

Town of East Haddam
School Building Committee
Regular Meeting
February 13, 2008
Adopted February 27, 2008

1. CALL TO ORDER

The Regular Meeting of the East Haddam School Building Committee was held on Wednesday, February 13, 2008 at 7:00 p.m., at the Nathan Hale High School, Media Center; Todd Moss being in the Chair and the secretary present.

a. Roll Call

In attendance were Todd Moss, Vinny Garofalo, John Gibson, Richard Toolan, David LaFemina and Mary Beth Mordecai.

Absent were Craig Parker, Kerri Willis Budzik and Denise Gable.

Also in attendance was First Selectman Mark Walter, Bob Celmer - KBA, Al Howat - Newfield Construction, Bob Carroll and Jason Peacock – Middle School Principal.

2. APPROVAL OF THE AGENDA

Nothing new was added.

3. APPROVAL OF MINUTES

a. 01-23-08

Motion by Mr. Gibson to approve the 01-23-08 meeting minutes as amended.

Second by Mr. LaFemina.

- Page 6, 2nd paragraph, 1st line, strike “projectors” and replace with “brackets”.

Favor: Toolan, Gibson

Oppose: None

Abstain: Garofalo, Mordecai, LaFemina, Moss

Motion passed.

4. Old Business

a. BOE Report

Mr. Carroll informed the committee that the FF & E was estimated to be complete for committee review by February 29th, for approval at their next scheduled meeting. The figures will be best estimates. Mr. Moss questioned the turn around time once the FF & E is submitted to the state. Mr. Carroll replied 2 – 3 weeks. Mr. Moss questioned if there

was enough time to get everything bid out, to which Mr. Carroll and Mr. Peacock replied affirmatively.

Ms. Mordecai informed the committee that the Transition Task Force was working on scheduling a grand opening ceremony of the new middle school.

Ms. Mordecai briefly reviewed the Board of Education's proposed budget for the new middle school.

b. BOS Report

First Selectman Walter questioned Mr. Howat if rocks had been added or removed from Mr. Bielot's yard. Mr. Howat replied concrete blocks had been added.

First Selectman Walter requested that Mr. Howat remind contractors that speed traps were being set near the construction site. Mr. Howat commented there was only one speed limit sign on the road. Research will need to be performed regarding signage near the school. Mr. Moss suggested that First Selectman Walter have discussions with Mr. Thumm.

Mr. Howat stated there was run over and ice on Clark Gates Road, suggesting when work is being performed on the road, that it be addressed.

c. BOF Report

David Meade has been appointed liaison.

d. Change Order Sub-Committee Report

There was nothing new to report

e. Construction Manager Report -CM Cash flow update

Mr. Howat distributed and discussed the following:

- Newfield Construction, Construction Manager's Report, dated 02/13/08. This document is filed at the Selectman's office.

Referring to PCO #59, Fire Storage Tank Automatic Refill for \$13,915.63, Mr. Garofalo stated it was quoted to cost \$2,000 and questioned the discrepancy. Mr. Howat stated he would review the PCO and report back.

Referring to PCO #62, Revision to gym column for \$2,835.32, Mr. Garofalo questioned the purpose for the change. Mr. Celmer explained the gym column's had been installed correctly but that there had been a small gap between the column and the wall which had been unaccounted for. Mr. Celmer stated because the gym stage was proposed to be a

musical classroom, it was realized there could be sound transmitted through the gap in the column. Mr. Celmer stated it could affect the gymnasium. An enclosure was created around the column, out of gypsum board. Responsive to a question by Mr. Garofalo, Mr. Celmer replied sound installation had been installed around both beams.

Referring to PCO #61, Relocate RTU 1 for \$6,338.89, Mr. Garofalo questioned the purpose for the change. Mr. Celmer explained the RTU was originally located too close to the fire wall. RTU was moved to the media center. Mr. Celmer stated the primary cost was for sound installation.

Referring to PCO # 65, HV-1 extension curb for \$14,780.13, Mr. Garofalo questioned the purpose for the change. Mr. Celmer replied HV-1 was moved due to a fire wall issue. HV-1 needed to be moved up and over. A new curb was required with an extension.

Mr. Garofalo questioned the purpose for PCO #54, Locker room unit heaters for \$1,016.71. Mr. Howat replied the units were changed to ceiling units because the locker room contained stalls. Floor units can not be used in rooms with stalls. Mr. Celmer added there was not good coordination between the mechanical drawings and the architectural drawings.

