

## Riverfield School Building Committee Meeting Minutes

A regular meeting of the Riverfield School Building Committee was held on Tuesday, September 30, 2014 at 7:30pm in the 1<sup>st</sup> Floor Conference Room, Sullivan Independence Hall.

**Members Present:**

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary
Scott Thompson	John Shaffer	Pam Iacono, RTM Liaison
Maureen Sawyer		

**Members Absent:**

Harry Ackley	Bill McDonald	Marc Patten, BOE Liaison
Dan Graziadei		

**Also Present:**

George Katinger: Ken Boroson Architects; Peter Manning, Nick Conti: Gilbane Building Company; David Rojas: Strategic Building Solutions; Sal Morabito: FPS Manager of Construction, Security and Safety; Twig Holland, Town of Fairfield Director of Purchasing; Judy Ewing: Liaison from the office of the First Selectman

**1. OPENING**

Mr. Quinn called the meeting to order at 7:30pm.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVE MINUTES FROM 7/29 COMMITTEE MEETING**

Minutes were approved as amended.

**4. APPROVE INVOICES**

**Motion made** by Ms. Sawyer

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
Gilbane Professional Services	08/20/2014 12	\$5,990.19
Gilbane Professional Services	09/29/2014 13	\$274,301.91
Kenneth Boroson Associates Professional Services	08/07/2014 3229	\$3,160.33
Kenneth Boroson Associates Professional Services	08/26/2014 3261	\$57,062.92
Strategic Building Solutions Professional Services	07/28/2014 12584	\$12,016.00
Strategic Building Solutions Professional Services	08/25/2014 12721	\$12,057.00
Universal Copy Document Services	08/21/14 34142	\$346.50

Motion seconded by Mr. Shaffer.

Discussion:

Mr. Quinn confirmed with Mr. Rojas that he reviewed the invoices and they are consistent with the budget and Ms. Sawyer advised she checked them as well.

**Motion carried 6:0:0**

Two Authorization To Proceed (ATP) requests for work performed by Iapaluccio were approved by the subcommittee and Ms. Messina described them:

- ATP0005 for an egress lane on the west side of the school request by the fire marshal in the amount of \$5400.00, and
- ATP0008 for a temporary sanitary line in the amount of \$5811.00.

**Motion made** by Ms. Messina

To add to the agenda the approval of change orders ATP0005 and ATP0008 submitted by Gilbane.

Motion seconded by Mr. Ratner. **Motion carried 6:0:0**

**Motion made** by Ms. Messina

To approve change orders ATP0005 and ATP0008 that were previously approved by the subcommittee.

Motion seconded by Ms. Sawyer. **Motion carried 6:0:0**

## **5. REVIEW/ DISCUSS/ APPROVE BID PACKAGE**

At Mr. Quinn's request, Mr. Manning reviewed the bid results and stated there was good bid coverage (for the 17 Bid Packages). He summarized two documents; one containing all the bids, the other color coded and just containing the lowest (acceptable) bid. The "BID PACKAGE ESTIMATE" includes the added gym work with the total of all construction (trade) costs amounting to \$11,711,611. Not included are contingency, escalation and fee estimates. In two cases the lowest (acceptable) bid was not the lowest bid.

The first BP (in yellow), GC's – General Condition is for dumpsters, porta johns, etc. and has not yet been bid. It is part of the GMP. The second BP (also in yellow), 02A- Early Sitework which has already been awarded and includes the change orders came in \$29,365 over budget at \$247,941. The total variance for the 17 BPs is \$183,387 over budget. Mr. Manning stated this is less than 2% of the total \$11.7M budget and characterized the bid results as very good.

Gilbane has started the scope reviews with the various trades and has met with eight. These eight are highlighted in green and amount to \$10M. The reviews have been going well. Overall the documents have been well understood and the bids have been thorough.

Taking into consideration the gym contingency and escalation budgets of \$94,061 and \$53,749 respectively, and the original contingency of \$100,000, after reallocating the funds, the project is \$64,423 under budget.

