

Draft Meeting Minutes

Middle School Building Committee Meeting

November 10, 2014 – 8:17 am

BOE Conference Room, 3rd Floor Annex Building

5 Linsley Street, North Haven, CT

Committee Members in Attendance:

Goldie Adele, Michael Brandt, Miriam Brody, Lou Coppola, Sr., Gary Johns (committee chairman), Bruce Morris, David Mikos, Walter Nester, Jr., Joseph Porto, Michelle Spader (committee secretary), and Dyann Vissicchio (committee vice chair)

Absent: None

Others in Attendance: Dr. Robert Cronin, Phil Piazza, Kristine Carling, Jeff Donofrio, Phil Diana, Joe Costa of Perkins Eastman, Kerry Kratz and Peter Adamowicz of Gilbane, Ryan Wohlstrom and Matt Myers of Langan.

Meeting called to order by Chairman Johns at 8:17 am.

Motion to approve the October 27, 2014 meeting minutes with one minor correction – adding Phil Piazza to the list of those in attendance. Motion made by Goldie Adele and seconded by Lou Coppola. Motion unanimously passed.

Old Business: Chairman Johns announced that BVH agreed to perform the commissioning services scope for the previously awarded price of \$137,535.

New Business: None

Correspondence: None

Motion made by Bruce Morris to authorize the payment of the following invoices to Perkins Eastman:

49970.03-0-3	09/18/14	\$287,794.72
	09/18/14	\$ 43,205.36
	09/18/14	\$ 19,262.50

The motion was seconded by Dave Mikos and unanimously passed.

Motion to add OSF Plan Review discussion to the agenda was made by Bruce Morris and seconded by Dyann Vissicchio. The committee discussed meeting with Andrew Rizzo of AR Consulting, LLC for clarification of his credentials.

The environmental consultants, Langan, provided an update to the committee on the phase two testing they have performed on the middle school site. Thus far the majority of the tests have been coming back favorably. The groundwater is clean and there is no soil impact on the site. The gym floors were negative for asbestos and dust samplings came back with good results. Testing still needs to be done on the boilers and this will need to be done over Thanksgiving or Christmas break when school is not in session because it will require the boilers to be turned off.

Additional PCB sampling will be done in the courtyards. Other items that will require additional expense in order to test will be the roof, door entrances, green houses, portable units and freezers.

In approximately 3-4 weeks Langan should be able to submit a full report of their findings to the committee.

Peter Adamowicz and Kerry Kratz from Gilbane provided the committee with Gilbane's cost estimate based on the design development drawings produced by Perkins Eastman. Gilbane emphasized that while the estimate is still a work in progress, their current is \$7.4 million dollars higher than Perkins Eastman's estimate based on the schematic design documents. Gilbane, Perkins Eastman and DTC provided the committee with a list of potential value engineering items to bring the project back to the approved budget. The committee will need to review each of the items and decide what they are willing to eliminate/change and what they propose be added to the bid alternate list. None of the value engineering items would require a revision to the Educational Specifications at this time. Perkins Eastman was able to reduce the square footage by 5,000 square feet, but the project is still 2,900 square feet over. Attorney Donofrio reiterated that the appropriation for the project that was provided via the June referendum is the ceiling for what can be spent on this project and no contracts, purchase orders or checks will be issued or executed for a penny more than the amount of the appropriation.

The next regular meeting of the building committee will be Monday, November 17, 2014.

There was a motion to adjourn at 10:30 am by Bruce Morris and seconded by Dave Mikos. The motion unanimously passed.

Respectfully submitted,

Michelle Spader
Committee Secretary