

PUBLIC SITE & BUILDING COMMISSION

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, CT 06801

Regular Meeting Minutes

Tuesday, December 8, 2020

7:00 P.M.

Meeting held remotely via Zoom Technology

PRESENT: Nancy Ryan, John Perna, Deno Gualtieri, David Horvath, Robert Germinaro, Gil Letellier, Roy Steiner and David Olson

ABSENT: Jon Menti

ALSO IN ATTENDANCE: Ken Hunt and James Delaney, Rizzo Corporation, GERALYN HOERAUF, STV, Joe Culotta, Perkins Eastman, Dr. Carver, Board of Education, and Selectman Richard Straiton

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

N. Ryan called the meeting to order at 7:02 p.m. and led the Commission in the Pledge of Allegiance.

PUBLIC INPUT: None

CORRESPONDENCE: None

APPROVAL OF MEETING MINUTES:

Regular Meeting of November 24, 2020:

N. Ryan made a motion, seconded by R. Steiner, to approve the Regular Meeting Minutes of November 24, 2020. Vote, All in Favor, Motion Passed. J. Perna abstained.

APPROVAL OF 2021 MEETING SCHEDULE:

N. Ryan made a motion, seconded by G. Letellier, to approve the Public Site & Building Commission 2021 Meeting Schedule, as submitted. Vote, All in Favor, Motion Passed.

OLD BUSINESS:

Rockwell & Johnson Schools:

Construction Progress and Schedule Update – Rizzo:

K. Hunt gave an update on Johnson School. Discussion on the access road being paved before winter, the Commission requested to have at least the binder course complete. R. Steiner requested the clearing of the catch basins so they function properly. G. Hoerauf stated they were reworking the arrangement for the dumpster pads. R. Germinaro questioned when the lines and logo would be done on the gym floor. He will speak to Dr. Carver and report back to K. Hunt.

K. Hunt gave an update on Rockwell. R. Germinaro questioned when the portable lights will be removed. K. Hunt will check. R. Straiton reported the playing field bank is washing out. K. Hunt stated it was repaired yesterday with mesh. R. Straiton requested status update of the roof duct work. K. Hunt stated it is 85%-90% and should be complete by Friday. R. Steiner requested an update on the steel in classrooms and the rotted bathroom floor. K. Hunt stated steel done in the Kindergarten and the rotted floor is scheduled for 12/28/20. K. Hunt reported looking

at alternate steel vendor. G. Hoerauf stated that using an alternate vendor for work may affect the State reimbursement. Need to weigh out maintaining the schedule versus reimbursement. Discussion ensued.

N. Ryan requested reviewing Rizzo’s preliminary schedules for both schools, dated December 3, 2020. G. Hoerauf reviewed Johnson schedule with the Commission. The main entrance is projected to being complete at the end of the month. G. Hoerauf questioned if the vestibule will be usable when school re-opens January 4, 2021. K. Hunt stated that is the goal. Site work will be done in the spring.

G. Hoerauf reviewed Rockwell’s schedule with the Commission. The gym projected to be complete by the end of the year. Playground projected to be complete in a week. K. Hunt stated yes. Bus Canopy projected December 18, 2020. K. Hunt stated that might be tight to meet. Insulation will start once done at Johnson. G. Hoerauf question Rizzo if the bulk of work done by the end of the year. Will need a date in January to complete the gang bathrooms.

Discussion ensued on the land cards. K. Hunt stated the technician may be installing them this week. R. Germinaro stated after the trailer meeting he thought he had the go ahead to order through United Alarm due to the long delay by Ferguson and he ordered them directly after the meeting from United Alarm. G. Hoerauf agreed with R. Germinaro that was the understanding. The Commission stated they don’t want to pay for them twice.

N. Ryan questioned the resolution for the Johnson School stage flooring as the Commission had requested they review an alternate design to use the purchased wood flooring. K. Hunt stated they needed to put in the LVT flooring and that J. Culotta was checking on the returning of the flooring. R. Steiner questioned why an alternate wasn’t sought and J. Culotta stated the only choice was the LVT due to the door installation.

N. Ryan stated the need to start reviewing the impact that the construction schedule extension for both schools will have on the budget. Also, will the construction extension impact the availability of subcontractors and key players such as, STV, Perkins Eastman, IES, etc. J. Delaney stated he will give a written report with dollar amounts prior to the next meeting. G. Hoerauf stated Rizzo’s extended timeline does affect STV and Perkins Eastman with hours now being required over the next six months and their contracts were based on the projected being completed on time.

N. Ryan requested a punch list update. G. Hoerauf stated areas turned over recently at both schools have been punch listed and should be resolved by the end of January. The gymnasiums have not been punch listed for the interior or exterior. R. Steiner would like to see the Commission’s list of concerns incorporated into the punch lists.

