

**LYMAN HALL H. S. VOCATIONAL AGRICULTURE BUILDING
COMMITTEE
TOWN OF WALLINGFORD
THURSDAY, SEPTEMBER 1, 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, September 1, 2009 at Lyman Hall High School, Wallingford, Connecticut.

Seated from the Committee were Jim Vitali – Chairman, Frank Raucci – Vice Chair, Vernon Cleaves – Treasurer, Tom Vitali – Secretary, Will Schultz, Dave Golebiewski, Valerie Ford, and Dave Bryant.

Also present were Jim Giuliano, CREC; Ross Mezzanotte, KBE; Ryszard Szczypek, TSKP.

Chairman Vitali called the meeting to order at 7:03 p.m.

APPROVAL OF MINUTES:

August 27, 2009 – Mr. Cleaves made a motion to approve the Minutes of the August 27, 2009 meeting. The motion was seconded by Mr. Raucci and passed unanimously.

An agenda was handed out by CREC.

Mr. Mezzonatte stated that the second floor is in good shape. They are doing a preclean now. The only things that are not done on the second floor is some sheet vinyl in a couple of rooms and the flooring in one of the rooms. Finish paint is going on. The moisture levels have reached acceptable levels and things are moving forward. Mr. Mezzonatte explained that the process for removing the moisture is a very slow process and takes months. The large rooms on the first floor are basically done. The millwork is being done on the first floor. The ceilings are being completed and the light fixtures are starting to go in. Mr. Mezzonatte stated that KBE is on track to finish mid-November. The binder course has been completed all the way around the building. All of the tank issues have been settled and the tanks have been installed. KBE is holding off on the finish coat until the issues in the front of the building have been settled.

Mr. Guiliano discussed Change Order #24 for a six-week extension of general conditions. The Change Order is in the amount of \$58,880.00. Mr. Cleaves made a motion to

approve Change Order #24 in the amount of \$58,880 for a six-week extension of general conditions for KBE. The motion was seconded by Mr. Raucci and passed unanimously.

Change Order #38 in the amount of \$15,418.26 was for the framing and drywall in classrooms where exposed piping would have occurred. Mr. Szczypek explained in some detail the reasons for this change order. Mr. Golebiewski made a motion to approve Change Order #38 in the amount of \$15,418.26 for the framing and drywall of classrooms. The motion was seconded by Mr. Cleaves and passed unanimously.

Mr. Guiliano discussed Change Order #25 in the amount of \$61,210.61 for numerous changes to the grade in the main entrance area. There were seven items included in this change order. He reviewed in some detail all of the catch basins that were added or reset due to grade changes. Mr. Guiliano explained that in the area of the bus loop and student drop off area the grade was raised approximately one foot. This change order includes the additional gravel fill brought in to raise that grade. Chairman Vitali's feeling is that the engineers on the job are responsible for these additional grading problems and changes. He pointed out that with the increased grading in the loop area the center island is now a bowl that will collect water. Mr. Mezzanotte indicated that a yard drain could be installed in that center island. Chairman Vitali believes that much of the change order would not be necessary if the engineering was done correctly the first time. There are two new catch basins and two that were set twice due to the grading change. After some discussion it was calculated that there was approximately \$26,000 worth of material brought in to correct this engineering error. Mr. Mezzanotte feels that the entire entrance area was grossly under designed. He stated that the grades were too low to begin with and there was not enough percentage pitch to get positive drainage. Mr. Golebiewski feels that the Committee needs to get some explanation in writing from the engineer explaining the circumstances and reasons for the grade changes. Mr. Szczypek would like to compare the engineered drawings side by side, at this meeting he stated that he was unprepared as far as having an explanation for these changes. Mr. Mezzanotte made it clear that this grading issue has been going on and being discussed between KBE, Metcalf & Eddy and TSKP for months. He stated that there is a bulletin from TSKP referencing all of the correspondence regarding this situation. Chairman Vitali feels that the Committee should have been kept more informed. Mr. Mezzanotte stated that the work needed to get done and he followed all of the appropriate channels to address the issue.

There was some discussion of the itemized list of costs included in Change Order #25. Mr. Golebiewski asked for some clarification on items such as an additional cost for a surveyor. Mr. Guiliano explained that the surveyor had to come back to the job site several times. Chairman Vitali made it clear that this change order should not be the responsibility of the Building Committee.

Mr. Szczypek stated that he would get some summary from Metcalf & Eddy starting with the date of the first RFI. The Building Committee decided it needs to get some

explanation from Metcalf & Eddy before it makes a decision on this change order. Mr. Mezzanotte feels that it is unfair to keep KBE and the subcontractor waiting for payment when they have done their part. Mr. Golebiewski feels that it would be acceptable that once the report is received and reviewed from Metcalf & Eddy the change order be approved for payment.

Mr. Golebiewski made a motion that when documentation is received from TSKP and Metcalf & Eddy it be forwarded via email to Building Committee Members and if everyone is satisfied the change order would be approved prior to the next meeting. The motion was seconded by Mr. Cleaves and passed unanimously.

