

Regular Meeting
Chatfield-LoPresti Elementary School
Building Committee
Tuesday, October 13, 2009
Chatfield School's
Teachers' Lounge
7:00 p.m.

Present: Ray Catlin, Bruce Baker, Gene Coppola, Phyllis Jachimowski, Paul Roy, Sandra Gesek, Trisha Danko, Yashu Putorti, Michael Marcinek, Donald Smith, Peter Kubik (7:25 p.m.), Jay Hatfield (8:20 p.m.)

Absent: Frank Conroy, Judy Legeza, Fred Stanek, Kurt Miller

Silver-Petrucci Representative: David Stein

Board of Education Representatives: Richard Belden,
MaryAnne Mascolo (7:25 p.m.)

Industrial Health and Safety Representative: William Wrath

Chatfield PTA Representatives (8:25 p.m.) Christine Brenning, Libby Berti, Heather Fitzgerald, Sandy Valenti, Kim Seeland

Mr. Smith called the meeting to order at 7:13 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.

Approval of Minutes of September 29, 2009

Mr. Smith called for a motion of approval of the minutes of the September 29, 2009 meeting.

MOTION: (Mr. Putorti, sec., Mr. Marcinek) to approve the minutes of the September 29, 2009 meeting session as submitted.

Several corrections were made as follows: P. 3 – the firm name was Horizon and not Verizon as listed; p. 4 – the referendum grant amount should have read \$32,500,000 and not \$32, 500 as listed; enumerations on page 4 should have included number 10, the elimination of the raised loading dock and the current number 10 would become number 11; and on p. 7 – the firm's name should have been listed as Nafis and not Napier as listed.

So moved with corrections noted.

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

Opposed: None.

Correspondence

Mr. Smith stated that no correspondences had been received prior to this evening's meeting session. However, he reported that word had been received at the First Selectman's Office that the project has been approved and the reimbursement funds would be included in the State's biennial budget.

He also reported that the selectmen had concluded a contractual agreement with Fusco Construction as the construction manager for the project.

Discussion with the Industrial Hygienist

Mr. Wrath informed the Committee membership that after asbestos and PCB testing had taken place in the building, it was discovered that the windows on the old section of the building were caulked with materials containing PCBs. Under new EPA regulations, once these materials have been discovered, their removal must be addressed.

As \$400,000 had been placed in the project budget for removal of hazardous waste materials, Mr. Wrath felt that this amount should be sufficient to cover the cost of removal of all hazardous waste materials found.

Discussion with Architect

Mr. Stein reported that programming meetings had been held with staff members and representatives from his firm would be meeting shortly with Mr. Belden and Ms. Mascolo and review casework, filings, furniture, etcetera. They will also be reviewing the technology piece as well as the telephone system, access control, the security system, etcetera.

The design and development is set with fifty percent completed with bid documents. This information will be given over to Fusco Construction shortly for its personnel to determine cost estimates.

Silver-Petrucelli personnel are currently updating the FTP site and are working closely with Fusco Construction personnel on site logistics – temporary parking, utilities, oil tanks, etcetera. Temporary services will have to be provided for these areas during the construction process.

Mr. Stein informed the membership that geo-thermal testing taken at the site tested well. One test well will be created with the piping in place and will be observed for some period of time. This will assist in determining the size and quantity of wells needed in the future.

Mr. Smith informed the Committee members that the minutes of the meeting with staff to discuss the FTE planning and purchasing are on the web site.

Discussion with Construction Manager

Mr. Smith reported that Fusco Construction personnel were still working on the logistics and schematic estimate after the Committee's actions at the last meeting session. At this time, there is no need for budget modifications or adjustments until Fusco's work is completed.

Discussion on Commissioning Agent and Selection

Mr. Smith reported that he, Mr. Baker, and Wayne Natzel had made a site visit to Strategic Building Solutions' main office the previous week and had a very positive visit.

After completing the visit to the firm, contact was made with representatives from the Bridgeport School System who used SBS as their commissioning agent. This firm was strongly recommended by Bridgeport schools' personnel.

Mr. Baker related that he had also attended a monthly meeting at Area Cooperative Educational Services (ACES) and their personnel informed him that they had worked with SBS and highly recommended them for the project.

The cost for SBS would be \$98,660 plus a \$2900 reimbursable fee. As \$75,000 had been placed in the budget for this particular service, budget adjustments will have to be made accordingly.

Mr. Smith called for a motion to hire a commissioning agent for the project and give rationale in the motion made as to why the lowest bidders were not hired for the project.

MOTION: (Mr. Baker, sec., Mr. Catlin) to hire the Strategic Building Solutions (SBS) for \$98,660 plus a \$2900 reimbursable fee as the Commissioning Agent for the project and bypass the lowest bidders for the position due to the poor presentation made at the interviewing session by one of the firms and the poor references received on the other.

So moved.

Affirmative: Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Roy, Mr. Marcinek, Mr. Kubik, Mr. Smith, Mrs. Jachimowski

Opposed: Ms. Gesek, Mrs. Danko, Mr. Putorti

The Firm's representatives will be ready to start working as soon as approval had been given by the Board of Selectmen.

Review of Project Schedule

Mr. Stein stated that the design document will be given to representatives of Fusco construction by December 9, 2009 and that a cost estimate will be ready by the January 10, 2010 meeting. Bid numbers should be in place by the end of the current school year.

Review of Project Budget

Mr. Smith suggested that a transfer be made from the project's contingency line item in the amount of \$26,560 to cover the cost of the Commissioning Agent's fees.

MOTION: (Mr. Marcinek, sec., Mr. Baker) to transfer \$26, 560 from the project budget's contingency line item to cover the fees of the Commissioning Agent's Firm.

So moved.

Affirmative: Mr. Marcinek, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Roy, Mr. Kubik, Mr. Smith, Mrs. Jachimowski

Opposed: Ms. Gesek, Mrs. Danka, Mr. Putorti

Abstention: Mr. Hatfield

Approval of Invoices

Two invoices were submitted for approval at this meeting session.

MOTION: (Mrs. Danka, sec., Mr. Putorti) to approve payment of \$20,000 to Fusco Construction for pre-construction phase work.

So moved.

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

Opposed: None

MOTION: (Mr. Putorti, sec., Mr. Marcinek) to approve payment of \$78,400 to Silver-Petrucelli for 35% of work completed on the design development of the project.

So moved.

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

Opposed: None.

Other Business

Mr. Smith reminded Committee members that the next meetings are scheduled for October 28, 2009 and November 10, 2009.

As representatives from the Chatfield School's PTA had recently joined the meeting session, Mr. Smith explained why the current playground at the building will have to be disassembled and moved to a new location in town. Chatfield Park was mentioned as a possibility. However, Mrs. Danka suggested that the PTA contact the Parks Commission and discuss the situation with its representatives.

Hearing nothing further:

MOTION: (Mrs. Danka, sec., Mr. Putorti) to adjourn the meeting.

So moved.

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

Opposed: None.

The meeting was adjourned at 8:50 p.m.

Submitted by:

Eugene Coppola