

**East Haddam School Building Committee Meeting
April 26, 2006**

Call to Order

The meeting was called to order by Todd Moss at 7:32 p.m. at the Nathan Hale High School - Room 117.

Roll Call

Attendance

Members present:

Todd Moss
Denise Gable
Kerri Willis Budzik
Mary Beth Mordecai
Melissa Ziobron
Dana Barnes
Craig Parker
John Gibson

Member absent:

David LaFemina

Others present:

Tom DiMauro, Newfield Construction
Shirley Judge
Robert Celmer, KBA
David King, KBA
Whitney Talcott, KBA
Tracey Gionta, BOE

Approval of Agenda

There were no new items to be added. Mrs. Ziobron requested if other emails received could be discussed under new business. Mr. Moss asked for those to be discussed at the next scheduled meeting.

Mr. Moss informed the Committee that Denise Gable would be voting in the place of David LaFemina.

Approval of Minutes

Motion by John Gibson to approve the minutes of March 8, 2006 meeting amended as follows.

- Page 8, first line, replace “she” with “Mrs. Mangiagli”.

Seconded by Dana Barnes and unanimously passed.

Motion by Kerri Willis Budzik to approve the March 22, 2006 meeting minutes. Seconded by Todd Moss.

Favor: Moss, Budzik, Mordecai, Parker, Gable, Ziobron

Abstained: Barnes

Motion Passes

Motion by Mr. Moss to approve the minutes of April 12, 2006 meeting amended as follows.

- Page 1, delete 2nd motion and replace with “March 22, 2006 meeting minutes were tabled”.

Seconded by Mrs. Ziobron.

Favor: Gable, Budzik, Mordecai, Ziobron

Abstained: Moss, Barnes, Parker

Motion Passes

Old Business

BOE Report

The Board of Education has not met since the last update. Their next scheduled meeting is May 9, 2006. Mr. Moss informed the Committee that Bob Carroll has requested KBA to perform an Integrated Pest Management Plan (“IPM”), for the town’s existing schools as well as current building project.

BOF Report

There was nothing reported.

Construction Manager Report

Tom Di Mauro stated that the Preconstruction Schedule dated 4/12/06 had not changed since the last meeting. The schedule was reviewed. Responsive to a question by Mr. Moss, Mr. DiMauro responded that the target completion date is currently January 12, 2008. Craig Parker questioned the status of bid packages. Mr. DiMauro responded that the bid packages need to be revised with relationship to the schedule and that they would be ready and on time. Craig Parker questioned if the project would face acceleration charges. Mr. DiMauro responded no. Responsive to a question by Mr. Barnes, Mr. DiMauro responded that nothing could be moved in, until after the January 12th, 2008 date. Ms. Mordecai stated that the Board of Education is comfortable with a September 2008 move in date. Mr. Moss stated that the Board of Education should be aware of the operating costs associated with not moving in until September. Mrs. Ziobron confirmed that they are aware of them.

Ms. Mordecai questioned Mr. DiMauro how moving the referendum to September would effect the schedule. He replied it would add an additional month, bid packages would need to be acquired a month later and it could add an additional cost to the project. The additional costs are associated to inflation, rising gas prices etc. Mrs. Ziobron stated that winter conditions are addressed in the budget. Mr. Moss stated that construction inflation is projected to increase more than 4% over the next year. Current major construction projects in the State of Connecticut and their possible competitive effects were discussed.

Mr. DiMauro informed the Committee that he misspoke at the last meeting and that the project does not require fill from the building site for the access road based on Chuck Grabowski's takeoffs. He stated that changing the construction access road from the Sillimanville Road to Clark Gates Road will add a month to the project at an additional cost of \$50,000. Mrs. Gable questioned if it would be possible to use Sillimanville Road for construction access while the Clark Gates Road is being completed. Mr. DiMauro stated he would determine if it is possible. Mr. DiMauro stated that reducing the access road to 22 feet will account for a savings amount of \$10,000. Craig Parker stated, based on his experience, that it is safer to bring big construction vehicles through the Sillimanville Road access way, because it is level and not sloped like the Clark Gates Road access way.

