

**FAIRFIELD WOODS BUILDING COMMITTEE
SPECIAL MEETING
Thursday, March 8, 2012
7:00 pm
Fairfield Woods Middle School Media Center
1115 Fairfield Woods Road
Fairfield, CT 06825**

FINAL MINUTES

Members Present: Bill Sapone, Dan McKnight, Vic DeMaria, Doreen Battimelli
Members Absent: Rich Kornutik, Chad Stewart, Neal Fink, Kim Marshall, Jennifer Tierney
Others Present: Sal Morabito, Phil Ryan, Ken Procino, Ralph Martin, Bhavik Veghela, Tim Yahn, Randall Luther, Judy Ewing, Perry Liu, Greg Hatzis, and three neighbors

I. Call to Order

Chairman Bill Sapone called the meeting to order about 7:05 pm.

II. Construction Update

Ralph Martin gave a brief construction update. He reported that the auditorium siding and roof are mostly complete, the lighting is in place and the seating has been installed. The millwork is also completed. The bluestone for the entry area was rejected and new blue stone ordered. A Temporary Certificate of occupancy will be sought for April 1, though the blue stone installation may arrive and be installed after that date. Mr. Martin said the flooring in the auxiliary gym is finished and siding is ongoing. Ken Procino stated that they were on track for a TCO during first week of April, on or before April 9 for the OTPT area. Programming for the heating and HVAC system is complete for phases 1-4. The punch list is about 90% complete.

There is an ongoing boiler issue but it is almost resolved. The committee is awaiting an update from the Commissioning Agent for both the Auditorium and the Aux Gym.

Dan McKnight said he thought a piece of the copper siding looked damaged in one area of the auditorium. He said it looks dented and discolored. Mr. Martin said he would check it.

Greg Hatzis said there were no new issues to report. He has been meeting regularly regarding the Punchlist. Next Wednesday, Jan Byrnes and he are meeting with a representative from Robert H. Lord about the shelving and the bookends. He said he has been displeased with some of the Media Center installations to date.

III. Discussion On Selectmen Report/Update

Mr. Sapone announced that he was asked to attend the BOS meeting on March 21 to report on the status of FWBC, and that he has asked Randall Luther to provide information about the decision to use copper for the roofing and siding, made in the summer of 2010. Mr. Sapone mentioned that a copper roof requires very low maintenance. A draft report will be prepared and circulated to the members before the meeting.

There was a brief discussion about the role of the BOE in the BC process, in regard to a recent letter in the press. Sal Morabito clarified that the BOE proposes the project, votes on the Ed Spec which guides the architect re: education program delivery, and accepts the project as complete after the

Town turns the project back to the BOE. It is a Town owned building, and the BC acts as an agent of the Town in directing the construction.

IV. Review/Approve Change Order Items

The committee reviewed each change order presented for approval and there was some confusion about how to link the change orders up for approval with the "out of scope" potential change orders listed in the cost report. Each of the Proposed Change Orders was then reviewed. A motion was made to approve all the change orders by Mr. McKnight, seconded by Mr. Sapone. A vote was taken, and change order nos. 47A, for masonry work (\$16,623.59), 49A for additional fire caulking (\$0, offset against allowance #2), 50 for electrical work required by the building inspector (\$13,756.44), 51A for plumbing and heating work (\$12,290.64), 52 for heating system work (\$0, offset against allowance #3), 53A for electrical work to existing systems (\$0, offset against allowance no. 3), 54 for roofing work (\$0 offset against allowance #3), 55 manhole riser (\$1650.02), 56A for additional panels (\$5,413.41), 57 for a roof drain (\$0 offset against allowance #3), 60 for relocated vent (\$0 offset against allowance #3), 61 for removing temporary bracing (\$0 offset against allowance #3), 62 for additional sprinklers (\$0 offset against allowance #3), 63 for additional sealant (\$0 offset against allowance #1) and 64 for additional abatement (\$18,642.89) were approved en mass with a vote of 3-0-1, Victor DeMaria abstaining. Malkin will try to clarify the relationship with the cost report in the future.

There are still some outstanding proposed change orders which are being reviewed between Malkin and the architect. Malkin intends to hold the subcontractors to the RFI which states that they weren't to spend money without authorization. There was a brief discussion about cost issues, particularly about an outstanding proposed charge of \$106,000 for additional work mentioned during previous meetings.

V. Review/Approve Applications for Payment

Mr. DeMaria made a motion to approve the Malkin application for payment in the amount of \$963,778.55. Ms. Battimelli seconded the motion which carried unanimously.

VI. Review/Approve Soft Costs

Mr. Sapone made a motion to approve Soft Costs in the amount of \$34,141.28. Mr. DeMaria seconded the motion which carried unanimously.

VII. Public Comment

Mark Corcoran mentioned some trash that needs to be removed. Another neighbor asked about the landscaping. Mr. Sapone said there will be a meeting with the Tree Warden and Mark Roming, the landscape designer, and the additional plantings will be reviewed and the additional landscaping taken up at the May 5th building committee meeting.

VIII. Adjourn

Mr. DeMaria made a motion to adjourn the meeting at 8:05 pm. Mr. McKnight seconded the motion which carried unanimously.

Respectfully submitted,

Bill Sapone
Chair

