

Special Meeting
Chatfield-LoPresti School
Building Committee
Tuesday, September 29, 2009
Chatfield School's
Teachers' Lounge
7:00 p.m.

Present: Donald Smith, Peter Kubik, Bruce Baker, Ray Catlin, Saundra Gesek, Phyllis Jachimowski, Trisha Danka, Michael Marcinek, Paul Roy, Gene Coppola, Fred Stanek (7:07 p.m.), Kurt Miller (7:10 p.m.)

Absent: Judy Legeza, Mark Thompson, Jay Hatfield, Frank Conroy, Yashu Putorti

Silver-Petrucelli Representatives: Dean Petrucelli

Adee Gabriel
Robert Banning

Fusco Construction Representatives: Brian Calvert

Joseph Merhill

Board of Education Representatives: MaryAnne Mascolo

Richard Belden

Others: Daniel Heffernan, Jr.

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

Mr. Smith asked for any public comment.

Mr. Heffernan questioned conceptual design phases of the project such as the intercom system, mechanical systems, etcetera, and felt more specific information should have been included related to the installations of these systems.

Mr. Smith responded that the project was still at the schematic level and more specific information on these matters would be forthcoming. He suggested that Mr. Heffernan schedule a meeting with members of the design team.

Mr. Banning, from the Silver-Perucelli Firm, stated that his personnel were ready to set up a meeting with school personnel. At present, he has gotten the drawings up to a schematic level in order to provide information to Fusco Construction personnel for the determination of actual cost estimates.

Approval of Minutes of Special Meeting – September 9, 2009

Mr. Smith asked for the approval of the minutes of the September 9, 2009 special meeting as presented.

MOTION: (Mr. Baker, sec., Mr. Miller) to approve the minutes of the special meeting of September 9, 2009 as presented.

Mr. Smith offered one correction: the inclusion of the bid prices submitted by the four firms bidding for the position of Commissioning Agent for the project which were the following:

- a.) Horizon Engineering Associates LLP - \$54,500
- b.) Consulting Engineering Services, Inc. - \$87,300
- c.) Strategic Building Solutions - \$96,410
- d.) vanZelm Engineers - \$115,054

So moved with correction
noted.

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

Opposed: None.

Abstentions: Ms. Gesek, Mrs. Danko, Mr. Roy, Mr. Stanek

Correspondence

Mr. Smith related that he had received the following items of correspondence:

- 1.) An historical packet of newspaper articles dealing with the opening of the Chatfield School and its first few years of operation from Clare Falcha.
- 2.) An e-mail from the First Selectman's Office informing the Committee membership that the First Selectman had received a letter of resignation from the Committee from Mark Thompson.
- 3.) A series of letters involving the State Legislation's move to put a one-year moratorium on school building projects.
- 4.) A letter from Representative Teresa Conroy alerting the Committee membership that project funds are at present scheduled for reimbursement.
- 5.) Copy of an e-mail that Richard Belden received from J. Goldrick from the State Department that the Chatfield School project has been approved and assigned a project number, #124-0054, with the acceptance of the submitted ED 049 Form.

Discussion of Commissioning Agent Selection – Take Action

Mr. Smith related to the Committee membership that calls were made to representatives of Verizon Engineering for clarification of what was perceived as an error in cost estimates by the Committee membership. He was informed that no error was made and the cost seemed low as their personnel would be able to use other resources.

Mr. Smith stated that he contacted the chairman of a building committee in Fairfield inquiring as to the work of Verizon Engineering personnel on a current building project in the Fairfield School System. He was informed that, to date, Verizon Engineering personnel have served as a silent consultant on the building project which is well on its way to completion.

Mr. Smith also made calls to the Strategic Building Solutions Firm and relayed information from this firm's personnel.

At this point, it was suggested that before any further decision is made on the hiring of the Commissioning Agent that a personal visitation be made to the offices of the Strategic Solutions Firm.

Mr. Smith requested a motion on this matter.

MOTION: (Mr. Baker, sec., Mr. Catlin) to further review the application of Strategic Building Solutions for the position of Commissioning Agent and that a site visit be made to the firm's offices by representatives of the Committee.

So moved.

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

Opposed: None.

Discussion with Architect

MOTION: (Mr. Miller, sec., Mr. Marcinek) to go out of the regular order of business and move to item seven on the agenda.

So moved.

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

Opposed: None.

