

Regular Meeting
Chatfield-LoPresti School
Building Committee Meeting
Wednesday, March 28, 2012
Chatfield School Teachers' Room
7:00 p.m.

Present: Donald Smith, Peter Kubik, Bruce Baker, Ray Catlin, Gene Coppola, Jay Hatfield, Sandra Gesek, Yashu Putorti, Paul Mirabelle, Michael Marcinek, John Conroy

Absent: Trisha Danka, Phyllis Jachimowski

Silver- Petrucelli Representative: David Stein

Fusco Corporation Representatives: Bryan D'Orlando
Tom Romanello

Board of Education Representatives: MaryAnn Mascolo, Richard Belden
Wayne Natzel, David Olechna
Leslie Sojka

Commissioning Agent: Robert Schlitter

Contrax Furnishings Representative: Mary McMahan

Mr. Smith called the meeting to order at 7:06 p.m. and led those present in the pledge to the flag. He called for a motion to go out of the regular order of business in order to conduct a tour of the A-Wing of the building.

MOTION: (Mr. Catlin, sec., Mr. Baker) move to deviate from the agenda and add to it a tour of the A-Wing of the construction site.

So moved.

Affirmative: Mr. Catlin, Mr. Baker, Mr. Coppola, Mr. Marcinek, Mr. Mirabelle, Mr. Hatfield, Ms. Gesek, Mr. Putorti, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Committee members toured the A-Wing of the construction site from 7:07 p.m. until 7:27 p.m.

The regular meeting resumed at 7:30 p.m.

Public Comment

Mr. Smith called for any public comment.

Mary McMahon, representing Contrax Furnishings, addressed the Committee members expressing her company's concerns with the results of the bidding process. Though her firm was the highest bidder, she questioned some of the bidding procedures and the quality of the products of some of the lower bidders. She presented a packet to the Committee Chairperson, Donald Smith, with a cover letter written by Contrax Furnishings CEO. She then left the meeting session at 7:37, p.m.

Mr. Smith stated that this issue would be discussed later on in the agenda under the Architect's report.

Approval of Minutes

Mr. Smith called for a motion of approval of the minutes of the March 13, 2012 meeting.

MOTION: (Mr. Catlin, sec., Mr. Baker) to approve the minutes of the March 13, 2012 meeting as submitted.

Mr. Smith offered one correction at the top of page three. The motion should have read, "to lower the project's retainage fee from 5% to 2.5% as advised by the Fusco Corporation for Marguerite and Dexter."

So voted with correction noted.

Affirmative: Mr. Catlin, Mr. Baker, Mr. Coppola, Mr. Marcinek, Mr. Mirabelle, Mr. Putorti, Mr. Hatfield, Ms. Gesek, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Correspondence

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

- 1.) An executive summary from the Hygenix Company regarding the boiler room abatement project for asbestos.
- 2.) Another letter from Hygenix outlining the asbestos abatement contract conducted on Roof D.

Discussion with Construction Manager

Bryan D'Orlando discussed the items on the two-week look-ahead with the Committee membership. He stated that he had received a punch list from the architect and will be addressing these items during the next two-week period.

Tom Romanello added that the Fire Marshal had inspected the A-Wing and all seems to be in place for occupying this area of the building as planned.

The following motion was made:

MOTION: (Mr. Baker, sec., Mr. Catlin) move to accept the A-Wing as substantially complete, effective 12:01 a.m., on March 31, 2012, and to recommend that the Board of Education take occupancy at its earliest convenience and subject to the following conditions:

- 1.) Obtaining a temporary Certificate of Occupancy from the Building Inspector's Department.
- 2.) Completion of all outstanding punch list items, dated March 28, 2012, as prepared by personnel of the Silver-Petrucci Architectural Firm.

So moved.

Affirmative: Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Hatfield, Ms. Gesek, Mr. Putorti, Mr. Mirabelle, Mr. Conroy, Mr. Marcinek, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. D'Orlando reviewed the following Change Order Requests with the Committee membership: #253, #260, #261, #262, #263, #264, and #265. The total cost to these Change Order Requests would be \$17,196.00. After discussion, the following motions were made:

MOTION: (Mr. Marcinek, sec., Mr. Baker) to accept Change Order Requests #253, #260, #262, and #265 in the amount of \$10,046 with funding being taken from the project's contingency fund.

So moved.

Affirmative: Mr. Marcinek, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Hatfield, Ms. Gesek, Mr. Conroy, Mr. Mirabelle, Mr. Putorti, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Catlin, sec., Mr. Marcinek) to accept Change Order Request #263 as presented with funding being taken from the construction contingency fund.

So moved.

Affirmative: Mr. Catlin, Mr. Marcinek, Mr. Baker, Mr. Coppola, Mr. Putorti, Ms. Gesek, Mr. Hatfield, Mr. Mirabelle, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. Smith inquired as to the grading of the sidewalk in front of the building leading to the baseball field.

Mr. D'Orlando responded that he had met with Giordano Company representatives and they consented to remove and replace a portion of the sidewalk as it was above the 5% allowable grading.

Discussion with Architect

David Stein reviewed the results of the bidding on the FFE equipment.

Mr. Smith distributed a summary sheet of all bids received under the bidding process. He also read a letter received from the CEO of Contrax Furnishings expressing his concerns with the bidding process and its results.

