

BUILDING NEEDS COMMITTEE

MINUTES OF SPECIAL MEETING – FEBRUARY 19, 2015

The Building Needs Committee conducted a Special Meeting on Thursday, February 19, 2015 in Room 213 of Stratford Town Hall, 2725 Main Street, Stratford, CT pursuant to notice duly posted.

I. CALL TO ORDER: 7:05 p.m.

PRESIDING: Chairman Paul Hoydick

Committee Members in attendance: Council members Paul Hoydick, Jason Santi, Brian Dempsey, Stephanie Philips; Electorate members Alan Llewelyn and Daniel Senft, Board of Education rep. Len Petruccelli

Others in attendance: Council members Kenneth Poisson and Gavin Forrester, Superintendent of Schools Dr. J. Robinson, Board of Education Administrator Clarence Zachery, Board of Ed Personnel Rich Ruggiero, Building Maintenance Supt. Dan Wakeling, Town Engineer John Casey, Board of Education Chairman Andrea Vielleux, Stratford High School Principal Joe Corso, TaiSooKim Partners, Inc. architect Jeff Brown, Antinozzi, Associates partner George Perham, 2 representatives from DBS Energy Inc.

Documents distributed during meeting:

- Stratford Board of Education open Work orders — submitted by R. Ruggiero
- Stratford High School Building Committee report Feb. 19, 2015 - submitted by J. Corso.
- Soto School change order list and contract status— submitted by J. Casey

II. UNFINISHED BUSINESS

A. General Building Repairs — Mr. Ruggiero further reviewed the above-cited open work order document. Currently there are 99 open work orders. Questions were posed to Mr. Ruggiero and Mr. Wakeling re: Hiring temporary plumbers for catch-up work orders. The item will be on next month's agenda.

- Miscellaneous Painting Bids —Wilcoxson School is currently being painted.

B. Board of Education Capital Projects – progress reports and/or action

1. Stratford High School renovations - Mr. Llewelyn, Chairman of the subcommittee, reported that the subcommittee met that evening (Feb. 19). The committee reviewed options for design floor plans and grant options. Mr. Corso further reviewed the above-cited document. Discussion took place re: Option "A". This option, a.k.a. renovate as new, has a projected lower cost, quicker time-frame for construction completion. The option does not require closing King Street but could bridge over it. Mentioned also was relocation of sports fields, razing the building. A change of the School Construction Grant is needed which could utilize special legislation from the State Legislature.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MS. PHILIPS TO REFER TO TOWN COUNCIL A REQUEST TO INCREASE TOWN BOND APPROPRIATION AND REQUEST A CHANGE TO THE SCHOOL GRANT THROUGH SPECIAL LEGISLATION, TO FUND CONSTRUCTION OF OPTION "A" WITH FAVORABLE RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

2. Victoria Soto School/Honeyspot School — Jeff Brown reported the contract status as to construction scheduling, recent events, forthcoming constructions milestones and construction cost summary and other activities.

Messrs. Casey and Brown reviewed the change order request as described below. The project is under the original base budget.

PR 64 – Add battery back up to FF fixture in rooms 112, 121 and 122. This will allow for lighting during a power failure for bathrooms in corridors by gym, which is a safety improvement since there are no windows and these bathrooms are likely to be used at night by the general public who are not familiar with the rooms. — \$2,375.00.

PR 77A --Backstop motors – Estimated cost to add motors to the BB backstops (qty. 2). This will allow WT to order the parts/pieces and have him install the week of 2/23 to maintain the schedule. — \$3,000.00.

PR 77B --Backstop motor Power - the cost to install conduit/add circuit/pull wire/ install switch and some drywall work to be determined. They are still awaiting input from the subcontractors (electrical work and drywall work) on this component and will have a better sense of the costs early next week. Prelim estimate between \$3,500 - \$4,500.

PR 61- HVAC revisions to room 103 and change AC unit model #'s \$1,326.00 to rework costs for an additional ac drop....needed to add 200 cfm in conference room.

PR 63 - Raise ceiling in kitchen to accommodate air for range/oven hood needed clearance for makeup air to room — \$4,303

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. PETRUCCELLI TO APPROVE THESE CHANGES ORDER PROPOSALS TO BE REFERRED TO THE CAO FOR AUTHORIZATION AS EXPLAINED ABOVE. THE MOTION PASSED UNANIMOUSLY.

The representatives from DBS Energy, Inc. communicated the integrated roof-top solar photovoltaic system for the school which included the project site plan, solar photovoltaic array schematic design layout, system statistics, module dimensions, micro inverter specifications and racking system. They discussed financial costs and benefits as well. Question arose re: new roof, warranty, revenues. The estimated cost: \$560,280.00.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO AUTHORIZE THE ARCHITECT, WITH MR. CASEY'S RECOMMENDATIONS, TO MOVE FORWARD WITH THE PROJECT DEVELOPMENT TO INSTALL THE SOLAR PANELS. THE MOTION PASSED UNANIMOUSLY.

3. Franklin School and Johnson House Elevators —Johnson House elevator was completed last year.

4. Wilcoxson/Lordship School Windows — Wilcoxson windows project has slowed down because of the weather. Lordship windows are not in the budget. It was brought to the attention of the committee that Wilcoxson school window replacement is again proposed in the Bd of Ed. CIP.

5. Priority Roof Replacements for School — Mr. Wakeling reviewed the Nichols/Wilcoxson school roofing budget summary.
 6. Franklin School Air Conditioning — No report.
 7. Wilcoxson School traffic improvements — The Bd. of Ed. has selected an option to add 16 additional parking places. The project will be on hold until Mr. Forrester, Council member from the district in which the School lies, reviews options with the area residents.
- C. The “White House” on the Shakespeare Theater Property — No new information.
- D. Boothe Park buildings — There are structural problems at the “Carpenter” house.
1. Utilities at pavilions II and III — No new information.
 2. Park Security — No new information.
- E. Juliette Lowe Park – pavilion with utilities — No new information.
- III. ADJOURNMENT Hearing no further business, Mr. Hoydick entertained a motion to adjourn at 8:15 p.m. A MOTION WAS MADE BY MR. SENFT, SECONDED BY MR. DEMPSEY TO ADJOURN THE SPECIAL MEETING. THE MOTION CARRIED UNANIMOUSLY.

Respectfully submitted, Carol Cabral