

Approved Minutes  
TOWN OF GUILFORD  
Guilford High School Building Committee  
Minutes – December 9, 2015

**1. Call meeting to order** A regular meeting of the Guilford High School Building Committee was held on Wednesday, December 9, 2015 and called to order at 7:00 p.m. in Guilford High School with Chairman Scott Pinckney presiding.

Present: Mary Beeman, Guido Petra, Scott Orenstein  
Bill Mulligan, Barbara Casey, Todd Williams, Scott Pinckney

Also Present: Dan Hetzler, Fusco O&G  
Richard Szczypek, TSKP  
Dr. Paul Freeman  
Lawrence Rosati, Morganti  
Chip Dorwin, Cliff Gurnham

**2. Revisions to the agenda** Bills & communications was added after turf field discussion

**3. Executive Session:** Mr. Pinckney made a motion to go into executive session with Lawrence Rosati present, seconded by Mr. Mulligan. The committee moved into executive session at 7:05 p.m. A motion was made and seconded to move out of executive session. The regular meeting resumed at 7:45 p.m.

**4. Approval of 11/24/2015 Minutes:** Mr. Mulligan made a motion to approve the minutes of 11/24/2015, seconded by Mr. Pinckney. The motion carried 5-0-2 Casey, Beeman abstained

**5 Project Managers Report**

- a. **Hot List** Mr. Rosati stated he will be looking into the agreement with Eversource. He requested an increase to the Morganti amendment by \$49,331.57. Mr. Mulligan made a motion to approve second Morganti agreement Article 6 compensation in the amount of \$49,331.57, seconded by Mrs. Beeman. The motion carried unanimously.

**6. CM Report**

a. **RTU piping Insulation, Roof Remedial work update** - Mr. Hetzler stated that the piping is going well. All work is to be completed on or about December 23. Work from Silktown - Looking at next week Monday for a start date, but not committed to that yet. The work will take 6 to 8 days.

Dan expects the Warranty extension in writing for the gymnasium floor on Friday.

Use of GMP allowances. Mr. Hetzler stated there are three allowances that have significant funds available. He distributed the unused GMP allowance proposal and reviewed it with the committee. Mr. Mulligan asked about the CM contingency. Mr. Hetzler stated that going forward the undesignated funds would be returned to the GMP.

Mr. Pinckney stated they would review this and discuss it further.

Mrs. Beeman stated there will pictures today testing the bus loop.

Mr. Hetzler stated the bus loop will be open for use by the buses on Wednesday.

The pricing has come back for the exterior lighting. Lead time for the fixtures that face the east is 4 to 5 weeks. The other fixtures will be on site in the beginning of February. The committee would like to discuss his further.

A discussion followed concerning turning some of the lights off. Mrs. Beeman will notify the neighbors that they are working on the changes.

**7. Public Comment** Steve Mustakos, New England Road, thanked the committee for a fine job. He is concerned about the turf field. There are negative aspects of the crushed rubber. Talked about

getting the whole town involved to make a decision for their children. He further stated the local neighbors would rather not see it.

Paul Schmidt, Ed Green, Chip Dorwin, are present to speak to the turf field discussion. Mr. Schmidt stated the lighting on the field would have to go to Planning and Zoning and the town for permission before it is done. There is a lot of material out there being used for turf fields. The material that they have seen the last couple of months is considered very safe. The present field has been tested. The tests came back well below the standards. He lives on Schoolside and feels due diligence has been done. The Standing Fields committee is recommending that the committee approve it.

Mrs. Beeman asked about the safety factor for the players.

Mr. Schmidt stated that GMAX testing is done for impact every year on the field we do have. The field we currently have does not have shock pad. The new field will have one. Chemicals used to sanitize the field are not necessary. Sunlight sanitizes the field, other ways are not recommended.

Mrs. Casey asked about the rate of concussions.

Mr. Schmidt stated that he is not able to speak to that, he understands that concussions happen more by body to body impact. He doesn't have statistics.

Dr. Freeman stated that there is better reporting being done.

Mrs. Beeman stated that the training of coaches is being done more now.

Dr. Freeman stated that BOE approved the new coaching policy.

Mr. Orenstein asked why Mr. Schmidt feels a second turf field is worth installing.

Mr. Schmidt stated the maintenance costs are much lower. The pressure is taken off the natural fields, with the inclement weather the fields get abused and it takes a long time to get them back. They are forced into playing on the fields because of schedule of play. They have the ability with two turf fields to accommodate larger scale events. Early season jamborees can take place at the high school. The spring season could start a lot earlier. A turf field can be used much sooner.

Mr. Williams asked if there is electrical under the natural field.

Mr. Hetzler stated there is only a sleeve to get under asphalt.

Operationally how would the two field impact the town.

Mr. Schmidt does not know as far as budgeting how that effects the town. Materials have not increased. The budget has not increased for top soil, seed, etc.

Mr. Dorwin stated that with the turf field kids will stay on campus more. If they are at other schools, they don't have access to the athletic trainer.

**8. Turf Field Discussion** Margaret Molnar-Ryan could not be here but has health concerns about the field. CT DPH and the CT Dept of Education web sites may have other information. The state agencies are doing other tests. Concerns about the environment with regards to storm water run off from artificial fields has been looked at. It may be a concern since Guilford is on wells.

Mr. Schmidt stated they don't need to use fertilizer and pesticides on turf fields. The natural fields need all that. The tests that are being done show the run off is as good if not better and do not show any signs of contamination.

