

STRATFIELD ELEMENTARY SCHOOL
BUILDING COMMITTEE

Tuesday, April 6, 2010
1st Floor Conference Room, Independence Hall
725 Old Post Road, Fairfield, CT

RECEIVED

APR 15 2010

TOWN CLERK'S OFFICE
FAIRFIELD, CT

DRAFT MEETING MINUTES

Members Present: Linda Barlaam; Kathryn Dittrich; William Harke (7:10 pm); Larry Kochman, Vice Chairman; Thomas Lanese; Millie Pollack; John Mitola, BOE liaison (7:42 pm)

Members Absent: Michael Fazio; Al Kelly, Chairman

Others Present: Twig Holland, Director of Purchasing; Jack Boyle, Deputy Superintendent of Schools; Anna Cutaia-Leonard, BOE Director of Elementary Education ; Thomas Pesce, Principal of Stratfield Elementary School; William Silver of Silver/Petrucci; Tim Yahn, Malkin Construction; Ken Procino, Malkin Construction; Brian McDonald, Malkin Construction; Judy Ewing, liaison to the First Selectman; Charlotte Glovin, PTA President; Laura Shea, PTA President-Elect; Stratfield PTA Reps Stu Buhendorf and Joe Budd, Pam Ritter and members of the public

I. Call to Order

Vice Chairman, Larry Kochman called the meeting to order at 7:03 pm

II. Review and approval of the minutes for March 2, 2010 and March 16, 2010

1. Motion was made by Mr. Lanese and seconded by Mrs. Barlaam to approve the minutes of 3/2/10 with changes.

Motion passed unanimously

2. Motion was made by Mrs. Pollack and seconded by Mr. Lanese to approve the minutes of 3/16/10 with changes.

Motion passed 2:0:4 – Abstaining: Mrs. Barlaam, Mr. Harke, Mr. Kochman and Mrs. Pollack

III. CM presentation of critical path trades contracts

Mr. Procino reported (see attachment)

Discussed Phase 4 bid package. Committee has the option to rebid the Final Cleaning. Bureau of School Facilities (BSF) has a change order policy of 5% maximum towards reimbursement.

1. Motion by Mr. Harke and seconded by Mrs. Barlaam to accept the bid for 2D - Demolition along with alternate 19 to Sunrise Masonry, Inc. in the amount of \$325,000.00

Motion passed unanimously

2. Motion was made by Mr. Lanese and seconded by Mrs. Dittrich to accept the bid for 6 - Finish Carpentry and Casework to NEIS in the amount of \$423,850.00

Motion passed unanimously

3. Motion was made by Mrs. Dittrich and seconded by Mr. Harke to accept the bid for 9B- Flooring to Barrall & Konover Floors in the amount of \$138,175.00

Motion passed unanimously

4. Motion was made by Mrs. Barlaam and seconded by Mrs. Dittrich to accept the bid for 9C - Painting to Mackenzie Company, LLC in the amount of \$114,789.00

Motion passed 5:0:1 Mr. Lanese abstained

5. Motion was made by Mrs. Dittrich and seconded by Mrs. Pollack to accept the bid for 9D - Sports Flooring to Dynamic Sports Construction in the amount of \$73,475.00

Motion passed unanimously

6. Motion was made by Mrs. Dittrich and seconded by Mrs. Pollack to accept the bid for 10B - Signage to Sign Pro, Inc. in the amount of \$52,695.00

Motion passed unanimously

Discussion took place on purchasing white boards because there were no bids received and how this would possibly go towards the 5% change order – two contractors: CGM and Epifano Builders will be asked to provide pricing for (a) furnish and install and (b) install only.

Mr. Silver: Will be having a PCT discussion with the BSF next week and will find out if Town needs to follow the recent new rules that have been instated or since project already has state approval can follow the old rules.

Phase 4 Add Alternates:

1. Bus and kitchen canopy in the amount of \$276,172
2. Gym storage in the amount \$26,406
3. Alternate 7 Door replacement in the amount of \$60,357
4. Alternate 8 2nd Floor windows on west façade in the amount of \$27,714

No PCBs were found in window caulking and sealants around doors. One window was found with sealant problems but this is most likely an aberrant from a repair done in the 1980s around the lintel. Will be finding out the ruling since they will not be disturbing this area.

Discussed reserving money for field contingencies.

IV. Public Comment

1. Charlotte Glovin, Jackman Avenue: Priorities are the gym storage and bus and kitchen canopies
2. Laura Shea, : supports the gym storage and bus and kitchen canopies
3. Stu Buhrendorf, Brooklawn Terrace: asked about the finances/cost report. Windows and doors are aesthetics while the bus storage and canopies are essential
4. Mr. Pesce: concerned that the school opens up on time and doesn't want to hold up process

Mr. Procino: expecting to have the Guaranteed Maximum Price (GMP) shortly which will help understand where project stands in the budget.

Motion by made Mr. Harke and seconded by Mrs. Dittrich to accept Alternate #2 for gym storage in the amount \$26,406.00

Motion passed unanimously

Discussion took place over changing the design of the bus canopy to an earlier version.

