

Regular Meeting
Chatfield-LoPresti School
Building Committee
Wednesday, May 26, 2010
Chatfield School Teachers' Room
7:00 p.m.

Present: Donald Smith, Bruce Baker, Ray Catlin, Gene Coppola, Sandra Gesek, Phyllis Jachimowski, Kurt Miller, Peter Kubik (7:06 p.m.), Yashu Putorti (7:26 p.m.)

Absent: Michael Marcinek, Trisha Danka, Jay Hatfield

Silver-Petrucci Representative: David Stein

Fusco Construction Representatives: Brian Calvert, Joseph Merhill,
Jeffrey Luzzi (Project Manager)

Industrial Health and Safety Representative: William Rath

Board of Education Representatives: Richard Belden, Wayne Natzel

Newly Appointed Committee Member: Paul Mirabile

Mr. Smith called the meeting to order at 7:05 p.m. and led those present in the pledge to the flag.

He introduced Paul Mirabile as a new Committee member who will join the Committee membership upon being sworn in at the Town Clerk's office.

Public Comment

There was no public comment offered at this meeting session.

Approval of Minutes – May 11, 2010 Meeting

Mr. Smith asked for a motion approving the minutes of the May 11, 2010 meeting session.

MOTION: (Mr. Catlin, sec., Mr. Baker) to approve the minutes of the May 11, 2010 meeting session as presented.

Mr. Smith offered one correction at the bottom of page two referring to the bidding price of Pierz Associates which should have read "one lump sum payment of \$16,000".

So moved with correction noted.

Affirmative: Mr. Smith, Mr. Kubik, Mr. Baker, Mr. Catlin, Mr. Coppola, Ms. Gesek, Mrs. Jachimowski

Opposed: None.

Abstention: Mr. Miller

Correspondence

There was no correspondence received at this meeting session.

Discussion with Industrial Hygienist

Mr. Rath discussed some of the changes that have occurred in the PCBs Abatement Plan as the EPA is now working closely with the Connecticut Department of Environmental Protection. According to this department, caulk containing more than 1 ppm is an illegal open use of PCBs. This increases the scope of our PCB work to include the following:

- a.) Caulk between metal window lintel and wood soffit
- b.) Caulk between top of aluminum window frame and steel lintel
- c.) Caulk around boiler room louvers

This work will have to be added to the PCB plans and noted on the asbestos abatement plans.

EPA requires post-abatement wipe samples inside the building with a limit of 1 ug/100cm². This wipe testing will increase the cost of the PCB abatement project monitoring.

Mr. Coppola inquired if these added expenses would exceed the allotted budgetary item set for abatement projects.

Mr. Rath responded that it would not.

Mr. Rath stated that all were working in earnest to get the plans submitted in a timely manner and have everything approved and in place prior to the PCT meeting scheduled at the State level on July 19, 2010.

Discussion with Commissioning Agent

As nothing had changed since the last meeting session, there was no need for a Commissioning Agent's report at this meeting session.

Discussion with Architect

Mr. Stein reported that little had changed since the last meeting session. Representatives from his firm are working closely with Fusco Construction representatives on logistical planning once the project gets underway. This involves planning as to how phase-in plans become incorporated into bidding documents as well as devising plans for egress at the building during emergency situations.

Mr. Stein also reported that all drawings are almost fully completed and that all will be in place when the PCT meeting is held at the State on July 19, 2010.

Discussion with Construction Manager

Mr. Calvert reported that he and members of his firm are looking at the timelines for the project and how all is to proceed over the two-year construction period. A packet was distributed to the membership showing design plans for Phase B-1 through Phase B-7. Mr. Calvert reviewed each phase. He stated that he had met with Mr. Belden, Mr. Natzel, and Mr. Smith to discuss the phase-in plans in detail and followed up with a meeting with school personnel including the principal and the Superintendent of Schools. He will be meeting with the Town's Fire Marshal during the first week of June. Pending a positive result from the scheduled PCT meeting at the State level in July, the first phase construction will begin on the new C wing beginning in October of 2010.

Ms. Gesek inquired if any planning were done involving an outdoor play area for noon recess activities.

Mr. Calvert responded that a great deal will depend upon construction completion areas and plans will have to be made accordingly.

Review of Bids for Code Review Consultant

As the committee membership had had the opportunity to review the three bids received for the code review consultant, Mr. Smith asked for a motion to hire a code review firm,

MOTION: (Mr. Baker, sec., Mr. Miller) to award the bid for a third party building and fire safety code compliance review to Pierz Associates in the amount of \$16,000.

So moved.

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

Opposed: None.

Review of Project Schedule

At this time, all is in place in readying material for the PCT meeting at the State level in July, 2010.

Review of Project Budget

No action was necessary at this meeting session regarding the projected budget for the project.

Approval of Invoices

One invoice was received for this meeting session from Strategic Building Solutions.

MOTION: (Mr. Putorti, sec., Mr. Catlin) to approve the payment of Invoice #6304 from Strategic Building Services in the amount of \$1,286.00 for work completed to date as the Commissioning Agent for the project.

So moved.

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

Opposed: None.

Other Business

Mr. Smith reminded the Committee membership that the next meeting dates have been set for June 8 and June 23, 2010.

Mr. Smith stated that he had also met with representatives from the Valley Health Department for review of the kitchen equipment ordered and the plans are currently being reviewed by a Health Department representative. He also reviewed the geo-thermal well system with these individuals and Mr. Smith felt it was a very informative and productive meeting session.

Hearing nothing further, Mr. Smith called for a motion to adjourn.

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

So moved.

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

Opposed: None.

The meeting was adjourned at 8:22 p.m.

Submitted by:

Eugene Coppola