

STRATFIELD ELEMENTARY SCHOOL  
BUILDING COMMITTEE

Tuesday, March 16, 2010  
1st Floor Conference Room, Independence Hall  
725 Old Post Road, Fairfield, CT

RECEIVED

APR -- 7 2010

TOWN CLERK'S OFFICE  
FAIRFIELD, CT

**FINAL MEETING MINUTES**

Members Present: Michael Fazio; James Gallagher, Secretary; Al Kelly, Chairman; Millie Pollack; Thomas Lanese

Members Absent: Larry Kochman, Linda Barlaam; Kathryn Dittrich; William Harke; John Mitola, BOE liaison

Others Present: Anna Cutaia-Leonard, BOE Director of Elementary Education; William Silver of Silver/Petrucelli; Tim Yahn, Malkin Construction; Ken Procino, Malkin Construction; Brian McDonald, Malkin Construction; Judy Ewing, liaison to the First Selectman; Charlotte Glovin, Stratfield PTA President; Laura Shea, Stratfield PTA President-Elect; Stratfield PTA Reps: Stu Buhrendorf and Joe Budd; Pam Ritter

I. Call to Order

Chairman Al Kelly called the meeting to order at 7:07pm

II. CM presentation of critical path trades contracts

Mr. Procino reported:

- Phase 4 bids are in (see handouts)
- Met with Horizon Engineering
- Had checked with Ms. Holland, Town Purchasing Agent on all the bids
- Presented the various bid packages and add alternates

III. Public Comment

Mrs. Glovin, Jackman Avenue: asked how much money is left in the budget. Mr. Kelly explained the process.

IV. Provide vote for the potential approval for critical path trades contracts

1. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Masonry (4) from Sunrise Masonry in the amount of \$828,500.00

Motion passed unanimously

2. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Misc. Metals (5B) from QSR Steel in the amount \$78,000.00

Motion passed unanimously

3. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Roofing (7A) from Allied Restoration Corp. in the amount of \$294,681.00

Motion passed unanimously

4. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Doors & Hardware (8A) from Builders Hardware in the amount of \$210,200.00

Motion passed 4:0:1 (Mr. Kelly abstained)

5. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Windows & Glazing (8B) from Cherry Hill Glass in the amount of \$302,489.00

Motion passed unanimously

6. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for General Construction/GWB/Ceiling (9A) from CGM Acoustics in the amount of \$639,000.00

Motion passed unanimously

7. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Elevator & Lift (14) from Hartford Elevator in the amount of \$170,000.00 contingent upon a recommendation by Mr. Silver to Mr. Kelly based on the findings of three references within the next 5 working days.

Amendment to Motion by Mr. Lanese and seconded by Mrs. Pollack: In the event that Hartford Elevator does not meet approval, then the Chairman, Mr. Kelly, is authorized to contact the purchasing agent, Ms. Holland, to develop a quick bid for another elevator bid package.

Motion passed unanimously

Amended motion: To approve the bid package for Elevator & Lift (14) from Hartford Elevator in the amount of \$170,000.00 contingent upon a recommendation by Mr. Silver to Mr. Kelly based on the findings of three references within the next 5 working days. In the event that Hartford Elevator does not meet approval, then the Chairman, Mr. Kelly, is authorized to contact the purchasing agent, Ms. Holland, to develop a quick bid for another elevator bid package.

Motion passed unanimously

8. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for Fire Protection (15A) from Southport Contracting, Inc. in the amount of \$216,000.00

Motion passed unanimously

9. Motion by Mr. Kelly and seconded by Mr. Gallagher to approve the bid package for Plumbing (15B) from Southport Contracting, Inc. in the amount of \$447,000.00 less \$20,000.00 incentive for a net of \$427,000.00

Motion passed unanimously

10. Motion by Mr. Gallagher and seconded by Mr. Fazio to approve the bid package for HVAC (15C) from M.J. Daly, LLC in the amount of \$2,675,000.00

Motion passed unanimously

11. Motion by Mr. Gallagher and seconded by Mrs. Pollack to approve the bid package for Electrical (16) from Asmus Electric in the amount of \$1,105,420.00

Motion passed unanimously

Add alternates (see attachments):

Committee discussed:

-Alternate #13 – air conditioning: -\$491,800.00

-Alternate #17 – Solar hot water system: \$59,744.00 (2 year warranty and grant available-\$10-12,000 back) only in the 8 classroom addition wing. System presented is not large enough to run the entire school, i.e. kitchen or other classroom. It could be extended over the kitchen at an added cost. Currently set up for 49% of the building.

12. Motion by Mr. Kelly and seconded by Mrs. Pollack to move item VII. Public Comment above item V. Review Architect follow-up list.

Motion passed unanimously

V. Public Comment

Mrs. Glovin, Jackman Avenue: Spoke in opposition to the solar hot water system from a usage and maintenance standpoint. Asked if it affected the LEED standard

Mrs. Ritter: stated that solar heating is most effective when school is not in session

Mr. Burrendorf, Stratfield Road: spoke against solar hot water system

Ms. Shea, Wilson Street: agreed maintenance will become an issue, since it only services the 8 classroom addition, money can be used in better ways.

Motion by Mr. Fazio and seconded by Mrs. Pollack to permanently delete Phase 4 Alternate #17- Solar Hot Water System from the project.

Motion passed unanimously

VI. Review Architect follow-up list

Mr. Silver reported that the Phase 5 Furniture, Fixture and Equipment (FF&E) will be back with comments from the Bureau of School Facilities (BSF) by April 4<sup>th</sup>. Explained that since the BSF is backlogged, it could go to local review.

