

STRATFORD HIGH SCHOOL RENOVATIONS SUBCOMMITTEE MEETING

September 19, 2016

The Stratford High School Renovations Subcommittee of the Building Needs Committee conducted a meeting on Monday, September 19, 2016 in Room 213 of Stratford Town Hall, 2725 Main street, Stratford CT, pursuant to notice duly posted.

MEMBERS IN ATTENDANCE: Alan Llewelyn, Chair; J. Vincent Chase; Jack Dellapiano; Stephanie Philips; Ken Poisson; Jason Santi; Dan Senft; and Clarence Zachery

OTHERS IN ATTENDANCE: Andrea Boissevain, Director of Health; John Casey, Town Engineer; Alivia Coleman, Health Program Assistant; Janet Robinson, Superintendent of Schools; Rich Ruggiero, Director of Facilities BOE; Elizabeth Craun, CREC Assistant Project Manager; Lenell Kittlitz, CREC Assistant Director; Ulrich LaFosse, GeoDesign; Kevin O'Reily, OTO; Ty Tregellas, Turner Project Executive; John Casey, Town Engineer; and Lisa Yates, Antinozzi Senior Project Architect.

I CALL TO ORDER

Chairman Alan Llewelyn called the meeting to order at 5:35p.m.

II APPROVAL OF AGENDA

Mr. Llewelyn accepted a motion by Mr. Zachery, seconded by Mr. Chase, to approve the agenda for the 9-19-2016 meeting. The motion passed unanimously.

III APPROVAL OF MINUTES

A. Mr. Llewelyn accepted a motion by Mr. Senft, seconded by Mr. Zachery, to accept the minutes of the regular 8-15-2016 meeting. The motion passed unanimously.

B. Mr. Llewelyn accepted a motion by Mr. Chase, seconded by Mr. Santi, to accept the minutes of the special 9-12-2016 meeting. The motion passed unanimously.

IV TOWN COUNCIL UPDATE

Chairman Llewelyn reported the Building Needs Committee and the Board of Ed took care of land use issues for Phase I of the project during special meetings on 9/12.

V INVOICES AND BILLS

A. Eagle Environmental Invoice #14018 dated 8-31-2016 in the amount of \$5,955.00 for testing and field inspection report: Chairman Llewelyn requested comments on this invoice, hearing none it was approved.

B. Antinozzi Associates Invoice #14 in the amount of \$220,924.86 for the 3rd CD Phase payment request (August SOV), Refund (Credit) in the amount of \$8,250 from FEMA/Homeland Security, payment to Raymond & Raymond Associates, payment to Auditorium Design Consultant Amendment #11, payment to A/V Consultant Amendment #12, and payment to Technology Consultant Amendment #13. Ms. Yates explained that the credit was for a map correction which was being requested for existing conditions, and FEMA does not charge a fee for these types of requests. Chairman Llewelyn requested

comments on this invoice, hearing none it was approved. The invoices were passed to John Casey for Town processing.

