

Riverfield School Building Committee Meeting Minutes

A regular meeting of the Riverfield School Building Committee was held on Thursday, June 11, 2015 at 7:30 pm in the Riverfield School Library.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary
Bill McDonald	Maureen Sawyer (8:10 pm)	Pam Iacono, RTM Liaison (7:45pm)

Members Absent:

Harry Ackley	John Shaffer	
Dan Graziadei	Scott Thompson	Marc Patten, BOE Liaison

Also Present:

George Katinger: Ken Boroson Architects; Nick Conti: Gilbane Building Company; Chuck Warrington: Colliers International (formerly Strategic Building Solutions); Sal Morabito: FPS Manager of Construction, Security and Safety

1. PLEDGE OF ALLEGIANCE

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

2. APPROVE MINUTES FROM 5-19-2015 MEETING

Minutes approved as written.

3. APPROVE INVOICES

Motion made by Mr. Ratner

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
Gilbane Professional Services	5/31/2015 21	\$1,236,801.76
Colliers/SBS Professional Services	6/1/2015 13996	\$12,284.22
Van Zelm Engineers Professional Services	6/8/2015 40974	\$1,223.10
Walter G. Stapleton Professional Services	6/8/2015	\$720.00

Motion seconded by Ms. Messina

In response to Mr. Quinn, Mr. Warrington stated all invoices are within contract and budget.

Motion carried 4:0:0

Mr. Quinn advised Mr. Warrington the original Gilbane invoice is to go to Twig Holland.

4. CM/SBS CONSTRUCTION UPDATE (SCHEDULE)

Mr. Warrington reviewed the project progress as outlined on the Colliers Owner's Project Management Report dated June 11, 2015. Highlights include:

- The brick at both additions is 99% complete and the gym exterior brick installation is approximately 40% complete; the gym exterior concrete block wall is installed.
- Mechanical, electrical and plumbing work continues with much completed.
- Gypsum board in west addition is roughly 85% complete; mudding and taping is commencing.
- Door frames installed in both additions
- Sprinkler piping rough-in complete in north addition
- Installations of catch basin tops
- Primary connection for electrical service

Mr. Warrington then reviewed upcoming activities also detailed in the OPMR. They include: Installation of windows; wall taping and mudding; installation of ceramic tile; roof fascia installation and sprinkler tie-in at the north addition. The work on the overhead MEP is also scheduled to be completed to permit ceiling grid installation.

Mr. Quinn asked Mr. Conti about the fire sprinklers. "Hank was out today" but Mr. Conti spoke with the electrician about the smoke detectors. The scope of the job is not well defined yet, but the electrician estimated at minimum \$75,000. In response to Mr. Quinn, Mr. Conti described the issue. On a recent visit, the fire marshal questioned the absence of smoke detectors on the drawings. Mr. Morabito provided background advising the town standard is more demanding than the state code and the school buildings are town property. Questions about: How many smoke detectors are needed? Do we need smoke detectors in occupied or non-occupied rooms? Can the old smoke detectors be back fed to the new?

Mr. Ratner advised the Fire Department had the plans for a while. Ms. Messina questioned if they had walked through the building. Mr. Quinn replied they have had the plans for almost a year and have walked through several times. Mr. McDonald asked if other schools have alarms in every classroom. Mr. Morabito answered no, the detectors are in most unoccupied spaces.

Mr. Quinn asked Mr. Warrington and Mr. Conti to set up a meeting with the fire marshal's office and let the committee know the date so a member could possibly attend. Mr. Katinger also requested Mr. Stone be advised.

Mr. Warrington requested the committee consider extending the amount in the *materials testing* line of the budget (currently approximately \$22,000) by \$15,000 for Test-Con. The current P. O. has been expended and additional efforts were needed to maintain the schedule and get ahead for the summer.

Also because the actual schedule is different than the schedule predicted in July 2014 and because additional gym work was required, additional asbestos abatement monitoring is proposed by KBA/Environ Med. Mr. Warrington confirmed the increased cost is for the benefit of the project. In response to Mr. Quinn, Mr. Warrington stated the total request for additional services is \$23,965. These funds are not assigned and the whole amount is not expected to be needed. This request is for time and material – to make sure we have it covered. In response to Mr. Quinn, Mr. Warrington said there are funds remaining in *environmental* and funds would be moved from *consultative reimbursables*. In response to Mr. Ratner, the delta is about \$15,000 – the amount that would need to be transferred. Mr. Katinger advised normally KBA marks up their consultants' fees by 10% for coordination efforts. They did not markup here to make this more palatable. Mr. Quinn thanked KBA.

