

STRATFIELD ELEMENTARY SCHOOL BUILDING COMMITTEE
Tuesday, November 9, 2010, 7:00 pm
Sullivan Independence Hall, 1st Floor Conference Room, Fairfield, CT
FINAL MINUTES

Members Present: Linda Barlaam; Kathryn Dittrich; William Harke; Al Kelly, Chairman; Larry Kochman, Vice Chairman; Thomas Lanese, Secretary; Millie Pollack

Members Absent: Michael Fazio; Don DiMartino; John Mitola, BOE liaison

Others Present: Thomas Cullen, Board of Education Director of Operations; Thomas Pesce, Stratfield Principal; Paul Jorgensen, Silver Petrucelli & Associates; Tim Yahn, Malkin Construction; Merrilynn Golino, Malkin Construction; Judy Ewing, liaison to the First Selectman; Stu Buhendorf, Stratfield PTA Rep; Peter Ling

I. Call to Order

Chairman Mr. Kelly called the meeting to order at 7:00 p.m.

II. Review and approval of the minutes for October 5, 2010

Motion was made by Mr. Kochman and seconded by Mrs. Dittrich to approve the minutes of October 5, 2010 with the following amendment on Page 2, IX under Public Comment:

Mr. Pesce: The projectors are not mounted at this time.

Motion passed unanimously

III. Vote on calendar dates

Motion was made by Mr. Kochman and seconded by Mrs. Barlaam to approve the 2011 Meeting Schedule.

Motion passed unanimously.

IV. Officer Elections

Motion was made by Mrs. Dittrich and seconded by Mrs. Barlaam to retain the same officers on the committee for next year: Mr. Kelly as Chairman, Mr. Kochman as Vice-Chairman and Mr. Lanese as Secretary

Motion passed 6-0-1. Mr. Harke abstained

V. CM presentation of critical path trades contracts and alternates

No presentation on alternates or trade contracts

VI. Locker, tack-board and faculty bathroom update

1. Lockers: Prices on lockers at mid \$60,000 for the double tier replacement of all the lockers, Kindergarten gets cubbies inside their rooms

a. Mrs. Dittrich reported that the school needs the double tiered lockers due to limited space. Mr. Pesce stated that students who would have to go around the corner would be unsupervised and therefore cause an unsafe environment. Mr. Jorgensen will get a percentage of how many of the lockers that currently function that will be replaced.

- b. There is a 8-12 week lead time and Ms. Golino will report back on how long it will take to install the lockers.
 - c. Mr. Kochman suggested having a meeting in 2-3 weeks to address issues (but not limited to): GMP, change orders and lockers. Mr. Kelly will schedule a meeting with Malkin Construction Corp. and then determine if committee can get together earlier or regular December meeting.
2. Tack board : \$378 per unit 4X8 installed
 3. Bathroom: pending drawings will send prices

VII. CM update – Monthly report

Malkin Construction Corp. distributed the October monthly report for time period October 1st through October 29th (see attachment) via e-mail, but not all the members could access it from the electronic copy. One electrician was injured on the job, but is now back to work.

VIII. CM Update on the TCO

Basement: inspection was today. Re-inspection on Wednesday and Friday. Expecting to receive the TCO this coming Friday 11/12/10

IX. Review Architect follow-up list

Mr. Jorgensen reported

- a. Music Room: soundproofing. This past week they have contacted an acoustic engineer to review the space with them; therefore they have no description at this time but will present something to the committee at a later date. Will get pricing from the Construction Manger. Per Mr. Pesce – the Music rooms are currently being used by the Kindergarten and 4th grade for the next several months therefore music will not be taking place in those rooms.
- b. Towel Dispenser: Malkin Construction Corp. does not have pricing. Mr. Cullen will e-mail cut sheet for paper towel dispensers that are used in the district to Mr. Kelly who will send it out to the committee and Malkin Construction Corp.
- c. Screening options for HVAC system: (See handouts for pricing and photos.) By adding screening it will add another 2 ½ feet to 3 feet to the units. Malkin and Silver Petrucelli ballparked the costs for the various scenarios between \$150,000 - \$175,000.
- d. Library column: not part of the TCO for this week and therefore have made some minor plans but are not ready to present tonight.

X. Discussion

None

XI. Update on Dorothy Street neighbors meeting

On Friday, October 29th a meeting was held with:

Members of the SBC: Linda Barlaam; Kathryn Dittrich; Al Kelly, Chairman

Others Present: Ted Kenney, Silver Petrucelli and Associates; Aris Stalis, Silver Petrucelli & Associates, Larry Leonard, Malkin Construction Corporation; Ken Placko, Town of Fairfield Tree Warden; Sal Morabito, BOE Manager of Construction, Security and Safety; Thomas Pesce, Stratfield Principal (8:45 am); Peter Ling

Minutes are currently in review and will be presented at a later date. A brief overview of the meeting was presented by Mr. Kelly.

