

Riverfield School Building Committee Meeting Minutes

A regular meeting of the Riverfield School Building Committee was held on Thursday, September 10, 2015 at 7:30 pm in the Riverfield School APR.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary
Bill McDonald		

Members Absent:

Harry Ackley	John Shaffer	Pam Iacono, RTM Liaison
Dan Graziadei	Scott Thompson	Marc Patten, BOE Liaison
Maureen Sawyer		

Also Present:

Brian Stone: Ken Boroson Architects; Peter Manning, Nick Conti: Gilbane Building Company;
Marc Sklenka: 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.

2. APPROVE MINUTES FROM 8-13-2015 MEETING

Minutes were approved as distributed.

3. APPROVE INVOICES

Mr. Sklenka had available copies of the Owners' Project Manager Report dated 09/10/2015 and prepared by Chuck Warrington.

Mr. Sklenka reviewed the invoices. Due to the expedited schedule required to get the school ready to open on time, pay applications became secondary. A detailed memo from Mr. Conti describing the work was reviewed by Mr. Quinn and Twig Holland. At the recommendation of Ms. Holland an invoice with a not to exceed amount of \$2,300,000 was issued by Gilbane. In response to Mr. Quinn, Mr. Sklenka advised all other invoices are within budget and added we are realizing some line item savings noting as examples Test Con and Yankee Electric Construction.

Motion made by Mr. Ratner

To approve the invoices as listed on the Colliers 09/10/2015 OPM Report in Section III:

Payer Service	Invoice Date Invoice #	Amount
Gilbane Professional Services	8/31/2015 #24	Not to exceed limit of \$2,300,000.00
Collier/SBS Professional Services	9/1/2015 #14484	\$12,861.16
Kenneth Boroson Architects Professional Services	9/4/2015 #3445	\$10,368.58
Test-Con Incorporated Professional Services	8/20/2015 #8494	\$2,695.00
Van Zelm Engineers Professional Services-Cx	4/14/2015 #41187	\$3261.60
Van Zelm Engineers Professional Services-CTHPB	4/14/2015 #41188	\$1,425.00
Van Zelm Engineers Professional Services-Cx	8/31/2015 #41274	\$10,299.40
Van Zelm Engineers Professional Services-CTHPB	8/31/2015 #41275	\$4,275.00
Yankee Electric Construction Professional Services	#18458	\$960.00

Motion seconded by Ms. Messina

Motion carried 4:0:0

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

Mr. Sklenka provided a status overview. In response to Mr. Ratner, Ms. Anziano advised all the Smart Boards are not operational. Mr. Morabito advised he'll have to check with Nancy Byrnes but most times it's a missing cable not a smashed board. Mr. Quinn remarked on the committee's ongoing concern of who would be responsible should something go wrong during the process. Ms. Anziano added the Smart Boards in the new classrooms don't have the operational capability to provide data; it's not a missing cable. Ms. Messina confirmed with Mr. Conti there is no additional cost implication to the committee. In response to Mr. Quinn, Mr. Conti will follow up.

5. DISCUSS & VOTE ON CHANGE ORDERS

Mr. Conti reviewed the change orders with details provided by Mr. Stone. OS-0045 is work requested by the fire marshal. Mr. Quinn remarked the plans were available for over a year and no fire safety concerns or requests were raised until these last 90 days. OS-0066 is to replace interior windows because the ¼" glass did not perform as expected. The remaining changes are due to field conditions.

Motion made by Mr. Ratner

To approve the following Change Orders in the amount of \$199,464.00:

OS-0045	Smoke partitions and fire dampers at POD Walls (Not to Exceed)	\$68,280.00
OS-0047	New acoustical ceiling tile in restrooms 113 & 114	\$4,155.00
OS-0053	New Angle Support at Existing Gym Joists	\$6,529.00
OS-0054	Gym Column PCB Abatement	\$10,089.00
OS-0059	GWB at CMU walls in Existing Classrooms	\$5,466.00
OS-0061	Roof slab support at kitchen west wall	\$4,061.00
OS-0063	Additional Tunnel Pipe Abatement	\$7,923.00
OS-0066	1/2" Glass at LMC in lieu of 1/4" glass	\$12,961.00

Motion seconded by Ms. Messina

Motion carried 4:0:0

6. CONTINGENCY REPORT

Mr. Sklenka reviewed the Contingency Status Report as of 09/10/2015. In response to Mr. Quinn, Mr. Sklenka indicated we are in good shape when also considering the soft costs, CM contingency and incentive savings. Most exposure was during demolition.

In response to Mr. Ratner, Mr. Conti advised the percentage of change orders vs total contingency is very good with much of it spent on add alternates. Mr. Sklenka remarked the Error and Omission rate of .77% of construction is extraordinarily good compared to an industry standard of 1.5% - 2.5%.

In response to Mr. Quinn, Mr. Conti reviewed key items due in Phase 1 but still pending. The main items are:

- A larger exhaust fan is being installed in the kitchen,
- electricians are working overtime to complete wiring in LMC computer lab, and
- roof leaks are being addressed.

Mr. Morabito described how our roof warranty works.

7. NEW BUSINESS/PUBLIC COMMENT

None

8. ADJOURN

Ms. Messina made a motion to adjourn. Seconded by Mr. Ratner.

Mr. Quinn adjourned the meeting at 8:22 pm

Respectfully Submitted,

Kathleen Grande

RSBC Recording Secretary