

PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE

**Thursday, October 16, 2008 – 7:00 pm
Library, Second Floor, Southington High School
720 Pleasant Street, Southington, CT 06489**

MINUTES

Chairman Roger Jones, Sr., called the meeting to order at 7:00 o'clock p.m. with the following in attendance:

Severino Bovino**, Gary Saucier, Gerry Belanger*, David Derynoski, John Moise & Ralph Warner

Ex-Officio: Fred Cox, Board of Education
John N. Barry, Chairman, Southington Town Council

Others: Tom DiMauro & Josh Johnson – Newfield Construction
Mike Sorano – Friar Associates
Joseph Simeone – Fletcher Thompson ***

* Arrived at 7:06 o'clock, p.m.

** Arrived at 7:15 o'clock, p.m.

*** Arrived at 7:16 o'clock, p.m.

A quorum was determined

Approval of Minutes – September 23, 2008

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

PLANTSVILLE ELEMENTARY SCHOOL

Architects Report

Joe Simeone reported the project is moving along.
Explained.

One RFI did come in. The electrician is interested in locating his electrical boxes in the media center based on the furniture. (Forwarded)

Mr. DiMauro reported there are some critical submittals out there --- rebar and anchor bolt layout.

Discussion.

Some site issues appear to be holding up the building permit. Satisfying Planning & Zoning's comments. I think they're solved but the documentation needs to be put in place. We actually had an onsite meeting with Jim Grappone, Ass't Town Engineer.

Discussion.

In a nutshell: one catch basin structure will be added and we rerouted a little bit of the piping. Also, an infiltrator has been added. The watermain got slightly rerouted. Possible additional fees were brought up.

Discussion.

Construction Manager Report

Mr. DiMauro reported on the investigations for the foundation. He introduced a proposal from Lourierro Associates, the work has already been done, it's for the initial borings to determine the extent of the contaminated soil. He's looking for approval for \$12,591.00.

Discussion.

Mr. Saucier made a motion to approve the proposal for \$12,591 from Lourierro Associates. Mr. Moise seconded. Motion passed unanimously on a voice vote.

Mr. DiMauro advised he has the 123 page report which can be reviewed.
Discussion of the report contents.

Mr. DiMauro passed out a proposal to go forward from this point for Lourierro to prepare the documents. It is for \$10,250.00 fixed fee. They also include daily rates for monitoring. Mr. DiMauro was asking for approval of the fixed fee to move this along to bid.

Discussion.

The remediation time line was discussed. Mr. DiMauro noted there will be another component from Industrial Health but he won't have that for a few days.

Mr. Derynoski made a motion to accept the proposal for preparation of the documents. And the monitoring fee. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

Mr. DiMauro commented is important that we select the special inspector. We did do the testing agencies at the last meeting but we deferred on the special inspector waiting for Fletcher Thompson to review their number.

What I am asking for tonight is for you to select a special inspector for each project. It's critical at Plantsville because we're at the point where they have to start doing in shop steel inspection.

After discussion, Mr. DiMauro recommended JGI. Mr. Derynoski made a motion to go with the low bidder, JGI, as special inspector for Plantsville School. Mr. Belanger seconded. Motion passed unanimously on a voice vote.

Change Proposals

None to report.

Reports of Sub Committees

None to report.

Report of BOE Representative

None to report.

Public Communication

None to report.

Invoices

Mr. DiMauro said he has established an accounting system with the Town of Southington's Finance Director. Next time we'll present with a budget report and a list. Tonight is the old system where I tell you what they are.

1.	Fletcher Thompson	Profession services ending September 30, 2008	\$13,009.10
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Mr. Belanger made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

2.	Friar Associates	For furniture & equipment Consulting fees	\$1,800.00
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Mr. Derynoski made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

3.	Newfield Construction	Preconstruction services	\$12,660.70
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Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

4.	CL&P	Energy usage	\$55.73
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Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

5. CL&P Energy usage \$811.32

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

6. Crest Graphics Document printing \$84.78

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

7. Lourierro Engineering Services rendered (partial billing) \$5,954.40

Mr. Derynoski made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

8. LVI Environmental Services Demolition trade contractor \$227,257.79

Mr. Derynoski made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

9. Linda Gianoni Secretary – Minutes \$80.74

Mr. Warner made a motion to approve. Mr. Saucier seconded. Motion passed unanimously on a voice vote.

10. Newfield Construction Construction related services \$31,159.42

Mr. Derynoski made a motion to approve. Mr. Belanger seconded. Motion passed unanimously on a voice vote.

(Go back to Architect's Report.)

Other Business

Mr. DiMauro commented when they did the scope reviews for steel contract, we noticed that he didn't have any acoustical deck. We asked Fletcher Thompson and they said they wanted it. Long story short, we just did a scope review with the South End steel contractor and now we're learning there were two decks specified are different.

Explained.

Discussion of the two decks and prices for each.

We do need to get some type of approval or it will delay the steel installation. We need it before the next meeting. We don't have a price, so we will need a "not to exceed" amount.

Mr. Johnson said if we can go with the deck Friar has, it's significantly less dollars. Fletcher Thompson reviewed Friar's specs today and accepted it.

Discussion.

