

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, July 7, 2011

7:30 pm

First Floor Conference Room, Independence Hall

725 Old Post Road, Fairfield, CT 06824

FINAL MINUTES

Members Present: Bill Sapone, Chair; Neal Fink, Jennifer Tierney, Kim Marshall

Members Absent: Vic DeMaria, Dan McKnight, Rich Kornutik, Chad Stewart, Doreen Battimelli

Others Present: Sal Morabito, Ken Procino, Tim Yahn, Ralph Martin, Bhavik Vaghela, Nathan Tuttle, Greg Hatzis, Judy Ewing, Perry Liu, Mark Corcoran, two other neighbors, Lawrence Ratner

I. Call to Order

Chairman Bill Sapone called the meeting to order at 7:38 pm.

II. Approve Minutes

Neal Fink made a motion to approve the minutes. Kim Marshall seconded the motion which carried 2-0-2 (Sapone and Jennifer Tierney abstained).

III. Review and Approve Applications for Payment

The committee asked questions about the status of the oil tank that had been delivered. It had arrived on time and was stored for about a week at Lake Mohegan. It is now being stored at the DPW garage. The town hopes to be able to sell it.

Ms. Marshall asked about overtime. Ralph Martin explained that it had been included in the budget in the initial contract. A comment was made that 97% of the water budget had already been used.

Ms. Tierney made a motion to approve Malkin's requisite for payment in the amount of \$2,775,442.01. Mr. Sapone seconded the motion which carried unanimously.

IV. Review and Approve Soft Cost

The monthly detail for soft costs was also distributed for various services in the total amount of \$142,187.76. A question about the removal of contaminated soil revealed that there was still \$6,000 in that account that could be used for something else. Mr. Martin said that there was no custodial overtime charged in the summer because Malkin was opening and closing the building every day. The "laptop" item was actually \$1,100 for moving a SmartBoard to another room. An old invoice for acoustics work for the moving of partitions was also included. Mr. Fink made a motion to approve \$142,187.76 of soft costs. Ms. Tierney seconded the motion which carried unanimously.

V. Review Monthly Report/ Construction Update

The monthly report was also distributed. Mr. Martin summarized the summer work. In the new classrooms, sheetrock work had begun, as had the bathroom tiles, windows, and rough mechanicals. Rough electrical work had been done in the Media Center, as had the flooring and duct work. The atrium dome was being removed. Infill and demo work was underway for the second floor. The steelwork is up and the deck slab is ready to be poured. There is ongoing abatement work on the side closest to the gym. The science areas are undergoing demo and abatement work, as is the old boiler room and the OT and PT area. The sprinklers have been disconnected and they will be breaking up the ramp. The roofers will start in the kitchen area Friday. Tile and ceiling work will then be done. The walk-in cooler equipment is on site and other equipment in is the warehouse.

The service line has to be installed. The brick work on the front facade is being started. The foundation and footings for the auditorium are done; the walls will go up next week. Masonry and system under slab work is being finished. The storm sewer in the ball field is finished. The gas meter will be moved next week. The fire service in the back will be relocated. The mass demo of the PT/OT area will start soon, as will the relocation of the sprinkler system

Ms. Sapone asked if there were any schedule delays. Mr. Martin said that the roof top units ordered from Canada are being tracked. Nathan Tuttle mentioned an issue with the type of grease interceptor tank in the courtyard. He was notified by the Sewer Department that there were questions about the use of a fiberglass interceptor. Although it is per code, the head of the department prefers concrete. The grease trap is already on site and all the permits were signed off on it.

Mr. Sapone raised the issue about the tiles in the kitchen area that was observed during the tour. Mr. Tuttle explained that they were not new looking and would appear to be "patch work." He said the options included removing them and painting the areas or paneling over with fiberglass, or something that could be easily cleaned. Mr. Tuttle said he will get prices and email Mr. Sapone.

VI. Review/Approve Change Order Items

Mr. Martin said that because the power went out, change order work could not be inspected so there was no discussion or action taken.

VII. New Business

Mr. Tuttle discussed the oil tank issue. A new 2,000 oil tank for the dual fuel system was being designed for an above the ground space. Ms. Sapone explained that the original tank was too big for the new town policy that would minimize the use of oil, gas being less expensive. A smaller "day tank" was advised. Mr. Martin said there will be some savings by not putting it in the building. Ms. Marshall asked about screening alternatives. Mr. Tuttle said Malkin could put in planters or a hard screen as a covering. Mr. Sapone asked that screening be included in the design work.

VIII. Public Comment-None

IX. Adjourn

Ms. Tierney made a motion to adjourn the meeting at 8:16 pm. Ms. Marshall seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary