

# BETHEL HIGH SCHOOL BUILDING COMMITTEE

CLIFFORD J. HURGIN MUNICIPAL CENTER

1 SCHOOL STREET, BETHEL, CT. 06801

MEETING ROOM "A"

MAY 8, 2008

7:00 P.M.

**RECEIVED**

MAY 09 2008

TOWN OF BETHEL  
TOWN CLERK

## MINUTES

**PRESENT:** Chairman William Slifkin and Vice Chairman Robert Tripi. Members: Alex Smith, and James Lacey. Judy Novachek present at 7:05 PM, John Rondano present at 7:20 PM. David Norvig absent.

**ALSO PRESENT:** Lawrence Rosati and Robert Zaccagnino from Morganti Group. Mike Sorano, from Friar Associates.

**CALL TO ORDER:** Chairman William Slifkin called the meeting to order at 7:00 P.M.

**APPROVAL OF MINUTES:** Alex Smith made a motion to amend meeting minutes from 04/24/2008 to reflect questions asked with regard to the lack of information on how budget numbers changed between November 2007 and March 2008. Also in regard to the concerns over the approval process of change orders, and the discussion about the potential \$600,000.00 shortfall and its causes. (See letter attached).

Motion seconded by James Lacey. Vote, all in favor, motion unanimously approved.

Minutes dated 04/24/2008 contained conversations in which Alex Smith asked where we stand now in regards to our contingencies, how much is left, Alex stated he felt that as a committee we need to understand how this happened in order to move forward, to regain our credibility.

Motion to approve amended minutes dated 04/24/2008 made by William Slifkin, seconded by Robert Tripi. Vote, all in favor, motion unanimously approved.

### **PUBLIC COMMENT:**

Alice Hutchinson- Is there a way in light of the fact that we are potentially shy \$600,000.00 is there available to the general public an accounting or a spreadsheet that can be placed in the Town Clerk's office?

Bill Hillman-Discrepancies need to be clarified, as well as a public accounting for the project.

Peter Valenti- Heard there were bathrooms added downstairs asked if there were updated plans on file in the Building Department.

Chairman Slifkin clarified there are plans on file in the building department that have been approved by the building inspector and are up to code.

**UPDATE ON PROJECT:** Robert Zaccagnino presented the project update (see attached). Hazardous material abatement continues with a delay of two weeks. Mr. Zaccagnino relayed to the committee that an approval is needed for a Best-Tech change order in the amount of \$9,700.25.

Robert Tripi made a motion to approve owner change orders # 8, (see attached) motion seconded by William Slifkin.

Discussion:

Judy Novachek asked if these could be reviewed, she asked if these were a product of the owners meetings held on Wednesdays.

Vote taken, motion approved, Judy Novachek and Alex Smith abstained.

Robert Tripi made a motion to approve owner change order #7, (see attached) motion seconded by William Slifkin. Vote taken, motion approved Judy Novachek and Alex Smith abstained.

Robert Tripi made a motion to approve change order #6, motion seconded by William Slifkin. Vote taken, motion approved. Judy Novachek and Alex Smith abstained.

William Slikin made a statement regarding the financial situation of the project. Project to date is at \$22,154,713.53. this includes every check that has been written since May 1st. Total of all the change orders and PCO's that have been discussed comes to a grand total of 1.9 million dollars, this brings the project to \$24,054,000.00, the project allowance is \$32,253,000.00. This leaves 8 million with 74% of contracts to contractors having been paid.

The only unknown is the asbestos abatement situation, we are proceeding cautiously. Nothing will be done going forward unless the entire committee approves.

Judy Novachek asked had there not been surveys done regarding the scope of asbestos abatement work that needed to be done? It was noted that the previous building committee had approved \$450,000.00 for removal; this number was upped by approximately \$200,000.00.

James Lacey noted that Eagle Environmental had assured us we had enough money; clearly they provided us with inaccurate information.

Alex Smith stated that he is concerned as we move forward that we are prepared for the worst case scenario.

**PAYMENT OF INVOICES:** James Lacey made a motion to pay the following invoices:

NAME	DATE	INVOICE	AMOUNT
FRIAR ASSOCIATES	04/30/08	36	\$18,306.00
MTM TECH	12/12/07	MC046312	\$3546.00
SCHOOL FURNISHINGS	02/25/08	1	\$626.00
LAROSA	04/30/08	14	\$81,798.32

H.I. STONE	04/30/08	13	\$61,372.75
C&H ELECTRIC	04/30/08	16	\$47,684.53
C&H ELECTRIC	03/31/08	15	\$109,447.18

Motion was seconded by Robert Tripi. Vote, all in favor, motion unanimously approved.

Robert Tripi made a motion to approve more proposed change orders (see attached). Motion seconded by William Slifkin.

Discussion:

Alex Smith asked for clarification as to how work was authorized. James Lacey asked if it is Morganti's policy to proceed with work without approval. Morganti stated no. Alex Smith asked who is responsible; does the responsibility lie with the former project manager or the former chairman? James Lacey wants to know how we as a building committee go forward without information. Alex Smith wants to know who is responsible if something goes wrong if no one signed the approval. Mike Sorano gave a brief outline of the process if a contractor has a question, Friar will respond, if the contractor proceeds with the work without it being signed off on the contractor is at risk. A PCO comes to Friar, Morganti reviews it in the trailer, a change order should then be drawn up.

Judy Novachek asks to be excused due to a prior commitment. Judy exits at 7:50 PM.

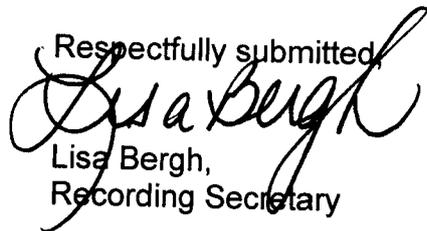
Vote taken on proposed change orders, Robert Tripi, William Slifkin votes yes, John Rondano votes no, Alex Smith and James Lacey abstain. Motion fails. Robert Tripi makes a motion to approve change orders 18, 19 etc. (see attached) motion seconded by William Slifkin. Vote, all in favor, motion unanimously approved, Alex Smith abstained.

Discussion continued on the change order previously mentioned for Best-Tech. Lawrence Rosati explained that this is for duct work in the Media Center sections 8, 7 & 15. Penetrations are marked out for sprinklers and electrical. This is a firm price of \$9,700.25; it includes full containment within existing walls. No temporary walls are needed. Robert Tripi made a motion to approve, seconded by James Lacey. Vote, all in favor, motion unanimously approved.

Motion to adjourn made by William Slifkin, seconded by Alex Smith. Vote, all in favor, motion unanimously approved

Meeting adjourned at 8:09 PM

Respectfully submitted,



Lisa Bergh,  
Recording Secretary