

WHHS Building Committee Special Meeting
Wednesday, April 20, 2016

Committee Members in Attendance: Joe Belbusti, Michael Betz, Peter Cordone, Keith Flood, Pamela Gardner, Mark Palmieri, Bill Sapienza, Steven Wydra, Daria Weible, Richard Boyne

Committee Members Absent: James Burns, Tony Giordano, Steven R. Mullins, Jim Greenberg, Rich Shea

Others in Attendance: Ron Denny (Turner Construction), Paul Antinozzi and Mike Losasso (Antinozzi Associates), Lenell Kitlitz and Rich Snedeker and Elizabeth Craun (CREC), Vincent Amendola (WH Corporation Council), Kevin McNabola (WH Finance Director)

I. CALL TO ORDER

Meeting was called to order at 7:04pm by the Chair Sapienza.

II. PLEDGE OF ALLEGIANCE

III. SECRETARY REPORT OF MINUTES OF PAST MEETING

Clerk Gardner read the minutes of the April 12, 2016 meeting into the record. Mr. Palmieri moved to approved. Mr. Flood seconded. Unanimously approved.

IV. PROJECT STATUS REPORT

Architect Presentation – Paul Antinozzi (Antinozzi Associates) was introduced. He introduced Project Manager, Michael Losasso. Antinozzi Associates was awarded the project in 11/2012. They were well acquainted with the project as they had worked on the previous study (of the project). The model (replica presented as well as plans) is in its final iteration.

- The “L” wings remain – renovated fully; the exterior walls are removed and retained
- C/D and E/F wings remain new construction and will include the gym, science labs, media center, and administrative offices.
- The main entrance will be facing Ken Strong Stadium/Beach
- G-wing is removed to house the new kitchen and café, which will be constructed first. It is necessary to remove the café and kitchen and library so that there will be no disruption to the kitchen (for district distribution purposes).
- The current “U” will remain during construction eliminating the need for portable or offsite classrooms.

The project will take 36-37 months/3 years for full construction.

A discussion about the new main entrance occurred for clarification amongst the committee members.

Question: Are all the walls coming down? Does it affect reimbursement?

Answer: The original walls had traces of asbestos in the paint. It is a minor amount and no cause for concern, but it was decided by the State that the walls needed to be removed to eliminate any trace of the asbestos.

M. Losasso: The \$125 million target reduction occurred and the previous building committee was forced to make cuts. They reluctantly voted to salvage the walls as a cost saving measure, and manage the asbestos in-place. The State of CT now emphatically says to remove the (asbestos) paint walls, which are only the perimeter walls.

Question: Is this mandated? Should it be requested in writing? Discussion occurred. It was decided that it should be requested in writing. Rich Snedeker (CREC) said that CREC will start that process with the State.

Question: How can we be assured that there will be no penalty because of the recent replacement windows getting reimbursed by the State?

Antinozzi is 65% through the construction documents when the project was halted in November, 2015. Turner did the estimate and an Independent Cost Estimator will verify.

Question: Have estimates been turned in to the committee?
Not yet.

Ron Denny, Turner Construction

The plans are not ready for committee review. They were estimated to be turned over to the design team on 11/22. The project was halted on 11/24. They are 100% done with the design, but it has not been reconciled. The plans do not reflect if the city has to give back money.

Question (Joe Belbusti): What are we getting? Number of classrooms?

Mike Losasso: The size of the building is based on projected enrollment. The current building is over 300,000 square feet. The new building will be 277,000 square feet and is projected for 1588 enrollment. Current WHHS enrollment is approximately 1550.

Question (Sapienza): Will someone get a letter from the state about the potential penalty for recently completed work on the front entrance and replacement windows that was reimbursed by the State? Rich Snedeker (CREC) said that CREC would.

Keith Flood stated that the new members are not up to speed and would like to see CREC, Antinozzi and Turner brief the new committee members on the plans and the budget, in more detail. He would also like to see an updated website.

Elizabeth Craun (CREC) stated that the current website is user unfriendly and it is contracted through Keen Marketing for approximately \$700/year.

Mark Palmieri inquired about that state meeting and whether or not the discussion of a penalty for the windows came up. Kevin McNabola (Finance Director) stated that there was no discussion about it. Corporation Counsel Vincent Amendola stated that the State of Connecticut could not accept the asbestos paint remaining in a project of this size and cost.

Rich Snedeker (CREC) outlined the project:
CREC Project Progress Summary (November 2015 – April 2016)
Project Phase II Documents for demolishing the G wing and utility work to facilitate the future phases of construction were completed through the State PCR process. The State Department of Public Health approved the project to conduct abatement activities while school was in session. Local reviews were complete, bids came in, and the lowest qualified bid came in under budget. A building permit was issued on August 25, 2015 for this work. On September 17 and 24, 2015, the City Finance Director issued emails to members of the project team stating that any future amendments need to go through the Finance Director before being placed before the WHHS Building Committee, and that no other bids, amendments, or contracts are to be entertained without a bonding resolution from the City Council. Based upon comments made by WHHS Building Committee members during the committee meetings, they received similar communication(s).

