

Stratford High School Building Renovations Subcommittee

Regular Meeting Minutes

August 15, 2016

1. Call to Order

The Regular meeting of the Stratford High School Building Renovations Subcommittee was called to order at 5:33 p.m. on August 15, 2016 by Chairman Alan Llewelyn.

❖ Presiding

- Alan Llewelyn, Chairman

❖ Building Subcommittee Members Present

- Jack Dellapiano, Principal, S.H.S
- Susan Lance, BOE
- Alan Llewelyn, Chairman
- Len Petruccelli, VCM. BOE/CM, BNC
- Ken Poisson, Teacher, S.H.S.
- Jason Santi
- Dan Senft

❖ Building Subcommittee Members Absent

- Eric Lazaro, BOE
- Bob Chaloux
- Stephanie Philips, Zoning
- Clarence Zachery, BOE, COO

❖ Others in Attendance

- J. Vince Chase, Town Council/BNC
- Beth Daponte, Town Council Chair/BNC
- Susan Scholler, Estimator, Turner
- George Perham, Antinozzi Assoc.
- Janet Robinson, Superintendent of Schools
- Lisa Yates, Antinozzi Assoc.
- Rich Snedeker, CREC
- Elizabeth Craun, CREC
- Richard Camara, IES Senior Mechanical Engineer

2. Approval of the Agenda (Emailed August 12, 2016)

- Alan Llewelyn: Requested a motion to approve the agenda
- Jason Santi: Motioned to approve the agenda
- Dan Senft: Seconded approval of the agenda
- Alan Llewelyn: Requested a vote to approve the agenda, all were in favor.

3. Approval of Minutes

- July 18, 2016 – Regular Meeting Minutes (Emailed August 12, 2016)
 - Alan Llewelyn: Requested a motion to approve the July 18, 2016 minutes
 - Ken Poisson: Motioned to approve the July 18, 2016 minutes
 - Susan Lance: Seconded approval of the July 18, 2016 minutes
 - Alan Llewelyn: Requested a vote to approve the July 18, 2016 minutes, all were in favor.

4. Town Council Update (Llewelyn)

- There was very little SHS Town Council business to report from the last meeting, except that the Council remains thoroughly supportive of this project as demonstrated by their most recent approvals of all the additional project sub-consultants.
- Per John Casey, invoices that are for previously approved contracts do not need to be approved by any committee other than this Subcommittee. After approval by the SHS Subcommittee they can be directly submitted to John Casey for processing.

5. Invoices and Bills (CREC)

- a. Sustainable Engineering Solutions Invoice No. 1895 (Payment Application No. 3): \$ 4,500.00
 - Closes Out Design Phase Billing.
- b. E2 Engineers (ISER Consultant) Invoice No. 16082-1: \$14,500
 - (No Signed Contract Yet) Full Payment for DD Phase Services
- c. Antinozzi Associates Invoice # 13: \$242,542.43
 - Second CD Phase Payment Request (July SOV), Final Payment for Independent Estimating Consultant Amendment 8, Final Payment for BZA Amendment No. 10
- d. Turner Construction Application for Payment # 5: \$9,092.00
 - SOV for Work Completed to August 1, 2016
 - Alan Llewelyn: Requested a motion to approve the four invoices listed in items 5.a. – 5.d.
 - Jason Santi: Motioned to approve the four invoices, with the stipulation that no payment shall be made on any contract until that particular contract is signed by all parties involved.
 - J. Vincent Chase: Seconded approval of the four invoices as motioned
 - Alan Llewelyn: Requested a vote to approve all four invoices as motioned, all were in favor, and the motion carried.

Alan Llewelyn took this opportunity to acknowledge an email that he and CREC received from Bob Chaloux (a copy of the email was distributed to the subcommittee), and to thank Bob for his service to this project. Bob requested a less hands-on role on the SHS subcommittee, noting the successes thus far and the consistency of the team members moving forward, Bob felt that the project is in good hands. Bob offered to attend meetings on short notice if there is a need for his presence to possibly achieve quorum. With Bob's background in corporate finance, Alan asked him to stay on in at least a limited role through the finalization of the GMP process. Bob agreed to be available to our group as-needed, but he won't be a regular attendee at the meetings.

