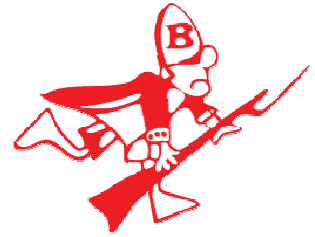


BERLIN HIGH SCHOOL ADVISORY COMMITTEE MEETING MINUTES



PROJECT: Berlin High School Renovation

Meeting # 5

MEETING DATE: March 27, 2013

TIME: 5:30 PM

LOCATION:

BOE Conference Rm.

ATTENDEES:	PRESENT	NAME	COMPANY	CONTACT NUMBER
	Y	Art Powers	Citizen (Member)	(860) 828-9268
	Y	Krista Hilbie	Citizen (Member)	(860) 829-0390
	Y	Maggie Morelli	Town Council (Member)	(860) 828-6658
	Y	David Evans	Town Council (Member)	(860) 416-2773
	Y	John Richards	BOE (Member)	(860) 828-2939
	Y	Jeff Cugno	BOE (Member)	
	Y	Art Simonian	Public Works Director	(860) 828-7014
	Y	Denise McNair	Town Manager	(860) 828-7002
	N	David Stein	Silver Petrucelli + Assoc.	(203) 230-9007 x201
	N	Carolina Cudemus	Gilbane	(860) 918-3784
	Y	Tom Smith	Gilbane	(860) 249-1089
	N	Chris Shugrue	FIP Construction	(203) 271-0356
	N	Dean Petrucelli	Silver Petrucelli + Assoc.	(203) 230-9007
	Y	Brian Saluk	Public Works	(860) 828-7011

PURPOSE: To review progress to date and the path ahead for the project.

ITEM # DESCRIPTION ACTION/DATE

General:

- 5.1 Copies of minutes from Meeting No. 4 were distributed. None
- 5.2 An update on the status of Phase 1 was provided. Information was shared on the work being done on the footings (92% complete), and other concrete work, underground utilities and drainage, and electrical preparations for the arrival of the pre-engineered building. Mr. Smith shared the status of the agreement being made with CL&P regarding 6' clearance for the transformer located near the connection of the pre-eng building to the main building; this is a temporary situation, as the transformer will be relocated later in the project. In response to Mr. Richards question as to the status of the pre-eng building's roof color, Mr. Smith reported that this high performance building item had been resolved with Planning and Zoning, retaining the proposed bright white coloring. None
- 5.3 Phase 2 update: The project still needs BSF/state approval (see update to item 3.3 below). Mr. Richards noted that the plans continue to be modified based on comments received from the IDC, commissioning agent, and FIP's comments regarding construction planning questions. None

B. Committee Questions:

- 3.2 The committee asked about the status of the State approval of the Phase 2 documents. Silver Petrucelli is working on the comments from the January 8th-10th meeting and are planning to return for a follow up meeting in the next two weeks. Pends
2/28/2013 – Chris Laux is forwarding comments as he does his review and Silver Petrucelli is incorporating responses into the documents based on is comments.
3/27/2013 – The plans have been returned to the BSF/State during a meeting of 3/26/13; the plans have been approved based on the code review conducted. However, there are 5 Fire

BERLIN HIGH SCHOOL RENOVATION PROJECT
ADVISORY COMMITTEE MEETING MINUTES

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>ACTION/DATE</u>
	Modifications, to be signed off by the State Fire Marshall, that the BSF/State needs to receive before the project can be accepted and released to us to be bid.	
5.4	Mr. Powers commented on the over 300 items identified by Mr. Laux, asking if this was uncommon; he stated that he thought it was a ridiculously large number. 3/28/2013 - Mr. Smith said that it was high, but there have been interruptions to the normal flow of architectural design timelines and we did not want to lose the original PCT appointment in early January.	
5.5	Mr. Cugno asked if breaking the phase out into segments had been considered; ex. Abatement. 3/28/2013 – Mr. Smith responded that this had been asked in the discussion with BSF/State. The decision seemed to be that the abatement and demolition still commit the town to the renovation of the main building. Thus, segments would not be appropriate.	
5.6	Mr. Evans asked if there were any alternatives being considered. 3/28/2013 – Mr. Smith said yes; one was flooring (tile vs. vinyl). A larger alternative regarding the size and alignment of the auditorium had been proposed, but had been discarded. It would have needed consideration of the Ed Specs and would essentially involve two complete designs.	
5.6	Ms. Hilbie asked about the logistics, especially what will occur to materials and supplies, as the school project proceeds. 3/28/2013 – Mr. Smith said the phasing discussions have begun with the BHS administration. Mr. Richards said that specific questions by groups, like the athletic boosters, should be asked through the normal chain of command, to the athletic director or the principal.	

C. New Business:

3.7	The group spoke about the cost projections that were offered at the January 3 rd meeting and the concerns about whether the costs could be brought back within budget. It is obvious that there is a budget problem that needs to be addressed and the main question at this point is how big the problem is. That will be determined when bids are received. 2/28/2013 – Gilbane handed out the latest detailed Total Project Cost Estimate and the balance of the meeting was spent going over the key areas where the costs have increased. The three largest cost increases were in the construction trade costs, the FF&E and technology, and restoration of the contingency. 3/27/2013 – The group discussed the potential impact of the bid process on the project's costs. It was noted that the costs, as received from the bids and ultimately FIP's guaranteed maximum price (GMP) for Phase 2 is information that will be provided to the PBC; they will report back to the Town Council, as the information is processed, as they are the funding authority. It was noted that the State legislators have been informed of the situation, which is not unique to Berlin (Meriden \$50M; Maloney HS \$11M)	Pends
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D. Meeting Schedule:

The next Advisory Committee Meeting is scheduled for Thursday, April 25, 2013 at 5:30 PM in the BOE Meeting Room.
If these minutes do not accurately reflect discussions at this meeting, please contact the writer immediately.

Prepared by:



Date: April 28, 2013

TES;jmr

cc: Attendees, J. Ouellette (Chairman PBC)