

# BETHEL HIGH SCHOOL BUILDING COMMITTEE

CLIFFORD J. HURGIN MUNICIPAL CENTER

TUESDAY, SEPTEMBER 11, 2007

7:00 P.M.

SPECIAL MEETING

## MINUTES

RECEIVED

SEP 13 2007

TOWN OF BETHEL  
TOWN CLERK

**PRESENT:** Chairman Gerald Roche and Vice Chairman William Slifkin.  
Members: Robert Tripi, James Lacey, David Norvig, Alex Smith, and Judy Novachek. Absent: John Rondano

**ALSO PRESENT:** First Selectman, Robert E. Burke, Principal, Pat Cosentino. JoAnn Michaels and Tim Gunn from Morganti Group.

**CALL TO ORDER:** Chairman Gerald Roche called the meeting to order at 7:00 P.M.

**APPROVAL OF MINUTES:** Robert Tripi made a motion to approve the minutes of 08/23/2007. Seconded by William Slifkin. Vote, all in favor, motion unanimously approved.

William Slifkin made a motion to move public comment to the end of the meeting, Judy Novachek seconded the motion. Vote, all in favor, motion unanimously approved.

**UPDATE ON PROJECT:** JoAnn Michaels presented project update.  
(See attached).

Alex Smith questioned the capacity of cafeteria and gymnasium. Chairman Roche reported that the capacity of the cafeteria is 350. Friar Associates to report back on gymnasium capacity. Member Smith also inquired as to when the new tables and chairs were expected. Pat Cosentino reported Wednesday. Discussion involved the roof; Mr. Burke reported that he is still in discussions with Johns Mansville representative.

It was reported that the scheduling has been recently updated and as of right now the project is on schedule with no anticipated delays. The new Gymnasium, locker rooms, etc. are anticipated to be completed by December. The current budget is under by \$60,000.

**PAYMENT OF INVOICES:** William Slifkin made a motion to pay the following invoices:

| NAME             | DATE       | INVOICE# | AMOUNT      |
|------------------|------------|----------|-------------|
| FRIAR ASSOCIATES | 08/31/2007 | 28       | \$18,306.00 |
| TEST-CON         | 08/16/2007 | 4491     | \$6,585.00  |

Motion seconded by Robert Tripi. Vote, all in favor, motion unanimously approved.

**PUBLIC COMMENT:** Principal Pat Cosentino reported a smooth opening day for the new school year. There was an open house last Wednesday. The parents seem happy. The areas of construction are well sealed off; the acoustics in the cafeteria are amazing. A student flow issue will be looked into. Kids are behaving themselves; they love the new bathrooms with an emphasis on the new sinks. Overall Ms. Cosentino reported a wonderful opening. A planned meeting with construction manager JoAnn Michaels is expected to start to discuss the next phase of the project. Chairman Roche expressed his gratitude to Ms. Cosentino for her patience and hard work.

Chairman Roche reported that Mike Sorano from Friar Associates has sent an email requesting the board approve a motion to release the remaining monies for furniture. It was decided that a more detailed accounting of the monies be presented by Mr. Sorano at the next meeting.

Chairman Roche asked to address the Board in regards to his previous announcement of resignation. He stated that it was his previous intention to resign, but with the blessing of the committee he would like to remain on as Chairman. It was stated that there was great offense taken by the questioning of safety on site. Chairman Roche reported that OSHA was called. Planning and Zoning and Inland Wetlands received reports of violations. OSHA, Planning and Zoning and Inland Wetlands reported no substantiated findings.

Chairman Roche stated he will keep a close eye on the recent situations.

William Slifkin commented that the town should be proud to get the project going, recent comments by the Board of Education chairman got him very upset. This project is about the kids in Bethel and politics has no place in it. Alarming the kids and the parents unnecessarily is not positive for the project. The reality is this is the same plan that we have had all along. Chairman Roche stated that as a Committee they will remain diligent and vigilant.

Chairman Roche brought attention to the fact that he had recently filmed a show on Comcast to be broadcast this Friday evening regarding the safety complaints and the complaints to the town offices.

First Selectman Robert Burke made a point of information that if anyone is found to be on site without prior authorization from the construction manager, they will be arrested on sight. Signs are posted. Mr. Burke thanked Chairman Roche for remaining on as Chairman.

Judy Novachek made a reference to the fact that New Milford High School has numbered all parking spaces. This might be something to think about later on.

Robert Tripi asked at what point we will know the accounting in the contingencies. Chairman Roche reported that a more detailed accounting will be forth coming at a future meeting.

