

Litchfield Schools Building Committee Meeting Minutes

LOCATION

Litchfield Intermediate School Cafeteria

DATE OF MEETING

April 16, 2009

TIME MEETING STARTED

7:02 PM

PERSON PREPARING THE MINUTES

Marianne Arancio Stilson

MEMBERS PRESENT

- | | |
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| 1. Jack Healy, Chair | 2. Mac Bramley |
| 3. Jeff Zullo, Treasurer & BOF Representative | 4. Bob Blazek, BOS Representative |
| 5. William J. Buckley, Jr. | 6. Stacie Kavle, Vice Chair |
| 7. Gary Waugh - BOE Representative | 8. Leo Paul - Ex-Officio |

MEMBERS ABSENT

- | | |
|-----------------|-----------------|
| 1. Lynn Chapman | 2. Kent Gilyard |
|-----------------|-----------------|

OTHERS PRESENT

Anthony DiPentima, Esquire from Guion & Ryback, from O&G: George Graikoski and Mike Brennan, from Herbert S. Newman: A. Brooks Fischer, from Sarnafil: Harry Poirier, Glen Szalay and Ernie Mendrala, from BPD Roof Consulting: Bruce Darling, from Allied Restoration: Herb Williamson, Mark Finan and Pete Barile, from the school: Tony Crowe, from the BOE: Wayne Shuhi and Mrs. Shuhi, Winnie Harrison and one reporter.

QUORUM PRESENT

Yes

1. CALL TO ORDER

Jack Healy, Chair called the meeting to order at 7:02 PM.

2. EXECUTIVE SESSION

Motion: Mac Bramley moved that the Committee go into Executive Session to discuss litigation with Connecticut Carpentry.

So moved. Seconded: Bob Blazek

Discussion: The Chairman invites Anthony DiPentima, Esquire, George Graikoski, Mike Brennan, A. Brooks Fischer, and Tony Crowe to stay for Executive Session.

Vote:

Absent: Stacie Kavle, Vice Chair, Gary Waugh, Kent Gilyard and Lynn Chapman

Abstention: None

Objection: None

All Ayes

7:07 PM Gary Waugh and Stacie Kavle, Vice Chair arrive

The public leaves

Motion: Jeff Zullo made a motion to come out of Executive Session.

So moved. Seconded: Bob Blazek

Discussion: None

Vote:

Absent: Kent Gilyard and Lynn Chapman

Abstention: None

Objection: None

All Ayes

Out of Executive Session at 8:01 PM and *the meeting is open to the public.*

Motion: Mac Bramley moved to offer Connecticut Carpentry an amount not to exceed \$42,408.00 as payment of miscellaneous change orders, withdrawal of action and settlement of all claims.

So moved. Seconded: Bob Blazek

Discussion: None

Vote:

Abstention: None

Absent: Kent Gilyard and Lynn Chapman

Objection: William J. Buckley, Jr.

Ayes: Bob Blazek, Jeff Zullo, Mac Bramley, Gary Waugh and Stacie Kavle, Vice Chair

Motion passed

Jack Healy, Chair asks for a motion to move item agenda item 5f to 2b.

Motion: Bob Blazek moved to change agenda item 5f - Allied Roofing Correspondence Update (O&G, JRH) to 2b.

So moved. Seconded: Jeff Zullo

Discussion: None

Vote:

Abstention: None

Absent: Kent Gilyard and Lynn Chapman

Objection: None

All Ayes

Motion passed

2 b. ARCHITECT & CONSTRUCTION MANAGER UPDATE – Take action as needed

5f. Allied Roofing Correspondence Update (O&G, JRH)

Jack Healy, Chair passes around a drawing done by A. Brooks Fischer for a possible repair to the vertical roof. A. Brooks Fischer states that the drawing shows the scope of the roof replacement discussed at the last meeting. The drawing is discussed. He states that the drawing shows the full scope of the replacement, replacing panels that may not need to be replaced in that area. Jack Healy, Chair asks everyone present from Allied Restoration and Sarnafil to identify themselves. Bob Blazek wants to know how there will be a difference to the look and a decrease of bubbles in the roof in the application. Bruce Darling states that it needs to be installed slowly, paying attention to be sure that there is contact. Bob Blazek

