

Special Meeting
Chatfield-LoPresti School
Building Committee
Wednesday, September 29, 2010
Chatfield School's Teachers' Room
7:00 p.m.

Present: Donald Smith, Peter Kubik, Ray Catlin, Gene Coppola, Bruce Baker, Paul Mirabile,
Michael Marcinek, Jay Hatfield, Sandra Gesek, Yashu Putorti (7:30 p.m.), Kurt Miller (7:31 p.m.)

Absent: Phyllis Jachimowski, Trisha Danko

Silver-Petrucelli Representatives:

Dean Petrucelli
David Stein
Ken Sgorbati

Fusco Corporation Representative:

Brian Calvert

Board of Education Representatives:

MaryAnn Mascolo, Superintendent
Richard Belden
Leslie Sojka
David Olechna
Wayne Natzel (7:28 p.m.)

First Selectman Paul Roy

"New Haven Register" Reporter:

Jean Falbo Sosnovich

Mr. Smith called the meeting to order at 7:04 p.m. and led those present in the pledge to the flag. He asked for any commentary from the public and none was forthcoming.

Mr. Smith asked for a motion approving the minutes of the September 14, 2010 regular meeting.

MOTION: (Mr. Hatfield, sec., Mr. Marcinek) to approve the minutes of the September 14, 2010 meeting session as presented.

So moved.

Affirmative: Mr. Hatfield, Mr. Marcinek, Ms. Gesek, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Mirabile, Mr. Kubik, Mr. Smith

Opposed: None.

Correspondence

Mr. Smith stated one piece of correspondence was received since the last meeting session dealing with site inspections. This will be discussed later on in the agenda.

Discussion with Construction Manager

Mr. Calvert distributed copies of two separate packets formulated as a result of the opening of bids. One depicted a summary of the construction costs; the other, a cost breakdown of individual trades. He stated that the bids were taken in on Wednesday, September 22, 2010 at the Town Hall. Since then, he has been meeting with representatives submitting the trade packets. His firm is still in the process of reviewing these bids.

The second informational packet he distributed depicted add-alternatives costs added on to the grand total. If all were included, the projected costs involving mechanical installations are off by \$1,600,000. This was attributed primarily to the Committee's intent to install a modern state of the art geo-thermal heating and cooling system.

Mr. Smith stated that tentative planned expenditures had been speculated at \$28,637,405. The total from the pull-out bids amounted to \$28,562,005. This amount would have to be approved by the Committee membership and the Board of Selectmen. Mr. Smith was confident that the cost increase could be accommodated with the budget currently in place. Funds would have to be taken from the contingency fund in the amount of one million dollars.

Ken Sgorbati distributed a fact sheet dealing with mechanical systems bids. After review of the bids, contemplation was given to go from a four pipe to a two pipe system as a means of cutting costs. This was not advisable as a four-pipe system provides necessary controls needed to maintain proper controls of the heating and cooling systems. He felt strongly the Committee members would regret going to a two-pipe system as it would not function properly.

Mr. Sgorbati stated that the second area of concern with costs dealt with the installation of the roof-top ventilation system. After a review of the so-called savings that could be found in their installation, it would not be worth it in the long run.

First Selectman Paul Roy left the meeting session at 7:36 p.m.

Discussion with Architect

David Stein reported that once the Committee established a recommended price from the bids received, work could begin in earnest to formulate the FFE costs for the project.

Mr. Marcinek inquired as to how the PCBs abatement costs would affect the total costs. Mr. Stein responded that the abatement costs were included in the site-work demolition costs.

Review of Project Budget

Mr. Smith reviewed with the Committee membership his suggestions for a revised budget. In order to balance it, he advised using two-thirds of the planned contingency fund line item in the budget. He called for a motion approving this recommendation.

MOTION: (Mr. Catlin, sec., Mr. Miller) to accept the realignment of budget figures as shown in the spreadsheet distributed to the membership.

So moved.

Affirmative: Mr. Catlin, Mr. Miller, Mr. Coppola, Mr. Hatfield, Mr. Putorti, Ms. Gesek, Mr. Baker, Mr. Mirabile, Mr. Marcinek, Mr. Kubik, Mr. Smith

Opposed: None.

