consultant to discuss some change orders that were denied. We wanted to talk to him and hopefully he could help us to resubmit them.

Mr. Kericha: Karen Baldwin, Bob Porter and myself had to look at it. The biggest one was the gym floor that was rejected. We had some issues and we wanted to know how to recoup that. We will wait until the project is complete and send a letter requesting.

Since time was of the essence, O & G got prices from the contractor who was working on the job and another one and they sent it back and said we didn't bid it.

Mr. Guerrero: You didn't bid it publically.

Mr. Kericha: So they rejected it.

Mr. Waiculonis: So it hasn't been paid?

Mr. Kericha: The contractor and everybody gets paid. It's a reimbursement process with the state. What we have to do is draft up a letter, go to the commissioner and request, that's one option. Second one is go to legislation.

Mr. Chipko: The issue is the state reimbursable amount of money.

Mr. Waiculonis: Were there other issues, or just this?

Mr. Kericha: This is the big one, there are some smaller issues.

Mr. Guerrero: what is the total of this change order that you want to get reimbursed.

Mr. Kericha: I believe it's \$120,000.

Mr. Waiculonis: It will be well spent if we get reimbursed.

Mr. Chipko: So this is just his fee for doing the service.

Mr. Kericha: We had to ask him for his opinion and how to go about it.

MOTION: made by Mr. Guerrero, sec. by Mr. Addona, to pay ACES \$392.50.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

9. Owner's Costs. (attached)

C. Polk Elementary School

1. Monthly Progress Report #16 from Montagno Construction, Inc. dated February 2011.

None

2. Comments by Kaestle Boos Associates.

Mr. Kericha: I'm looking for approval for sidewalk drainage change for \$1691 and that was requested by Bob Porter a while back. It was a grading issue of an existing condition. We got a price from Montagno.

Mr. Waiculonis: Why do you need drainage in the sidewalk?

Mr. Kericha: The existing sidewalk has a dip and when the rain comes, the water gets puddled up. We are putting in a drain and there's a catch basin 20 ft down that is tied to it.

Mr. Walsh: Why wouldn't Montagno fix it?

Mr. Kericha: Because this is an existing condition. It had nothing to do with construction. Bob requested it.

3. Comments by Business Manager.

None

4. Discussion and Vote on approving Sidewalk Drainage change for Montagno Construction, Inc., in the amount of \$1,691.00.

MOTION: made by Mr. Waiculonis, sec. by Mr. Addona, to approve change for Montagno in the amount of \$1691.00

OPPOSED: None

MOTION PASSED UNANIMOUSLY

5. Owner's Costs.

D. Swift Middle School

1. Owner's Costs.

E. Heminway Park School

1. Update.

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

Mr. Chipko: Attached.

9. For Your Information.

None

10. Executive Session

None

11. Adjournment

MOTION: made by Mr. Waiculonis, sec. by Mr. Mancini, to
adjourn the meeting at 7:25 PM.

OPPOSED: None

ABSTAINED: None

MOTION PASSED UNANIMOUSLY

The meeting adjourned at 7:25 pm

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Patricia Barber

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Minutes Secretary