

FAIRFIELD WOODS BUILDING COMMITTEE
SPECIAL MEETING
Wednesday, September 7, 2011
7:00 pm
First Floor Conference Room
Independence Hall
725 Old Post Road
Fairfield, CT 06824

FINAL MINUTES

Members Present: Bill Sapone, Chair; Dan McKnight, Vic DeMaria, Neal Fink, Kim Marshall
Members Absent: Jennifer Tierney, Rich Kornutik, Chad Stewart, Doreen Battimelli
Others Present: Sal Morabito, Ken Procino, Ralph Martin, Bhavik Vaghela, Randall Luther, Greg Hatzis, Judy Ewing (at 7:40 PM), Mark Corcoran, and two other neighbors

I. Bill Sapone, Chair, called the meeting to order at 7:05.

II Ralph Martin gave a construction update. Due to the storm, there was no power for 3-4 days. He discussed the impact on the project. The cafeteria is up and running, there is some minor reconfiguring required for the bookcases in the library. The fire alarm issues and public address system issues are being resolved. The existing alarm system is a component system and the parts are no longer made. The work required for the new additions could not be added to the existing. At some point, it will be necessary to replace the original system. Sal indicated that the system is near the end of its lifespan. The original and the new systems are different and synchronization is difficult.

Vic praised the construction team for the work accomplished. Bill said he was impressed by the extent of work accomplished by the start of school when ground was only broken in March of this year.

It was also reported that there had been some technical difficulties the first day of school: the PA system, fire alarm system, and other systems failed to operate properly.

III. The invoices for Malkin construction and soft costs were discussed from two handouts with back up information which had been distributed.

Bill asked if there were any potential substantial new change orders. Ralph said no, with the exception of some work required to address security system issues. After questions about Change Orders and landscaping work, not yet completed, a motion was made by Vic and seconded by Dan to approve the monthly requisition from Malkin. The motion passed, Neal Fink abstaining, for payment of construction work done by Malkin in the amount of \$2,917,760.82.

A second motion was made to approve Soft Costs in the amount of \$101,069.68. A question was asked about any anticipated shortfalls in any of the budget items. There was also a question about additional costs related to the hurricane. Ralph Martin reported that the masons had come in on Saturday to brace the auditorium walls. Water and mud had come into the boiler room and had to be removed. Extra precautions were taken to protect the front entrance from water infiltration. In addition, laborers walked the project site on Saturday to inspect and tie things down that might blow around. He also said that it was discovered that the battery backup system needed recharging so they tied it into the emergency generator and did a 90 minute test. The cost is not available at this time.

The Soft Cost total was approved by a vote of 4 - 0 - 1.

IV. Randal Luther, TSKP Architects, reported that he had told the Chair that the billable hours in TSK's contract with the Town that are allotted to this project had been used up at this point due to additional site visits required during the summer. There would otherwise be a shortage of hours over the remaining months of the project. Bill then explained his recent conversation with Randall. The current proposal was for \$33,000/month. Additional hours are required to complete the project. Randall had proposed that TSKP offer services for another six months @ \$22,500 thru February, and they will stay another 90 days beyond that to close out the project. The \$135,000 would come from the contingency fund. Both Randall and Nate Tuttle would be involved. The original contract was for \$1,017,000.

Dan made a motion to approve to extend the contract with TSK, Neal seconded it and the motion was unanimously approved to extend the contract for a not to exceed amount of \$135,000.

Randall then presented a proposal for a 2,000 gallon Day Tank to replace the 10,000 gallon tank that had been ordered for \$28,000 that will not be used due to the town's preference to use gas which is less expensive than oil. The tank is being advertised on a Web Site. The cost is \$7,440.00.

Bill made a motion to approve the purchase the Day Tank as proposed. Vic seconded it and the motion passed unanimously.

V. During Public Comment, Sal Morabito thanked everyone for their support in making it possible for the schools to open on September 6th.

VI. A motion was made by Bill to adjourn the meeting, Dan seconded it and the motion was passed unanimously. The meeting was adjourned at 8:11 PM.

Respectfully submitted,

Kim Marshall
FWBC Secretary