

From: Rick Bazzano July 22, 2009 11:34:42 AM
Subject: Public Building Committee Minutes 07/13/2009
To: SimsburyCT_BuildMin
Cc:

PUBLIC BUILDING COMMITTEE
July 13, 2009

Chairman Ostop called the meeting to order at 7:04 p.m. in the Board of Education Conference Room in Simsbury Town Hall.

Present: Cortes, Derr, Dragulski, Laureno, Ostop, Patrina, Salvatore

Absent: Kelly, Rowland

Guests: Holden, Sawitzke, Chow, Russo, Willis

1. Minutes – June 8, 2009

Ms. Patrina moved, Mr. Salvatore seconded, and there was a unanimous vote to accept the minutes of June 8, 2009 as presented.

2. Public Audience – Input from Culture, Parks and Recreation on the Simsbury Farms Needs Assessment Study. There was no one present, no one had contacted Chairman Ostop and no information was sent to the PBC. Since there was no CP&R response, Mr. Sawitzke suggested putting the item on the September agenda due to potential summer vacations.

3. Simsbury Farms Needs Assessment Study

Since there was no response from CP&R there was no further need to address this item at this time

4. Tootin' Hills School Roof

Mr. Holden reported that the job is set for the work to begin. There is a job meeting tomorrow at the school at 1 p.m. All of the bonds, certificates of insurance, contracts, etc. have been received. The materials are on site. Both

Mr. Petrucelli and Silktown employees have visited the site.

Ms. Patrina moved, Mr. Derr seconded, to approve for payment Invoice No. 09-302, dated May 31, 2009, from Silver/Petrucelli +Associates, for the amount of \$2,093.49 for the period of April 30, 2009 to May 31, 2009. The motion carried unanimously.

5. Tariffville School

Mr. Russo addressed his Project Status Report #15 dated July 03, 2009. The approved change orders to date amount to \$166,982.47. The pending cost

proposals submitted by the General Contractor amount to \$94,515.09. The general contractor has not yet submitted March's partial lien package which was due on May 29th nor the April Lien Waiver package which was due on July 1st.

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Mr. Russo addressed the status of the multi facets of the job. The impact on the project of the necessity for installation of a new kitchen slab was discussed.

Mr. Russo stated that it is his firm's opinion that the following items will not be completed by mid-August: (1) metal screens at the roof of the new addition (2) prefabricated canopy wrapping around the perimeter of the gym and (3) the new exterior siding at the modular classrooms. Mr. Willis stated that everything has been ordered as far as contracts and purchasing. He said that at one time those three items were being discussed as potential cost saving ideas. Mr. Willis stated that the steel canopy is probably not due, even if all goes well, until mid to late October. The roof screens are due in sometime in September pending OakPark's approval on the attachment details which haven't been submitted yet and the new siding, which has a custom color, is due in another two to two and a half weeks and it takes about a week to a week and a half to install.

Mr. Holden stated that none of these are factors that will affect the opening or operation of the school. At the job meeting last week the focus was clearly for the contractor to address the items that will impact the opening of school.

PBC members once again questioned that the rates being charged for carpentry as significantly excessive to the current prevailing wages, that some of the work being charged to carpentry is in fact labor and that the travel reimbursement charged is questionable. There was lengthy discussion with Mr. Willis responding with Secondino's perspective to all of the issues presented.

At the conclusion of the discussion Mr. Derr moved, Mr. Cortes seconded, to extend full support and authority to the Chairman to work with the staff (Mr. Sawitzke and Mr. Russo) to resolve the problems. The motion carried unanimously.

Mr. Chow stated that most of the punch list items stated on June 10th for a thirty day period have not yet been completed. He stated that he sent out a revised punch list this morning that needs to be completed. A CO was

given by the Fire Marshal and Building Official.

