

Minutes of Meeting

Building Needs Committee

July 21, 2014

The Building Needs Committee conducted a regularly scheduled meeting on Monday, July 21, 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, Board of Education Representative Christian Barnaby and Leonard Petruccelli

Others in Attendance: Buildings Superintendent Dan Wakeling, Council member Kenneth Poisson, Town Engineer John Casey, Board of Education Business Manager Clarence Zachery, Tai Soo Kim, LLC representative Ryszard Szczypek, Board of Education personnel Bob Sweger

Documents Distributed during meeting:

- Bd. of Education Open Work Orders report
- 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.
- Summary of Change Orders re: Honeyspot/Soto School
- Detail for Change order Number 3 Soto School
- 3 Change order descriptions re: Victoria Soto School from Whiting-Turner Contracting Company.

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of June 16, 2014. A MOTION WAS MADE BY MR. DEMPSEY SECONDED BY MR. SANTI TO APPROVE THE FOREGOING MINUTES. THE MOTION PASSED UNANIMOUSLY.

III. Unfinished Business

A: General Building Repairs: Mr. Sweger reviewed the above-cited open work order report mentioning that currently there are 37 open work orders. The prior month there were 39 open work orders. Mr. Santi reported that the bushes need trimming at Franklin School for security-issue purposes and the catch basin at the school is falling apart.

Miscellaneous painting bids — No report

B: Board of Educational Capital Projects:

- 1) Stratford High School renovations — Mr. Llewelyn reported that the sub-committee met today and agreed to (a) accept the 4 alternate schemes and move forward with an RFP (2) authorize the Architect, Antinozzi, to conduct a the traffic study.

A MOTION WAS MADE BY MR. SANTI SECONDED BY MR. LLEWELYN TO APPROVE THE DECISION OF THE SUBCOMMITTEE TO ACCEPT THE SCHEMES AND MOVE FORWARD WITH THE TRAFFIC STUDY. THE MOTION PASSED UNANIMOUSLY.

It was reported during the subcommittee meeting that the contract for CREC, the professional administrator for the project, is at a standstill. It is currently under review by the Town Attorney's office.

CREC is completing an RFP for advertising for proposals from Construction management firms. The architect has completed additional concepts for school layout scenarios as requested by the joint committee.

- 2) Victoria Soto School/Honeyspot School — Status: Building foundations and utilities are nearly complete at the building pad. The steel is scheduled to start this week.

Mr. Ryszard Szczypek from the Architectural firm of Tai Soo Kim Partners, LLC, reviewed and discussed contract changes along with an update on the Contract status, construction schedule (21% complete), recent events, forthcoming construction milestones, other forthcoming events, construction costs, and pending change orders.

Mr. Szczypek presented sample tiles in tones of grey to show exterior color of the building. The tile material is durable, never needs to be painted, can be power washed. After discussion and questions and answers, the following proposed change orders were reviewed for a net credit of \$1,634.00:

- PR 14 – credit for bathroom tile: (-\$1,500)
- PR 15R- credit for storm drainage pipe and sanitary pipe relocation: (\$5,592)
- PR 16- replace 12” storm drain found to be deteriorating with new HDPE pipe: add \$19,000
- PR 19- credit for delete lightning arresting features: (-\$20,700)
- PR 21- add steel support at ACCU-1 air handling: add \$3,148
- PR 23- add control signal to building management system fro grease trap: add \$1,595
- PR 25R- miscellaneous sitework changes: \$19,175 (some pertains to PR 15 credit above)
- PR 26- credit for link seals at concrete slab penetrations: (-\$2,106)
- PR 27- credit for changing interior storm / vent piping to PVC: (-\$9,850)
- PR 29- change steel deck in part to meet FM Global standards: add \$590
- PR 33- changes at UI transformer to meet UI comments: add \$677

A MOTION WAS MADE BY MR. BARNABY SECONDED BY MR. PETRUCCELLI TO ACCEPT THE ABOVE-CITED CREDIT OF \$1,634.00. THE MOTION PASSED UNANIMOUSLY.

- 3) Franklin School and Johnson House elevators – Mr. Wakeling reported the work has begun.

- 4) Wilcoxson/Lordship School Windows — Mr. Wakeling reported Wilcoxson School window replacements will begin this year; Lordship will be done next year if funds will be secured.
- 5) Priority Roof Replacements for Schools — Mr. Wakeling reported that Ely Whitney school roof is leaking and will be replaced.
- 6) Franklin School air conditioning — Mr. Wakeling reported that the project is awaiting the arrival of a condensing unit. The last one arrived damaged.

Mr. Zachery announced that Mr. Sweger will be retiring next month.

C: The “White House” (a.k.a Nichol-Benjamin house) on Shakespeare Theater Property — Mr. Wakeling reported that work inside the house was done consisting of rewiring, and completing the bathrooms renovations. The AC was stolen. Mr. Dempsey requests the Arts Commission place on their agenda the returning of the items to the White House.

D: Boothe Park buildings — Pavilions I, II, and III. The roof was replaced on Pavilion II. Pavilion III will have the roof replaced in a few weeks. Painting will take place this summer. No work has been done installing the utilities at the pavilions. Ms. Philips brought up vandalism at the Observatory. The upper level door was pried. The alarm system for the park is broken.

E: Clover Field — Project is complete.

A MOTION WAS MADE BY MR. LLEWELYN SECONDED BY MR. SANTI TO STRIKE THE FOREGOING ITEM FROM THE AGENDA. THE MOTION PASSED UNANIMOUSLY.

F. Longbrook Old field house/Restrooms — The roofs are on. The restrooms have been gutted. Stone work and other structural work is taking place. Mr. Zachery offered lockers for the restrooms.

G. Dog Park. No business furnished.

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. LLEWELYN AND SECONDED BY MR. BARNABY TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY. THE MEETING ADJOURNED AT 8:10 PM.

Carol Cabral, Secretary