

**LYMAN HALL H. S. VOCATIONAL AGRICULTURE BUILDING
COMMITTEE
TOWN OF WALLINGFORD
THURSDAY, DECEMBER 3, 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, December 3, 2009 at Lyman Hall High School, Wallingford, Connecticut.

Seated from the Committee were Jim Vitali – Chairman, Frank Raucci – Vice Chair, Tom Vitali – Secretary, Vern Cleaves, Will Schultz, Dave Golebiewski, Dave Bryant and Patrick Donnellon.

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

Chairman Vitali called the meeting to order at 7:05 p.m.

APPROVAL OF MINUTES:

October 29, 2009 – Mr. Cleaves made a motion to approve the Minutes of the October 29, 2009 meeting. The motion was seconded by Mr. T.Vitali and passed unanimously.

An agenda was handed out by CREC.

Mr. Mezzanotte gave an update on construction progress. He stated that they have reached partial substantial completion. The project is almost at the point of occupancy. Mr. Mezzanotte anticipates getting the certificate of occupancy next Thursday. What is holding that up are the greenhouse issues and the interconnections between the fire alarm system and the machine system. Inspections have been occurring on a daily basis. A certificate will not be issued without the Fire Marshall's approval. Mr. Mezzanotte believes that all of the outstanding issues needed for the CO will be completed by next Thursday. One of the outstanding issues is the ladder to the mezzanine. Mr. Mezzanotte indicated that item has a four-week lead-time. He feels that blocking the area off and limiting access to it would satisfy the Fire Marshall at this point. Furniture has been coming in on a regular basis for the past several weeks. The balance of the furniture is coming in on the 8th of December.

Mr. Giuliano indicated that the State questioned the last progress payment for this project. He responded to a letter he received from the State and has not received a

response yet. Mr. Guiliano explained in some detail the process for filing the progress payments with the State. Noting was filed differently this last time but for some reason the State raised some questions. Mr. Giuliano stated that the Town has received 90% of the funds due from the State for this project. The State will withhold 5% for retainage until the final audit is complete and the Town is responsible for 5%. Normally the Town will settle up with the contractors until the retainage is released from the State. The State audit usually takes about six months from the project closeout. Chairman Vitali stated that he is not sure if the taxpayers of Wallingford are aware of what a good deal this was. Mr. Giuliano stated that essentially the Town is not using any of its own money until the very end of the project.

FF&E is proceeding and the last delivery will be sometime next week. Mr. Szczypek reported that staff from his office has been out to the site several times. Mr. Giuliano will be working with Mr. Schultz to get together a final list of FF&E.

Mr. Schultz indicated that the contractor for the aquaculture equipment wants 50% of the money for the project prior to construction and the remainder due prior to shipping. He spoke to the Purchasing Department who said that the decision was up to the Building Committee. There were three bids and the low bid was \$133,425 and all three bids had the same terms. Mr. Schultz pointed out that the system is custom built. The lead-time for the aquaculture equipment is 70 days.

Mr. Cleaves made a motion accept the bid of \$133,425 and terms of 50% due prior to construction and balance due prior to shipment from Advanced Aquaculture for the aquaculture equipment. The motion was seconded by Mr. T.Vitali and passed. Mr. Raucci voted “no”.

Mr. Giuliano indicated that the Clerk of the Works is still on site and working until the end of December. Chairman Vitali and Mr. Giuliano both agree that he has done a good, thorough job.

Mr. Szczypek handed out a revised draft of the proposed plaque to be installed in the front lobby area. He stated that the sign contractor is Sunshine Sign. The Committee was told by Mr. Szczypek that if they wanted to make corrections this would be the time. The bid was released to price either brushed aluminum or bronze. The final decision is to be made by the Committee. The Committee discussed that fact that bronze is very traditional and brushed aluminum might fit better in this building. Mr. Szczypek recommended that the Committee go with the brushed aluminum. Mr. Szczypek showed on the plan where they recommended the plaque be placed.

Mr. Giuliano reported that the Commissioning Agent is proceeding with his work and providing reports to KBE. Mr. Mezzanotte stated that the Committee is definitely getting its money worth with this Commissioning Agent. Chairman Vitali pointed out that the Committee wanted the Commissioning Agent to come in twice as early as he did on the

project. He asked if it would have been worth the extra money if the Commissioning Agent had come in earlier on the job. Mr. Mezzanotte thinks it is always a good idea to have the Commissioning Agent start early one but in this case there is a very good group of subs so it has worked out fine the way it happened. He really couldn't say if it would have been better if he started earlier or not. Mr. Szczypek pointed out that if the Commissioning Agent starts early on you have another set of eyes reviewing the original design.

Mr. Giuliano stated that the moving bid packet went out this week and the bids are due on the 17th. The bids will be coming in as labor rates.

