

**STRATFIELD ELEMENTARY SCHOOL
BUILDING COMMITTEE
Tuesday, June 29, 2010
7:00 pm
Sullivan Independence Hall, 1st Floor Conference Room
Fairfield, CT**

Draft Meeting Minutes

Members Present: Linda Barlaam; Michael Fazio; William Harke; Larry Kochman, Vice Chairman; Al Kelly, Chairman

Members Absent: Kathryn Dittrich; Thomas Lanese, Secretary; Don DiMartino; Millie Pollack; John Mitola, BOE liaison

Others Present: Anna Cutaia-Leonard, BOE Director of Elementary Education; Thomas Pesce, Principal Stratfield Elementary School; Paul Jorgensen, Silver Petrucelli; Ken Procino, Malkin Construction; Judy Ewing, liaison to the First Selectman; Laura Shea, Stratfield PTA President; Tom Doonan, Stratfield PTA President-Elect; Chris Pulito, Stratfield PTA Rep

I. Call to Order.

Chairman Al Kelly called the meeting to order at 7:04pm

II. Review and approval of the minutes for June 1, 2010

Motion was made by Mr. Harke and seconded by Mr. Kochman to approve the minutes of June 1st as amended.

Motion passed 4:0:1 Mr. Fazio abstained

III. CM presentation of critical path trades contracts and alternates

Ken Procino presented (see attachments):

-Furniture contract:

Motion was made by Mr. Kochman and seconded by Mr. Kelly to accept the four bidders for the Phase V furniture bid review spreadsheet as described in Option D.

Motion passed 4:1 Mr. Harke voted no

-Fencing Sample

See Motion from last meeting minutes and follow-up item.

-Projection Screen Proposal

1. Motion was made by Mr. Harke and seconded by Mr. Kochman to issue a contract to School Specialty for Quotation # 2010007931 for 31 manual pull down screens with six inch brackets.
Motion passed unanimously

2. Motion was made by Mr. Harke and seconded by Mrs. Barlaam to issue a contract to School Specialty for manual pull down projection screens in both conference rooms with the infrastructure for a Smart Board in the large conference room.

4:0:1 Mr. Kochman abstained

Amended Motion:

3. Motion was made by Mr. Kelly and seconded by Mr. Harke to issue a contract to School Specialty for manual pull down projection screens with the infrastructure for a Smart Boards in both conference rooms.

4:0:1 Mr. Kochman abstained

-Review and approve alternate numbers 4, 10 & 11

1. Motion was made by Mr. Harke and seconded by Mrs. Barlaam to accept alternate #4 to wash exterior building in the amount of \$20,000.00.

Motion passed unanimously

2. Motion was made by Mr. Kochman and seconded by Mr. Kelly to accept alternate #10 for courtyard work to add a door in the amount of \$58,285.00.

Motion passed unanimously

3. Motion was made by Mr. Harke and seconded by Mr. Kelly to accept alternate #11 for radon fans in the amount of \$8,900.00.

Motion passed unanimously

-Review and approve 3 open Proposed Changed Orders that were reviewed by the Executive Officers

1. Motion was made by Mr. Kelly and seconded by Mr. Kochman to purchase roof ladders not to exceed \$3,524.00

Motion passed 3:2 Mr. Harke and Mr. Fazio voted no

2. Motion was made by Mr. Kelly and seconded by Mr. Kochman to approve issuing a contract to Sunrise Masonry, Inc. for proposal #1 not to exceed \$17,100.00.

Motion passed 3:1:1 Mr. Fazio voted no, Mr. Harke abstained

-Review requested Budgets for the following work:

1. Motion was made by Mr. Kelly and seconded by Mr. Kochman to leave the existing door 214B office door SK and accept the \$600.00 credit.

Motion passed unanimously

2. Sense of the body is to straighten out the wall for SK A22-Computer Lab Revisions (no furniture revisions included) and accept the credit of \$2,000.00.

Discussion took place by committee on SK A23 and SK A24

3. Motion made by Mr. Kelly and Mr. Harke to open discussion up to Public Comment.

Motion passed unanimously

Laura Shea, Wilson Street: supports the 8 sinks

Mr. Pesce: would like to see actual costs versus ballpark figures on sinks

Anna Cutaia-Leonard: asked if price included everything versus the costs of the sinks

Laura Shea, Wilson Street: asked about the cabinetry

4. Sense of the body not to approve changes to SK A24 – Added Sinks in Upper and Main Levels of the Original Building (8 total).

5. Motion was made by Mr. Harke and seconded by Mrs. Barlaam to approve changes to SK A23-Science Classroom Revisions not to exceed \$15,000.00.

Motion passed unanimously

-Review Issue with Temporary Heat for Phase 7

Discussed 3 different options to get the heating system ready for October due to issues that have arisen as a result of Architectural and construction oversights.

