

Town of East Haddam  
School Building Committee  
Regular Meeting  
July 11, 2007  
Adopted July 25, 2007

**1. CALL TO ORDER**

The Regular Meeting of the East Haddam School Building Committee was held on Wednesday, July 11, 2007 at 7:01 p.m., at the Nathan Hale High School, Media Center; Denise Gable being in the Chair.

**a. Roll Call**

In attendance were David LaFemina, Denise Gable, John Gibson, Craig Parker – arrived 7:10 p.m., Vinny Garofalo, Richard Toolan and Kerri Willis Budzik – arrived 7:10 p.m.

Absent were Todd Moss and Mary Beth Mordecai.

Also in attendance were Bob Celmer - KBA, Tom DiMauro-Newfield Construction, Al Howat-Newfield Construction, Bob Carroll - Education Business Manager and Jason Peacock – Middle School Principal.

**2. APPROVAL OF THE AGENDA**

Nothing new was added.

**3. APPROVAL OF MINUTES**

**a. 06-27-07**

**Motion by Mr. Garofalo to approve the 06-27-07 meeting minutes as presented.**

**Second by Mr. Toolan.**

**Favor: Gable, Gibson, Garofalo, Toolan**

**Abstain: LaFemina**

**Motion passed.**

**4. Old Business**

**a. BOE Report**

There was nothing new to report.

**b. BOS Report**

No one was available to report.

**c. BOF Report**

No one was available to report.

**d. Change Order Sub-Committee Report**

Mr. Garofalo reported a change order was being reviewed for a lighting pack proposal and there would be more information to report at the next scheduled meeting.

Mr. Gibson stated most of the change orders were for electrical due to bad specifications. Some examples of which are:

- Power to be brought to ½ mile of street lights with an extension cord wire.
- There is a room with a pump in it which has no electrical connection.
- Outside alarms with no wires to them.
- In the kitchen there is 120 volt single phase current going to a 280 volt three phase appliance.

- There are 100 emergency florescent lights in the building. There are two types of lights, ones which are connected to the generator or ones with 90 minute battery back up. Mr. Gibson explained the difference in cost between the two types of lights is between \$75.00 and \$100.00 labor and material. Mr. Gibson stated the original plan only specified a very small number with batteries. KBA has requested all 100 be battery type lights. Mr. Gibson stated fortunately the builder reviewed the plans indicating a reduction of the number of battery type lighting required for the project.

Mr. Gibson stated there was a pattern of incompetence in the electrical specifications requiring acknowledgement and review by town council now, not when the project is complete. Mr. Gibson suggested that Mrs. Budzik write a letter to the Selectman about the problems with the electrical specifications for town council to review.

It was decided to revisit this matter during New Business.

#### **e. Construction Manager Report**

Mr. DiMauro and Mr. Howat distributed and discussed the following:

- Newfield Construction, Construction Manager's Report, dated 07/11/07.
- Newfield Construction, Inc East Haddam Public Schools Payment Requisition for approval June 2007.

Mrs. Gable questioned if the Change Order Subcommittee had received the change orders discussed during the Construction Manager's report. Mr. Garofalo replied no but anticipated receiving them tomorrow at the owner's meeting.

Craig Parker requested dates due be included with critical submittals of the report. Craig Parker commented some of the over due submittals were over 2 months old (item's #8, 11, 12 and 13). Mr. Howat confirmed items 12 and 13 had been carried for a long time. Mr. Howat stated they had spoken with the electrical engineer today and he had confirmed that these items were still on his desk.

Craig Parker questioned if there would be any issues with the stockpiled sand being on site as indicated under Activity Since Last Meeting. Mr. Howat replied no. Craig Parker questioned if they were satisfied with the plumbing bill to which Mr. Howat replied affirmatively.

Mr. Gibson questioned if the site was rain tight. Mr. Howat replied affirmatively. Mr. Toolan voiced concern with the pavement grading. Mr. Toolan stated gullies had started to form on the sides of the driveway. Mr. Howat stated curbing would be installed on both sides of the driveway.

#### **f. Architect Report**

Mr. Celmer distributed and discussed the following:

- Architect's Report dated July 11, 2007

Mrs. Budzik questioned the standard practice for receipt of payment for the CL & P Energy Rebate Issue. Mr. Celmer replied lump sum distribution.

There was brief discussion with regards to AKF's recommendation on using an analog system rather than an IP system for the closed circuit TV security system. Mr. Peacock stated his preference would be the IP system, so that there would be digital record. Mr. Peacock stated changing a video tape posed problems. The committee decided to keep the IP system for the closed circuit TV security system.

