

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, May 24, 2011. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

**Present:** Robert Mitchell, Anthony D'Angelo, Robert Edwards, Roger Letso, Peter Samoskevich, Thomas Catalina (7:20). **Absent:** Jim Juliano, Joseph Girgasky, Joseph Whelan.

**Also Present:** Clerk of the Works William Knight, Fletcher Thompson representative Matt Holst, Morganti representative Mark Schweitzer, Kaestle Boos principal Chuck Boos, Legislative Council member Bob Merola, Board of Ed member David Nanavaty, one member of the press.

**Public Participation.** None noted.

**Minutes.** Upon motion of Mr. Samoskevich, the minutes of the regular meeting of April 26, 2011 were unanimously accepted as presented. Mr. D'Angelo abstained because he was not present at that meeting.

#### **High School Expansion Project.**

Mr. Schweitzer said that a TCO walk through is scheduled for later this week. A punch list walk through will be held also. The greenhouse is scheduled to arrive on site the third week in June, should be completed in July. Field corrective work is scheduled for July 4 week. Exterior metal panels at the gym should be installed second week of June. Earthmovers said that the estimate will be available by the end of this week for the snow plow damage. Mr. Knight said that F-T has not yet done their punch list yet, it will proceed shortly; there are still some control issues with the mechanical systems resulting in warm classrooms. There are potential chiller problems that Morganti is working on with the subs that are related to the control issues. Only interior renovation items left are Fire Marshal items and the punch list. Final punch list for landscaping should be available in the next two weeks as this work progresses. Mr. Knight will plan to review the final punch list for all but the snow plow damage items before the next meeting in June. Retainage will be released for the subs that have no punch list items (two or three subs).

Mr. Knight said there is problem with space with the furniture in the music labs. Mr. Holst is working with the staff on the furniture issue. This is related to the width of the aisles between the stations which is less than the teacher desires.

There was a power failure today. Mr. Mitchell said that one of the lawn mowers appeared to hit a pole which triggered a relay which CL&P had to reset. This is not a construction related item.

#### **Oakview Road driveway issue.**

Mr. Holst said that CCA, the civil engineers, noted that the parking lot grading is too flat near one of the catch basins, causing ponding east of the catch basin and manhole. This is

allowing the rain water to overflow the parking area. Morganti is reviewing the galleys, including the concrete galleys. Earthmovers will change the catch basins if necessary. Mr. Mitchell said that a two foot drain is going into a three foot drain so there should not be a problem with the outflow to the culvert. Cameras are being sent through the drain piping to see if there are any obstructions. The catch basins at the parking lot are being replaced with a type that will allow greater water flow. There is also a manhole which will have its cover replaced with a grate type rather than a solid cover.

The final number yet for the snow plow damage should be available by the end of this week. Mr. Knight said that the Town insurance company will treat this as one item (incident) for the deductible.

Mr. Mitchell asked for a final punch list by June 14.

Firewalls are being installed and upgraded at the request of the State Fire Marshal.

### **Review of Applications for Payment – High School Expansion Project**

Morganti Application #23 in the amount of \$207,038.33. Mr. D'Angelo moved to recommend payment. Mr. Letso seconded motion. All were in favor.

Fletcher Thompson invoice #17577 in the amount of \$10,250.00. Mr. D'Angelo moved to recommend payment. Mr. Edward moved to add to pay upon receipt of the time cards to the Finance Director. Mr. Samoskevich seconded motion. All were in favor.

Morganti Change Orders #59 in the amount of \$11,888.23 for culinary to emergency generator. #87 in the credit of (\$11,888.23) for culinary to emergency generator. These change orders were not previously approved and no action had to be taken tonight.

Change Order #88 in the amount of \$5,708.86 for Area D isolation membrane for existing cracks in the slab. Mr. D'Angelo moved to recommend payment of the above change order. Mr. Letso seconded. All were in favor.

### **Middle School Roof.**

Mr. Boos reported that the bids were extended to May 31 due to the complexity of getting the alternates together for the bids. Mr. Edwards reported that Mr. Juliano was concerned that there is an increase in the number of roof drains and that the mains might be overcharged. Mr. Boos will determine that the design is correct.

Mr. Boos submitted a record of the addenda (five) which Mr. Mitchell reviewed and presented to Mr. Knight. These were generally technical and included the time extension and information on the PCB abatement issue.

Mr. Boos said that PCB's discovered in caulking and old roofing materials had to be removed and that the workers have to have two hours of training rather than the originally State required forty hours that was projected.

Mr. Boos submitted a list of contractors who picked up the plans (Attachment A to original minutes). Some were picking up the plans as a sub rather than a prime bidder.

Mr. Boos distributed a report on the lintel above the roof on the old building which will be part of the base bid (Attachment B to original minutes).

Mr. Edwards and Mr. Boos noted that the project is still on schedule. A special meeting of the Commission may be required to review and approve the bids to maintain the critical dates.

Mr. Edwards noted that another Committee is working on the possibility of placing photovoltaic panels on the roof in the future. The roofing has been designed to accept this.

Mr. Nanavaty asked where the trailer will be placed because of parking, including for teachers, soccer and baseball; Mr. Boos said this will be removed before the teachers arrive. Mr. Edwards said that there will not be any activity in the area of the trailer or where there is heavy equipment and that Parks and Recreation is in charge of scheduling the sports. Mr. Nanavaty said that the bidding project is on the Board of Finance agenda this Thursday and they should be advised of the extension in the bidding.

Mr. Edwards said that some members of the Board of Ed were quoted as incorrectly saying that this project will be under \$1 million; Mr. Mitchell said that we will be under the bonding amount that is approximately \$4.2 million.

Mr. Mitchell noted that we handled this project differently, using an ad hoc committee which saved us much time, effort and money. Mr. Merola said that he has heard this also. Mr. Edwards said that a meeting is planned for June 9 with the contractor selected and the school staff.

#### **Animal Control Facility.**

Mr. Mitchell reported that this project will remain with Public Works because Public Building was brought into the project too late in the process, when construction documents had already been gone through.

#### **Unfinished Business. Procedures for the Public Building and Site Commission.**

Mr. Mitchell said that First Selectman Llodra and Finance Director Bob Tait will give the Public Building and Site Commission comments on procedures that Public Building will follow in the future. He asked for comments from the Commission on his draft of the procedures.

**New Business** None noted.

The next meeting will be on June 28, 2011.

**Adjournment.** The meeting adjourned at 8:00 p.m.

Ann M. Mazur, Clerk