

STRATFIELD ELEMENTARY SCHOOL BUILDING COMMITTEE

Tuesday, July 20, 2010

7:00 pm

Sullivan Independence Hall, 1st Floor Conference Room

Fairfield, CT

FINAL MINUTES

Members Present: Linda Barlaam; Kathryn Dittrich; Larry Kochman, Vice Chairman; Al Kelly, Chairman; Thomas Lanese, Secretary (7:30 pm) ; Don DiMartino (7:07 pm); Millie Pollack

Members Absent: Michael Fazio; William Harke; John Mitola, BOE liaison

Others Present: Anna Cutaia-Leonard, BOE Director of Elementary Education; Thomas Pesce, Principal Stratfield Elementary School; Ken Procino, Malkin Construction; Judy Ewing, liaison to the First Selectman; Laura Shea, Stratfield PTA President; Tom Doonan, Stratfield PTA President-Elect

I. Call to Order.

Chairman Al Kelly called the meeting to order at 7:03pm

II. Review and approval of the minutes for June 29, 2010

Motion was made by Mrs. Dittrich and seconded by Mrs. Barlaam to approve the minutes

Motion passed 3:0:2 Mrs. Dittrich and Mrs. Pollack abstained

III. CM presentation of critical path trades contracts and alternates

None

IV. CM update – Monthly report

Postponed to August 10th

V. CM Update on the Montauk street parking

Mr. Procino spoke with Captain Lyddy of the Police Department. No current complaints from neighbors.

VI. Review Architect follow-up list

See attachment

VII. Discussion

None

VIII. Public Comment

None

IX. Review of the bills and proposals

Mr. Procino reported:

-Blasting should be done by mid to late August.

-On schedule for site work and classroom work

- Phase 3 renovation of classroom demolition is complete, lower level slab has been demolished, has hit some rock, but moving along
- Some issues with elevator shaft as the pit shaft has grown in height to 5' – design versus shop drawings differentiation - doing some overtime on this hoping to have done by end of August. Has money allocated for it.
- Demo has uncovered some surprises, i.e. tack boards –have to sheetrock and patched 1 out of 4 walls in the rooms. Billing is being done on time and material basis. 18 existing tackboards in hallway that will be reused. Some need to be replaced.
- Approximately 80 workers on average per day. Trying to keep overtime down.
- Fuss & O'Neil checked flooring in crawl space and found asbestos at levels that are safe. Approximately 2,000 sq feet of flooring. They are recommending putting in temporary 15 mil poly plastic flooring with some masonite for the safety of the workers – cost would be time and material. Could leave the poly and place some concrete on top as a vapor barrier later on. Take approximately 3-4 days to tape the floor.
- Chair rail in corridor is 80 years old. Two options: patch or put a new chair rail – will have pricing by end of the week.
- PCBs in two windows: Mr. Procino has spoken with Silver Petrucelli and Associates regarding the abatement of the two windows. Fuss and O'Neil has been working with the DEP. Approximately \$12-15,000 to remove the two windows, caulking, top, sill and brick. Malkin Construction Corp. has also spoken with Fuss & O'Neil how to handle this problem. Further discussion required. Windows needs to be addressed within the next two weeks.
- Chimney demolished week of July 10th. Will be working on dropping in pipe to boiler. Within the next 4 weeks should be rebuilt and completed. Cost for this is coming out of a different budget.
- Phase 6 & 7: hot water heat versus steam. Malkin Construction Corp. will be doing Phase 7 prior to Phase 6 in order to provide permanent heat versus having to do temporary heat. Spoke with Fire Marshall regarding sprinkler heads that are currently in corridor
- Gym: Marty of Silver Petrucelli & Associates gave Malkin Construction Corp. sketch for roof top unit that will be operational in October to provide the gym with heat.

X. New Business

- Mr. Burendorf contacted Malkin Construction Corp. and requested a tour. Mr. Kelly explained that this was a breach of protocol. Mr. Burendorf should have gone through the Chairman. In addition, the building is not ready for people to tour.
- Furniture: committee discussed the design and planning process of moving the chairs and desks and possibly purchasing new furniture with Mr. Pesce. Recommendation to stay with current plan for this coming school year and then Mr. Pesce will make one master list of what furniture is missing for the next year and then committee can make a decision come January 2011.

XI. Public Comment

None

XIV. Adjourn

Motion was made by Mr. Lanese and seconded by Mrs. Pollack to adjourn the meeting.

Motion passed unanimously at 8:00 pm

The next meeting will be August 10th, 1st Floor Conference Room, Sullivan Independence Hall.

7/20/10 Follow-Up:

- Mr. Kelly will e-mail Silver Petrucelli and Associates to ask Fuss and O'Neil to follow-up regarding what exactly has to be done regarding the removal of the two windows per DEP regulations.
- Mr. Procino will get back with costs for covering crawl space with poly and taping and costs for pouring concrete.
- Chair rail: Mr. Procino will have pricing by end of the week.
- Amanda from Silver Petrucelli and Associates to meet with Mr. Pesce to discuss what tack boards need to be replaced. Mr. Procino will get pricing on tackboards that need to be removed and/or replaced. He will follow-up with Silver Petrucelli and Associates to make sure there are enough tack boards in the school.
- Malkin Construction Corp. will set up a schedule of inspections with Town Officials
- Silver Petrucelli and Associates and Malkin Construction Corp. to work on locker short fall.