

**LYMAN HALL H. S. VOCATIONAL AGRICULTURE BUILDING
COMMITTEE
TOWN OF WALLINGFORD
THURSDAY, AUGUST 27, 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, August 27, 2009 at the Wallingford Public Library, Wallingford, Connecticut.

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

Also present were Jim Giuliano, CREC; Brad Percival and Jim Culkin, KBE; Ryszard Szczypek, TSKP.

Chairman Vitali called the meeting to order at 7:10 p.m.

APPROVAL OF MINUTES:

July 23, 2009 – Mr. Cleaves made a motion to approve the Minutes of the July 23, 2009 meeting. The motion was seconded by Ms. Lacy and passed unanimously.

An agenda was handed out by CREC.

Mr. Percival stated that the bus loop is scheduled to be paved tomorrow. The parking lot in front of the new school and down along the greenhouse will be paved as well. All three storage tanks are in the ground. The second floor is more or less complete for overhead inspections to be able to put the ceiling in. The doors are on and painted. The windows are in and the A/C is now running. The first floor is following behind the second floor. Electrical and carpentry are still finishing up the doors and windows. The outside of the building is being wrapped up for paving and the installation of sod that will be installed tomorrow.

The completion date is tracking toward November 12th.

Chairman Vitali brought up the issue of the elevation of the sidewalk in the front of the new building. He feels that the sidewalk is higher than the elevation of the building then it dips down as it gets closer to the front door. Mr. Percival indicated that there was a

change in the grade to allow the water to pitch away from the building toward the center island. Chairman Vitali feels that the sidewalk pitches toward the building. Mr. Percival indicated that the sidewalk is lower than the foundation by 8 inches. Chairman Vitali indicated that he would like to see that presented in detail. KBE will shoot some grades in that area to show the elevation. Chairman Vitali would like to know why the area was designed that way.

The August requisition payment to KBE is for \$1,714,510.58. The backup has been reviewed by TSKP and CREC. Mr. Cleaves made a motion to approve the August requisition payment to KBE in the amount of \$1,714,510.58. The motion was seconded by Mr. Raucci and passed unanimously.

A decision on the exterior fritted glass of the entrance will be decided at the next meeting.

Mr. Szczypek reported that the plaque discussed at the last meeting is included in the signage bid package. That vendor will create a draft for final approval by the Committee before any fabrication is done. There would be another round of review. Mr. Bryant indicated that he changed his mind on having the years of graduation on the plaque. Mr. Szczypek will email out the second draft of the plaque to be reviewed by the Committee members.

The FF&E rebid was complete. Mr. Szczypek explained that the first time the FF&E was bid some items that came in as low bid did not meet the specifications. The item-by-item bids were received and reviewed by the office of TSKP. TSKP emailed the recommendations to Mr. Schultz and to the Purchasing Agent justifying the recommendations for the selection of the bidders. Some of the bidders did not meet spec. When all of the recommendations were totaled it was a little less than the previous round of bidding. Mr. Schultz stated that on the forms that need to be submitted it asks why the low bid was chosen. He put together a sheet using the information from TSKP, which explains why the low bids were not accepted in each case. The approximate difference between the first bid and the item-by-item bid was approximately \$7,000. There was discussion of the fact that the power poles were eliminated from the package, which would save approximately an additional \$11,000.

The RFQ's were received yesterday for the Commissioning Agent. Mr. Giuliano had copies with him. He feels that along with him a couple of Committee members should review the bids and give them each a score. Mr. Giuliano believes it would be better to have a composite score rather than just one score from him. All four bidders will have their qualifications scored. Mr. Tom Vitali and Mr. Golebiewski each took the bids to review and score. Mr. Giuliano indicated that he needed the scores back from Mr. Vitali and Mr. Golebiewski by Wednesday of next week. The envelopes for the pricing are going to be opened next Wednesday.

Mr. Cleaves made a motion to have the two-man subcommittee of Mr. Tom Vitali and Mr. Golebiewski review, determine and choose the most qualified Commissioning Agent for the project. The Building Committee unanimously agreed to accept the choice made by Mr. Golebiewski and Mr. Tom Vitali. The motion was seconded by Ms. Lacy and passed unanimously.

The Committee reviewed the change orders presented.

Change Order #16 is for changing the light fixtures from a Q fixture to a U fixture. This was originally a request for information from the electrician stating that there were utility type of fixtures in the Multi-Purpose Room. The change order is for \$15,378.71 for the fixtures and the wiring involved.

Mr. Cleaves made a motion to approve Change Order #16 in the amount of \$15,378.71. The motion was seconded by Mr. T. Vitali and passed unanimously.

Change Order #17 is for an added roof drain. The change order is for \$7,736.08.

Ms. Lacy made a motion to approve Change Order # 17 in the amount of \$7,736.08. The motion was seconded by Mr. Raucci and passed unanimously.