Motion made by Mr. Ratner

To approve \$23,965 for Environ Med for additional asbestos monitoring

Motion seconded by Ms. Messina

Motion carried 4:0:0

Mr. Warrington advised the school requested more boxes. This is a state contract at \$2.70/tote (box) and he recommends 600 boxes. With delivery charge this totals \$1770. Mr. Quinn asked Mr. Morabito to remind Ms. Anziano to remind staff not to pack items to be thrown away. We only pay for the boxes we use. Mr. Morabito explained due to space constraints the boxes are delivered to the maintenance department and the Riverfield custodian requests the boxes from the custodial supervisor which are doled out 100-200 at a time. In response to Mr. McDonald, Mr. Morabito said 600 boxes is an estimate. In response to Mr. McDonald who thought the original request was for 2400 boxes; many replied the original request was for 1000.

Motion made by Ms. Messina

To approve \$1770 for additional boxes to be purchased from Meyers Moving.

Motion seconded by Mr. McDonald

Motion carried 4:0:0

Mr. McDonald referenced a document showing 2700 boxes were approved in the Meyers estimate. Initially 1000 boxes were purchased. Mr. Warrington advised the purchase of 600 more boxes is not needed.

In response to Mr. Quinn, Ms. Iacono advised how to cancel the motion. Mr. Quinn thanked Mr. McDonald.

Motion made by Ms. Messina

To rescind the motion to approve \$1770 for additional boxes to be purchased from Meyers Moving.

Motion seconded by Mr. McDonald

Motion carried 4:0:0

Mr. Warrington advised the vote for additional Test-Con funds is still pending.

Motion made by Mr. McDonald

To approve to extend the Test-Con P.O. by \$15,000.

Motion seconded by Ms. Messina

Motion carried 4:0:0

5. GYM FLOORING / STATUS OF FF & E

The gym floor elevation is much higher than thought and installing the 1.^{3/4}” wood floor system which was approved as an add alternate would result in a transition exceeding the ADA requirement. The flooring contractor priced other thinner wood floor systems at \$14,000-\$17,000. The other choice is go back to the original synthetic floor and get back \$1,700. In response to Mr. Ratner, Mr. Morabito said the sports floors have good life and are fine for elementary school purposes. In response to Ms. Iacono, Mr. Morabito stated McKinley, Burr and Osborn Hill have sports floors.

Motion made by Mr. Ratner

To change the spec for the gym floor back to synthetic ILO wood (return to base bid).

Motion seconded by Mr. McDonald

Motion carried 4:0:1 (Sawyer, arrive after discussion)

Regarding the status of FF&E, Mr. Warrington advised we're just about find with the OSF process responding to some comments. KBA is meeting with them next week and hopefully will soon get final authorization to go out to bid. In response to Mr. Quinn, Mr. Warrington said the state usually takes their full 30 days and they have one person in FF&E reviewing all the schools in the state.

6. DISCUSS & VOTE CHANGE ORDERS

Recommended vestibule tile be changed to a porcelain textured tile. Mr. Quinn confirmed it is the one that provides maximum protection against slips and falls. A partial trade off would be realized in changing the bathroom tile to ceramic.

Motion made by Ms. Messina

To approve

Change Order OS-035: Change flooring tile in vestibule, flooring and wainscoting in single bathrooms to ceramic tile in the amount of \$415.

Motion seconded by Ms. Sawyer.

Motion carried 5:0:0

7. NEW BUSINESS

In response to Mr. Quinn, Mr. Warrington reported there's a healthy amount left in the contingencies. Mr. Conti is very satisfied with the level left in both contingencies.

Mr. Quinn advised Riverfield graduation is Monday at 4:30 pm.

8. PUBLIC COMMENT (ALL FAIRFIELD CITIZENS WELCOME, TIME LIMITED TO 3 MINUTES PER PERSON AND COMMENTS ARE DECLARATIVE NOT Q & A)

None

9. ADJOURN

Motion made to adjourn by Ms. Sawyer.

Motion seconded by Mr. Ratner.

Mr. Quinn adjourned the meeting at 8:20 pm.

Respectfully Submitted,

Kathleen C. Grande
RSBC recording secretary