

Regular Meeting  
Chatfield-LoPresti School  
Building Committee  
Tuesday, August 3, 2010  
Norma Drummer Room  
Town Hall  
7:00 p.m.

Present: Donald Smith, Ray Catlin, Gene Coppola, Bruce Baker, Michael Marcinek, Sandra Gesek, Yashu Putorti, Paul Mirabile, Kurt Miller, Jay Hatfield, Peter Kubik (7:09 p.m.), Phyllis Jachimowski (7:10 p.m.)

Absent: Trisha Danka

Industrial Hygienist	William Rath
Silver-Petrucelli Representative:	Dean Petrucelli
Fusco Construction Representatives:	Brian Calvert Jeff Luzzi
Pierz Associates' Representative:	Joseph Pierz
Board of Education Representatives:	Wayne Natzel Richard Belden (7:09 p.m.)
"New Haven Register" Reporter:	Jean Sosnovich

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 and none was forthcoming at this meeting session.

Mr. Smith asked for a motion accepting the minutes of the July 20, 2010 meeting session.

MOTION: (Mr. Catlin, sec., Mr. Hatfield) to accept the minutes of the July 20, 2010 meeting as presented.

So moved.

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

Opposed: None.

Abstentions: Mr. Mirabile

## Correspondence

Mr. Smith stated that a letter had been received by the Superintendent of Schools from the Bureau of Schools Facilities at the State Department informing her that all documents have been received and are under review with a completion date of September 17, 2010. To expedite the reviewing process, the Town has the option of using its own officials for review of safety requirements, ADA regulations, Fire Safety issues, et cetera. Ms. Mascolo has already responded to the BSF that the Town would begin its local review as soon as possible

## Discussion with Industrial Hygienist

Mr. Rath reported that air sampling testing done in the interior of the Chatfield School related to PCBs have come back with positive results. One sampling was slightly above the recommended level in the kindergarten classroom. This room will be retested after the custodians clean all areas of the room using "Simple Green" as a cleaner and then rinsing with fresh water. Once done, the room will be retested prior to the opening of the new school year.

Mr. Rath also reported that the sampling taken in the adhesive of the current gym floor contained PCBs that were less than the fifty-five per million standard set by the EPA. Its abatement can be tied in with the asbestos abatement occurring with the gym floor materials with some modification in the abatement proposal and disposal plans.

Mr. Rath stated that the oil tank situation had been remedied. The Hygienics Company completed phase one. The tank was installed where it was, however, due to a lack of specifications for the tank's removal, one had to be drawn up by the Hygienics Company at a cost of \$2200.

Mr. Smith asked for a motion approving the expenditure of \$2200 for this purpose.

MOTION: (Mr. Marcinek, sec., Mr. Catlin) to authorize Industrial Health and Safety to prepare specifications for the underground tank removal at a cost of \$2200.

So moved.

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

Opposed: None.

Mr. Rath left the meeting session at 7:24 p.m.

## Discussion with Commissioning Agent

The Commissioning Agent's involvement is still in a holding pattern pending the results of the BSF review. Its personnel will become involved again during the preconstruction meeting.

## Discussion with Architect

Dean Petrucilli reviewed the positive results from the PCT meeting held at the State Department on July 19, 2010. Few comments and corrections were made and all corrections were submitted by the BSF on July 28, 2010. As a total review of the plans will not be completed until September 17, 2010, the Committee membership has an option of conducting its own local review of safety codes, ADA issues, et cetera. This option is already in place and will occur over the next two-week period.

#### Discussion with Construction Manager

Mr. Calvert expressed his concerns with the BSF's timeline in completing its review by September 17, 2010. He needs to have some approval by August 16, 2010 in order to place bids in several newspapers on Sunday, August 22, 2010.

As co-consultant Joseph Pierz was present at the meeting session, Mr. Smith called for a motion to add Mr. Pierz's comments to the agenda under item 7a.

MOTION: (Mr. Hatfield, sec., Mr. Marcinek) to add co-consultant's review discussion to the meeting agenda under item 7a.

So moved.

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

Opposed: None.

Mr. Pierz assured the Committee membership that his review of the BSF's master set will be done within the next two weeks. What is involved in the review is basically paperwork. He felt the real burden is going to be on the local officials to conduct their reviews within the next two-week period.

Mr. Calvert reiterated that once the approval is in, advertisements for bids should be included in the August 22, 2010 Sunday editions of newspapers in order to have bids returned by the deadline date of September 22, 2010. Between the 22<sup>nd</sup> and 29<sup>th</sup> of September, the Committee should have some sense as to where it is in regard to the project's schedule. He reminded Committee members that time is of the essence and a one week delay would be critical. His firm is looking to break ground on October 1, 2010 or shortly thereafter.

Mr. Belden interjected that Builders' Insurance has to be in place prior to any ground breaking. He will check with the insurance company to ensure all will be in place at the time of ground breaking.

Mr. Smith reminded Committee members that once the bids are in and decided upon, the GMP, the Guaranteed Maximum Price, will be discussed and set.

#### Review of Project Schedule

Committee members were apprised of the schedule under the Architect's and Construction Manager's reports.

## Project Budget

No report.

## Approval of Invoices

One invoice was received and presented at this meeting session. Mr. Smith called for a motion for approval of payment.

MOTION: (Mr. Hatfield, sec., Mr. Marcinek) to approve payment of Invoice #6558 to Strategic Building Solutions in the amount of \$520 for complete design services.

So moved.

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

Opposed: None.

## Other Business

Mr. Smith reminded Committee members that the next meeting dates are set for August 25, 2010 and September 14, 2010. Both will be held at the Chatfield School. It was suggested at this meeting session that the Committee take action authorizing Fusco Construction to go out to bid as soon as a letter is received from the BSF indicating full approval.

MOTION: (Mr. Baker, sec., Mr. Miller) to authorize Fusco Construction personnel to go out to bid pending BSF approval in writing.

So moved.

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

Opposed: None.

Mr. Smith stated that the first day of school is scheduled for August 26, 2010. He suggested meeting with the Chatfield staff as part of the Outreach Program detailed by the EPA prior to that time. After discussion, it was determined that Mr. Belden would confer with the Superintendent of Schools and see if this could be arranged as part of the agenda of opening of schools activities that would involve the entire staff of the Seymour schools.

Mrs. Jachimowski left the meeting session at 8:12 p.m.

Mr. Petrucelli stated that his firm has been informed that an energy grant could be available through the Clean Energy Fund. It is a new program offering rebates for the installation of a geo-thermal system. Grant monies could be substantial, however, a great deal of criteria have to be met. Its major stumbling block is its requirement that all items purchased must be made in America. This would provide a

formidable challenge as some products such as fasteners may not be found here. Untimely delays could ensue and affect the project's timeline.

Mr. Smith called for a motion declining participation in this grant.

MOTION: (Mr. Marcinek, sec., Mr. Baker) to not pursue the Connecticut Clean Energy Fund Grant due to potential costs and product quality and due to the complexities of the Buy American Act requirements which would impact costs.

So moved.

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

Opposed: None.

Hearing nothing further:

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

So moved.

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

Opposed: None.

The meeting was adjourned at 8:17 p.m.

Submitted by:

Eugene Coppola