

MINUTES OF THE SPECIAL MEETING

**of the
NETCONG SCHOOL DISTRICT
26 College Road
Netcong, NJ 07857**

July 28, 2011

I. CALL TO ORDER: The meeting was called to order by President Morton at 7:40 PM. The meeting was held in the Netcong Public School Library as publicly advertised.

A. FLAG SALUTE – All of those present participated in the salute to the flag.

B. OPEN PUBLIC MEETING ACT PROCLAMATION – The following is made part of the minutes:

The New Jersey Open Public Meeting Law was enacted to ensure the right of the public to have advance notice of and to attend the meetings of public bodies at which any business affecting their interest is discussed or acted upon. In accordance with the provisions of the Act the Board of Education of the Netcong School District in the County of Morris has caused notice of this meeting to be published by having the date, time and place thereof posted. The notice was mailed to the Daily Record, The West Morris Reporter and those persons or entities requesting notification, and filed with the municipal clerk of the Borough of Netcong.

C. MISSION STATEMENT – The following is made part of the minutes:

Netcong School District, a small caring community, is committed to providing a quality, well-rounded education achieved through the New Jersey Core Curriculum Content Standards which inspires students to ultimately become fulfilled, contributing and productive citizens.

D. ROLL CALL

The following members were present: Mrs. Callahan, Mrs. Dalesandro, Mr. Olivo, Mr. Tranor, and Mr. Morton, President.

Absent: Mr. Arbolino, Mr. McQueeney, Mrs. Popelka and Mr. Still

Also Present: Mrs. Melissa Flach-Bammer, Acting Superintendent/Principal/CST Coordinator
There were also three (3) members of the public present.

PETITIONS AND REQUESTS OF THE PUBLIC ~ AGENDA ITEMS ONLY

Mrs. Dalesandro moved, seconded by Mr. Olivo to open the public session at 7:41 p.m. and was approved by a unanimous voice vote by all members present. President Morton opened the meeting to the public at 7:41 p.m.

There being no items for discussion at this time, Mrs. Dalesandro moved, seconded by Mr. Olivo to close the public session at 7:42 pm. This was approved by a unanimous voice vote by all members present.

EXECUTIVE SESSION – None at this time.**II. PRESIDENT'S COMMENTS**

President Morton stated that the purpose of this evening's meeting is to report responses and answers to questions and concerns regarding the change orders pertaining to the construction projects that were posed/expressed on Monday evening.

President Morton referred to Mr. Anthony Gianforcaro of Gianforcaro AEP at this time to discuss the matters at hand and to provide an explanation to the Board of Education and the public that is present this evening.

Mr. Gianforcaro spoke of the following matters:

Electrical Wiring (1956 Wing) – wire is going brittle and is cracking and breaking while work is being done. In terms of the 120 volt, in some areas there are 3 wires and the ground wire has been used as a neutral. This could be a problem because wires are usually smaller and this compromises the integrity of the circuit. Also, in some areas, there is a conduit being used which is also problematic. Being that everything is wide open right now (during the construction) now is the time to address it. Mr. Gianforcaro indicated that the 1925 portion of the building was redone (upgraded) in the 1970's and 1980's which is why the wiring is not as bad as the 1956 wing. Board Trustee Dalesandro inquired how Mr. Gianforcaro knew that the 1925 portion of the building was upgraded and Mr. Gianforcaro responded '...because the wire is insulated wire/no fabric/conduit wire/etc.' This is what is there now and that is how you can tell it was updated. Mr. Gianforcaro spoke as to Change Order 2E – NPS has a 400 amp service currently, the contractor said it is not much more expensive to upgrade to a 1,000 amp service. Based on what the district currently needs, you will have to upgrade to an 800 amp service so increasing it to 1,000 amp is not expected to be much more and that getting another quote from the contractor for the 1,000 amp service is at the Board of Education's discretion. Mr. Gianforcaro recommended to move on this (increase to 1,000 amp service) but not until the PSA Engineer draws up the plans for the new service. Board Trustee Tranor inquired as to the anticipated difference will be in the cost to go from 800 amp service to 1,000 amp service. Mr. Gianforcaro stated that the transformer will be bigger but that it shouldn't be much more money in terms of cost to the Board of Education. Mr. Gianforcaro said that JCP & L will want to know the load (amp) amount for this purpose. Board Trustee Callahan inquired if this will be done in time in terms of the opening of school. Mr. Gianforcaro stated that this will not be done in them of the opening of school but that it can be done after the opening of school and after the children are already back in school. Mr. Gianforcaro stated that you can run conduit and back feed the old system, any shutdown may only take a day and can be done over a break such as Teacher's Convention. JCP & L will have to get a form and will have to communicate with the electrical engineer. Once everything gets going, it will take about 2 months to get the service turned over. Mr. Gianforcaro stated that he would continue to push the GC's electrician because he wanted an extension of time added to the substantial completion date at the last construction meeting but Mr. Gianforcaro stated that he is not will to concede and give him more time at this point. Board Trustee Dalesandro inquired (regarding 2E) if the resolution should be changed from 800 amps to 1,000 amps? Board Trustee Callahan inquired if we (the BOE) has the money to spend for this purpose? Board Trustee Dalesandro stated that this will not cost the taxpayer anything more.