Mr. Chow gave a presentation re a ceiling/attic ductwork problem. Mr. Willis gave his presentation from the contractor's perspective. The two were not in agreement. There was extensive Q & A, discussion, disagreement, attempts to

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assess the issue, responsibilities, cost assignment, lack of coordination drawings, et al. The general consensus by the PBC was that the contractor did not do the proper documentation before beginning the duct work. There was further discussion re the charges submitted.

Mr. Willis was directed to submit the coordination drawings that he stated that he had for the revised scheme, to be approved by Mr. Chow, then to go through the process and complete the duct work. Mr. Willis agreed to submit a set of drawings to Mr. Chow by 5 p.m. on Thursday, July 16, 2009. Mr. Chow will email PBC members once he has received them.

Mr. Chow recommended not to accept PCO #23 for Electrical MNL Controls at this time.

Mr. Chow addressed his letter to Mr. Sawitzke stating issues he has with PCO #24 for Structural Revisions at Beams. No action was taken.

Per Mr. Sawitzke's letter of July 6, 2009, PCO #29 for Ramp Ceiling Revisions, PCO #32 for Window Revisions at New Addition, and PCO #34 for Roof System Revisions were put on hold.

Mr. Lauren moved, Mr. Cortes seconded, to approve an amended amount for PCO #21R from A. Secondino And Son Inc. dated 5/5/2009, for Second Floor Ceiling Replacement submitted for the amount of \$23,390.13. The amount awarded to be determined by the rates agreed upon by Messrs. Sawitzke, Russo and Ostop. The motion carried with Mr. Dragulski voting in opposition.

Mr. Salvatore moved, Mr. Cortes seconded, to approve , subject to potential revised rates, PCO #27 submitted by A. Secondino And Son Inc. for a cornerstone for the amount of \$1,534.59. The motion carried unanimously. Mr. Chow offered to pay \$189.80 for half of the labor costs. The motion carried unanimously.

Mr. Salvatore moved, Ms. Patrino seconded, to approve, subject to potential revised rates, PCO #28, submitted by A. Secondino And Son Inc. for

\$1,138.50 for Ramp Stair Revision. The motion carried unanimously

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Mr. Salvatore moved, Ms. Patrino seconded, to approve, subject to potential revised rates, PCO #30R for Cafeteria Ceiling Protection submitted by A. Secondino And Son Inc. for the amount of \$1,368.54. The motion carried unanimously.

Mr. Cortes moved, Mr. Derr seconded, to approve for payment, subject to potential revised rates, PCO #31 submitted by A. Secondino And Son Inc. for \$10,729.86 for Work Per Fire Marshal. The motion carried unanimously.

Mr. Derr moved, Mr. Cortes seconded, to accept for payment, subject to potential revised rates, PCO #35R presented by A. Secondino And Son Inc. for \$14,640.43, and amended to delete item 0001, Talevi Quotation listed for \$2,888.00, item 0002 Excavate & Removal of Unsuitable Soils for a not to exceed amount of \$3,912.48 and zero days added to the contract. The motion carried unanimously.

Chairman Ostop emphasized the fact that the school must be ready to open on August 24, 2009.

Mr. Salvatore moved, Mr. Laureno seconded, to approve, subject to potential revised rates, PCO #36 for credit for Change Siding @ Modulars submitted by A. Secondino And Son Inc. for \$4,666.50 and the motion carried unanimously.

Mr. Derr moved, Mr. Salvatore seconded, to approve for payment PCO #37 for Unsuitable Soils @ Gross Particle submitted by A. Secondino And Son Inc. for the amount of \$964.40 and the motion carried unanimously.

Mr. Salvatore moved, Ms. Patrino seconded, to approve PCO #38, subject to potential revised rates, submitted by A. Secondino And Son Inc. for Credit to Change Shelving Material for \$515.00 with zero days added to the contract and the motion carried unanimously.

Ms. Patrino moved, Mr. Derr seconded, to approve for payment PCP #39 submitted by A. Secondino And Son Inc. for Fire Alarm Changes for the amount of \$1,579.60 and zero days added to the contract. The motion carried unanimously.

