

Town of East Haddam
School Building Committee
Regular Meeting
May 14, 2008
Adopted May 28, 2008

1. CALL TO ORDER

The Regular Meeting of the East Haddam School Building Committee was held on May 14, 2008 at 7:08 p.m., at the Nathan Hale High School, Media Center; Mary Beth Mordecai being in the Chair and the secretary present.

a. Roll Call

In attendance were John Gibson, Mary Beth Mordecai-departed 8:25 p.m., Craig Parker, Vinny Garofalo, Richard Toolan, Denise Gable and Todd Moss – arrived 7:26 p.m.

Absent were Kerri Willis Budzik and David LaFemina.

Also in attendance were Bob Celmer, Al Howat, Tom DiMauro - Newfield Construction, Bob Carroll, Jason Peacock and First Selectman Mark Walter.

2. APPROVAL OF THE AGENDA

Town Newsletter was added under New Business.

3. APPROVAL OF MINUTES

a. 04-23-08

Motion by Mr. Gibson to approve the 04-23-08 meeting minutes as presented. Second by Mrs. Gable and unanimously passed.

4. Old Business

a. BOE Report

Mr. Peacock informed the committee that separate assemblies had been presented to the 3rd through 7th grades. Pictures and maps of the new middle school were presented. Mr. Peacock stated a presentation given to incoming 4th and 5th grade parents was well attended.

b. BOS Report

First Selectman Walter informed the committee that he had been working with the Public Works Department on notifying neighbors of the middle school, regarding road widening. The Board of Selectman approved that the end of Clark Gates Road, which

runs into Route 149, would be closed (dead end) with an emergency access through the apartment complex. This will still need to be approved by the town. Mr. Casner has offered to donate the land to the town to make the dead end. Mr. Gibson and Ms. Mordecai proposed making this section of Clark Gates a one way road going westward.

c. BOF Report

There will be a referendum vote on the Town budget, Thursday May 22nd from 12:00 p.m. to 8:00 p.m.

d. Change Order Sub-Committee Report

Mr. Garofalo had 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 05/14/08. This document is filed at the Selectman's office.

Mr. Howat noted there may be delay with PCO #81: Data equipment/fiber which would not be shipped until June and the completion date was projected for July 8, 2008. Mr. Gibson questioned if this would hinder the Certificate of Occupancy to which Mr. Howat replied no. Mr. Gibson questioned if it would prevent people from moving into the facility. Mr. Howat replied that the data needed to be up and running before students moved in. Mr. Gibson questioned if it would prevent moving in furniture. Mr. Howat replied no because they would be working in just the two data closets. Mr. Peacock questioned if it would affect the security system. Mr. Howat replied no and that it would not affect the phone system. Mr. Celmer commented it was a small portion of the project and would not affect much at all.

Craig Parker requested a copy of the punch list. Mr. Howat replied affirmatively and asked the committee to add suggestions onto the punch list by the end of the week.

Mr. Toolan questioned when DeRita's punch list would be developed; noting improper grading on the left side of the building (water run off issues) and the island at the front of the building (basin should be straightened). Mr. Howat replied DeRita's punch list would be presented in a few weeks and that he would review the noted issues tomorrow.

Mr. Garofalo questioned if PCO #82R Projector mounts E216, E217 in the amount of \$418.04 were new additional mounts to which Mr. Howat replied affirmatively.

Mr. Toolan questioned PCO #89 Fence @ Emergency Generator in the amount of \$4,609.22. The Building Official has requested a six foot fence, bollards or method to

prevent vehicles from impacting the generator. Mr. Toolan recommended bollards as a better cost alternative.

Mr. Garofalo questioned PCO #83, PR 002 Kettle steamer battery in the amount of \$1,507.45. Mr. Celmer explained it was a battery back up system for the filter. This is a code requirement. Mr. Garofalo questioned if it should have been in the equipment package when it was purchased. Mr. Celmer replied no. Mr. Garofalo questioned whose change it was. Mr. Celmer replied the Health Department.

Mr. Garofalo questioned PCO #85 Change Storage Building Doors in the amount of \$2,020.29. Mr. Celmer replied the storage building had two toilet rooms on the out building. The original design called for louvers. It was determined that it would not be effective to have louvers on the exterior of the building due to sound and temperature issues. Mr. Celmer stated it had been changed to a galvanized steel door. Mr. Garofalo noted a louver door cost three times the cost of a galvanized steel door and questioned the additional fee. Mr. Celmer replied the louvers had already been purchased and now they were buying new doors. Mr. Howat stated the louvers had already been installed. Mr. Garofalo suggested adding a panel behind the louvers. Mr. Howat noted there were heaters in the bathrooms. The Change Order Subcommittee will review this issue at the Owner's Meeting.

Mr. Toolan questioned PCO #86 Relocate CUH (cabinet unit heater) in the amount of \$826.77. It was explained that there was one door which was in conflict with a heater which needed to be moved from the corridor to the back of the stage. Mr. Toolan questioned if this had already been addressed. Mr. Howat replied no, that the previous PCO was for the relocation in the locker room.

Mr. Garofalo questioned PCO #88 Electric to Aluminum Doors D105A, D101c, A104A in the amount of \$3,283.09. Mr. Howat replied there was electronic hardware to these doors without a power source. Mr. Peacock questioned if this was a previous request to which Mr. Howat replied no. The electricity is for the electronic hinges for handicap access.