November 17, 2015

Meeting at the Office of School Construction Grant (OSCG) is “between the State and the District” and CREC should not attend.

November 24, 2015

Meeting at WHHS with State and Project Team. State announced at end of meeting that they would be requesting documents related to the project, would review them, and would then consider “3 options”. Stop work order issued to Turner, Antinozzi, and CREC based on directive from Kostas that the OSCG instructed him to stop all work on the project.

December 3, 2015

CREC and K. Carney (previous chair) assembled and coordinated documents requested by state related to project.

December 4, 2015

Documents delivered to State and was given verbal notice to expect additional communication within two weeks.

December 8, 2015

Regularly scheduled WHHS Building Committee meeting held. Agenda items included

- Discussing the November meeting with the State and follow-up actions
- Issuing the 2016 meeting schedule
- Approval of Antinozzi Invoice #23.
- Discussion of HazPros Pay Application #2 (retainage due from previously performed and accepted work). This retainage payment was due August 2014.
- Minutes from this meeting were never posted to the website

December 14, 2015

CREC meets with WHHS Building Committee chair to discuss Turner Change Order #1 and Change Order #2. Turner was asked to provide additional information.

December 18, 2015
No response from the state.

Mike Losasso – The Phase 2 removal of the existing G-wing is to set up utilities and prepare for the kitchen build.

December 22, 2015
Regularly scheduled WHHS Building Committee meeting not held

January 7, 2016
CREC approves Antinozzi Invoice #24 and Colliers (formerly SBS) Invoice #13690

Must meet high performing building standards. Must hire a Commissioning Agent to review the plans (basis of design). The Commissioning Agent is generally an Engineer. The value of the Commissioning Agent is that he/she will review all bills and make sure the building is performing as expected through the first year of completion. The building is under warranty for the first year. The Commissioning Agent works for the City. The best benefit is the one year check after construction.

January 12, 2016
Regularly scheduled SBC meeting held.
Approval of Antinozzi Invoice #24.
Approval of Colliers Invoice #13690.

January 14, 2016
Letter sent to the state from the Mayor and the Superintendent of Schools stating that the current project must be terminated, stating that the City intends to terminate the “architect”, “construction manager as constructor”, and “building consultant/owner’s representative”, and stating a desire to begin a “build as new” project. The City requested “grant for the building of a new school”, “forgiveness of expenditures of the current project”, and “providing us with at least the current reimbursement rate, if a better rate is not possible whether we build a new high school or are caused to return to a renovate as new project”.

The letter referenced a “cost benefit analysis” that has not been made available to CREC. The letter included a statement disagreeing with the WHHS Building Committee’s decision, as part of the VE process, to allow some non-friable asbestos to remain and be legally managed in-place after the project is completed.

This letter was dated, and marked received by OSCG, January 14, 2016.

January 20, 2016
State Response:
“grant for the building of a new school” The OSCG supports the filing of a new grant application for a new school on the existing site. Submittal by June 30, 2016 for the 2017 Priority List was indicated.

“forgiveness of expenditures of the current project” The OSCG stated its support for the filing of special legislation to achieve this objective.

“providing us with at least the current reimbursement rate, if a better rate is not possible whether we build a new high school or are caused to return to a renovate as new project” The OSCG stated that the reimbursement rate is calculated using the standard process, and offers guidance in the grant process. The State indicated that although new construction offers a lower reimbursement rate, new construction has fewer ineligible expenses.

The state is implementing lots of reimbursement changes and applying them to current projects. It would be helpful to ask the Superintendent of Schools or the Business Manager to assist – CASBO – they have a recognized voice and may make a difference here.

Question (Sapienza): The first request for 75% of the eligible costs for construction reimbursement. What is an ineligible cost? Maybe new construction but keep the old furniture.

This project has a lot of special legislation in place.

Discussion over concerns involving the windows and the old main entrance and the impact on reimbursement. Will the state prorate it? The answer is unclear at this time.

Keith Flood: When do we find out the ineligibles?

Answer: Unfortunately, we can't plan for the ineligibles. It is constantly changing at the state level.

Keith Flood: The Fire Marshall and the Building Inspector will complete a local review of the plans.

Snedeker: The state gave a workshop in Stamford recently. The question was posed “a change in the rules mid-project is devastating” but was not answered. The response from the State included the phrase “we are in a new economic reality”.

Mark Palmieri reminded the committee of the tie to NEASC Accreditation with the recommendations in the 2007 NEASC report for new science labs, an updated media center and access to technology.

Pam Gardner stated the high school staff is currently preparing for the 2017 accreditation visit and just recently had a representative from the Commission for Public Secondary Schools (CPSS) visit WHHS. It was clear that the lack of access to technology does not allow our students to access the required 21st century skills.

