

PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Tuesday, September 23, 2008 – 5:00 pm
Library, Second Floor, Southington High School
720 Pleasant Street, Southington, CT 06489

MINUTES

Chairman Roger Jones, Sr., called the meeting to order at 5:00 o'clock p.m. with the following in attendance:

Gary Saucier, Gerry Belanger and John Moise

Ex-Officio Members: Fred Cox, Board of Education

Tom DiMauro, Newfield Construction Co., Construction Manager
Josh Johnson, Newfield Construction, Co., Construction Manager

Absent: David Derynoski, Severino Bovino & Ralph Warner

The Chair thanked Tom and Josh for the job they did at the bid opening. It was great. Everything went well, we had a fantastic showing.

The Chair added that was very, very pleased to be working with Tom and his team. They are doing a good job for us. So, I want to say, Tom, thank you very much.

Before awarding the bids, I asked Tom to check with the site contractor to see if we can get him to commit to start on September 29th, this coming Monday. And, he has already committed he will be starting on Monday as long as he gets his letter of intent. So we are well on our way.

Re: SOUTH END SCHOOL

Architect Report – Architect excused. Tom DiMauro had one or two things to mention.

Mr. DiMauro reported the prebids were done prior to this meeting. A good showing. Not a mandatory prebid, probably 35 or so contractors represented. No major questions. Bids are due on October 7th. It may get extended, but if we extend it, it'll probably just be for a few days.

Discussion.

A lot of the bidders are the same so they're comparing documents to the Plantsville Documents and they're asking questions such as if you allowed it there, why aren't you allowing it here? That's good because we'll get an equal spec for both

schools. There was a couple of wiring issues we're going to allow. i.e. cable for the fire alarm system we are going to allow and will change the specs.

Explanation.

Mr. DiMauro passed around the preconstruction schedule and it's pretty much unchanged from last time. We're pretty much right on schedule. We might've picked up a week or so. Right now the bids are due October 7th with maybe an extension to the 10th. Still planning on reviewing the scope reviews in about a week or so. The Plantsville Award, I think we have a meeting on the 21st of October so we plan on awarding on the 22nd. We plan to mobilize on the site November 4th, 2008.

I was talking it over with Roger and we have May in there for the demo. We haven't gotten confirmation from the BOE, so in the addendum, we're going to change to July 1st. But for all intents and purposes we are shooting for May.

Explain rational.

Mr. Cox reported the Superintendent was fine with a move in possibly the February or April vacation. It was discussed briefly at the BOE meeting and there was no opposition at that time.

Discussion regarding changing the date now as opposed to later on.

Construction Manager Report

Mr. DiMauro noted there were a couple of issues regarding the phone systems and controls. The way Friar has speced those systems, it's in line with what Fred asked for to have the automated logic controls as the only specified supplier in their specification and by addendum they are going to specify supplier of the phone systems.

Reports of Sub-Committees

None to report.

Report of BOE Representative

None to report.

Public Comment or Communications

None to report.

Invoices

	<u>Vendor</u>	<u>Invoice No.</u>	<u>Amount</u>
(1)	Linda Gianoni		\$75.00

For the September 9, 2008 meeting Minutes.

Mr. Saucier made a motion to approve and pay invoice. Mr. Moise seconded. Motion passed unanimously on a voice vote.

(2)	Crest Graphics		\$0.95
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Mr. Saucier made a motion to approve and pay invoice. Mr. Moise seconded. Motion passed unanimously on a voice vote.

(3)	Friar Associates		\$23,900
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That represents STC additional services and this is exactly the value of the proposal they submitted for those services.

Mr. Saucier made a motion to approve and pay invoice. Mr. Belanger seconded. Motion passed unanimously on a voice vote.

Other Business

None reported.

Executive Session, if needed

(No further business, this portion of the meeting was adjourned at 5:15 o'clock, p.m.)

Re: PLANTSVILLE SCHOOL

Informal discussion about a ground-breaking ceremony for the schools. Mr. Cox reported it was not discussed but he could bring it up to the BOE at their next meeting on the 25th of September. It would need to be done before if they desire to do something. Mr. Cox will report back.

Chairman Jones compared it to the sign issue. We don't need it. All we need to do is do the job.

The comment was made it was done for the VOAG.
Brief discussion.

Architect Report – Curt Krushinsky, Fletcher-Thompson

Mr. Krushinsky reported that as was mentioned last month, the 25th we are meeting to review the furniture, et cetra. The new Principal at Plantsville has been invited. Just to all get up to speed since this is a new Principal.

Discussion.