wants to know why no one saw the wrinkles and bubbles until now. A. Brooks Fischer states that it was brought up in August of last year after the roof was completed. William J. Buckley, Jr. states that at the last meeting the Committee was told of the methodology for applying gook to the two surfaces and letting it dry. He states that he now understands that either the specification was incorrect or what was said last time is incorrect. Mr. Darling states that that he found out that they don't have any contact adhesive that allows both sides to dry. William J. Buckley, Jr. wants to know if the spec was written correctly and if it isn't why the successful bidder didn't take an exception to the way the spec was written. Herb Williamson from Allied Restoration states that the spec was done incorrectly. He states that they did not bring it to anyone's attention but when they made their submittals on the application for the Sarnafil system, it would have told them that this system goes on with wet adhesive and not two contact adhesives. He states that they were dealing with a project that has never been tried before on a vertical surface. He states that it's wet glue that goes on wet and that the only thing they can hope to do is to continually roll it until the glue hopefully sets up. He shows the Committee a piece of membrane that has fleece on the back. He states that it can not be glued to both surfaces and have the glue adhere. He states that Mr. Darling's field report of June 1, 2006 has no wrinkles in it all the way to the bottom. He states that they could not finish the bottom roof because of structural issues with the columns. The roof was left unfinished until the structural work was done. He states that it is a very good possibility that the back of the membrane was able to absorb water during that time. Bob Blazek wants to know why they didn't wait until after the structural problems. Herb Williamson states that the structural problems were not discovered until after the roof was on. He wrote a letter in February, 2007 to Louis Rosenblatt of O&G notifying them of the structural issues and letting them know that they could not continue with the roof until that work was done. Bob Blazek states that there are no photos of anyone working on the vertical part of the work. Herb Williamson states that this was a test case for this roof. He states that the Committee were the "guinea pigs." Stacie Kavle, Vice Chair states that this product is marketed to be put on vertical surfaces. Various discussions erupt from the gallery. William J. Buckley, Jr., asks for a point of order and asks the people in the gallery to be addressed by the Chairman before they speak. He asks the Chairman to get control of the meeting. Stacie Kavle, Vice Chair continues. She states that she believes the roofing system is marketed as a surface that can be applied to a vertical as well as a horizontal surface. She states that one of the glues used in the application says on the label that it is supposed to be used for a vertical surface. She states that the materials that Sarnafil puts out show the roofing system on barrel roofs and domes. She states that Allied was involved with other aspects of the project where the Committee had issues with their work. She states that they were comfortable coming to the Committee and letting them know when they wanted to change metal panels. She states that if Allied could not apply the roof in the manner that would meet the requirements of the specs, why didn't they come to the Committee with that as an issue? She asks that they changed the design on the canopy without coming to the Committee. She states that they felt comfortable making other changes but did not come to the Committee with issues with this roof. She states that the spec says to avoid wrinkles. Herb Williamson states that the word "wrinkles" does not appear in the specs. Jeff Zullo reads Spec Section 07547.3.4 Adhesive Installation Part B., "When the membrane adhesive has dried slightly to produce strings, when touched with a dry finger, the coated membrane shall be rolled onto the previously coated substrate being careful to avoid wrinkles." Herb Williamson states that he was mistaken and that the spec is incorrect. Jeff Zullo wants to know if the Committee was advised that the spec was wrong. Herb Williamson states that he submitted Sarnafil's standard specifications to the architect and they accepted it. William J. Buckley, Jr. wants to know if the spec is incorrect on the gook or on the wrinkles. Herb Williamson states that he stated he was incorrect about the wrinkles in the spec. Glen Szalay from Sarnafil states that they don't market vertical applications. He states that the top of the roof would be considered a dome but the bottom is a vertical. He states that they have no concerns about the roof as it is now. He states that it has adhered properly and meets their specifications. He states that they have membranes with and without felt backs. He states that Allied used Sarnafil's guidelines and not the spec guidelines because it could not be "stringy to the touch." Ernie Mendrala from

