

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, May 3, 2012

7:00 pm

Fairfield Woods Middle School Media Center

1115 Fairfield Woods Road

Fairfield, CT 06825

FINAL MINUTES

Members Present: Bill Sapone, Chair; Neal Fink, Vic DeMaria, Doreen Battimelli

Members Absent: Rich Kornutik, Chad Stewart, Jennifer Tierney, Kim Marshall, Dan McKnight

Others Present: Sal Morabito, Randall Luther, Ralph Martin, Tim Yahn, Bhavik Veghela, Perry

Liu, Greg Hatzis, Judy Ewing, and two neighbors.

I. Call to Order

The meeting was called to order by Bill Sapone, Chairman at 7:07 PM.

II. Approve Minutes

The minutes of April 5, 2012 were distributed and reviewed. Mr. Sapone requested that the minutes be amended in paragraph 3 as follows: "Mr. Sapone asked Ralph Martin if plantings will be marked for the neighbors before they are landscaped, and also to arrange a meeting between Mr. Roming and Mr. Corcoran to review possible revisions to the planting plan by his property." A motion was made by Mr. DeMaria to approve the minutes as amended, seconded by Mr. Sapone. The minutes were approved as amended by a vote of 2-0-2, with Ms. Battimelli and Mr. Fink abstaining.

III. Construction Update

The monthly report from Malkin was distributed and Ralph Martin gave a construction update. He reported that everyone was off site except for the electricians. There had been a walk thru with officials that day. There will be a lighting test in the courtyard and there are still a few loose ends regarding the fire alarm systems to be completed. There will be a final walk thru next week at which time the CO should be obtained.

Bill Sapone asked about the punch list in relation to the auditorium work. Ralph said that there was a window issue and some siding work to be finalized. In addition, the Fire Marshall picked up on a code issue regarding the lighting. The reading was too low and they are trying to get it resolved. It is not a safety issue but the minimum light level at the floor of 0.2 candles is difficult to meet, and so other lighting arrangements were made to temporarily meet the code. There was considerable discussion regarding ways to permanently resolve the issue between Neal, Doreen, Randall, Ralph and Greg. Neal offered his services, if needed. Bill asked for a solution to be developed before the next building committee meeting in May.

Ralph also reported that the landscaping was finished. He is waiting for feedback from the Tree Warden regarding the plantings along the property line of Mr. Corcoran. He said the retention system at the back of the field was cleaned out, so that the ball field drains into one catch basin.

IV. Review/Approve Change Order Items

Ralph then directed the committee to a list of Proposed Change Orders. At the top of each page was a cross reference to the Malkin Report titled Change Estimate Log. He mentioned that some of the costs had changed and that there were ongoing negotiations with the subcontractors to continue to resolve the proper amounts to be charged. Many of the open change order amounts were reduced below the projected amounts. At the last meeting it was reported that there was a potential \$140,000 cost overrun. With the continued review, this projection has been reduced to \$41,000.

The following PCO's were presented:

- PCO No. 00037A @ \$513.54 (See CE 23)
- PCO No. 00065 @ \$15,197.55 (See CE 206)
- PCO No. 00069 @ \$866.51 (See CE 163)
- PCO No. 00070 @ \$3,015.59 (See CE 216)
- PCO No. 00072 @ \$4,680.34 (See CE 143)
- PCO No. 00073 @ \$1,071.55 (See CE 161)
- PCO No. 00079 @ \$49,163.48 (See CE 57)
- PCO No. 00080 @ \$3,842.79 (See CE 164)
- PCO No. 00081 @ \$2,617.56 (See CE 164)
- PCO No..00085 @ \$4,294.88 (See CE 215)

PCO number 0079 being the largest one was discussed relative to the reduction from the projected amount of \$62,000. It was also noted that two PCO's had the same CE number. A motion was made by Mr. DeMaria to approve payment of all the change orders. This was seconded by Mr. Sapone, and approved. The vote was 4 - 0 - 0.

Ralph said he hoped that the few remaining PCO issues would be resolved by the next building committee meeting.

V. Review/Approve Applications for Payment

The application for payment was then reviewed and a motion was made by Ms. Battimelli to approve the Application for Payment to Malkin in the amount of \$569,144.61. The motion was seconded by Mr. Fink, and approved by a vote of 4 - 0 - 0.

VI. Review/Approve Soft Costs for payment

The committee was then presented with an Invoice # 15536 dated 2/7/2012 from Telserv, LLC in the amount of \$3,384.88 for cable installation work. It was explained that most of the cost of the installation was paid by the Board of Education. This is the amount owed by the building committee for installing cabling necessitated by the construction of the new classroom wing. After some discussion concerning the budget, it was found that this fell within an allocated soft cost category. A motion was made by Mr. Sapone and seconded by Mr. DeMaria to pay the amount owed, which was approved. The vote was 4 - 0 - 0. This amount will be added to the Soft Costs that were presented to the committee.

Next the committee reviewed the Soft Costs report, with a request for payment in the amount of \$66,661.16. The committee asked questions about the auditorium costs, furniture retention and warranties, WB Mason, and Lord, which is on hold. After the discussion, a motion was made by Mr. Demaria to approve the payment, which was seconded by Mr. Sapone. The payment was approved by a vote of 4 - 0 - 0.

VII. Public Comment

During Public Comment the neighbors said they were pleased with the new plantings. They raised some concern about the lack of lighting at night in that area however. Bill said that the lights go off at 11:00 PM. They also asked about the letter that the Chair was going to post explaining the copper siding. Bill said that it could be found on the Town Web site.

Sal Morabito thanked the committee for approving the Telserv invoice. He requested that all Change Orders from the subcontractors be signed and sent to him for review before sending them up to the state. He wanted them as they were completed and not all at once.

VIII. Adjourn

A motion was made by Mr. DeMaria and seconded by Mr. Sapone to adjourn the meeting. The meeting was adjourned at 8:12 PM.

Respectfully submitted,

Bill Sapone,
Chair