

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the Regular Meeting of the Public Building and Site Commission held on Tuesday, November 28, 2017 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

PRESENT: Robert Mitchell, Bob Edwards (7:12), Anthony D'Angelo, Tom Catalina, Phil Clark

ABSENT: Art Norton, Rick Matschke, Roger Letso, Mike Murphy, Joseph Borst

ALSO PRESENT: Clerk of the Works Bill Knight, Joe Giacobbe and John Deren of Caldwell & Walsh, Rusty Malik and Kevin McFarland of Quisenberry Arcari, Michelle Hiscavich (7:21), members of the CC/SC Design Team & Advisory Committee, 2 members of the public, one member of the press

PUBLIC PARTICIPATION: None.

APPROVAL OF MINUTES OF October 24, 2017

Mr. D'Angelo moved to approve the minutes of the September 26, 2017 regular meeting with correction on page 3 under Adjournment should read "Second by Mr. Norton".
Second by Mr. Catalina. Motion passed.

COMMUNITY CENTER

Status

Mr. Giacobbe reported that the first phase of bidding is done and the second phase is currently being submitted. The sprinkler, plumbing, electric and pool bids are due this Friday. Others are due next Friday December 8, 2017. Mr. Mitchell asked whether any RFIs have been coming in. Mr. Malik said some are such as flooring and finishes and they are trying to answer them. Mr. Mitchell asked how the excavating was going. Mr. Giacobbe stated they are ahead of schedule. Mr. Mitchell asked that for future meetings a schedule with updates be provided to PBSC. Job meetings will begin and will take place at 10:00 a.m. on Wednesdays.

Mr. Deren reported that regarding excavating, the soil which was first found to be acceptable is too wet for the compaction process. They developed another detail option but original soil cannot be reused. Mr. Clark asked if this will be cheaper than the original design and, if so, why wasn't it looked at as an option to begin with. Mr. Deren said it probably will be cheaper but not extensively. They are using a different geotechnical engineer, which is more of the reason for the change in design. This will limit change orders. Mr. D'Angelo asked if this will cause any additional impact on the concrete. The answer was no. He also asked what type of testing is done on the

concrete. Mr. Deren stated that it is tested after 28 days and before steel begins. During that time, underground work such as electric is being done.

Mr. Mitchell asked about information on the odd rock/soil which was found. Mr. Giacobbe said they encountered some greenish soil in a small area of the site and it is being tested today. It doesn't appear to be harmful and results are expected tomorrow.

Mr. Clark inquired about the contingency on the project. There is about one million dollars in contingency.

Mr. Mitchell received a call from George Benson regarding Joe Hovious and the Pootatuck Watershed and asked that Caldwell & Walsh continue to keep them involved.

Regarding winter conditions, an additional quote for about \$40,000, if required, was received for next year. Mr. Clark thought there was supposed to be a special meeting regarding these bid packages before going forward. Mr. Deren stated that he was not given a stop order by the town. Construction is progressing

Mr. Clark asked whether we were 100% on construction documents. Mr. Malik confirmed they are complete and that documents were submitted to the Building Department.

Community Center Invoices

Mr. Clark moved to approve Quisenberry invoice #10257 in the amount of \$94,045.00.
Second by Mr. D'Angelo. Motion passed.

Mr. Edwards moved to approve Quisenberry invoice #10280 in the amount of \$20,160.00. Second by Mr. Clark. Motion passed.

Mr. Edwards moved to approve Quisenberry invoice #10336 in the amount of \$1,375.00. Second by Mr. Catalina. Motion passed.

Mr. D'Angelo moved to approve Quisenberry invoice #10337 in the amount of \$63,769.00. Second by Mr. Catalina. Motion passed.

Mr. Edwards moved to approve Quisenberry invoice #10338 in the amount of \$13,776.00. Second by Mr. Clark. Motion passed.

Mr. Edwards moved to approve Caldwell & Walsh invoice #CT2900-04 in the amount of \$36,707.74. Second by Mr. Catalina. Motion passed.

Mr. Malik stated the pool consultant questioned whether they could bid the job as well. They have a separate construction arm. Mr. Mitchell said the Town does not permit design/build but will check with David Grogins since this is not a true design/build condition.

