

Regular Meeting
Chatfield-LoPresti School
Building Committee
Tuesday, January 8, 2013
Chatfield-LoPresti School
Conference Room
7:00 p.m.

Present: Donald Smith, Gene Coppola, Paul Mirabelle, Yashu Putorti, Bruce Baker, Michael Marcinek, Ray Catlin, John Conroy, Trisha Danka

Absent: Saundra Gesek, Phyllis Jachimowski, Jay Hatfield, Peter Kubik

Fusco Corporation Representative: Jeff Luzzi

Silver-Petrucelli Representatives: David Stein, Dean Petrucelli

Board of Education Representatives: Richard Belden, David Olechna (7:10 p.m.)

Mr. Smith called the meeting to order at 7:02 p.m.

He asked for any public comment and none was forthcoming at this meeting session.

Mr. Smith called for a motion approving the minutes of the December 11, 2012 meeting session.

MOTION: (Mr. Putorti, sec., Mr. Baker) to approve the minutes of the December 11, 2012 meeting as presented.

So moved.

Affirmative: Mr. Putorti, Mr. Baker, Mrs. Danka, Mr. Maricnek, Mr. Mirabelle, Mr. Catlin, Mr. Smith

Opposed: None

Abstentions: Mr. Conroy, Mr. Coppola

Correspondence

Mr. Smith stated that he had received two communications since the last meeting session. These included:

- 1.) A letter from the Fusco Corporation regarding its personnel's interpretation of allowances under the contract.

- 2.) A letter from the Bureau of Schools Facilities indicating the payment progress reports to the community. As of this meeting date, the State has reimbursed ninety-five percent of its reimbursable responsibilities to the community. The remaining five percent will be sent to the community after the final audit is made on the project's expenses.

Discussion with Construction Manager

Jeff Luzzi stated that he had little to report. All was going well at this point in time.

Mr. Catlin inquired as to the efficacy of the snow-melt system during the recent snowstorm.

Mr. Luzzi responded that all went well with the sidewalk melting. However, the parking area will have to be studied further. It appears that snow-plowed piles at the periphery of the parking area began melting and freezing during the evening hours creating icy conditions the following morning.

Mr. Luzzi submitted four Change Order Requests, #376, #378, #379, and #380 for Committee action.

MOTION: (Mr. Putorti, sec., Mr. Marcinek) to approve Change Orders #376, #378, #379, and #380 amounting to \$4,069.00, with funding being taken from the project's contingency fund.

So moved.

Affirmative: Mr. Putorti, Mr. Marcinek, Mr. Mirabelle, Mrs. Danko, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Conroy, Mr. Smith

Opposed: None.

Mr. Luzzi also submitted Amendment #21 for approval in the amount of \$4150.00 which incorporates the cost of the Change Orders approved.

MOTION: (Mr. Conroy, sec., Mr. Putorti) to approve payment of Amendment #21 in the amount of \$4,150.00

So moved.

Affirmative: Mr. Conroy, Mr. Putorti, Mr. Mirabelle, Mrs. Danko, Mr. Baker, Mr. Macinek, Mr. Catlin, Mr. Coppola, Mr. Smith

Opposed: None.

Mr. Luzzi reported that three companies – Boston Showcase, Allied Restoration, and T. H. P. – were requesting the lowering of their retainage fee to two and one-half percent. As their work is almost totally complete, approval was given by Committee membership consensus.

Mr. Smith stated that the threshold problem in the gym was taken care of and the floor issue seems to be settling down. These items were addressed during the holiday recess period.

Discussion with Architect

David Stein reported that there were still some furniture order areas that are still being addressed. Casters have been replaced in the Media Room's chairs. Cafeteria table leg height will be adjusted during the coming week.

Most contract requirements have been met and paid with most vendors. There is one being held up until the cafeteria tables' problem is resolved.

The new order for the correct size of kindergarten chairs has not been delivered to date.

Mr. Olechna stated that four filing cabinets have yet to be delivered. The order that came in to the school was four short of the ordered amount.

Mr. Stein wished to discuss the proposed Change Order regarding a contract issue.

Mr. Smith stated that he would recuse himself from discussion on this matter and asked that the Committee appoint a temporary chairman to lead discussions on this matter.

MOTION: (Mr. Coppola, sec., Mr. Catlin) to nominate Bruce Baker to act as temporary chairman for discussions involving the Silver-Petrucelli contract.

