

Town of East Haddam
School Building Committee
Regular Meeting
September 12, 2007
Adopted October 10, 2007

1. CALL TO ORDER

The Regular Meeting of the East Haddam School Building Committee was held on Wednesday, September 12, 2007 at 7:10 p.m., at the Nathan Hale High School, Media Center; Mary Beth Mordecai being in the Chair.

a. Roll Call

In attendance were Todd Moss – arrived @ 7:15 pm, Denise Gable, Vinny Garofalo, Richard Toolan, Mary Beth Mordecai, and Kerri Willis Budzik – arrived @ 7:25 pm.

Absent were David LaFemina, John Gibson and Craig Parker.

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

2. APPROVAL OF THE AGENDA

No changes were made.

3. APPROVAL OF MINUTES

a. 08-22-07

Motion by Mrs. Gable to approve the 08-22-07 meeting minutes as amended.

Second by Mr. Toolan

-Correct spelling of Selectman throughout.

-Page 1, under BOS Report, 3rd paragraph, 3rd line, strike “with”.

Favor: Gable, Toolan, Mordecai

Abstain: Garofalo

Motion passed.

4. Old Business

a. BOE Report

Mrs. Mordecai informed the committee that a BOE member had received a call from a resident near the school project complaining that the trucks were traveling too fast. Mr. Howat stated he would put the contractors on notice. A Trooper will be asked to set up near the site to reduce speeding. Selectman Govert questioned if the road was known. Ms. Mordecai replied no.

Ms. Mordecai questioned what time work began on site. Mr. Howat replied 7 a.m., however contractors arrive before this time.

Ms. Mordecai questioned when a school name would be needed, such as for the gymnasium floor. Mr. Howat replied by November 15th.

Ms. Mordecai questioned if BOE members could have a tour of the project. Mr. Howat replied affirmatively and that the best time would be late afternoon 3:30 – 4:00 pm. Ms. Mordecai will coordinate the tour.

Mr. Moss arrived.

b. BOS Report

Selectman Govert reported the BOS had an Executive Session meeting with Attorney Bennet on Tuesday regarding the land issue. Selectman Govert informed the committee that the town owned the land.

Ms. Mordecai stated First Selectman Parker had advised her of intentions of having a town meeting to re-take the land. First Selectman Parker has stated this would be a last resort/ worse-case scenario, stating he was making every effort to negotiate with the property owner.

Selectman Govert informed the committee the October BOS meetings had been changed to the 2nd and 4th Wednesday of the month to accommodate Selectman Dill's schedule. Selectman Govert stated he would be unavailable to attend SBC meetings in October.

The BOS will coordinate with Mr. Howat a tour of the school site.

c. BOF Report

Mr. Moss reported he had not attended the September meeting of the Board of Finance but had sent Matt Budzik a copy of Newfield Construction's approved monthly Invoice Summary.

d. Change Order Sub-Committee Report

Mr. Garofalo reported that PCO #21, Pump station electrical changes in the amount of \$5,042.70 was still pending. The pump is on the plans with no wire conduit running to it. Mr. Garofalo stated he did not understand why the SBC was responsible for the wire. It should have been included in the bid package/drawn. Mr. Celmer stated the electrician had been contacted and was unwilling to change his estimate. The electrician has stated the wire was not included on any drawing which he had used to form his estimate.

Mr. Moss questioned how the site worker knew which pumps to purchase. (The pump has been purchased). Mr. Howat replied he decided on bid day, submitted it and got it approved. Mr. Moss questioned if there was a panel/breakers in the building which show a feed. Mr. Howat replied no. Responsive to a question by Mr. Moss, Mr. Howat replied

the additional cost would be for a breaker, conduit and feed to the pump station. Mr. Moss questioned how long the conduit would be. It was responded 300 feet.

Mr. Toolan questioned the necessity of having a pump and if gravity could be used. Mr. Celmer replied gravity could not be relied on and a pump was necessary.

Mr. Moss requested that PCO #21 be placed in the Errors and Omissions column.

Mr. Garofalo requested clarification to PCO #12, Changes to Shower Walls for \$468.08. Mr. Howat explained originally there were plastic laminate partitions with shower heads mounted on them. Mr. Howat stated the plastic laminate was changed in order to accommodate piping for the shower heads.