Board Trustee Callahan inquired about the roof (barrel roof and flat roof) and status of this part of the project? Mr. Gianforcaro stated that the barrel roof is being done by a separate contractor that the flat (lower) roof. At this point, we are waiting for the gutters and fascia before they can do the panels. In terms of the lower roof, the subcontractor is moving the drains to the outside of the roof and installing gutters. If you look at the roof now, the roof is flat but slopes up at the edge because the drains are currently in the middle which is called a "cant strip". When they went to cut this "cant strip" out, the roofer found it was not a "cant strip" but actually, it is a "kicker" and roof sheathing. Mr. Gianforcaro stated that PSA had met with the roofer regarding this and that the roof will slope to the edge and will

have “scuppers” and downspouts and should not leak inside the building anymore. Board Trustee Dalesandro expressed concern with the way that this will look. Board Trustee Olivo stated, you “...won’t see this from the ground?” Mr. Gianforcaro stated that you may see the boxes but it will be the same color as the fascia adding, the cost of this has not yet been discussed. Board Trustee Olivo stated “we (BOE) wanted to get rid of the scuppers and now we are adding 15 more?” Mr. Gianforcaro stated that core samples were done, the roof rafter stops at the wall, you pull the kicker off and pull of part of fascia. Board Trustee Dalesandro commented that if Gianforcaro had been involved in the replacement of the roof 15 years ago, why did you not know about this? Mr. Gianforcaro stated that the drawings did not show how the roof was constructed. Board Trustee Dalesandro stated that she finds this whole thing disheartening. Mr. Gianforcaro said that he is only talking about the 1956 portion of the roof at this point being that the 1925 portion of the roof is almost complete at this point. Board Trustee Tranor inquired if, by doing it this way, isn’t there a greater change of build up in the winter? Mr. Gianforcaro stated “no” because the roof will have crickets and leaders under the scuppers to take the water down. Board Trustee Dalesandro and Board Trustee Olivo inquired “...can they change the roof plans without Board of Education approval?” Mr. Gianforcaro stated that the Board of Education can have just as many problems with ice in terms of the gutters. It doesn’t matter whether you have gutters or scuppers, while they may look different, one is not any better or worse than the other. You currently have 2 scuppers on the building now and Mr. Gianforcaro pointed them out (where they were/are) to both Board Trustee Dalesandro and Board Trustee Callahan. Board Trustee Olivo stated that you can’t see the future, you can’t have gutters because of how the roof is sloped, don’t you have to raise the center of the roof (for this)? Mr. Gianforcaro stated “yes” and added that, in his opinion, he sees this as a humongous change order in order to change the roof pitch. But the roof pitch should stays, and all in all, you are still raising the roof, that is how it was bid, everything is to go to the outside. The problem is that as the decking goes up, it is not straight and that is why the crickets are going in because this helps the water drain. A change order could be pricy that is why they are adding gutters and scuppers. Board Trustee inquired as to whether or not we are waiting for the scupper design at this point. Mr. Gianforcaro stated that he was emailed the sketches this afternoon. Board Trustee Tranor inquired when the BOE will see progress – tomorrow or Monday? President Morton stated that the BOE is only finding this out now and asked that Mr. Gianforcaro clue him in when this sort of thing happens so that I can share with the BOE and we are all on the same page. Mr. Gianforcaro acknowledged President Morton’s comment to the affirmative.

A brief discussion ensued regarding actual costs of the Change Orders as presented this evening. The agenda shall be amended to reflect actual costs as negotiated and discussed.

III. ACTING SUPERINTENDENT’S COMMENTS

Acting Superintendent Flach-Bammer had no comment at this time.

IV. SCHOOL BUSINESS ADMINISTRATOR CONSULTANT’S COMMENTS

Mrs. Werner was not present at the meeting this evening.