Mrs. Beeman asked where the run off goes.

Mr. Schmidt stated it goes to the detention pond at Maturo field.

Mr. Mulligan sent around the budget report concerning the turf field.

Dr. Freeman stated that from an administrative perspective they remain strongly in favor for the reasons that Mr. Schmidt raised. Maintenance and use by the students are taken into account. Moving the start time of school allows for more time on the field immediately following the day. Rubber mulch and crumb rubber are highly recommended materials. Pesticides concerns and fertilizer are concerns that they take into account. Bill Bloss cannot be here but feels that as long as it comes within the budget, the BOE looked at research and would like this to be considered.

Mr. Petra asked if the motion was formally done by the BOE.

Dr. Freeman stated at the April or May meeting after the Ed specs.

Mrs. Beeman made a motion to approve the installation of an artificial turf field not to exceed a net cost of \$950,000 including all fees, seconded by Mr. Pinckney. Mr. Mulligan stated the demo and abatement costs brings the total unspecified contingency to 2.8 mil. There are other educational needs that may come up at the end of the school year. He further stated the project can afford the field and stay within the budget that has been bonded. Mr. Pinckney stated there are other issues that have to be addressed, such as the lighting that was just discussed.

Mr. Hetzler does not feel the burn rate will continue at the current rate.

Mr. Mulligan asked Dr. Freeman if there were any other issues to be considered.

Dr. Freeman stated he feels the turf field is important to do. It is not something that can be done again. He would zero out his fund and put it towards this.

Mr. Mulligan further stated turf fields are not reimbursable.

Mr. Schmidt stated that the existing carpeting is budgeted to be replaced in three years.

Mrs. Beeman asked about the life cycle costs of a turf field

Mr. Schmidt stated that they last about 8 to 10 years.

The motion carried 6-0-1 Casey abstained.

### **9. Bills**

Mr. Mulligan presented the following bills for payment:

TSKP #46 \$88,351.50

TSKP #48 \$24,166.97

Mr. Pinckney made a motion to approve, seconded by Mrs. Beeman. The motion carried unanimously  
HP Communications \$96,284.77

Mrs. Beeman made a motion to approve, seconded by Mr. Pinckney. The work is not completed.  
The motion failed 0-7

Tight & Bond \$36,542.00

Mrs. Beeman made a motion to approve, seconded by Mrs. Casey. The motion carried unanimously  
Testcon \$16,619.25

Mrs. Beeman made a motion to approve, seconded by Mr. Petra. The motion carried unanimously  
WB Mason \$233.22

Mrs. Beeman made a motion to approve, Mr. Petra seconded the motion. The motion carried unanimously.

CES \$3,060

Mrs. Beeman made a motion to approve, seconded by Mr. Petra. The motion carried unanimously  
Milano & Wanat \$3,885.00 Consultation services

Mrs. Beeman made a motion to approve, seconded by Mr. Petra. The motion carried unanimously.  
Egonomic Group \$625.00

Mrs. Beeman made a motion to approve, seconded by Mr. Petra. The motion carried unanimously.

Mr. Petra presented the followed COR's for payment.

COR 54 \$19,470.00

COR 284 \$8,785.00

COR 308 R2 \$7,382.00

COR 314 Credit \$2,529.00-

COR 331 \$5,570.00

COR 332 \$3,512.00

COR 330 \$3,625.00

Mr. Mulligan made a motion to approve the COR's, seconded by Mrs. Beeman. The motion carried 6-0-1 Orenstein abstained

CDA 135 \$12,487.00

CDA 136 \$3,740.00

Mr. Mulligan made a motion to approve, seconded by Mr. Pinckney, the motion carried unanimously CDA 114 \$34,872.00 kitchen floor Dan stated a portion of the kitchen floor was too close to flat, the epoxy resin would dip. The floor had to be pitched to drain which is 18,000. The second issue is the was slab. It has all been corrected.

Mr. Mulligan made a motion to approve CDA 114 for payment, seconded Mrs. Beeman. The motion carried 6-0-1 Orenstein abstained

COR 292R \$22,779.00 required hand and guard rails, the wood code change.

Mr. Pinckney made a motion to approve, seconded by Mrs. Casey. The motion carried 6-0-1

COR 321R transfer in the CO water trench. \$28,150.00

Mr. Mulligan made a motion to approve COR 321R which is being approved town is reserving all rights as set forth in the contract documents, seconded by Mr. Petra 6-0-1 Orenstein abstained.

COR 330 reduce field #4 scope \$91,077.00 credit

Mr. Mulligan made a motion to approve, seconded Mrs. Casey. The motion carried 6-0-1 Orenstein abstained.

#### **10. Old Business**

**11. New Business** Light change discussion. The fixture style is being changed on the east side of the building. Mr. Mulligan asked about hiring a lighting consultant.

Mr. Szczypek stated the lights in the band room need to be replaced. TSKP will look into this and will forward names to the committee.

Dr. Freeman asked about looking into how they are controlled.

**12. Next Meeting Agenda Review** The committee will meet January 12, 2016 at GHS in the library at 7:00 p.m. The committee will continue to meet on the second Tuesdays in 2016.

**13. Adjournment** There being no further business to discuss, Mrs. Beeman made a motion to adjourn the meeting at 9: 45p.m. Mr. Petra seconded the motion and it was carried unanimously.

Respectfully submitted,

Laurie Kelley, Recording Secretary