

DRAFT MINUTES

**Town Facilities Commission
Special Meeting
Sullivan Independence Hall
Fairfield, CT
Wednesday, June 27, 2012**

Present: Mr. Jones, Mr. Speciale, Mr. Galle (via telephone), Mr. Briks (via telephone), Mr. DiMartino (via telephone)

Absent: Mr. Kelly, Mr. Ackley

Others: Mr. Tetreau, Mr. Morabito, Mr. Doug Jones, Mr. Jerry Demner, Mrs. Ewing, Ms. Erin Eichler (via telephone), Ms. Twig Holland (via telephone)

I. Call To Order

Mr. Jones called the meeting to order at 7:15 p.m.

II. Change Orders – Review and Approval

Item 1 - Ms. Eichler presented the Change Order from Silktown Roof dated 6/25/12. She said the modification in the system was for a new fastening system. Silktown crediting \$1.55/ sf for elimination of the base sheet, insulation adhesive and the labor to install this and adding \$2.56/ sf, a net increase of \$1.18 per sq. ft with 15% O&P and bond added. This cost extra is at the gypsum roof deck for Phase 1. Mr. Briks asked what we are removing. Ms. Eichler said the existing roof, insulation and fasteners. Mr. Briks asked if the base layer was part of this job. Ms. Eichler said that they are taking 2" insulation and fastening it with screws to the gypsum roof deck. They are eliminating the nailed base sheet. Mr. Briks asked if there was a credit for fasteners that fasten the membrane. Ms. Eichler said yes. Mr. Briks asked if this was a fair pricing. Ms. Eichler said that there are a lot more screw fasteners. Ms. Eichler said that this is not a unique system. Mr. DiMartino said that he thought this cost was too high. Mr. Jones asked if pull tests were done to evaluate the fasteners and if they would be sufficient. Ms. Eichler said yes. Mr. DiMartino asked who comes up with the cost. Ms. Eichler said it was based on labor rates and how long it takes. Mr. DiMartino said that this should be based on a standard. Mr. DiMartino said if it takes ½ hour to put down a 4 X 8 sheet and seemed excessive. Mr. Morabito asked if other than the verifying rate, was there any other issue with the concept. Mr. DiMartino said that he only questions the cost. Ms. Eichler said that was the labor rate they submitted, \$74.00 per hour. Mr. DiMartino said that this is what he would expect and the labor rate was fine. He said he was questioning the production rate. He said it should be backed up with something other than their opinion and asked where is the roofing standard to support this. Ms. Holland said she would go back to Silktown and express the concerns. Mr. Speciale asked what is the time duration on this and are we going to be impacted by weather. Ms. Eichler said that the project will be impacted by the weather and that Phase 1 has to be completed by August. Mr. Speciale asked if we were paying for down time. Ms. Eichler said no. Ms. Eichler said she will time how long it takes to install one 4 X 8 sheet of insulation.

Mr. DiMartino moved and Mr. Speciale seconded a motion to approve a Change Order for \$51,895.00 lump sum for roof system change and authorize Ms. Holland and Ms. Eichler to discuss with Silktown whether they would do work as time and material not to exceed \$51,895.00 for Phase 1. The motion passed unanimously.

Item 2 – Pipe Insulation for the New Roof Drains. The Change order is from Silktown (Tucker Mechanical) dated June 19, 2012. Ms. Eichler said that this was not included in the Bid Documents due to an error on Hoffman's part.

Mr. Jones moved and Mr. Speciale seconded a motion to approve Silktown's (Tucker Mechanical) Change Order for all 4 Phases in the amount of \$89,431.25 for installation of pipe insulation at the new roof drains. The motion passed unanimously.

Item 3 – Ceiling and Clean-up. Mr. Morabito said that the problem goes back to the proposed screw fastening system. They are going through the deck and there will be a lot of dust and debris that may damage stored items below such as expensive instruments, clothing.

Mr. Speciale moved and Mr. Galle seconded a motion to approve, not to exceed, \$81,091.00 on a time and material basis to Nosal Industry for ceiling protection, clean-up and ceiling tile replacement as needed for Phase 1. The motion passed unanimously.

Item 4 – Ms. Eichler said that the existing drains were tested and that they have asbestos insulation. AAIS's proposal dated asks for \$58,000 to remove this asbestos. Mr. Morabito said that there are 28 drain bowls. Ms. Eichler said that they did not test every drain and that is why they listed 30 as a number. Mr. Jones said that it was \$2,000 per drain. Mr. Morabito said that the work will be done over two weekends because the school has to be unoccupied by students under 18 years old.

Mr. Speciale moved and Mr. Jones seconded a motion to approve payment to AAIS for time and material, not to exceed \$58,000 for 30 possible locations for abatement of asbestos at drain bowls. The motion passed unanimously.

Item 5 - \$10,000 to AMC for monitoring. Ms. Holland said that this is the company who did the asbestos testing. She said they need to write an abatement work plan, which includes monitoring and retesting.

Mr. Speciale moved and Mr. Jones seconded a motion to approve payment to AMC, not to exceed \$10,000 for monitoring of asbestos abatement activities including the management plan, and all air samples as required and TEM's to satisfy Connecticut Code. The motion passed unanimously.

III. Public Comment

Mr. Demner asked why the extras. Mr. Tetreau reminded Mr. Jones that Public comment was not a back and forth question and answer period. Mr. Demner withdrew his question. Mr. Doug Jones said that it seems when opening up the roof, there was more than anticipated. Mrs. Ewing said that she thought the Building Committee should get a report on a day to day basis. Ms. Eichler said that there is a lot of background

material about the current system and that she would be happy to meet with the permanent Building Committee.

IV. Adjourn

Mr. Speciale moved and Mr. Jones seconded a motion to adjourn. Mr. Jones adjourned the meeting at 9 p.m.

Michael Galle, Secretary
Ellen Marks, Recording Secretary

Draft minutes subject to review, correction and approval by the Town Facilities Commission of the Town of Fairfield.