Mr. Garofalo requested clarification to PCO #26, Sanitary/Septic changes per DEP in the amount of \$29,571.67. Mr. Garofalo noted the original amount was \$42,000. Mr. Howat reviewed the revised plan. The additional fees are due to Department of Environmental Protection's requirements.

Mr. Garofalo requested clarification to PCO #27, Drop Footing in A for main sewer line in the amount of \$674.62. Mr. Howat explained a line needed to be moved between two columns. Mr. Moss questioned if the trench had already been dug. Mr. Howat replied no. Mr. Howat explained the line could not be run as shown on the plan. Mr. Moss questioned if the cost was for additional footage. Mr. Howat replied affirmatively in order to get the pipe down lower. Mr. Moss questioned if the pipe would now be positioned above the footing. Mr. Howat replied above the footing but that they had dug down and put the footing down further. Mr. Moss questioned if the work had been completed to which Mr. Howat replied affirmatively and that it was a Time and Material cost.

Mr. Garofalo requested PCO #28, Add steel beams to HVAC unit's E building in the amount of \$4,045.17. be put in the Errors and Omissions column.

Mr. Garofalo requested clarification to PCO #29, Provide additional remove inverters for lighting in the amount of \$5,575.97. Mr. Howat explained the inverters had not been sized properly to take care of the required wattage on the building. Mr. Moss questioned if there were battery back ups. Mr. Howat replied affirmatively. Mr. Moss questioned if the inverters were redundant. Mr. Celmer stated he was working with AKF on this matter. Mr. Moss questioned if the issue was critical. Mr. Howat replied no. Mr. Moss requested verification to the necessity of having the inverters.

Ms. Mordecai requested an update to PCO #24, Security Plan, Time and Material. Mr. Howat reviewed the modified plans. Mr. Howat stated a bid package was going out and it would go out to public bid. Mr. Moss questioned if everything which had been agreed to in the security plan previously was in the Educational Specifications. Mr. DiMauro stated it had changed. Mr. Moss stated the SBC was responsible for the original Educational Specifications, which had not changed. Mr. Moss stated KBA's design was

responsible to the Educational Specifications. Mr. Moss suggested waiting until the end of the project to see if the additional funds were available.

Ms. Mordecai commented that clarification had been made with KBA as to the required security system as specified on the Educational Specifications. Ms. Mordecai briefly reviewed:

- KBA Security/ Technology Meeting, prepared by Mr. Celmer dated March 28, 2006. This document specifically lists all security issues including but not limited to; Closed Circuit Cameras, Intercom Locations, Security – Door Contacts, Security – Access requirements, Emergency Access Road at the North end of the site, Access to the Field House (Storage Building) toilet rooms, Building Keying, Emergency Power Requirements (Emergency Generator), Exterior Public Address System and Tone System. This document is filed at the Selectman’s office.

Considerable discussion regarding the security system was held.

Ms. Mordecai disagreed with Mr. Moss’s statement that the committee should wait until the end of the project to see if additional funds were available because the KBA Security/Technology Meeting clearly specified what was to be included in the bid package.

Mrs. Budzik questioned who omitted items on the security system. Mr. Celmer replied AKF. Mrs. Budzik questioned why AKF was still being used in light of all the errors and asked if a different company could be used. Mr. Moss replied AKF was the Engineer of Record and could not be changed. Mr. Moss stated to generate the security drawings; a different vendor could be used. Mrs. Budzik voiced concern with future problems from AKF’s drawings to the project. Mr. Moss explained AKF was the Engineer of Record and that no other engineering firm would come in and take responsibility for AKF’s design. Mr. Celmer stated ECI would be providing the backbone hardware for the system.

Ms. Mordecai stated the committee could not ask the town for more money for the project and stressed of the importance of staying on budget. Ms. Mordecai stated the committee believed the GMP was a solid bid before asking for the town to pay additional money towards the project. Ms. Mordecai stated the town should not be responsible for additional costs due to the errors in the drawings.

Clarification was made that Mr. Peacock has requested card swipe/proximity reader as part of the security access requirement pointing that there would be a considerable cost savings when a staff member leaves employment. It is more cost effective to deactivate a security card verses changing all door locks and keys.

Ms. Mordecai questioned the cost difference between the proposed system and a wireless system. Mr. Moss commented that a wireless system would require design plans. Mr. Carroll is researching potential grant funding for security systems.

