

Minutes of Meeting

Building Needs Committee

July 17, 2017

The Building Needs Committee conducted a regularly scheduled meeting on Monday, July 17, 2017 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:15 p.m.

Presiding: Chairman Len Petrucci

Committee Members Present: Council members J. Vincent Chase, Alan Llewelyn, and Beth Daponte; Electorate members Daniel Senft and John Dempsey; Board of Education member Len Petrucci

Others in Attendance: Antinozzi Associates Partner George Perham, Buildings Superintendent Dan Wakeling, Dog Park Subcommittee members Paula Lockshire and Bob Jaekle, Bd of Education COO Clarence Zachery, CREC representative Rich Snedeker, Town Engineer John Casey

Document distributed during meeting:

- Building Maintenance Open work Orders through 7/17/17

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of June 19, 2017.

UPON A MOTION MADE BY MR. CHASE AND SECONDED BY MR. DEMPSEY, THE FOREGOING MINUTES WERE UNANIMOUSLY APPROVED.

III. UNFINISHED BUSINESS

- A. General Building Repairs — The above-cited document was reviewed. Questions were posed to Mr. Wakeling.
- B. Board of Education Capital Projects — Mr. Zachery reported that an incident took place with Bunnell roof repair. A storm blew away the tarp that covers the repairing work.

Waiver of Rules of Order — MR. DEMPSEY MOTIONED, SECONDED BY MR. SENFT TO WAIVE THE RULES TO ADD AN ITEM TO THE AGENDA: Asbestos in Wooster School Library (217A). THE MOTION PASSED UNANIMOUSLY.

Asbestos in Wooster School Library (217A) — Mr. Zachery reported that Asbestos was discovered in Wooster School Library. The quotes were received and a 10-day notification is necessary to the State of CT.

A MOTION WAS MADE BY MR. CHASE, SECONDED BY MR. SENFT TO APPROVE \$22,236.97 FOR THE ABATEMENT PROJECT AND REFER TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED WITH 5 IN FAVOR AND 1 (MS. DAPONTE) ABSTENTION.

1. Stratford High School renovations subcommittee report. — Mr. Llewelyn reported on the meeting that took place just prior to this meeting. A property line dispute took place,

there are no schedule concerns. An issue exists with a tree that is in the path of fence placement.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. DEMPSEY TO REMOVE THE TREE. THE MOTION PASSED UNANIMOUSLY.

Soil Removal — Topsoil on the west parcel has low level hydrocarbons, some lead and pesticide contamination, exceeding residential standards, which means that it is removed from the site, and it needs to go to a landfill. Removal of all the topsoil was always planned, but taking it to a landfill results in a \$314K Change Order. GeoDesign, our Geotechnical engineer, is proposing retention of some of this topsoil on site under paved areas, parking islands and potentially the west side of the Building.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MS. DAPONTE TO APPROVE A CHANGE ORDER FOR THE ABOVE DESCRIBED SOIL REMOVAL PLAN FOR AN AMOUNT NOT TO EXCEED \$25,000.00 AND SEND TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

2. ~~Center School~~ — *Tabled.*

A MOTION WAS MADE BY MS. DAPONTE, SECONDED BY MR. SENFT TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED UNANIMOUSLY. A MOTION WAS MADE BY MR. CHASE, SECONDED BY MS. DAPONTE TO STRIKE THE FOREGOING ITEM FROM THE AGENDA. THE MOTION PASSED UNANIMOUSLY.

3. Bunnell Field House — Mr. Senft reported. There were a few issues with the new addition that have been resolved. The work is on schedule.

4. School Roof priority list — *Tabled.*

A MOTION WAS MADE BY MS. DAPONTE, SECONDED BY MR. SENFT TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED UNANIMOUSLY. Mr. Wakeling reported that the roof projects are on schedule.

5. Solar Panels for Franklin and Bunnell Schools. — *Tabled.*

A MOTION WAS MADE BY MS. DAPONTE, SECONDED BY MR. CHASE TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED UNANIMOUSLY. Mr. Zachery reported that the panels/roofs are in the final phase. The project is status quo.

IV. OLD BUSINESS

- A. Open Work Orders — “White House” on Shakespeare grounds — it was reported that work which was previously authorized has not been performed. The item will be forwarded to Public Works committee.
- B. Boothe Park Buildings — Mr. Chase reported that electrical work is being done in the Visitors’ Center.

C. Subcommittee for Shakespeare Theater — *Tabled.*

A MOTION WAS MADE BY MS. DAPONTE, SECONDED BY MR. LLEWELYN TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED UNANIMOUSLY. Mr. Llewelyn said that the purpose of the subcommittee has been accomplished. Mr. Petruccelli will contact Town Attorney for process of dissolution of the subcommittee. Ms. Daponte reported that Marvel Architects presented a unique way to present the Theater. The non-profit efforts have identified a potential investor.

D. ~~Bunnell Field and Wooster Field~~. *Tabled.*

A MOTION WAS MADE BY MS. DAPONTE, SECONDED BY MR. CHASE TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED UNANIMOUSLY. A MOTION WAS MADE BY MR. CHASE, SECONDED BY MR. DEMPSEY TO STRIKE THE FOREGOING ITEM FROM THE AGENDA. THE MOTION PASSED UNANIMOUSLY.

V. NEW BUSINESS

A. Dog Park — Mr. Jaekle reported. Bids were received for demolition of the Ranger station at Roosevelt Forest.

- Ludlow Associates —\$21,840.00
- Mastroni Excavating — \$31,800.00
- Abatement Demolition , LLC — \$43,342.00
- Standard Demolition Services — \$ 58,345.00
- G Pic & Sons Construction — \$65,000.00

MS. DAPONTE MOTIONS, SECONDED BY MR. CHASE TO RECOMMEND LUDLOW ASSOCIATES. THE MOTION AND THE SECOND WERE WITHDRAWN.

After discussion re: receipt of review by the architect: A MOTION WAS MADE BY MR. CHASE, SECONDED BY MS. DAPONTE TO REFER THE LOW BID OF \$21,840.00 TO COUNCIL WITHOUT RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

B. Nichols School turn-around project – approval of contract.

A MOTION WAS MADE BY MR. CHASE, SECONDED BY MS. DAPONTE TO PLACE THE FOREGOING ITEM ON THE TABLE. THE MOTION PASSED WITH 5 IN FAVOR AND 1, MR. LLEWELYN, OPPOSED.

VI. ADJOURNMENT: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. Petruccelli entertained a motion to adjourn. A MOTION WAS MADE BY MR. SENFT AND SECONDED BY MR. CHASE TO ADJOURN THE MEETING AT 7:55 P.M. THE MOTION PASSED UNANIMOUSLY.

Carol Cabral

Carol Cabral, Secretary