

Special Meeting
Chatfield-Lopresti School
Building Committee
Monday, July 13, 2009
Town Hall
7:00 p.m.

Present: Donald Smith, Bruce Baker, Saundra Gesek, Phyllis Jachimowski, Kurt Miller, Michael Marcinek, Gene Coppola, Trisha Danko (7:40 p.m.)

Absent: Peter Kubik, Mark Thompson, Yashu Putorti, Judy Legeza, Jay Hatfield, Frank Conroy, Paul Roy, Fred Stanek, Ray Catlin

Fusco Construction Company Representatives: Brian Calvert, Paul Mongillo

Silver-Petrucelli Associates' Representatives: Dean Petrucelli, Ken Sgrobat, Joseph Pereira

Board of Education Representatives: Richard Belden, MaryAnne Mascolo

Mr. Smith called the session to order at 7:01 p.m. and led those present in the pledge to the flag. Due to a lack of quorum, Mr Smith advised those present that this evening's gathering would be a workshop session where discussion will take place and no action taken on any issues.

Mr. Smith called for any public comment and none was forthcoming.

Action on the acceptance of the minutes of the meeting of June 24, 2009 was deferred until the next meeting session.

Correspondence

There was no correspondence received for this meeting session.

Review Commissioning Agent RFQ

Mr. Smith reported that one bid had been received from the advertisement for a commissioning agent. It was received from Horizon Engineering an outfit from New York with an office in Wilton, Connecticut. He asked the architect's representatives if they had had any dealings with this firm in the past.

Ken Sgrobat answered that his firm was currently working with Horizon Engineering on the Stratfield School building project in the Fairfield School District. He was impressed with their demeanor and credentials and found them to be a hands-on outfit. However, the majority consensus of those present was that the Committee should go out to bid once more and also contact firms letting them know that the Committee membership was accepting bids for this position.

Discussion with Architect

Dean Petrucelli distributed two copies of the kitchen design that had been drawn up after representatives from his firm met with representatives of RJS Associates, a food service consultant firm. He will meet with Seymour Schools' lunch program director Cynthia Brooks and her managerial staff to discuss these designs and resubmit them at a later date for the Committee membership's approval.

Mr. Petrucelli also distributed copies of newly designed floor plans for the first and second floor of the new building. He had taken into consideration the Committee members' concerns from the last meeting session, and redesigned the Media Center to include a guided reading storage area, as well as including a special education classroom across from the media center. His goal was to redesign the structure to bring the square footage to an eighty-two thousand square feet facility. He was unable to do that as the designs distributed equaled a total of eighty-two thousand eight hundred square feet.

Members inquired as to the cost value of the additional eight hundred square feet. Mr. Calvert stated it would probably be in the area of \$240,000.

It was the consensus of opinion that the plans should stay as they are at this time as there is ample funding in the contingency line item in the building project's budget. Definitive action on acceptance of the plan will take place at a future meeting with a Committee quorum present.

Discussion with Construction Manager

Brian Calvert stated that his firm would need a finalized copy of the schematics prior to revising the budget. If the full Committee membership accepts the 800 square feet proposed in the initial plan, an additional quarter of a million dollars will have to be worked into the budget.

Joseph Pereira addressed those present. He distributed copies of Scheme 4a which depicted his firm's design for the parking area. Along with parking spaces for 178 cars, a new sidewalk was included on the edge of the parking area for building walkers as well as a redesign of the area in front of the building for the queuing of buses.

Discussion ensued and Mr. Pereira stated that the firm was still working on creating a means of access to the rear of the building for emergency purposes. The cost factor of tearing down the wall in the rear and reconstructing that area could be prohibitive. Mr. Pereira suggested that perhaps an access road could be constructed in the front of the building and extended around the curved portion of the proposed building on the Shady Knoll Convalescent Home's side. This proposal will be taken under consideration and discussed at a future meeting date.

Mr. Calvert reminded those present that this outdoor work has to be in place and ready to be constructed during the summer of 2010. The bulk of the work will have to be done prior to the opening of school that year.

Review of Project Schedule

It was pointed out that the original schedule showed that the schematics were due out of Silver-Petrucelli's Office by the end of August, 2009. Mr. Petrucelli stated that to his best estimate, we were approximately two weeks behind at this time.

Mr. Calvert informed the Committee members that once the schematics had been accepted, they would have to wait approximately four weeks from that date for a cost estimate on the project. It will take that long to compile the figures.

Mr. Calvert also mentioned that he would like to meet with representatives from Industrial Health and Safety to begin reviewing the building to determine the need for abatement plans, if necessary, as these costs will have to be figured in to the total construction costs.

Review of Project Budget

Mr. Smith reminded those present that the changes that were made to the budget line items at the last meeting session had been adjusted in these line items and that he had e-mailed the revised corrections to the Committee membership.

Mr. Marcinek reminded those present that if the additional 800 square feet were going to be accepted as part of the project that an additional quarter of a million dollars would have to be found and worked into the budget line items.

Mr. Belden stated that the ED O49 Form had been submitted to the State Department by the due date of June 30, 2009. After the State Department's personnel review and accept the project, all will be in place and ready to go with an established budget.

Approval of Invoices

One invoice had been received from the Silver-Petrucelli firm. However, due to a lack of quorum, no action was taken for the approval of payment.

Other Business

Mr. Mongillo reported that the prologue web site was in place and that he was still working on developing the site as mentioned at the last meeting session. Several Committee members mentioned that they had already connected with the web site and are looking forward to utilizing this medium in the future.

Hearing nothing further, the session ended at 9:47 p.m.

The next meeting session is scheduled for July 28, 2009, at 7:00 p.m., at either the Town Hall or the Community Center (Old Middle School). Mr. Smith will inform the membership by e-mail as to where.

Submitted by:

Eugene Coppola