MOTION: (Mr. Marcinek, sec., Mr. Catlin) to recommend to the Board of Selectmen its approval of the recommended GNP of \$28,562,405 for the Chatfield School building project.

So moved.

Affirmative: Mr. Marcinek, Mr. Catlin, Mr. Baker, Mr. Coppola, Mr. Putorti, Mr. Mirabile, Mr. Hatfield, Mr. Kubik, Mr. Smith

Opposed: None.

Abstentions: Ms. Gesek, Mr. Miller

Mr. Kubik complimented the architectural firm and the construction manager for a job well-done in the bidding phase and resulting cost projections for the building project.

Open Bids for Materials Testing Firms

Mr. Smith stated that six bids had been received from testing firms bidding on the necessary testing that would have to be done once the project is begun. He asked for a motion remanding these bids to the architects and the construction manager for their review and recommendations to the Committee at the next regularly scheduled meeting.

MOTION: (Mr. Putorti, sec., Mr. Baker) to refer materials testing bids to the architectural firm and the construction manager for their review and recommendations that will be brought forward at the next regularly scheduled meeting session.

So moved.

Affirmative: Mr. Putorti, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Marcinek, Mr. Hatfield, Ms. Gesek, Mr. Miller, Mr. Mirabile, Mr. Kubik, Mr. Smith

Opposed: None.

Review of Abatement Monitor Bid Requirements; Approval for Advertising

Mr. Smith reported that the Committee membership would have to approve advertising for the concern responsible for monitoring the PCBs abatement project. Some discussion ensued as to the importance of hiring a firm that has had experience with the abatement of PCBs from a school district. It was the Committee's consensus that Seymour did not want to be the "test case" for school districts' PCBs abatement projects.

MOTION: (Mr. Hatfield, sec., Mr. Putorti) to approve the Co-Chairman's recommendation that the Committee go out to bid for the job responsibility of monitoring the PCBs abatement project.

So moved.

Affirmative: Mr. Hatfield, Mr. Putorti, Mr. Miller, Mr. Coppola, Mr. Marcinek, Ms. Gesek, Mr. Baker, Mr. Catlin, Mr. Mirabile, Mr. Kubik, Mr. Smith

Opposed: None.

Review of Project Schedule

All is progressing as planned.

Approval of Invoices

No invoices were submitted for approval at this meeting session.

Other Business

Mr. Smith stated that he had received a bid for special inspections that would have to take place during the various phases of the building project. It was from Michael Horton Associates in the amount of \$6100. Mr. Smith called for a motion accepting this bid.

MOTION: (Mr. Marcinek, sec., Mr. Hatfield) to accept the proposal received from Michael Horton Associates in the amount of \$6100 for special inspections at the building project site.

So moved.

Affirmative: Mr. Marcinek, Mr. Hatfield, Mr. Putorti, Mr. Coppola, Mr. Catlin, Mr. Baker, Ms. Gesek, Mr. Mirabile, Mr. Miller, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. Smith reminded Committee members that the next scheduled meetings dates are on October 12, 2010 and October 27, 2010.

Mr. Coppola reported on plans for the ground-breaking ceremony that will be held at the Chatfield School on Thursday, October 14, 2010 at 4:00 p.m. He stated that it was the Sub-Committee's recommendation that two student representatives from the third grade level be involved in the

ceremony. Mr. Kubik suggested that a student representative be drawn from every grade level to participate in the ground-breaking. He was told that his suggestion would be taken under advisement.

It was also suggested that former Committee members also be invited to the ground-breaking exercises.

Hearing nothing further:

MOTON: (Mr. Putorti, sec., Mr. Marcinek) to adjourn the meeting.

So moved.

Affirmative: Mr. Putorti, Mr. Marcinek, Mr. Coppola, Mr. Hatfield, Ms. Gesek, Mr. Miller, Mr. Baker, Mr. Mirabile, Mr. Catlin, Mr. Kubik, Mr. Smith

Opposed: None.

The meeting was adjourned at 8:29 p.m.

Submitted by:

Eugene Coppola