Mr. Quinn invited questions from the committee.

Mr. Thompson received confirmation the Early Site work included the change orders. He also asked for an explanation about the bids that were significantly over estimate citing Steel as being about 50% over. Mr. Manning referred to the color coded document in which the Masonry and Steel winning bids are in bold face. For these two trades the lowest bid was discarded because of some technicality. The low Masonry bidder withdrew and the second lowest was disqualified for not having proper DAS documentation. The low Steel bidder did not qualify because his 1.48 EMR rating did not meet Ms. Holland's requirement to be less than or equal to 1. Mr. Rojas stated the low bid for Steel was \$524K.

In response to Mr. Thompson's question about having an option to further negotiate the apparent low bids, especially those 20% or more over the estimate, Mr. Manning stated these were public bids so "no" - the only option is to accept a bid or reject it. Mr. Manning added that's not to say the scope of work couldn't be changed and addressed as a change order. Rejecting all bids to rebid the package would push the project out several weeks and might be considered if we were way over budget. Since the estimates were performed in January for a project being bid in September, Mr. Manning was not surprised there was some growth in some packages due to market volatility. Mr. Quinn is satisfied the bids came this close on an aggregate basis.

Mr. Manning referenced a document titled "Riverfield Bid Alternates for Consideration" which are the costs submitted by the lowest bidders. He suggested Mr. Morabito and maybe the administration be involved in prioritizing the items and that the committee members get their ideas to Mr. Quinn. Mr. Quinn asked the committee members to review the list and get back to him with their perspective before the next meeting. Mr. Quinn will meet with Mr. Morabito to get his input.

Mr. Quinn commended Mr. Manning and Gilbane as well as Ms. Holland on the good work they did putting the bids together.

## **6. CM CONSTRUCTION UPDATE/ISSUES**

In response to Mr. Thompson's question about the cost of the PCB abatement, Mr. Manning confirmed it was BP 02C- Demolition which came in \$450K under the estimate. Ms. Iacono asked if the entire "not to exceed" appropriation granted by the town bodies added for the gym is being spent on the gym. Even though there was savings in Demolition, Ms. Sawyer pointed out there are increased costs in other bid packages, for example Steel, due to the addition of the gym work. Mr. Quinn asked Mr. Manning to go back and look at that. At the request of Ms. Iacono, Mr. Quinn is going to check the language of the gym appropriation and see if it was bonded specifically for the gym or for the project bottom line.

The discussion returned to the "Alternates" document. When the GMP is submitted the committee will need to select which alternates it wants to move forward with. Mr. Manning advised some alternates can be postponed like landscaping but some can't like mechanical, electrical and plumbing. In response to Mr. Ratner, Mr. Katinger confirmed none of the Add Alternates were found by the trade to be critical or required by code. In response to Ms. Messina's question about the items with zero cost, Mr. Manning explained how some changes

spanned different trades, and in some cases the change had no cost impact to one trade. One Add Alternate, Wood Sports Flooring would cost \$1700 under BP-09B (General Trades) and \$0 under BP-03A (Concrete). In response to questions about the wood floor versus synthetic: which is better, lasts longer, requires less maintenance, Mr. Morabito advised either would fill the Ed Spec and maintenance isn't the deciding factor. He added wood is better to play on, it has more spring and the athletic department prefers it.

In response to Mr. Thompson's question about \$250K for asbestos abatement in the pipe tunnel (Add Alternates No. 4 and No. 5) Mr. Manning explained it is an either/or situation and there is a \$70K difference between cleaning and replacing the fiberglass insulation. This item is an Add Alternate because it can remain as is.

**7. NEW BUSINESS**

None.

**8. PUBLIC COMMENT**

None.

**9. ADJOURN**

Motion made to adjourn by Mr. Ratner and seconded by Ms. Messina.

Mr. Quinn adjourned the meeting at 8:19pm

Respectfully Submitted,

Kathleen C. Grande  
RSBC recording secretary