Mr. Garofalo questioned PCO #84 Electric for Hair Dryers in the amount of \$6,739.47. There were hair dryers in the design with no electricity going to them. The hair dryers have been purchased. Mr. Moss requested electricity for the hair dryers. Mr. Celmer replied he could not get credit because they returned the 120 volt dryers to get 277 volt dryers to lower the electricity costs. Craig Parker stated it made no sense that there was a change in dryers when there was no wiring for them. There is also no electricity for the hand dryers in the locker rooms. Paper towel dispensers will be installed. The committee decided to not include electricity for the hair or hand dryers.

Mr. Howat questioned where the extra stock should be stored. It was decided to store extra stock in the outside storage building.

Mr. Garofalo questioned the duct lining in the music area. Mr. Celmer replied KBA had denied it because it was on the contract documents.

f. Architect Report

Mr. Celmer distributed and discussed the following:

- Architect's Report, dated 05/14/08.

There was considerable discussion regarding the proposed fire wall. A detailed drawing was included with the Architect's Report. Mr. Gibson questioned who was responsible for the omission of #2 mineral wool (min.4pcf density) compressed 33% across the top of the 12" wall. Mr. Celmer replied the mason was responsible. Mr. Celmer stated the mason was aware that they would be responsible. The Building Inspector is requesting the proposed fire wall detail. Newfield and KBA will investigate this issue further and report back to the committee. Craig Parker noted this was a construction manager contingency.

A punchlist for area "E" 1st and 2nd floors was included with the Architect's Report. Craig Parker questioned if Newfield was going to fill in the responsibility column to which Mr. Howat replied affirmatively. This is the first of five areas to have a punchlist. Mr. Celmer stressed the importance of expediting the punchlist.

Mr. Garofalo stated he had spoken with a contractor working on the project, which had voiced displeasure with the wiring for the computers and phones. These were found to be up on ECI's table trays which were against code for this type of line. Mr. Garofalo questioned who was overseeing this situation. Mr. Celmer affirmed that ECI's table trays were being used instead of hanging their own J hooks. Mr. Howat stated he would review the situation.

Mr. Toolan questioned if the change orders had been submitted to the state for review. Mr. Carroll replied they had not been entered yet but that they would be shortly. Currently, the project is at maximum reimbursement because of the ineligible \$10,000,000 which will be approved in June.

Craig Parker requested that bollards be investigated for PCO #89.

Mr. Moss questioned if the Planning and Zoning Commission or the Inland and Wetlands Commission had reviewed the plans for compliance. Mr. Celmer replied the Environmental Scientist had presented a planting requirement for the project. Craig Parker requested that the Change Order Subcommittee get the list during the Owner's Meeting. Mr. Moss requested verification based on the Inland and Wetlands Commission and the Planning and Zoning Commission's requirements.

5. TREASURER'S REPORT

a. Bills and Invoices

Craig Parker stated the contingency needed to be reconciled for Special Inspector Services and Testing. The completed to date is \$98,000 the original budget was \$65,000. Craig Parker questioned if FF&E held a 5% retainage to which Mr. Carroll replied no. Mr. Moss stated it was a purchase order. Mr. Carroll stated most of the FF&E was payment upon completion.

Mr. DiMauro stated he should be directed to make the budget adjustments to keep better track of contingency. Currently Special Inspections is a negative \$33,724. Mr. DiMauro questioned how much money should be put in Special Inspections to finish the job. Mr. Moss replied \$41,000. The Finance Director will receive a copy of the budget adjustment.

<u>Invoice No.</u>	<u>Date</u>	<u>Company</u>	<u>\$Amount</u>
550101		Newfield Construction	1,433,795.82
575915		CL&P	5,610.56
540000		Bennet	1,375.00
531410		IMTL	546.88
546815		Bonding-DAC Bonding – Source Media	4,243.75

Motion by Mr. Gibson to pay the bills and acknowledge the Bennet invoice as presented. Second by Mr. Moss and unanimously passed.

b. PO Status

Ms. Mordecai provided an estimate for Video Over Internet which was \$4,000 under the estimated costs.

6. New Business

Craig Parker questioned who should sign off on the punchlist. Mr. Gibson reviewed email correspondences by Mr. Moss stating the committee had hired a Construction Manager. If the committee approves the punchlist it would eliminate their legal recourse if they do not agree with some issues. The Construction Manager is being paid to manage the project. Mr. Garofalo noted the KBA had signed off on the punchlist.

Mr. Moss stated any damage occurring after a section had been punched out (for example damage from moving in furniture) would not be the Construction Manager's responsibility. The committee would be responsible. Mr. Moss stated the Contractor was

still required for a year to provide a warranty; for example if a door did not close correctly, to come in and fix it.

Mr. Gibson noted once the Certificate of Occupancy was issued, the Board of Education would be responsible for the school.

First Selectman Walter requested that Mr. Toolan and Mr. Peacock review the punchlist. First Selectman Walter noted he had seen giant ruts coming off the hillside from the first big fence as coming into the site, and requested that it be fixed.

Mr. Toolan stated some of the yard drains were graded too high and that water was not getting into them. Mr. Toolan will make sure this issue is included on the punchlist.

Mr. Peacock stressed the importance of completing all punchlist sections in a timely manner as not to cause delays.

Mr. Toolan stated there was a lot of silt in the retention ponds and questioned if it would be removed. Mr. Howat replied affirmatively.

b. Town Newsletter

Mr. Peacock will provide an article for the Town Events Magazine.

7. DETERMINATION OF NEXT MEETING 05-28-08

The next scheduled meeting is May 28, 2008 at 7p.m. at the Nathan Hale Ray High School, Media Center.

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 8:40 p.m. to adjourn. Seconded by Mr. Garofalo and unanimously passed.

Respectfully submitted;

E. Ruth Ziobron
Recording Secretary