

FAIRFIELD WOODS BUILDING COMMITTEE SPECIAL MEETING
Thursday, April 22, 2010-6:00 pm
First Floor Conference Room-Independence Hall
725 Old Post Road-Fairfield, CT

FINAL MINUTES

Members Present: Bill Sapone, Kim Marshall, Dan McKnight, Doreen Battimelli, Chad Stewart, Victor DeMaria, Neal Fink

Members Absent: Jennifer Tierney, Rich Kornutik

Others Present: Judy Ewing, Tom Cullen, Twig Holland, Phil Ryan, Pam Ritter, Greg Hatzis, Mark Corcoran, David Becker, Andy Brophy, Fusco Corporation, Malkin, O&G and Turner representatives

I. Call to Order

Chairman Bill Sapone called the meeting to order at 6:13 pm.

II. Presentations by Short List CM Candidates

Fusco Corporation Company:

The project executive gave a handout to the Committee and presented a slide show showing past school projects that Fusco had completed. He introduced the project team. Fusco has worked with Tai Soo Kim on some projects. The project executive discussed bid packaging, exploratory surveys. The company understands there is a tight schedule to finish the project before September, 2012. The project executive said PCBs are commonly being found in current projects resulting in cost and time. The following also discussed: staff roles, cost management/prolog, monthly reports, the schedule, safety, which is their main goal, contract close-out and phasing. Fusco also discussed site constraints, noise control and LEED which they have a lot of experience in. If selected, Fusco will have double shifts. Fusco has worked on a lot of projects while students were in school. The company said they would break up the project into five phases. Phase five would have the most impact since work would have to be performed while students are in school. Fusco differentiates itself with the quality of the closeout. They added that their reputation has been completing projects on-time and under budget. The company has only done work in Connecticut.

Mr. Sapone opened up the presentation to questions. Doreen Battimelli asked about the company's schedule to finish the cafeteria in 2012 since the bulk of the students will be in school in 2011 and that space is already becoming overwhelmed. Ms. Battimelli asked if it's possible to move their timeframe on the cafeteria. The project executive said that would be a big challenge, however the project manager said it could be done in two phases (completing the cafeteria in one phase and then the kitchen in another phase). Mr. Sapone asked where the PCBs would be impacted at FWMS. The project executive said any place they are tying into the existing building. Materials that have been leached into would have to be replaced. BSF will ask about PCBs.

Malkin Construction:

The project executive gave the Committee a binder of information and showed them easels depicting projects they have worked on including Stratfield Elementary School. The project executive introduced the project team. He said the company has Triple AAA bonding, a high rate of satisfaction, and national buying power. They hire third party consultants to visit projects unannounced to assess their work. Four areas that are successful to any project are: time, budget, quality and safety. The senior project manager said Malkin would build the cafeteria and kitchen at the same time, then the gym and auditorium which helps keep the trade workers on the site. Malkin always has a backup plan. The senior project manager understands there is a tight schedule and said they are currently working on a project in Milford with an even tighter schedule.

Mr. Sapone asked about the schedule of moving the boilers and if the new boilers will be up and running when the addition is opened. The senior project manager said they would be active when heat season begins. Different phasing plans would be developed so the trades would understand what needs to be done. The senior project manager gave the Committee copies of a sample of a monthly report given to the Stratfield Building Committee. These reports are generated each month to building committees. The senior project manager noted that zero hours of work have been lost to date at Stratfield School. Malkin assured the Committee they can handle both projects at the same time. Mr. Sapone asked if there would be any overlap of personnel. Malkin said only one team member who has an established relationship with BSF would work on both projects. Malkin discussed LEED Silver Design which they have experience in. The senior project manager said Malkin would like to do a phased bid for this project because it cuts down the overtime. Ms. Battimelli asked when work would be performed on the cafeteria and kitchen. The senior project manager said during off hours, holidays, and the summer. Principal Greg Hatzis asked about the parking lot renovation and where people would enter the school. The senior project manager said if the auditorium work is started in March or April and completed by August then the parking spots would be in place by the end of the summer, but they will be accommodating if there are access issues. Dan McKnight asked if Malkin thinks they will complete the project on time, given the budget and tight schedule. The senior project manager said yes and noted that despite hitting large amounts of rock at Stratfield, Malkin is still under budget and saved the Town almost \$500,000. Ms. Battimelli asked if Malkin has ever worked with Tai Soo Kim. The team said they have not.

O&G Industries, Inc./A.P. Construction:

O&G vice-chairman introduced the project team and discussed projects the company has worked on in Connecticut. He noted many projects were done in Fairfield County and in Fairfield. O&G brings resources of a national contracting company. The company has completed over 100 elementary and middle schools and many were occupied by students during construction. O&G is also a GC in addition to being a CM so it is very familiar with the competitive market. The pre-construction manager discussed the pre-construction process and ensured the Committee O&G would be on-time and within budget. February 2011 would be the proposed construction start date. O&G doesn't see any structural steel, not even in the auditorium used in this project. O&G has a lot of experience in working with BSF. The Company said there will be second shift work and a back-up plan. Their primary focus on projects is communication. The superintendent discussed safety, quality, security and how disruptions are handled.

O&G has worked on three projects with Tai Soo Kim and will be doing a fourth. The Company has completed 104 school projects in Connecticut while occupied and has always been on time. Mr. Sapone asked if O&G has any experience with modular work. The pre-construction manager said no and that time is gained with pre-costs plus BSF is very strict now on how structures go up. The superintendent added that the lead time on modulars is longer.

Turner:

Turner's senior vice-president introduced the project team and gave the Committee a handout. The VP/General Manager said Turner has the resources to staff the job. Turner has a lot of school experience having completed six school projects in Fairfield. Turner is a national company and a national leader in sustainable construction. Communication is very important. The project executive knows the BSF system well. He added that Turner has worked on over 100 projects in Connecticut and that the multiple projects Turner performed in Fairfield speaks to its success. Turner has worked with Tai Soo Kim on many projects. Turner has LEED experience and had completed the first LEED for Schools project in the state. Preconstruction services, project keys to success, schedule, site logistics and phasing were also discussed. Student safety was cited as the most important goal of any project. Mr. Sapone asked what the standard reporting on budget is. The lead estimator said as often as it needs to be done.

III. Review of Recommendations

Purchasing Director Twig Holland Purchasing Bid Agent Phil Ryan reviewed the anonymous references provided by some of the clients of each of the companies that had completed comparable projects. The Committee discussed the work of each related to school construction projects in the state, and their experience with Tai Soo Kim, LEED, and BSF. Then each member individually ranked the four companies which Ms. Holland tabulated.

IV. Public Comment

Tom Cullen who has had 30 years of experience in the business said he thought all four companies were strong contenders. Principal Hatzis gave his input, including which Company he thought paid the most attention to the community. Mr. McKnight asked Mr. Hatzis if he was present when tours were given to each company and Mr. Hatzis said yes.

V. Selection of Construction Manager

Mr. Ryan opened each financial proposal that was sealed in an envelope. He and Ms. Holland read aloud the costs each company had submitted. There was considerable discussion about the category "General Conditions" presented by each company. Chad Stewart made a motion to hire Malkin Construction as CM. Victor DeMaria seconded the motion which carried 6-1, Kim Marshall against.

VII. Adjourn

Mr. Stewart made a motion to adjourn the meeting at 11:15 pm. Mr. DeMaria seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary