

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, June 28, 2011. Chairman Robert Mitchell called the meeting to order at 7:30 p.m.

Present: Robert Mitchell, Anthony D'Angelo, Robert Edwards, James Juliano, Roger Letso, Peter Samoskevich. **Absent:** Thomas Catalina, Joseph Girgasky.

Also Present: Clerk of the Works William Knight, Morganti representative Mark Schweitzer, Kaestle Boos principal Chuck Boos and engineer Richard Kirby, Silktown Roofing representative Steven Punphrey, Board of Ed member David Nanavaty, two members of press.

Public Participation. None noted.

Minutes. Upon motion of Mr. Juliano, the minutes of the regular meeting of May 24, 2011 and the special meeting of June 2, 2011 were unanimously accepted as presented.

High School Expansion Project.

Mr. Schweitzer reported the status on the following items:

Greenhouse - delivered to site on Monday, June 27, 2011, two weeks to erect and two weeks to fit out. Completion date scheduled for end of July.

Punchlist – completing outstanding items in Areas A, B & C; issued MGI completion list for renovated areas, FT punchlisted majority of spaces June 17, 2011. TCO has been issued for the renovated areas. End of July this should be completed. Morganti will issue 3 day notices to the sub-contractors as required.

Field – corrective work scheduled for July 5 – August 1. Morganti requested schedule and work plan from Earthmovers which has been confirmed.

Furniture in the music labs has been corrected.

CL&P upgraded the transformer circuit breakers and circuits to resolve the issue of the past power failures.

Oakview driveway – water was coming out of the manhole again after the last rain. Mr. Knight said that the retention system does not appear to be big enough to handle the water flow. Much water drains into that area from the addition roof, gym roof, driveways in the back, new parking areas and field drains. Mr. Knight and Mr. Mitchell will follow up with Fletcher-Thompson. CCA will re-visit the site with Morganti.

A snow plow damage estimate was received from Earthmovers and a second from another company. The numbers are similar. Mr. Nanavaty said that this will probably be on the Town's insurance. Mr. Mitchell will talk to the First Selectman about obtaining approval from the Town to have Earthmovers do the work.

Mr. Knight reported that retainage has been reduced from 5 ½% to 2% for those subs with minimal punch list items.

HVAC. Mr. Schweitzer noted that an agreement was reached between the school and the sub-contractor/manufacture; the school will take over the chiller in about two weeks. It was requested that the school keep a complete record of any ongoing repairs to the units.

Review of Applications for Payment – High School Expansion Project

Morganti Application #24 in the amount of \$471,560.28. Mr. Edwards moved to recommend payment. Mr. Juliano seconded motion. All were in favor.

Fletcher Thompson invoice #17677 in the amount of \$10,250.00, invoice #17682 in the amount of \$2,633.20. Mr. Edwards moved to recommend payment of the above invoices. Mr. Juliano seconded motion. All were in favor.

Morganti Change Orders:

#89 in the amount of \$7,446.41 for tap existing 8” waterline for hydrant.

#90 in the amount of \$22,832.70 for boiler room revisions, signs, demo, painting motion detectors, locks for millwork, grab bars, motion sensors.

Mr. Knight had reviewed all of the above change orders and recommends approval. Mr. Edwards moved to recommend payment of the above change orders. Mr. Letso seconded. All were in favor.

Oscar’s Abatement invoice # in the amount of \$5,040.00. Mr. Edwards moved to recommend payment of the above. Mr. Letso seconded. All were in favor. Mr. Knight will verify that this is the last invoice and had not been previously submitted by Oscar’s..

Middle School Roof. Mr. Boos noted that Silktown Roofing requested that the start date on the contract be moved from June 24 to July 5, ending September 15, not August 29. Mr. Punphrey said that the project bid award was delayed two weeks and if there is any rain it could be further delayed. Mr. Edwards asked for a detailed schedule with milestone points, noting when parts of the roof will be done and also a target completion date and any causes for delay. Mr. Punphrey said that lead time on the lights and skylights could be a cause for delay for some sections. Substantial completion will be planned for prior to the students coming back to school. Classroom wings will be done first, and non-essential areas after that. Mr. Edwards would like to caution the Board of Education to have a plan in case some classrooms are not available. Mr. Nanavaty shares the concerns of the Commission. He said that right now we don’t have a place a Plan B. Silktown said they have the capability to bring in extra crews at the end if needed. Set up will begin July 5 and actual work on July 12.

Mr. Boos was given the procedures of the PB&S Commission for submitting the Applications for Payment and Change Orders. These are to be followed to allow the most complete and quickest payments to the contractor. These will be reviewed with Silkton.

Unfinished Business. None noted.

New Business None noted.

Executive session. Upon motion of Mr. Edwards, executive session was entered at 8:30 p.m. to discuss personnel issues. Mr. Knight was invited to attend. At this time the clerk left the meeting.

The Executive Session was adjourned at 9:00 pm.

The PB&S meeting was adjourned at 9:00 pm.

The next regular meeting will be on July 26, 2011 at 7:00 pm.

Ann M. Mazur, Clerk