

Penfield Building Committee
Board of Education Center
501 Kings Highway
Fairfield, CT. 06825
October 27, 2016
penfieldcommittee@town.fairfield.ct.us

Present: Mr. Bradley, Mr. Graceffa, Mrs. Nelson, Mr. Speciale, Mr. Pitaniello

Absent: Mr. Zieff, Mr. Bass, Mr. Bellitto, Mr. Plotkin

Others: Mr. Chamberlain, Mr. Vincent, Mr. Whalen, Mr. Danton, Ms. Ewing, Mr. Warrington, Ms. Dyer

1. Call to Order

Mr. Bradley called the meeting to order at 6:05 p.m.

2. Confirmation of Quorum

Quorum confirmed.

3. Confirmation of Meeting Agenda and Order

Mr. Bradley asked for a consensus to move item #8 to item #6. All committee members agreed.

4. Review and Approve Meeting Minutes from 08/25/2016

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve the minutes of 8/26/16. All voted in favor. Motion passed.

5. Review and Approve Meeting Minutes from 09/29/2016

Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve the minutes of 9/29/16. All voted in favor. Motion passed.

6. Report from DeStefano and Chamberlain regarding project status, design and quality. Assessment of risk regarding any remaining unforeseen or unanticipated conditions.

Mr. Chamberlain said that progress has been good. There is a lot of carpentry activity. The breezeway is now enclosed. The ramps and decking are complete. The building is almost watertight. Systems are being reactivated. Some plumbing leaks were found – plumbing repairs are almost complete. The framing is complete. The wood railing posts have been installed.

7. Report from Colliers International regarding status of total project budget, approved and pending change orders, T&M cost items status and tracking, contract allowance items status and tracking, potential scope and cost risks going forward.

Mr. Danton reviewed, item by item, the pending exposures and potential costs as of 10/27/16.

Mr. Chamberlain commented on the pending exposures and costs. He said there has been some mold and animal damage, freezing plumbing pipes and a need to reinsulate with fiberglass.

Mr. Chamberlain mentioned that there were some minor issues with the FEMA worksheet but those issues have basically been resolved.

Mr. Pitaniello asked about the options for the piers which are below design strength. Mr. Chamberlain said that he has not taken any action on it yet. Mr. Graceffa asked about the fiberglass doors. Mr. Chamberlain said that all the doors were saved and are in good condition. These doors will be reinstalled. The dutch doors, however, were upgraded. Mr. Pitaniello asked about the HVAC system. Mr. Vincent said that the motors are running for heat. The cooling side is working. The gas hasn't been turned on yet to test the heat.

Mr. Danton recapped the Owners Contingency status.

Mr. Vincent distributed the Construction Contingency Tracker. He reviewed this with the Committee.

Mr. Whalen said that they traced out the wiring to the lights in the parking lot. There were some connection issues which will be repaired. The costs will be minimal.

Mr. Bradley asked how the Committee can make sure that they are not spending more money. Mr. Pitaniello said that they have to separate nice to have and need to have.

Mr. Vincent said that the delivery date is January 7, 2017. He said that they are tracking ahead of schedule.

Mr. Danton said that the most critical exposure is the existing insulation issue and the extent of the problem. Mr. Chamberlain is working with the building department. Mr. Graceffa asked about the timeline in regard to the insulation. Mr. Whalen said that they have to determine the scope with Mr. Chamberlain. He said that the existing insulation is not to code. The kitchen area has unfaced insulation and he can't tell if it is R30 or not. He said the existing insulation is apart in areas. The pipes did not have antifreeze in them. They found gaps in the existing insulation and they are not properly taped. They are going to advise that, in the future, the pipes be blown when drained.

8. Report from Shawmut Design and Construction regarding project status, schedule, 90- day look ahead, construction budget, CM contingency.

See previous item.

9. Presentation, review and approval of any outstanding change orders.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 009, for changing the transformer pad, in the amount of \$7,331.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 012, for bonding steel under building, in the amount of \$2,516.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 013, for repair of thresholds at six doors, in the amount of \$3,398.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 014, for removal of temporary fire alarm devices, in the amount of \$1,907.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 015, for additional concrete pads at the outdoor showers, in the amount of \$3,642.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 016, for architect's supplemental drawings for 2 extension hose bibs, in the amount of \$1,335.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # CR 017, for flushing of sprinkler and fire alarm systems, in the amount of \$902.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice # BT 010, for request to use contingency to pay Banton – schedule modification, in the amount of \$6,536.00. All voted in favor. Motion passed.

10. Presentation, review and approval of any outstanding invoices.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #5789, for services rendered, in the amount of \$10,910.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice # 5825, for Professional Services-Eastern Engineering Fire Alarms, in the amount of \$2,250.00. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice # 16692, for monthly fee and reimbursables, in the amount of \$6,343.32. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #30469, for Independent Testing- Concrete Core Testing, in the amount of \$5,515.11. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #30667, for concrete inspection, in the amount of 2,600.99. All voted in favor. Motion passed.

Mr. Graceffa moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice # 12, for monthly requisition, in the amount of \$440,472.49. All voted in favor. Motion passed.

11. Public Comment

No public comment.

12. Old Business

No old business.

13. New Business

No new business.

14. Adjournment

Mr. Graceffa moved and Mr. Pitaniello seconded a motion to adjourn. Mr. Bradley adjourned the meeting at 7:47 p.m.

Andrew Graceffa, Secretary
Ellen Marks, Recording Secretary