

Riverfield School Building Committee Meeting Minutes

A regular meeting of the Riverfield School Building Committee was held on Thursday, July 14, 2015 at 7:30 pm at the Riverfield School.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary (7:38 pm)
Harry Ackley (7:34 pm)	Bill McDonald (7.32 pm)	John Shaffer
Dan Graziadei	Maureen Sawyer	Scott Thompson
Pam Iacono, RTM Liaison		

Members Absent:

Marc Patten, BOE Liaison

Also Present:

Brian Stone: Ken Boroson Architects; Peter Manning, Nick Conti: Gilbane Building Company; Chuck Warrington: Colliers International (formerly Strategic Building Solutions); Sal Morabito: FPS Manager of Construction, Security and Safety; Twig Holland: Town of Fairfield Director of Purchasing

1. PLEDGE OF ALLEGIANCE

2. APPROVE MINUTES FROM 6-11-2015 MEETING

Minutes approved as written.

3. APPROVE INVOICES

Motion made by Ms. Sawyer

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
Gilbane Professional Services	7/9/2015 22	\$1,510,432.54
Collier/SBS Professional Services	7/1/2015 14166	\$12,698.33
Kenneth Boroson Architects Professional Services	6/9/2015 3394	\$10,368.58
Kenneth Boroson Architects Professional Services	7/10/2015 3409	\$23,629.55
Test-Con Incorporated Professional Services	6/25/2015 8407	\$4,187.00
The Hour Legal Ad for FF&E Bid Package	6/30/2015 121201	\$176.01

Motion seconded by Ms. Messina

In response to Mr. Quinn, Mr. Warrington advised all the invoices are within the budgets and purchase orders issued by the town.

Motion carried 6:0:0 (Ackley, McDonald and Ratner arrived after vote)

4. CM/OWNER REP. CONSTRUCTION UPDATE (SCHEDULE)

Mr. Warrington provided the Owner's Project Manager Report dated July 14, 2015 and reviewed a sample of the many activities since June 11, 2015:

- A. School moved out by Meyers moving. May be some additional costs due to additional packing required. Overhead projector successfully removed and stored in POD.
- B. Site fencing moved to perimeter.
- C. Existing gym walls removed. PCBs abated. Roof removed.
- D. Walls in west addition painted.
- E. Ceiling grids in west addition 80% complete.
- F. Electrical/data roughin 95% complete in west addition. Continuing in north addition. Lights installed in west addition.
- G. Windows installed at both additions. Windows caulked on west addition.
- H. Brick façade on new gym addition completed.
- I. Framing in the north addition is complete. Gypsum board has been installed and taping 90% complete.
- J. Media center ceiling removed. Corridor windows abated.
- K. Special Note: All floors have been properly protected during existing renovations.
- L. Existing admin area demolished.
- M. Underground plumbing in admin area being installed.
- N. Demo in all purpose room commencing.
- O. Kitchen demo & renovations started.
- P. Lockers removed from corridors. Ceilings in corridors removed.
- Q. Paving at site entrance and exit removed.
- R. Drainage installed at north end of the site.
- S. New entry foundation and slabs installed for new vestibule.

In response to Mr. Quinn, Mr. Conti described two issues to be resolved regarding fire code. During a recent walk through the first observation was the walls in the pod don't extend to the deck as they do in the new additions (smoke partitions). The question is, do they need to (to prevent the passage of smoke) in a fully sprinklered building? Fire Marshal Bill Kessler will visit Thursday with other town officials to make a determination. The second issue was the selection for ground cover material used in the courtyard – engineered wood mulch. Since it is combustible, after considering many options, peastone is going to be used with the addition of asphalt walks to satisfy ADA compliance.

Mr. Quinn asked Mr. Conti for an update on a third fire issue, whether smoke detectors are needed in (about a dozen) non-occupied spaces. Mr. Conti advised they are pressing the fire alarm subcontractor for pricing and expect it soon. Mr. Conti doesn't expect the cost to be too high, but there is concern the panel purchased might not be big enough. Mr. Quinn remarked the fire department has had the plans for over a year, why are these issues just being identified now? Mr. Conti said this seems typical on many projects; conditions aren't realized until the end user or authority walks through the space. In response to Mr. Ackley, Mr. Warrington stated the panel has been purchased but not installed, and Mr. Stone advised every town department had the full plans sometime last summer (Summer 2014) for permit reviews. In Fall 2013 there was a cursory review, the purpose for town officials to communicate to the design team any requirements above code. Mr. Stone added this project adheres to the 2003 international building code with 2009, 2011 and 2013 supplements as well as the 2005 state fire code.

