

**REGIONAL SCHOOL DISTRICT NO. 17  
PUBLIC BUILDING COMMITTEE MEETING  
May 24, 2017**

*A meeting of the Regional School District 17 Public Building Committee was held on May 24, 2017 at the Haddam-Killingworth Middle School Media Center.*

**Members Present:** *Tom Hogarty, Chairman; Sue Twachtman, Bob Braren, Bill Leahy, Colleen Fitzpatrick, Eric Couture, Joanne Nesti*

**Also in Attendance:** *Mike Distefano, Director of Facilities; Rob Albert, Facilities Lead; Gregg Blackstone, CREC Construction Services Division; Lenell Kittlitz, CREC Construction Services Division; Jesse Vose, DTC Engineering*

**Members Absent:** *Karen Perry, Lizz Milardo*

**Call to Order/Opening of Meeting:** *Committee Chairman Tom Hogarty called the meeting to order at 6:08 p.m.*

**Agenda Item 1:** Minutes from the previous meeting on May 10, 2017 were reviewed. There were no changes or corrections.

**Agenda Item 2---Discussion of Invoice from DTC:**

Ms. Kittlitz reported that all preconstruction design work has been done, with the boiler/domestic hot water drawings at 100%, lighting/transformer drawings at 90%. What remains is the work of putting together new RFPs, going out to bid and DTC's attendance at future walk-throughs and meetings. Mr. Vose reported that the documents are nearly ready to put both boiler and lighting projects out to bid, with only some additional work remaining on the lighting portion following discussions with Eversource. There was also discussion of a possible credit on the DTC invoice

that had been previously proposed by CREC Project Manager Paul Drummey. Mr. Hogarty suggested, and the Committee agreed, to approve payment of the DTC invoice, contingent upon his receiving further information on the credit from both Mr. Blackstone and Mr. Drummey.

**Agenda Item 3---DTC Contract Amendment:**

Discussion of an additional \$4000 design/management fee to split the boiler/DHW and lighting/transformer work into two separate projects to avoid the need for a General Contractor--  
-Mr. Hogarty suggested, and the Committee agreed, to table the item until its next meeting on June 7<sup>th</sup>, pending a report from Mr. Blackstone on his consultation with Mr. Drummey regarding the aforementioned credit.

**Agenda Item 4---Update on Lighting/Transformer Project:**

Mr. Vose reviewed the first RFP process in which five contractors attended the walk-through, but no bids were ultimately received. Mr. Vose suggested the reasons might have centered on the compressed schedule of both lighting and transformer replacement, and a lack of information on lighting fixture locations. Mr. Leahy and Mr. Braren suggested making the HKHS “as-built” drawings available for the next RFP process. The drawings would provide more specific detail on the existing list of lighting fixture locations to create a fuller scope of work for potential bidders. Mr. Distefano asked about the scope also reflecting the replacement of only one transformer, at Central Office, as previously discussed, since replacement of multiple transformers might not yield significant cost savings. Mr. Drummey had been asked to consult with Eversource on power factor considerations and new technologies such as daylight controls, sensors, etc. as part of preparing a revised RFP.

**Action Item:** *Mr. Blackstone was asked to follow up on the consultation with Eversource regarding new technologies and report back to the Committee as part of the preparation for a new RFP.*

Mr. Vose suggested a start date for the lighting/transformer project of June 2018, with the new RFP going out in October/November of 2017. Action Item: CREC was asked to advise the Committee on the optimal timing for putting the lighting/transformer project back out to bid.

**Agenda Item 5---Roof Project Update:**

Ms. Kittlitz reported on work done to date, including the Committee's scope review meetings with the two lowest bidders on the project on May 10, 2017 and the Committee's recommendation to award the bid to Silktown Roofing of Manchester, Connecticut, pending approval of the state reimbursement grant. The recommendation was approved by the RSD 17 Board of Education on May 16, 2017, as was a resolution assigning specific cost figures to each segment of the entire roof/lighting/boiler project; both documents were brought by Ms. Kittlitz to the State of Connecticut Office of School Construction Grants for further action. A final decision had not been made at the time of this Committee meeting. Ms. Kittlitz also presented to the Committee formal letters from CREC to each of the four companies that bid on the roofing project, informing them of the Committee's action and that of the Board of Education. The Committee approved the issuance of the letters. As for when the state's approval decision might be made, Mr. Blackstone informed the Committee that there have been staffing reductions and procedural changes at the Office of School Construction Grants, both of which have been key factors in slowing the approval process. Mr. Distefano raised a question about the effect of the delay in the roofing contractor's ability to begin staging equipment and materials on-site prior to the start date of the work. Mr. Blackstone said the contractor is aware that the deadline for

completion is, in his words, “immovable,” and that whatever adjustments are required to meet the schedule will be made.

There was also a follow-up to the Committee’s discussion at its May 10<sup>th</sup> meeting about possible re-use of the ballast from the existing high school roof. It had been suggested that there be hazardous material testing done on portions of the stone. Mr. Distefano suggested there could be additional costs to storing the ballast while determining a re-use. There were also questions about a possible cost saving credit that could be reflected in the roofing contractor’s proposal.

**Action Item:** *CREC was asked to review possible cost reduction figures prior to any environmental testing on the ballast material.*

**Agenda Item 6---Boiler/Domestic Hot Water Project Update:**

Mr. Vose reported that drawings are 100% complete, along with two add/alternates, one to replace the control valves on all the air handlers in the building, and the other to replace the remaining plumbing and distribution piping inside the boiler room. There was discussion about the best time to put the Boiler/DHW project out to bid, possibly late summer or early fall of 2017, along with the lighting project, so that complete cost information is available to the committee on both projects.

**Action Item:** *CREC and DTC were asked to advise the Committee on the optimal time to put the project out to bid.*

Mr. Couture requested an update of DTC’s estimates for the cost of the boiler project. There was also discussion of possible adjustments that could be made once bids are received. Questions centered on removal of the ceiling in the boiler room and costs that might be associated with that work.

***Adjournment:*** *Meeting adjourned at 8:05 p.m. The next meeting is scheduled for June 7, 2017.*