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TIME: 11:30 AM  
TOWN CLERK'S OFFICE

Regular Meeting  
Chatfield-LoPresti School  
Building Committee  
Tuesday, November 10, 2009  
Chatfield School's Teachers' Lounge  
7:00 p.m.

Present: Donald Smith, Peter Kubik, Bruce Baker, Gene Coppola, Yashu Putorti, Trisha Danka, Paul Roy, Phyllis Jachimowski, Sandra Gesek, Kurt Miller, Michael Marcinek, Fred Stanek

Absent: Judy Legeza, Frank Conroy, Ray Catlin, Jay Hatfield

Silver-Petrucci Representatives: Dean Petrucci, Ken Sgrobat  
Joseph Pereira, Aris Stalis, David Stein

Strategic Building Solutions Representative: Joseph Baldino (7:15 p.m.)

Board of Education Representatives: Richard Belden, Wayne Natzel

Public: Evelyn Molner, Sean Walsh, Bella Pereira

Mr. Smith called the meeting to order at 7:10 p.m. and led those present in the pledge to the flag. He asked for any public comment.

Sean Walsh addressed the Committee membership in regard to the site plan design as submitted by representatives of the Silver-Petrucci Firm. He is a member of the Public Works Board and this group is concerned with the island designs shown in the preliminary drawings. He noted where islands had been placed in the parking areas at the middle and high schools, problems have ensued. It takes much longer to plow these areas and the plows have difficulty plowing these areas without doing serious damage to the curbing surrounding the islands.

Mr. Smith stated that Mr. Walsh's concerns would be discussed during the architectural report given later on the meeting agenda.

Mr. Smith called for acceptance of the minutes of the October 28, 2009 meeting as presented.

MOTION: (Mr. Baker, sec., Mrs. Danka) to approve the minutes of the October 28, 2009 meeting as presented.

So moved.

Affirmative: Mr. Baker, Mrs. Danka, Mr. Putorti, Mr. Stanek, Mr. Marcinek, Ms. Gesek, Mr. Kubik, Mr. Smith, Mr. Coppola, Mr. Stanek

Opposed: None.

Abstentions: Mr. Miller, Mr. Roy

## Correspondence

Mr. Smith reported that the geo-thermal tech report is in and posted on-site.

Minutes from the Furniture Committee meeting held last Thursday evening are also available on site for those interested in reviewing them.

## Discussion with Industrial Hygienist, Take Action as Necessary

Mr. Smith reported that he had spoken with Bill Rath, the Industrial Hygienist's representative, and a bid had been presented in the amount of \$24,900 for the removal of hazardous waste material discovered in the caulking of the windows in the old building. He asked for the Committee's action on the bid submitted.

**MOTION:** (Mr. Marcinek, sec., Mr. Miller) to approve the bid submitted by Industrial Health and Safety Consultants for site clean-up and disposal plan in an amount not to exceed \$24,900; if more costs are involved, they will not be incurred without prior approval by the Committee membership.

Under discussion, several Committee members expressed concern with overrun costs on this abatement project and wanted a more definitive total cost for the work involved. As a result of the discussion, Mr. Marcinek withdrew his motion and Mr. Miller withdrew his second.

**MOTION:** (Mrs. Danka, sec., Mr. Stanek) to table this matter until further information is obtained from Mr. Rath.

So moved.

**Affirmative:** Mrs. Danka, Mr. Stanek, Mr. Coppola, Mr. Baker, Mr. Putorti, Mr. Marcinek, Ms. Gesek, Mrs. Jachimowski, Mr. Miller, Mr. Roy, Mr. Kubik, Mr. Smith

**Opposed:** None.

## Discussion with Commissioning Agent

Mr. Baldino, from Strategic Building Solutions, was introduced to the Committee membership. He related that he and representatives from his company were currently reviewing the schematic package. They will review their concerns with Wayne Natzel and members of the design team. Any open issues will be discussed and addressed and reported back to the Committee membership.

Mr. Kubik requested that if any drastic measures or changes are made during the above-mentioned meetings, that the total Committee membership be informed.

## Discussion with Architect, Take Action as Necessary

David Stein stated that Aris Stalis was present to discuss some of the site issues.

Mr. Stalis reviewed the plans for the installation of the courtyard playground area for the primary grades. These include the installation of a rubberized safety surface for the area. He had a sample of

this type of material which was distributed to the Committee membership for its review. He mentioned that the rubberized surface as well as the equipment planned did fit within the constraints of the budget.

Mr. Roy inquired if the surface would have to be de-sanitized.

Mr. Stalis responded that the surface could be cleaned by various cleaning agents and that the material has a five-year warranty period.

Mr. Belden asked what the life expectancy was of this material and when it is worn, what replaces it?

Mr. Stalis said that he would check with the manufacturer and obtain information on the overall maintenance and replacement of this rubberized material.

Mr. Petrucelli interjected that the material is very similar to the materials used in track construction in the athletic departments of the schools. It would probably require the same maintenance and upkeep.

Mrs. Danka inquired if this information could be available to the Committee membership by the Committee's next meeting date.

Joseph Pereira reviewed the parking area site plans with the Committee members. He distributed three tentative designs to the membership depicting the original design, one with no islands within the area, and one with one island, simply designed in the middle of the parking area. He mentioned that this third design should be given serious consideration as the island provided a place for the accumulation of storm water as well as an area to pile snow after substantial snowfalls. Esthetically, it also breaks up the monotony of only paving in this area. This was designed after Mr. Pereira's meeting with Public Works Department Director Dennis Rozum.