- 6. Next Steps: Design Decisions, Design Schedule, & Sub-Committee Deliverables (Llewelyn, Snedeker)**
- a. Llewelyn: (Informational) Third Party Code Review Consultant Phase 1 Review Began 8/9/2016, Comments Due 8/23/2016.
 - b. Snedeker: (Informational) The ISER CD Phase Review Began 8/9/2016, Final Report Due 8/24/2016
 - c. Llewelyn and Snedeker: (Informational) BOE Meeting 8/22
Formal Site Approval – SCG-042 Requirement
Presentation of Phase One Plans in Advance of SCG-042 Sign-off
This item led to an explanation by Rich of the potential Special Meetings needed on 9/12 (SHS BSC 6:00pm, BNC 6:30, BOE 6:30), these would be to complete the SCG-042 form before the PCR meeting at the State on 9/13. Dr. Robinson assured the group that this would not be a problem for the BOE, and Len Petrucci concurred for the BNC.
 - d. Llewelyn: Site Logistics, nothing new to report on this issue.
- 7. Review of Current Building Plans, Schedule, and Budget**
- a. Snedeker: (Informational) Building Code Modifications All Approved By The State Building Inspector, One Accessibility Exemption Request Related to Elevator Access In Progress
 - b. Snedeker: (Informational) Fire Code Modifications Meeting With FM Brian Lampart Set for 8/17/2016
 - c. Snedeker: (Informational) OSTA Review In Progress With State DOT. Alan noted that he was very impressed with the traffic engineer's presentation to the Zoning Commission, and he thanked Stantec Engineers for that work. Jason Santi noted that we should be making DOT aware of DOT's traffic improvement projects in the SHS area relative to the OSTA application. Rich Snedeker agreed to forward this concern to John Casey.
 - d. Geo-Tech Engineer
 - i. Test Pits for West Parcel – Request DPW to Dig Pits. Rich Snedeker explained the current idea to do more thorough soil analysis to investigate the money-saving potential of salvaging the existing under-slab fill on the west parcel and on the east parcel. Antinozzi has requested a proposal for the cost of doing this work, with DPW possibly doing the excavating/back-filling.
 - ii. Increased Soil Bearing Capacity On West Parcel (See Attached Lisa Yates Email Dated 8/12/2016). Rich reported that the Geo-Tech Engineer already was able to increase the existing soil bearing capacity by about 1/3 for the concrete by specifying a special back-fill technique.
 - e. (Informational) Alan reported that the BZA and Zoning Approvals Appeal Hearing Date is scheduled for August 30, Bridgeport Superior Court
 - f. (Informational) Alan recapped the State DDR Meeting Completed July 27, 2016, The State Reviewer Reported That We Did a Good Job. State PCR Meeting is Set For September 13, 2016
 - g. (Informational) Special Meetings Required to Approve Phase 1 Set Prior to 9/13 PCR Decided During SHS BSC 6/20 Regular Meeting: SCG-042 Form Sign-off with Special Meetings: SHS Subcommittee (9/12, 6:00), Building Needs Committee (9/12 6:15), BOE and Superintendent (9/12 6:30) Town Hall Room 213. Alan noted that this was discussed earlier during this meeting.
 - h. (Informational) Potential Special Meetings Required to Approve Recommended Bidder(s) on Phase 1 Set Prior to Award, BSC/BNC 12/12, Town Council Regular Meeting 12/12. This is a Placeholder Item for now, to be Verified and Updated Next Month. We Should Also Begin Discussion of December 2016 – February 2017 BSC Meeting Dates with BNC. Rich noted that this item has been carried forward from the last three agendas and will continue to be carried until a decision is made, or it becomes unnecessary.
 - i. Budget Update (Turner and Antinozzi)
Value Engineering Discussion. Rich noted that the Turner DD estimate and the Independent DD estimate have been completed and reconciled, which brings us to the need for this discussion.

Susan Scholler (Turner) reported that the reconciled estimates were in the range of \$112 million dollars for construction which began a VE exercise between the design team and Turner to bring it down to \$103m. That effort has resulted in a list of items, some of which require owner decisions before implementing. There are also several dozen items that do not require owner decisions, and the design team is voluntarily implementing those changes to bring the budget in line.

Value Engineering Decisions:

Item 5: Bridge Security Glass: Rejected. SHS BSC wants appropriate security glazing on the bridge to protect students from small-arms fire at minimum. Architect will investigate and present an appropriate product for consideration.