Architect Report

Robert Celmer distributed and discussed the following documentation with Committee Members.

- Architect's Report. Dated April 26, 2006.
- Plan Review Record (PRR). Dated April 26, 2006.

Corian surfaces were discussed. Mr. Moss stated that the exterior walls which will be block, could be bull nosed block and would not require a corian surface at the window sill. Mr. Celmer provided Committee Members with sample acoustical fabric selections. Committee Members discussed cost savings associated with the different fabric selections. It was stated that the difference in the fabric selections were aesthetics and not functional. Mr. King stated that the acoustical blocks would be located high on the walls and would not be subject to abuse.

Whitney Talcott stated that lights on the main access road could be placed at significant curves on the road instead of the entire entrance way. Ms. Mordecai questioned if solar lighting the main access road was possible. Mr. Talcott replied he would inquire into the possibility of solar lighting and Craig Parker stated that rebates may be available. Responsive to a question from Mrs. Ziobron, Mr. Talcott responded that light fixtures could be installed with a cut off, and that the 12 foot height requirement helps eliminate light spillage. Responsive to a question by Mr. Barnes, Mr. King responded the additional cost associated with underground power is based on requests from the Planning and Zoning Commission.

Craig Parker, Mr. Moss and Mrs. Budzik are currently working on the AIA contract document; it will be reviewed by the town attorney and be provided to Committee Members for final review. Mr. King stated of the importance of deciding on the budget issues prior to going out to bid.

Committee Members agreed to add lightning protection to the budget. Lining of the main front stage curtain is currently in the budget. It was agreed to remove the entrance signage at the Clark Gates Road entry point from the budget. Lighting of the main access road from Clark Gates Road will be revisited by Committee Members after Planning and Zoning review and possible public out reach. Craig Parker suggested that the Committee propose to the Planning and Zoning Commission to install lights where the road diverts. Committee Members agreed to not reduce the size (width) of the main access road from 24' to 22'. The Bike path/sidewalk issue will become an add alternate to the project. Craig Parker requested that solid surface material under budget issues, be quantified prior to making a decision.

Craig Parker questioned if it is the intent of the Committee to have ongoing budget issues tracked in the architect's report. Mr. Moss replied yes. Craig Parker questioned if the Architect and Construction Manager would be involved in Commissioning the project. It was stated that commissioning involves checking all of the equipment at the end of the project. Mr. King replied that a commissioning agent would go through the building and makes sure everything is working to the specifications such as electrical, mechanical etc. Mr. King stated that it is currently not written in the budget or contract. It was stated that it is the owner's responsibility and should be revisited by the Committee.

IPM Proposal

Committee Members reviewed a letter to Mr. Moss from Whitney Talcott, KBA with regards to a request for a fee adjustment for services associated with an Integrated Pest Management Plan ("IPM"). John Gibson stated that he held a State pesticide license and was knowledgeable about IPM plans. He stated that two years ago the United States Department of Environmental Protection funded a national school IPM website. He stated a school system IPM program consists of a policy statement which reviews how IPM will be accomplished at the school system as a policy. He distributed a copy of the policy. He stated that each individual school needs one specifically for the characteristics of the particular school. He stated that 80% of the IPM deals with the interior of the school and that the Inland and Wetlands Commission is mainly concerned with the exterior of the site, such as fields and ponds. Mr. Gibson stated that the State law requiring an IPM was not developed to respond to concerns about ball fields, but about concerns of mold on the interior of the school. He stated that an IPM program can not be implemented until after the school is built, at which time specific plans can be made for the particular school. He stated that there is no reason for the Inland and Wetlands Commission to require the School Building Committee to spend \$1,900 of taxpayer's money on an IPM plan. Ms. Mordecai stated that the Board of Education is currently establishing IPM plans as policy for existing schools. Mr. Gibson stated that the policy

on the website should be used in lieu of paying a \$1,900 fee. Mrs. Ziobron stated that it could be helpful to the Inland and Wetlands Commission, to forward the copy of the website IPM plan, as well as a letter explaining the Board of Education's current implementation of IPM plan's for existing schools, prior to the next Inland and Wetlands meeting. Committee Members agreed.