Motion to adjourn made by William Slifkin, seconded by David Norvig. Vote, all in favor, motion unanimously approved

Meeting adjourned 8:00 PM

Respectfully submitted,

Lisa Bergh  
Recording Secretary



*Construction Managers • General Contractors • Design Builders*

Gerald Roche, Chairman  
High School Building Committee  
Town of Bethel  
1 School Street  
Bethel, CT 06801

September 11, 2007

Dear Mr. Roche:

The following is an update of our progress on the Bethel High School project since our last meeting.

**1.- Hazardous Material Abatement:**

The abatement contractor left the site on August 13, 2007. All corridors where their was abatement were reviewed with the Fire Marshall and all necessary fire caulking, smoke walls, temporary lights, exit signs, fire alarms, etc. were furnished and installed.

There are a few doorways that need to be completed and some areas where contractors need to cut through for their penetrations. This work is scheduled for the Columbus Day holiday.

Morganti will be meeting with Ray from Eagle to review the scope and will then review the scope of work with Pat Cosentino.

**2.- Schedule and Phasing:**

Phases 3 and 4 the lower level classrooms, cafeteria, kitchen and serving area were complete for the opening of school. The new addition, locker rooms, art rooms, science labs and classrooms and media center are scheduled to be completed the end of December.

**4.- Job Progress:**

Lower Level – Areas 3 and 4:

These areas are complete with the exception of a few punchlist items. All punchlist work in this area should be complete by the end of September. The cafeteria and kitchen are in operation and the elevator has been inspected and is in operation.

Area 1 – New Addition:

Steel is erected, underground plumbing and electric conduits are being installed. Mason is proceeding with cmu walls, radon piping is being installed. Roof material is on site and work will start by the end of the week.

**THE MORGANTI GROUP, INC.** 300A Whittlesey Drive, Bethel, CT 06801  
Ph: (203) 778-2900 Fax: (203) 778-2903

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Area 2: Science labs and classrooms – Steel erected and approved and deck is installed. Rough-in to start by the end of the week.

Area 6 and 6A: Art Rooms: Drywall stud framing has started. Media Center: Demo being completed and clean-up of demo to be finished by the end of the week.

Area 5: Locker Rooms: New CMU walls almost complete. Rough plumbing for toilets is in progress. Pad poured in mechanical room and equipment being set. Duct work is ongoing and sprinkler contractor installing sprinkler lines.

Site Work: Concrete sidewalk work in the front of the building to continue next week weather permitting. New site lighting to be installed as soon as possible.

Morganti has addressed the site safety concerns with the site contractor and will continue to do their diligence in making sure that the construction site is safe as well as all areas around the school. Erosion control is in place and will be monitored on a daily basis and before and after any rain these areas will be checked again. Additional signage will be installed warning that this is a construction site and there is no trespassing allowed.

An emergency egress has been installed outside of the back of building. This will allow students to exit the building and be directed to the tennis courts. The fencing is in place and has been reviewed with the Fire Marshall and Building Inspector.

**5.- Requisitions:**

August requisitions will be presented at the next meeting.

**6.-Testing and Inspections:**

Test-Con is on site performing testing and inspections as required.

**7.- Gas Company:**

Yankee Gas has completed their work.

**8. – CL&P:**

CL&P has installed and energized the new electric service and the entire school is running off of the new service.

**9.- Proposal Requests and Extra Work:**

Numerous Proposal Requests have been issued by Friar Associates. Morganti has been sending these to the Contractors for review and pricing.

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10.- Budget:

See attached.

Sincerely

Jo Ann Michaels  
Project Manager

**THE MORGANTI GROUP, INC.** 300A Whittlesey Drive, Bethel, CT 06801

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**THE MORGANTI GROUP, INC.**

