

Litchfield Schools Building Committee Special Meeting Minutes

LOCATION

Litchfield High School Library

DATE OF MEETING

April 2, 2009

TIME MEETING STARTED

7:32 PM

PERSON PREPARING THE MINUTES

Marianne Arancio Stilson

MEMBERS PRESENT

1. Jack Healy, Chairman
2. Lynn Chapman
3. Mac Bramley
4. Bob Blazek, BOS Representative
5. William J. Buckley, Jr.
6. Stacie Kavle, Vice Chairman
7. Gary Waugh - BOE Representative arrives at 7:34 PM
8. Jeff Zullo, Treasurer & BOF Representative arrives at 7:34 PM

MEMBERS ABSENT

1. Kent Gilyard
2. Leo Paul, Ex-Officio

OTHERS PRESENT

From O&G: Greg Oneglia, George Graikoski, Mike Brennan and William Stanley, from Herbert S. Newman: A. Brooks Fischer, from Richards Corp: Jeff Levines, from BPD Roof Consulting: Bruce Darling, from the school: Tony Crowe and Peg Perusse and Winnie Harrison and two reporters.

QUORUM PRESENT

Yes

1. CALL TO ORDER

Jack Healy, Chairman called the meeting to order at 7:32 PM.

2. LITCHFIELD HIGH SCHOOL GYMNASIUM ROOF DISCUSSION - take action as deemed necessary

Bruce Darling of BPD Roof Consulting, the roof consultant to the architect on the design states that the front of the gym has excessive wrinkling in his opinion. He states that the wrinkling was much more than he would have expected. He reviewed the rest of the roof and found minor wrinkling in a few spots that he feels are within tolerance. He states that these wrinkles are small. He states that he and A. Brooks Fischer walked the roof and looked at the front two days ago. He states that it is not a good application and they did not do a good job. He states that it should be tight and smooth and some panels are done properly but there are numerous ones that are not acceptable. He states that a former employee was the person who did the inspections. He feels that the fault is attributed to the application of the materials and not the shape of the roof. He states that they use this product on barrel roofs and do not have wrinkles like this roof does. He attributes this to failure to get adhesion when the glue was put in. He states that they didn't have enough

pressure on it to hold it until the glue set. He goes over the typical application process for applying the product. He has many other roofs done with this material and did not have these type of wrinkles. He states that this roof looks bad. Discussion of removal and replacement of the vertical section ensues. Discussion of redoing it with a horizontal seam ensues. He feels that the roof will further delaminate over time with wind and rain and if it worsens it will shorten the longevity. Discussion of the retainage ensues. George Graikoski states that there is approximately \$55,000.00 or \$60,000.00 left. Mr. Darling feels that that is enough money to redo the areas with another contractor if they do not want to redo it. Discussion of the roofing reports ensues. There are now ten roofing reports for both schools. The Committee looks at pictures of the evolution of the roof. Mr. Darling states that his company came to inspect when they were asked to do so by Newman. Those pictures are described by Mr. Darling in detail. A. Brooks Fischer will keep his time for this issue separate from his other billing. He states that he can work with Newman to do an estimate of the cost to repair the bad areas. Mr. Darling states that it might look patched but will eventually fade to the color of the roof now. He feels that one patch should be done for the Committee to look at before the rest gets fixed in case the Committee is not happy with the fix. Discussion of the best way to redo it with a welded seam ensues. Discussion of the warranty ensues and getting the roof re-inspected after the repairs are done. Mr. Darling states that it is a labor and material warranty. He feels that the roof will not survive the warranty based on how it looks now. Jack Healy, Chair states that Allied was invited to tonight's meeting but was not available. William J. Buckley, Jr. states that tonight's discussion with Mr. Darling should be done with Allied. He states that the Committee thought the roof was not finished because of the way it looked until last Fall when it was brought to their attention that there were issues. A Memo from BPD Roofing Consulting Inc. to Jose Hernandez from Newman Architects dated March 9, 2009 RE: Litchfield HS Sarnafil roofing at Gym and A Field Report 10 dated March 31, 2009 is handed out to the members of the Committee. The Committee discusses O&G contacting Allied and the bonding company in writing. Jack Healy, Chair wants to send them all the information and invite them to the next meeting. The Committee discusses taking a formal position. George Graikoski states that Allied is under the understanding that the entire roof is an issue but that it would be better to put in writing the area that need to be replaced. The Committee wants this done with the architects and the roofing consultant.

