

**TOWN OF MONTVILLE
MEETING OF THE SCHOOL BUILDING COMMITTEE
October 21, 2009 at 7:00 p.m.**

Item 1. Call to Order/Pledge of Allegiance.

Chair Richard Golden called the meeting to order at 7:01 p.m. in the Montville High School Library/Media Center. **Committee members** present were John Geary, Linda Patton Heller, Edward LeFrancois, 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 and Robert Dwyer of Cutter Enterprises.

Item 2. Approval of Minutes—September 24, 2009.

Motion: **That the Committee approves the September 24, 2009, meeting minutes, as written.**

Proposed by: Linda Patton Heller
Seconded by: John Geary
Vote: Carried unanimously

Item3. Report on Montville High School.

B. Dwyer reported that the practice field at Montville High School has been finished, seeded, and reviewed and it looks good. He said that the field can be used lightly in the spring of next year. He also discussed an acid tank in the courtyard that was originally scheduled to be removed and disposed of per the plans. B. Dwyer reported that his crew is unable to locate the tank. R. Golden asked if there was an ETA issue for the same. B. Dwyer commented that the tank is not affecting the sewer system as it is working properly. He also said that if the tank is made of steel it will eventually rot and if encased with glass it will take longer to rot. B. Dwyer also mentioned that there is no record that the tank has ever been maintained. The Committee agreed to not dig for the tank but to notify the Superintendent and Assistant Superintendent of Schools of the matter.

B. Dwyer also reported that he is resolving an issue with the glass contractor as it was discovered 1-2 weeks ago that some on the glass panels are cracked and that some of the glass panels installed by another contractor do not have the same glazing. At present, there are two warranties and two different contractors. This information was forwarded to J. Wojas for his review. B. Dwyer also spoke to the claim by Ct. Carpentry stating that Derek Mogck, the Town Attorney, requested and was provided with additional information.

Motion: **That the Committee adds to the Agenda the discussion of the CT Carpentry claim in executive session.**

Proposed by: John Geary
Seconded by: Ed LeFrancois
Vote: Carried unanimously

Motion: **That the Committee goes into executive session for discussion of the CT Carpentry claim.**

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

The Committee went into executive session at 7:11 p.m.

Motion: **That the Committee comes out of executive session with no formal votes taken.**

Proposed by: Todd Pomazon
Seconded by: Dietrich Schoenemann
Vote: Carried unanimously

The Committee came out of executive session at 7:29 p.m.

B. Dwyer reported that the roof drain has been repaired and the sidewalk fixed to stop water incursion into the high school promenade area. The promenade area will be watched for a few months for the same. An issue remains with the flooring tile installer and flooring sub-floor installation. The information for those two issues will be forwarded to Attorney Mogck.

Item 4. Report on Tyl Middle School.

B. Dwyer reported that the final punch list review is scheduled for October 22 for the Tyl Middle School. The budget and potential change orders for Tyl were also discussed. B. Dwyer handed out a summary of potential change orders and said if the potential change orders for the project are approved tonight \$5,879 would remain in the budget, not enough to replace the elevator controller. He also explained that the Committee had approved most of the change orders with the exception of #27 and #28. PCO #27 refers to a modification of auditorium seating for wheelchair accessible and companion seating. At present there are two of these areas in the front of the auditorium and two in the rear. Per the Town Building Inspector, the two areas in the front of the auditorium are at a pitch beyond what is code compliant and may be a possible liability to the Town. The Building Inspector has asked that two more wheelchair accessible areas with companion seating are created in the already accommodated rear wheelchair seating areas. R. Golden argued that the project plans for the same were submitted to the Town and the State and approved by both prior to the start of the Tyl project. He also said that the code for the same has not changed since the plans were originally approved. As to PCO #28, the Building official has asked that two door openers are installed in the Tyl gymnasium having to do with the thickness of the doors. T. Pomazon asked if the elevator controller was a safety issue. J. Wojas responded that at least 20 persons use the elevator daily and the part for was deemed a few months ago as needing to be replaced. Discussion for the same was tabled for Old Business.

Motion: **That the Committees agrees not to approve potential change orders #27 and #28 as proposed by the Construction Manager and that these items shall be taken care of by the Board of Education.**

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

Item 6. Old Business.

R. Golden reported that B. Dwyer reported that he made at least fifteen (15) phone calls and left messages for a return call to Best Tech, Inc. to have them sign off on the change orders regarding abatement work at Murphy School done fourteen (14) months ago so they can be paid for the work. B. Dwyer agreed to make one last effort to contact Best Tech, Inc. by regular mail. He said that if the contractor cannot be located it could pose a reimbursement issue.

B. Dwyer also reported on budget issues for the entire school renovation project. He stated that according to the Town Finance Department, the project is deemed over budget by \$225,000. A review is being conducted of the Board of Education's reimbursement and the Town's transactions by line item. A budget summary for the entire renovation project was given to the Committee to review. B. Dwyer said that five of the six jobs have been accounted for except the high school with the pending CT Carpentry claims. He stated that he has been keeping a tally sheet of all expenses for the projects, except for bonding/financing as it is money added to the project by the Town. He said he does not track what the Town pays against the line items. The Committee agreed that B. Dwyer would continue to meet with the Town Finance Director to compare figures and reach a resolution. It was also said that the State has not kept current with its reimbursements to the Board of Education that are reverted back to the Town.

Item 7. New Business.

There was no New Business to report.

Item 8. Approval of bills.

Motion: **That the Committee approves the requests for payment submitted by Kathy Lamoureux dated October 21, 2009, in the amount of \$255,930.22.**

Proposed by: Todd Pomazon
Seconded by: Dietrich Schoenemann
Vote: Carried unanimously

Item 9 Adjournment.

Motion: That the meeting is adjourned.

Approved by: Todd Pomazon
Seconded by: Dietrich Schoenemann
Vote: Carried unanimously

The meeting adjourned at 8:24 p.m.

Respectfully submitted by,

Richard Golden, Chair
School Building Committee

Gloria J. Gathers, Recording Secretary