Item 26: Hydronic System Elimination: After much discussion, Jason Santi motioned to eliminate the hydronic heating system from the project; J. Vincent Chase Seconded the motion; All voted in favor.

Item 13: EPDM Roofing in Lieu of TPO: Dan Senft requested this item's decision be delayed until he has had a chance to speak with people in his company's commercial roofing division (GAF). Request was granted.

Item 24: PVC piping for under slab sanitary lines in lieu of cast iron: Len Petruccelli motioned to accept this change; Susan Lance Seconded the motion; discussion/question about acid neutralization from chemistry labs (answer: will be handled at the source with in-line acid neutralization tanks); all voted in favor.

Item 53: RTU at Gym Sized for 1800 or 1200 occupants?: Explanation was offered that when the gym is filled to capacity for a sporting event (1200 occupants), the HVAC is sized to handle that load. The question to the committee is, do you want the HVAC increased to accommodate the rare instance when the gym will be filled to capacity for a school graduation ceremony (presently indoor graduation only occurs when it is raining on graduation day, 1800 occupants)? George explained that increasing the size of the HVAC for graduation day would be akin to sizing a church HVAC system for Christmas day mass. George went on to say that a decision isn't required from the subcommittee today, but the subcommittee's decision today will give the design team direction as to whether or not to explore the potential cost savings of reducing the HVAC to 1200 occupants; Jason Santi motioned to explore sizing the gymnasium HVAC for 1200 occupants; Janet Robinson (substituting for Clarence Zachery) Seconded the motion; All voted in favor except Leonard Petruccelli and Beth Daponte voted No; the design team will report back to the subcommittee on what the cost impact is for keeping the HVAC at 1800 occupants or reducing to 1200 occupants.

Item 55: Change Spec. for Domestic Water Heaters: The explanation of this item by Richard Camara was that this will allow a wider pool of bidders, but they will be specifying a larger hot-water storage-tank system which reduces overall operating efficiency (due to maintaining heated water in the tanks, even when the building is unoccupied). Jason Santi motioned to keep the domestic water heating as presently designed (do not accept this change); Beth Daponte Seconded the motion; All voted in favor of rejecting this change.

Item 72: Make the owner's desired classroom locksets a bid add-alternate: This was explained to the subcommittee that it is much more likely to make the bidders price this item "close to the bone", rather than if they are assuming they are automatically the selected vendor (we should get a better price this way). Len Petruccelli motioned to approve this change; J. Vincent Chase Seconded the motion; All voted in favor.

Item 74: VCT in lieu of VET flooring: George explained that VCT is a higher maintenance cost item, while VET is a higher upfront cost but lower maintenance. Currently the VCT is a deduct alternate in the bid specs. Jason Santi motioned to keep the VCT as a deduct alternate; Dan Senft Seconded; All voted in favor.

Item 82: VET in Lieu of rubber flooring: The design team suggested the rubber flooring be bid as an add alternate. Jason Santi motioned to approve bidding the rubber flooring as a bid alternate (VET base bid); Dan Senft Seconded; All voted in favor.

Item 79: Changes to Nanawalls: The design team explained that these are movable glass walls, and this consideration is to make them storefront (non-movable) walls. Dan Senft motioned to approve this change; Len Petruccelli Seconded; All voted in favor.

Item 56: Reduction of plumbing fixtures in team and coach locker rooms: After brief discussion Jason Santi motioned to reject this change; Len Petrucelli Seconded the motion; All voted in favor.

8. Energy and Environmental Protection Tabled

- Alan Llewelyn: Due to time constraints Alan requested a motion to table items 8-11
- Len Petrucelli: motioned to table 8-11
- Jason Santi: Seconded
- Alan Llewelyn: Requested a vote, all were in favor.

9. Hazardous Materials Consultant Update Tabled

10. Security Discussions Tabled

11. Commissioning Update Tabled

12. Adjournment

- Alan Llewelyn: Requested a motion to adjourn the meeting
- Len Petrucelli: Motioned to adjourn the meeting
- Jason Santi: Seconded the adjourning of the meeting
- Alan Llewelyn: Requested a vote to adjourn the meeting, all were in favor and the meeting adjourned at approximately 7:07 p.m.

Attachment: R. Snedeker's Value Engineering Score Sheet.