BE IT RESOLVED, that the Netcong Board of Education, upon the recommendation of the Acting Superintendent, the Business Administrator, Parette Somjen Architects and Gianforcaro AEP approves the following change order **not to exceed \$41,026:**

CHANGE ORDER #	DESCRIPTION	COST
NET4740-1E	Proposal 1E – New Branch Circuit Wiring	\$ 41,026.00 T.B.N. (To Be Negotiated)
	Total – Change Order NET4740-1E:	\$ 41,026.00** (Not to Exceed)

2. **BE IT RESOLVED** that the Netcong Board of Education, upon the recommendation of the Acting Superintendent and Business Administrator, accepts the following Change Order proposal pertaining to New Electrical Service – # **NET4740-2E:**

Change Oder Consideration	Quotation /Proposal
NET4740 Proposal 2E – New Electrical Service Upgrade existing 400 amp service to 800 amp, three phase, 208 volt. Includes new main distribution panel, demolition of existing service and all new sub-feed breakers.	T.B.N (To Be Negotiated)
Total:	\$50,495.64

BE IT RESOLVED, that the Netcong Board of Education, upon the recommendation of the Acting Superintendent, the Business Administrator, Parette Somjen Architects and Gianforcaro AEP approves the following change order **not to exceed \$50,495.64:**

CHANGE ORDER #	DESCRIPTION	COST
NET4740-2E	Proposal 2E – New Electrical Service	\$50,495.64 T.B.N. (To Be Negotiated)
	Total – Change Order NET4740-2E:	\$50,495.64

3. **BE IT RESOLVED** that the Netcong Board of Education, upon the recommendation of the Acting Superintendent and Business Administrator, duly authorizes the Board President, Board Vice President and Finance and Facilities Committee to approve Construction Change Orders up to and including \$25,000.00 which will be approved as a concurrence motion as the next Board of Education meeting pending affirmative vote of a majority of the Board of Education trustees.

Discussion: Discussion ensued. Board Trustee Dalesandro requested that the resolutions as presented be amended to reflect the actual costs and discussed with Mr. Gianforcaro this evening and that a minor correction to resolution #3 from “as” to “at” be read into the minutes at this time.

Motion by Mr. Olivo, seconded by Mrs. Dalesandro that the resolutions numbered 1 – 3 be amended and adopted as presented:

BE IT RESOLVED that resolution numbers 1 – 3 be adopted as presented:

1. **BE IT RESOLVED** that the Netcong Board of Education, upon the recommendation of the Acting Superintendent and Business Administrator, accepts the following Change Order proposal pertaining to New Branch Circuit Wiring - # **NET4740-1E**:

Change Oder Consideration	Quotation /Proposal
NET4740 Proposal 1E – New Branch Circuit Wiring Disconnect and remove existing branch circuit wiring feeding the lighting and replace with new in rooms 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 59 and room 60. Includes new lighting feeds, outlets and 120 volt, 20 amp fee to fan coil units. New receptacles will be installed using wire mold where wall cannot be snaked.	
Total:	\$39,987.00

BE IT RESOLVED, that the Netcong Board of Education, upon the recommendation of the Acting Superintendent, the Business Administrator, Parette Somjen Architects and Gianforcaro AEP approves the following change order **in the amount of \$39,987**:

CHANGE ORDER #	DESCRIPTION	COST
NET4740-1E	Proposal 1E – New Branch Circuit Wiring	\$ 39,987.00
	Total – Change Order NET4740-1E:	\$ 39,987.00

2. **BE IT RESOLVED** that the Netcong Board of Education, upon the recommendation of the Acting Superintendent and Business Administrator, accepts the following Change Order proposal pertaining to New Electrical Service – # **NET4740-2E***:

* (In addition to (+) any costs associated with JCP & L)

Change Oder Consideration	Quotation /Proposal
NET4740 Proposal 2E – New Electrical Service Upgrade existing 400 amp service to 800 800-1,000 amp, three phase, 208 volt. Includes new main distribution panel, demolition of existing service and all new sub-feed breakers.	
Total:	\$60,000.00*

BE IT RESOLVED, that the Netcong Board of Education, upon the recommendation of the Acting Superintendent, the Business Administrator, Parette Somjen Architects and Gianforcaro AEP approves the following change order **in the amount of \$60,000.00***:

CHANGE ORDER #	DESCRIPTION	COST
NET4740-2E	Proposal 2E – New Electrical Service\	\$60,000.00*
	Total – Change Order NET4740-2E:	\$60,000.00*

3. **BE IT RESOLVED** that the Netcong Board of Education, upon the recommendation of the Acting Superintendent and Business Administrator, duly authorizes the Board President, Board Vice President and Finance and Facilities Committee to approve Construction Change Orders up to and including \$25,000.00 which will be approved as a concurrence motion as at the next Board of Education meeting pending affirmative vote of a majority of the Board of Education trustees.

All in favor.