Mr. Quinn asked Mr. Warrington to go over the contingency. The majority, 35% was for add alternates. The existing conditions portion, the big unknown, is currently at 15% - a good sign. Other contingency categories: errors and omissions, owner requests and 3rd party requests were 25%, 9% and 20% respectively. Mr. Warrington stated the overall contingency spend stands at 1.8% of the total contract. That's very, very low for a project of this scope and a testament to the documents. Mr. Quinn asked Ms. Holland if these numbers are consistent with other projects. Ms. Holland stated no, they are considerably less, never before seen. The team is to be commended, it is quite remarkable.

In response to Mr. Thompson, for further meetings Mr. Warrington will provide a summary with the contingency breakdown.

5. DISCUSS & VOTE ON CHANGE ORDERS

Mr. Warrington reviewed the change order requests. OS-0040 related to using the portables as classrooms again generated discussion. Mr. Manning remarked the pod classrooms were never scheduled to be ready for school open. Ms. Sawyer added parents didn't think the portables would be reused. Mr. Thompson asked how this came up. Mr. Quinn advised Ms. Brenda Anziano, Riverfield School principal needs more classroom space and the best option identified by the team is to use the portables. Mr. Morabito stated the project timeline was affected by delays in EPA approvals and in response to Ms. Messina, replied the portables are needed through December. Ms. Sawyer stated this has to be communicated to the parents.

Motion made by Mr. Thompson

To approve the following change orders totaling \$60,360:

OS-0038: Re-Feed Existing Equipment, \$24,146.00

OS-0040: Re-Feed Portable Classrooms, \$18,613.00

OS-0041: Veneer Bearing at Existing Joists: \$5,202.00

OS-0041: Install peastone in courtyard ILO engineered wood mulch (AHJ request): \$6,661.00

OS-0043: Condenser Unit-4 Dual Electric Feeds: \$5,738.00

Motion seconded by Ms. Sawyer

Motion carried 9:0:0

6. REVIEW FF&E BIDS/VOTE

Mr. Stone advised two bids came in but only one was for the complete scope. W B Mason's bid came in at \$126,000 with Phase 1, 2 and 3 being \$46,000, \$28,000 and \$52,000 respectively. The original budget was \$175,000, so this bid is very competitive. With the new budget of \$55,000 for FF&E Mr. Warrington explained that would cover Phase 1 and the remainder would be earmarked (designated as deferrable) in contingency. Colliers recommends approving the entire \$126,202 package but not issuing a purchase order at this time for Phase 2 or Phase 3 due to unlikely but possible future exposures. In addition to Owner's Contingency there's also the CM Contingency.

Mr. Ratner remarked the FF&E budget was reduced to \$55,000 under advisement by the district because they said they had FF&E that just didn't appear so we're left holding the bag for \$75,000- \$80,000. Using \$80,000 contingency might short us somewhere else in the project. Mr. Quinn agreed but feels the contingency is at a good level.

Motion made by Ms. Messina

To approve the FF&E bid by W B Mason dated July 9, 2015 in the amount of \$126,202.

Motion seconded by Mr. Thompson

Motion carried 8:1 (Ratner):0

7. NEW BUSINESS/PUBLIC COMMENT

Mr. Quinn asked Mr. Conti to guide anyone interested to the administrative area to see what's going on and complimented Mr. Conti, Mr. Warrington and Mr. Stone on how well they are working together.

8. ADJOURN

Mr. Thompson made a motion to adjourn.

Mr. Quinn adjourned the meeting at 8:10 pm

[Following the meeting the committee toured the construction area. During the tour it was pointed out there was a need to remediate asbestos tiles discovered under lockers and also under wood cabinets in the POD. Additionally the piping along both hallways contained asbestos wrapped around the fittings which was only obvious when the ceiling was removed. Costs and schedule implications will be forwarded.]

Respectfully Submitted,

Kathleen Grande
RSBC Recording Secretary