FFE, Technology and Playground Update: G. Hoerauf stated the playgrounds should be ready for play next week. Ultiplay is coming tomorrow to meet with staff. K. Hunt stated he did a site walk at both playgrounds with Planning & Zoning. FFE has nothing ongoing. Technology – ongoing issues that are in the process of being resolved.

Budget Review: G. Hoerauf reviewed the projected cash flow analysis, dated December 4, 2020, with the Commission. The projected cash flow analysis does not include projected costs due to the schedule extension past December 2020.

| | | |
|------------------------------|----------------------------|-----------------------------|
| Johnson Owner’s Contingency | \$1,792,490.00 remaining | CM Contingency |
| | \$357,026.00 | |
| Rockwell Owner’s Contingency | - \$313,011.00 over budget | CM Contingency \$ 76,076.00 |

Proposed Construction Change Order Review and Approvals: G. Hoerauf reviewed PCO’s with the Commission.

PCO#00100 – Steel Expediting and Fabrication for Johnson School in the amount of \$30,000.00. G. Hoerauf gave an overview of the timeline for this PCO. J. Delaney stated this will clean up this issue with QSR but there may be more.

R. Steiner made a motion, seconded by N. Ryan, to approve Proposed Change Order No.00100 for Steel Expediting and Fabrication for Johnson School, in the amount of \$30,000.00, to be paid from owner's contingency. Vote, All in Favor, Motion Passed.

RES Boiler Room Project: In J. Menti absence this item was tabled.

Professional Services Additional Services Requests: N. Ryan stated this is still being reviewed and now they will need to take a look at the schedule extension projections.

Invoice Review and Approval: G. Hoerauf stated Rizzo's payment requisition was reviewed but required revisions. She recommended holding a special meeting to approve payment. The Commission determined to hold a special meeting on Tuesday, December 15, 2020.

N. Ryan made a motion, seconded by G. Letellier, to approve payment of Weston & Sampson Engineers, Inc Invoice #12200521, dated December 2, 2020, in the amount of \$8,300.00, for Rockwell Elementary School. Vote, All in Favor, Motion Passed.

N. Ryan made a motion, seconded by D. Olson, to approve payment of Innovative Engineering Services, LLC Invoice #15354, dated November 18, 2020, in the amount of \$1,591.25, for Johnson School Construction Administration and Occupancy Phase Commissioning Services through October 25, 2020. Vote, All in Favor, Motion Passed.

N. Ryan made a motion, seconded by D. Olson, to approve payment of Innovative Engineering Services, LLC Invoice #15353, dated November 18, 2020, in the amount of \$1,560.00, for Rockwell School Construction Administration and Occupancy Phase Commissioning Services through October 25, 2020. Vote, All in Favor, Motion Passed

N. Ryan made a motion, seconded by D. Olson, to approve payment of Special Testing Laboratories, Inc. Invoice #34806, dated October 31, 2020, in the amount of \$1,141.00, for Johnson School professional services rendered from October 8, 2020 through October 27, 2020. Vote, All in Favor, Motion Passed.

N. Ryan made a motion, seconded by D. Olson, to approve payment of Special Testing Laboratories, Inc. Invoice #34807, dated October 31, 2020, in the amount of \$1,090.00, for Rockwell School professional services rendered from October 2, 2020 through October 28, 2020. Vote, All in Favor, Motion Passed.

N. Ryan made a motion, seconded by D. Olson, to approve payment of STV Invoice #90018963, dated November 24, 2020, in the amount of \$16,384.00, for Johnson Elementary School professional services rendered from October 3, 2020 through October 30, 2020. Vote, All in Favor, Motion Passed.

N. Ryan made a motion, seconded by D. Olson, to approve payment of STV Invoice #90018968, dated November 24, 2020, in the amount of \$8,876.00, for Rockwell Elementary School professional services rendered from October 3, 2020 through October 26, 2020. Vote, All in Favor, Motion Passed.

N. Ryan made a motion, seconded by D. Olson, to approve payment of Red Thread Quote #773111, dated November 11, 2020, in the amount of \$5,630.00, for both Johnson and Rockwell Elementary School professional services, pending clarification on dollar amounts for each school by STV. Vote, All in Favor, Motion Passed.

Bethel Police Station Project:

Anticipated Litigation – Executive Session Expected: None

Update on Certificate of Occupancy: N. Ryan reported the paperwork is in process for the CO.

Project Update – Punch List, Warranty, Outstanding Items: N. Ryan reported the leak in the conference room still occurs and another light bollard in the back of the building has broken with multiple others loose. The roofer was scheduled to review last Saturday during the rain but could not gain access to the attic space. N. Ryan email Downes and d Jacunski Humes regarding the bollards.

Firing Range Repairs – Update: No update at this time.

Invoice Review: None

Municipal Center Renovation:

Project Update: None

Invoice Review: None

ADJOURN:

N. Ryan made a motion, seconded by D. Horvath, to adjourn the meeting at 9:15 p.m. Vote, All in Favor, Motion Approved Unanimously.

Respectfully submitted,

Kathy Galbis
Recording Secretary