New Business

Approval of the Bills

i. VHB Contract Amendments

Committee Members reviewed the VHB Contract statement amendments. Responsive to a question by Mrs. Ziobron, Mr. Moss responded that VHB had completed the work in which they were hired for and that the current bills are for additional work required by the Inland and Wetlands Commission and was not required in their prior contract. Committee Members discussed the VHB contract requirements and decided that further clarification was needed prior to voting on the statements.

The VHB Contract Amendment invoice was tabled for further investigation.

ii. KBA Invoices #3 and #8

Committee Members reviewed the KBA invoices #3 and #8. Mr. Barnes requested that Ms. Morceai review these invoices in advance of the next meeting. Ms. Mordecai agreed to review incoming invoices/bills and establish a system for organizing them with Mary Jane Plude and KBA prior to distribution/vote to Committee Members. Mrs. Ziobron noted that some invoices were 120 days past due. She asked Dave King if KBA could wait until the next meeting for payment. He replied that this work was completed months ago and would respectfully like to see these bills paid.

Motion by Mrs. Ziobron to approve the payment to KBA for the amount of \$350,940.90. Seconded by Ms. Mordecai.

Responsive to a question from Craig Parker, Mr. DiMauro replied affirmatively that he was satisfied that the Construction Documents were 50% complete for milestone payment to KBA. Committee Members agreed that the new system for reviewing invoices will be established. Ms. Mordecai agreed to make an official request to Mary Jane Plude to receive all invoices. Mrs. Ziobron asked that all invoices and letters related to this project be presented at the next meeting for committee review.

Motion passed unanimously.

Response to email regarding Shady Brook

Mrs. Gable stated she would prepare responses to future and present emails to the website, and bring copies to meetings for Committee approval. Members reviewed, edited and discussed a letter which Mrs. Gable wrote in response to Ms. Geysen's inquiry about the Shady Brook site.

Determination of Next Meeting

The next scheduled meeting will be May 10, 2006 at 7:00 p.m. at the Nathan Hale High School – Room 117.

Audience of Citizens

There were no people to contribute to the Audience of Citizens at the time it was offered.

Other Discussion

Mr. Moss asked the Committee if they wanted to make a recommendation to go out to bid prior to referendum.

Motion by Mrs. Ziobron to get all bids received before getting a final price for referendum. Seconded by Ms. Mordecai.

Craig Parker stated that if the schedule is not in conflict, why the Committee should be concerned about going out to bid. Mrs. Ziobron stated that the hard numbers will help to pass the project at referendum.

Favor: Moss, Budzik, Mordecai, Ziobron, Gable

Abstain: Parker, Barnes

Motion passes

Mrs. Ziobron stated the Committee should receive a report from the Board of Finance or Mary Jane Plude of the projects operating budget. It was stated that First Selectman Parker and/or a member of the Board of Finance will be asked to attend the next School Building Committee meeting to address the operating budget.

Mr. Barnes stated that he would have voted against going out to bid prior to referendum, and was expecting more discussion. He stated he was disappointed that the timeline has been disregarded. He stated that he would like an update on the lawsuits. Mrs. Ziobron replied that the First Selectman had stated a judgment should be made within the next few weeks and if it is ruled in the town's favor, the property owner's can appeal. At a recent Selectman's meeting it was suggested that the project could go back out to referendum for the entire project and then go immediately to eminent domain, within the six month period. Mrs. Ziobron stated that going back to referendum for eminent domain proceedings would be an issue to voters.

Adjournment

Motion by Mrs. Budzik at 10:00p.m. to adjourn. Seconded by Mrs. Budzik and passed by unanimous vote.

Respectfully submitted;

E. Ruth Ziobron

Filed at Selectman's office

Attendance

Tape Cassette Recording of Meeting

Architect's Report dated April 26, 2006