

APPROVED MINUTES
Town of East Haddam
School Building Committee
Regular Meeting
August 8, 2007

1. CALL TO ORDER

The Regular Meeting of the East Haddam School Building Committee was held on Wednesday, August 8, 2007 at 7:10 p.m., at the Nathan Hale High School, Media Center; called to order by Craig Parker.

a. Roll Call

In attendance were John Gibson, Craig Parker, Vinny Garofalo, Richard Toolan and Kerri Willis Budzik – arrived 7:15 p.m.

Absent were David LaFemina, Todd Moss, Denise Gable, and Mary Beth Mordecai.

Also in attendance were Bob Celmer - KBA, Al Howat and Tom Dimauro -Newfield Construction.

2. APPROVAL OF THE AGENDA

Nothing new was added.

3. APPROVAL OF MINUTES

a. 07-25-07

No copies of the 7-25-07 minutes were available for review at the meeting, so discussion for approval was deferred until the next meeting.

4. Old Business

a. BOE Report

There was nothing new to report.

b. BOS Report

There was nothing new to report.

c. BOF Report

There was nothing new to report.

d. Change Order Sub-Committee Report

Mr. Garofalo reported that lighting of the site was undergoing revision, both lighting locations for the entrance road and the power source location originating at the school. The size of the cables may be reduced if a street light is added by CL&P at the primary entrance to the school at Clark Gates Road. Newfield suggested that since CL&P will likely be adding a metered service for a street light, then provisions should be considered for a separate 60 Amp service in the event that additional power requirements become necessary at the Clark Gates entrance (i.e. lighting for a sign identifying the school.) Newfield indicated that there is nothing on the plans for other electric services at Clark Gates Road at this time. There was some further discussion of what town group may be providing entrance signage for the school, and whether or not a sign would need lighting. The committee agreed that Newfield should obtain pricing from CL&P for the street light and the additional 60 Amp service at Clark Gates Road.

e. Construction Manager Report

Mr. Howat distributed and discussed the following:

- Newfield Construction, Construction Manager's Report, dated 08/08/07.

Mr. Howat reported that due to the progress in the field, fewer and fewer submittals are being required to keep the construction activity on schedule. Progress on Buildings A, D and E has been moving forward very well. The two noted delays in the CM Report were not affecting the current project schedule. The site lighting issue is proceeding on a time & material manner, while the design becomes finalized.

In Other Issues in the CM Report, there was a second incident of theft at the site. Several areas of copper piping and copper grounding were stolen. The amount of lost materials represented approximately \$200 of copper value, but the re-work will cost on the order of \$20,000 in repair. Mr. Howat indicated that the Town has Builder's Risk insurance to cover the loss and damage. Newfield is documenting the affected areas. The committee discussed some options to improve security, such as cameras, security guards, or periodic visits to the site by the Resident State Trooper and/or Town Constables. Ms. Budzik agreed to follow up with the Selectman's Office to have them contact the Resident Trooper for recommendations. Newfield recently changed the combination of the gate locks and can provide updated information to the Town. Newfield reported that they did obtain pricing for a security guard, and it was estimated at \$3,500 per week for full shift coverage when Newfield was not on site.

Also in Other Issues, Newfield reported that an adjacent property owner to the school site was having water quality issues with their well. Newfield agreed to add a filter to the neighbor's water system to correct the issue. John Sima agreed that the site activities may have contributed to water quality issues, and Newfield agreed to correct the issue.

One new PCO that is expected to cause schedule delays if it goes unresolved is a new requirement by the State DEP for three new yard drain structures. The cost is estimated at \$6,500. Mr. Gibson agreed to review these changes at the Owner's meeting and provide a recommendation to the committee before the next regularly scheduled Building Committee Meeting. A second PCO that was discussed involved adding a second score board and shot clocks at the gym, at the request of the Athletic Department. The committee agreed that such program changes need to be well justified before any modifications to the plans and specifications are considered.

Newfield also reported that the permanent electric service for the site is not scheduled until November.

Mr. Garofalo reported on the status of open Proposed Change Orders (PCOs.) The subcommittee was in agreement that three of the open PCOs should be approved.

Motion by Mr. Garofalo to approve change order #9 for lighting power packs for \$2,690.20, change order #19 for kitchen electric of \$2,757.87 and change order #20 for a sanitary tee of \$1,326.94. Second by Mr. Gibson.

Motion passed unanimously.

f. Architect Report

Mr. Celmer stated he had nothing new to report. Craig Parker asked if the Letter of Agreement with CL&P had been received by the Selectman's Office or Todd Moss. Mr. Celmer stated that he had no confirmation on its whereabouts. Mr. Celmer was also asked if he had a copy of a letter that KBA sent to AKF regarding the site electrical omission. Mr. Celmer reported that he was not aware of such a letter.

6. TREASURER'S REPORT

a. Bills and Invoices

Six invoices were reviewed. Newfield provided their Application for Payment at the meeting. The Newfield application had been certified by the Architect for 29.8% complete. There was no apparent back-up for KBA (for WMC) reimbursables of \$2,747.90.

Motion by Ms. Budzik to approve Newfield Invoice, IMTL invoice (carried over from last meeting), KBA (for AKF, UPS) reimbursables, and KBA monthly construction administrative costs. Also, to acknowledge Gould Larson invoice. Second by Mr. Parker.

Motion passed unanimously.

7. New Business

There was no new business.

8. DETERMINATION OF NEXT MEETING

The next scheduled meeting is August 22, 2007 at 7p.m. at the Nathan Hale Ray High School, Media Center.

9. AUDIENCE OF CITIZENS

There was no one available to contribute to the Audience of Citizens at the time it was offered.

9. OTHER DISCUSSION

There was no other discussion.

10. ADJOURNMENT

Motion by Ms. Budzik at 8:20 p.m. to adjourn. Seconded by Mr. Toolan and unanimously passed.

Respectfully submitted;

Craig Parker for E. Ruth Ziobron

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Recording Secretary