Mr. Szczypek distributed some revised drawings of the custom display cabinets. He showed the proposed placement for the cabinet on the ground floor and the second floor. The unit on the ground floor will have lockable cabinet space as well as room for a monitor. There will be light fixtures and glass shelves in the cabinet. The display cabinet for the second floor would be an 8 inch deep wall mounted lockable cabinet. The shelving would be glass and the cabinet would be wood framed. There would be light fixtures inside the cabinet and the doors would be hinged. Mr. Szczypek stated that the glass and the hardware for the cabinets are catalog items but the framing work is custom. Mr. Mezzanotte figured the lead-time to be approximately four weeks. The Commission discussed the budget for the display cabinets. When Mr. Mezzanotte receives the bids he will send them out to the Commissioners via email to get their feedback.

Chairman Vitali brought up the issue of the \$1,600 that was spent by Tai Soo Kim to change some paint color. Mr. Szczypek stated that he would understand if the Committee asked for a \$1,600 credit for that item, since it was not a decision voted on or discussed with the Committee prior to the painting being done. The Committee discussed the best way to handle this issue. They discussed the possibility of TSKP providing a service of some sort of equivalent value if not more before the end of the project. Mr. Szczypek stated for the record that he regrets that the issue with the paint occurred and indicated that TSKP would be willing to offer \$1,600 in cash or goods and services to compensate.

Chairman Vitali reported that there was a meeting yesterday of the Change Order Subcommittee. The Subcommittee reviewed a list of several change orders that have been grouped together into Change Order #27. Chairman Vitali reviewed each item included in that change order. The first item that Chairman Vitali brought up was the tennis court walkway. Given the location of this walkway, most of the work had to be done by hand. The original price for the tennis walkway work was \$8,300, which Mr. Mezzanotte was able to negotiate down to \$6,655.60. The second item was fire rated work in the elevator shaft and elevator machine room that totaled \$3,638.58. The relocation of the control panel in the greenhouse totaled \$5,509.38. Through the building there were miscellaneous changes in structure steel, which totaled \$17,965.15. The column covers in the plant room ties to the fireproofing and that item totaled \$6,064.31. The transfer duct in the aquaculture room totaled \$8,956.47. The smoke detectors and

relays in the greenhouse totaled \$12,916.23 due to the fact that the Fire Marshall wanted all of the mechanics below the shade curtain. The fin tube radiation changes in the greenhouse totaled \$29,740. There was discussion about the bidding process on the greenhouse and how this change came about. Another item that was included in Change Order #27 was added striping and signage requested by the Fire Marshall totaling \$12,309.26. There was an add for low voltage coordination due to scope changes totaling \$17,700.26. The duct smoke and test switch on air units as required by the Fire Marshall totaled \$6,923. All of these items mentioned were discussed by the Subcommittee that decided all of these items combined into Change Order #27 in the amount of \$1,050,152.93 should be supported by the Building Committee.

Chairman Vitali indicated that there were three additional items that the Subcommittee did not reach a decision on. One of those items were wheel stops in the center parking lot. Mr. Golebiewski noticed just the other day that the Library had removed all of the wheel stops that were installed during its renovation. He inquired why that was and he was told that there were problems shoveling and plowing snow around them and people tripping and falling over them. The wheel stops were offered to Public Works but they did not want them. Mr. Golebiewski believes that if the Building Committee wants them for the VoAg Center they would be welcome to them. The wheel stop item had a value of \$3,200. The second item on hold was the tie in or installation to the underground drainage for the roof drainage. One of the most expensive aspects of this is a cast iron boot that carries the downspout to the underground pipe. That item is a \$44,000 item and is on hold at this time. The third item discussed was the bus loop drainage. This item is worth \$61,000 and was put on hold because KBE is doing a cut/fill analysis. The new configuration caused some of the water issues in that center island but Mr. Mezzanotte pointed out that there was always a depression in that area. Leaving the trees in place and not raising the grade of that island caused the water situation. Chairman Vitali pointed out that there is a catch basin in the area where a line could be run into that island and come right back into that catch basin. Chairman Vitali feels that the Committee would support installing a drain in that island that could be tied into that catch basin. Mr. Mezzanotte stated that he has to find out what the true elevation of that catch basin is. He had an estimate on installing a yard drain of approximately \$3,000. Mr. Mezzanotte will work on firming up that price. The Commission agreed unanimously that the drain should be installed in the island for a price not to exceed \$3,000.

Chairman Vitali pointed out that there is a lot of work coming up in future change orders but that there are three right now that the Subcommittee feels should be supported at this time. The first one is the USB cable and connections in the amount of \$4,210.95. The second item was \$12,524.65 for the bamboo to be planted in the lobby. The last item was the aluminum conservatory roof connection in the amount of \$5,038.19.