Discussion with Construction Manager

Mr. Calvert distributed copies of the project's estimated costs as determined by Fusco Construction. The budget is approximately \$300,000 over the \$32,500 figure approved by the Town's referendum. Mr. Calvert reminded the Committee members that the number had not been valued engineered. He distributed copies of a recommended valued engineering list for the Committee's consideration as a way of lowering costs. There were eleven items on the recommended list. These included:

- 1.) Delete and/or reduce canopy at gym
- 2.) Delete roof overhang at south addition.
- 3.) Delete courtyard wall.
- 4.) Omit snow melt system.
- 5.) Delete recessed brick detail.
- 6.) Delete first floor sun shades.
- 7.) Delete Boiler Room Observation Window.
- 8.) Substitute flat for bow roof at gym.
- 9.) Substitute VCT for sheet vinyl.
- 10.) Substitute metal stud and drywall for block partitions.

After much discussion, the following motion was made:

MOTION: (Mr. Catlin, sec., Mr. Marcinek) to eliminate items 1, 2, 8, and 11 from the valued engineering list.

Amendment to the motion by Mr. Stanek and seconded by Mrs. Danka that each item be voted on separately.

Mr. Smith called for a vote on the amendment.

Affirmative: Mr. Roy, Mrs. Danka, Mr. Stanek, Ms. Gesek, Mrs. Jachimowski, Mr. Miller

Opposed: Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Marcinek, Mr. Kubik, Mr. Smith

Due to a tie vote, the amendment was defeated.

Mr. Smith called for a vote on the original motion.

So moved.

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

Opposed: Mrs. Danka, Mr. Stanek, Mr. Miller

Abstention: Ms. Gesek

MOTION: (Mrs. Danka, sec., Mr. Stanek) to remove the photovoltaic system and the solar hot water system out of the project.

During discussion on the motion, it was pointed out that the solar hot water system should not have been included in the motion.

Amendment to the motion: (Mrs. Danka, sec., Mr. Stanek) the motion should read to only eliminate the photovoltaic system.

Mr. Smith called for a vote on the amendment.

So moved.

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

Opposed: None.

Mr. Smith called for a vote on the original motion.

So moved.

Affirmative; Mrs. Danka, Mr. Stanek, Mr. Baker, Mr. Catlin, Mr. Coppola, Mr. Miller, Mr. Roy, Mr. Marcinek, Ms. Gesek, Mrs. Jachimowski, Mr. Kubik, Mr. Smith

Opposed: None.

Discussion with Architect

Dean Petrucelli reported that in the last three weeks, personnel working on the design project have shifted gears. The firm had received approval on all facets of the project except for the

mechanical systems. He was waiting for the cost estimates from Fusco Construction, and now that they are available, his mechanical team members need direction.

Mr. Petrucelli reported that during the past two weeks, he has attended the Meet the Teachers Night programs at both the Chatfield and LoPresti schools and reviewed the project's plans with both parent communities.

Mr. Petrucelli stated that his personnel are moving ahead with the planning of a geo-thermal and chill beam system for ventilating and heating the building. Robert Banning, from his firm, was present with Adee Gabriel to explain the system and answer any questions Committee members might have had.

After much discussion, the following motion was made:

MOTION: (Mr. Baker, sec., Mr. Marcinek) to commit to the geo-thermal and chill beam systems for the project.

So moved.

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

Opposed: None.

Mr. Kubik asked for an updated project schedule from the architect and construction manager and if it could be made available at the next meeting session.

He was informed that it would be.

Approval of Invoices

Mr. Smith reported that three invoices had been received and asked for Committee action on each of them.

MOTION: (Mr. Baker, sec., Mr. Miller) to approve the payment of \$49,500 to the Silver-Petrucelli Firm which denotes one hundred percent completion of the work done on the schematic drawings.

So moved.

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

Opposed: None.

MOTION: (Mrs. Danka, sec., Mr. Roy) to approve payment of \$28,147.23 to the firm of Dave Pitney LLP for work involving bond issuance, legal fees, etcetera.

So moved.

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

Opposed: None.

As there was a question as to the charges of \$1155 and \$595 from the firm of Naper and Young regarding corrections made to the survey provided to the Committee membership, the following motion was made:

MOTION: Mrs. Danka, sec., Mr. Miller) to reject Invoice #278-09, in the amount of \$1155, and Invoice #333-09, in the amount of \$595, received from the firm of Naper and Young.

So moved.

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

Opposed: None.

Other Business

Mr. Smith reminded Committee members that the next meeting dates are scheduled for Tuesday evening, October 13, 2009, and Wednesday, October 28, 2009. Both will be held in the Teachers' Lounge at the Chatfield School.

Hearing nothing further:

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

So moved.

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

Opposed: None.

The meeting was adjourned at 9:58 p.m.

Submitted by:

Eugene Coppola