VI NEXT STEPS: DESIGN DECISIONS, SCHEDULE & DELIVERABLES

- A. Per Ms. Yates, the State Reviewer noted the PCR meeting went well; adding approval to bid is pending submission of minor additional information as well as OSTA and DEEP approvals. It is still on target with the current schedule. Local officials are currently reviewing for building permit.
- B. Ms. Craun discussed the need for a possible ISER Change Order for additional services related to redesigned footings, and other VE decisions.
- C. Ms. Yates gave a brief overview of soil sampling on the West parcel. Ms. Boissevain has documents from 1995 which indicate trace amounts of asbestos and chrysotile contamination on site in one sample, and 1-2% in others. The asbestos was determined to not be related to the Raymark site. This was not indicated in the preliminary Environmental Site Assessment reports given to the subcommittee at the project start. Mr. LaFosse, a geotechnical expert, and Mr. O'Reily, an asbestos expert, stated they found the fill from the testings that were done, and noted the design called for over-excavating and met with CREC regarding the issue. They recommend it is less costly to use a different type of foundation, rather than capping or asbestos removal. Mr. LaFosse had spoken with Ron Curran (CT DEEP) and Ms. Boissevain to determine ways to best keep everyone (students, teachers and workers) safe during the construction phase per OSHA requirements. At the end of the project, he recommends 1) slab, 2) pavement and 3) grassed/island areas for protection so the asbestos area is not accessible. There is also a need to determine who has jurisdiction, and he recommends Ms. Boissevain take the lead, working with the State Dept. of Health and CT DEEP (not the EPA as it is not Raymark contamination) to follow DEEP guidelines. Ms. Boissevain noted the EPA no longer accepts any level of contamination as safe due to the ability for contamination to loosen and become airborne. The Town may need to do dust particle testing with current accepted test methodology. If the contamination levels in the screen samples are too high, they would be required to do depth testing. Ms. Boissevain will contact CT DEEP to look at real data and develop a report. Re-testing will delay the project timeline approximately 3-4 months. Question – how does this affect plans to reuse soil on site? Answer (Mr. Tregellas) – it will affect these plans, the extent and cost is yet to be determined and more investigation is required. Mr. Tregellas – initial packages were to be bid in November. This new development delays that, as the asbestos issues must be resolved first. Question – was there testing done on the Eastern side? Answer – no areas under pavement (as of the testing in the 1990s) were tested.
- D. Site Logistics – No discussion was held.

VII REVIEW OF CURRENT BUILDING PLANS, SCHEDULE & BUDGET

- A. BZA & Zonings Approvals – Mr. Llewelyn reported that the hearing date is 2/2/2017 in Bridgeport Superior Court at 10am.
- B. Potential Meetings Needed – No discussion was held.
- C. Budget Update – Mr. Tregellas distributed a Budget Control Report and discussed pending cost savers. Not included in this report are the fees associated with sample retesting discussed at this meeting.

- Line Item 20 – This item is in progress; a meeting will be held with school staff and the consultant on September 22.
- Line Item 48 – There will be a meeting on September 21 with the acoustical consultant. There is no occupancy of the space above the gym.
- Line Item 53 - Building B/Mechanical/2 RTU at gym vs. 4; 1200 people vs. 1800; 2 4OT units in lieu of 4 3OT units - \$197,000. Ms. Craun – at the previous meeting, the committee approved the pricing of this option, not the option itself. Question (Ms. Philips) – can these eliminated units be added in the future if the school is not satisfied with the performance? Answer – yes, but there will be added cost.
Mr. Llewelyn accepted a motion by Mr. Santi, seconded by Mr. Chase, to approve. The motion passed unanimously.
- Line Item 57 – tabled pending programming meetings.
- Line Item 84 – Building A, C/Electrical/Lighting fixture take-off from 9.14.16 model - \$659,000
Mr. Llewelyn accepted a motion by Mr. Santi, seconded by Mr. Senft, to approve. The motion passed unanimously.
- Line Item 99 – Auditorium/Int Finishes/Substitute Masonite for wood flooring at stage - \$15,000
Mr. Llewelyn accepted a motion by Mr. Santi, seconded by Ms. Philips, to approve. The motion passed unanimously.
- Line Item 100 – Auditorium/Multiple/Delete pit and stage extension. Make Deduct Alternate - \$80,000
Mr. Llewelyn accepted a motion by Mr. Santi, seconded by Mr. Zachery, to approve. The motion passed unanimously.

VIII ENERGY & ENVIRONMENTAL PROTECTION

No discussion was held.

IX HAZARDOUS MATERIALS CONSULTANT UPDATE

No discussion was held.

X SECURITY

No discussion was held.

XI COMMISSIONING UPDATE

No discussion was held.

XII ADJOURNMENT

Mr. Llewelyn accepted a motion from Mr. Senft, seconded by Mr. Poisson, to adjourn at 7:04pm. The motion passed unanimously.

Respectfully submitted,

Aileen Marsh

Recording Secretary