Craig Parker requested that AKF receive a copy of the CM report.

**6. TREASURER'S REPORT**

**a. Bills and Invoices**

<u>Invoice No.</u>	<u>Date</u>	<u>Company</u>	<u>Amount</u>
550101	7/10/07	Newfield Construction, Inc	\$1,688,105.38
531410	06/26/07	IMTL Testing	6,272.50

**Motion by Craig Parker to pay the bills and invoices as presented and acknowledge 6/25/07 Pullman & Comley invoice for \$10,884.02 and the 6/19/07 Gould, Larson, Bennet invoice for \$1,000.00. Second by Mr. Toolan and unanimously passed.**

**7. New Business**

Mr. Gibson reiterated the Electrical Specification incompetence as discussed earlier during the Change Order Subcommittee Report. Mrs. Budzik and Craig Parker agreed there should be acknowledgement and notification to the Selectman was appropriate. Mrs. Budzik agreed to draft a letter to the Selectman.

Mr. Celmer stated he agreed there had been problems with the electrical consultant. Mr. Celmer stated some of the contractors were known to issue "shot gun letters of RFIs". Mr. Celmer informed the committee he had contacted Mr. Sima. Mr. Celmer stated some of the items which Mr. Gibson had mentioned were covered in the specifications or documents. Mr. Celmer stated Mr. Sima had made it perfectly clear in writing that specifically the pumping system in the pump house is contained in the specifications or documents. Mr. Celmer stated the contractors needed to be asked to take a second look/ review the specifications and documents. Mr. Celmer stated there was currently an issue with "shot gun letters of RFIs" and when Mr. Sima returned from vacation, there will be a meeting with these contractors to clarify the necessity of re-reviewing the specifications and documents more carefully before issuing letters of RFIs.

Mrs. Budzik questioned if the lighting feeders was in dispute. Mr. Celmer replied no and there was no question that it was a major problem. Mr. Celmer stated AKF was very concerned with the error made with the lighting issue on site. Mrs. Budzik questioned if

KBA was revisiting their relationship with AKF. Mr. Celmer replied he could not speak for his firm.

Mrs. Gable distributed photographs of the site.

### **8. DETERMINATION OF NEXT MEETING**

The next scheduled meeting is July 25, 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**

Mr. Carroll introduced Jason Peacock the new Middle School principal. Committee members introduced themselves.

Mr. Carroll stated the current Information Technology Specialist has requested to be involved with the bidding of the IP Over-Ride System. Mr. Carroll questioned if the Information Technology Specialists was supposed to develop bid specifications for the Voice Over-Ride System. Craig Parker questioned if the backbone system (system architecture) was a part of the base bid. Mr. DiMauro stated he believed what he was referring to, fell under KBA's technology package. Mr. Carroll questioned if KBA would put it out to bid. Mr. Celmer replied affirmatively. Mr. Gibson suggested that the Information Technology Specialists contact KBA and attend the Owner meetings for further clarification.

Mr. Carroll questioned if there were other things within the transition which may require action from the Board of Education. Craig Parker stated the committee was never provided a list of what was going to move. Craig Parker stated KBA had performed an audit working closely with the Information Technology specialist. Craig Parker stated Mr. Carroll would need to contact KBA to determine which additional services the town owes. Mr. Carroll stated he was trying to determine what additional supplies would need to be purchased by the Board of Education for the move into the new school and that he needed to know what their responsibility was. Craig Parker stated it was his understanding that relocation costs were involved with the price of the school. Committee members were not in agreement. Relocation costs will need to be investigated and reported back to the committee.

Mr. Carroll informed the committee he was approached by Jack DiMauro with CL & P, stating there was another rebate of \$40,000 available for the emergency generator. The rebate requires an agreement, that when called with a one hour notice, the school will shut down and use the emergency generator. This is a one time payment for a 5 year agreement to shut down as many times as called upon. There is no choice to say no during the contracted agreement. Mr. Carroll stated the same rebate was declined at the High School. Craig Parker stated the generator was only rated for 200 Kilowatts and that

he did not know if it could carry the whole load of the school. Mr. Celmer confirmed it would not cover the peak load of the school. The committee agreed to decline this rebate.

The town has received its first State reimbursement and anticipates the next payment in August.

**10. ADJOURNMENT**

**Motion by Mr. Gibson at 8:16 p.m. to adjourn. Seconded by Mr. Toolan and unanimously passed.**

Respectfully submitted;

E. Ruth Ziobron  
Recording Secretary