

**Town of Brookfield  
High School Renovation Review Committee Meeting  
April 9, 2012 – 5:00 P.M.  
Town Hall – Room 209**

1. **Call to Order:** Meeting was called to order at 5:03 P.M. by Co-Chairman George Walker.

**Present:** Committee Members: Rob Gianazza, Ron Jaffe and Kerry Swift; Art Colley (left at 5:31 P.M.) and Sam Burd (arrived at 5:05 P.M. and left at 6:00 P.M.).

**Absent:** Paul Checco

2. **Review of Minutes:**

o **March 26, 2012 H.S. Renovation Review Committee Meeting:** Motion postponed until later in the meeting.

3. **Public Comment:** None.

4. **Project review/discussions:**

**5:20 P.M. – Art Colley – Director, Business & Technology, Brookfield Public Schools** – Mr. Colley's discussion started at 5:07 P.M. Mr. Colley stated that when he started with the project in October, 2006 it was well underway. The following summer the technology portion of the project was done. The entire infrastructure was gutted.

Mr. Colley stated that the amount of money that was available for the technology portion was \$800,000. The original bid was handled through the MBC and the bids came in at \$1.3-\$1.4 million. The decision was made by Raymond Bolek to go off State bid pricing reducing the price to \$600-700,000. Mr. Colley said that going off State bid pricing was one of the best things to happen to the project. Because Morganti was not bidding the technology portion of the project, they refused to manage it. With Morganti not involved in that part of the project, Mr. Colley said he did not experience a lot of frustration because they were able to make the necessary decisions and a lot was accomplished in a short time.

Mr. Colley stated that installation of a new P.A. system, a new bell system, a new technology infrastructure and a new sound system in the Media Center were part of the project. The wireless system was not installed at that time saving \$120,000. The wireless component was installed last year for a lot less money than it would have cost four years ago.

Mr. Colley became more involved in the Owner's meetings when his responsibilities changed to include the Business Manager's position. He stated that frustration set in when they tried to close out the punch lists. Mr. Colley said that this was the first time he had been involved with a Construction Manager vs. a General Contractor. When he worked in Danbury, he worked with Morganti on a \$30 million expansion on Danbury High School where Morganti was the General Contractor. They had people under their employ and they were able to make sure things got done. As the Construction Manager, they had to negotiate to get things done. Mr. Colley felt that this was part of the reason for some of the problems with the punch lists. He said that at some of the Owner's meetings they were told that some of the punch list items were not included in the specifications.

Co-Chairman Jaffe asked Mr. Colley if there was anything he would suggest operationally or organizationally for the future that would improve things. Mr. Colley said that the Owner's meetings met during the day. One of the frustrations was that frequently there was no MBC representative at those meetings due to the MBC members' job obligations. This caused a delay in making certain decisions.

Co-Chairman Jaffe told Mr. Colley that he had spoken to Craig McClain who recommended that the BOE should be responsible for applying for reimbursement. Mr. Colley agreed that that made sense. Vice Chairman Gianazza stated that it doesn't matter who is responsible for filing the paperwork as long as it gets filed.

Vice Chairman Gianazza stated that one of the items that was done well to the High School, which is not visible, is the fire suppression.

Mr. Colley stated that one source of frustration existing today is that some of the smaller items that weren't done as part of the project will be the responsibility of the BOE's budget.

The Committee thanked Mr. Colley for speaking with them.

**5:40 P.M. – To Be Announced** – Sam Burd – Former President, Teachers' Union – Mr. Burd's discussion started at 5:31 P.M.

Mr. Burd stated that even though there is no air conditioning in the Science wing, the classrooms were designed to have air conditioning. The laboratories lack sufficient air circulation. Mr. Burd stated that when the decision was made to value engineer out the A/C, the staff's input was ignored.

Mr. Burd talked about goals of a project. He talked about the importance of people on a Committee needing to work together and setting parameters.

