

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, July 26, 2011. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

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

Also Present: Clerk of the Works William Knight, Fletcher Thompson representative Joseph Costa, Morganti representative Mark Schweitzer, Kaestle Boos principal Chuck Boos and engineer Richard Kirby, Silkton Roofing representatives John Morrissey, Gary Gilroy and John Danner, Board of Ed Supervisor of Grounds and Maintenance Gino Faiella,

Public Participation. None noted.

Minutes. The minutes of the regular meeting of June 28, 2011 will be voted on at the next meeting as there is not a quorum present.

High School Expansion Project.

Mr. Mitchell requested from Morganti a detailed schedule for Fletcher-Thompson, Mr. Knight and Mr. Faiella to review. This is to be a week by week schedule with observable milestone points that can be verified. Mr. Mitchell will verify with the Finance Director that Earthmovers will do the snow damage repairs. Mr. Faiella said that the Town is working with the insurance company on this matter.

Mr. Schweitzer said that the greenhouse brick work should start tomorrow after which the tenant fit out will be done. There will be two smoke heads below the shade installed so that it will not be necessary to add three sprinkler heads or to replace the line. The Building Official and Fire Marshal are satisfied with this.

Mr. Schweitzer will track the shipping of the metal panels on the gym roof. He noted that the integrity of the DensGlas is still there and can be maintained for up to one year.

Interior renovations – change order work and punch list items are being worked on. Mr. Knight said that there are no big items but many little items, such as flooring, patching and paint. He said that some 4x4 ceiling tiles are falling out per Mr. Knight. Armstrong will be asked to review and report on these tiles.

Mr. Costa said that the athletic field was reviewed by Morganti. He said we could barely see the problem area in question. The Athletic Director is comfortable with leaving it in place and Morganti agrees. It is not on the playing area and is next to the track. The surface is warranted for one year after substantial completion. Mr. Knight said that the area is hardly noticeable. Mr. Mitchell feels that it should be left as is and asked Morganti to try to get an extension on the warranty until the spring, (a six month extension). Concerning the drainage on the south side of the parking lot, CCA has reviewed the drainage calculations and feels that they are adequate. CCA will do measurements during a storm event. There is an overflow problem from the parking lots into the road. Morganti will review the galleys. Mr. Mitchell would like a written report from CCA detailing

what they propose to do, including whether CCA feels that the Town Department of Public Works should take any action.

Review of Applications for Payment – High School Expansion Project

Morganti Application #25 in the amount of \$198,061.54. Mr. D'Angelo moved to recommend payment pending a revote at the next meeting as there is not a quorum present. Mr. Mitchell seconded motion. All were in favor.

Fletcher Thompson invoice #17819 in the amount of \$10,250.00. Mr. D'Angelo moved to recommend payment of the above invoice pending a revote at the next meeting as there is not a quorum present. Mr. Letso seconded motion. All were in favor.

The Commission approved Fletcher-Thompson's request for a third extension their contract for Supplemental Construction Administration Services.

The ineligible change orders were re-engineered and resubmitted to the State. Mr. Schweitzer will keep Mr. Mitchell apprised of the status of those change orders.

Middle School Roof. Mr. Danner said that C wing is finished and part of the next area around the auxiliary gym. Shingling on A wing will begin tomorrow. The cafeteria roof will be opened after the third crew arrives next week. The plumbing is done in C. The masons are progressing. There was a tunnel found under where canopy is going. Mr. Knight said that this was probably used for steam lines. Mr. Faiella said that the tunnel is inside the building. Mr. Danner reported that the lights were delivered today. He noted that there are no drips after the recent rain. Mr. Knight said that a truss in the cafeteria needs to be re-supported as well as some old brick above the door. He said that Mr. Faiella is making sure that there are no wires hanging.

Mr. Boos reported that there are four significant change orders; Mr. Mitchell asked Mr. Boos to be sure that there are sufficient fund for: 1) Existing storm water piping that does not need to be replaced and may result in a credit or a minimal add; 2) Sheet rock is missing in some areas of the corridors and there are significant holes in the walls from previous projects. These need to be corrected to maintain the one hour corridor rating. The solution accepted by the Fire Marshall and Building Inspector will be to fill the voids with ThermoFiber and use a spray on fireproofing to seal the walls. This has a UL number. This Change Order of \$96,000 is time sensitive. Mr. Mitchell noted that the Commission approved this tonight with a re-vote to be taken at the next meeting when there is a quorum present. 3) Asbestos debris was found in A wing; \$15,600 is the cost to remove this. 4) An overtime estimate of \$90,000 was provided by Silktown with additional \$48,000 if Saturdays are included. Mr. Knight said that at the last job meeting the First Selectman wants to do a cost analysis of bussing children vs. overtime. Mr. Danner said that not all of this overtime may be needed. Mr. Mitchell would recommend an 8 hour Saturday rather than 3 hours overtime during the day. He noted that the First Selectman would need to approve this. Mr. Knight suggested this be brought up at a weekly job meeting and authorized if necessary at that time. Mr. Morrissey said that probably the recommendation will be to work on Saturdays for the next few weeks. The Commissioners present concur. We have lost ten days on the project due to the re-

bidding process. Mr. Mitchell will obtain from the Finance Director a figure as to how much overtime can be expended without further approval.

Mr. Boos asked that the Commission consider Alternative 8 which calls for copper gutters rather than aluminum. The Commissioners present concur. Mr. Mitchell had recommended the copper gutters. Mr. Mitchell will check with the Finance Director tomorrow on whether these funds are available.

Mr. Boos asked that Item 14 of Exhibit A of their contract be activated not to exceed \$20,000. The Commission agreed. Mr. Mitchell said that the Finance Director will need a letter requesting this.

Mr. Boos noted that the job meetings are a credit to the Town as all of the necessary parties are attending the meetings.

Review of Applications for Payment.

Kaestle Boos Invoice #5 in the amount of \$10,520.10. Mr. D'Angelo moved to recommend payment of the above invoice pending revote at the next meeting as there is not a quorum present. Mr. Mitchell seconded motion. All were in favor.

Silktown Roofing Invoice #1 in the amount of \$1,356,591.45. Mr. D'Angelo moved to recommend payment of the above invoice .pending revote at the next meeting as there is not a quorum present. Mr. Mitchell seconded motion. He noted that this represents material on site. He moved to amend the motion to include that Silktown must provide an insurance policy to the Town. All were in favor. Mr. Mitchell noted that the Town will reduce the retainage as all of the material is on site already.

Mr. Mitchell advised Silktown that the Police Department can be asked to provide additional security if needed.

Unfinished Business. None noted.

New Business.

Hawley School HVAC system. Mr. Faiella reported that Phase I of the engineering study of the HVAC system is being completed.

The next regular meeting will be on August 23, 2011.

Adjournment. The meeting adjourned at 8:20 p.m.

Ann M. Mazur, Clerk