

Riverfield School Building Committee Meeting Minutes

A special meeting of the Riverfield School Building Committee was held on Thursday, August 13, 2015 at 7:30 pm at the Riverfield School.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Maureen Sawyer
Dan Graziadei	Bill McDonald	John Shaffer

Members Absent:

Lawrence Ratner, Secretary	Scott Thompson	Pam Iacono, RTM Liaison
Harry Ackley		Marc Patten, BOE Liaison

Also Present:

Brian Stone: Ken Boroson Architects; Nick Conti: Gilbane Building Company; Chuck Warrington: Colliers International; Brenda Anziano: Riverfield School Principal; Sal Morabito: FPS Manager of Construction, Security and Safety; Judy Ewing: Liaison to the First Selectman

1. PLEDGE OF ALLEGIANCE

Chairman Quinn called the meeting to order at 7:30 pm. Mr. Warrington had available copies of the Owners’ Project Manager Report dated 08/13/2015 and the Contingency Status Report as of 08/11/2015.

2. DUE TO SPECIAL METTING DESIGNATION, MINUTES CANNOT BE APPROVED

3. APPROVE CURRENT INVOICES

Motion made by Ms. Sawyer

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
Gilbane Professional Services	7/31/2015 23	\$1,814,284.42
Collier/SBS Professional Services	8/1/2015 14326	\$12,399.48
Kenneth Boroson Architects Professional Services	8/10/2015 3420	\$25,538.26
Test-Con Incorporated Professional Services	7/10/2015 8466	\$2,572.00
Test-Con Incorporated Professional Services	8/6/2015 8478	\$2,200.00
W.B. Meyers Professional Services	6/30/2015 COM-623-15/1	\$32,013.00

Payer Service	Invoice Date Invoice #	Amount
Van Zelm Engineers Professional Services	5/20/2015 40915	\$3,669.30
Van Zelm Engineers Professional Services	5/20/15 40916	\$1,425.00
Van Zelm Engineers Professional Services	7/10/2015 41128	\$2,853.90

Motion seconded by Ms. Messina

Mr. Warrington confirmed for Mr. Quinn all invoices are within budget and added the W. B. Meyers budget exceeds the original estimate because of additional services required before and after the move necessary to accommodate the project schedule. Mr. Quinn and Mr. Warrington are closely monitoring the contingency.

Motion carried 7:0:0

4. APPROVE ARCHITECT ADDITIONAL REQUEST FOR PCB MONITORING IN GYM

Field conditions and efforts due to the gym reconstruction required additional abatement and monitoring. KBA waived their fee associated with coordinating the additional effort.

Motion made by Ms. Sawyer

To approve additional funding to Woodard & Curran in the amount of \$9640.

Motion seconded by Ms. Messina

Motion carried 6:0:0

5. APPROVE QUOTE TO RELOCATE PHONE SERVICE

Existing conditions forced the relocation of the telco panel.

Motion made by Ms. Messina

To approve funding for relocation of phone service per invoice from Tel Serve in the amount of \$2100.

Motion seconded by Ms. Sawyer

Motion carried 6:0:0

6. APPROVE QUOTE FOR SMOKE-STOP BARRIER IN CORRIDOR WALLS

The building was designed to current fire code but the fire marshal requested this additional work.

Motion made by Ms. Messina

To approve not to exceed funding of \$25,000 for smoke stop barrier in corridor walls.

Motion seconded by Ms. Sawyer

Motion carried 6:0:0

7. APPROVE CHANGE ORDERS WITH EXPLANATIONS

Mr. Conti and Mr. Warrington reviewed the change orders, explaining existing conditions. OS-0056 was characterized as a miss. Mr. Quinn attended a meeting and understood the work required for OS-0056 is

to replace existing conditions and not to add more functionality. The additional cost is due to more work being required than was indicated on the drawings. In response to Mr. Quinn Mr. Warrington reviewed the contingency stating about \$105,000 is left in Owner Contingency. Mr. Quinn remarked the recent fire safety additions used a big chunk. Mr. Morabito added there is a healthy amount left in CM Contingency for in-scopes.

Motion made by Ms. Sawyer

Motion to approve the (following) Change Orders as stated in the amount of \$156,364.

OS-0023	Relocate existing phone system to final location	\$12,471.00
OS-0037	Added Voice and Data Drops	\$ 4,255.00
OS-0048	ACM Pipe Abatement in Existing Corridor	\$24,502.00
OS-0050	ACM Fitting Abatement in Existing Corridor	\$24,502.00
OS-0051	Abatement of concealed VAT in POD under millwork and lockers	\$23,628.00
OS-0052	Re-insulate heating piping in corridors	\$28,047.00
OS-0055	Install additional smoke devices per FM request	\$12,904.00
OS-0056	Re-Locate IDF equipment and re-run data drops in Media	\$26,055.00

Motion seconded by Ms. Messina

Motion carried 6:0:0

8. CONSTRUCTION UPDATE/ MOVE IN PLAN

Mr. Conti distributed and reviewed a CM Contingency Report dated August 13, 2015 and a calendar identifying the anticipated schedule of activity occurring until the first day of school, September 3, 2015. He feels good about the schedule but wishes we were a little further along in the kitchen and APR. Mr. Warrington stated the week of August 24 will be busy requiring the coordination of many groups. Mr. Conti will get back to Ms. Anziano about having a student visiting day. Parking for staff and visitors during this time was raised as a concern. In reply to Mr. McDonald, Mrs. Anziano stated there are 19 classroom teachers and 43 staff. Mr. Quinn asked Ms. Anziano where she wanted the ribbon cutting. Mr. Morabito advised the site conditions will need to be assessed.

9. NO NEW BUSINESS DUE TO SPECIAL MEETING DESIGNATION

10. ADJOURN

Ms. Messina made a motion to adjourn.

Mr. Quinn adjourned the meeting at 8:18 pm

Respectfully Submitted,

Kathleen Grande
RSBC Recording Secretary