

SCHOOL BUILDING ADVISORY COMMISSION
May 25, 2010 Meeting Minutes

The May 25th meeting of the School Building Advisory Commission was called to order at 6:30pm by Mr. Leary. Present when Mr. Leary called the meeting to order were Mr. Apel, Mr. Carlson, Mr. Dauphin, Mr. Greco, Mr. Houle and Mr. LaBoda. Mr. Kellogg from JCJArchitecture and Mr. Russo, Contract Administrator were present. Also present were Mr. Karasinski, Director of Business and Finance, and Mr. Ward, Vernon Town Administrator.

- 1.0 Approval of the Minutes of the May 11th regular meeting.
Mr. Houle moved to approve the May 11th minutes. Mr. LaBoda seconded the motion and it passed with one abstention, Mr. Greco.
- 2.0 Communications. Mr. Leary updated the Commission on communications with Mr. Wedge, Bureau of School Facilities (BSF). They were to meet to discuss funding for work to be done at the Rockville High School Vo-Ag facility. Mr. Wedge asked instead for a list of questions. Mr. Leary, Mr. Kellogg, Mr. Karasinski and Mr. Russo will prepare a letter of questions for Mr. Wedge.
- 3.0 Opportunity to Add/Delete Agenda Items. Mr. Leary added item 9.1 Executive Session.
- 4.0 Community Forum. None.
- 4.5 W. J. Mountford Communications. None
- 5.0 JCJ Architecture Communications.
Mr. Kellogg reported the following:
 - Server Room waterless fire suppression and cooling requirements are being worked on by the Commission's subcommittee and Mr. Grant, Director of Technology.
 - Rockville High School Re-roofing Project – no report
 - Rockville High School baseball field – background information from Mr. Celtruda, Diversified Technology Consultants. Mr. Kellogg requested the Commission review the information.
 - Rockville High School Vo-Ag site work – will be discussed as part of old business
- 6.0 Clerk of the Works Communications. Mr. Russo had the following report:
 - Center Road and Northeast School – final certificates of occupancy being worked on by the Town of Vernon Building Department
 - Awaiting final report on May 20th boiler inspection by the State of Connecticut.
 - Rockville High School – Pro-Mechanical is requesting an additional \$3,715.00 to cover bond costs. Mr. Houle moved to approve the creation of a change order for Pro-Mechanical in the amount of \$3,715 to cover additional bond costs. Mr. Dauphin seconded the motion and it passed unanimously.
 - Rockville High School Re-roofing Project
 - Lead paint has been found on existing roof related structural steel in the investigation of moving of certain exhaust fans. Mr. Karasinsky is to determine the contractor who did the tile abatement at the High School. Mr. Russo is to obtain 3 proposals for handling the lead paint abatement on a time and materials basis and report to the Commission.
 - Mr. Russo is requesting authorization of field condition change orders not to exceed a total of \$5,000 in a two (2) week period. Mr. Houle moved to approve this request. It was seconded by Mr. LaBoda and passed unanimously.
 - Mr. Russo is requesting inspection services for new structural steel systems. The Commission requested that Mr. Russo obtain 3 proposals (time and materials) for conducting new structural steel system inspections.

- Mr. Russo was requested to publicly bid for library moving and packing services. This involves library/media center materials under the skylights being removed as part of the re-roofing project. Mr. Houle moved to approve this public bid. It was seconded by Mr. Dauphin and passed unanimously.
- Mr. Karasinsky and Mr. Russo will work on the rental of 6-8 temporary A/C units to allow staff to continue work at the high school this summer during the re-roofing project.
- Skinner Road School – new kitchen sink replacement will take place summer 2010

7.0 Bills To Be Paid

- 7.1 Review Budgets for Schools. Mr. Apel raised continued concerns about the Vernon Center Middle School budget and expenditures with the unknown of borrowing costs and CT Carpentry litigation.
- 7.2 Bills to be Paid. None.

8.0 Old Business

8.1 RHS Review of Work Remaining. No discussion

8.2 Decisions to be Made

- (1) Special meeting will be held on Monday 6/14/2010 at 6pm to vote on the following:
 - a. Awarding library moving bid
 - b. Approving specs and bid documents for Rockville High School Vo-Ag site work. Mr. Dauphin moved to approve JCJArchitecture developing the specs and bid documents. It was seconded by Mr. Greco and passed unanimously.
 - c. Approving specs and bid documents for Rockville High School Vo-Ag tile abatement. . Mr. Dauphin moved to approve JCJArchitecture developing the specs and bid documents. It was seconded by Mr. Greco and passed unanimously. By 6/1/2010 Mr. Karasinski and Mr. Russo will get the ATC Environmental Consultant report on asbestos tile abatement to JCJArchitecture.
 - d. Mr. Apel moved to approve the additional JCJArchitecture basic services fee of \$27,500 for the their work developing specs and bid for vo-ag site work. This cost does not include asbestos abatement design, land survey or BSF submission process. Reimbursable expenses beyond the cost of professional services would be invoiced at 1.15 times JCJArchitecture's total cost. Mr. Greco seconded the motion and it passed unanimously.
- (2) Rockville High School Server Room Cooling and Fire Suppression - Mr. LaBoda will check with Mr. Grant about the need for cooling and waterless fire suppression in light of discussions of relocating the servers.
- (3) Rockville Athletic Field Irrigation – Commission is to review DTC handout realizing that it does not include irrigation or replacing the backstop.
- (4) Rockville High School Generator – Mr. LaBoda will check with Mr. Grant to determine the need for generator back power vs existing battery backup power.

9.0 New Business.

- 9.1 Executive Session – Mr. Apel moved to adjourn to executive session. Mr. LaBoda seconded the motion and it passed unanimously. Executive Session convened at 8:20pm and adjourned at 8:35pm and the regular meeting then reconvened.

10.0 The regular meeting scheduled for June 8th is cancelled. The next regular meeting will be at 6:30 pm on Tuesday, June 22nd in the 3rd Floor Board Room of the Central Administration Building.

There will be a special meeting on June 14th at 6:00pm at the Central Administration Building.

Mr. LaBoda moved to adjourn the meeting at 8:35pm. The motion was seconded by Mr. Houlen and passed unanimously.

Respectfully Submitted,

Betty J. King

Betty King,
Recording Secretary