***Motion:* Jeff Zullo moved that the Chairman direct O&G to issue a letter to Allied that the gym roof is in non-compliance with the contract documents and that Allied provide a remediation/recommendation.**

So moved. Seconded: Bob Blazek

Discussion: William J. Buckley, Jr., wants to know if O&G agrees with this approach. O&G discusses the issue of wrinkles and that the architect should weigh in on what is or is not acceptable so that there is no question about what needs to come off the roof. The discussion of aesthetics ensues. The Committee discusses notifying them consistent with the contract. George Graikoski goes over the events to date. He states that reference should be made that it is the architect's and roofing consultants' opinion that sections of areas could be cut out and replaced making it as wrinkle free as possible. A. Brooks Fischer states that they are willing to identify the areas for replacement if that is what the Committee wants to do. Jeff Zullo reads Richard Munday's memo stating that it "should avoid wrinkles". Jack Healy, Chairman states that he would prefer to avoid this issue of going back and forth by having the architect and roofing consultant identify areas and go back to Allied with what needs to be replaced and if they do not agree, then the Committee can make a decision what to do. Mac Bramley notes that Tectonics agreed that replacing the roof does not guarantee that the roof would be any different than it is now. William J. Buckley, Jr. wants a cost estimate done at the same time that the areas are identified. He feels that you need a specification and a plan that includes inspections and when it should be done. He feels that after a test stripe is done, someone needs to inspect it and say it is okay or not okay. Discussion of when or if this work appeared on a punch list ensues and that it should be put on a punch list now. Jeff Zullo notes that the specification 07547 requires a fully adhered

PCF roofing felt back décor. Mr. Darling states that the roof is not fully adhered and when there are large wrinkles like this roof has, it is not acceptable. Mr. Oneglia is shocked that it was not put on the punch list. He feels that you have a better chance to replace certain areas than to replace the entire roof. He feels that the Committee is entitled to have it corrected. The Committee wants to know why it was not on a punch list. A. Brooks Fischer states that just because something is not on a punch list it does not mean that it does not have to be done properly. Jack Healy, Chair wants the test panel hung. Mike Brennan does not want to leave it up to the roofer but it is for the architect to decide about where the remedies are to be done and what it should look like.

Vote:

Absent: Kent Gilyard and Leo Paul, Ex-Officio

Abstention: None

Objection:

All Ayes

Motion passed

3. CONCRETE SIDEWALK CORRECTIVE ACTION AGREEMENT DISCUSSION - take action as deemed necessary

Jack Healy, Chair passes around a map of the areas that were delineated to be replaced and the areas that will not be replaced because of damage done by public works. He states that he walked the site with Mike Brennan. Mike Brennan did the drawing. The areas are more extensive than discussed earlier. Mike Brennan discusses the map and the areas of repair on the map. He notes that since the Town is not willing to pay for the repairs that those areas were deleted from the map as areas to be addressed by the Committee. Discussion ensues. When questioned, he states that the areas that the Town will not pay for will not deteriorate any more. He discusses those areas on the map. The red hatched areas on the map will not be done and are the Town damaged areas. Flat work sidewalks will be done with the exception of the six curbs by the pine trees. He will make up more maps for next meeting. Discussion of marking the sidewalks ensues. The work will be done over the summer. The sidewalks that are not being replaced do not pose a hazard. Jack Healy, Chair states that there will be a new procedure in place for next year's maintenance of the sidewalks. Gary Waugh inquires about the Selectman's lack of funding the sidewalks and whether it was for this fiscal year only. Jack Healy, Chair states that the discussion did not go that far and that they just would not fund it, Jeff Zullo wants to know the cost of those sidewalks if the Committee wanted to fund it. Mike Brennan states that it would be \$16,000.00. The Committee or the Town can decide to fund it at any time according to Mr. Brennan. Jeff Zullo feels that if the funds are there then the Committee should do it. Gary Waugh states that the BOE stated that it was their desire to not fund it but to use the funds for other things for the students.

