

Minutes  
School Building Committee Meeting  
June 18, 2013

PRESENT: Kimberly Alfultis, Tom Dembek, John Koning, Jody Nazarchyk, James Norton, and Alan Wilensky

ABSENT: Robert Brule,

STAFF: Craig Powers, Assistant Superintendent; Jay Miner, Director of Buildings and Grounds; Don Macrino, Waterford High School Principal

**I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER**

Mr. Wilensky established a quorum and called the meeting to order at 6:02 p.m.

**II. RECOGNITION OF VISITORS/PUBLIC COMMENT**

Mr. Wilensky acknowledged the presence of visitors Gus Kotait, Construction Manager O&G Industries and Bill Ayles, JCJ Architecture.

**III. CORRESPONDENCE/ INFORMATIONAL ITEMS**

Mr. Wilensky noted that the members had in front of them the latest accounting numbers as given by Rudie Beers, and that the numbers were in fact getting smaller. It was asked if there would be reimbursement for any design errors and he answered that money would be coming back into the fund at some point.

**IV. SUPERINDENDENT'S REPORT**

Mr. Powers reported on behalf of Mr. Belair that they are continuing to work with JCJ Architecture on change orders and that it is a work in progress.

**V. OLD BUSINESS**

**1. APPROVAL OF MINUTES: May 21, 2013**

MOTION: That the Waterford School Building Committee approves the minutes of the May 21, 2013 meeting.  
Alfultis, Nazarchyk- Unanimous; Koning Abstained

**VI. NEW BUSINESS**

The July meeting has been changed to Wednesday July 24, 2013 at 5:30 p.m.

Mr. Wilensky commented on recent discussion at the latest Board of Finance meeting having to do with old construction projects and why they are not closed out yet. Some of the various projects have not yet been closed due to outstanding bills and ineligible costs. First on the agenda of projects to close is The Friendship School, problems with receiving state reimbursement has been causing this delay. The next projects discussed were Oswegatchie and Great Neck Elementary Schools. Both schools have yet to receive LEED Certification, although they are in fact built to LEED Silver Certification standards. It was decided that the action that will be taken is to contact the schools to see what needs to be done, such as lighting systems for the stages, and then close out those building projects. It was decided that the committee will give 60 days for finalization and closeout. Gus Kotait will follow up with each school. Quaker Hill has a remaining issue with the roof. Rudie Beers sent out an email about two open encumbrances on this project for Acrynon and

O&G. It is recommended that Gus will follow up with Acrynon in order to get the process moving.

MOTION: There was a motion to accept these recommendations on the school building projects.

Dembeck, Koning- Unanimous

Mr. Wilensky drew the committee's attention to a bill from Home Depot for Miscellaneous Hardware for the new pool scoreboard at the high school. The scoreboard will be installed Friday July 28, 2013.

MOTION: There was a motion to add this to the bill list.

Nazarchyk, Alfutis- Unanimous

**VII. CONSENT AGENDA- WATERFORD HIGH SCHOOL CHANGE ORDERS:**

**ITEMS TO BE APPROVED/ REVIEWED: \$313,709.42**

**NEW BUILDING ADDITION ITEMS: \$(14,875.00):**

1. Higgins proposal dated 1/8/2013, in the credited amount of (\$15,875.00), to delete the orange PT-1 wall tile from the project. It was originally schedule to be installed on the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Floors at the turn from Area F to Area G.
- D2. Ducci PCO#129, in the amount of \$1,000.00 (revised from \$1,201.00), to provide power and lighting circuits to the Spray Booth Control Panel.

**Music Room & Aux Gym Items Subtotal in Bold \$2,615.00:**

- D3. Capasso Proposal #61, in the amount of \$2,615.00, to tear down and rebuild a chase to run a rain leader and build a column enclosure, per RFI#894.

**Existing Building Multiple Areas Subtotal in Bold \$13,906.00:**

4. William B. Meyer pricing, in the amount of \$13,906.00, for movers working 5/16, 5/17, 5/20, and 5/21.

**Maintenance Building Subtotal in Bold \$3,201.50:**

5. New England Disposal Technologies proposal, in the amount of \$3,201.50, for the removal and disposal of the limestone trap to the south of the Maintenance Building, per RFI#887. Disposal pricing will need to be confirmed after receiving laboratory analysis to confirm non-RCRA hazardous. This Price includes coming out and taking a sample for testing prior to beginning the work.
  - a. Alternate pricing from Catalyst Environmental Consulting, in the price range of \$5,547.00 to \$11,242.00, for the removal of the underground storage tank. Price range is based on the unknown conditions of the tank. This price excludes the disposal of the tank and its contents.