Discussion: Discussion ensued. Board Trustee Olivo inquired if there would be an additional bill from PSA for this purpose (Agenda Item #2) concurred by President Morton and Board Trustee Dalesandro, "we do not want any more additional charges for redesigns. Mr. Gianforcaro stated "no, there should be no more charges associated with redesigns re: Gianforcaro. We will bill you hourly for Vince Tardive's services but you are not billed for my (Mr. Gianforcaro's attendance at meetings, etc.). Additionally, if you need Mr. Tardive's assistance later regarding C.O. NET4740-Proposal 2E you will only be billed on an hourly basis. Board Trustee Tranor inquired as to why resolution #3 was placed on this evening's Agenda. President Morton stated that Mrs. Werner added the resolution to save the Board of Education from having to call emergency meetings when change orders, etc. arising from the construction activities arise. Board Trustee Dalesandro stated that she was not comfortable with this. President Morton stated that things come up with the construction and that we (the BOE) needs to call a meeting to approve which is why we are here tonight and it is difficult to hold things up for days (5 or more) if we are not able to gather a quorum and call a meeting. Board Trustee Olivo said he liked the idea of having this kind of resolution so that we do not have to hold up the project but that \$25,000 is a lot of money. Board Trustee Olivo said that "we" (the BOE) need to make ourselves available so we can address things when they come up. President Morton said he appreciated that the Board Trustees present this evening had made themselves available this evening but it took a lot of effort to make it happen. Board Trustee Tranor said he is "ok" with the idea if it was not so much money (\$25,000) or is \$25,000 like petty cash for this purpose? President Morton said he was not for or against resolution #3, just that the BOE needs to make themselves available when things come up. Board Trustee Dalesandro said that if 5 people agree it will bind the BOE, and while it is good in theory it is not productive, it is just asking for trouble. Discussion ensued. Board Trustee Olivo said he will be available next week but the following week he will be going on vacation for 2 weeks. President Morton said that in order to hold a BOE meeting he needs 5 people (quorum) to attend. A brief discussion ensued. Mr. Gianforcaro said he understood what Mrs. Werner was trying to do and that, if the BOE is willing to come out at the drop of a hat than the resolution is not necessary. Mr. Gianforcaro asked if, perhaps, the BOE was willing to change the amount? A brief discussion ensued. Board Trustee Dalesandro said we need full BOE support pertaining to construction matters. Discussion ensued regarding the need for BOE members to make themselves available and participate when it comes to the Referendum projects.

VOTE:	FINANCE AND FACILITIES AGENDA ITEMS 1 - 3 AS AMENDED AND AS PRESENTED.
AYES:	Resolutions #1-2: Mrs. Callahan, Mrs. Dalesandro, Mr. Olivo, Mr. Tranor, and Mr. Morton, President.
NAYES:	Resolution #3: Mrs. Callahan, Mrs. Dalesandro, Mr. Olivo, Mr. Tranor, and Mr. Morton, President
ABSTENTIONS:	None

FINANCE AND FACILITIES RESOLUTION #3 NOT CARRIED.

B. PERSONNEL

James Still, Chairperson

There were no items pertaining to Education to be discussed at this time.

C. EDUCATION

Frank Tranor, Chairperson

There were no items pertaining to Education to be discussed at this time.

VII. OLD BUSINESS - There were no Old Business items to be discussed at this time.

VIII. MISCELLANEOUS

A brief discussion ensued regarding Board of Education Trustees' vacation schedules over the next few weeks in terms of calling meetings to address construction matters that will inevitably come up and need to be addressed quickly in order for the project to go forward. Board Trustee Tranor, Board Trustee Olivo, and Board Trustee Callahan indicated that they will be on vacation during the month of August. Discussion ensued

Board Trustee Olivo said "we (BOE) took on the project, we need to make the effort to be available when it is necessary to be." Board Trustee Dalesandro said she agrees with Mr. Olivo in that it is important that ALL BOE members participate.

President Morton stated that he will continue his efforts to keep the BOE informed of all matters as they arise, especially with regard to the construction, and will call Special Meetings as necessary. He asked that all Board of Education Trustees advise him of vacation schedules so that he can insure a quorum of the BOE is available as may be necessary to take action as may be appropriate during the next few weeks.

PETITIONS AND REQUESTS OF THE PUBLIC

Mrs. Dalesandro moved, seconded by Mrs. Callahan to open the public session at 8:29 p.m. and was approved by a unanimous voice vote by all members present. President Morton opened the meeting to the public at 8:29 pm.

There being no items for discussion at this time, Mrs. Dalesandro moved, seconded by Mr. Olivo to close the public session at 8:30 pm. This was approved by a unanimous voice vote by all members present.

IX. ADJOURNMENT – There being no further business to come before the board, Mrs. Dalesandro made a motion, seconded by Mr. Olivo and carried by Unanimous Voice Vote to adjourn the July 28, 2011 Special Meeting of the Netcong Board of Education at 8:30 PM.

Respectfully Submitted,

Melissa N. Flach-Bammer
Board Secretary Pro Temp