

**STRATFIELD ELEMENTARY SCHOOL
BUILDING COMMITTEE**

Tuesday, March 2, 2010
1st Floor Conference Room, Independence Hall
725 Old Post Road, Fairfield, CT

DRAFT MEETING MINUTES

Members Present: Linda Barlaam; Kathryn Ditrach (7:10); Al Kelly, Chairman; Larry Kochman, Vice Chairman; Millie Pollack; Thomas Lanese, William Harke (7:12), John Mitola (7:30)

Members Absent: Michael Fazio; James Gallagher, Secretary

Others Present: Sands Cleary, Directory of Health; Twig Holland, Director of Purchasing; Tom Cullen, Board of Education Director of Operations; Anna Cutaia-Leonard, Board of Education Director of Elementary Education; William Silver, Silver/Petrucci and Associates; Tim Yahn, Malkin Construction; Ken Procino, Malkin Construction; Brian McDonald, Malkin Construction; Judy Ewing, liaison to the First Selectman; Mr. Pesce, Stratfield Principal, Charlotte Glovin, Stratfield PTA President, Laura Shea, Stratfield PTA President-Elect and members of the public.

I. Call to Order

Chairman Al Kelly called the meeting to order at 7:00 pm

II. New Business

Mr. Kelly reported that the gym floor contains a coagulate that includes mercury. He spoke with Dr. Clark and Mr. Flatto. Mr. Cullen and Mr. Cleary tested the floor over the weekend. Fuss & O'Neill tested on Monday. They reported that there are no health risks for the public. Will have to remove it and have a \$10/sq foot, \$35-45,000 estimate for the disposal over the initial budget.

Fuss & O'Neil will test the caulk on the windows that will be removed and possibly remediate as they may contain PCBs. It will then be determined if additional remediation will need to be done.

Mr. Silver recommended that environmental consultants and Town Health officials are the best first line of defense in trying to stay ahead of the hazardous material curb.

III. Public Comment

Mr. Pesce discussed the gym floor.

IV. Approval of the minutes

Motion was made by Mr. Harke and seconded by Mr. Kochman to approve the minutes of February 2nd with the amendments made by Mr. Kochman.

Motion passed unanimously

V. Review of Architects documents for Phase 5 BSF submission (see handout)

-At 21 add alternates.

-Discussed furniture, fixtures and equipment (FF&E)

-Security System: the new cameras are add alternates, relocation of existing cameras is base bid

-Sound system not included in the ed specs

-matts in gym need to be replaced and will be part of the project (approximately 2 large matts)

Thursday, 2pm appointment with Bureau of School Facilities. Mr. Silver requested a motion for plan specifications and cost estimates from the committee.

Mr. McDonald: discussed the Bid Package & Description (see attachment) which are alternates.

Subtotal - \$602,455.51. Currently there is only \$500,000.00 left in the committees' budget. BSF does not mandate that project be fully funded, as this is just an estimate. BSF needs to have final numbers when project is complete. If within 2 years it exceeds 10% of the original estimate, then there may be a problem.

*****March 16th meeting: needs updated information from Mr. McDonald who will get more information from Mr. Silver with information on costs from bid package list. Ms. Holland suggested leaving it as is as it is easier to reduce later on than to have to go out to bid.

VI. Provide vote for the potential approval of phase 5 BSF documents

Motion was made by Mr. Kochman and seconded by Mrs. Barlaam to approve the plans, specs and cost estimates dated February 16 to allow Silver/Petrucci and Associates to go forward to the Bureau of School Facilities.

Motion passed 6:1 (Mr. Harke - no)

VII. Review Architect follow-up list

-LEED, Silver: currently at 55 points (see attachment). Discussed exterior light levels at the schools.
-PCB and mercury (see attachment) can penetrate in to the brick in addition to the caulk in the windows. 36 tests would be required to determine the degree of contamination. Discussion took place on how to plan on possible worse case scenario for the windows. Could be an addendum item or add alternate. Will need linear foot cost.

Motion was made by Mr. Harke and seconded by Mr. Kochman to approve \$8,700 for limited testing of mercury, lead and PCB from the February 16th proposal by Fuss & O'Neill.

Motion passed unanimously.

-Mr. Kelly signed the ED042

Mr. Kochman:

*****Discussed the 23 page report from Malkin Construction regarding comments on drawings. Malkin: Final change is going out on Thursday. They will reissue a new report

*****Commissioning agents report on open items to be verified with Silver/Petrucci and Associates

*****All comments on reports to be looked over by Silver/Petrucci and Associates and signed off with "done and date" indicated on reports.