**Demolition Area Subtotal in Bold \$308,861.92:**

6. New England Disposal Technologies additional cost, in the amount of \$867.50, for the removal and disposal of the chemicals in the existing building. This is the cost that exceeded the budget quote, which was previously approved.
7. Standard Demolition Change Request #3, in the amount of \$26.16/LF to remove and dispose of the ACM transite panels. The North Wing has approximately 515 LF of transite; the West Wing has approximately 502 LF of transite. Estimated cost, based on take-offs is \$13,472.40 for the North Wing and \$13,132.32 for the West Wing. Total cost of \$26,604.72:
  - a. Standard Demolition credit, in the amount of (\$18,610.30), for the doors found not to be asbestos containing.
  - b. Estimated net change: \$7,994.42
  - c. Additional pricing obtained from Haz-Pro, Inc., in the amount of \$44,343.00, for the demo and removal of the ACM transite panels, based on their state contract.

8. Standard Demolition has provided unit pricing for the removal of the asbestos vapor barrier discovered on the interior of the existing foundation. Budget price (based on Option A) of \$300,000.00 for planning purposes. The estimated linear footage of the foundations is 1,780 LF for the 1956 construction and 1,671 LF for the 1970 construction.
  - a. To excavate, expose by hand, abate, and backfill the foundation: \$10,177.50/day; \$67.85/linear foot. Prices based on 150 LF per day. This option can potentially delay the sitework schedule more than options B or C, it will be the slowest method, though potential less expensive than Option B.
    - i. 1956: \$120,773.00
    - ii. 1970: \$113,377.35
    - iii. Total: \$234,150.35
  - b. To remove and dispose of the entire foundation as asbestos waste: \$9,486.38/day; \$215.60/ton. This option seems to be fastest option, but, overall, the most expensive when considering the overall tonnage of what is being hauled off-site.
  - c. To cut the footing and remove and dispose the section with asbestos as asbestos waste: \$11,355.03/day; \$258.07/ton. This option appears to be faster than Option A, but slightly slower than Option B. This price is potentially the least expensive, less than half of what is hauled away in Option B will be hauled away in Option C.

Additional Discussion Items:

9. Per Standard Demolition Services letter dated 4/2/2013, due to the late start of the demolition activities (4/29/2013 as opposed to January 2013) there may be additional compensation due because raising labor rates, and falling steel salvage prices. If the need arises, pricing will be presented to the Town of Waterford.
10. RFI#397A to provide a card reader at the Auditorium Lobby entrance to allow students to access the Auditorium and Fieldhouse building using their ID Cards, which will allow the WHS to keep the doors locked during the day.
  - a. APG Proposal dated 4/8/2013, in the amount of \$3,483.70, to supply and install new electrified door hardware for door C102A to allow it to work with a card reader, per RFI#397A. The installed Corbin Russwin exit device cannot be modified to be electrified, a new electrified device will have to be supplied and installed.
  - b. Ducci PCO#128, in the amount of \$5,603.00, to provide the electrical requirements for the card reader and the electrified door hardware, and provide the card reader and integration into the building access controls.
  - c. Total Change: \$9,086.70

Mr. Wilensky indicated change order item numbers 2 and 3 are design issues. There was a question about the cause of item number 4. It was stated that the cost was incurred because the movers had to essentially gut the school before demolition.

MOTION: To discuss change order items numbered 1-7.  
Nazarchyk, Alfutis- Unanimous

There was lengthy discussion about change order number 8. There was unanticipated asbestos found in the foundation of the North and West wings. There are several anticipated costs dependent on how much of the foundation has asbestos. Mr. Miner and Mr. Kotait are recommending Option C for the removal of the asbestos as it appears to be potentially the most cost efficient without being the most time consuming.

MOTION: To approve the recommended method and cost of \$258.07/ton for removal of asbestos materials

Dembeck, Alfutis- Unanimous

Item number 9, the contractor is requesting a change in price because of the drop in steel prices since the start of the project. A letter was sent saying that this was not our problem, and it is anticipated that the project will be completed under protest.

There was lengthy discussion about item 10. The doors in the courtyard entry to the auditorium mistakenly do not have a card reader built in. This imposes a large security issue as the doors need to remain unlocked throughout the day to ensure the smooth flow of students to their classes. The total cost for this change is \$9,086.70. While this is seemingly a large cost for one door, Mr. Macrino stated that he believes this to be a necessity. Mr. Wilensky stated that this should be listed as a design issue.