VII. CM update

-Discussed ground breaking ceremony

-Concrete has been poured

-Footings are in place

-Steel should arrive by the end of March

Motion by Mr. Kelly and seconded by Mr. Gallagher to approve \$6,000.00 for special inspection by Michael Horton Associates in the amount of \$6,000.00

Motion passed unanimously

Motion by Mr. Kelly and seconded by Mr. Gallagher to move item IX. Review of the bills and proposals above item VIII. New Business

Motion passed unanimously

#### VIII. Review of bills and proposals

1. Motion by Mr. Kelly and seconded by Mr. Gallagher to pay Malkin Construction Co. \$56,773.91 with a hold of \$3,000.00 for reimbursables for a net total of \$53,773.91

Motion passed unanimously

2. Motion by Mr. Kelly and seconded by Mr. Lanese to pay Malkin Construction Co. \$19,000.00 for their February bill

Amendment to motion: by Mr. Lanese and seconded by Mrs. Pollack to postpone payment of the bill until next meeting

Motion passed unanimously

3. Motion by Mr. Kelly and seconded by Mr. Lanese to pay Yankee Electric: invoice 014112, dated 10/14/09, in the amount of \$3,200.00

Motion passed unanimously

#### IX. Public Comment

- Mrs. Glovin, Stratfield Road: requested a full list of testing that can be presented to the PTA of what has been done and what will be done; regarding the gym mats - asked Mr. Kelly to request that Central Office provide new mats as soon as possible.
- Mr. Bud, Rockland Road: regarding floor mats – asked when will PCB's result be available?
- Mrs. Cutaia-Leonard: air conditioning is a priority in the classrooms
- Mrs. Pollack asked if the Stratfield mat problem is problematic at other schools. Central office will find out.

#### X. New Business

Mr. Gallagher requested a personal moment. Please see his letter below:

"It is with very mixed emotions that I must address this committee this evening. We have all worked very, very hard for the past two years on this project and I am proud of the committee's work. The Stratfield community could not have been blessed with a more dedicated group of volunteers. This committee has been required to work twice as hard as what I had anticipated as a result of the smoke and mirrors and continual obstacles posed by the Central Office staff of the Board of Education. I sat the other night and reviewed our latest budget estimates. A conservative estimate shows that we have lost well in excess of \$500,000 to correct deficiencies and neglect in this building which should have been addressed long ago. Before the project started, we were assured that there was only one oil tank on the property and it was not leaking, yet we discovered two tanks and they were both leaking. That cost us nearly \$200,000 out of our carefully designed building budget. We were also assured that the facility was fully ADA compliant yet we are now purchasing a new elevator and a stage lift to make it compliant.

I also have grave concerns that this project that we have been pouring our hearts and souls into will suffer the same disrespect as other buildings in the district. Mr. Kochman, the Vice Chair of this Committee, worked diligently on the building committee for North Stratfield School several years ago. The building was completed on time and under budget and was a showcase. The Central Office staff recently took it upon themselves to desecrate that building as a result of their own inadequate planning. On a whim, they cut the art room in half and left teachers and students in an incredibly unsafe environment. My wife is the

art teacher at that school and has suffered severe health consequences as a result of these thoughtless decisions.

I volunteered for this committee as a taxpayer and friend of education to provide an educationally and environmentally safe facility for our children and our educators. Given the history of this project so far, I have no confidence that this project will be able to provide the educational resources we had planned for the Stratfield community while the utter disrespect for committee members shown by Central Office staff, clandestine, unauthorized meetings and conversations between C.O. staff and the project team and inconsistencies in communication continue to undermine the charge and the vision of this building committee.

Membership on a building committee is hard work yet the rewards of a successful project should be everlasting. I personally can no longer tolerate the manner in which this committee is constantly pleading to have the Stratfield educational vision made a reality.

For the reasons above and more importantly for personal reasons, I must step down as a member of this committee. I would appreciate your understanding at this time.

Regards, James Gallagher”

Mrs. Glovin, Stratfield Road: Thank Mr. Gallagher for his years of dedicated service to the children of Fairfield.

XI. Adjourn

Motion was made by Mr. Gallagher and seconded by Mrs. Pollack to adjourn the meeting. Motion passed unanimously at 8:55 p.m. Next meeting will be on April 6<sup>th</sup>, 7:00 pm at 1<sup>st</sup> Floor conference room, SIH

## FOLLOW-UP

From February 2<sup>nd</sup> meeting minutes:

-Malkin Construction will send the bonds to the Purchasing Authority.

From March 2<sup>nd</sup> meeting:

- Need updated information from Mr. McDonald who will get more information from Mr. Silver with information on costs from bid package list. Ms. Holland suggested leaving it as is as it is easier to reduce later on than to have to go out to bid.
- Discussed the 23 page report from Malkin Construction regarding comments on drawings. Malkin: Final change is going out on Thursday. They will reissue a new report
- Commissioning agents report on open items to be verified with Silver/Petrucci and Associates
- All comments on reports to be looked over by Silver/Petrucci and Associates and signed off with "done and date" indicated on reports.

From March 16<sup>th</sup> meeting

- Mr. Silver to vet three references from Hartford Elevator within the next five (5) business days
- Central office to find out if mercury in the gym floor mats is problematic at other schools

Respectfully Submitted,  
Charlotte Leslie  
Recording Secretary