

**TOWN OF MONTVILLE
MEETING OF THE SCHOOL BUILDING COMMITTEE
July 15, 2009 at 6:00 p.m.**

Item 1. Call to Order/Pledge of Allegiance.

Vice-chair Linda Patton Heller called the meeting to order at 7:05 p.m. in Room 102, 2nd Floor, at the Montville Town Hall. **Committee members** present were, Edward LeFrancois, Ronald McDaniel, Jr. (8:09 p.m.), Tom Osborn, Todd Pomazon, James Wood and Linda Patton Heller. Committee members John Geary, Richard Golden, alternate Cassandra Jarrett and Dietrich Schoenemann were absent. **Also present** were Jan Wojas of Jacunski Humes Architects, LLC, Robert Dwyer of Cutter Enterprises, LLC, Alan Vanags of BVH.

Item 2. Approval of Minutes—June 16, 2009, Special Meeting.

B. Dwyer noted revisions to the June 16, 2009, Special Meeting Minutes as follows: 1) remove “and workmanship” from paragraph 1, Item 2a, 2) remove “Department of Facilities” from paragraph 1, Item 3, and replace with “M. Bialowas’ department,” 3) remove paragraph 1 from Item 5 and add to Item 4, removing “B. Dwyer also reported...contractor for the same,” and 4) revise paragraph 1, Item 4 to say “*outlets at a cost of \$1,209 instead of \$209.*”

Motion: That the Committee approves the June 16, 2009, Special Meeting Minutes, as amended.

Proposed by: Todd Pomazon
Seconded by: Jim Wood
Vote: Carried unanimously

Item 3. Report on Montville High School.

B. Dwyer reported on an item at the high school that was mentioned to him by R. Golden having to do with excess stones in the high school practice field. He reported that he met with Beebe & Sons who will remove the excess rocks from the practice field and reseed the area by the end of August or early September 2009. B. Dwyer also reported on an alleyway with a sidewalk near M. Bialowas’ office where the concrete is pitched and is causing pooling. The area will be regarded and two yard drains installed.

B. Dwyer also readdressed the claims made by Connecticut Carpentry Incorporation (“CCI”), regarding credit owed them for work done on the canopy structures at Montville High School, in addition to other pending claims that were discussed at the Committee’s special meeting on June 16, 2009. He said that he has been playing email tag with the counsel for the Board of Education, Derek Mogck of Shipman & Goodman, LLP. A conference call will be held on July 21 to discuss a plan of attack for a meeting with CCI and their attorney at Attorney Mogck’s office on July 23.

B. Dwyer also discussed the forensic report received from Pro-Con (Professional Consultants International, LLC) an independent consultant who assessed the 3500

square feet porcelain floor tile in the promenade of the high school that is lifting. Three areas of the floor were tested and the humidity levels for those areas were 20% - 25% above what they should have been. Per the Pro-Con report the grout used to install the tile did not allow for moisture and a moisture test was not done prior to installation. The installation surface was also made weaker from overwatering.

External problems at the high school were also addressed by B. Dwyer. He and J. Wojas reported on an existing condition having to do with roof water forming a 1- 2-inch pond on the roof near an existing drain. The roof pond cascades over the side of the high school near the vestibule causing leakage under the vestibule door--a 20-square foot area of the vestibule. Exacerbating the leakage into the vestibule is the pitch of some of the sidewalks. They propose the installation of a new 6-inch roof drain to take the water from the 7,000 square foot roof. There should not be a cost to the project for these repairs. All of the roofs in the district have been looked at as a precaution. The roof drainage and sidewalk issues at the high school will be discussed with the Bureau of School Facilities and resolved before the start of school. Reinstallation of the promenade flooring is expected to take 2 -3 weeks and will not be done until June-July of 2010. Tiles deemed a tripping hazard will be replaced before school starts. The new flooring for the promenade will be a different color and a smaller size tile, from 12" x 24" to 12" x 12" will be considered per the recommendation cited in the Pro-Con report.