Motion was made by Mr. Kochman and seconded by Mrs. Barlaam to authorize the Chairman, Mr. Kelly to continue discussing the options with Malkin Construction and Engineers to resolve the temporary heat for Phase 7 situation.

Motion passed unanimously

-Release Fuss & O'Neill to perform the Oil Tank Monitoring work for this summer

Motion was made by Mr. Kelly and seconded by Mr. Fazio to authorize additional payment through Silver Petrucelli and Associates to Fuss & O'Neill to perform oil tank monitoring not to exceed \$7,000.00.

Motion passed unanimously

-Review PCB Abatement for 2 windows/sills

Additional PCBs have been found in 2 of the windows. Report (provided by Silver/Petrucelli) was signed by Mr. Kelly, Chairman and will be submitted to the EPA. The windows will be removed this summer. Costs of removal will be provided by Malkin Construction at next meeting.

IV. CM Update – Monthly Report

-Committee will read monthly report.

-Committee requested that Malkin Construction close all open items

-Asked for all important open items to be provided in the report

-Request that report be sent in a different format or hard copies be made available at the trailer.

-15,000 total man hours with no injury

V. CM Update on the Montauk street parking

No complaints since last meeting

VI. Review Architect alternate change order

Mr. Kochman met with Mr. Silver to discuss change order requests.

Motion made by Mr. Harke and seconded by Mrs. Barlaam to pay Silver/Petrucelli and Associates for bid alternate preparation services change order proposal for an additional \$11,500.00.

Motion passed unanimously.

VII. Public Comment

Laura Shea, Wilson Street: Would like a power plug and conduit by the new main office to support a TV for information to be communicated by the PTA. She has worked with the library media specialist and will do additional research on what is required and will get back to the committee.

Sense of the body to move forward with looking into this project.

IX. Review of the bills and proposals

1. Motion was made by Mr. Kochman and seconded by Mr. Kelly to pay Malkin Construction invoice B9050ORQ6 in the amount of \$1,175,042.35.

Motion passed unanimously

2. Motion was made by Mr. Kelly and seconded by Mrs. Barlaam to pay all Current items from the June Monthly invoice sheet in the amount of \$98,669.64.

Current Items:

a. Silver Petrucelli & Associates, invoice 10-697, \$8,567.80

b. Malkin Construction Corp., invoice 6/24/10, \$347.04

c. Malkin Construction Corp., invoice MCC-610, \$1826.00

d. William Kenny Associates, invoice 1514.1-2, \$1,012.50

e. CT Materials Testing Lab, invoice 2010-3079, \$3,415.00

f. CT Materials Testing Lab, invoice 2010-3159, \$6,945.00

g. Horizon Engineering, invoice R0109Z-075-12, \$7,601.25

i. DiRenzo Mechanical, invoice Appl #5, \$68,955.05

Motion passed unanimously

X. New Business

-Discussed Furniture that is still necessary for the start of school.

-Tack boards need to be replaced

-Roof and overflow drains. Mr. Jorgensen is working with the State Building Inspectors office. Local building inspector, Mr. Rappa, thought that every single drain would require an overflow system. Silver Petrucelli and Associates will follow up

-Structural Engineer Report and letter (see attachment) by AJP Engineering due to lightning damage to chimney. Discussion took place on how the chimney should be repaired. Chairman will be meeting with: masonry contractor, Silver Petrucelli and Associates, Malkin Construction Corp., structural engineer for chimney and Board of Education member to discuss the options to present to the committee at the July meeting.

-Malkin Construction Corp. will prepare a proposal for lightning protection to be added to the building, after Silver Petrucelli & Associates provides the performance specification and the electrical surge protection equipment.

XI. Public Comment

None

XIII. Adjourn

Motion was made by Mr. Kelly and seconded by Mr. Harke to adjourn the meeting.

Motion passed unanimously.

Meeting adjourned at 9:50 pm

FOLLOW-UP

1. Malkin Construction Corp.: committee requires final documentation and summary sheet for Proposed Change Order for: Conduit, Roofing Credit, Window F, Concrete, Signage and Hardware
2. Silver Petrucelli and Associates will issue a new sketch for SK A22 to Malkin Construction Corp. and the committee showing the wall being straighten out.
3. Costs of 2 window replacement with PCBs will be provided by Malkin Construction Corp. at next meeting.
4. Mr. Jorgensen will work with Mrs. Shea and provide a sketch for a TV in main lobby and all the equipment that is necessary. Mr. Kelly requested that he be copied on all information.
5. Silver Petrucelli and Associates and Malkin Construction Corp. will follow up on furniture that are still needed and pricing.
6. Silver Petrucelli and Associates, Malkin Construction Corp. and Mr. Pesce will follow up on tack boards that are still needed and pricing.
7. Silver Petrucelli and Associates will follow-up with requirements for roof and overflow drains.