

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, September 27, 2011. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

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

Also Present: Clerk of the Works William Knight, Fletcher Thompson representative Joseph Costa, Morganti representatives Mark Schweitzer and Chuck Blaszk, Kaestle Boos principal Chuck Boos and engineer Richard Kirby, Board of Ed member David Nanavaty, two members of the press.

Public Participation. None noted.

Minutes. Upon motion of Mr. Juliano, the minutes of the regular meeting of August 27, 2011 were unanimously accepted as presented.

High School Expansion Project.

Greenhouse. Mr. Mitchell wants the Commission to see the mockup when it is completed. This is to be a full version of what is being installed to close the top of the brickwork and mate it to the greenhouse structure. Mr. Schweitzer will get a time frame to Mr. Knight, as well as, weekly updates. Mr. Nanavaty reported that the greenhouse will be needed by January but plants will not be able to be grown this season. Heat and utilities will be connected next week. Mr. Faiella will be asked to determine if the proposed bollards are needed in the back at the electric panel. Additional sprinklers are installed with a new water line per the Fire Marshall.

The football field warranty is for eight years, so a six month extension is not needed. This was requested in lieu of refitting the turf where there is a slight depression on the sidelines.

Punch list items. Some contractors are not responding to request from Morganti to complete their work. Morganti is now issuing three day notices to these contractors. Three day notices are issued for outstanding work; the contractor must show up and diligently work; if not, another three day notice is issued with a notice to the contractor's bonding company. After that six days, the bond can be pulled and the work be done by someone that Morganti will hire. The cost of the work is back charger against the contractor. Five notices were issued on Monday. The painter may also be issued a notice. Metal roof panels were received today and will take a week to install. There was no damage to the building because of lack of panels per Mr. Schweitzer. Mr. Knight said that the ceiling panels that were damaged will be replaced and that the 4x4 tiles are an issue. Mr. Mitchell asked that Fletcher-Thompson look at how to fix or come up with an alternate design for these tiles. Mr. Knight said that Armstrong said it is an installation issue, not a product issue. These tiles are in the common areas on all three floors.

Mr. Knight said that most of the snow plow damage has been repaired. Mr. Costa has no large outstanding items on his list.

Mr. Mitchell said that the completion date of October 1 will not be met and asked for a final date with notes as to any items that may take longer. Mr. Costa said that to his knowledge Fletcher-Thompson's contract will end by October 1 and that if their services are needed further a firm figure will be presented to the First Selectman. FT is still responsible for the close out documentation as part of the basic services agreement.

The Town placed a berm on the Oakview Road to protect the residential driveway and it performed well during the two storm events per Mr. Costa. It will have to be determined if rip rap may be needed in one section. Mr. Costa said that this area is not related to the project.

Mr. Costa said that FF&E is completed to his knowledge. Mr. Knight said that some items are missing from the nurses' suite. However, these are part of the Town's FF&E, not the project. Mr. Costa will review his FF&E list with the Board of Ed to determine if more items have to be purchased for the project or by the Town. Mr. Costa noted that several items were cut from the project because of budget constraints. FT will confirm that all of the project ordered items have been delivered.

Review of Applications for Payment – High School Expansion Project

Mr. Mitchell and the Financial Director reviewed the retainage being held and feel that it is sufficient to complete the project. Mr. Knight reported that there is sufficient retainage for the subs.

Fletcher-Thompson invoice #18086 in the amount of \$10,250.00 contract extension services. Mr. D'Angelo moved to recommend payment. Mr. Juliano seconded motion. All were in favor. Future payments would be on a time card basis as the First Selectman allows.

Morganti Application #26 in the amount of \$11,826.89. Mr. Samoskevich moved to recommend payment. Mr. Juliano seconded motion. All were in favor.

Morganti Application #27 in the amount of \$314,678.01. Mr. Samoskevich moved to recommend payment. Mr. Juliano seconded motion. All were in favor.