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Updated: September 11, 2007

100 MILL PLAIN RD., DANBURY, CT 06811

**PROJECTED COST SUMMARY**

PROJECT: **BETHEL HIGH SCHOOL**

TOWN OF BETHEL, BETHEL CONNECTICUT

ARCH: FRIAR ASSOCIATES

TYPE: ADDITIONS AND RENOVATIONS

| BID PKG.  | DESCRIPTION                                    | BIDDER              | UNIT | UNIT \$   | TOTAL              |
|-----------|--|---------------------|------|-----------|--------------------|
|           |  |                     |      |           | <u>\$3,643,000</u> |
|           | Add Allowance Temp.Partitions/Swin             | 1 allw.             |      | 50,000.00 | \$50,000           |
|           | Add Floor Infills (Concrete)                   | 1 allw.             |      | 62,500.00 | \$62,500           |
|           | Add Final Cleaning not in Scope                | 1 allw.             |      | 50,000.00 | \$50,000           |
|           | Hold Bid Until 12-20-2006 (per Laros           | 0                   |      | no change | \$0                |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |           |                    |
|           | 100 Hours Carpenter                            | 1 Carpenter         |      | 6,060.00  | aprox. incl.in bid |
|           | 100 Hours Laborer                              | 1 Laborer           |      | 5,112.00  | aprox. incl.in bid |
|           | Misc. Hardware                                 | 1 Hardware          |      | 3,000.00  | incl.in bid        |
|           | Temporary Toilets                              | 1 Toilets           |      | 5,000.00  | incl.in bid        |
|           |  |                     |      |           | <u>\$356,000</u>   |
|           | Hold Bid Until 12-20-2006 (per Silkto          | 0                   |      | no change | \$0                |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |           |                    |
|           | Extend for elevator shaft                      | 1 Roof/Wall         |      | 5,000.00  | incl.in bid        |
|           |  |                     |      | reviewed  | \$189,000          |
|           | Hold Bid Until 12-20-2006 (per Excel)          | 0                   |      | no change | \$0                |
|           | Add for bid error                              | 1 ls                |      |           | \$86,800           |
|           |  |                     |      |           | <u>\$873,885</u>   |
|           | Hold Bid Until 12-20-06 (per Cherry            | 1 ls                |      |           | \$87,389           |
|           |  |                     |      |           | <u>\$965,000</u>   |
| area "D"  | Add Repair Exist. Dryw./Ceilings               | 1 allw.             |      |           | \$75,000           |
|           | Add Div 09771 not in Scope                     | 1 allw.             |      |           | \$10,000           |
|           | Hold Bid Until 12-20-2006 (per Acous           | 0                   |      | no change | \$0                |
| potential | Drywall Repair/Rest. Due to extra Ha           | 2600 s.f. allowance |      | 10.00     | \$26,000           |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |           |                    |
|           | 100 Hours Carpenter                            | 1 Carpenter         |      | 5,721.00  | aprox. incl.in bid |
|           |  |                     |      |           | <u>\$764,222</u>   |
|           | Add Infill Gym Floor w/Lev.Compou              | 1 allw.             |      |           | \$15,000           |
|           | Hold Bid Until 12-20-2006 (per Spect           | 1 ls                |      |           | \$65,000           |
| potential | Add VCT Flooring Due to extra Hazn             | 6600 s.f. allowance |      | 4.00      | \$26,400           |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |           |                    |
|           | Remediate Moisture Content                     | 1 Flooring          |      | 5,000.00  | incl.in bid        |
|           | Major Floor Patching 2000 s.f.                 | 1 Patching          |      | 3,000.00  | incl.in bid        |
|           |  |                     |      |           | <u>\$175,000</u>   |
|           | Hold Bid Until 12-20-2006 (per Atlantic)       | 0                   |      | no change | \$0                |

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TOWN OF BETHEL, BETHEL CONNECTICUT

