

**TOWN OF MONTVILLE
MEETING OF THE SCHOOL BUILDING COMMITTEE
August 19, 2009 at 7:00 p.m.**

Item 1. Call to Order/Pledge of Allegiance.

Chair Richard Golden called the meeting to order at 7:00 p.m. in Room 102, 2nd Floor, at the Montville Town Hall. **Committee members** present were John Geary, Linda Patton Heller, Edward LeFrancois (7:05 p.m.), Tom Osborn, Todd Pomazon, Dietrich Schoenemann, and Richard Golden. Alternate Cassandra Jarrett, Ronald McDaniel, Jr., and James Wood were absent. **Also present** were Jan Wojas of Jacunski Humes Architects, LLC, Robert Dwyer of Cutter Enterprises, LLC and Administrator Thomas Giard, III.

Item 2. Approval of Minutes—July 15, 2009.

B. Dwyer noted a revision under Item 5, Report on Tyl Middle School, paragraph 1, the owner's contingency is **\$51,293, and not \$25,000.**

Motion: **That the Committee approves the July 15, 2009, meeting minutes, as amended.**

Proposed by: Linda Patton Heller
Seconded by: Tom Osborn
Vote: Carried 6-0; John Geary abstained

Item 5. Report on Tyl Middle School. (*This item was moved up without objection.*)

B. Dwyer reported that the phone system at Tyl is nearly complete. Per T. Giard, final training and minor programming work remains. The training is scheduled for August 28. B. Dwyer added that S. Carroll is happy with the vendor Data-Tel and the district will hire it for maintenance of its phone system. He also reported that the fire alarm system at Tyl is in good shape and should be completed tomorrow evening. Programming for the system was done off site and the system will be inspected by the Fire Marshal on Friday, August 21.

B. Dwyer also reported on the status of the kitchen area that he said was cleaned over the weekend and inspected today by the health official. The cleaned up kitchen has been turned over to the kitchen manager for restocking. He also reported that of the 15 toilet rooms three (3) of them will not be complete by the start of school. The contractor will work second shift for the next two weeks to get the work done. Also, six to eight classrooms are getting ADA stations and the work is progressing on them. Other work in the main office and the nurse's room will be completed during 12-hour shift days. B. Dwyer stated that the contractor got behind in the schedule and did not do a lot of protection for dust, which the contractor should pay for. As a result, maintenance needed more staff to get the school cleaned and ready for the start of school.

Change orders for the Tyl School were reviewed. The two-stop elevator that is used daily according to T. Giard is currently not code compliant and some of the 15-20 items associated with the elevator are deferred maintenance items. Critical items are the jack packing and the controller card for the fire alarm system. The controller card, the "brain" of the elevator, does not have fire recall. The Fire Marshal is not required that the card be replaced right away, but it does need to be replaced. The estimated cost for the controller card is \$18,500. Replacing the card will take 2-3 days to complete and the contractor has been told that if there are funds left at the end of the Tyl project the controller card will be replaced.

The outcome of the Tyl fire alarm system with the Fire Marshal resulted in several change orders to the project. The pending change orders are as follows:

002	Modifications to scope of work per ASI#1	\$12,464
008R	Added smokes and heats, deleted smokes and heats and added pendant head	644
010	Credit bathroom accessories and their installation	(377)
012	Blinds added to cafeteria and some deleted from classrooms	686
013	Water line repairs during saw cutting	1,478
017	Elevator jack packing	4,608
018	Credit demo toilet partitions and floor and tile patching rooms 553 & 512	(237)
020	Clean grease trap	394

B. Dwyer added that pending change order 011, trenching extra thick than normal slab, for \$24,000 is being negotiated. If the pending change orders discussed are approved \$20,000 will remain of the \$75,000 contingency at the beginning of the Tyl project.

Motion: That Committee approves pending change orders 002, 008R, 010, 012, 013, 017, 018, and 020 as proposed by the Construction Manager.

Proposed by: John Geary
Seconded by: Todd Pomazon
Vote: Carried unanimously

Item3. Report on Montville High School.

B. Dwyer reported that four (4) items remain to be completed at MHS. Of those items, the roof drainage issue and the area in the front of M. Bialowas' office are done. The practice field will be reseeded and is unavailable for use. In order that the field survives, it also should not be used in the spring. B. Dwyer also reported on the claims made by Connecticut Carpentry Incorporation ("CCI") regarding credit owed them for work at MHS. R. Golden reported that a meeting was held with the claimant, attorneys for the Board of Education and the claimant, and the project managers. B. Dwyer commented that some claims were resolved at the 5 ½ meeting reducing the overall amount of the claim. Claimant will revise its claim and resubmit it for further review. As to the promenade flooring issue, B. Dwyer said that the problem grew from a sidewalk issue to the roof where water from the rook came in under the promenade door. The water then went under the promenade tile and the gypsum that emits an odor. The roofing contractor for the same will repair his problem next week. The flooring contractor, CCI, is the claimant discussed previously. In order to prevent water from entering the promenade area, 250 feet of the sidewalk needs to be removed and replaced. Since the end of the canopy has very little drainage and the sidewalk is being removed, trench drainage should be added. B. Dwyer spoke with the project manager at Beebe & Sons about the trench drainage and a sketch that was prepared by A. Jacunski's office. The work can be done and completed by Thursday, August 27, at a cost of \$8,000.

Motion: That the Committee approves to have Beebe & Sons install drainage and replace the sidewalk at the entrance of Montville High School with time and materials, not to exceed \$9,000.

Proposed by: John Geary
Seconded by: Dietrich Schoenemann
Vote: Carried unanimously

Item 4. Report on Murphy School.

B. Dwyer reported that the Murphy School project is complete. There are one to two retainage payments and a one-year warranty that expires on August 31. S. Carroll and B. Dwyer will handle the inspection for the warranty.

Item 6. Old Business.

There was no Old Business to report.

Item 7. New Business.

B. Dwyer commented that the Committee needs to meet on September 3rd to review MHS, change orders and Tyl.

Item 8. Approval of bills.

Motion: That the Committee approves the requests for payment submitted by Kathy Lamoureux dated August 19, 2009, in the amount of \$274,956.17.

Proposed by: Linda Patton Heller
Seconded by: Todd Pomazon
Vote: Carried unanimously

Item 9 Adjournment.

Motion: That the meeting is adjourned.

Approved by: John Geary
Seconded by: Tom Osborn
Vote: Carried unanimously

The meeting adjourned at 8:00 p.m.

Respectfully submitted by,

Richard Golden, Chair
School Building Committee

Gloria J. Gathers, Recording Secretary