Mr. Burd said that he was involved in meetings with large groups of people which made it difficult to get things accomplished. He said that a liaison was needed to funnel the information. Mr. Burd said that he did not know who in the school system was in charge to discuss any problems that arose. He said it is important to have a "go to" person. Timelines were too open ended. They needed to be better defined. Mr. Burd said that when there were broken radiators and flooded rooms, there was no one to contact. He said that when things got bad, he would try to contact Vice Chairman Gianazza.

Co-Chairman Jaffe said that the dysfunction started early on in the project in the First Selectman's Office because the contract did not give the BOE the ability to do some of the things that Mr. Burd had requested. He said there were other political decisions made; some by School Administration, some by the BOE and some by others in Town. All of these decisions had an impact on increasing the dysfunction. The MBC asked the First Selectmen for help in solving some of the operational problems between Morganti and JCJ.

Vice Chairman Gianazza stated that when the A/C was value engineered out from the building, Lawrence Mechanical should have been instructed by JCJ to redo the ventilation and circulation for those rooms. Mr. Burd stated that the preparation rooms had no windows and the circulation was totally insufficient. The rooms were hot and stuffy.

Co-Chairman Jaffe stated that what he is hearing from Mr. Burd is that the staff needs a seat at the table when decisions are being made. Vice Chairman Gianazza added that there should be somebody to give their feedback to who will take their input to the next level and bring the information back to the staff. Mr. Burd said that this did not happen.

The Committee thanked Mr. Burd for speaking with them.

**6:00 P.M. – TBA** – No one scheduled for this time slot.

**5. Continuing discussion on the project:** The Committee stated that there were communication issues. Vice Chairman Gianazza stated that everyone the Committee spoke with except for Mr. Colley questioned who was in charge of the project. Co-Chairman Jaffe stated that the reason that no one felt anyone was in charge is due to the way the project was contracted from the beginning. Co-Chairman Walker stated that there was the lack of a Program Manager who would have been responsible for obtaining the feedback, disseminating it to the architects and the contractors and back to the Owner. He said it was wrong to expect Morganti to be responsible for this because they were the Construction Manager.

Vice Chairman Gianazza stated that the MBC could not be faulted. They were not making the decisions. Co-Chairman Walker stated that if the First Selectmen took the responsibility for running the project, then they took that assumed responsibility with them. It wasn't passed on to somebody else. Vice Chairman Gianazza stated that someone should have been delegated to oversee the project.

Secretary Swift said that she had contacted Bethel and spoke with various departments as to how Bethel handled their High School renovation. She said their First Selectman and their Town Works Department were very involved.

**2. Review of Minutes:**

o **March 26, 2012 H.S. Renovation Review Committee Meeting:** Secretary Swift pointed out a typographical error. **A motion was made by Kerry Swift to approve the March 26, 2012 H.S. Renovation Review Committee Meeting minutes with the correction made on Page 2, 5:40 P.M. – TBD – 2nd paragraph, 5<sup>th</sup> line, 2<sup>nd</sup> sentence changing “H” to “He”. The motion was seconded by Rob Gianazza and passed unanimously, 4-0.**

The Committee discussed who they will try to schedule for the April 23<sup>rd</sup> meeting. The possibilities include contacting Marty Foncello, Bryan Luizzi, Tim Gunn and Brian Lerner.

Vice Chairman Gianazza stated that he is still very concerned about the ventilation in the building as designed. He was wondering if the Town had any recourse. Co-Chairman Jaffe responded no because a final agreement had been reached. Co-Chairman Walker stated that whether the decision that was made was in violation of the State or Federal regulations is another matter. Co-Chairman Jaffe said that he would like to obtain Mr. Checco's input on this issue.

**6. Adjourn Meeting:** **A motion was made by Rob Gianazza to adjourn the meeting at 6:29 P.M. The motion was seconded by Ron Jaffe and passed unanimously, 4-0.**

Respectfully submitted,

Kerry Swift  
Secretary