

Riverfield School Building Committee Meeting Minutes

A Special Meeting of the Riverfield School Building Committee was held on Thursday, November 17, 2015 at 7:30 pm in the Riverfield School LMC.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary
Bill McDonald	Maureen Sawyer	Scott Thompson

Members Absent:

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

Also Present:

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

1. OPENING - PLEDGE OF ALLEGIANCE

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

2. STATUS OF PROJECT – EXPECTED TIMETABLE/BUDGET AND CONTINGENCIES

Mr. Warrington advised the gym is expected to be finished in early December and the portable and other classrooms moved to the pod around December 12. Work is progressing to get a CO for the gym. The portables are expected to be removed the last week of December if DPW manpower is available.

The budget is tracking with \$22,000 left, very tight. The late requests from the fire marshal cost about \$200,000, more than if the requests would have been made earlier when the walls and ceilings were open. Any requests going forward pose a similar exposure. In response to Mr. Quinn, Mr. Warrington stated the contingency left is \$22,000 and does not include the CM contingency. Mr. Conti advised there is an uncommitted CM contingency balance of \$92,000 and after subtracting the shared savings, \$64,500.

3. APPROVE INVOICES

Mr. Warrington had available copies of the Owners' Project Manager Report dated 11/17/2015.

Motion made by Ms. Sawyer

To approve the invoices as listed on the Colliers 11/17/2015 OPM Report in Section III-A:

Payer Service	Invoice Date Invoice #	Amount
Gilbane Professional Services	10/09/15 26	\$367,747.80
Van Zelm Engineers Professional Services-Cx	10/09/15 41505	\$10,835.75
Van Zelm Engineers Professional Services-CTHPB	10/09/15 41506	\$1425.00
Kenneth Boroson Architects Professional Services	10/12/15 3456	\$21,172.77
Kenneth Boroson Architects Professional Services	11/12/15 3467	\$12,357.75
Auto Home Commercial Electronic Systems Professional Services	10/6/15 13452	\$739.10
Auto Home Commercial Electronic Systems Professional Services	10/8/15 13455	\$2,927.82

Motion seconded by Mr. Ratner

Motion carried 6:0:0

4. APPROVAL OF CHANGE ORDERS

Mr. Quinn distributed a list of Change Orders. OS-079 and OS-087 are not being considered at this meeting.

OS-079 is to change automatic flushometers in the kindergarten toilets. The automatic flush toilets were chosen for “green” value but they are causing significant anxiety to the school’s youngest students according to Ms. Anziano. In addition the sensors don’t work all the time. Ms. Messina remarked it might be more cost effective to replace them compared to frequent plumber calls. In response to Mr. Ratner, Mr. Morabito doesn’t believe the flushometer toilets are in other school kindergarten rooms. Retrofitting the kindergarten units, or at least the one shared by two classrooms, is being considered in addition to replacing them.

A price for OS-087 additional card readers has not yet been agreed upon.

Mr. Warrington reviewed the categories for change orders in the contingency budget. Most, 42% were for Field Conditions which isn’t surprising in a building of this size and age. Owner Requests accounted for 32% and 3rd Party/AHJ for 11%. Errors & Omissions accounted for 15% of the contingency budget and a very impressive 0.83% of the total construction budget. In response to Mr. Quinn’s question about how this change order breakdown compares to other project Mr. Warrington advised that information is not available. Mr. Conti said in the past only Errors & Omissions was closely tracked. Mr. Warrington said the 0.83% was fantastic; it’s usually closer to 3% to 5%.

AHJ (Authority Having Jurisdiction) according to Mr. Morabito is the State Fire Marshal. Mr. Quinn remarked we are being held to a standard higher than code and the requirements set by the town at times are a personal preference.

Motion made by Ms. Messina

To approve the Out of Scope Change Orders as listed on the Colliers 11/17/2015 OPM Report in Section III-B:

- OS-028: Security Camera Credit
- OS-036: Revert gym wood floor back to synthetic flooring
- OS-039: Carpet tile to VCT & Broadloom in admin area
- OS-044: Wall bump out to enclose hot water supply and return in admin area
- OS-045: Smoke partitions at POD (Approval of final cost)
- OS-062: Repair storm line/sink hole at southeast corner of building
- OS-064: Power for heat recovery boxes in corridor
- OS-065: Additional Steel for Gym Equipment hung from roof
- OS-067: Additional wall lighting packs
- OS-068: Installation of additional trees on north end of site
- OS-069: ACM Removal in room 7 and 27
- OS-070: Additional floor prep in all purpose room
- OS-071: Provide power to art room kiln
- OS-072: Additional Power outlets in admin, MDF, Room 138, boiler room burglar panel
- OS-073: Additional light pole at north parking lot
- OS-075: Modification of administration mailboxes
- OS-080: Installation of lites (vision glass) in new classroom doors
- OS-083: Full integration of JCI & Alerton building controls
- OS-085: Power to hot water return pump and emergency shut-off
- OS-086: Additional soffits and furring in vestibule
- OS-088: Remove VAT in room 119 (asbestos flooring)
- OS-089: Credit for shelves on top of lockers
- OS-090: POD Corridor Receptacles
- OS-091: Additional Smoke Partitions for classrooms at east wing
- OS-092: Infill gym sumps
- OS-093: Temporary Protection for Library Media Center glazing

Motion seconded by Mr. Thompson

Motion carried 6:0:0

5. DISCUSSION OF EV PARKING AND DECISION ON NEXT STEPS

Mr. Quinn received a note from Mr. Thompson about the EV (electric vehicle) parking meters. Mr.

Thompson advised 220 volt outlets were installed and 110 was specified. The Civil Site plan called for a Level

1 charging station and during the bidding phase, in response to a sub-contractor question about details of Level 1, the MEP group's (CES) response called for 220 volts. Options and pricing will be explored to change it to 110. Also the question was raised, should the town pay for this type of electricity usage? In comparison, the town doesn't pay for gasoline for teachers' cars.

6. DISCUSS 2016 MEETING SCHEDULE

Mr. Quinn distributed a tentative schedule for 14 meetings through December 2016, but expects the committee will not need dates after April 2016.

7. ADJOURN

Mr. Ratner made a motion to adjourn.

Seconded by Ms. Messina.

Mr. Quinn adjourned the meeting at 8:13 pm.

Respectfully Submitted,

Kathleen Grande
RSBC Recording Secretary