Chatfield-LoPresti Building Committee
Regular Meeting
Tuesday, January 12, 2010
Chatfield School’s Teachers’ Lounge
7:00 p.m.

Present: Bruce Baker, Ray Catlin, Gene Coppola, Yashu Putorti, Kurt Miller, Paul Roy, Fred Stanek, Michael Marcinek, Saundra Gesek, Phyllis Jachimowski

Absent: Trisha Danka, Jay Hatfield, Peter Kubik, Donald Smith

Silver-Petrucelli Representatives: David Stein
Fusco Construction Representatives: Brian Calvert, Joseph Merhill
Strategic Building Solutions Representative: Frank Baldino
Industrial Health and Safety Representative: William Rath
Board of Education Representatives: Monica Briggs, MaryAnne Mascolo

(7:10 p.m.)

As both co-chairmen were absent from this meeting session, First Selectman Paul Roy called the meeting to order at 7:03 p.m. and led those present in the pledge to the flag. He asked for nominations from the floor for the position of temporary chairperson who would be responsible for conducting the meeting session.

MOTION: (Mr. Coppola, sec., Mr. Catlin) to nominate Bruce Baker to serve as temporary chairperson for this evening’s meeting session.

So moved.

Affirmative: Mr. Coppola, Mr. Catlin, Mr. Putorti, Mr. Marcinek, Mrs. Jachimowski, Ms. Gesek, Mr. Miller

Opposed: None.
Abstention: Mr. Baker

It was announced that the Building Committee would now be comprised of twelve members as Mr. Roy, Mr. Stanek, Mr. Conroy, and Mrs. Legeza would no longer be active members.

Mr. Stanek, in his capacity as an attorney, swore in the reappointed members of the Committee.

Mr. Roy and Mr. Stanek left the meeting session at 7:05 p.m.

Mr. Baker assumed the chair and asked for any public comment. None was forthcoming as this meeting session.

Mr. Baker called for the acceptance of the minutes of the December 8, 2009 meeting session.

MOTION: (Mr. Marcinek, sec., Mr. Miller) to approve the minutes of the December 8, 2009 meeting session as submitted.

So moved.

Affirmative: Mr. Marcinek, Mr. Miller, Mr. Putorti, Ms. Gesek, Mrs. Jachimowski, Mr. Catlin, Mr. Coppola

Opposed: None.

Abstentions: Mr. Baker

Correspondence

There was no correspondence received for this meeting session.
Discussion with Industrial Hygienist

Mr. Rath distributed a design schedule for the removal of PCBs and stated that he would be meeting on Thursday with representatives from the school system to discuss the details of the scheduled abatement project. Upon the conclusion of his report to the Committee membership, he left the meeting session at 7:07 p.m.

Discussion with the Commissioning Agent

Mr. Baldino distributed a packet outlining the owner’s project requirements. He and his associates are currently reviewing the design set and will meet shortly with representatives of Silver-Petrucelli to discuss the heating and electrical systems, the lighting, et cetera.

Mr. Baker stated that Chairperson Donald Smith had questions on pages 7 and 10 of the packet related to the set temperatures for classrooms under the new geothermal system. After discussion, it was decided that the set points as stated in the packet would remain as indicated.

Discussion with Construction Manager

Mr. Merhill distributed a packet of informational material with the cover sheet showing the projected cost of the project. The Committee members were pleased with the cost projections at this time. This feeling was reinforced by Mr. Calvert as he stated that due to economic conditions nationally and locally, the Committee membership could not have planned for a renovation project of this magnitude at a better time. He cited as an example the New London School District that is currently planning building projects for two elementary schools. The bids coming back on these projects were twenty-five percent under budget.

Discussion ensued as to whether or not the building project should come under a project labor agreement (P.L.A.). It was determined that this would be seriously looked into, as it would behoove the Committee membership to hire personnel who would provide quality work.
Discussion with Architect

David Stein stated that fifty percent of the documents with the energy modules have been completed. He distributed two informational packets demonstrating the differences between a baseline system and the planned geo-thermal proposed project. If all holds true, the energy costs to the district would be substantial. He received the Committee membership’s approval to continue the current plans for the instituting of a geo-thermal system.

Mr. Stein also reported that test borings for the proposed wells for the new system would occur during the February recess period.

Review of Project Schedule

Mr. Calvert reported that all was in order at this time and that all should be working toward adherence of completing the necessary design materials by the scheduled April 22, 2010 date.

Approval of Invoices

Three invoices were submitted for approval at this meeting session. Mr. Baker called for acceptance of the submitted invoices.

MOTION: (Mr. Catlin, sec., Mr. Marcinek) to approve Invoice #10-45 submitted by Silver-Petrucelli & Associates in the amount of $30,089.95 for schematic design, design, and construction administration.

So moved.

Affirmative: Mr. Catlin, Mr. Marcinek, Mr. Putorti, Mr. Miller, Mr. Coppola, Mrs. Jachimowski, Ms. Gesek, Mr. Baker

Opposed: None.
MOTION: (Mr. Putorti, sec., Mr. Miller) to approve payment of Invoice #5801 from Strategic Building Solutions in the amount of $6,064.00 for first draft of owners project requirement and completion of the schematic design review.

So moved.

Affirmative: Mr. Putorti, Mr. Miller, Mr. Marcinek, Mr. Catlin, Mr. Coppola, Mrs. Jachimowski, Ms. Gesek, Mr. Baker

Opposed: None.

MOTION: (Mr. Catlin, sec., Mr. Marcinek) to approve the payment of Invoice #5934 from Strategic Building Solutions in the amount of $3,502.00 for the development of commissioning specifications.

So moved.

Affirmative: Mr. Catlin, Mr. Marcinek, Mr. Putorti, Mr. Miller, Mr. Coppola, Ms. Gesek, Mrs. Jachimowski, Mr. Baker

Opposed: None.

Other Business

Mr. Baker reminded Committee members that the next meeting dates are scheduled for January 27, 2010 and February 9, 2010. He also announced that the Inland Wetlands Commission would be meeting on January 25, 2010 with the Building Committee’s planned project as an agenda item.

Ms. Gesek inquired as to the status of planned closet doors for the classroom interiors.

Mr. Stein responded that that proposal had not been disregarded and would be possibly included in the final design documents. In lieu of what was heard at this evening’s meeting session concerning possible under budget bids, perhaps this consideration could be given as an add- alternate project.
Ms. Gesek also inquired if another meeting involving the purchase of new furniture was being planned. Mr. Stein stated that that would not take place until a later date as furniture is one of the last items considered in projects of this magnitude. He did state further that several meetings were planned in the near future with staff members to obtain their input as to their needs in their individual classrooms.

Hearing nothing further:

MOTION: (Mr. Miller, sec., Mrs. Jachimowski) to adjourn the meeting.

So moved.

Affirmative: Mr. Miller, Mrs. Jachimowski, Ms. Gesek, Mr. Marcinek, Mr. Catlin, Mr. Coppola, Mr. Putorti, Mr. Baker

The meeting was adjourned at 8:37 p.m.

The next meeting is scheduled for January 27, 2010, at 7:00 p.m. at the Chatfield School.

Submitted by:

Eugene Coppola