MOTION: To table this topic until the July 24, 2013 meeting.

Alfultis, Nazarchyk- Unanimous

#### **VIII. WATERFORD HIGH SCHOOL**

##### **Architect's Report Waterford High School: JCJ Architecture**

Bill Ayles noted that there has not been much in the way of changes to FF&E. The two new faculty refrigerators have been delivered and will be installed soon. Mr. Ayles does have a phone call scheduled this week concerning LEED certification. The engineering of the geothermal system was also discussed. Mr. Ayles stated that the company has been onsite and is monitoring the system remotely. Mr. Miner added that there isn't necessarily a geothermal problem and that the issue is with the piping and air volume. Mr. Ayles is looking into this. In the meantime it should be known that the windows in the building should not be opened at all

##### **Construction Manager's Report Waterford High School: O&G**

Mr. Kotait presented pictures of the site work underway and a demolition update. Photos of the auxiliary gym floor removal and cafeteria and S-wing demolition were displayed, as well as photos of the trees that have been planted in various areas on the school grounds. Mr. Kotait stated that the abatement of the old building is complete and he expects the renovations on the new fitness room with begin next week.

Pending items were reviewed.

MOTION: To hold approval of payment for the Emergency Radio System until Mr. Dembeck has had a chance to make clarifications.

Dembeck, Nazarchyk- Unanimous

#### **IX. BILL LIST-See attached**

MOTION: There was a motion to approve the bill list.  
Dembeck, Nazarchyk- Unanimous

#### **X. ADJOURNMENT**

MOTION: That the Waterford School Building Committee adjourns the meeting at 7:05 p.m.  
Nazarchyk, Alfultis- Unanimous

## IX. Bill List June 18, 2013

Project #152-	School	Stage	Vendor	Description	Invoice#	Amount
n/a	WHS	n/a	Adv. Performance Glass	Entrance & Storefronts	00020	\$1,185.22
n/a	WHS	n/a	Conn Acoustics	Drywall & Acoustical	00021	\$5,464.91
n/a	WHS	n/a	Ducci Electrical	Electrical	00025	\$57,749.47
n/a	WHS	n/a	HHS Mechanical	Fire Protection	00027	\$29,258.43
n/a	WHS	n/a	Joe Capasso Mason	Masonry	00018	\$23,060.87
n/a	WHS	n/a	A. Secondino	General Trades	00021	\$69,678.50
n/a	WHS	n/a	Standard Demolition	Asbestos abate & demo	00006	\$505,734.69
n/a	WHS	n/a	O&G	Construction Mgmt	00029	\$83,578.00
n/a	WHS	n/a	Tactical Commun.	Antenna & cable	88	\$18,678.00
n/a	WHS	n/a	Royal Flush	Portable toilets	457651	\$581.00
n/a	WHS	n/a	CL&P	Utilities	51060116092	\$308.35
n/a	WHS	n/a	Waterford Public Schls	Maint & Cust	6/11/13	\$7,449.87
n/a	WHS	n/a	CLA Engineers	Professional Services	#6	\$1,415.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1524496	\$75.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1525229	\$70.00
n/a	WHS	n/a	CorBuilt	Professional Services	825527	\$420.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1521161	\$140.00
n/a	WHS	n/a	Eagle Leasing	Storage	R1520471	\$75.00
n/a	WHS	n/a	Logical Choice Tech	Technology	ISO974277	-\$4,000.00
n/a	WHS	n/a	A Royal Flush	Portable toilets	454590	\$531.50
n/a	WHS	n/a	Rexel CLS	Electrical materials	S104862436	\$13.66
n/a	WHS	n/a	Rexel CLS	Electrical materials	S104851287	(45.97)CR
n/a	WHS	n/a	ITS	Speakers	KK063	\$2,690.00
n/a	WHS	n/a	Home Depot	Electrical materials	4027924	\$67.93
n/a	WHS	n/a	Rexel CLS	Electrical materials	S104891721	\$10.68
n/a	WHS	n/a	FW Webb	Plumbing materials	39639288	\$59.44
n/a	WHS	n/a	FW Webb	Plumbing materials	39635863	\$17.66
n/a	WHS	n/a	FW Webb	Plumbing materials	39702958	\$147.88
n/a	WHS	n/a	NEDT	Chemical disposal	26155	\$12,320.00
n/a	WHS	n/a	William B. Meyer	Moving	COM-1597-2/8	\$13,905.60