

Special Meeting  
Chatfield-LoPresti School  
Building Committee  
Wednesday, June 24, 2009  
Chatfield School's Teachers' Lounge  
7:00 p.m.

Present: Donald Smith, Bruce Baker, Ray Catlin, Gene Coppola, Jay Hatfield, Phyllis Jachimowski, Paul Roy, Sandra Gesek, Trisha Danko, Yashu Putorti, Fred Stanek, Frank Conroy, Peter Kubik (7:05 p.m.), Michael Marcinek (7:29 p.m.)

Absent: Judy Legeza, Mark Thompson, Kurt Miller

Silver-Petrucelli Representatives: Dean Petrucelli, David Stein

Fusco Construction Representatives: Joseph Merhill, Brian Calvert, Paul Mongillo

Board of Education Representatives: Richard Belden, MaryAnne Mascolo (7:14 p.m.)

William Rath from Industrial Health and Safety

Mr. Smith called the meeting to order at 7:02 p.m. and led those present in the pledge to the flag.

Public Comment

There was no public commentary made at this meeting session.

Approval of Minutes

Mr. Smith asked for acceptance of the minutes of the June 9, 2009 meeting.

MOTION: (Mr. Baker, sec., Mr. Catlin) to accept the minutes of the June 9, 2009 meeting as presented.

Mr. Smith offered two corrections in the meeting minutes. Mr. Mongillo will serve as the web site coordinator for the project and has no role as the environmental consultant. The environmental consultant will be a representative of the Town's consulting firm – Industrial Health and Safety from Woodbridge, CT.

So moved with corrections noted.

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

Opposed: None

Abstentions: Mr. Hatfield

## Correspondence

Mr. Smith related that a proposal had been received from Industrial Health and Safety regarding an assessment of the Chatfield School building including testing for hazardous materials such as asbestos, PCBs, lead paint, and the like. The total bid price was listed as \$23,090.

Mr. Rath explained the process used by his firm in making this assessment and the possibilities of abatement programs if any of these materials are found.

Mr. Smith reminded the Committee membership that \$400,000 had been placed as a line item in the budget for this purpose.

Action for acceptance of this proposal was deferred until Item 10 was addressed in the meeting's agenda.

## Review Commissioning Agent RFQ

Mr. Smith informed the Committee that the Commissioning Agent has been advertised for and, hopefully, proposals will be forthcoming prior to the next meeting session.

## Review Site Survey, Take Action as Necessary

Copies of the Town's land plot of the Chatfield School's property were distributed to the Committee membership. It was pointed out that one of the neighboring home owners had constructed a retaining wall infringing on school property.

Discussion ensued. Several Committee members felt the owner should be notified and remedial steps taken to correct the situation.

Mr. Coppola suggested that the owner be informed. However, if this infringement has no bearing on the school's functioning or impeding the progress of the proposed building project, the barrier should be left in place.

Mr. Stanek reminded the Committee membership that the remediation of this situation is not under the purview of the building committee. The Board of Selectmen should be informed and if it wishes to pursue the issue, it should do so in working together with the members of the Board of Education.

## Discussion with Architect

Mr. Smith pointed out that this discussion would better take place after hearing representatives from the Construction Manager and asked for a motion to go out of the regular order of business and move to item number eight on the agenda.

MOTION: (Mr. Baker, sec., Mr. Roy) to go out of the regular order of business and move to item number eight on the meeting's agenda.

So moved.

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

Opposed: None.

Brian Calvert, from Fusco Construction, reviewed the Committee's add-ons and changes recommended to the original building proposal. Taking everything proposed under consideration, the addition has grown to eighty-five thousand square feet. Undoubtedly, this led to a cost estimate overrun of \$2,173,000 for the Scheme One Plan.

Though the project budget contains a contingency fund that would cover this additional cost, Committee members were reluctant to commit these funds at this time as unforeseen expenses are bound to occur during the construction process.

The Construction Manager and representatives from Silver-Petrucelli met and scaled down the project as much as possible. Committee members discussed and reviewed the four schemes presented.

Several Committee members discussed their concern with eliminating programs and needed building space for carrying out an optimal educational programming.

Mr. Belden suggested that funds approved by the Town should be utilized in getting the necessary construction that is needed for an educational program conducive to the Twenty-First Century. Perhaps funding could be reduced from the FFE line item in the budget as well as other areas to pare down the overage cost.

Mr. Catlin suggested that the Committee membership stick with Scheme #1 and reduce expenditures in line items such as FFE and other areas. Much discussion ensued and it was the general consensus of the membership that the contingency fund line item should not be reduced that drastically.

It was finally decided that the Committee membership would accept the newly proposed Scheme #4 and reduce the line items of FFE by \$400,000 and the contingency fund by \$900,000. This would be the plan sent to the State Department by June 30, 2009. Mr. Smith called for a motion approving this plan.

MOTION: (Mr. Marcinek, Mr. Catlin) to approve the newly proposed Scheme #4 which involves the reduction of the FFE line item by \$400,000 and the Contingency Fund by \$900,000, with the modification to increase the square footage to 82,000 square feet and design a space for the guided reading program.

So moved.

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

Opposed: None.

#### Review of Project Schedule

The project is progressing as planned. With the acceptance of Scheme Four, all will be in place to submit the ED 049 Form to the State Department prior to the due date of June 30, 2009.

#### Review of Project Budget

As Scheme #4 was accepted by the Committee membership, action had to be taken to adjust the line items in the budget accordingly.

MOTION: (Mrs. Danka, sec., Mr. Baker) to remove \$400,000 from the FFE line item of \$1,400,000 and \$900,000 from the contingency fund line item and add the \$1,300,000 to the construction costs.

So moved.

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

Opposed: None.

#### Approval of Invoices

Mr. Smith announced that an invoice had been received from the Firm of Naperson and Young in the amount of \$4,950 for site survey work.

MOTION: (Mr. Hatfield, sec., Mr. Roy) to approve the payment of \$4950 to the Firm of Naperson and Young for site survey work done for the building project and that this billing be paid from the general fund.

So moved.

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

Opposed: None.

#### Other Business

#### Status of the ED 049 Form

Mr. Belden stated all would be ready to mail to the State by the June 30, 2009 deadline.

#### Environmental Consultant

Mr. Smith called for action on the proposal submitted by Industrial Health and Safety

MOTION: (Mr. Hatfield, sec., Mr. Baker) to accept the proposal and enter into an agreement with Industrial Health and Safety as presented in the amount of \$23, 090 for hazardous material investigation.

So moved.

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

Opposed: None.

#### Web Site Development

Mr. Mongillo addressed the membership on the work he has completed in setting up the three web sites. As the third web site is being planned for public information and reaction, Mr. Smith assigned Co-Chairperson Peter Kubik as the Committee contact person to work with Mr. Mongillo on the dissemination of information to the public at large.

Hearing nothing further:

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

So moved.

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

Opposed: None

The meeting was adjourned at 9:35 p.m.

The next meeting will be held on July 14, 2009, at 7:00 p.m., at the Seymour Community Center.

Submitted by:

Eugene Coppola