

Riverfield School Building Committee Meeting Minutes

A special meeting of the Riverfield School Building Committee was held on Tuesday, October 21, 2014 at 7:00pm in the Riverfield School APR.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary (7:25pm)
Bill McDonald	Maureen Sawyer	Dan Graziadei (7:35pm)
Scott Thompson (7:38pm)		

Members Absent:

Harry Ackley	Marc Patten, BOE Liaison
John Shaffer	Pam Iacono, RTM Liaison

Also Present:

George Katinger, Brian Stone: Ken Boroson Architects; Peter Manning, Nick Conti: Gilbane Building Company; Marc Sklenka, Chuck Warrington: 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 7:05pm.

2. PLEDGE OF ALLEGIANCE

3. APPROVE OF 9-30-2014 MINUTES

Minutes cannot be approved at a special meeting.

4. APPROVAL OF INVOICES

Motion made by Ms. Sawyer

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
Kenneth Boroson Associates Professional Services	10/10/2014 3277	\$25,847.19
Test-con Inc. Professional Services	09/10/2014 8168	\$1903.00
Strategic Building Solutions Professional Services	09/29/2014 12848	\$12,072.00

Motion seconded by Ms. Messina. **Motion carried 4:0:0**

5. GMP PRESENTATION/APPROVAL

Mr. Manning distributed the Guaranteed Maximum Price document prepared by Gilbane dated October 21, 2014. He also introduced Nick Conti who will be the onsite superintendent. Mr. Conti summarized the GMP and focused on page 4 - GMP Exhibit B – GMP Summary. Mr.

Manning and Mr. Sklenka confirmed for Mr. Quinn the GMP of \$13,825,733 is within budget and does not include any alternates.

Motion made by Ms. Messina

To approve the Guaranteed Maximum Price (GMP) set forth in Gilbane's document dated October 21, 2014 in the amount of \$13,825,733.

Motion seconded by Mr. McDonald.

Discussion:

Ms. Holland confirmed the committee could accept the GMP and then vote on alternates separately.

Motion carried 4:0:0

At the request of Mr. Quinn, Mr. Sklenka spoke about the contingencies. Mr. Sklenka first introduced Chuck Warrington who is replacing Dave Rojas.

Owner's contingency (separate from CM contingency) is for unforeseen conditions, designer errors or omissions or owner betterment. The owner's contingency based on the approved GMP is \$626,000 – about 5%, a reasonable place to be at this point in the project. Any unused contingency, owner or CM, is returned to the town.

In response to Mr. Quinn, Mr. Sklenka recommends keeping no less than \$450,000 in the owner contingency budget and is comfortable using up to \$150,000 for add alternates. Before the meeting, Mr. Quinn and Mr. Morabito discussed the alternates and if accepted, some of the alternates would have to be implemented at the beginning of construction, among them using copper feeders in lieu of aluminum and the alternate control system to support the new HVAC.

Motion made by Ms. Messina

To accept add alternates:

(ALT number as identified in the GMP)

ALT-13 Add copper feeders in lieu of aluminum at an added cost of
\$40,000 (16A - Electrical), and

ALT-14 Alternate Control Systems at an added cost of
\$49,000 (15A – Plumbing & HVAC)
\$2,000 (16A – Electrical)

for a total of \$91,000.

Motion seconded by Ms. Sawyer.

Motion carried 4:0:1

Having accepted these alternates Mr. Quinn advised based on Mr. Sklenka's evaluation, we now have about \$60,000 for alternates.

In response to Ms. Messina's question about the wood sports floor upgrade in the gym, Mr. Manning stated most of the gym work will be done next summer, but the slab would be poured

February, March, April timeframe. The material chosen for the floor determines the slab thickness.

Motion made by Ms. Messina

To accept add alternate

ALT-7 Wood Sports Flooring at an added cost of \$1,700 (09B – Flooring)

Motion seconded by Ms. Sawyer.

Discussion:

In response to Mr. Ratner, Mr. Morabito stated the Rec department prefers wood flooring but either is acceptable; their expected life cycle and maintenance costs are comparable.

Motion carried 5:0:0

Ms. Messina confirmed with Ms. Holland nothing else is needed with regards to the GMP and the changes made. Ms. Holland will get the new document with the approved add alternates signed by Mr. Tetreau and herself and circulate it to KBA, SBS and Gilbane.

In response to Ms. Sawyer's question, Ms. Holland stated legally we can break ground once the document is signed, it is up to Gilbane. Mr. Quinn added we can break ground two weeks after signature.

Mr. Manning described the next steps. He is hoping to have a trailer delivered Thursday and then quickly awarding a contract to Iapaluccio so that work can begin in the next week related to fencing and gravel. He has had conversations with, and will meet with Walt Stapleton regarding erosion controls. Digging for concrete excavation is probably at least two weeks out.

In response to Mr. Katinger's technical questions, Mr. Sklenka advised preconstruction meetings need to be set up. No more than two committee members (to avoid quorum) will be present and the scheduled will be set up offline.

8. PUBLIC COMMENT

None.

9. ADJOURNMENT

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

Mr. Quinn adjourned the meeting at 7:38pm

Respectfully Submitted,

Kathleen C. Grande
RSBC recording secretary