XII. Space review meeting update

Furniture meeting: Mrs. Dittrich reported on the meeting that took place with Silver Petrucelli and Associates and others. See attachment.

-The Inventory sheet prepared prior to the furniture was moved out included rating the furniture quality as: poor, fair and excellent. This list also included where the furniture was in the building and which rooms they were going to end up. Nothing was tagged, therefore that inventory is now obsolete. Amanda Cleveland from Silver Petrucelli and Associates will be tagging the furniture to correspond to a new inventory sheet. Discussion took place whether or not this was in the original charge and when this new inventory should take place. In any case, Silver Petrucelli and Associates will not be billing for this second inventorying.

-Replacing approximately 70% of the furniture. What is lead time to order new furniture if and when it needs to be ordered from vendors?

-Stacks in media center.

-Chairs to be consistent in classrooms on drawings

-Cafeteria chairs and tables: Mr. Pesce requested that all the chairs and tables be replaced if there is additional money in the budget. The current tables and chairs potentially could damage the floor.

-Furniture: In general there is furniture that has been tagged to stay, Mr. Pesce would like the conversation on furniture revisited to bring the furniture up to new standards in the entire building

-Cost report in Malkin Construction's November monthly report gives budget to date and what is upcoming costs. GMP meeting will also help to clarify this information.

-Building is not being renovated to "like new" status as that would have cost approximately \$27 million versus the town approved budget of \$17.5 million

XIII. Review of the bills and proposals

1. Motion was made by Mr. Kochman and seconded by Mr. Harke to approve Change Order 12B to build a chase wall in the Orchestra room in the amount of \$3,133.80.

Motion passed unanimously.

2. Motion was made by Mr. Kochman and seconded by Mr. Harke to pay Malkin Construction Corp. in the amount of \$452,739.48 to cover the following invoices:

-Connecticut Materials Testing, 2010-3313	\$ 4,171.50
-Connecticut Materials Testing, 2010-3434	\$ 2,610.00
-Michael Horton Associates, 08-51S1.b3	\$ 585.00
-Malkin Construction Corp., MCC-1010	\$ 1,826.00
-Malkin Construction Corp., B9050ORQ10	\$443,546.98

The following two bills were put on hold:

1. Chimenet, Invoice INV-012088: The Committee had voted that Chimenet's bill was not to exceed \$15,000.00 and therefore are waiting for backup before paying the bill.

2. DiRenzo Mechanical, Invoice App #8: The Committee had voted that DiRenzo Mechanical's bill of not to exceed \$18,708.31 and therefore are waiting for backup before paying the bill.

XIV. New Business

None

XV. Public Comment

a. Mr. Ling, Dorothy Street: Thanked the 3 men who built the field stone wall – looks great. Pleased that committee members have met with him. Would like people to stand where they live as he finds the drawings misleading from his perspective.

b. Mr. Buhrendorf, Brooklawn Terrace: asked if any thought has been given to the plans for the courtyard surface now that doors have been added for access.

-Mr. Jorgensen: At the west end of the courtyard there is a concrete walkway. For the majority of the courtyard, there is no plan. Believes that the PTA offered to take on the rest of the courtyard. Will replace underground piping. Guard rails will be placed in the corner where there is duct work. Mr. Pesce would like to have it covered for safety precautions.

Mr. Harke: Would like to find out what the PTA has in mind for this project. Stu will get back to the committee.

c. Mr. Kelly is very concerned about the neighbor's views and is resentful that the neighbors do not acknowledge the committees efforts. He is very aware of the changes that have taken place. Would like additional ideas from the architects on how to address this problem. Would like photos taken versus renderings. Chimney has been repaired and goes up to code compliant height. Would like to find out if there is any rebate because of the height. Will look in to courtyard. Have notified Police Dept. again because of vehicles leaving the site the wrong way. However, if there are flagmen there, the construction truck drivers are allowed to leave Dorothy Street. Light fixture no longer points at the property. Bunting on roof must stay in place for workers safety and is temporary until work is completed.

Mr. Harke: Committee has gone out of their way to be good neighbors.

Mr. Kochman: change orders need to be submitted to the committee earlier.

XVI. Adjourn

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

Motion passed unanimously at 8:55 p.m.

Next meeting will be held on December 7th at 7:00 pm, Sullivan Independence Hall, 1st Floor Conference Room.

Respectfully Submitted,

T.J. Lanese
Secretary

Charlotte Leslie
Recording Secretary

11/9/10 Follow-up:

1. Architect: music room soundproofing
2. Library columns
3. Screening HVAC
4. Towel Dispensers
5. Review minutes of Furniture meeting; coordination of furniture inventory
6. lightning protection