Sarnafil inspected the roof and states that the application was applied properly. Glen Szalay states that it met the intent of the product and that the Committee has a twenty year warranty. He states that the unfinished membrane left at the bottom left the membrane open to the elements; i.e., moisture in the air, humidity, rain, snow, etc. and therefore you have the bubbles. He states that the roof is rolled in on a fifty-five gallon drum and he has not seen a roof yet that does not have wrinkles even on a flat surface. He discusses the difficulty of rolling a roof on a vertical. He states that there are certainly wrinkles and the Committee should have expected wrinkles especially on the vertical with any membrane system. He states that if the deck condition is not smooth or if it has joints or imperfections, they will come through the membrane. He states that their specification says, "adhered" not "fully adhered" as the contract specs state. He states that the wrinkles are not going to migrate. William J. Buckley, Jr. wants to know if an exception was put in the bid package. Greg Szalay states that it met their specifications. The weight of the roller and surface is discussed. Mr. Szalay states that it is a fifty-five pound roller with felt. He states that they hand rolled the vertical and there is no way to measure the pressure on the vertical and that on vertical they could not have met the pressure. Peter Barile from Allied was the Superintendent on the job. He states that a twenty-five pound roller was used with two men applying pressure. He states that it was rolled on an imperfect deck and that it was not a flat surface and that you can only do the best you can to keep things smooth. He states that it is a wet application. William J. Buckley, Jr., states that the roofing does not meet the specifications and was not done satisfactorily. He states that the Committee discussed moisture with O&G. George Graikoski from O&G states that that was with the siding. Peter Barile states that from mid-June of '06 to mid-March of '08 the roof was left undone. Mark Finan from Allied states that wind could have also gotten up the installation. Leo Paul, Ex-Officio wants to know if the roofing was checked to be sure that there was no wind or moisture damage before it was finished. Stacie Kavle, Vice Chair wants to know if anything could have been done to protect the membrane for the eighteen month period. Mr. Szalay states that there are no in between steps to the process. Ernie Mendrala states that when the job was done and left unfinished there were no wrinkles but a year and a half later, there were wrinkles. Mac Bramley states that there is an area where not only is there a wrinkle but a bubble that you can move with your hand. Mr. Szalay again states that the area will not stretch or migrate and that there is nothing you can inject into the area to remove the bubble. The only thing would be to do a patch but that the Committee may not be happy with that look either. He states that this will not affect the warranty. He states that it is a leak free and 60 mile an hour wind warranty. Both Allied and Sarnafil state that they are not happy with the way the roof looks. William J. Buckley, Jr. wants to know if the manufacturer or the installer is on board with the solution proposed tonight in the drawings to fix the roof. Mr. Buckley would like to know how this is going to be fixed because it is not going to be left the way it is now. Mr. Hamilton doesn't know if the Committee will be happy with the fix and that it might jeopardize the roof. Peter Barile states that the warranty on this system exceeds anything you would get with a metal system. He states that he has done more roofs than anybody. He feels that the Committee chose the right roof. Mr. Barile does not believe the drawing is the right way to fix it. A lengthy discussion ensues. Mac Bramley states that the spec language calls for it to be screwed in on twelve inch centers. Peter Barile states that that is incorrect for this system. They used the fastening pattern that Sarnafil specified. Mac Bramley states that that is not what the contract specs states. Mr. Barile states that substrate was uneven. Stacie reads from the specs, "The surface of the installation or substrate shall be inspected prior to installation of the Sarnafil roof membrane. The substrate shall be clean, dry and free from debris and smooth with no surface roughness or contamination. Broken, delaminated, wet or damaged installation boards shall be removed or replaced." She states that Mr. Barile described a deck that was not smooth. Mr. Barile states that they did re-nail wood and replace rotted wood. He states that it will be uneven. Mike Brennan wants to know if the bubbles can be cut, collapsed and smoothed out and then coated and leap frogged across. Peter Barile states that he can do a sample for the Committee to look at. William J. Buckley, Jr. states that something went wrong with the roof. He thinks the roof needed more pressure. Mr. Szalay states that two inches or so on each side needs to be welded and can not just be re-glued, so there would be a patch and

then welding in each section. He states that in order for it to be water tight, it will need to be welded. Mr. Szalay states that if you are welding the membranes and the repair is done properly, it will not affect the warranty. William J. Buckley, Jr. wants Allied and Sarnafil to come up with a fix. He is happy that everyone came to the meeting. He states that the roof will not be staying the way it is and hopes they will help the Committee to fix it. Mr. Williamson said that he does not know how it should be fixed. Mike Finan states that Allied doesn't like the aesthetics either but they did it per Sarnafil's specifications, so they did it the right way with Sarnafil's Inspector and with Newman's Inspector. He states that they applied it right and did what they were supposed to do on a system that probably shouldn't have been there. Mr. Barile doesn't believe that Allied should be responsible for whole fix because of the amount of time it took to repair the structure before they could finish the roof. William J. Buckley, Jr. feels that the first thing to do is to come up with a fix. Mr. Williamson wants to know if the Committee would consider a metal panel on the vertical section. Jack Healy, Chair thanks everyone for coming but would like to agree that the Committee will work together with Allied to fix the roof. Mr. Williamson agrees. He would also like to know if the Committee is going to take the money for the fix all out of his pocket. William J. Buckley, Jr. states that they should not assume anything until the fix is decided on with the Committee and the Architect. He states that they will treat Allied fairly. Jack Healy, Chair would like to know what the proposed correction would be first and if the Committee bears responsibility for something then there would be some consideration given. Mr. Williamson states that he has tried to figure out what to do with the roof and that it's the first time this roof has been tried on a vertical. Unfortunately, it didn't work. He doesn't like the way it looks and he would not show that roof to anyone. They would like to cap it off at the top of the Sarnafil roof where the vertical starts, and put a metal wall panel below. Jeff Zullo would like to see examples. Bob Blazek would like to know if it can be the same color. William J. Buckley, Jr. would like Allied to work with the Architect to come up with a fix. He doesn't believe the Committee should rule anything out at this point. After discussion, the Committee would like to think about what was discussed tonight and see examples of the proposed fix for next meeting. Jack Healy, Chair states that he can call a special meeting for next week. He thanks everyone from Allied and Sarnafil for coming to tonight's meeting.