Mr. Belanger made a motion to authorize Chairman Jones to accept the bid on the deck in an amount not to exceed \$45,000. Mr. Derynoski seconded. Motion passed unanimously on a voice vote.

Mr. Bovino commented: Let's watch these missing items. We are at the beginning of the project and as we go along, quickly we'll eat up our budget.

Groundbreaking Ceremony at Plantsville School on Tuesday, October 28th, 2008 at 4:00 pm.

Mr. Derynoski brought up RFI and the turnaround time. The Fletcher Thompson representative said they are trying to be answered immediately.

Discussion.

Executive Session if needed

Not necessary this evening.

(Whereupon, the Plantsville portion of the meeting was adjourned at 7:35 o'clock, p.m.)

(Mr. Simeone left the meeting at this time.)

SOUTH END ELEMENTARY SCHOOL

Architects Report

Mr. Sorano reported he was doing scope reviews at Newfield's office. I'll let Tom give you the reviews and recommendations. He noted the professional way in which the whole process was handled.

Discussion.

Discussion on an RFI that came in regarding location of power boxes in the slab which is well before we have the final approval. We have the location of them. This is a procedural question, I was going to bring the drawings to Fred and the Principal and have a final review of the station locations so we could locate them before the concrete is poured.

The Chair indicated it was the goal to get the new addition poured by the end of November.

Construction Manager Report

Tom DiMauro reminded the committee they have to pick a special inspector. After discussion, Mr. Saucier made a motion to accept the low bid of \$5,300 by Szewczak. Mr. Moise seconded. Motion passed unanimously on a voice vote.

The raw bid results were distributed and discussion. We received 90 bids for 12 packages. This indicates there was a good understanding of the documents and everybody is bidding on the same thing. Several days into the scope reviews, we got two requests for withdrawal of bids and one unqualified contractor.

Discussion.

Recommendations:

1. W.J. Mountford concrete
2. Rebid plumbing
3. Rebid general trades
4. Award all of the other contracts as listed on Tom DiMauro's recommendation.

Mr. Warner made a motion to approve the contracts as presented by the Construction Manager and rebid the plumbing and general trades packages. Mr. Derynoski seconded. Motion passed unanimously on a voice vote.

The protest letter from J & B Plumbing was discussed.

Value engineering:

Mr. Sorano listed:

- (1) General Trades windows – downgrade frames
inside of drawers – downgrade to melamine
drywall – downgrade to regular drywall from abuse
resistant drywall as outlined.
- (2) Masonry rebar – all interior walls have rebar. Decrease reinforcing
in 50% of them.

(Everyone agreed with the above.)

- (3) Paint painting of the crawlspace eliminated.
 (Research on this and get a proposal for cost.)
 Anti-graffiti coating on the building.
 (Research on this and get a proposal for cost.)
- (4) HVAC Insulation – change to fiberglass
 (Everyone agreed with the above.)
- (5) Plumbing Change RFP on the pipes. Issue on the hot water heaters was discussed.
 (Everyone agreed to leave the water heaters as they are – no change.)
 Bradley Labs Discussion.
 (Everyone agreed to leave as it is – no change.)
- Bidding on copper versus pex was discussed for the water pipe. Cost differential was discussed. Clarification on the insulation will be added.
- (6) Electrical light fixtures change from aluminum to steel.
 (Research and get a proposal for cost.)
 delete the isolation transfer switch if not a safety issue.
 (Research and get a proposal for cost.)
- (7) Walk in enclosure
 (Research and get a proposal for cost.)

- (9) Modification to the generator. Look at the size to make sure it's not oversized.
- (10) Decorative light fixtures in the main entrance.
(Research and get a proposal for cost.)
- (11) Sound block Gymnasium sound blocks. Maybe change the type of block.
(Research and get a proposal for cost.)

Change Proposals

None to report.

Reports of Sub Committees

None to report.

Report of BOE Representative

None to report.

Public Communication

John N. Barry, Chairman of the Town Council reported to the committee on the Preferred Bidding Ordinance. It would give preferential bidding procedures to the process for local companies. When we award, I know a lot of the work is subbed out and we do not get involved in that. Is there any way you could as a group encourage the people who were awarded the bid package to seriously consider local vendors if they're qualified and meet the requirements.

Chairman Jones said they would certainly encourage vendors to use local subs. A list would be put together of local subcontractors and supply that to the vendor who was awarded the package.

Extensive discussion.

A private citizen (name inaudible) of 255 Buckland Street commented he was interested in the playscape and was glad to see everything is looking good.

He also reminded the committee that their notice of change of meeting date and time was not listed as late as today on the Town website.

Discussion of the new law indicating the Minutes posting requirement.

Invoices

(1) Southington Building Department for the state permit fee \$2,567.34

Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

(2) Crest Graphics for document printing \$67.58

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

Crest Graphics for document printing \$220.50

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

(3) Newfield Construction for preconstruction services \$7,800.03

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

(4) C L & P – temporary electric service \$10,092.18

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

Other Business

Josh Johnson presented and explained the staging plan. Extensive discussion followed.

Executive Session if needed

Not necessary this evening.

(Whereupon, the meeting was adjourned at 8:40 o'clock, p.m.)