

**LYMAN HALL H. S. VOCATIONAL AGRICULTURE BUILDING
COMMITTEE
TOWN OF WALLINGFORD
THURSDAY, OCTOBER 29, 2009**

PROJECT: 148-0147 VA/N
LYMAN HALL H.S. – VOCATIONAL AGRICULTURE

A meeting of the Lyman Hall H. S. Vocational Agriculture Building Committee was held on Thursday, October 29, 2009 at Lyman Hall High School, Wallingford, Connecticut.

Seated from the Committee were Jim Vitali – Chairman, Frank Raucci – Vice Chair, Tom Vitali – Secretary, Will Schultz, Dave Golebiewski, Valerie Ford, and Marianne Lacy. Also present were Jim Giuliano, CREC; Ross Mezzanotte, KBE; Ryszard Szczypek, TSKP.

Chairman Vitali called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES:

October 1, 2009 – Ms. Ford made a motion to approve the Minutes of the October 1, 2009 meeting. The motion was seconded by Mr. Raucci and passed unanimously.

An agenda was handed out by CREC.

Mr. Mezzanotte stated that KBE is preparing for final testing and inspections. The final inspection is tentatively scheduled for November 12th. Before that inspection there has to be testing of the elevator, which is scheduled for next Friday. The fire alarm has to be tested and inspected and that is also scheduled for next Friday. KBE has to get a letter of substantial completion from the office of TSKP. That letter usually comes with a punch list attached. KBE is now working on getting together its own punch list that they will give to TSKP by Tuesday and TSKP will be working on its punch list Wednesday and then it will come back to KBE. The balance of November will be spent working on punch list items and getting the building ready for furniture. Furniture is scheduled to arrive and be installed throughout November. Prior to the FF&E contractors coming in, all of the classrooms will be cleaned. The hallways will have floor protection but will not be cleaned yet. When the furniture vendors are done then the hallways will be polished. Mr. Mezzanotte does not see any problem with the building being opened for the second semester.

Chairman Vitali stated that the change order subcommittee has met several times in the last few weeks and has been working on some change orders that may be coming before the Committee. Mr. Giuliano indicated that those possible change orders still have to be reviewed by TSKP and CREC before they come before the Commission. Chairman Vitali briefly reviewed a list of items that the change order subcommittee has been discussing. He discussed the request for a ceiling in the horse washing area. A possible alternative to installing the ceiling is reducing the water pressure in the hose for the horse-washing stall. Other items listed by Chairman Vitali were some wheel stops in the parking lot, transfer grill in the aquaculture room, demo ring material, and paddock area material. Along the west bank the plan called for a row of plantings. Ms. Amenta felt that the trees would not do well in that area. The trees would be moved to another location and new plantings along that west bank would be on hold. There was discussion about the greenhouse contractor supplying the greenhouse structure but not the heating elements. There will be a change order for approximately \$14,000 to cover that cost. Other items listed by Chairman Vitali included the roof transition from the greenhouse to the conservatory, emergency lighting in the stairwell, shade curtains in the way of sprinklers in the greenhouse, the wiring for the alarms to monitor the three water tanks, screen covers for the greenhouse, additional signage, flooring in the multi-purpose room, and the security system for the overhead doors. Some of these items fall under the construction side and others would be under contractors contingency so the Committee would not necessarily be seeing all of these items before them as change orders. Chairman Vitali went on to discuss more items such as the lighting in the connecting hallway, low voltage circuit modifications, tennis court walkway, greenhouse panel location, railing outside existing girls locker room, bus loop drainage, acid neutralizing cartridges below the biotechnology lab, miscellaneous steel changes, underground tank costs, filler panels on the doors, column covers in the plant work room, installation of gabions on the west bank and underground drainage to tie in roof leaders.

Chairman Vitali stated that Tai Soo Kim himself choose to change the paint color in the demonstration ring. That change resulted in an additional \$1,600. Chairman Vitali feels that the Committee should have had the opportunity to approve the change made by Tai Soo Kim. He is not in favor of the Building Committee paying that \$1,600. Mr. Szczypek feels it is unfortunate that it happened and he realizes that it is up to the Committee to make those types of decisions. He feels it would be appropriate for the Building Committee to instruct TSKP to issue a credit in the amount of \$1,600. Chairman Vitali discussed the planter in the lobby. Tai Soo Kim asked that the planter be raised and have a slate boarder installed. KBE made those changes upon the request of Tai Soo Kim. Chairman Vitali doesn't feel that issue was handled properly. Mr. Szczypek agreed that there should have been a discussion with the Building Committee before any changes were made to the planter. Mr. Mezzanotte also agreed that these changes should have been approved by the Committee before KBE made them.

Chairman Vitali stated that all of the items that he has listed have to be accepted by BSF.

He indicated that when everything is worked out and settled it has been estimated that KBE will have approximately \$4,500 in the construction contingency. Chairman Vitali suggested that the Committee considered giving back some of the money that KBE originally gave the Committee from the contingency.