Motion: William J. Buckley, Jr. moved to support and approve the resolution reached by the Chairman with O&G and authorize the work as demonstrated in the colored chart dated 3/28/09 that was received tonight.

So moved. Seconded: Mac Bramley

Discussion: Gary Waugh wants to be sure that that motion does not authorize the \$16,000.00 for Town damaged areas. William J. Buckley, Jr. states that it does not. He states that the motion has no monetary expenditure to the Committee.

Amended Motion: Jeff Zullo moved to amend the motion to include that the Building Committee fund the areas that were removed in the amount of \$16,000.00 to complete the work during the mobilization.

So moved. Seconded: Bob Blazek

Discussion: William J. Buckley, Jr. states that that is the Town's responsibility and he's not going to vote to spend Building Committee money to redo the work. He states it was clearly damaged by the plows and for the BOS to say to the Committee that they are not going to

pay for their damage he feels that it should just stay the way it is. He feels that if the BOS are satisfied with it the sidewalks the way they are with the damage then it should remain. He states that the Committee paid for it once already. He feels that for the Town to basically tell the Committee to get lost when the Committee spent approximately \$3,200.00 a month on Building Inspector fees and other costs that went along with it, he will not support this amended motion. Jeff Zullo agrees with Mr. Buckley and states that it was very inappropriate for the Selectmen not to fund the repair and replacement of areas that the Town damaged in maintenance of the sidewalks but feels that it is incumbent on the Committee to spend the full budget and leaving a section of the sidewalk in bad repair at the entrance to school while we have the mobilization of resources would be a mistake. He feels that the Committee should go on the record that it is a Town expense but that the Committee funded it again through the project. Bob Blazek agrees and feels that the Committee should finish what it started and fund it properly. Gary Waugh reminds the Committee that members of the BOE want that money spent on items on the desired list and not spent twice on the same thing. He feels that it is the Town's responsibility and they should have stepped up and feels it is sad that they didn't. He feels that they should step up at a future date even if it cost them more money. Lynn Chapman agrees with Gary Waugh. Mac Bramley wants to know if the Town looked into their insurance and made them aware of it. Jack Healy, Chairman states that it never came up in conversation.

Amended Motion

Vote:

Absent: Kent Gilyard and Leo Paul, Ex-Officio

Abstention: None

Objection: William J. Buckley, Jr., Mac Bramley, Stacie Kavle, Vice Chair, Gary Waugh and Lynn Chapman

Ayes: Jeff Zullo and Bob Blazek

Amendment failed - 5 to 2

Original Motion

Vote:

Absent: Kent Gilyard and Leo Paul, Ex-Officio

Abstention: None

Objection: None

All Ayes

Original motion passed

4. SOIL/LAWN CORRECTIVE ACTION AGREEMENT DISCUSSION - take action as deemed necessary

Jack Healy, Chair states that he sent out a copy of Richards' letter to everyone. Gary Waugh would like it read out loud. The recording secretary reads the letter. Jack Healy, Chair states that the Town will be fixing those areas damaged by the Town. He states that they do not have a map yet of the areas but that one will be created. A lengthy discussion of the issue of the six inches of topsoil ensues. The discussion of maintaining the lawn to April as being not sufficient ensues. The discussion of Richards maintaining it longer to be sure the rock issue no longer exists ensues. The discussion of not seeing a gradation analysis or a soil sample analysis that had an organic content that met the spec ensues. Gary Waugh wants to know if the testing was extensive enough and did it sample enough areas to ensure that the Committee got what it paid for. Jeff Levines states that some areas maybe five inches and some may be seven inches. Jeff Levines states that a report was given that shows that the soil was sampled from the stock piled soil and that it meets the gradation. The report said "medium". Jack Healy, Chair would like the report translated. A. Brooks Fischer will do that in numbers. Jeff Zullo would like more testing done, especially in those areas that are deadpan and not growing grass. He also feels that retainage can not be given back until the Committee is satisfied that they got what they paid for. He also does not understand the press issue and how that will be accomplished. He restates that the minutes are an

accurate reflection and that they can not control the press. Discussion ensues. Jeff Levines would like to see this issue resolved and get the work done. Jack Healy, Chair states that the agreement is close but still needs more work. Jeff Levines agrees that they can mow and maintain for a longer period of time.

Motion: Jeff Zullo moved that the Building Committee authorize the chairman to enter into an agreement with Richards conducive with the letter of March 31st by Richard Doyle in regards to the issue of lawn and grass.

So moved. Seconded: Mac Bramley

Discussion: Gary Waugh would like more samples. Greg Oneglia does not feel that the letter should be accepted and that April is not enough time. He states that the work has to be done first and then the grass has to grow, then it will have to be cut. He states that it will be June before it is all done. He feels that the Committee should authorize the Chairman to negotiate with Richard Doyle that they take care of it until June and hold back some retainage. The Town will be doing spring prep work during the vacation. The sidewalks will be done during the summer. Mike Brennan states that the soil areas next to where the sidewalks are being replaced have been trampled by plows and that soil work will be the Town's responsibility around both schools. Jack Healy, Chair states that this was a letter he just got and wanted to share with the Committee. Bob Blazek wants to amend the motion to July instead of April as the agreement states. The amendment is not seconded. William J. Buckley, Jr. states that the lawn is not aesthetics but has to meet the specifications for the organics. George Graikoski states that the fifty-two percent samples were taken in the courtyards and the field hockey fields and that it was a mistake at the lab. William J. Buckley, Jr. wants to know why the sample wasn't retaken and submitted and wonders how that can be done now. He also does not know what "good press" is. Discussion ensues of the "medium" rating. Jeff Zullo states that he made the motion but he will not support it. Discussion of doing more testing ensues.

Jeff Zullo withdraws his motion.

Mac Bramley withdraws his second.

Motion: William J. Buckley, Jr. moved that we ask the Public Works Director to work with Richards and the Construction Manager to collect samples that they think are appropriate for the full thickness of what we're supposed to have and if they think five is appropriate, that's fine with me, I'll leave it to the Public Works Director to do that at proper locations. Run those samples for organic content and compliance with the spec and gradation analysis and if those come out okay, then I would support Richards going out, raking out the lawn, maintaining it until July and we all go home. If they don't come out okay, the Public Works Director through the Chairman who is the same person, would bring it back to us for further discussion.

So moved. Seconded: Bob Blazek

Discussion: None

Vote:

Absent: Kent Gilyard and Leo Paul, Ex-Officio

Abstention: None

Objection: None

All Ayes

Motion passed

5. O & G LETTER DISCUSSION – take action as deemed necessary

The Committee reviewed the O&G letter to Mike Brennan, O&G, dated April 2, 2009 RE: O&G Letter Dated February 18, 2009, Litchfield Schools, O&G Project #281 and is happy with the letter that Jack Healy, Chair will send out.

6. ADJOURNMENT

Jack Healy, Chairman asks for a motion to adjourn. Mac Bramley moved to adjourn. The motion was seconded by Bob Blazek at 9:37 PM and carried unanimously by the members of the Committee.

Respectfully submitted,

Marianne Arancio Stilson

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