

STRATFIELD ELEMENTARY SCHOOL
BUILDING COMMITTEE
Special Meeting
Monday, December 13, 2010, 6:30 pm
Sullivan Independence Hall, 2nd Floor Conference Room, Fairfield, CT

FINAL MINUTES

Members Present: Linda Barlaam; Don DiMartino; Kathryn Dittrich; Michael Fazio (6:35 pm); Al Kelly, Chairman; Larry Kochman, Vice Chairman; TJ Lanese, Secretary; Millie Pollack

Members Absent: William Harke, John Mitola, BOE liaison

Others Present: Twig Holland, Director of Purchasing; Anna Cutaia-Leonard, BOE Director of Elementary Education; Thomas Pesce, Stratfield Principal; Ken Procino, Malkin Construction Corp.; Tim Yahn, Malkin Construction Corp.; Brian McDonald, Malkin Construction Corp.; Laura Shea, Stratfield PTA President; Tom Doonan, Stratfield PTA President-Elect; Chris Pulito, Stratfield PTA liaison; Cristin McCarthy Vahey, RTM District 6; and other members of the public

I. Call to Order

Chairman Mr. Kelly called the meeting to order at 6:30 p.m.

II. Executive officer recommendation on GMP

Reviewed Guaranteed Maximum Price (GMP) Proposal (see attachment) with Malkin Construction dated August 16, 2010.

III. GMP question and answers

Discussed shared savings percentages and the Malkin Construction monthly reports. Report addresses allocations and POC to date.

IV. Public Comment on GMP only

- Mr. Pesce wants committee to address items that haven't been addressed to make the school fully renovated:
 - a. asked about the \$90,000 maximum amount – (Mr. Kelly: Share the savings with Malkin Construction for the extra hours the company has worked to bring the project at best cost)
 - b. wants to know projected soft cost amount (Mr. Kelly: additional architects, contingency, construction, etc. costs)
 - c. \$3,000,000 balance – wants to know where it has been allocated
 - d. owners contingency: what is it and what does it involve
 - e. what has been spent and what needs to be addressed
 - f. To completely renovate the school things are still missing, i.e. furniture, soundproofing, tiling of bathrooms, bulletin boards, bookcases, millwork, etc.
- Tom Doonan, Churchill Road: wants to make sure the committee fully understands the GMP document and the numbers they are about to approve
- Anna Cutaia-Leonard: requested that the GMP document is provided to BOE and public to review before it is voted on tonight.
- Cristin McCarthy Vahey, Melville Ave.: Thanked committee. Asked if the committee had the chance to review it. Wants committee to make sure this is the right long term decision to make for the town.
- Charlotte Glovin, Jackman Ave.: Wants to be a good neighbor but wants to make sure the committee is not taking away money that needs to be used for the betterment of the school and the needs of the children.

- Julie Gottlieb, Applegate Road: Community fought hard to get the money. Wants to make sure the money is being spent on education and not esthetics.
- Jeff Peterson, Marne Avenue: Was at the RTM meeting when the money was approved for \$17.5 million. Town voted to give this money and would like to make sure everything is done to completely renovate the building
- Evelyn Rubak, Euclid Ave: Please keep in mind the big picture, keep everybody inform
- Adrienne Johnston, Lindley Dr.: Everyone has worked very hard to get the \$17.5 million and should stay within the community and make sure the building project is completed.
- Laura Shea, Wilson St.: In addition to everything that was said tonight, that the Teachers deserve to have the bathrooms fixed.

V. GMP Discussion

- GMP is a contract with Malkin Construction Corp. needed to allow them to continue to work
- Committed to \$17,400,000. GMP is for \$14 million. Committee is not voting to return \$3 million to the town.
- \$60,000 lockers and tack boards is included in the GMP.
- \$3 million includes other costs.
- Shared savings is a percentage of what is not used. Maxes out at \$90,000.00 Incentive to Construction Managers to find cost savings.
- 9 more months of construction
- report was given out to the committee members before tonight

Motion was made by Mr. Kochman and seconded by Mr. Lanese to reopen Public Comment again.
Motion passed unanimously

Public Comment:

- Charlotte Glovin, Jackman Ave.: concern over using all the money allocated by RTM. Wants to ensure that the money goes to the students, staff and the building.
- Cristin McCarthy Vahey, Melville Ave.: Thanked committee for clarification. Wants to continue the communication with the community.
- Evelyn Rubak: asked if questions can be answered regarding various issues that have been coming up, i.e. bathrooms, etc. (Mr. Kelly: work is being addressed and pending codes and money.)

VII. Review and Approval of GMP

Motion was made by Mrs. Dittrich and seconded by Mr. DiMartino to approve the GMP proposal.
Motion passed unanimously

VIII. Adjourn

Next meeting will be held January 4, 2011 at the 1st Floor Conference Room, Sullivan Independence Hall

Motion was made by Mrs. Dittrich and seconded by Mr. DiMartino to adjourn the meeting.
Motion passed unanimously at 7:05 p.m.

Respectfully Submitted,
T.J. Lanese
Secretary

Charlotte Leslie
Recording Secretary