

**STRATFIELD ELEMENTARY SCHOOL
BUILDING COMMITTEE
Tuesday, August 10, 2010
7:00 pm
Sullivan Independence Hall, 1st Floor Conference Room
Fairfield, CT**

FINAL MINUTES

Members Present: Linda Barlaam; Kathryn Dittrich; Michael Fazio; Larry Kochman, Vice Chairman; Al Kelly, Chairman (7:01 pm); Thomas Lanese, Secretary

Members Absent: Don DiMartino; William Harke; Millie Pollack; John Mitola, BOE liaison

Others Present: Anna Cutaia-Leonard, BOE Director of Elementary Education; Thomas Pesce, Principal Stratfield Elementary School; William Silver, Silver Petrucelli and Associates; Tim Yahn, Malkin Construction Corp.; Ken Procino, Malkin Construction Corp.; Matthew Myers, Fuss and O'Neil; Judy Ewing, liaison to the First Selectman; Tom Doonan, Stratfield PTA President-Elect; Charlotte Glovin

I. Call to Order.

Mr. Kochman, Vice Chairman, called the meeting to order at 7:00 pm

II. Review and approval of the minutes for July 20, 2010

Motion was made by Mrs. Barlaam and seconded by Mrs. Dittrich to approve the minutes of July 20, 2010.

Motion passed 4:0:1 Mr. Lanese abstained

III. CM presentation of critical path trades contracts and alternates

No report

IV. Approve pre-construction bill for Malkin Construction Corporation

Motion was made by Mr. Kochman and seconded by Mrs. Dittrich to approve Preconstruction services to Malkin Construction Corp. for invoice dated 1/18/2010 in the amount of \$3,000.00.

Motion passed unanimously

V. CM Update on the Montauk street parking

Motion was made Mr. Kelly and seconded by Mr. Kochman to move Item 6 above Item 5.

Motion passed unanimously.

There have been alot of cars and trucks on Montauk and Dorothy streets which is a combination of workers and neighbors. Mr. Procino has spoken with Captain Lyddy of the Police Dept. Two

neighbors have complained directly to the First Selectmen. Mr. Kelly has been speaking with Mr. Flatto and Captain Lyddy. Soon the lot will open up and this will be resolved.

VI. CM update – Monthly report

Mr. Procino reported:

Last official day of blasting was completed on of July 30th. Unforeseen boulders and or ledge may crop up for Building B. One neighbor reported to Malkin ceiling and foundation damage. The blaster's insurance company is addressing the incident. Mr. Procino showed a couple of pictures from the neighbor's property.

Phase 3 – old section of school

-Classroom

Phase 4:

-Boiler abatement

-New boilers installed

-Elevator shaft demolished and installation started today. As a result it will require overtime.

Discussed who will be paying for the overtime – combination of change orders versus work.

There is contingency money set aside for this. Malkin Construction Corp. will talk to Building Dept. in case the elevator can not be completed on time and what the ramifications are in opening the school. Will also need to speak to State Inspector.

-Oil tank is installed

-Administrative building not started yet

Safety: 15,000 man hours in July. No lost time for any injuries. August will also be equally as busy. Discussion took place on safety protocols with OSHA.

Inspections: everyday working well with Building and Fire Marshall. Next Thursday meeting 8/19 with both departments. Will ask if a temporary Certificate of Occupancy is required.

-PCB's on the two windows. Malkin Construction Corp. has received the EPA's approval letter. Decision was finalized tonight. The revised plan will go back to the EPA tomorrow. Mr. Myers reported he work with the EPA and the revised plan and what has to happen before the containment is removed.

Cost Report:

-By next SBC meeting on 9/7/10 Malkin Construction Corp. will develop the GMP to have it finalized and done. Needs to also be reviewed by Mr. Flatto and Ms. Holland.

Questions:

-Dry Wall assemblies: chair rail, soffits, hallways- sheet rock versus patching

- Plumbing: change order for classroom addition storm lines/leaders, unforeseen piping in boiler room, Phase 6 & 7 temporary heating, old floor pipes

-RFI and submittals (see attachment):

Nothing critical RFI's at this time.

Committee thanked Mr. Silver for expediting the RFI's

Mr. Kochman reported that Horizon Engineering provided a report on deficiencies. Trades will address their report.

Malkin Construction Corp. is confident that school will start on time.

VII. Review Architect follow-up list

Mr. Silver reported - See attachment.

-Windows: Fuss and O'Neil reported on the steps necessary to replace the windows

-Crawl space: Malkin Construction Corp. is estimating it will cost \$12,000 to cover the surface with concrete and have created an RFI. Mr. Myers reported: the amount of measurable asbestos is below the level for remediation. Suggests putting in a floor to keep workers from kicking up dust. Mr. Silver talked about the school workers being in the crawl space. Mr. Myers reported that air testing has not been done yet since no one is in there yet. A visual was done. A layer of concrete is a permitted process to handle current guidelines. Mr. Myers recommended having Cherry Hill go in and clean up the area to prep it for pouring the concrete.