VIII. CM Update

Mr. Procino reported that they found more rock than originally anticipated. Finished blasting rock, have poured some concrete, steel by end of the month. Out to bid for Phase 4 - March 10 at 10 am due. Phase 5 documents to State by Thursday. Out to bid by April. Up to date on RFIs and nothing is critical. 365 manhours with 0 incidents on job site. Approximately 40 blasts this week.

Start/Stop times:

Mon-Fri. 7 am – 10:30 pm

Sat. and Sunday 8 am – 4pm (dusk is ordinance law). Depending upon the decibel levels means they can work longer, i.e. inside the school.

Committee discussed what information and in what format they would like the RFI log and submittal log presented to them. RFI and Submittal logs have a 10 working days turnaround time.

Mr. Kelly requested that Malkin Construction send him the RFI and submittal log bi-monthly and he will disseminate it to the committee.

Blasting: As a result of the recent blasting:

1. damaged to one neighbor's stonewall veneer on their stairwell.
2. some minor cracks to existing wall inside school.

Cost report: down to \$500,000 in contingency is not in the report.

Public Comment

-Mrs. Glovin, Jackman Avenue: asked about the blasting protocol

-Mr. Ling, Dorothy Street: asked if there will be more rock on the other side and more blasting? Greatful to staff for flagging vehicles on the direction to go on street.

IX. New Business

A new section in the minutes will be started going forward for Follow-Up items

1. Addendum 3 going out to the BSF on Thursday and Silver/Petrucelli and Associates will add anything if given to them within the next few days.
2. Mr. Procino will stop by and make sure the neighbor with the cracked stone wall is ok waiting until the summer to have it fixed. In addition, Malkin Construction will write a letter to the neighbors

X. Public Comment

1. Ground breaking: Thursday, March 4th at 2:30 and 2:45, Central Office, BOE, BOS, BOF, SBC, RTM are all invited to attend
2. Topping off ceremony, end of March early April, with the signing of the steel
3. Mrs. Glovin, Jackman Drive: reported that the children are very excited. Thank you to the committee and the volunteers. Concern about budget and add alternates.
4. Mr. Ling, Dorothy Street: represents neighbors near his house. Was sorry about the loss of the Maple Tree and the side entrance trees. Can now see large apt. block in Bridgeport. Would like to see a mature tree shipped in specially to replace what was cut down. Discussed the outside lighting, what are left on at night and said they are too bright and ugly. Wants to know about Security cameras.

XI. Review of Bills

-Malkin Corp. has been paid everything that has been agreed to contractually. \$47,000.00

- Yankee Electric invoice: waiting for clarification on materials

1. Motion was made by Mr. Kelly and seconded by Mrs. Dittrich to pay Malkin Construction Corporation a lump sum on account of \$50,000 for preconstruction services

Motion passed 6:1 (Mr. Harke - no)

2. Motion was made by Mr. Harke and seconded by Mrs. Dittrich to approve payment to Silver/Petrucci and Associates invoice number 10-91, dated 2/1/10 for A&E Design Fees in the amount of \$21,222.69 contingent upon backup data by Ms. Holland.

Motion passed unanimously.

3. Motion was made by Mr. Harke and seconded by Mr. Kochman to approve payment to Malkin Construction Corporation invoice number MCC-210, dated 2/22/10 for CM Fees-Soft Costs in the amount of \$ 2,500.00.

Motion passed unanimously.

4. Motion was made by Mr. Kochman and seconded by Mr. Harke to approve the following three invoices:

- a. William Kenny Associates, invoice 1614.1-1, dated 2/14/10 for Site Monitoring in the amount of \$1,262.50
- b. John F. Fallon, Esq. invoice 2/12/2010, dated 2/12/10 for legal fees in the amount of \$1,989.00
- c. Horizon Engineering invoice R0109Z-075-8, dated 1/29/10 in the amount of \$3,924.34

Motion passed unanimously.

5. Motion was made by Mr. Kochman and seconded by Mr. Kelly to approve payment to Malkin Construction Corporation invoice number B9050ORQ2, dated 2/22/10 for Construction in the amount of \$202,256.08

Motion passed unanimously.

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

Motion passed unanimously at 9:24 p.m.

Next meeting will be March 16th, Tuesday at 7:00 pm at Sullivan Independence Hall, 1st Floor conference Room.

Respectfully Submitted,
Jim Gallagher
Secretary

Charlotte Leslie
Recording Secretary