Mr. Mezzanotte gave a list and explained briefly some items that are being worked on or discussed at this time:

1. There is a walkway that was installed in front of the tennis courts to connect the path from Dag Middle School. The path was there originally but was taken out during construction and it was not on the original plan to be put back in.
2. There is fire-rating work that needs to be done relating to the elevator machine room and shaft that was not on the plan.
3. The aquaculture room has to have oxygen feed into the tanks at all time. The fans to move the air are loud and had to be moved to another room adjacent to the aquaculture room. The fans are large and when you put them in a small room you need to install transfer grills to pull more air in.
4. There are a few rain leaders that are going in the corners of rooms where there needs to be some enclosures.
5. KBE has recommended some floor base changes relative to the sheet vinyl.
6. In the lobby there is a planter that is now going to have a slate boarder as recommended by TSKP.
7. In the connector the light fixtures had to be changed from what was originally on the plan.
8. In the greenhouse they are changing the location of the control panel upon the request of the users.
9. There are some heating changes in the conservatory.
10. Bamboo has been recommended by TSKP to be used in the lobby.
11. The wash area for the horses has some exposed piping that needs to be enclosed.

Mr. Mezzanotte indicated that many items on the list would be taken care of through negotiations. The items that he believes may end up being owner changes would be the additional changes to the lobby, the bamboo, the transfer grill, and the tennis court walkway. He doesn't anticipate those items totaling more than \$15,000. Mr. Szczypek asked that Mr. Mezzanotte put display cases on that list.

Mr. T. Vitali asked about the two electrical panels located in the indoor arena. Mr. Mezzanotte indicated that those two panels are going to be relocated.

Mr. Mezzanotte indicated that there are a bunch of trees scheduled to be installed along the west side of the front parking lot. Ms. Amenta doesn't believe they would thrive in that area. Mr. Mezzanotte contacted Ms. O'Hare, Environmental Planner, and set up a meeting for Monday or Tuesday to discuss these plantings. Mr. Mezzanotte stated that there is a section of that west bank that is very steep. He would like to see gabion baskets installed there to stabilize that bank. After some discussion Chairman Vitali recommended that Mr. Mezzanotte look at some other options for the stabilization for that bank.

Mr. Guiliano stated that the Progress Payment for September is in the amount of \$1,917,823.91. This requisition has been reviewed by CREC. Mr. Cleaves made a motion to approve the September requisition to KBE in the amount of \$1,917,823.91. The motion was seconded by Mr. Raucci and passed unanimously.

Chairman Vitali stated that the August invoice from TSKP was in the amount of \$17,500. There would be another two months from TSKP after this invoice. The Committee agreed that Chairman Vitali should sign the invoice from TSKP.

There was discussion about options as far as the main entrance to the parking lot of the school as well as the loop and entrance to the new building. Mr. Guiliano indicated that the only person who could tell if those items would be reimbursable would be David Wedge from the State. CREC recommended that the Superintendent of Schools and TSKP meet with them and David Wedge to see if these items could be added and considered eligible costs. Mr. Guiliano feels that he could present the front island as an outdoor classroom that is being considered since the budget allows. Mr. Guiliano would like to set up this meeting as soon as possible with David Wedge.

Regarding additional FF&E, Mr. Giuliano drafted a letter that was sent to the Superintendent of Schools to be put on his letterhead and sent out to the State requesting an additional phase.

The funding for the Clerk of the Works is coming to the end and he will be completed with his time on this project. At this time he is working approximately 10 hours a week.

The last EDO-46 has been submitted to the State. Mr. Giuliano explained that the Town has reached maximum draw out the current reimbursable funds from the State for this grant.

Mr. Mezzanotte stated that the signage contractor has been chosen will be producing a shop drawing for the plaque that will be submitted to TSKP and approved by the Building Committee.

The qualifications for the Commissioning Agent were reviewed and Horizon Engineering was contracted to do the work. They have been on the job and have started preliminary commissioning work.

Mr. Giuliano has to finalize the RFP for moving services with the Purchasing Department.

The Committee discussed what type of opening celebration it would like to have and the best time to have it. There was discussion about who would be invited to the opening. KBE will look into where the funds would come from for this event.

Mr. Szczypek suggested bamboo to be placed in the planters in the lobby area. He circulated to the Board Members some literature on bamboo that could be used in the planters. He indicated that Ms. Amenta isn't sure that bamboo would be appropriate and she would like to see something like ficus trees. Mr. Bryant stated that the concern that Ms. Amenta has is that she does not have experience with bamboo and is not sure how difficult it is to maintain. KBE got a quote for 12 clumps of bamboo for \$6,500 delivered and planted and 12 clumps of bamboo 8-10 feet high for \$10,600 delivered and planted. Mr. Szczypek suggested that Ms. Amenta look over the material that was provided to see if it would be a consideration.

Mr. Golebiewski handed out a modified sketch of a possible design for the loop island. Mr. Schultz and TSKP gave some feedback from the last presentation and Mr. Golebiewski has incorporated those ideas. Chairman Vitali would like to see the primary sidewalk connect to both school entrances and to the parking area.

The meeting adjourned at approximately 9:30 p.m.
The next Building Committee meeting is scheduled for October 29, 2009 at 7:00 p.m. at Lyman Hall H.S.

Mr. Cleaves 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

