

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, July 25, 2017 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:02 p.m.

PRESENT: Robert Mitchell, Bob Edwards, Tom Catalina, Anthony D'Angelo, Roger Letso, Rick Matschke, Joseph Borst

ABSENT: Phil Clark, Art Norton, Mike Murphy

ALSO PRESENT: Clerk of the Works Bill Knight, Geralyn Hoerauf from STV/Diversified Project Management, Aaron Krueger of Consigli, Sheila Torres (Manager of Edmond Town Hall), Michelle Hiscavich, two members of the public, and one member of the press

PUBLIC PARTICIPATION: Sheila Torres stated she was present to receive an update from the PBSC on the status of the Town Hall HVAC Replacement Project.

APPROVAL OF MINUTES OF May 30, 2017

Mr. Letso moved to approve the minutes of the May 30, 2017 special meeting. Second by Mr. Matschke. Motion passed.

APPROVAL OF MINUTES OF July 13, 2017

Mr. Matschke moved to approve the minutes of the July 13, 2017 special meeting. Second by Mr. Catalina. Motion passed.

NHS AUDITORIUM RENOVATIONS PROJECT

Status

Ms. Hoerauf stated the monthly report previously distributed for this meeting was 10 days old, she handed out an updated report which includes photos of the project. The above ceiling work has been completed, painting of ceilings is complete, and they are working on the rough-ins by the control booth. The chairs will be delivered on Monday. Mr. Mitchell suggested that Ms. Hiscavich take a look when a couple of rows of seats are installed. Mr. Catalina asked what type of finish is on the floor. Ms. Hoerauf said finished concrete is under the seats and carpeting in places where no seats located. Referring to the monthly report, Mr. D'Angelo asked whether the project budget and cash flow analysis on page 5 reflected correct numbers given change order requests will be approved tonight. She stated they were correct. August 21st is the expected date of completion.

Change Order Review

Change orders included in the monthly report were not discussed specifically; however, Ms. Hoerauf presented one additional request. Mr. Mitchell and Ms. Hoerauf met with Bob Tait and Ron Bienkowski regarding the multiple sources for this project. Change orders related to Phase 1 work are at 1% of the construction cost. Some Phase 2 work was done as part of Phase 1, due to scheduling.

- **CR37 - Low Wall Steel Support** – One side of the ramp guard rail wall was not stable. Therefore, steel supports were bolted to the concrete in order to provide overall stability. This resulted in a change of \$2,711.93.

Mr. D'Angelo moved to approve change orders CR10, CR20, CR21, CR22, CR23, CR24, CR25, CR28, CR29, and CR37 reflecting a total of \$44,290.65. Second by Mr. Matschke. Motion passed.

NHS Auditorium Renovations Invoices

Mr. Matschke moved to recommend approval of Newfield Construction invoice #4 in the amount of \$477,918.18. Second by Mr. Catalina. Motion passed.

NHS "ROOF" LEAKS & REPAIR OPTIONS

Status

Mr. Knight reported that demolition of the panels began last week. However, the ordering of new panels had a long lead time with a minimum order of 1,700 square feet, which we do not have. Therefore, the panels are being taken down and cleaned; they are approximately 10 year old panels but are in good shape. The new window walls will be installed end of August and the lead time for install is not long. Mr. Mitchell stressed the need for it to be weathertight by August 28th, the first of school. The next job meeting is scheduled for Thursday morning.

SANDY HOOK ELEMENTARY SCHOOL

Status

Mr. Krueger stated there remain to be a couple of warrantee issues to be addressed. The tile fell off a portion of the cistern. Moisture penetration behind the tile caused it to fall off. The cistern has been drained and a coating of waterproof sealer will be placed on the inner wall. The canopy in front only has a 2 ½ inch curbing which is causing heavy rain to flow over the top and penetrate the canopy lower wood section. Solution will be to apply molding to the underside of coping to direct the water flow. Aesthetically it will look fine. The security wires at the back gate have been pinched and parts are on order for repair. Mr. Mitchell asked that everything be done by the first day of school. Ms. Hoerauf stated that the final requisition for payment will be presented at August meeting.

Mr. Krueger presented Change Order #21 which reflects a credit of \$422,131.37. Before approving the change order, board members requested time to review it since it was just presented tonight.

Mr. D'Angelo moved to accept Change Order #21 in the amount of a credit of \$422,131.37 with the ability to modify it if something is found after review. Second by Mr. Catalina. Motion approved.

EDMOND TOWN HALL HVAC REPLACEMENT

Status

Mr. Mitchell reported that the town has \$571,000.00 in the CIP appropriated for air conditioning replacement in certain areas of Edmond Town Hall. Ms. Torres put together a scope of work which included \$290,000.00 for the Design and \$281,000.00 for Construction & Maintenance. Mr. Mitchell is concerned that if more dollars need to be put into the project to cover other costs it could be difficult to find where the money can come from, given only \$571,000.00 is in CIP. He suggested that Mr. Catalina and Ms. Torres get together to work together and come up with a full scope of work to cover engineering, asbestos, etc. At that point, they can meet with Bob Tait to discuss the best way to go forward.

COMMUNITY CENTER

Status

Mr. Mitchell stated that the PBSC is still not involved in the project but the plan was approved at a Fairfield Hills Authority meeting and at the last Planning and Zoning meeting. The project is moving forward in construction documentation. In September, it is planned that excavating will begin and the

foundations and structural steel will start. The perimeter is fixed and the pools are fixed. Design changes are no longer being made. The inside space may be reworked in certain areas.

Community Center Invoices

Mr. D'Angelo moved to approve Quisenberry Arcari invoice #10018 in the amount of \$70,700.00.
Second by Mr. Edwards. Motion passed.

Mr. Catalina moved to approve Quisenberry Arcari invoice #10031 in the amount of \$4,000.00.
Second by Mr. D'Angelo. Motion passed.

Mr. D'Angelo moved to approve Quisenberry Arcari invoice #10032 in the amount of \$1,375.00.
Second by Mr. Edwards. Motion passed.

Mr. Edwards moved to approve Quisenberry Arcari invoice #10033 in the amount of \$16,800.00.
Second by Mr. D'Angelo. Motion passed.

Mr. Edwards moved to approve Caldwell Walsh invoice #CT2900-01 in the amount of \$8,318.50 pending allocation of funds. Second by Mr. D'Angelo. Motion passed.

Mr. Edwards moved to approve Caldwell Walsh invoice #CT2842-05 in the amount of \$4,000.00.
Second by Mr. Edwards. Motion passed.

The next meeting is scheduled for August 22, 2017.

ADJOURNMENT

Mr. D'Angelo made a motion to adjourn the meeting at 8:29 p.m. Second by Mr. Edwards. Meeting adjourned.

Respectfully submitted,

Ann M. LoBosco, Clerk