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Mr. Derr moved, Mr. Laureno seconded, to approve PCO #40 for Retaining Wall

submitted by A.Secondino And Son Inc. for the amount of \$3,696.00 and zero days added to the contract. The motion carried unanimously

Mr. Sawitzke reviewed the schedule. He noted that there are no penalties on the steel canopy and the modular work. The issue is the request for premium time to accelerate the first floor work to assure that the mandatory school opening date is met. Chairman Ostop requested written documents from Mr. Willis stating what is needed and the backup reasons to assure the school opening. He stated that the persistent delays in information provided by the contractor has caused this problem. Mr. Russo gave his assessment of the project status. There was discussion re the delays that will or will not affect school. Mr. Russo felt that the one real issue is the first floor. Mr. Holden stated that the kindergarten will be returning, and that adds an additional necessary room, mandating that the first floor be completed. Mr. Russo stated that the boiler will not be ready. Mr. Willis advised of the contractor's plans stating that the concern is not the amount of work but the sequence. There was further discussion re the project. Mr. Willis was given approval to continue with the roof abatement.

Mr. Derr moved, Mr. Cortes seconded, to approve for payment Application No: 12, for the period to 06/30/09 from A. Secondino And Son, Inc. for the amount of \$250,757.83. The motion carried unanimously. Mr. Willis will have an error in the billing corrected on next month's bill.

Mr. Derr moved to approve for payment Invoice Number 8470-K dated April 29 2009, for the amount of \$170.00 and Invoice Number 8470-L, dated July 9, 2009, for the amount of \$540.00, both from Independent Materials Testing Laboratories, Inc. Ms. Patrina seconded and the motion carried unanimously.

Mr. Derr moved, Mr. Laureno seconded, to approve for payment Invoice Number: 200626-26, dated July 1, 2009, from OakPark Architects for the amount of \$5,475.00 and the motion carried unanimously.

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Mr. Cortes moved, Ms. Patrina seconded, to approve for payment Invoice #2008-1-18, dated 6/30/2009 from J.R. Russo, LLC for the amount of \$7,000.00 For Contract Administration Services for Month ending June 30, 2009. The motion carried unanimously.

Mr. Holden reported that the Board of Education had a meeting in June in which they toured the new addition and "to a person was extremely pleased". They wanted Mr. Holden to convey their thanks to the PBC.

Mr. Sawitzke distributed an information sheet of the Tariffville School Addition-Approved Project Expenditures as of 6/12/2009.

6. Simsbury High School

Mr. Holden reported that the fuel pump has been installed and inspected. He is just waiting for the paperwork associated with it. The only remaining change order is related to the pump.

7. Simsbury Library

Mr. Sawitzke stated that the new doors are in the warehouse and are to be installed this week. Currently the old doors are working well.

8. Eno Memorial Hall

Mr. Sawitzke reported that the sprinkler system is totally operable in all rooms.

Mr. Laureno moved, Mr. Cortes seconded, to approve for payment Application No 10, for the period to 06/30/2009, from Pierce Builders Inc dba HPJ Construction for the amount of \$44,261.54. The motion carried unanimously.

9. Simsbury Farms Maintenance Building

Mr. Sawitzke reported that the design builds have been done for the basic structure and should be finished up this week to go out to bid.

10, Old Business – There was none.

11. New Business – Mr. Derr moved, Mr. Laureno seconded, to have a special PBC meeting on July 27, 2009 at 7:00 p.m. in the Board of Education Conference Room and the motion carried unanimously. Mr. Sawitzke will send a letter to Mr. Secondino asking him to attend.

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12. Adjourn

The meeting was adjourned at 10:00 p.m. on a motion by Mr. Salvatore, a second by Mr. Derr and a unanimously favorable vote.

Richard Cortes

secretary pro tem