Present: Richard Pelletier, Ted Raczkowski, John Phillips, Kristy Byrd, Sheila Daniels, Chris Drake, and Steve Zarger

Absent: Gene Nocera, Philip Pessina, John Giuliano, Mary Bartolotta

Also Present: Daniel Hetzler, Ken Biega and Mark Jepko, O & G, Randall Luther, TSKP, Peter Staye, Facilities Director, and 3 members of the public

Meeting Called to Order
The Vice Chair called the meeting to order at 6:08 p.m.

Public Comment
Vice Chair opens public comment at 6:08 p.m.

Member of the public has statement on air pollution. He sent a letter to the building committee and hopes the committee saw it. Dan Hetzler stated it was sent July 29. The resident reads his statement. His concern is about the potential air pollution on the construction site and particularly diesel emissions from the trucks and construction issue and he was sensitized to this during the renovation of Pat Kidney field and there was a construction trailer that ran on a diesel generator 24/7. He will discuss things that can be done so that diesel emissions don't pose harm to students and residents. Diesel soot is from incomplete combustion from nitrogen oxide and they contain heavy metals and high fine particles. Fine particles are the single most air pollution responsible for premature deaths. They get in lung cells and it leads to scarring and reduced lung function. Diesel is filthy and is bad for you and the question is the amount of soot is something to worry about. You have to think about regulations and standards. Decade ago, EPA said diesel engines had to have effective emission controls and now it is for off road vehicles like diggers, bulldozers and because of that the air is a lot cleaner but those living near construction sites and roads there are still older vehicles on the road. He asks what we can do to address the potential problem. First I would limit the use of diesel generators and not have them running 24/7. I think the contractors are already limiting that. Dan Hetzler states the field office doesn't do that. The resident states second, strictly enforce CT anti-idling laws. Bus drivers know what to do, but most construction workers may not know this. Three, monitor air quality at the school continuously; it is not difficult to set up and is his most important suggestion. It was done during Aiden’s landing in Hartford. He had a device recommended to him from the DEEP. It can be mounted on wall or pole and cost less than $2,000 and it would be the Building Committee’s responsibility.

Noted for the Record
Stephen Zarger takes his seat in the meeting at 6:22 p.m.
The resident continues, fourth, in his letter he proposed retrofitting older diesel vehicles; based on conversations with people from DEEP, he was told it was a separate contract paragraph for the contract for the Q bridge. He asks the building contractor to select the cleaner vehicles in his fleet for this project especially if air monitoring indicates a problem. He discusses the particulates and the standards. It would be helpful to have an accounting by tier of vehicles on site. Five, he would ask that the environmental issues be a regular item on the agenda for whatever is agreed upon here. The steps would be effective and would be good for not posing an undue burden on any party. He thanks the building committee and contractor.

Vice Chair Drake asks if he should respond now or later on the agenda. Mr. Hetzler defers to the chair. Mr. Drake states lets do this in order. Mr. Biega states O & G has some ideas.

Brian Kronenberger thanks Marie for the minutes produced and he realizes she has been gone over the summer and has thought the quality of the minutes was not good, but they are better now. A clarification to his comments on construction costs. The First Phase bid was $3.4 million and it now is at $3.7 million. O & G did present a GMP budget where they swept $1 million out of owner contingency and swept some into Phase I and Phase IA and that $1 million, some is in Phase I and the other is yet to happen sometime in 2021. The Committee had a $4 million contingency and now it is $3 million and there is a $2.75 million contingency under O & G that they have the use of. 25% of the overall contingency was dedicated.

Vice Chair Drake asks if there are further comments; seeing none he closes public comment and moves to the next agenda item.

Minutes approval
John Phillips moves to approve the minutes of July 25, July 30 and August 22, 2019; his motion is seconded by Ted Raczka. There is no discussion. Vice Chair Drake calls for the vote and it is unanimous to approve with seven aye votes. The matters are declared approved.

Financial Motions

A. BVH

1. Motion to approve a transfer of $500 into line item 4471 33000 91603 to cover any expenses per the contract with BVH

Ken Biega states the invoices were tabled because he wanted to check to see what work was accomplished; he found that the invoices are good. Most of the billing is during the on-site commissioning agent work. Vice Chair Drake asks Marie Norwood, Staff about the transfer. She explains that it is just changing the line item for the expenses from the administration line item to the line item for BVH; that is the $500 already appears on their Purchase Order and the $500 will be transferred from the Administration line into the BVH line. The Finance Department thinks it is best to do that.
John Phillips moves to approve a transfer of $500 from the administration line item 4471-33000-52110 into the BVH line item 4471-33000-91603. Stephen Zarger seconds the motion. There is no discussion. The Vote is unanimous and the Vice Chair declares the matter approved.

2. Approving the Payment of the invoices for BVH totalling $15,750

John Phillips asks if it is okay to pay them. Ken Biega states all three are okay to pay. John Phillips moves to approve payment of three BVH Invoices totalling $15,750; Ted Raczkasa seconds the motion. The Vice Chair asks if there is discussion. Hearing none, the vote is called. It is unanimous to approve. The matter is declared approved.