Mr. Cleaves made a motion to support the recommendations of the Change Order Subcommittee and pay the items included in Change Order #27 for the total amount of \$150,152.93. The motion was seconded by Mr. Raucci and passed unanimously.

Mr. Giuliano reviewed the requisition for November totaling \$811,023.71.

Mr. Cleaves made a motion to approve the November requisition in the amount of \$811,023.71 to be paid to KBE. The motion was seconded by Mr. Raucci and passed unanimously.

Chairman Vitali brought up the dedication ceremony for discussion. The discussion centered on mid January perhaps the 24th, Sunday afternoon. They would like to see the display cases in place for the ceremony. Mr. Schultz feels that by that time everything else should be in good shape. The Committee discussed the details of the ceremony including generating a list of attendees. It also discussed who would be responsible for paying for the event. Mr. Mezzanotte will discuss the issue with Dave Bryant and staff on his end. He indicated that he would be willing to work with the Building Committee to do what he could to help. Mr. Golebiewski feels that the place to start would be to come up with a list of people so you know how many people you are talking about. Chairman Vitali would contact the Mayor to see what part the Town would play in the event.

Mr. Mezzanotte passed out and reviewed a “Summary of Remaining Issues” produced by KBE. Mr. Mezzanotte went over Spreadsheet #1 stating that approximately 75% of those items do need to happen but there are some that do not need to happen. Chairman Vitali spoke specifically about Item #11 – Paint in the Agricultural Storage Room. He explained that this is located on the other side of the garage area. It is a large area where hay wagons and those types of items are stored. Chairman Vitali feels that this money would be very well spent to paint that area.

Mr. Raucci made a motion to approve Item #11 – Paint in the Agricultural Storage Room for the amount of \$9,465.08. The motion was seconded by Mr. Cleaves and passed unanimously.

The Committee felt that having another meeting to discuss each line item on this list in detail would be the best way to handle it. The Committee briefly discussed the other items on this list. Mr. Mezzanotte indicated that Items #6 and #7 should not be on this list because they are true construction contingency adds.

Mr. Giuliano indicated that the owner’s contingency is at approximately \$1,177,719. That number does not take into effect the list of items from Mr. Schultz. Mr. Schultz will work with Mr. Giuliano on figuring out exact numbers.

After some discussion it was decided that rather than planning a separate meeting to discuss the list of items included in the spreadsheet provided by Mr. Mezzanotte the Committee would work through it this evening. The Committee needs to decide which items are absolutely necessary and which items are optional. Chairman Vitali began with Item #1 – Explosion Proof Fixtures. Mr. Mezzanotte indicated that explosion proof

fixtures are not needed. Item #2 – Additional Low Voltage Conduit Modifications due to drawing discrepancies, is a must do but the number \$7,000 is not a firm number. Mr. Mezzanotte indicated that this item is being worked on now. Item #4 – Stall Divider Partitions, is a must do. They are working on the partitions being easily removable. Item #5 – Barn Paver Changes is a must do but the number \$15,000 is not a firm number. Item #6 – Venting of 10,000 Gallon Tank per Bulletin #48, is out. Item #7 – Motorola Repeater, if that is a safety issue then it would be considered a must do. Mr. Bryant has to give some more input on this item. Items #8 – Handicap button at front vestibule door and #13 – Power requirements for vestibule doors, are must dos. Mr. Szczypek indicated that the issue is that there is a potential conflict between the automatic door opener and the security system. Item #9 – Revision to Door Mullions at Connector and F Hall per Bulletin #47, is a must do in the opinion of Mr. Mezzanotte. Mr. Szczypek indicated that he would look into this item further. Item #10 – Revisions to Eye Wash Station in Storage Room 204A per cut sheets provided by TSKP, is a must do. Mr. Mezzanotte indicated that there would be a credit associated with this item. Item #11 – Paint in the Agricultural Storage Room, was voted on and approved earlier. Item #12 – Additional Footing Material in Demonstration Ring, is a must do. Item #14 – Ladder for Agricultural Storage mezzanine, is a must do. Item #15 – Dishwasher replacement per bulletin #45, is a must do. Item #16 – Added sprinkler heads in stair #3 under ductwork per Fire Marshall, is a must do. Item #17 – Water connections for greenhouse workbenches, is a must do and would be researched by Mr. Mezzanotte. Item #18 – Finish on high section of the north wall of the greenhouse, is optional. Item #19 – New ceiling in barn wash stall, is optional. Item #20 – Display cabinets in lobby, is a must do. Item #22 – Costs to monitor underground tanks through security system, is out.

The meeting adjourned at approximately 9:45 p.m.

The next Building Committee meeting is scheduled for January 7, 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