

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, July 15, 2010—7:00 pm

2nd Floor Conference Room

Old Town Hall, 611 Old Post Road

Fairfield, CT 06824

FINAL MINUTES

Members Present: Bill Sapone, chair, Dan McKnight, Rich Kornutik, Kim Marshall (at 7:25), Jennifer Tierney, Victor DeMaria,

Members Absent: Chad Stewart, Neal Fink, Doreen Battimelli

Others Present: Randall Luther, Nathan Tuttle, Judy Ewing, Greg Hatzis, Tom Cullen, Mark Corcoran, Tim Yahn, Brian McDonald, Ralph Martin, Phil Ryan

I. Call to Order

Chairman Bill Sapone called the meeting to order at 7:07 pm.

II. Approval of Minutes

Randall Luther of TSK noted that the word “guarantee” in section IV should be replaced with the word, “life.” After some discussion, Dan McKnight made a motion to approve the minutes as amended. Victor DeMaria seconded the motion which carried unanimously.

III. Review of Architect Plans and Construction Budget

Mr. Luther began with a presentation showing the Fairfield Woods Middle School revisions in a flying 3D format, and discussed the various views. There was some discussion as to the quantity of glass in the area by the art rooms, and a discussion on the square shape and type of glass used in the area above the vestibule leading to the auditorium and main gym. This area would be lighted during events at night. There was some discussion on the glass usage in the auxiliary gym which was not yet included with the 3D projection. There was also some discussion on the facing materials that would be used on different parts of the building. It was noted that the elevator cannot be re-used because it faces the wrong way and the size does not meet code.

Brian McDonald then passed out a ten page estimate and summary based on the 100% Design Development drawings. Mr. McDonald said the drawings prepared by TSK were good drawings for their estimating purposes. Mr. McDonald explained that the estimate was broken down by division, and that based on the Design Development drawings, the construction costs were over by \$388,677. Mr. McDonald specified several areas where the preliminary schematic estimate lacked information, such as the removal and relocation of the oil tanks, change in block size, etc, which explained the discrepancy. However, the design contingency was fairly high at \$1,210,933 (7%) which he said was about 2% more than necessary, and this contingency would come down and the remaining amount move over to the owner contingency, which was \$1,977,508, This was also very conservative so the contingencies could offset the increase. Mr. McKnight asked for an explanation of the different contingencies listed.

There was a discussion about the need to preserve the contingency for unexpected issues that may arise during construction, and that it should not be used to cover the overage. It was discussed that it is important not to exceed the budget.

Mr. Luther and Mr. McDonald were then asked to find items where the \$388,000 could be saved, preferably by way of bidding items as add/alternates, so that if bids came in below budget, these items could be put back into the project. Ms. Tierney suggested listing some alternatives.

Mr. Luther stated that one item may be the cost associated with replacing two water heaters, to save about \$150,000 and another item was making a substitution on the type of glass in the auditorium vestibule area, to save about \$100,000. A third area might be replacing copper clad siding in some areas with aluminum panels. Mr. DeMaria asked about using insulated panels, and Mr. Luther agreed to review that option. It was requested that Mr. Luther and Mr. McDonald identify the add/alt items by the next meeting.

There was some discussion on the timing for the review of the construction drawings. Mr. Sapone advised that the construction drawings had to be approved both by the Building Committee and the Board of Education (BOE) before the PCT meeting with BSF on November 1. This would require approval by the Building Committee of the drawings in late September or early October in order to pass the BOE in time. With that time frame, proposing specific intermediate CD reviews and approvals would be difficult. The next review would likely be at 85% completion.

Greg Hatzis asked about the cost of moving project adventure. Tom Cullen said that Sal Morabito was looking into this and had contacted the vendor to get more information.

There was a discussion concerning various line items in the estimate as well as the soft costs. Mr. Luther pointed out that the FF&E item would require attention, as that item needed definition before the PCT review. FF&E was not included in the TSK scope of work. Though much of it would be covered in the auditorium and science room design, this would still be needed for the classroom additions. There was a discussion with Tom Cullen as to how this is usually handled with the central office. Mr. Cullen said they normally work with the architect on this, and Mr. Luther was asked to discuss the scope of work with Mr. Cullen and Jan Byrnes and to submit a proposal for completing the FF&E requirements before the PCT meeting.

V. New Business

Mr. Luther confirmed that they were on track for the code compliance meetings and Mr. Sapone advised that Mr. Fallon was working on the draft regulation change that would be proposed to the P&Z. Mr. Sapone also advised the Committee that he met with Mr. Kelahan and the Librarian at the Fairfield Woods Library to discuss the location and operation of the proposed gateway, and noted that the proposed location would likely not reduce parking spaces on either side. It was confirmed that the gate would only be used after events at the auditorium, and possibly in the summer to allow library patrons to exit using the library driveway.

Mr. Luther said he went to see Jim Wendt in the P&Z department about the library site plan, but he was away, and so he would go back to see him soon.

VI. Public Comment-

Mr. Corcoran said he had some objection to the gateway being opened in the summer, to allow library patrons to park in the Woods lot and exit through the library. He thought people should park in either lot but drive out through the separate exits.

VII. Adjourn

Mr. Kornutik made a motion to adjourn the meeting at 8:15 pm. Mr. DeMaria seconded the motion which carried unanimously.

Respectfully submitted,

William J. Sapone, Chair for Jennifer S. Carpenter
Recording Secretary