

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, December 20, 2011. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Joseph Borst, Thomas Catalina, Anthony D'Angelo, Roger Letso, Peter Samoskevich. **Absent:** James Juliano, Robert Edwards. **Also Present:** Clerk of the Works William Knight, Morganti representative Mark Schweitzer and Morganti field supervisor Chuck Blaszkowski, one member of the press.

Public Participation: None noted.

Minutes: Upon motion of Mr. Samoskevich, the minutes of the regular meeting of November 22, 2011 were unanimously accepted as presented.

Mr. Borst was welcomed as a new member of the Commission.

High School Expansion Project: Mr. Blaszkowski discussed the remaining open items, the majority of which will be performed over the Christmas break. Mirrored glass is on order for January, tile for repair between the addition and old building has not been confirmed for delivery yet; that will be corrected in an evening. Stair door magnetic hold opens and a smoke detector are released for pricing. Mr. Knight will approve the expenditures if they are within the approved amounts. Culinary kitchen parts will be in end of this week and will be done next week. Transformer top with a crack has been priced and probably will not be done until mid-January. Manhole cover grate is on order. Replacement of 90 ceiling tiles will be done over Christmas break. The 4x4 tiles will be delivered second week of January and will be done in the evening. Site work and curbing is done. Mr. Knight said there is not a final sign off on the landscape punch list; Mr. Blaszkowski said this should be done by Tuesday. Memorial pear tree has been repaired following the snow storm, but it is not known who repaired it. Mr. Knight has no other items. Mr. Blaszkowski requested a statement of final inspections from Test Con.

Mr. Mitchell said that the leak in the corridor behind the auditorium is not part of this project and asked for documentation from Morganti to this effect.

Greenhouse: Mr. Schweitzer said that the TCO was received. There is one item on the punch list inside. The fabricator is concerned about how the cap on the outside is attached and the mock up will be changed. This is due next week for review. One roof leader will be redirected to drain to the back area to prevent water and icing in the parking lot. Mr. Knight said that there is a manhole there that it can be tied into and that this will be a change order.

Roof HVAC system: The Town has engaged an independent engineering firm to determine how water is getting into the air handler. Mr. Catalina would like to be there when they are at the school. This is currently scheduled for the week that school is closed. Mr. Schweitzer said that the manufacturer suggested installing a mist eliminator to the unit. This will not be done until the engineers' report is received. Mr. Mitchell feels

that a mist eliminator would not solve the problem or all the air handlers would have this issue. The smoke damper issue has been resolved. Mr. Schweitzer said that the chiller unit with the chlorine leak will be reviewed again.

Mr. Blaszkowski said that the subs are responding to the three day notices.

There should be very few items other than those that were identified here that will not be done by January. No items affect the occupancy of the new addition or renovations.

Review of Applications for Payment – High School Expansion Project

Mr. Mitchell said that the process established for Change Orders was not followed for this project but will be in the future. This will allow the Town to maintain and monitor any requests for change that might have a cost impact.

Morganti Change Order #95 in the amount of \$12,704.34 and Change Order #96 in the amount of \$16,196.04. Mr. D'Angelo moved to recommend payment. Mr. Mitchell seconded motion. All were in favor.

The above change orders will be reviewed with the Town to determine whether they will be paid for out of the project or by the Board of Ed.

Morganti invoice #30 in the amount of \$196,889.06. There is almost \$1 million in retainage. Mr. Samoskevich approved payment contingent upon the Finance Director's approval. Second by Mr. D'Angelo. All were in favor.

FF&E. Mr. Mitchell reported that some of the furniture is not holding up. The manufacturers will come out and see if this has been damaged or if it is defective. This has been reported to FT.

Middle School Roof. Mr. Knight said that the punch list item concerning the existing brick joints was not part of the project but will be repaired by Silktown. The LED lights in the cafeteria need different brackets. Inside the skylights needs another coat of paint. This will all be done over the Christmas break. The pitch pocket will also be resealed.

Mr. Catalina reported that Kaestle Boos responded the PB&S request for a proposal to complete the construction documentation for HVAC work to replace the existing air handlers. This was deleted from the original scope of work but current evidence indicates that all or part of the work will need to be completed in the short term. This will allow the repair and/or replacement of the existing units that have reached their life expectancy to be replaced in the shortest time frame. Kaestle Boos recommends that this work be done. Kaestle Boos also provided a cost for the work totaling \$33,000. (Attachment A to original minutes).

Review of Applications for Payment – Middle School Roof

Silktown Roofing invoice #5 in the amount of \$98,707.52 and #6 in the amount of \$14,618.98. Mr. Letso moved to recommend payment of the above invoices. Mr. D'Angelo seconded motion. All were in favor.

Silktown Roofing invoice #7 in the amount of \$168,597.08. Mr. Catalina moved to recommend payment of the above invoice. Mr. Samoskevich seconded motion. All were in favor. This invoice will be held until January pending completion of the punch list items and receipt of a letter of substantial completion from Kaestle Boos.

Hawley School HVAC Project. Mr. Catalina reported that there was a second walk through and only Kaestle Boos showed. Four RFP's were returned to the Town; one was disqualified because they did not do the walk through. Kaestle Boos was considered number one, Salmone Associates was number two, and B&L was number three.

Mr. Mitchell and Mr. Catalina feel that Kaestle Boos addressed all the items requested in the RFQ. Mr. Catalina will contact Kaestle Boos to request that they submit a written proposal for schematic design with cost estimates for all of the items that will need to be done even though the funding for all items may not be approved at this time. This will provide a full scope of potential work for review and pricing. The construction can be phased to reflect the funds available.

Mr. Catalina reported that Mr. Faiella asked that the oil tank be replaced. This will be included in the schematic design.

Unfinished Business. The Commission was asked to send nominations for the election of officers to the clerk for consideration at the next meeting.

New Business. Mr. Edwards requested that the meetings possibly be held on a different day once his teaching schedule is known for next year. This will be discussed next month.

The next meeting will be on January 24, 2012.

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

Ann M. Mazur, Clerk