3. APPROVAL OF MINUTES

Jack Healy, Chair asks for a motion to approve the minutes of the Regular Meeting on March 19, 2009, and the Special Meetings on March 10, 2009 and April 2, 2009.

- a. Minutes from March 10, 2009 Special Meeting***
- b. Minutes from March 19, 2009 Regular Meeting***
- c. Minutes from April 2, 2009 Special Meeting***

Motion: Mac Bramley moved to approve the meeting minutes of the special meeting on March 10, 2009, the regular meeting on March 19, 2009 and the special meeting on April 2, 2009.

So moved. Seconded: William J. Buckley, Jr.

Discussion: None

Vote:

Abstention: Jack Healy, Chair

Additions: None

Absent: Kent Gilyard and Lynn Chapman

All Ayes

Motion passed

4. COMMUNICATION

Report from Jeff Zullo on BOF Communication

Jeff Zullo states that the BOF discussed a transfer from the Town's capital non-recurring fund to buy a security camera system for all three Litchfield Schools in the amount of \$72,153.00. He states the Town applied for and received a homeland security grant for \$43,961.00. The camera system was estimated at \$116,114.00 for the two schools and Center School. The BOF would like to see the system funded out of the school project instead of the Town's capital non-recurring transfer. He states that the Center School portion would have to be deducted. He states that time is of the essence because they must spend the grant before September and it needs to go out to bid. Discussion of what the camera system does ensues. Mac Bramley wants to know if the Town's insurance could be used for the sidewalks. Leo Paul, First Selectman and Jack Healy, Chair states that the Town checked and the sidewalks are not covered by insurance. Leo Paul, First Selectman makes it clear that the request for the security system is not his suggestion that it is the decision of the BOF to bring this up this evening. Jeff Zullo states that the BOF wants the Committee to spend the full thirty-three million on the project. William J. Buckley, Jr. does not agree. Discussion of what the State will pay for ensues. David Wedge will have to be called to see if it is eligible the way it is being funded for reimbursement since it is being funded by three different sources of revenue. Leo Paul, First Selectman states that it is for a camera system. Discussion of the need for a camera security system ensues. Jeff Zullo states that if a security system was taken out of the project and allocating \$60,000.00 at this time should be enough to cover the two schools. Tony Crowe states that he is not sure what the system will cost because it has not gone out to bid yet. Gary Waugh feels that in today's environment it is a necessary expense but hopes that the Town will reciprocate and come back with the money for the sidewalk repairs. Jeff Zullo will bring that message back to the BOF. Tony Crowe states that there are two security systems, surveillance and intrusion. The intrusion was removed from the project and he hopes that it could be funded and expects that to be about \$46,000.00. Jeff Zullo feels that with the forty percent reimbursement it is the way to go rather than use the Town's capital non-recurring transfer. Mac Bramley is concerned because the Committee is not sure how much money will be left after addressing the issues that still need to be addressed. He would also like to know what the BOE thinks about this expense out of the project. William J. Buckley, Jr., does not agree with the BOF on the issue of spending all thirty-three million. He states that they have a budget and that they keep adding to it. He feels that if the people of the Town are given money back then fine. He doesn't want to spend the money to the max. He is not in favor of doing anything else except what is in their scope of work. He is philosophically opposed spending every last dollar. He states that there are issues that still have not been resolved and that the Committee does not know what that will cost. Jeff Zullo states that the Town is stepping up to pay for things that the project could not, like the parking lot. He feels that this is a safety issue. Jack Healy, Chair states that there is still a list of things that have been put on hold and still need to be done. Bob Blazek also feels that the Committee needs to resolve some of the issues before it can spend more money.