Motion made by Mr. Harke and seconded by Mrs. Pollack to keep the main canopy long and to authorize the Construction Manager to negotiate with all trade contractors on the bid price for alternate #3 bus and kitchen canopies at the lowest price possible. Final price to be authorized by the Executive Committee of the SBC.

Motion passed 5:0:1 Mr. Kochman abstained

Reimbursement value for the bus canopy is currently 25% as bid.

Mrs. Glovin: steel beams make it very exciting. Asked questions about other Alternate 10-Courtyard. She was informed that the courtyard will be addressed during the Summer 2011

V. Review Architect follow-up list

Committee discussed the "follow up list" from 3/16/10 minutes

Mr. Boyle: Reported that when the mats are aired the mercury dissipates and when they are put down they absorb them again. Therefore airing has been recommended to all the schools.

Mrs. Glovin: spoke with Mr. Cleary, Director, Dept of Health; Mats are fine as long as the ventilation system is kicked on every morning at 6:30 am. Doesn't recommend purchasing new mats until the floor is replaced.

VI. CM update

Mr. Procino discussed the schedule and where they are in the process

-Completed foundation for classroom building March 31st, steel is going well, masonry by end of April pending the weather, still on schedule.

-FF&E - BSF gave release to go out to bid by end of next week and due by early May.

-Met with William B. Meyers, Town Movers

-GMP done by end of June finalized and submitted to SBC for approval

-Some change orders (approximately \$20-30,000) from classroom building package will be given sometime next week to Executive Committee Mr. Kelly, Mr. Lanese and Mr. Kochman to review and present to full committee for a vote

-Anticipating getting the Window shop drawings

-HVAC and roof submittals in this week

-4,933 man hours with 0 safety incidents

- Project Completion - Summer 2011, end of August in time for the teachers to move in.

-The doors/frames and switchgear submittals have been sent to S/P for review. The brick for the classroom addition is in stock.

-The Blasting Subcontractor's Insurance Company has reached out the neighbor of the school with the alleged damage due to the blasting. The neighbor claims that additional interior damage has also occurred. The insurance company is currently investigating these items

-Amendment #2 (see attachment) for approval of bid packages awarded to date, including tonight. Needs approval to carry them through August 31st.

-Discussed soft costs accounting

1. Motion was made by Mr. Kochman and seconded by Mrs. Pollack to authorize the Town Purchasing Agent to proceed with execution of Amendment #2 in accordance with the terms and conditions of the contract agreement.

Motion passed unanimously

2. Motion was made by Mr. Kochman and seconded by Mrs. Barlaam to pay \$1,826.00 per month to Malkin Construction to continue the monthly reports for the next 19 months through 10/31/11 or as required.

Motion passed unanimously

Mr. Pesce complimented Malkin Construction on how well things are running for the students

VII. Public Comment

None

IX. New Business

-New Member: First Selectman's office has found a possible candidate, Don DiMartino (alternate on TFC) to replace Jim Gallagher. He will go before the town boards in April.

-New Secretary:

Motion by made by Mr. Kochman and seconded by Mr. Harke to elect Mr. Lanese to the position of Secretary

Motion passed 5:0:1 Mr. Lanese abstained

As a symbol of the ground breaking, Mr. Yahn presented Mr. Pesce with a shovel to hang in his office

X. Review of the bills and proposals

1. Motion was made by Mr. Kochman and seconded by Mrs. Dittrich to pay Malkin Construction Corp. invoice number B9050ORQ3 in the amount of \$206,001.18

Motion passed unanimously

2. Motion was made by Mr. Lanese and seconded by Mrs. Barlaam to pay Malkin Construction Corp. for invoice 3/1/10, dated 3/1/10 in the amount of \$19,275.26

Motion passed unanimously

3. Motion was made by Mr. Kochman and seconded by Mr. Harke to pay all the "Current Items" in the amount of \$37,552.81

Current Items include:

a. Silver Petrucelli & Associates, invoice #10-141, dated 3/1/10 for A&E design fees in the amount of \$21,639.53

b. Malkin Construction Corp., invoice 4/2/10, dated 4/2/10 for CM fees in the amount of \$8,272.78

c. Malkin Construction Corp., invoice MCC-310, dated 3/31/10 for CM fees-soft costs in the amount of \$2,500.00

d. Horizon Engineering, invoice R0109Z-075-9, dated 2/26/10 for Commissioning Services in the amount of \$5,140.50

Motion passed unanimously

XI. Public Comment

None

XII. Adjourn

Motion was made by Mr. Kochman and seconded by Mr. Lanese to adjourn the meeting at 9:45 pm

Motion passed unanimously

Next meeting will be April 20th at Sullivan Independence Hall, 1st floor conference room

FOLLOW-UP:

1. Mr. Procino will bring a complete alternate list with associated drop dead dates at the next meeting
2. A letter to be sent from Mr. Cleary reassuring the parents that the mats have been looked at and are safe provided that the ventilation system needs to be on starting at 6:30 am, recommendation that the mats be replaced after the floor has been replaced.
3. Follow-up on items on possible damage to neighbor's property
4. Discuss IAQ control plan proposal for Fuss and O'Neil at next meeting
5. From March 2nd minutes: Commissioning agents report on open items to be verified with Silver/Petrucelli and Associates