ARCH: FRIAR ASSOCIATES

TYPE: ADDITIONS AND RENOVATIONS

| BID PKG.  | DESCRIPTION                                    | BIDDER              | UNIT | UNIT \$              | TOTAL              |
|-----------|--|---------------------|------|----------------------|--------------------|
|           |  |                     |      |                      | <u>\$285,000</u>   |
|           | Hold Bid Until 12-20-2006 (per R&M             | 0                   |      | no change            | \$0                |
| potential | Paint Drywall Due to extra Hazm.               | 2600 s.f. allowance |      | 0.75                 | \$1,950            |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |                      |                    |
|           | 100 Hours Painter                              | 1 Painter           |      | 4,518.00             | aprox. incl.in bid |
|           |  |                     |      |                      | <u>\$338,500</u>   |
|           | Hold Bid Until 12-20-06 (per Wareho            | 1 ls                |      |                      | \$5,570            |
|           | Delete Deep Fryer                              |                     |      |                      | (\$9,000)          |
|           |  |                     |      |                      | <u>\$169,500</u>   |
|           | Hold Bid Until 12-20-2006 (per Kone)           | 0                   |      | no change            | \$0                |
|           |  |                     |      |                      | <u>\$646,000</u>   |
|           | Add Allowance Auditorium.Clg. Acce             | 1 allw.             |      |                      | \$125,000          |
|           | Hold Bid Until 12-20-2006 (per Allsta          | 1 ls                |      |                      | \$48,000           |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |                      |                    |
|           | Misc. Fire Protection                          | 1 FP                |      | 5,000.00             | incl.in bid        |
|           | Seismic At & 76 Wing                           | 1 allw.             |      | 5,000.00             | incl.in bid        |
|           |  |                     |      |                      | <u>\$1,476,000</u> |
|           | Add Allow. For SOG Details                     | 1 allw.             |      |                      | \$10,000           |
|           | Hold Bid Until 12-20-2006 (per SRI F           | 0                   |      | no change            | \$0                |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |                      |                    |
|           | 120 Manhours (level not specd.used l           | 1 Manhours          |      | 8,900.40             | aprox. incl.in bid |
|           |  |                     |      |                      | <u>\$3,315,000</u> |
|           | Re-Insul.Exist (duct/pipe) Rmvd.Haz-           | 1 allw.             |      |                      | \$40,000           |
|           | Temp. Heating Above Allowance in S             | 1 allw.             |      |                      | \$50,000           |
|           | Hold Bid Until 12-20-06 (per FG @ Daly)        | 1 ls                |      |                      | \$32,000           |
|           | <u>Bid Allowances: Per Specs.&amp; Addenda</u> |                     |      |                      | \$0                |
|           | 200 Manhours (level not specd.used l           | 1 Manhours          |      | 13,422.00            | aprox. incl.in bid |
|           | Firestopping Existing                          | 1 Firestop          |      | 10,000.00            | incl.in bid        |
|           | Cad files                                      | 1 Cad Files         |      | 4,000.00             | incl.in bid        |
|           |  |                     |      |                      | <u>\$3,298,600</u> |
|           | <u>Value Engineering Items Approved</u>        |                     |      | <u>(\$57,515.00)</u> | <u>(\$57,515)</u>  |
|           | Hold Bid Until 12-20-2006 (per C&H             | 1 ls                |      |                      | \$65,000           |
|           | Add Allow. Exist. System Certif./Main          | 1 LS                |      |                      | \$14,465           |
|           | Add Allow. MEP Relocations Other T             | 1 allw.             |      |                      | \$50,000           |

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TOWN OF BETHEL, BETHEL CONNECTICUT

ARCH: FRIAR ASSOCIATES

TYPE: ADDITIONS AND RENOVATIONS

| BID PKG. | DESCRIPTION  | BIDDER           | UNIT                              | UNIT \$                  | TOTAL               |
|----------|--|------------------|-----------------------------------|--------------------------|---------------------|
|          | <u>Bid Allowances: Per Specs.&amp; Addenda</u>                                   |                  |                                   |                          | \$0                 |
|          | 200 Manhours (level not specd.used l   | 1                | Manhours                          | 19,042.00                | aprox. incl.in bid  |
|          | Misc. Materials  | 1                | Materials                         | 2,000.00                 | incl.in bid         |
|          | SNET & CL&P  | 1                | Utility                           | 0.00                     | in site package     |
|          | Power for Temp. Heating  | 1                | Temporary                         | 2,000.00                 | incl.in bid         |
| NEW:     | Power Consumption Allowance  | 24               | months                            | 2,000.00                 | \$48,000            |
| ALT.     | ADD ALT.#4 PER MBC.MTG. OF 8-31-06   |                  | (Included alts. w/HI Stone & C&H) |                          | \$37,200            |
|          |  |                  |                                   |                          | \$0                 |
|          |  |                  |                                   | <b>sub-total-constan</b> | <b>\$23,922,721</b> |
|          | <b>MGI-AS-CMa REIMBURSABLES</b>  |                  |                                   |                          | <b>\$1,236,400</b>  |
|          |  |                  |                                   | <b>sub-total</b>         | <b>\$25,159,121</b> |
|          | CMa CONSTRUCTION PHASE FEI   | 2.00%            |                                   |                          | \$503,182           |
|          |  |                  |                                   | <b>sub-total</b>         | <b>\$25,662,304</b> |
|          | CMa P&P BOND   | 0.00%            | N/A AS ADVISOR                    |                          | \$0                 |
|          | CMa GENERAL LIABILITY INSUR.   |                  |                                   |                          | \$32,662            |
|          |  |                  |                                   | <b>sub-total</b>         | <b>\$25,694,966</b> |
|          | PROJECT CONTINGENCY  | 5.00%            |                                   |                          | \$1,196,136         |
|          | OWNERS CONTINGENCY   | 2.50%            |                                   |                          | \$75,142            |
|          | Change Order # 1   |                  |                                   |                          | \$54,698            |
|          | Change Order # 2   |                  |                                   |                          | \$84,501            |
|          | Change Order # 3-Ceiling Tile Lower Level Classroom - In Allowance               |                  |                                   |                          | \$0                 |
|          | Change Order # 4 - Electrical Value Engineering - See Electrical                 |                  |                                   |                          | \$0                 |
|          | Change Order # 5: Athletic Trainers Room, Extend Gas Piping, Balance ug utilitie |                  |                                   |                          | \$115,727           |
|          | Reserve for ceilings 1st and 2nd floor   |                  |                                   |                          | \$150,000           |
|          | Reserve for AT&T   |                  |                                   |                          | \$18,000            |
|          | Reserve for additional asbestos  |                  |                                   |                          | \$100,000           |
|          | PREMIUM TIME CONTINGENCY   | 0.25%            |                                   |                          | \$59,807            |
|          | PRE-CONSTRUCTION EXPENSES  |                  |                                   |                          | \$80,000            |
|          |  |                  |                                   | <b>sub-total</b>         | <b>\$27,628,977</b> |
|          | <b>OWNERS SOFT COSTS</b>   |                  |                                   |                          |                     |
|          | LAND ACQUISITION   |                  |                                   |                          | n/a                 |
|          | A/E SERVICES-FEES  | Confirmed by A/E |                                   |                          | \$1,927,840         |
|          | MISC. ADMINISTRATIVE COSTS   |                  |                                   |                          | n/a                 |
|          | SURVEYS, BORINGS, GEO-TECH   | Confirmed by A/E |                                   |                          | \$7,400             |