B. Change Order Approval with costs

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</tr>
<tr>
<td>02</td>
<td>Removal of ACM boiler in the amount of $12,510</td>
</tr>
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<td>03</td>
<td>Existing MEP insulation; add administration mechanical piping and duct insulation in the amount of $2,927.</td>
</tr>
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<td>Unsuitable soil: replacement of unsuitable soil in the amount of $9,604.00</td>
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Vice Chair Drake states didn’t we do this. Staff you did at the last meeting, but there were no dollars attached to the motion; you need to approve the changes with the dollar amounts.

Vice Chair Drake was the boiler related to number 1 that you moved. Dan Hetzler states that was POC #2. He explains #1 was different. John Phillip asks to recap the soils problem. Dan Hetzler states on the south side and near the property line, the soil was stripped and it had vegetation organics and was too spongy to use for construction. John Phillips states this was a constructability problem. Mr. Jepko responds, yes, it was unsuitable for construction and is a better description.

John Phillips moves to approve the change orders and the costs of change orders:

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Stephen Zarger seconds the motion. The Vice Chair, hearing no discussion calls for the vote. It is unanimous to approve. The motion carries.

Motion: Approving the transfer of $194,393 from the fund balance to line item Phase I Construction 4471-33000-91601 to pay for change orders in Phase I for the new middle school.

Rich Pelletier moves to approve the transfer of $194,393 to line item 4471 33000 91601 to pay for change orders in Phase 1 Construction for the new middle school. Ted Raczka seconds.

John Phillips will this be associated to the contingency fund. Dan Hetzler responds it will be carried in the appropriate contingency, the owner's contingency. The vote is called and it is unanimous to approve. The motion is approved.

C. TRC Environmental's contract is $58,966; the committee approved $56,000.

1. Motion to approve a transfer of $2,966 into the administration line item 4471-33000-52110 to cover the cost of TRC Environmental's contract. (Contract approval July 30, 2019)

Vice Chair Drake asks that the TRC was for $56,000 and the contract is $58,966 does this affect contingency. Dan Hetzler states you are carrying a hefty cost and right now you are not in contingency. In his budget he has estimated $180,000 for this and if they don't go over this amount it won't affect contingency. You spent more on kids coming back, but there should not be a problem with their onsite work. Peter Staye states when they submitted the proposal it was for a certain number of days and hours and they went into weekend hours and other times of day and it impacted their bill.

John Phillips moves to approve a transfer of $2,966 into the admin line item to cover the cost of the TRC Environmental contract. Stephen Zarger seconds. No discussion. The vote is unanimous to approve. The motion carries.

2. TRC Environment Invoices totalling $26,224

John Phillips moves to approve the payment of TRC invoices totalling $26,224; Rich Pelletier seconds the motion. No discussion. The vote is unanimous to approve; the matter is approved.

E. Macchi Engineers: Approving the transfer of $8,500 into the administration line item to pay for the code review performed by Macchi Engineers (TSKP Reimbursable) (Approved hiring Aug 22, 2019).

Vice Chair Drake asks if this is the code work; Randall Luther, TSKP states this is the independent review of the building.
Stephen Zarger moves to approve the transfer of $8,500 into admin line item to pay for the code review performed by Macchi Engineers (TSKP Reimbursable). John Phillips seconds. No discussion. The vote is called and it is unanimous. The motion is approved.

F. Connecticut Code Consultants, Milton Gregory Grew AIA: Approving the transfer of $11,000 to the administration line item 4471-33000-52110 to pay for this expense (TSKP Reimbursable) (Approved hiring July 30, 2019).

Vice Chair asks what this is; staff responds this is to pay for the expense of the review of the plans with the City’s building codes. The City Staff did not have the manpower or hours to do it and the committee agreed to hire this company and reimburse TSKP.

John Phillips moves to approve the transfer of $11,000 for Ct. Code Consultants for TSKP Reimbursable to the administration line item to pay this expense. Rich Pelletier seconds. No discussion. John Phillips states he forgot to read Connecticut Code Consultants, Milton Gregory Grew AIA. There is no further discussion. Vice Chair Drake calls for the vote and it is unanimous. The motion is approved.

G. Budget Summary

Questions on budget; there are none. A discussion ensues on what is on the sheet and if they would like a better explanation, they could ask Elise McDermott to come in for one meeting to explain it better.

Discussion

Randall Luther TSKP, states the Board of Education on Tuesday approved going to the State following your approval last week and they went to the State yesterday and they have to go back tomorrow to continue the review. Wednesday was paperwork and the only thing of consequence they had, is all along the State has pushed back on the ed specs and some square footage exceeded the rules but they fought and the State agreed to keep them as presented. They will review drawings and we are hoping for a letter next week to let us go out to bid.

