

Regular Meeting  
Chatfield-LoPresti School  
Building Committee  
Wednesday, May 23, 2012  
Chatfield School Teachers' Room  
7:00 p.m.

Present: Donald Smith, Peter Kubik, Bruce Baker, Gene Coppola, Saundra Gesek, John Conroy, Phyllis Jachimowski, Michael Marcinek, Yashu Putorti (7:09 p.m.), Ray Catlin (8:05 p.m.), Trisha Danko (8:07 p.m.)

Absent: Jay Hatfield, Paul Mirabelle

Silver-Petrucci Representative: David Stein

Fusco Corporation Representatives: Bryan D'Orlando, Brian Calvert,  
Bruce Legen, Joseph Merhill

M. Frank Higgins Flooring Representatives: Stephen Cloud, Jory Dennison

Board of Education Representatives: Christine Syriac, Richard Belden,  
David Olechna, Leslie Sojka,  
Roberta Pratt, Jennifer Magri,  
Wayne Natzel

Others: Lions Club Representatives: Melissa Smith, Carol Lehrer

Sandra Kazo (Elementary Art Teacher)

Mr. Smith called the meeting to order at 7:03 p.m. and led those present in the pledge to the flag. He asked for any public comment.

Ms. Lehrer and Ms. Smith, Lions Club members, stated that the Lions Club International has set a goal of planting over two million trees . The Seymour Chapter wishes to plant two; one of them hopefully on the new grounds of the Chatfield-LoPresti School. Discussion ensued and the following motions were made:

MOTION: (Mr. Conroy, sec., Mr. Baker) to add to the agenda the Lions Club tree planting proposal.

So moved.

Affirmative: Mr. Conroy, Mr. Baker, Mr. Coppola, Mr. Marcinek, Mr. Putorti, Ms. Gesek, Mr. Kubik, Mrs. Jachimowski, Mr. Smith

Opposed: None.

MOTION: (Mr. Baker, sec., Mr. Marcinek) to approve the Lions Club proposal to plant a copper beech tree on the school grounds in an area designated by the architect.

So moved.

Affirmative: Mr. Baker, Mr. Marcinek, Mr. Coppola, Mr. Conroy, Ms. Gesek, Mrs. Jachimowski, Mr. Putorti, Mr. Kubik, Mr. Smith

Opposed: None.

Elementary Art Teacher Sandra Kazo was present to discuss her concerns with new materials being ordered for her art room. She presented a list to Mr. Smith which will be shared with the Committee members and discussed at the next regularly scheduled meeting.

Mr. Smith called for acceptance of the minutes of the May 8, 2012 meeting.

MOTION: (Mr. Baker, sec., Mr. Marcinek) to approve the minutes of the May 8, 2012 meeting as presented.

Mr. Smith offered one correction. The motions of acceptance of the FFE awards should have listed the categories as such:

WB Mason	A , AA, B, BB, D,E, EB, F, G, H, J, K, M, N, O, RA +U	\$363,279.40
Contrax Furnishings	BA + EA	\$30,614.28
Red Thread	F	\$1,473.94
State Contract	C	\$39,615.36
Purchase by Seymour	D	\$90,939.98

So moved with correction noted.

Afirmative: Mr. Baker, Mr. Marcinek, Mr. Coppola, Ms. Gesek, Mrs. Jachimowski, Mr. Conroy, Mr. Putorti, Mr. Smith

Opposed: None.

Abstention: Mr. Kubik

## Correspondence

Two items of correspondence had been received since the last meeting session.

- 1.) A letter from W. B. Mason stating that the bid prices on maintenance equipment will hold until August 1, 2012.
- 2.) An E-mail from the First Selectman's Office reminding Committee members that ethics forms have to be filed in the Town Clerk's Office.

## Discussion with Construction Manager

Bryan D'Orlando stated that flooring was ready to be placed in the C and D wings. Two representatives from M. Frank Higgins Flooring were present to address the Committee with their concerns of placing the flooring without sealing them properly due to the moisture content contained in the cement flooring base. Testing shows that the second floor of the new wing has gotten better and a standard adhesive could be used in this area. However, the first floor is still testing high in moisture content and the old wing, because of age and the creation of a vapor barrier, will lead to problems in the future if some type of sealer is not put on the cement base prior to installing the flooring. The flooring industry has come out with a two-part epoxy which, if applied properly, will inhibit any moisture from coming through the slab.

Mr. Kubik inquired as to why this information was not made known prior to this point.

Mr. Cloud responded that the flooring going down was of a very high quality and can only be installed under premium conditions. There was no way of knowing that problems would ensue due to vapor barriers. To remedy this situation and seal the floors properly would involve a cost of \$132,310.00.

At the conclusion of their presentation, Mr. Cloud and Mr. Dennison left the meeting session at 8:02 p.m.

Mr. D'Orlando continued his report. Plans for the Two-Week Look Ahead were distributed and discussed. He also submitted and reviewed the following Change Order Requests: 290, 294, 295, 296, 297, 299, 300, 301, 302, and 298 (cost to remove existing berm).

After discussion, the following actions were taken:

MOTION: (Mr. Marcinek, sec., Mrs. Danka) to reject COR 298 and request the contractor to fix the berm at a cost and design per planned expense.

So moved.