Mr. Celmer stated the change order percentages were very good especially for being 4 to 5 months away from finishing the project. Mr. Howat stated the total change orders as a percentage of the total cost of the project is very low. Generally projects of this size average 5%. This project is averaging $\frac{3}{4}$ %.

Mr. Howat questioned if he should proceed with PCO #61, 3-way control valves for \$2,446.23. The committee stated Craig Parker had advised against it and not to proceed. Craig Parker's email correspondence regarding reasons not to proceed is filed at the Selectman's office.

Mr. Gibson stated there was a meeting with the Barrier 1 representative regarding the moisture content in the concrete. The representative has stated that Barrier 1 will provide a 5-year labor and materials warranty on all concrete containing this ad-mixture. A 10 year warranty is offered but the representative advised against it because all floor failures occur within the first two years.

Mr. Gibson stated testing has indicated there is no moisture problem in the concrete. Barrier 1 will perform core testing at their own expense. Mr. Howat stated the Barrier 1 had already been paid for.

Responsive to a question why a mitigation system was purchased at the last meeting, Mr. Howat replied he was unaware of the Barrier 1 system until after the fact.

Mr. LaFemina questioned Mr. Celmer if he knew of the Barrier 1 system, why the mitigation system for the bathrooms was proposed at the last meeting. Mr. DiMauro replied he had experienced moisture problems with other projects and was being

cautious. Mr. DiMauro stated he didn't understand the specifications of a false negative result. Mr. DiMauro stated the flooring contractor was advising that the moisture level was high, yet in reality the results were a false positive.

Mr. Moss questioned the warranty in the specifications for flooring. Mr. Celmer replied it depended upon moisture level. Mr. Moss questioned based on an acceptable moisture level of 2 to which Mr. Celmer replied he believe 2 years and would get verification.

Mr. LaFemina stated the committee had spent \$2,200 for the rest rooms unnecessarily. Mr. Howat replied no, that the committee would not be charged the \$2,200.

A copy of the Barrier 1 warrantee is filed at the Selectman's office.

f. Architect Report

Mr. Celmer distributed and discussed the following:

- Architect's Report, dated 02/13/08.

Responsive to a question by Ms. Mordecai, Mr. Celmer replied the brick installation for the Buy a Brick Fundraiser would be at no additional cost.

5. TREASURER'S REPORT

a. Bills and Invoices

The committee reviewed discrepancies with IMTL's invoices. The dates on the invoices do not match the on site sign in sheet. Mr. Toolan will review for discussion at the next meeting.

<u>Invoice No.</u>	<u>Date</u>	<u>Company</u>	<u>Amount</u>
<u>Construction Costs</u>			
55010		Newfield Construction	1,541,713.86
<u>Other Project Costs</u>			
540000		Bennet	1,962.50
546830		tapes	8.90
530400		KBA-construction admin	14,760.23
531510		KBA reimbursables-WMC	379.50
5311410		IMTL-7851-p	3,888.00

	IMTL-7851-o	3,756.00
575195	CL & P	6,588.96

Motion by Mr. Gibson to acknowledge the legal bill and pay the bills and invoices as presented. Second by Mr. Garofalo and unanimously passed.

6. New Business

First Selectman Walter updated the committee on land issues regarding the new middle school. The town filed with the State Supreme Court on January 28, 2008. The purpose is to determine if the appellat court was incorrect. First Selectman Walter informed the committee the plaintiffs had 30 days to file their response to the town's appeal. The court has 90 days to set a court date and then the court has 90 days before a decision needs to be made. First Selectman Walter stated he was seeking a second opinion with another law firm with eminent domain experience.

Chairs will be store under the stage. Sprinklers are required to be installed in this storage area. Mr. Moss requested that heavy cages be installed on the sprinkler heads for added protection.

7. DETERMINATION OF NEXT MEETING 02-27-08

The next scheduled meeting is February 27, 2008 at 7p.m. at the Nathan Hale Ray High School, Media Center.

Mr. Moss informed the committee he would not be able to attend the meeting due to a work conflict.

8. AUDIENCE OF CITIZENS

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

9. Unfinished Business

10. ADJOURNMENT

Motion by Mr. Gibson at 7:57 p.m. to adjourn. Seconded by Mr. Garofalo and unanimously passed.

Respectfully submitted;
E. Ruth Ziobron
Recording Secretary

There is no tape cassette recording of this meeting.