Morganti Change Orders:

#89 in the amount of \$7,446.41 for tapping water line for hydrant.

#90 in the amount of \$22,832.70

#91 in the amount of \$126,225.94 for repair of snow plow damage. We should get insurance reimbursement.

#92 in the amount of \$24,282.93 for bonds renewal.

#93 in the amount of \$32,346.09 for water line to greenhouse. Required by Fire Marshal.

#94 in the amount of \$4,575.30 for Stair 3 modification.

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

Ms. Hguyen asked what has caused the delays since the project was to have completed first by the end of July and then by the start of school. Mr. Schweitzer and Mr. Costa said punch list items and the lack of the contractors to address them. Mr. Schweitzer noted that there are many moving parts to the project. Mr. Mitchell requested a debriefing at the next meeting as to what the contractors, the Board of Ed and the Town could have done to have had the project been better and what can be improved in the future. Mr. Nanavaty would like to see Public Building and Site Commission to be more active in Town and Board of Ed projects at an earlier date. He said that the Middle School roof was an example of how a project should be run and he commended Public Building for that. Mr. Catalina said that Ad Hoc committees have helped and that these committees have had weekly meetings. Mr. Nanavaty said that the cooperation between Public Building and the First Selectman brought the greenhouse to fruition.

Middle School Roof

Mr. Catalina said that the project was completed on time and under budget. Another two weeks are needed for the punch list items. Mr. Knight said that there is a problem with one of the existing roof top units that was not replaced; there are leaks in the nurses suite area. Mr. Mitchell said that Silktown has done an exemplary job and this is not a problem with their work. Mr. Mitchell noted that Public Building had recommended replacing these units now and said that these units will have to be replaced in the future, hopefully without damage to the new roof.

Mr. Boos said that on October 17 there will be a ribbon cutting ceremony. LED lights and some down lights still need to be installed. Mr. Knight said that the cafeteria should be completed this week. Mr. Catalina said that the cafeteria is no longer as hot as it used to be after the addition of the skylight.

Mr. Boos will provide a packet next month explaining the change orders.

Mr. Kirby reported that asbestos abatement has been completed and that the Fire Marshal reviewed the project.

Mr. Knight said there will be a small change order when the lights are changed.

Review of Applications for Payment.

Eagle Environmental invoice #9345 in the amount of \$750.00. This is part of a Change Order and will held.

Test-Con Incorporated invoice #6341 in the amount of \$816.00. This is a Town invoice, not for the project.

Kaestle Boos invoice Amendment #004 #1 in the amount of \$13,287.50, Amendment #004 #02 in the amount of \$750.00, invoice #6 in the amount of \$13,520.05, and invoice #7 in the amount of \$10,073.49.

Mr. D'Angelo moved to recommend payment of the above invoices. Mr. Juliano seconded motion. All were in favor.

Silktown Roofing Change Order #001 in the amount of \$154,557.70 and #002 in the amount of \$2,372.50. Tabled until Silktown submits invoices for the items.

Silktown Roofing Change Order #1 through #9 in the amount of \$18,941.98. These will be held until invoices are submitted.

Abatement Industries invoice #1377 in the amount of \$7,246.80. This will be tabled because it is part of a Change Order and it will be invoiced.

Hawley School HVAC Project.

Mr. Catalina said that we are waiting to see what is left to the project as the budget has been cut. Mr. Mitchell said that an architectural firm (or engineering firm) must be selected to do a site survey based on the previous studies to come up with a scope of work with a realistic budget. RFQ's will be solicited to select the architect. Mr. Catalina has worked on the building in the past and said that there are underground steam pipes to be considered. The project will probably be done in the summer of 2012.

Unfinished Business. None noted.

New Business None noted.

The next meeting will be on October 25, 2011.

Executive Session to discuss a personnel matter. Mr. Catalina moved to enter executive session at 8:45 p.m. to discuss a personnel matter. Second by Mr. Juliano and unanimously carried. Mr. Knight was invited to attend.

Ann M. Mazur, Clerk