BUDGET CONTROL REPORT

Item	Phase	Parameter	Description	Construction Costs	Comments
5	Building A	Exterior Wall	Delete SG4 at Bridge; use laminated glass	(\$88,000)	Owner
13	All	Roofing	EPDM Roofing in lieu of TPO DAN SENFT INVESTIGATING ✓	(\$365,000) (NO, COMMITTEE SEES BRIDGE AS A TEMPING TARGET)	TPO was specified per GAF's recommendations for solar.
			Delete Nanawalls ✓ D.S. ✓ L.P. ✓ ✓ Voted on as part of Item 79	see BCR - 78, 79	We can use another type of folding partition in the Guidance Center without consulting the Owner. At the Senior Lounge we need the Owner's blessing to switch to glass storefront with doors. Please split this item accordingly.
20	Building A, B	Equipment	Reduce scope of Kitchen Equipment		Owner - Please split so we can look at the cafeteria and culinary areas separately. Not sure what can be cut in cafeteria; considering elimination of deep fryers so we can have a smaller hood in culinary. This will require a separate meeting.
21	All	Equipment	no Reduce number of smartboards (one per classroom)	\$0	Owner item. Second smartboard is a FFE add-alt; discuss infrastructure with Owner. No alts - if it's out, it's out.
24	Building A, B	Plumbing	Use PVC piping for underslab Sanitary piping	(\$92,000)	IES objects. Discuss with Owner.
26	All	MEP	Eliminate Hydronic System J.S. ✓ J.V.C. ✓	(\$2,000,000)	IES estimates \$2.2M with front end costs included. Owner building performance item.
29	All	Electrical	Adjust PA and clock system costs - wired clocks	\$0	Confirm what the Owner wants regarding clocks and a PA
34	Sitework		yes Adjust Tree requirements - see updated drawings with species and caliper	(\$15,000)	Not a Owner item - DESIGN TEAM DECISION ✓
40	Sitework		Mulch at parking lot islands	\$6,000	No real cost impact - Owner maintenance item.
41	Sitework		100' long x 20' h dust fence at car wash ✓ Required by Zoning ✓		Owner item - promised to car wash owner (will not be needed if he sells to town). ZONING COMMISSION NOT APPROVED
53	Building B	Mechanical	1 RTU at gym vs 4. 1100 people vs 1800 ✓ J.S. ✓ J.R. (for Clearance) ✓		Owner item.
55	All	Plumbing	Change spec for domestic hot water heaters Rejected ✓ J.S. ✓ B.D. ✓		Owner OPR item. Reducing efficiency will require large tanks.

BUDGET CONTROL REPORT

Item	Phase	Parameter	Description	Construction Costs	Comments
56	Building C	Plumbing	Reduce plumbing fixture count at team and coach locker rooms. See BCR- for reduction at Coach Locker Rooms. <i>✓ J.S. L.P. ✓</i>		Owner item (Jack). Note we are looking at \$7K per single-occupancy toilet, and TCCO is pricing reduction of the faculty athletic restrooms.
57	Building A	Plumbing	Reduce fixture counts (sinks and gas) in science rooms. Gas only in chem and limit number of sinks in dry science rooms		Owner item.
72	All	Int Construct	Make Allegion/Schlage CO-220 locks an Add Alternate <i>✓ YES</i>	(\$89,000)	Owner item. <i>✓ L.P. J.V. C. ✓</i>
74	Building A, C	Int Finishes	Vinyl composition tile (VCT) in lieu of vinyl enhanced tile (VET) <i>✓ Keep VET (ALT.)</i>	(\$67,000)	Owner item. <i>✓ J.S. ✓ D.S.</i>
79	Building A	Int Finishes	Provide 8' high storefront with one door at each wall in lieu of Nanawall at Senior Lounge <i>✓ SEE NOTES ON THIRD LINE OF PAGE ONE</i>	(\$29,000)	Owner Item
80	Building C	PLumbing	Eliminate 2 showers, 2 lav & 2 water closets at Team Coach Toilet/Shower	(\$53,000)	Owner Item
82	All	Int Finishes	Use VET in lieu of rubber flooring types 1- 6 <i>✓ MAKE RUBBER ADD ALT.</i>	(\$590,000)	Owner Item <i>✓ J.S. D.S. ✓</i>