

AMENDED* Minutes of Meeting

Building Needs Committee

November 17, 2014

The Building Needs Committee conducted a regularly scheduled meeting on Monday, November 17, 2014 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:03 p.m.

Presiding: Chairman Paul Hoydick

Committee Members Present: Council members Paul Hoydick, Jason Santi, Brian Dempsey and Stephanie Philips; Electorate members Linda Manos and Daniel Senft; Board of Education Representative Leonard Petrucelli

Others in Attendance: Buildings Superintendent Dan Wakeling, Board of Education personnel Rich Ruggiero, Town Engineer John Casey, Board of Education Administrator Clarence Zachery, Stratford High School Principal Joseph Corso, Tai Soo Kim Partners LLC Representatives Susan Pinckney and Ryszard Szczpek, *Council member Kenneth Poisson

Documents distributed during meeting:

- Stratford Board of Education open Work orders — submitted by R. Ruggiero
- Minutes of Stratford High School subcommittee — October 20 and August 18, 2014
- Update on Victoria Soto School
- Victoria Soto School estimated eligible budget cost summary
- Roof Replacement Order
- Painting schedule
- Projects update from Town Engineer J. Casey
- AIA Document G701 – change order #005 for Victoria Soto School
- AIA Document G701 – change order #004 for Victoria Soto School

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of October 20, 2014. A MOTION WAS MADE BY MR. PETRUCCELLI SECONDED BY MR. SANTI TO APPROVE THE FOREGOING MINUTES. THE MOTION PASSED UNANIMOUSLY.

III. Unfinished Business

A: General Building Repairs: Mr. Ruggiero and Mr. Wakeling reviewed the above-mentioned open work order document. Currently there are 106 open work orders. Questions were posed to staff members re: playground renovations/maintenance, plumbing problems in schools, hiring of temporary plumbers.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. PETRUCCELLI TO REQUEST PUBLIC WORKS DEPARTMENT TO ADD TEMPORARY PLUMBERS TO THE DEPARTMENT UNTIL PLUMBING WORK IS CAUGHT UP. THE MOTION PASSED UNANIMOUSLY.

Miscellaneous painting bids —Mr. Wakeling reviewed the above-cited document. Painting will begin at Wilcoxson School within 2 weeks. The interiors of Franklin, Lordship and Nichols school are complete.

B: Board of Educational Capital Projects:

- 1) Stratford High School renovations — The proposal review Sub-Committee of the Stratford High Sub-Committee has conducted interviews of 3 of the original 5 shortlisted Construction Management firms. One of the firms, Downes Construction backed out due to their inability to commit to providing an Army Corps of Engineers certified QA staff member. Another firm, Gilbane Construction, had submitted a proposal with qualifications on their acceptance of the terms of the proposed contract. CREC recommended that this firm be disqualified for not submitting a responsive proposal, and thus was not interviewed. The Town Attorney's office was also consulted at this time. The subcommittee will present additional information on the status of the selection of the CM at the meeting.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. PETRUCCELLI TO APPROVE THE SUBCOMMITTEE'S DECISION TO DISQUALIFY GILBANE CONSTRUCTION. THE MOTION PASSED UNANIMOUSLY.

The Town Council approved the architect's request for additional fee for siting the school and additional study of concepts, as well as an increase in the allowance for traffic study, for a total of \$23,000. The architect has authorized the traffic study to begin.

Subcommittee membership modifications: Mr. Barnaby has resigned from the subcommittee. Remove his name and the name of Alvin O'Neal from the subcommittee. Add the names of Len Petrucci and Joseph Corso (Principal of Stratford High School) to subcommittee membership.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MS. PHILIPS TO MODIFY THE SUBCOMMITTEE AS CITED ABOVE. THE MOTION PASSED UNANIMOUSLY.

It is noted that the subcommittee will conduct a meeting on December 1.

- 2) Victoria Soto School/Honeyspot School
 - a. For Soto School: accept the FF&E package and the Chairman sign a form so the bid package can go to the state for approval. Ms. Pinckney, Interior Designer, reviewed the above-cited document re: administrative, classroom, and cafeteria furniture; files and storage, health dept.; library furniture and shelving, occupational/physical therapy and residential equipment, color/finishing of floors, colors in classroom, restroom colors, tile in kitchen.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MS. MANOS TO APPROVE THE REQUEST AND PROCEED WITH THE ABOVE DESIGN CHOICES. THE MOTION PASSED UNANIMOUSLY. Chairman Hoydick signed the document ED042 Request for Review of Final Plans – State project number 138-009N.

Mr. Szczpek reviewed AIA Change Order #005 re Soto School general construction which will result in an increase of \$47,124.00.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR SENFT TO APPROVE THE CHANGE ORDER AND REFER TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

- b. Honeyspot School- Building envelop is being completed (roof, walls, vapor barrier, windows, etc.). Interior walls and systems are being installed.

Furniture and Fixed Equipment bid is developed and approval is needed to proceed to the state and then to bid. Change orders for both increases and credits continue to be evaluated as needed. Net change orders to date remain below original contract value. The following items, which are not included in the change order no 5 above, were discussed and prioritized:

- *PR 28- remove unsuitable soil and replace with structural fill under footing: add \$13,852
- *PR 32- delete new light at existing school: credit (\$1,160)
- *PR 44- remove ex. light pole: add \$1,667
- *PR 45- add 6 blue lights at exterior for security warning: add \$11,710
- *PR 48- delete exterior electrical outlets: credit (\$1,750)
- *PR 49- IT upgrades: add \$36,246
- *PR 50- add circuit for main door entry: add \$919
- *PR 54- add light point device for lift in PT/OT room: add \$1,250
- *PR 55- change glass in corridors to 5/16” laminated for security: add \$11,463
- *PR 56- change glass in wood doors to 5/16” laminated for security: add \$3,596
- *PR 57- change L1 faucet aerator: add \$363 (est)
- *PR - substitute Sonitrol monitoring headend per town standard: add \$10,700.

However, there will be additional charges for addition cat6 control wire to keypads and power-over-ethernet to the cameras to accommodate the Sonitrol system.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO RECOMMENDED TO PROCEED WITH STARRED (*) ITEMS NOT TO EXCEED \$92,000.00 AND REFER TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

- 3) Franklin School and Johnson House elevators – The Franklin School elevator is complete.
- 4) Wilcoxson/Lordship School Windows — Mr. Wakeling reported Wilcoxson School window replacements are underway; Lordship is not currently in the capital improvement plan.

- 5) Priority Roof Replacements for Schools — Mr. Ruggiero reviewed the above-cited document. It is reported that Eli Whitney, Bunnell School roofs, are leaking.
- 6) Franklin School air conditioning — Project is complete. The air conditioning will be tested in the spring.

C: The “White House” (a.k.a Nichol-Benjamin house) on Shakespeare Theater Property — Mr. Wakeling reported that the porch restoration is complete, roofs are complete, utilities are complete.

D: Boothe Park buildings — Mr. Wakeling reported that there is a crack in the foundation of the “Carpenter” house. The house will be shored up. The repair cost is uncertain. Discussion took place re: repair to the door on the observatory, sanding of buildings, trimming trees, gas tank in homestead building.

Pavilions I, II, and III. No report.

Park security. Security at all parks is being reviewed.

E. Longbrook Old field house/Restrooms — The final inspection is today. A punch-list is forthcoming.

F. Dog Park. No business furnished.

IV. NEW BUSINESS — Mr. Senft volunteered to assist in testing of the roofs.

V. Adjournment: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. 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 8:45 PM.

Carol Cabral, Secretary