So moved.

Affirmative: Mr. Coppola, Mr. Catlin, Mr. Conroy, Mr. Smith, Mr. Mirabelle, Mr. Putorti, Mrs. Danka, Mr. Marcinek, Mr. Baker

Opposed: None.

Mr. Baker assumed the Chair for this portion of the meeting session.

Mr. Stein distributed copies of meeting minutes and discussions held to date on this contractual issue. He stated that an additional four months of work were expended on this project beyond the eighteen months outlined in the existing contract. This time would amount to an additional \$35,000 in funds.

As these concerns were discussed with a sub-committee of the Building Committee, Mrs. Danka requested that the sub-committee members discuss their findings with the full Building Committee.

Mr. Conroy advised that this discussion take place in Executive Session.

Mr. Luzzi left the meeting session at 7:30 p.m.

MOTION: (Mrs. Danka, sec., Mr. Marcinek) to go into Executive Session to discuss a contractual matter.

So moved.

Affirmative: Mrs. Danka, Mr. Marcinek, Mr. Putorti, Mr. Mirabelle, Mr. Catlin, Mr. Coppola, Mr. Conroy
Mr. Baker

Opposed: None.

The Building Committee entered into Executive Session at at 7:35 p.m. Mr. Smith was not in attendance in this session.

A contractual issue with the Silver-Petrucelli Architectural Firm was discussed.

MOTION: (Mrs. Danka, sec., Mr. Catlin) to go out of Executive Session at 8:11 p.m.

So moved.

Affirmative: Mrs. Danka, Mr. Catlin, Mr. Mirabelle, Mrs. Danka, Mr. Putorti, Mr. Marcinek, Mr. Conroy,
Mr. Coppola

Opposed: None.

The regular meeting resumed and Mr. Baker stated that no decision can be made at this time as the Committee membership has no idea what the budget status will be at the conclusion of the project. A decision on this matter can only be made at that time.

Mr. Smith resumed chairing the remainder of the meeting session.

Update from Commissioning Agent

Mr. Smith stated that he had been in contact with Frank Baldino who informed him that his personnel were working on wrapping up a final report. He will be at the February meeting session to review the final report and provide his rationale for more compensation due to the excessive hours worked by representatives of Strategic Building Solutions.

Update on Technology Contracts

It was reported that installation of speakers in the gym took place during the holiday recess period. There was one issue with the smart board installations and that issue has been resolved. All seems to be going well with the technology plan of the Building Committee.

Review of Budget

Mr. Conroy distributed a copy of a budget summary sheet and reviewed it with the Committee membership. At this point in time, \$62,450.00 remains before any items forthcoming are known. To his knowledge, at this time, a total of \$114,882.00 in additional payment has been requested by the architects, construction, and Strategic Building Solutions personnel for additional work done on the building project.

Approval of Invoices

Two invoices were submitted for Committee approval at this meeting session.

MOTION: (Mr. Baker, sec., Mrs. Danka) to approve payment of Invoice #12-1945 from the Silver-Petrucelli Firm in the amount of \$2500.00 for twenty-five percent of the project close-out.

So moved.

Affirmative: Mr. Baker, Mrs. Danka, Mr. Mirabelle, Mr. Putorti, Mr. Marcinek, Mr. Catlin, Mr. Coppola, Mr. Conroy, Mr. Smith

Opposed: None.

MOTION: (Mr. Catlin, sec., Mr. Baker) to approve payment of Application #30 from the Fusco Corporation in the amount of \$420,790.11.

So moved.

Affirmative: Mr. Catlin, Mr. Baker, Mr. Mirabelle, Mrs. Danka, Mr. Putorti, Mr. Marcinek, Mr. Coppola, Mr. Conroy, Mr. Smith

Opposed: None.

Other Business

Mr. Smith reminded the Committee membership that the next meeting dates have been set for February 12, and March 12, 2113.

Hearing nothing further:

MOTION: (Mr. Baker, sec., Mrs. Danka) to adjourn the meeting.

So moved.

Affirmative: Mr. Baker, Mrs. Danka, Mr. Mirabelle, Mr. Putorti, Mr. Marcinek, Mr. Catlin, Mr. Coppola, Mr. Conroy, Mr. Smith

Opposed: None.

The meeting was adjourned at 8:47 p.m.

Submitted by:

Eugene Coppola