

A meeting of the Building Committee was held on Monday, July 29, 2013 at the Central Office, 5 Minortown Road, Woodbury, Connecticut.

Present: Committee members George Bauer, John Chapman, JP Fernandes, Pat DiSarro, and Gary Suslavich
Also present: Superintendent Jody Goeler, DF/O Wayne McAllister, Ken Biega of O&G Industries, Paul Lisi of Antinozzi Associates; BoE member Charles Cosgriff; and Board clerk Deb Carlton

Mr. Bauer called the meeting to order at 6:30 pm, explaining that no action would be taken this evening due to pending litigation around the noticing of the referendum. There was some discussion about Mr. Suslavich's presence, as he is a named plaintiff in one of the suits, specifically due to the language in his law suit, which alleges, among other things, that the district and BoE "conspired to have their wrongdoing sanctified" and "demonstrated open defiance of the Constitution." Mr. Suslavich indicated these were the lawyer's words, not his, and assured the committee that he is still committed to the idea that NHS requires renovation.

Mr. Biega reviewed with the committee the Hazardous Material Inspections RFP and asked that questions/comments about it be emailed to him. He wants as many things as possible to be ready to go after the legal decision. The RFP includes scope of services including inspection and monitoring of remediation of hazardous materials found. Attention will be paid to obtaining sufficient test samples to be able to sign off buildings as clean, but not over-testing. A 10% contingency is included.

Mr. Chapman asked whether the units will still hold if quantities vary and was told they would.

The company chosen will consult as part of our team; anything detected will require a plan for dealing with it; and the work will be bid out and will follow EPA regulations. Criteria for selection include 10 years' experience in lead, asbestos abatement and PCB in CT, and then lowest responsible bidder will be identified.

Mr. Biega reviewed the A-2 Property Survey RFP with the committee, and indicated he had also reviewed it with Chris Cardany of Langan. He again asked that questions/comments be forwarded to him. Mr. Chapman noted the survey requests for properties within 50 feet of our property was perhaps too close and suggested a review of possibly a wider survey area.

Mr. Biega also reviewed the Request for Qualifications for Commissioning Agent Services. Mr. McAllister will serve as the contact person for all RFPs. The commissioning agent is hired during the design phase and is an extra set of eyes on the project. Asked what authority the agent has, Mr. Biega responded that he reports to the owner (the Board). As with the other RFPs, this one will be posted, although companies known to do good work will be made aware of it. Asked about bonding, Mr. Biega indicated the entire project will carry a bond, but then each vendor utilized will have a bonded amount associated with their work. Asked if the committee will receive or hear presentations from prospective bidders, Mr. Biega indicated that proposals will be brought to the committee from an assembled short list.

Mr. McAllister raised concern about the RFP submitted by the architects and construction manager, asking if it was specific to this project, and was told it was submitted for the project that involved all 4 schools. He asked if it would still meet all requirements if the scope has changed, and was told that these selections were made prior to changes in the requirements, when the committee was still a planning committee. Mr. McAllister wants to be sure there will be no problems with State reimbursement if the scope is not wide enough. Mr. Fernandes said the RFP is available and will send it to him. He noted the RFP was designed to assess qualifications. Mr. McAllister would like to give it to the State to be sure they are ok with it; Mr. Chapman agreed this would be good to confirm. Mr. Chapman would also like to get going on borings and soil samples; Mr. Biega agreed.

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Mr. Bauer noted, in section 4.2.2 of the O&G contract, that the interest rate was left blank, and was told that 1.5% is generally the rate used. Mr. Biega will look into this.

Mr. Fernandes had questions about procedures going forward, asking if the committee makes recommendations to the BoE, and was told they would. Change orders, etc, go to Mr. Bauer, as committee chair, and State forms go to Mr. Goeler and/or Mr. McAllister for signatures.

Mr. McAllister asked about funds for local review, as the State is bogged down and has only 2 reviewers.

Mr. Chapman suggested, while we have the time and await legal decisions, that we look at other options, such as locating the turf field within the track, and to see how to most wisely use money on the fields, not to second guess Langan, but to see what the soil under the track is like.

It was suggested that Milone and MacBroom be invited to the next meeting to review findings from the 2003 study.

Also, a team of teachers from NHS needs to be identified. Mr. Lisi indicated there is a questionnaire for the teachers once they are assembled. Mr. Fernandes asked what else the committee can be working on, to further our cause, and asked Mr. Lisi and Mr. Biega to let them know of any info needed, or clarification on conceptual designs for the fields, etc.

The committee anticipates meeting again on 8/27/13 at 6:30 pm and adjourned at 7:32 pm

Respectfully submitted for approval,

Deb Carlton
Region 14 BoE Clerk