***Motion:* Jeff Zullo moved appropriate \$60,000.00 for the use of the surveillance system -- security system cameras in support of the Town's request of that and that the Chairman investigate with David Wedge any issues with regard to the \$43,000.00 H.S.A. grant and the impact of that and how they can apply Building Committee funds for that use.**

William J. Buckley, Jr., asks for a point of order.

Jack Healy, Chair acknowledges Mr. Buckley.

William J. Buckley, Jr., states that this motion is under Communications and the next agenda item, says "take action as needed". He wants to know if this is appropriate to be voted on under this agenda item.

Jeff Zullo states that the BOF requested that he bring this request to the Committee.

William J. Buckley, Jr. states that it should have been put on the agenda then.

Jeff Zullo states that he did call the Chairman and ask for it to be on the agenda. William J. Buckley, Jr. states that he does not see it on the agenda tonight. Jack Healy, Chair states that Jeff Zullo called and asked him but that the agenda was already posted. He states that it can be added to the other agenda item tonight.
Motion retracted.
Second retracted.

Report from Gary Waugh on BOE Communication

Gary Waugh has no report.

Report from Jack Healy on BOS Communication

Jack Healy, Chair updated the BOS on the concrete, the soil, Connecticut Carpentry and Allied. Bob Blazek states that he looked at the sidewalks and that it looks like the Town trucks hit the cement and wants to know if the Town feels a responsibility for that damage. Leo Paul, First Selectman states that the BOS voted no because it was their opinion that it was the make up of the cement that caused the damage to the sidewalks.

Correspondence

Jack Healy, Chair states that he did forward letters to the Committee since the last meeting.

5. ARCHITECT & CONSTRUCTION MANAGER UPDATE – Take action as needed

a. Budget (O&G)

b. Schedule Update (O&G)

c. Change Order and Change Order Request Status (O&G)

George Graikoski of O&G states that there is approximately \$210,000.00 left in contingency after Connecticut Carpentry. He finished all the change orders and there was some additional money there. He was also carrying money in the soft costs so there was more money there also. He met with A. Brooks Fischer this morning and finished up the change orders and got signatures. He will have a package for Jack Healy, Chair tomorrow. He states that that will be it for the change orders. He reports that Titan Mechanical was out and did the control valves and Lockheed came out and did the windows. He states that the punch list is wrapped up except with Richards. He states that A. Brooks Fischer sent the modification for the canopies to the State and as soon as it comes back, they can get the Certificate of Occupancy for the High School. He states that the only open issue for the CO is the wiring for the doors in the Intermediate School. He states that Tony is getting a quote to do the control wiring. He states that they are still working on closing the issues in the Tectonic's report. He will have an estimate for the two Connecticut Carpentry items for next meeting. Tony Crowe would like to see the extension for the chimney done soon since it is almost open window season. George Graikoski will get a cost for that as well and check on the height. Jeff Zullo wants to know if the cost for the Tectonics report is included in his figures. George Graikoski states that he believes so. It includes anything that Deb gave him up until Monday. Bob Blazek wants to thank O&G and Newman for helping them get this project finished.

d. Soil Condition Update (O&G & JRH)

Jack Healy, Chair states that five samples were taken at the former field hockey field in the circle, east of the 7th and 8th grade wing, south of the wing near the pond, courtyard at the HS and Intermediate School where the soil pile sat. Mike Brennan has the results and they

will be forwarded to the members. It is also being forwarded to Richards. Mr. Brennan states that he was told verbally that they did meet the specs. He states that he has not spoken to Richards yet. He is awaiting a hard copy of the report. This agenda item will be continued to the next meeting.

e. Sidewalk Repair (O&G)

Mike Brennan did not have time to make the color copies for all the members but will get it done for next meeting.

Jeff Zullo mentions needing a motion to extend the meeting to after 10 PM.

10. ADJOURNMENT

On a motion made by Bob Blazek and seconded by Jeff Zullo, the meeting was adjourned at 10:04 PM

Agenda Items Not Heard:

6. DISCUSS ISSUES LIST FROM NOVEMBER'S MEETING. TAKE ACTION AS DEEMED NECESSARY

7. FINANCE COMMITTEE – Take actions as needed
Approval of Invoices

8. PUBLIC PARTICIPATION

9. FUTURE AGENDA

Respectfully submitted,

Marianne Arancio Stilson

Marianne Arancio Stilson, Recording Secretary