Affirmative: Mr. Marcinek, Mrs. Danka, Mr. Putorti, Mr. Baker, Mr. Catlin, Mr. Coppola, Ms. Gesek, Mrs. Jachimowski, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mrs. Danka, sec., Mr. Catlin) move that CORs dealing with tack boards and media shades be placed on a deferred wish list at this time.

So moved.

Affirmative: Mrs. Danka, Mr. Catlin, Mr. Baker, Mr. Coppola, Mr. Putorti, Ms. Gesek, Mrs. Jachimowksi, Mr. Conroy, Mr. Marcinek, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Marcinek, sec., Mr. Baker) to approve COR 296, at a cost of \$1,048 with funding being taken from the project's contingency line item.

So moved.

Affirmative: Mr. Marcinek, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Putorti, Mrs. Danka, Ms. Gesek, Mrs. Jachimowski, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Marcinek, sec., Mr. Catlin) to approve Change Order Requests 295,299,300, 301, and 302, amounting to \$34,313.00, with funding being taken from the construction contingency line item.

So moved.

Affirmative: Mr. Marcinek, Mr. Catlin, Mr. Baker, Mr. Coppola, Mr. Putorti, Ms. Gesek, Mrs. Danka, Mrs. Jachimowski, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Putorti, sec., Mr. Marcinek) to accept COR 290 in an amount of \$82,566.00 to be taken from the construction contingency fund line item.

So moved.

Affirmative: Mr. Putorti, Mr. Marcinek, Mr. Baker, Mr. Catlin, Mr. Coppola, Ms. Gesek, Mrs. Danka, Mrs. Jachimowski, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. D'Orlando stated that hard costs for the sealing of the cement floors were \$132,310.00. He asked for Committee action on this proposal.

MOTION: (Mr. Putorti, sec., Mr. Baker) to approve a cost not to exceed \$132,310.00 for sealing the floors in the B and D wings with funding being taken from the project's contingency fund line item.

So moved.

Affirmative: Mr. Putorti, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Marcinek, Ms. Gesek, Mrs. Danko, Mrs. Jachimowski, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Discussion with Architect

Mr. Stein stated that discussion on the FFE and Technology awards would be deferred at this time as Roberta Pratt, Technology Coordinator, was reviewing the items and could find some savings in these orders.

Mr. Smith suggested holding a special meeting on June 5, 2012 to review the orders and reconcile the budget balances.

Mr. Stein stated that work was still being done on improving the air flow in the geo-thermal system. B and D Mechanical are investigating further as the situation has to be remedied. The issue is more on the length of the piping and the pumping required because of it. It has to be adjusted locally.

Mr. Smith, at 9:05 p.m., transferred the chair to Mr. Kubik to conduct a discussion with Mr. Stein concerning additional hours put into the project by Silver-Petrucelli personnel. Mr. Smith wished to recuse himself from any discussion and action on this matter.

Mr. Stein stated that he had forwarded a communication to the Committee membership from the Silver-Petrucelli Firm indicating that approximately 1900 hours were estimated to be utilized for work required on the building project. To date, 6000 hours have been spent on the project. It is not expected that all of these costs would be paid as, when in the construction phase, situations have to be addressed as they arise. The project, when proposed, was to have a single wing added on. It exceeded the expectations of a sustainable building. The Committee's consideration on this matter would be greatly appreciated.

Mr. Kubik stated that he was bothered somewhat to be hearing of this situation at this time.

Mr. Stein stated that it is a fault of the firm; however, its members were willing to do whatever it took to get the job done well.

Mr. Marcinek stated that he would recuse himself from voting on this matter in the future as he is employed by a competitive firm. However, he suggested that areas that were over and beyond the scope of the project be listed specifically.



Mr. Kubik directed Mr. Stein to send copies of the letter requesting consideration to all the Committee members for review and the situation will be discussed at a future meeting date.

Ms. Pratt, and Mr. Olechna left the meeting session at 9:30 p.m.

Mr. Smith resumed the chair at 9:36 p.m.

Update from the Commissioning Agent

No report.

Update on Technology Contracts

Mr. Smith requested that Mr. Stein contact the security alarm installers to find out where this installation stands.

Review of Budget

Mr. Conroy distributed a sheet depicting figures showing the status of the project's budget to date. He cautioned spending as the project nears its end as unanticipated expenses will have an effect on the bottom line.

Approval of Invoices

One invoice was submitted for action at this meeting session.

MOTION: (Mr. Putorti, sec., Mr. Catlin) to approve payment of Invoice #9247 in the amount of \$8,974.00 from Strategic Building Solutions for work done at the project.

So moved.

Affirmative: Mr. Putorti, Mr. Catlin, Mr. Coppola, Mr. Baker, Mr. Marcinek, Ms. Gesek, Mrs. Danko, Mrs. Jachimowski, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Other Business

Mr. Smith reminded Committee members that a special meeting will be held on June 5, 2012 with follow-up meetings on June 12, 2012, and June 27, 2012.

Mrs. Kazo's request was mentioned. Ms. Syriac stated that she had some valid concerns. She currently has equipment that is not that old and can still be utilized and she does have some concerns with plans in the art room area. These will be forwarded to Mr. Stein for review.

Hearing nothing further:

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

So moved.

Affirmative: Mr. Baker, Mr. Marcinek, Mr. Catlin, Mr. Coppola, Ms. Gesek, Mrs. Danka,  
Mrs. Jachimowski, Mr. Putorti, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

The meeting was adjourned at 10:08 p.m.

Submitted by:

Eugene Coppola