NHS “ROOF” LEAKS & REPAIR OPTIONS

Status

Mr. Knight reported that one outstanding punch list item remains (duct tape on windows needs to be cleaned up). There have been no leaks. Waiting for a letter of substantial completion from Kaestle Boos.

“Roof” Leaks & Repair Invoices

Mr. D’Angelo moved to approve Fuss & O’Neill invoice #0015657 in the amount of \$3,121.00. Second by Mr. Edwards. Motion passed.

Mr. D’Angelo moved to approve Greenwood Industries Applications for Payment 1, 2, 3 and 4 in the amounts of \$73,477.75, \$282,534.75, \$13,680.00, and \$2,707.50 respectively, contingent upon approval Bob Tait’s approval. Second by Mr. Catalina. Motion passed.

Mr. Clark wanted confirmation that the money is not coming out of town funds. Mr. Mitchel stated that the town attorneys have been contacted to determine if the money spent on this corrective work can be reimbursed.

NHS AUDITORIUM RENOVATIONS PROJECT

Status

Ms. Hiscavich said the good news is that a sound check was done today and the speakers are working well and sound is good. Audio will be done next week. However, the duct work in the stage loft which was redesigned is now blocking the rigging. There are also problems with the hanging of the projection screen. The front curtain will come back next week, it needed to be re-dyed. Ms. Hiscavich feels that all the problems are due to a lack of communication among those involved.

NHS Auditorium Renovations Invoices

Mr. D’Angelo moved to approve Newfield Construction invoices 9, 10 and 11 in the amounts \$692,594.79, \$71,961.21, \$11,203.23 respectively, contingent upon Bob Tait’s approval. Second by Mr. Edwards. Motion passed.

Mr. D’Angelo moved to approve DPM invoices #90010502 and #90010683 in the amounts of \$3,365.00 and \$620.00 respectively. Mr. Clark opposed. Motion passed.

Change Orders

Mr. Mitchell reported that the work has been done in the Proposed Change Orders. Mr. Clark asked how they were approved. Mr. Mitchell said they proceeded at risk in order to get things completed and on schedule.

The following Proposed Change Orders have been reviewed and accepted by the design team and total \$7,948.64.

PCO61 – Stage Outlets – When the stage front was changed to fixed panels from operable doors, the AV and electrical outlets required relocation. This resulted in an increase of \$652.96.

PCO63 – Wood Trim at Lobby Doors – Rear wall demolition left unfinished door frames at the two doors to the lobby; new wood trim will be added to the heads and jambs to finish the door assembly. This resulted in an increase of \$2,733.92.

PCO64 – AV Rack Return – The AV equipment racks specified for the new AV room did not fit in the space provided; the racks will be returned and reordered during the Phase II equipment procurement. This resulted in a credit of \$2,976.96.

PCO66 – Heat Trace Controller – New heat trace added to exposed piping at roof required a dedicated controller and the addition of two new circuits. This resulted in an increase of \$6,035.68.

PCO67 – CMU Infill at Existing Duct Locations - An abandoned air intake hood was removed from the south wall of the stage and required new CMU infill. This resulted in an increase of \$1,503.04.

The following Proposed Change Order has been received and returned by the design team for revision/adjustment. The total for change request is \$13,030.16

PCO62 – Theater Lighting Components Feed to Relay Panel – Additional work required to provide power to DMX EX bypass controller, EM bypass detection kit, 24-ckt lighting relay and lighting control UPS. This resulted in an increase of \$13,030.16.

Mr. Clark made a motion to approve change orders 61, 63, 64, 66, 67, and 62. Second by Mr. D'Angelo. Motion passed.

CALL FOR NOMINATIONS

Mr. Mitchell stated that voting will take place at our next meeting for Chairman and Vice Chairman. He asked that members contact Clerk LoBosco with their nominations before that meeting.

The next meeting is scheduled for December 19, 2017.

ADJOURNMENT

Mr. Catalina made a motion to adjourn the meeting at 8:4 p.m. Second by Mr. D'Angelo. Meeting adjourned.

Respectfully submitted,
Ann M. LoBosco, Clerk