March 8, 2016

Regularly schedule WHHS Building Committee meeting not held. Letter sent from Frank Gladwin (City of West Haven Building Official) to Turner Construction Company

indicating that the Phase II Building Permit #1150665 has expired and marked as void due to no recorded activity on the project within 180 days.

April 12, 2016 regular meeting at 7pm was not held. An organizational meeting was held at 6pm. Turner, Antinozzi, and CREC continue to attend meetings and answer emails/phone calls even though the stop order on the project has been in effect since November, 2015.

The committee suggested that Snedeker contact all vendors to assess if there are any outstanding bills. Kevin McNabola has worked to put a procedure in place so that he is included in the review of all invoices. This is a new procedure and it is recommended that it be followed.

Mike Betz question: Are those with contracts still intended to stay involved? Snedeker answered yes. There are outstanding minutes from the 12/2015 and 1/2016 meetings that need to be presented and voted on. This is necessary for the audit at the end of the project.

Snedeker (CREC) suggests the following:

1. A solid procedure as a Building Committee which includes a timeline for submission of the agenda, public notice (online as well) and distribution of the agenda. Corporation Counsel Amendola stated that those procedures are already in place (P&Z) and that the Building Committee can follow those procedures. CREC was previously the clearing house and can serve in that role now. In the past agenda items were due on the Thursday or Friday prior to a Tuesday meeting.
2. There are some grant application issues that need to be addressed. The language is not specifically accurate.
 - a. The cooking kitchen (to services other schools in the district) is new to the state and the wording needs to be cleaned up
 - b. The Auto and Wood Shops are not necessarily mentioned in the Ed Specs. Just needs to be cleaned up as well
 - c. Develop a system to track retainage to insure it is paid-out to all contractors/vendors in a timely manner
3. Collect all documentation/materials from the former chair of the building committee

Pam Gardner question: Regarding the letter that went to the State of Connecticut from the Mayor and Superintendent requesting a halt to this project and a brand new building, what was the response?

Amendola: After the per square foot cost, value engineering and asbestos was reviewed, as well as the request for \$5.6 mil forgiveness, the state recommended resurrecting these plans, tweaking them and addressing the asbestos paint.

Keith Flood question: Last week, Mike Losasso and Todd Moss (Turner) addressed the request of the state to reduce construction cost and expedite the timeline. They are currently looking at repurposing the existing auditorium and converting it to a cafeteria.

Mark Palmieri asked to add to new business an agenda item – 7a- to authorize CREC to request the missing minutes. Pam Gardner, as the new clerk, offered to reach out to the past clerk to request the missing minutes from December and January meetings.

Daria Weible inquired about the Ed Specs regarding the auto and wood shops.
Corporation Counsel Amendola: The Superintendent and Assistant Superintendent are currently updating the Ed Specs, which will include the auto and wood shops.

Ron Denny (TURNER)

The permit for the demolition of the G-wing has been cancelled as no construction has started there. Turner Construction attended the 4/5 and 4/11 meetings with the state. The 100% DD estimate needs to be escalated to the start date of 2017.

Question: Can the estimates be presented to the Building Committee with the ineligible?

Answer: They will be carried as a line item

Keith Flood: The committee needs to know we have the monies approved before the shovel hits the ground.

Corporation Counsel Amendola stated that in April 2014 the project was originally presented as renovate as new. The Bond Ordinance was approved. The way the law read made it necessary to look at the “renovate as new” status.

Mike Betz: Was Bond Council retained for that?

No

I. REVIEW FOR ACTION ON CURRENT OR PENDING “CHANGE ORDERS”:

Turner, Change Order#1 pending

Submitted to Kevin McNabola and Vincent Amendola for review. It is based on the extended preconstruction period. Additional 12 months of services originally expired 12/2104.

\$13,700/month was the current billing

\$12,222/ month additional was the agreed upon negotiated amount in the final change order

Eleven meetings and prep to attend the meetings will not be submitted as a part of the Turner change order

Discussion to table agenda item #5 was withdrawn and held until the end of the meeting.

V. OLD BUSINESS

Rich Snedeker (CREC) reported that CREC also has a bill submitted to the City for the extended preconstruction period, but there hasn't been an opportunity for all parties to come together and formally discuss this bill with the City.

VI. NEW BUSINESS

None

VII. GOOD OF THE COMMITTEE

Keith Flood states that it is important to get the community involved and requests that a Town Hall Meeting be held at WHHS. He feels this is important for transparency.

VIII. NEXT MEETING

The next meeting will be held on Wednesday, May 11th at 7pm.

The committee agreed to return to item V. REVIEW FOR ACTION ON CURRENT OR PENDING "CHANGE ORDERS". Corporation Counsel Amendola stated that Finance Director Kevin McNabola has reviewed Change Order #1 and recommends that it be paid.

Pam Gardner moved to pay Turner, Change Order #1 COR-001R1 in the amount of \$134,442.00. Steven Wydra seconded. Unanimously approved.

Meeting adjourned at 8:47pm.

Respectfully submitted,

Pamela Gardner