

NHMS BUILDING COMMITTEE

May 2, 2016

Minutes of the Regular Meeting of the Middle School Building Committee held at 8:15 AM, Monday, May 2, 2016 at the BOE Conference Room, 3rd Floor Town Hall Annex, 5 Linsley Street, North Haven, CT.

Members Present: Goldie Adele, Michael Brandt, Lou Coppola, Sr., Gary Johns (committee chairman), Walter Nester, Jr., David Mikos, Bruce Morris, Joseph Porto, Michelle Spader (committee secretary), Dyann Vissicchio

Members Absent: Miriam Brody

Also Present: Jeffrey M. Donofrio, Phil Piazza, Phil Diana, Karrie Kratz and Lindsay Moen of Gilbane, Joe Banks of Perkins Eastman and Charles Warrington of Collier's

Meeting called to order by Chairman Johns at 8:15 am.

APPROVAL OF MINUTES

After a brief discussion of the Minutes of the Regular Meeting held on April 6, 2016, Mr. Morris moved their acceptance, seconded by Mr. Brandt.

VOTE: All in favor.

REPORT OF FINANCE SUB COMMITTEE – APPROVAL OF INVOICES

A motion was made by Mr. Morris to authorize the payment of Invoice 13 in the amount of \$3,784,442.30 to Gilbane Building Company. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice 10991 in the amount of \$1,200 to Facility Support Services, LLC. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice 15709 in the amount of \$11,973 to Strategic Building Services. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice 1530026-02R in the amount of \$165 to John Turner Consulting. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice 1530026-14 in the amount of \$2,370 to John Turner Consulting. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice LCT0052400 in the amount of \$2,153 to Langan. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice 49970.03.0-20 in the amount of \$71,280 to Perkins Eastman. Seconded by, Mr. Nester.

VOTE: All in favor.

A motion was made by Mr. Morris to authorize the payment of Invoice 49970.03.0-21 in the amount of \$47,056.34 to Perkins Eastman. Seconded by, Mr. Nester.

VOTE: All in favor.

APPROVAL OF CHANGE ORDERS

A motion was made by Mr. Morris to approve Gilbane change order ATP-0040 in the amount of \$12,549 for the boiler room firewall. Seconded by, Mr. Adele.

VOTE: All in favor.

Mr. Morris made a motion to add Gilbane change order OCO-002 to the agenda. Seconded by, Mr. Nester.

VOTE: All in favor.

Mr. Morris then made a motion to approve Gilbane change order OCO-002 in the amount of \$188,019.84. Seconded by, Mr. Coppola. This change order is a summary of all change orders that have been approved by the Building Committee. It is required by the State.

VOTE: All in favor.

REVIEW AND CONSIDER APPROVAL OF CHANGE ORDERS

A motion was made by Mr. Morris to approve Gilbane ATP-0035 in the amount of \$34,773 for a water meter vault. Seconded by, Mr. Nester.

VOTE: All in favor.

Gilbane ATP-0036 in the amount of \$12,420 for site work revisions. Committee members tabled this item.

Gilbane ATP-0037 in the amount of \$1,544 for consumer science wing wall cap. Committee members tabled this item.

A motion was made by Mr. Morris to approve Gilbane ATP-0038 in an amount not to exceed \$15,253 for Area A low roof/stairwell subject to the Town's right to revisit the amount of the change order and the funding source of the change order. Seconded by, Mr. Coppola.

VOTE: All in favor.

A motion was made by Mr. Morris to approve Gilbane ATP-0039 in the amount of \$3,521 for millwork revisions B136, B138. Seconded by, Mr. Mikos.

VOTE: All in favor.

A motion was made by Mr. Morris to approve Gilbane ATP-0041 in the amount of \$30,393 for Area B Overhang Rev. Seconded by, Mr. Mikos.

VOTE: All in favor.

REVIEW AND CONSIDER SOLAR ENERGY PROPOSAL FROM GREENSKIES RENEWALBE ENERGY, LLC

Mr. James DeSantos of Greenskies went over his proposal in detail. The scope of work is only for the flat portion of the roof. It is a ballasted system with no penetrations to the roof. There is a 25 year guarantee on the ballasts. Greenskies as the owner of the solar system is responsible for all maintenance and warranty issues. Further discussion followed with Committee members asking questions. The next step would be to execute a power purchase agreement. Mr. DeSantos will forward the agreement to Mr. Swinkoski for his review.

DISCUSSION OF FF&E BID STRATEGY

Mr. Warrington and Mr. Banks met with the OSCG to discuss the FF&E bid package. Mr. Warrington said it was a difficult meeting and that they did not approve the FF&E bid package. The State is requesting additional information on the IT equipment.

Mr. Banks said that this most likely will delay the process. He said that there are options that the Committee should consider. The first would be to go ahead and order the furniture on State contract. The risk would be that there may be a loss of reimbursement from the State to the Town. The second option would be to use the old furniture until the FF&E bid package is approved by the State. The last option would be to rent furniture.

Further discussion followed with the Committee agreeing to get a quote from Gilbane for rental of furniture and a quote for move services if we use the old furniture.

OWNERS PROJECT REPRESENTATIVE UPDATE

None.

ARCHITECTURAL DESIGN UPDATE

Mr. Banks said that they are reviewing the lighting for the lobby of the auditorium. He said that they may reduce the wattage of the fixtures or possibly eliminate the end fixtures.

CONSTRUCTION MANAGER UPDATE

Ms. Moen gave a pictorial presentation on the progress of the project. Windows are being installed on the south side, brick work is almost all done in Area B and the drywall is completed in Area B.

A Special Meeting of the Building Committee will be held on Monday, May 9, 2016 at 8:15 am.

There being no further business to come before the Committee, Mr. Morris moved to adjourn at 9:55 am, seconded by Mr. Nester.

VOTE: All in favor.