Mr. Giuliano stated that the cost for the improvements to the front entrance and the bus loop island would have to go to BSF to see if they would be considered eligible or ineligible costs. He has discussed the issues of the front entrance and the bus loop island with the Superintendent of Schools. Mr. Menzo suggested that he get together with CREC and call David Wedge to get a feel from him as to how these two items would be looked at by BSF. Mr. Giuliano stated to the Building Committee that the BOE was aware of these two items and would support the improvements to the main entrance but were not so inclined to support the island improvements. Ms. Ford stated that the issues of the front entrance and the island never came up for discussion before the BOE. She indicated that it may have been discussed in a leadership meeting but it never came up in a regular BOE meeting. Mr. Mezzanotte feels that a yard drain installed in the island would help out with the standing water and would not be too costly. The yard drain could be tied into the catch basin. The Committee discussed the issues of the island and the front entrance. It was decided that CREC would follow through with BSF.

Mr. Giuliano indicated that the progress payment for the month of October was for \$1,033,827.91. CREC has reviewed the documents and recommended to the Building Committee that it approve the requisition. Ms. Ford made a motion to approve the October requisition to KBE in the amount of \$1,033,827.91. The motion was seconded by Mr. Raucci and passed unanimously.

Mr. Mezzanotte indicated that at the next meeting he would be looking for a reduction in the retainage. Currently the owner is holding 4.73 percent of the total contract value in retainage. Mr. Mezzanotte explained that the contract allows KBE to request reduction of the retainage. He wanted to get a feeling from the Committee as to what it would feel would be acceptable. Chairman Vitali feels that at this point the Committee could use some input from the Law Department or the Comptrollers Office on this matter. Mr. Mezzanotte indicated that he would put together a letter to Mr. Giuliano requesting retainage reduction and work with him on the details.

Chairman Vitali brought up the issue of the Commissioning Agent. Mr. Giuliano wants to be sure that there is a sufficient amount in commissioning. He feels things are moving along well. The Commissioning Agent is supposed to be done by the end of December. Mr. Giuliano has been getting periodic reports from the Commissioning Agent.

Mr. Szczypek distributed to the Committee a spreadsheet showing all of the different furniture vendors on the project and their scheduled delivery dates. A color-coded plan was also distributed showing where each vendor would be installing the furniture. Mr. Szczypek discussed display cabinets. The plans show where there would be cabinets in

the ground floor lobby and one upstairs. The cabinets on the ground floor would have one display cabinet with a computer display of some kind. The Committee discussed what type of cabinets it would want because they could be very costly. Mr. Szczypek presented a photo of one type of storage cabinets that he has used in the past. The Committee agreed that the cabinets should be built in with lighting and cabinets on the bottom. Mr. Szczypek asked how many cabinets the Committee would like to have upstairs. The Committee directed TSKP to look into a narrower wall mounted type of cabinet for upstairs. Mr. Szczypek will report back to the Committee.

Chairman Vitali discussed the Clerk of the Works. Some money had been moved to that account and a total of \$50,000 has been used up leaving a zero balance. The Committee agreed that it would like to keep the Clerk of the Works in place through December. Mr. Giuliano recommended that the Committee keep the Clerk of the Works for approximately another 8 weeks.

Ms. Lacy made a motion to continue the services of the Clerk of the Works for approximately another 8 weeks and transfer \$10,000 to CREC for the services of the Clerk of the Works. The motion was seconded by Mr. Raucci and passed unanimously.

Mr. Szczypek and Mr. Giuliano stated that the mock up for the plaque is expected within the next few days. The mock up will be emailed out to each Committee Member and they will have an opportunity to comment.

The Commissioning Agent has been on the job for four weeks and Mr. Giuliano has been getting regular reports.

Chairman Vitali stated that when the gabion baskets were installed it created a modification to the plan. The modification to the plan has been administratively approved by the IWWC. The letter was given to Mr. Szczypek for the record.

Mr. Szczypek indicated that his office has contacted Linda Bush, Town Planner about the change of plantings along the west bank. She does not have a problem with moving the proposed plantings but she questioned the elimination of all plantings in that area. TSKP will be taking pictures of the existing area showing Ms. Bush that there is vegetation in the area that creates a natural screen. The plan that was originally approved by the P&Z has been changed and that is the issue. After further discussion the Committee decided that if Ms. Bush decided the area was fine the way it was then the trees would be planted along the ball field. If Ms. Bush decided some plantings were needed along that west bank then the trees would be planted according to the original plan.

The meeting adjourned at approximately 8:50 p.m.

The next Building Committee meeting is scheduled for November 19, 2009 at 7:00 p.m. at Lyman Hall H.S.

Ms. Ford made a motion to adjourn. The motion was seconded by Mr. Raucci and passed.

Respectfully submitted,

Sonja Vining, Recording Secretary
Lyman Hall H.S. Vocational Agriculture Building Committee