

Minutes of Meeting

Building Needs Committee

June 16, 2014

The Building Needs Committee conducted a regularly scheduled meeting on Monday, June 16, 2014 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:00 p.m.

Presiding: Council Member Paul Hoydick, Chairman

Committee Members Present: Council members Paul Hoydick, Jason Santi, Brian Dempsey and Stephanie Philips; Electorate members Alan Llewelyn, Linda Manos, Dan Senft and John Dempsey; Board of Education Representative Christian Barnaby

Others in Attendance: Buildings Superintendent Dan Wakeling

Document Distributed during meeting:

- Bd. of Education Open Work Orders report
- Summary of Change Orders re: Honeyspot/Soto School
- Change Order detail report re: Victoria Soto School
- Update on Victoria Soto School
- Memo from Town Engineer John Casey re: Honeyspot School and Stratford High School renovations.

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of May 19, 2014. A MOTION WAS MADE BY MR. SANTI SECONDED BY MR. SENFT TO AMEND AND APPROVE THE FOREGOING MINUTES AS FOLLOWS:

Page 1, Line item III. Miscellaneous painting bids: A MOTION WAS MADE BY MR. SANTI SECONDED BY MR. DEMPSEY TO PROCEED WITH SCHOOL PAINTING PROJECTS IN THE ORDER OF WORST TO BEST AND INCLUDE FRANKLIN SCHOOL DOORS **AND TRIM.**

THE MOTION TO APPROVE THE MINUTES AS AMENDED PASSED UNANIMOUSLY.

III. Unfinished Business

A: General Building Repairs:

Miscellaneous painting bids — No report

B: Board of Educational Capital Projects:

- 1) Stratford High School renovations — The subcommittee will meet Monday, June 23 to review architects evaluation of renovation options. CREC is developing an RFP for advertising for proposals from construction Management firms and will review with the subcommittee. The State has approved the Bd. of Ed.'s request to extend the start of construction deadline to June 15, 2015. Mr. Llewelyn has been appointed Chairman of the Subcommittee.

- 2) Victoria Soto School/Honeyspot School — Status: Many material shop drawings have been submitted and processed. Construction is well underway with site grading and drainage in progress. Building foundations and utilities have begun to be installed at the building pad. As the contractor is getting into the details of submittals and layout, several requests for information are being generated that may result in change orders (both increases and decreases). The joint working committee and BOE Plant Planning committee have reviewed and recommended one idea to change the materials for the ceiling at the main entrance from acoustical tile to wood, which was originally proposed

Mr. Ryszard Szcypek from the Architectural firm of TaiSooKim Partners, LLC, presented contract changes along with an update on the Contract status, construction schedule (14% complete), recent events, forthcoming construction milestones, other forthcoming events, construction costs, and pending change orders. After discussion, review of past and potential change orders, and questions and answers, the following proposal requests for change orders will be referred to the Town Council with favorable recommendation for a net increase of \$10,068.00:

13. Replacing the TCA F112 requirement for Quarry Tile with TCA F113/slope under-slab to floor drains (\$1,500.00)
17. Substitute sheet applied AVB with fluid applied AVD. (\$8,500.00)
18. Use Pawling entry floor grilles (\$4,500.00)
20. Delete chain link fencing (per owner request) (\$1,126)
22. Add wood ceilings - increase of \$25,694.00

A MOTION WAS MADE BY MR. SANTI SECONDED BY MS. PHILIPS TO APPROVE THE ABOVE-CITED CHANGE ORDERS, 13., 17., 18., 20., AND 22., FOR AN INCREASE OF \$10,068.00 AND REFER TO TOWN COUNCIL WITH A FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

- 3) Franklin School and Johnson House elevators – Mr. Wakeling reported the project was over bid.
- 4) Wilcoxson/Lordship School Windows — Mr. Wakeling reported Wilcoxson School window replacements will begin in the summer.
- 5) Priority Roof Replacements for Schools — Mr. Wakeling reported that the roofs on Wilcoxson and Nichols Schools will be replaced. Ely Whitney will be done when funds become available in the budget.
- 6) Franklin School air conditioning — Mr. Wakeling reported that the project is on schedule.

C: The “White House” (a.k.a Nichol-Benjamin house) on Shakespeare Theater Property — Mr. Wakeling reported that the pillars are replaced. Reconstruction of the porch will begin.

D: Boothe Park buildings — Pavilions I, II, and III. Mr. Wakeling reported on progress of roof replacements. Ms. Philips asked when water and electricity will be installed at the pavilions so as to generate more income from rentals. Discussion continued re: rental fee rates, number of persons expected to attend pavilion events, management practices.

E: Clover Field — Project is complete.

F. Longbrook Old field house/Restrooms —Construction has begun. Project is expected to be complete in 10 to 12 weeks.

G. Dog Park. Mr. Hoydick reported that the project is on hold by the Stratford Town Council.

IV. NEW BUSINESS — None

V. Adjournment: — Hearing no further discussion in connection with the above agenda items or additional business, Chairman Hoydick called for a motion to adjourn. A MOTION WAS MADE BY MR. SANTI AND SECONDED BY MR. DEMPSEY TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY. THE MEETING ADJOURNED AT 8:20 PM.

Carol Cabral, Secretary