Mrs. Budzik requested additional fees by AKF, attributable to their errors, should be waived; and specified that KBA clarify this with them.

Mr. Moss requested the new system be designed and put out to bid in order to get competitive pricing. The system is to include the information listed in the Security/Technology Meeting, card swipe/proximity readers and security to the pump house.

Selectman Govert questioned if based on AKF's track record of errors, if the committee should be concerned with future errors to the project. Mr. Moss replied yes and unfortunately the damage done by AKF's design errors will unfold with the project. Selectman Govert questioned the percentage of AKF's work had been complete. Mr. Moss replied work under AKF's drawings was the following:

- Sprinkler Contractor, 27% complete.
- Plumbing Contractor, 50% complete.
- Mechanical Contractor, 15% complete.
- Electrical Contractor, 22% complete.

AKF designed the electrical and mechanical systems for the building. Mrs. Budzik added that AKF's work had been complete but the committee would not know what was missed in their drawings, until the electrical and mechanical systems were complete.

Motion by Mr. Garofalo to pay change order PCO #12, #21, #26, #27 and #28 in the amount of \$39,802.24. Second by Mr. Moss and unanimously passed.

e. Construction Manager Report

Mr. Howat distributed and discussed the following:

- Newfield Construction, Construction Manager's Report, dated 09/12/07.

Mr. Garofalo questioned if the credit from DiRita on PCO #18 was from not digging the trench all the way down to the curb. Mr. Howat replied yes.

Ms. Mordecai questioned where the motorized window shades were being installed. Mr. Howat replied in the cafeteria and art room on the west and south facing sides of the building. Committee members asked for an estimate to change to manual window shades.

f. Architect Report

Mr. Celmer distributed and discussed the following:

- Architect's Report, dated 09/12/07.

Mr. Celmer explained the energy incentive rebate may be higher than the \$152,194.00. The total amount will be determined once the school has been built and inspected. Mr. Celmer verified the incentive rebate amount. Mr. Celmer

recommended First Selectman Parker to sign the agreement and send it back. Mr. Moss asked Mr. Celmer to send him an email verifying it had been reviewed, concurred with it, discussed it with CL & P and that it was his recommendation to execute the agreement. Mr. Moss stated he would forward the email to First Selectman Parker.

Mr. Celmer stated there had been a request from the Fire Marshal for two items related to the water storage tank serving the fire suppression system (fire tank). The Fire Marshal has requested a low water level alarm tied back to the fire alarm panel and an automatic fill capability of the fire tank in the event of a draw-down. Mr. Celmer stated the low-level alarm was already in the contract documents and that KBA was looking into the options, reasons for the potential costs to meet this automatic fill requests. The committee decided to wait for further research by KBA prior to discussing this matter.

6. TREASURER'S REPORT

a. Bills and Invoices

KBA invoice #5, dated September 10, 2007 in the amount of \$504.13 was tabled.

<u>Invoice No.</u>	<u>Date</u>	<u>Company</u>	<u>Amount</u>
550101		Newfield Construction	\$2,204,913.24
530400		KBA	14,760.22
531510		KBA Reimbursable-WMC	1,707.75
575915		CL & P	672.23
		IMTL	7,512.82

Motion by Mr. Toolan to pay the bills and invoices as presented. Second by Mr. Garofalo and unanimously passed.

7. New Business

Committee members discussed having a topping off ceremony. This is an opportunity for students and community members to sign a beam before it is installed on the building. The committee would like to have the ceremony in October on a Saturday. This item will be discussed at the next meeting.

Ms. Mordecai proposed a community wide fund raiser of purchasing engraved sidewalk pavers. The bricks would be put around the flag pole. Ms. Mordecai suggested using the funds raised, for a fitness trail or a cross country trail at the school.

8. DETERMINATION OF NEXT MEETING

The next scheduled meeting is September 26, 2007 at 7p.m. at the Nathan Hale Ray High School, Media Center.

Mr. Moss and Mrs. Budzik informed the committee they would not be able to attend the September 26th meeting.

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

10. ADJOURNMENT

Motion by Mrs. Budzik at 8:52 p.m. to adjourn. Seconded by Mr. Toolan and unanimously passed.

Respectfully submitted;

E. Ruth Ziobron
Recording Secretary