

Bonded Capital Projects Meeting Minutes – July 25, 2013

Present: Bill Brennan, Bruce Hampson, Karen Birck, Dick Dubow, John Murphy, Steve Pierce, Judy Zucker, Ty Tregellas

Agenda Items

1. **Middlebrook & Comstock Roof Projects:** The roofing project at Middlebrook is underway, a majority of the new plumbing rough is installed so that the roof replacement can follow behind. Because the roofer has to reinstall what he removes in a day they do not work when there is the threat of rain. Turner reviewed the change log for the project - the major changes to date at Middlebrook involves an unusual framing detail at the rake of roof E (PCO #4 - \$10,560), and some additional blocking due account for the insulation thickness (PCO 10 & 11 - \$5900). Fortunately PCO #6 is void, Hoffman came up with another detail at the existing expansion joint. The non-working exhaust fan and the replacement of the existing gooseneck will be handled by the school maintenance budget. There is also an issue with possible beam penetrations that Turner is trying to resolve with Hoffman, but there are funds in the buyout for this condition. Work has not started at Comstock, but there are contingency allocation of approximately \$20,500 for the abatement work and ceiling replacement. In short, approximate \$38,000 of the total contingency of \$80,000 has been expended.
2. **Middlebrook & HS Toilet Renovations:** K. Birck reviewed the status of the project stated that the abatement work and the plumbing rough in is complete and the masonry infill work is underway. The tile installation is underway. Overall, the project is 2 days behind schedule and Turner hopes to recover the lost time. Turner stated that the epoxy floors are a time consuming installation and this work has not started yet, there is a possibility that all the toilet rooms will not be completed for the return of the teachers, and may extend to the return of the students. Turner reviewed the change log attached and the major changes to date are: epoxy over existing tile (*\$19,217), Rework existing heaters (\$11,200), added abatement (\$26,400), premium time budget (\$21,536), and replace the in wall plumbing (\$21,248). The PCO log totals \$126,600 out of the total \$142,615. The remaining funds are limited, but the big surprises should be behind us now. There are still some unexecuted contracts for this project, Turner is chasing contractors to sign their contracts so that they can be submitted to B. Brennan for execution. J. Murphy expressed concern about contractor clean-up and amount of debris.
3. **Miller Driscoll:** Four firms were interviewed (Perkins-Eastman, Quisenberry, SLAM, and Tai Soo Kim), TSKP was by far the highest ranked firm. There was considerable debate on #2, but the eventual consensus was Perkins. A sub-committee to visit TSKP on 8/1. B. Hampson expressed concern about the criteria for reimbursement and particularly PCB abatement. This will be a focus during the schematic design phase. TSKP's fees were negotiated down to within the range of the other three firms interviewed. Between the design fees and CM preconstruction, the project is very close to the \$352,000 budget. The BC will finalize the award at the 8/15 meeting, and present to the BOS at their 8/19 meeting. The sewer installation project around MD was awarded to AMEC based in Norwalk. Target time for the install around the school is 3 weeks.
4. **Comstock Building Renovation:** The hazmat Management Investigation will be performed at the same time at the roof drain abatement. The abatement work should not impact access to the senior center. J. Zucker inquired if the Comstock re-roofing project needs to be financially separated from Middlebrook and B. Brennan indicated that because of the number of combined contracts that this would not be required. J. Zucker requested that the Steering Committee manage the Comstock Roofing Project

instead of the Comstock BC. The schedule for the Comstock preconstruction phase was reviewed based on a September special meeting and there is too much time. The BC will probably complete the schematic design and budgeting and suspend work by the consultants, except for promoting the project at meetings. The 5 advance projects are still under review by the subcommittee. There are no special bidding procedures (prevailing wages, public bid, or bonds) for the 5 advance projects. Target for the boiler replacement project completion is October 2014.

5. Gas Service: B. Brennan to write a letter to PURA to help push the process along. Tentative meeting with Yankee the 3rd week in August.

Reminder that the next meetings will be August 8th at 1:30 pm.