We will be meeting on Friday, the 26th at 9:00 with the construction administration department. It'll be an on-site meeting with Newfield.

Internally, we are working on the transfer of information to bring all up to speed. Rory Wilson will be the on-site guy.

Construction Manager Report

Mr. DiMauro introduced Josh Johnson. He will be doing a lot of the day to day stuff. Our onsite guy is Bill Johnson. Our field engineer is Jeff Tranquist who has been on site. Bill will be on site full time starting next week when the site guys show up.

Discussion.

As to owners meetings, we will have trade contractor meetings on a weekly basis and normally the building committee or anyone from the town would not attend those; however as in VOAG, we had owners meetings. Is anyone from the building committee interested in attending? Will the Principal be attending at this stage? Maybe Fred? We're thinking it will be similar to the VOAG meeting where it's more or less an exchange of information. The people attending do not have the power to approve changes orders, so we just mention the change order during the meeting. We exchange information as to where we are and what the progress is on the building.

He's proposing to do those twice a month. Tuesday morning. 8:30 am – Owners meeting and 10:00 am Trades. Second and fourth Tuesdays. First meeting will be October 14th, 2008.

Josh Johnson reported the Phase I Abatement and demolition is going well. On schedule – a couple of days ahead. It should be completed, 100 percent for this phase of it by September 29th or 30th.

Next we'll be starting some of the select demolition in the next phase. Explained.

Industrial Health & Safety will be pulling off site next week. All asbestos for this phase is complete. Very good to work with, no issues.

Window removal still requires some asbestos abatement. Discussion.

The joint material between the slab and the foundation may require some asbestos abatement. That depends on how the new addition ties into the building.

Mr. DiMauro was hoping to award tonight and get the contractors going on September 29th.

Mr. DiMauro extensively reviewed the bid results. They were opened on September 12th. He passed around the results from every bidder. About 84 bids were received.

Lengthy discussion.

The recommendation of award scoped out the lowest bidders and we found them all to be qualified, reported Mr. DiMauro. The Chair concurred that it is a good bid list.

The scope review was discussed.

Mr. DiMauro went over the soft cost changes. He reported we still are \$634,358 under budget which we will put into owner's contingency.

Discussion of the playscape.

Mr. Saucier made a motion to approve the total package of bids dated September 23, 2008 from Newfield for \$10,225,602. Mr. Moise seconded. Motion passed unanimously on a voice vote.

Mr. Saucier made a motion to approve the soft costs as of the September 23, 2008 report. Mr. Moise seconded. Motion passed unanimously on a voice vote.

Reports of Sub-Committees

None to report.

Report of BOE Representative

None to report.

Public Comment or Communications

None to report.

Invoices

	<u>Vendor</u>	<u>Invoice No.</u>	<u>Amount</u>
(1)	Fletcher Thompson		\$15,225.00
	That represents 100 percent of the bid phase services through September 6, 2008.		
	Mr. Belanger made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.		
(2)	H.D. Segur Insurance		\$20,500.00
	This is for the builder's risk policy which covers sixteen months.		
	Mr. Saucier made a motion to approve. Mr. Belanger seconded. Motion passed unanimously on a voice vote.		
(3)	Linda Gianoni		\$75.00
	Meeting Minutes of September 9, 2008.		
	Mr. Moise made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.		

Other Business

Mr. DiMauro brought up that we need to select a special inspecting agency. Our problem is I sent out an RFP and what came back really wasn't I asked for. It's going to take explaining.

This is a summary of what was returned. We put it out in two parts. Part A was the testing which would be an agency. They'll do all the testing and provide reports. Part B is the special inspector who is a professional engineer who oversees the entire process. The code allows for the design professional to be the special inspector. The code prefers it be the design professional. To give Fletcher Thompson and Friar's team a

chance to bid that work, we divided into Part A and B. The testing agencies also provide that service.

Detailed what was asked for in Part A. The problem is some have a minimum and some of them are just hourly willing to pay only for onsite time. Reviewed the bids.

As to Part A, JGI was recommended to receive the award for South End School and Plantsville School. Mr. Saucier made a motion to accept JGI as testing and special inspection for both schools as reported on September 23, 2008. Mr. Moise seconded. Motion passed unanimously on a voice vote.

Mr. DiMauro described what was called for in Part B. The Code does allow and actually recommend that the design professional be the special inspection, however, it is not required.

Discussion.

It as decided to check into the numbers and Part B will be revisited at the next meeting.

Billing procedures were discussed.

Minutes:

Mr. Belanger made a motion to approve the Minutes. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

Executive Session, if needed

(No further business, this portion of the meeting was adjourned at 6:05 o'clock, p.m.)