Item 4. Report on Murphy School.

B. Dwyer reported that Murphy School is complete. The well system is up and running and all punch list items have been resolved. M. Bialowas and toured the building and has signed off on it.

Motion: That the Murphy School is turned back to the Board of Education as complete.

Proposed by: Jim Wood
Seconded by: Ed LeFrancois
Vote: Carried unanimously

Item 5. Report on Tyl Middle School.

B. Dwyer reported that the contractor Sarasin is doing the bulk of the work on the Tyl Middle School project. The 9 ½ week schedule is behind 4-5 days due to the discovery that new sanitation lines are needed for the grease trap in the dishwashing area. Concrete must be removed and preliminary plumbing done. When asked about the budget due to this minor setback, B. Dwyer reported that a \$25,000 allowance was built into the contractor's line item with a balance of \$22,685 remaining. In addition, there is an owner's contingency of \$25,000.

As for the phone system at Tyl, B. Dwyer reported that the wiring and some equipment are in place. The phones will be installed next and the new phone system should be functioning by the end of this week. The fire alarm system was also discussed. J. Wojas explained how the fire alarm system evolved as an alternate to the project to a full-scale replacement. He reported that the Fire Marshal opposed replacement of the

system as it worked fine, however the Bureau of School facilities stated the system was not ADA compliant. Initially, the plan was to recreate the old system by putting in new devices. J. Wojas also said that the Tyl School was built under the 1988 codes that did not require the building to be sprinkled in every place—neither does current codes. A. Vanags of BVH reported that the objective is to bring the Tyl fire alarms system up to current codes per the NFPA Code 101-2003, chapter 14-16, that references new versus existing structures. He added that the current code also does not require sensors which the Fire Marshal has the authority to request. A. Vanags explained that the cost to cover all storage spaces and additional devices would be \$18,000. At present, the electrical rooms at Tyl are not sprinkled and do not have smoke detectors nor does the 12 storage rooms. The Fire Marshal has requested that all of these rooms have smoke detectors. B. Dwyer calculated that 43 smoke detectors at \$378 each—an estimated cost of \$25,000--would be needed although the code does not require smoke detectors in storage rooms.

Per the last referendum it was approved that the Tyl fire alarm system would be brought up to code and made safe for students and staff. B. Dwyer stated that there are different reasons to spend extra funds on the fire alarm system—reasonable requests by the Fire Marshal that were missed in the specifications, missing items through design, and unreasonable requests by the Fire Marshal. Prices and schematics for each reason will be researched.

Motion: That the Committee approves the enhancement of the Tyl Middle School fire alarm system not to \$20,000, as requested by the Fire Marshal.

Proposed by: Todd Pomazon
Seconded by: Ron McDaniel.
Vote: Carried unanimously

Item 6. Old Business.

B. Dwyer reported that the Bureau of School Facilities conducted a one-year warranty inspection at Palmer Academy last week. There were twelve (12) items on the list that was referred to the contractors to be addressed before the start of school. He also reported that his company received a \$937 bill from the Town for taxes owed on his office trailer that had been removed since last spring. R. McDaniel agreed to take care of the matter.

Item 7. New Business.

There was no New Business to report.

Item 8. Approval of bills.

Motion: That the Committee approves the requests for payment submitted by Kathy Lamoureux dated July 15, 2009, in the amount of \$90,146.

Proposed by: Todd Pomazon
Seconded by: Jim Wood
Vote: Carried unanimously

Item 9 Adjournment.

Motion: That the meeting is adjourned.

Approved by: Jim Wood
Seconded by: Tom Osborn
Vote: Carried unanimously

The meeting adjourned at 8:20 p.m.

Respectfully submitted by,

Linda Patton Heller, Vice-chair
School Building Committee

Gloria J. Gathers, Recording Secretary