Motion was made Mr. Kelly and seconded by Mrs. Dittrich to approve Malkin Construction Corp. to provide concrete in the basement crawl space floor not to exceed \$12,000.00.

Motion passed 5:0:1 Mr. Lanese abstained

Computer Floor: Mr. Kelly reported that the computer classroom needs floor boxes (or tombstones) – one per row. Mr. Kelly instructed Malkin Construction Corp. to get prices for power poles.

Motion was made by Mr. Kelly and seconded by Mrs. Dittrich to approve Malkin Construction Corp. to provide 4 (four) RFB11AV series floor boxes in computer room to include trenching of the concrete not to exceed \$10,000.00.

Motion passed 5:0:1 Mr. Kochman abstained

Mr. Silver reported:

-Accent colors in media room have been approved.

-Roof drains: going forward

Lockers:

-Mr. Silver: Discussed their May 20th, 2009 minutes. 504 student population: 276 existing lockers that plan to be reused in non-phased 6 & 7 classroom areas. Kindergarten classes has cubbies. Need 192 or 96 double tier more lockers.

-Mr. Pesce: will need the lockers in the renovated areas by mid October. Would like the double tier lockers placed in the new wing.

-Mr. Procino: Doesn't know cost. Schedule: Probably 6 weeks out.

Discussion: Double tier would be too tall for a first grader. Need to spell out layout, numbers and timeline to install. Malkin Construction Corp. and Silver Petrucelli and Associates with follow up with sketches and prices by next meeting to include further conversation with Mr. Pesce.

Tack Boards: Silver Petrucelli and Associates have already produced the sketches in conjunction with lockers. Will tweak them for age appropriate locations. Aluminum framed tack boards. Mr. Pesce will review them prior to Malkin Construction going out for pricing.

Chair Rail: Malkin Construction Corp. to install by end of the week.

Lighting Protection: to be discussed by next summer

VIII. Public Comment

a. Charlotte Glovin, Jackman Avenue: discussed lockers placement, deadline date if work is not completed. Asked about contingency plan to alert parents by a certain date and what is that plan?

b. Thomas Pesce: asked about library color scheme – plan 3

c. Anna Cutaia-Leonard: Teachers need to be in the building by August 25th. School start date for students is Sept. 2nd. Central Office does have a contingency plan if school can not open on time which depends on how long the students will have to wait until the building opens. They will know by the 19th after Malkin Construction Corp. meets with the fire department and building departments meeting.

IX. Review of the bills and proposals

Motion was made Mr. Kochman and seconded by Mrs. Dittrich to approve Malkin Construction Corp. invoice B9050ORQ7 in the amount of \$1,482,636.98.

Motion passed unanimously.

Motion was made by Mr. Kelly and seconded by Mr. Lanese to approve payment to Malkin Construction Corp. invoice MCC-710 in the amount of \$1,826.00

Motion passed unanimously.

Motion was made by Mr. Kochman and seconded by Mr. Lanese to approve payment in the amount of \$191,378.89 which includes:

a. Silver Petrucelli and Associates, invoice 10-845, \$56,490.53

b. Malkin Construction Corp., invoice 8/2/10, \$226.16

c. CT Materials Testing Lab, invoice 2010-2320, \$777.00

d. Horizon Engineering, invoice R0109Z-075-13, \$8,158.75

e. Cherry Hill Construction, invoice App#004, \$59,038.13

f. DiRienzo Mechanical, invoice App#6, \$44,838.32

g. Michael Horton Associates, invoice 08-51SI.b2, \$450.00

h. William B. Meyer, invoice COM-260-0/1, \$21,400.00

Motion passed unanimously.

Change order: Series of change orders were discussed: Adjustments have been made.

Motion was made by Mr. Kochman and seconded by Mrs. Barlaam to approve the change order for July 14, 2010 in the amount of \$26,828.18.

Motion passed unanimously.

Change orders 9, 10 and 11 to be reviewed by committee members.

Tabled to the next meeting:

-Change order dated July 2, 2010 in the amount \$3,170.42 which includes change order June 10th in the amount of \$4,843.40

X. New Business

None

XI. Public Comment

Charlotte Glovin, Jackman Avenue: asked if the courtyard was approved. Yes.

XII. Adjourn

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

Motion passed unanimously at 8:50 pm

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

Follow-up from 8/10/10 meeting

1. Malkin Construction Corp. will follow-up with Building Dept. via e-mail if project needs temporary CO and also with Conservation Dept.

2. Elevator: Mr. Procino will:

a. send Mr. Kelly an e-mail when he has spoken to the town Building Dept. in case it can not be completed on time.

b. need to speak to State Inspector to set up appointments.

c. clarify that the school can be opened if the elevator is not ready on opening day.

3. Malkin Construction Corp. - Mr. Kelly asked for 3 bound GNP versions

4. Lockers: Silver Petrucelli and Associates will provide sketches of lockers, Malkin Construction Corp. to provide dollar amounts to check with Ms. Holland by next meeting.

5. TV at entrance, roughing out the electric. Mr. Silver will provide a sketch.