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TOWN OF BETHEL, BETHEL CONNECTICUT

ARCH: **FRIAR ASSOCIATES**

TYPE: **ADDITIONS AND RENOVATIONS**

| BID PKG. | DESCRIPTION                  | BIDDER   | UNIT | UNIT \$ | TOTAL            |
|----------|------------------------------|--|------|---------|------------------|
|          | TRAFFIC STUDY                | Confirmed by A/E                                     |      |         | incl. w/a/e fees |
|          | TESTING AND INSPECTION       | Per Bids Received on 2-13-2007 Test-Con Inc.         |      |         | \$93,170         |
|          | SPECIAL INSPECTIONS          |  |      |         | w/testing        |
|          | PRINTING,MAILING,ADVERTISING | (By Merritt +- \$19k)                                |      |         | \$20,000         |
|          | HAZ-MAT CONSULTANT           | Confirmed w/Eagle Environmental                      |      |         | w/haz-mat allw.  |
|          | LEGAL                        | Adjusted per Town of Bethel Comptroller              |      |         | \$100,000        |
|          | FF&E                         | Town to work within Budget per A/E                   |      |         | \$401,528        |
|          | SECURITY SYSTEM              | Town to work within Budget per A/E                   |      |         | \$60,000         |
|          | TECHNOLOGY INFRAS./TELE.     | Town to work within Budget per A/E                   |      |         | \$190,262        |
|          | BUILDERS RISK INSURANCE      | (quote is \$ 20,652.00 1st /year 2nd/depends on bala |      |         | \$27,629         |
|          | MOVING, STORAGE              | Adjusted by MGI was \$ 50k                           |      |         | \$125,000        |
|          | BONDING EXPENSES             | Adjusted per Town of Bethel Comptroller +-(4.25%     |      |         | \$1,299,727      |
| paid     | STATE PERMIT FEE             | (Town paid \$ 3,838.72)                              |      |         | \$3,839          |

**sub-total \$31,885,372**

**ADD HAZ-MAT PHASE I (Balance to complete phase I haz-mat) \$113,000**

**ADD HAZ-MAT PHASE I (Paid to date per Town of Bethel out of \$ 378,000 c \$265,000**

**SEBCO-SOUND MITIGATION DUE TO HAZ-MAT PHASE I WORK \$3,644**

**GAS SERVICE (YANKEE GAS) \$10,000**

**total project \$32,277,016**

**APPROVED TOWN OF BETHEL REFERENDUM AMOUNT ORIGINAL \$25,315,262**

**APPROVED TOWN OF BETHEL REFERENDUM AMOUNT 12/2006 \$7,022,000**

**Total Project \$32,337,262**

**delta \$60,246**