Change Order #18 is for the Aquaculture Room floor drain change. The change order is for \$10,268.36. This was a major change in the floor drainage system that involved redesigning the system that is installed in the structural slab.

Mr. Cleaves made a motion to approve Change Order #18 in the amount of \$10,268.36. The motion was seconded by Mr. T. Vitali and passed unanimously.

Change Order #19 is to delete a type-x fixture, which is a heat lamp. The change order is for (\$1,948.00).

Mr. Cleaves made a motion to approve Change Order #19 in the amount of (\$1,948.00). The motion was seconded by Mr. Raucci and passed unanimously.

Change Order #20 is for adding costs per electrical RFI's. There are seven different requests for information all totaling \$26,016.49. Mr. Szczypek gave an example of what type of changes were included in this change order.

Mr. Cleaves made a motion to approve Change Order #20 in the amount of \$26,016.49. The motion was seconded by Mr. Raucci and passed unanimously.

Change Order #21 is for the allowance for the spray booth. The change order is for (\$22,948.43).

Mr. Raucci made a motion to approve Change Order #21 in the amount of (\$22,948.43). The motion was seconded by Mr. Cleaves and passed unanimously.

Change Order #15 is in relation to covering the budget overage regarding the technology package. There was discussion about how the estimate for the technology package was so far off and how the scope was changed for technology. The change order is for \$170,416.28.

Mr. Golebiewski made a motion to approve Change Order #15 in the amount of \$170,416.28. The motion was seconded by Mr. T. Vitali and passed unanimously.

Change Order Request #36 is for KBE to credit to owner for portion of unallocated contingency funds in the amount of (\$400,000). Mr. Culkin discussed the PCO log and what is left in the contractor contingency.

Ms. Lacy made a motion to approve Change Order Request #36 in the amount of (\$400,000). The motion was seconded by Mr. Cleaves and passed unanimously.

Change Order Request #35 is for costs for six weeks of extended general conditions for KBE due to delays associated with intumescent paint changes, underground tank changes and delayed start of project due to Town of Wallingford requirements. This change order totals \$68,880. Chairman Vitali isn't sure that the comment about the tank changes should be included. Mr. Culkin explained that he looked at any item that could have contributed any delay. He stated that the most important thing is how this is going to be viewed once the paperwork is finalized. Mr. Culkin made it clear that this is in the form of a change order request at this point and the wording can be changed for the final change order. Some Members felt that the delayed start should not be included in the wording. Mr. Giuliano feels that since that delay was due to the Town it would be deemed ineligible by the State. Mr. Culkin feels that the major delay was due to the intumescent paint. Chairman Vitali indicated to Mr. Culkin that he feels the number is too strong. After further discussion it was decided that Mr. Culkin would go back and look at the numbers again and work on the language.

There was some brief discussion about some upcoming possible change orders involving the front entrance driveway and drop cords.

Mr. Golebiewski stated his office volunteered to take a look at the front loop area. He presented to the Committee three sketches A, B & C with possible landscaping for the front loop. Mr. Golebiewski indicated that the Committee did not need to make a decision this evening but it would need to soon. Sketch A leaves some of the existing trees and creates a connection from Lyman Hall to the new building with a small seating area. Mr. Golebiewski feels that some of the trees in that island are not in good condition and can be supplemented with new plantings. He believes that the front loop could be used for an outdoors classroom and seating area. Sketch B creates a connection with

Lyman Hall as well as the visitor parking area. It utilizes some of the existing trees and creates two little seating areas within that island. Sketch C clears all of the trees in that loop and creates little pockets of landscaping and seating. This sketch also connects the new building to Lyman Hall and the visitor parking. Mr. Golebiewski indicated to the Committee that maybe some component from each sketch could be utilized and put forth. He is looking to create some discussion and get some feedback from the Committee. If there were trees selected to remain the quality of those trees would have to be confirmed. There was discussion about getting 110 electrical power access out to this island along with the possibly some security cameras

Chairman Vitali likes to see the visitor parking tied in to the island. He likes Sketch B or C. Mr. Schultz would like to see Sketch B used. There was some discussion about the cost for removing the existing trees. Ms. Lacy would like to see some of the existing trees remain as long as they are healthy. Mr. Golebiewski stated that another option for keeping some of the trees would be to limb them up to create a canopy being sure they don't obscure the area. Mr. Szczypek indicated that new trees could be planted to create a future canopy for future generations. There was some discussion about placing directional signage on the island. Chairman Vitali would like to see Sketch C with some additional touches such as a second seating area. Mr. T. Vitali, Mr. Bryant, Mr. Raucci, Mr. Cleaves, and Ms. Lacy agreed that Sketch B is the best choice.

The meeting adjourned at approximately 8:55 p.m.

The next Building Committee meeting is scheduled for September 24, 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