Stephen Zarger if they find small things are you given time to fix them. Randall Luther responds the State will ask for the details and then, once they are received, release it; we can turn things around quickly. Dan Hetzler responds there are minor items they pick on is a particular detail; for example, they wanted one diagram to show the detail modification of a roof drain. It was one of their better meetings with the State. Randall Luther states they know the drill.

O & G

Dan Hetzler attended that meeting at the State and our ineligible and state submission estimate that is broken down in a format that the State uses. It is done by structure and detail and it is the first time they accepted it on the first pass. John Phillips asks if we can get the list of ineligibles so we know. Dan Hetzler replies he will get that and Marie can distribute. Dan states between the DDE set and CE, they set the change of value of ineligibles
Air Pollution Monitoring discussion.
Ken Biega states a generator running 24/7, he can’t believe they allowed it to happen. The resident states the generator was by the track and when he was on the corner toward Newtown, he could still smell it. It sensitized him to this issue. Ken Biega states that will not happen. We put information in our documents which the site contractor looks at; we state they can’t idle for more than 3 minutes and we have to make sure we enforce it. Our superintendent will watch it and I wish the buses would do it especially in the winter. This is not a big site and the work onsite is not a big amount. He will only dig for a certain time and put in a footing, so he will not be constantly running. The issue with equipment running is a crane and doing the steel work and will run full time during the day. A concrete pump will run 3 hours not 10 hours. We enforce what we can and look at the safety of the kids and keep the fumes from getting into the building. The resident asks if newer vehicles will be used. Ken Biega comments we were doing Geothermal in Waterbury, you would have a piece of equipment drilling wells for a long time; so the guy shows up to the site with a piece of equipment that was 40 years old with too much smoke and they replaced it with a newer piece of equipment. A lot of equipment is newer and we tell them not to use something 50 years old and what we will deal with is someone who says my equipment is broken down and he brings in a replacement. It is our job to monitor. The resident states I know you have experience and the building committee should buy a monitor and he talked with someone at DEEP and you can get a monitor for air quality and if it exceeds EPA quality, we can discuss what to do. For $2,000 you can do that. They monitor air quality near the Cricket Valley Power Plant to see if it is affecting air quality in CT. They are using a network of these air monitoring devices and they are accurate. Ken Biega states we have not used them on any project. The Resident states that would be the responsibility of the committee to do that.

Sheila Daniels asks what we do if we want to do that. Ken Biega responds that we can ask TRC to talk with you and one of the members of the team can discuss with you and you can decide what to do. The Resident he can send you the DEEP person and the website on this equipment and you can use it on other projects and given where this is taking place it would be the right thing to do. I don’t want to breathe dirty air and monitoring air pollution, ozone and particulate pollution so it won’t exceed DEEP Standards should be done, but they are probably too lax. Chris Drake would that fall under TRC’s expertise level, air quality monitoring. Ken Biega states they probably have someone on staff to discuss this with you. Mr. Drake asks if they can come into the next meeting and reach out to DEEP and come up with a recommendation if any. Ms. Daniels asks can we do it by consensus and for all present it is a good idea. Mr. Drake states there won’t be any equipment on site until November. Dan Hetzler replies they will wrap up the site and do some grading. There is two to three weeks more. The resident states the person to speak to is Randall Smegin in the air monitoring group and he spoke to Patricia Kelly. Steve Zarger states it takes more than one monitor, it would take 5 or 6 and would cost $2,000 for each one, and the total would be more like $10,000 or $12,000, Dan Hetzler it is the cost to purchase, the cost to power them and the cost to replace if they burn out. Mr. Zarger there is calibration as well. Mr. Drake that is why we need someone to do the due diligence and you would assume the issue is not just the fine particulates, but how much more we are putting into the air. Dan Hetzler states we can help assist the monitoring and without DEEP Standards, there is no normal. The resident responds he is aware of base lines and the air in terms of particulate is pretty clean in CT; we are not exceeding EPA standards and if you do, you can bet it is the construction. We didn’t start the
process a year ago and you have to make assumptions and it could be a whole network, but something at the school should be placed and if it exceeds it at the school then something needs to be done. Mr. Drake since TRC was a contract approved by the city and if we think there is more and it would have to be a change order, then put it through general counsel if we do it. Mr. Drake asks TRC, would be change order if they add the cost. Staff responds yes.

Rich Pelletier states during the last meeting there was discussion of where to put top soil and storing it and he thought the land near CVH where the old Long River Village land belonged to the city; it turns out to be Housing Authority and he will look into getting permission for putting it there for two years. He will pursue that. Vice Chair Drake states DAS is an owner of a lot of property in Middletown and you could ask them on Friday if they can store it there.

Vice Chair Drake states we will have TRC come back at the next meeting and he thanks Richard for looking into storage for topsail at CVH. Vice Chair Drake asks if there is any further discussion; hearing none he asks for a motion to adjourn

Ted Raczka moves to adjourn; Rich Pelletier seconds. The vote is unanimous and Vice Chair Drake declares the meeting adjourned at 7:04 pm.

Submitted by:

Marie O Norwood
Staff to the Committee