Mr. Walsh commented that Sketch #3 would work toward the Town's benefit during snow removal.

Mr. Smith added that cement curbing had been figured into the budget estimate costs for the parking area renovation. It was done purposely as asphalt has proven to be easily dislodged.

There were inquiries as to lighting in the parking area. It was mentioned that the lighting would have to be done according to code requirements.

Mr. Smith asked for a motion approving Sketch #3 as the design for the renovated parking area.

MOTION: (Mrs. Danka, sec., Mr. Putorti) to accept Sketch #3 as the design plan for the renovated parking area.

So moved.

Affirmative: Mrs. Danka, Mr. Putorti, Mr. Baker, Mr. Coppola, Ms. Gesek, Mrs. Jachimowski, Mr. Roy, Mr. Stanek, Mr. Marcinek, Mr. Miller, Mr. Kubik, Mr. Smith

Opposed: None.

Mr. Pereira left the meeting session at 8:30 p.m.

A multiple-informational packet was distributed to the Committee membership and explained by representatives of the Silver-Petrucci Firm. The detention water system plan was reviewed and discussed. An underground system will be designed under the proposed handicapped parking area. Roof drains will run into this underground system reducing the amount of water off-site. The other system will be located near the newly constructed classroom area. Roof drains near the courtyard will flow into this area. Storm water plantings will be placed in this area for more efficiency.

Mr. Smith stated that these plans will be submitted to the Inlands-Wetlands Commission at its next scheduled meeting on November 23, 2009 at 7:30 p.m. at the Town Hall.

Mr. Stein presented a slide presentation on the specificity of the new classroom designs. He mentioned that he was in attendance at the Furniture Committee meeting and took into consideration the teachers' commentary on the new classroom design. It will continue to be a work in progress.

Mr. Coppola inquired as to why doors could not be installed in the classroom coatroom area as the current design shows the coatroom as open cubby areas. Maintenance and cost were expressed as concerns for the installation of coatroom doors that would be similar to the doors in the older classrooms at Bungay School.

Mr. Stein had a sample of the proposed flooring that will be used in the new classrooms. It is called fuzzy vinyl, and though it appears as carpeting, it is a much more durable substance that is installed with a twenty-five year guarantee.

Silver-Petrucci personnel stated that they were approximately one month away from total design completion.

Mr. Kubik commended Silver-Petrucci for a job well-done up to this point.

Ken Sgrobat, from the Firm, added that he had reached out to various firms in regard to the geo-thermal system. He is in the process of putting together a proposal. He added that this issue is not time sensitive at this time and that the Committee membership could take action on the proposal submitted in January, 2010.

Mr. Miller suggested that a meeting be held with teachers and parents explaining the geo-thermal system and why under this system it is imperative that no windows are ever opened. It may help alleviate some of the concerns that he has heard from several people concerning this proposal.

#### Discussion with Construction Manager

Mr. Smith related that he had spoken to Brian Calvert from Fusco Construction and his personnel were in a waiting pattern awaiting the completion of the project design.

#### Review of Project Schedule

Mr. Smith stated that based on the schedule review presented at the last meeting session, all was in place.

## Approval of Invoices

One invoice was submitted for action at this meeting session. It was from the Silver-Petrucci Firm in the amount of \$64,814.40. Mr. Smith called for a motion for approval of payment of this invoice.

**MOTION:** (Mrs. Danka, sec., Mr. Miller) to approve the payment of Invoice #09-844 from the Silver-Petrucci Firm in the amount of \$64, 814.40 for schematic design and design and construction administration.

So moved.

**Affirmative:** Mrs. Danka, Mr. Miller, Mr. Baker, Mr. Coppola, Ms. Gesek, Mrs. Jachimowski, Mr. Roy, Mr. Putorti, Mr. Marcinek, Mr. Stanek, Mr. Kubik, Mr. Smith

**Opposed:** None.

## Other Business

The December meeting schedule was discussed and it was decided that December 1, 2009 would be the only meeting session held that month. It will be held in the Teachers' Lounge at the Chatfield School at 7:00 p.m.

The meeting schedule for 2010 was discussed. Mr. Coppola stated that he had adhered to the same schedule as 2009 with meetings scheduled on the second Tuesday and fourth Wednesday of every month.

Mr. Smith called for a motion accepting the meeting calendar of 2010 as presented.

**MOTION:** (Mr. Miller, sec., Mr. Marcinek) to accept the listing of meeting dates for 2010 as presented.

So moved.

**Affirmative:** Mr. Miller, Mr. Marcinek, Mrs. Danka, Mr. Putorti, Mr. Stanek, Mr. Roy, Ms. Gesek, Mrs. Jachimowski, Mr. Baker, Mr. Coppola, Mr. Kubik, Mr. Smith

**Opposed:** None.

**Hearing nothing further:**

**Motion:** (Mr. Baker, sec., Mr. Miller) to adjourn the meeting at 9:40 p.m.

So moved.

**Affirmative:** Mr. Baker, Mr. Miller, Mr. Coppola, Mr. Roy, Mr. Putorti, Mrs. Danka, Ms. Gesek, Mrs. Jachimowski, Mr. Stanek, Mr. Marcinek, Mr. Kubik, Mr. Smith

**Opposed:** None.

Submitted by: Eugene Coppola