

## **FAIRFIELD WOODS BUILDING COMMITTEE MEETING**

**Thursday, October 6, 2011**

**7:00 pm**

**Jennings School Cafeteria, 31 Palm Drive**

**Fairfield, CT 06825**

### **FINAL MINUTES**

Members Present: Bill Sapone, Neal Fink, Jennifer Tierney; Vic DeMaria, Doreen Battimelli, Kim Marshall (arrived at 7:23 pm)

Members Absent: Chad Stewart, Rich Kornutik, Dan McKnight

Others Present: Sal Morabito, Ralph Martin, Bhavik Vaghela, Randall Luther, Greg Hatzis, Judy Ewing, Mark Corcoran, and four other neighbors

#### **I. Call to Order**

Chairman Bill Sapone called the meeting to order at 7:13 pm.

#### **II. Approve Minutes**

Jennifer Tierney made a motion to approve the August 4, 2011 minutes. Neal Fink seconded the motion which carried 3-0-2, Mr. Fink and Doreen Battimelli abstaining. Victor DeMaria made a motion to approve the August 25, 2011 minutes. Mr. Fink seconded the motion which carried 3-0-2, Mr. DeMaria and Ms. Battimelli abstaining. Mr. Fink made a motion to approve the September 7, 2011 minutes. Mr. DeMaria seconded the motion which carried 4-0-1, Ms. Tierney abstaining.

#### **III. Construction Update**

Ralph Martin gave a lengthy construction update: The copper panels that arrived didn't fit properly and some had to be reordered. There is a sequence to the installation that has been delayed because of this, so caulking will continue into November. Next week, the staging area will be relocated, the landscaping will be finished, grading and seed spraying completed, the black top will be completed, and the fencing will be removed. The punch list for inside work is to be issued on Monday. The subs will have two weeks to work on it. Regarding the auditorium, the block work is almost finished. The steel work will start next week. The joist will arrive early Friday and be set up on Friday. The decking will follow. The block work on the auxiliary gym will begin mid next week.

The exterior lighting has passed inspection. Mr. Sapone said tonight's meeting was held at Jennings instead of FWMS because they weren't sure the inspection would be completed by meeting time. Mr. Martin added that the lights are on timers. If the school is occupied the lights have to be on.

Principal Greg Hatzis was asked how it was going with school in session. He said that he is in constant contact with Mr. Martin so there have been no disruptions. There is a plan for items that are unresolved.

Ms. Battimelli asked about a bull dozer in the traffic area. It was removed.

Mr. Martin gave an update on the fire alarm failure. He said that 92% of them were up and running now. By next week, all will be up and running. He does not know why it failed, but the system was 15 years old. All the new equipment has to be synchronized so that it is compatible. He also mentioned that there was a slight modification of the gym layout, but the dimensions are the same. The plumbing in the OT/PT area will be done next week. There may be an extra cost for one window. The frame needs to be cut and adjusted.

#### IV. Review/Approve Change Order Items

Mr. Martin gave an overview on each proposed change order which included PCO's for No. 00015 Approved Masonry T&M Tix as of 10/5/11 in the amount of \$7,795.17; PCO's for No. 00016 Approved Electric Tickets as of 10/5/11 in the amount of \$37,886.53; PCO's for No. 00017 Approved General Trades Tix as of 10/5/11 in the amount of \$47,965.13; PCO's for No. 00018 for Frames and Floor Magnetic hold opens in the amount of \$6,295.45; PCO's for No. 00019 General Welding in the amount of \$13,588.44; PCO's for No. 00020 for Hydroseed as per the Conservation Department's request in the amount of \$2,749.68; and PCO's for No. 00021 for Existing Fire Alarm Upgrade in the amount of \$178,619.51.

Mr. Martin said that these represented 40% of the PCO's submitted that were readily agreed upon by all parties. The rest will be resubmitted or negotiated. Some of them are for storm preparation, but the work is not listed separately. The fire alarm upgrade is the largest PCO. The work took two weeks to resolve. There will be an additional request for 8 hours of overtime work for that. All other PCO's on work done to date should be minimal.

Ms. Tierney made a motion was made to approve PCO's No. 00015 - 00021. Mr. DeMaria seconded the motion which carried The vote was 5 - 0 - 1, Ms. Battimelli abstained.

Mr. Sapone said that the total amount of change orders to date is \$482,000. The Contingency Fund is \$1.2 million. Mr. Martin said that some of the PCO's will come out of the Construction Manager's Contingency (which is \$500,000.) He added that 79% of the job is completed. The auditorium is new construction so there is nothing else to open up.

#### V. Review and Approve Applications for Payment

Mr. DeMaria made a motion to approve \$1,517,250.56. Ms. Tierney seconded the motion which carried unanimously.

#### VI. Review and Approve Soft Costs

The soft cost invoices were discussed. Principal Hatzis said that there are some furniture issues because of the columns in the library. Some furniture was swapped to fit. The mobile shelving has not been setup yet. It was difficult to assemble and some damage occurred, so the Media Center is still not complete, but is operational. The BOE will take on the cost of additional panels. Ms. Battimelli made a motion to approve \$184,624.02 for soft costs. Mr. DeMaria seconded the motion which carried unanimously.

## VII. New Business

Regarding the auditorium work, Mr. Fink said he would like to discuss some of the equipment with the contractors because he feels it's out of date.

## VIII. Public Comment

Mark Corcoran asked about the lighting. Mr. Martin said it would continue to be left on, but it was only temporary during construction. He also asked about a baffle on one of the parking lot lights and the spacing of the arbor vitae that had been planted. Mr. Corcoran said he would be interested to hear from a landscaper on that can be done on the spacing of the trees.

Three other neighbors asked about the plantings and debris along the fence. Mr. Sapone will set up a meeting with the neighbors, landscaper and some building committee members. Mr. Fink volunteered to attend that meeting.

Mr. Martin said that the lights needed to be on in the stairwells up to 11 pm. He said to contact him with concerns.

## IX. Adjourn

Ms. Tierney made a motion to adjourn the meeting at 8:44 pm. Ms. Battimelli seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter  
Recording Secretary