Mr. Stein stated that the Committee members would be looking at three bidding results. To his knowledge, nothing had been modified to the bidding as of this date. Submittals happened after the submission. Most items were in the categories. The Contrax Company was the highest of the three bidders.

Mr. Stein felt the Committee would be dealing with primarily four items being questioned. These included: cafeteria tables, stools, caster sizes, and columns (square versus round). He has worked with the Contrax Firm in the past and it was specific in submitting a whole bid. He also stated that the Committee could go out and rebid these items or they could be ordered directly through a State contract.

It was decided that the communication from Contrax Furnishings would be sent to Town Counsel for further review. In the interim, Silver-Petrucci personnel will review the bids and possibly pull out what the Committee would want to order under a State contract.

MOTION: (Mr. Baker, sec., Mr. Putorti) to table the FFE award and refer the correspondence received to Town Counsel and Silver-Petrucci personnel.

So moved.

Affirmative: Mr. Baker, Mr. Putorti, Mr. Catlin, Mr. Coppola, Mr. Marcinek, Mr. Mirabelle, Mr. Conroy, Mr. Hatfield, Ms. Gesek, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. Stein discussed a communication received from D'Agostino & Associates regarding the technology bid results. Only one company bid – R& B Enterprises. It was advised that the Committee go out to bid again to attain competitive bids. The following motions were made:

MOTION: (Mr. Conroy, sec., Mr. Marcinek) to reject the sole Technology bid from R & B Enterprises.

So moved.

Affirmative: Mr. Conroy, Mr. Marcinek, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Putorti, Ms. Gesek, Mr. Hatfield, Mr. Mirabelle, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Marcinek, sec., Mr. Catlin) move to divide the technology bid into four components and rebid the items with returns due April 19, 2012.

So moved.

Affirmative: Mr. Marcinek, Mr. Catlin, Mr. Baker, Mr. Coppola, Mr. Mirabelle, Mr. Putorti, Ms. Gesek, Mr. Hatfield, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. Stein state that at present, there were no construction issues.

Mr. Smith inquired as to the deterioration of the existing chimney.

Mr. Stein recommended taking it down four feet from the top and capping it with a metal cap.

Mr. Smith reported that the cost of installing two new windows going into the cafeteria would be approximately \$17,000. He also discussed running power to the auditorium and Media Center for the installation of motorized shades for these areas.

Discussion ensued as to tree work being completed around the periphery of the building. The following motion was made:

MOTION: (Mr. Baker, sec., Mr. Putorti) to approve proposal 725 for additional landscaping services at the building site.

So moved.

Affirmative: Mr. Baker, Mr. Putorti, Mr. Catlin, Mr. Coppola, Mr. Hatfield, Ms. Gesek, Mr. Mirabelle, Mr. Conroy, Mr. Marcinek, Mr. Kubik, Mr. Smith

Opposed: None.

Update from Commissioning Agent

Mr. Schlitter reported that he was having regular Commission meetings with the architects and personnel with the Fusco Corporation. As issues arise, they are handled by the Fusco Corporation's personnel who work with the trades.

He accompanied the Fire Marshal on his tour of the facility on March 27, 2012 and all had gone well. All is set for functional testing the week of April 9, 2012.

Mr. Olechna left the meeting session at 9:10 p.m.

Update on Technology Grants

No report.

Review of Budget

Mr. Conroy related that the budget, at this time, is still in very good shape. He is still working on getting a total amount on the soft costs of the project. Another area that will have to be considered in total budget costs will be the interest charges on the bonds taken out by the Town. If the Town does not include them in its own budget costs, these will have to be paid with funding from the construction budget.

A budget summary sheet developed by Mr. Conroy was distributed to the Committee membership for informational purposes.

Approval of Invoices

Two invoices were received for this meeting session.

MOTION: (Mr. Baker, sec., Mr. Catlin) to approve payment of Invoice #9008, from Strategic Building Solutions, in the amount of \$2610.00.

So moved.

Affirmative: Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Putorti, Mr. Hatfield, Ms. Gesek, Mr. Conroy, Mr. Marcinek, Mr. Mirabelle, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Putorti, sec., Mr. Baker) to approve payment of Invoice #33892 from Hygenix in the amount of \$385.00 for monitoring costs associated with the asbestos abatement projects.

So moved.

Affirmative: Mr. Putorti, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Hatfield, Ms. Gesek, Mr. Marcinek, Mr. Conroy, Mr. Mirabelle, Mr. Kubik, Mr. Smith

Opposed: None.

Other Business

Mr. Smith reminded the Committee members that the next meeting dates would be held on April 10 and April 25, 2012. The April 10th meeting will begin at 5:30 p.m. and the Committee membership will have the opportunity to tour the mechanical room at the building site. Pizza will be served in the Fusco Trailer at 5:00 p.m.

Mr. Smith also related that he had received from the First Selectman a copy of a letter addressed to the Town Hall from the Seymour Lions Club. This organization is willing to donate two trees for planting along the periphery of the school building site.

Hearing nothing further:

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

So moved.

Affirmative: Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Putorti, Mr. Hatfield, Ms. Gesek, Mr. Mirabelle, Mr. Marcinek, Mr. Conroy, Mr. Kubik, Mr. Smith

Opposed:None

The meeting was adjourned at 9:34 p.m.

Submitted by:

Eugene Coppola