

RIVERFIELD SCHOOL BUILDING COMMITTEE MEETING

Riverfield School - APR

November 8, 2012

6:30 PM

DRAFT MINUTES

Members Present: Harry Ackley; Dorothy Domeika; Don Graziadei (7:40 pm); Christine Messina, Vice Chairman; Tom Quinn, Chairman; Lawrence Ratner, Secretary; Maureen Sawyer; John Shaffer; Scott Thompson (8:20 pm)

Members Absent: Pamela Iacono, BOE Liaison

Others Present: Phil Ryan, Town of Fairfield, Purchasing Department; Sal Morabito, BOE Manager of Construction, Security and Safety; Kenneth Boroson, Kenneth Boroson Architects; George Katinger, Kenneth Boroson Architects; Sean Sullivan, Strategic Building Solutions; Marc Sklenka, Strategic Building Solutions; Dave Rojas, Strategic Building Solutions; Judy Ewing, First Selectman Liaison

1) CALL TO ORDER

Mr. Quinn, Chairman, called the meeting to order at 6:40 pm

2) PLEDGE OF ALLEGIANCE

3) INVOICE REVIEW AND APPROVALS

Motion was made by Mrs. Sawyer and seconded by Mr. Ratner to approve payment to Kenneth Boroson Architects for invoice #2835 dated October 17, 2012 in the amount of \$22,365.45.

Motion passed unanimously 7:0

4) Geotech Investigation Authorization and APPROVAL

Motion was made by Mr. Ackley and seconded by Mrs. Messina to move the Geotech Investigation from Phase III to Phase II.

Motion passed unanimously 7:0

5) Presentations from Construction Management Candidates

All of the Construction Management Candidates discussed:

- Scheduling, Phasing, Logistics
- Building Information Management (BIM)
- PCBs, asbestos
- Develop schedule, phasing plans, preconstruction and construction phases, schematic/design development, and estimates
- Discussed similar building projects
- Occupied space/swing space
- High Performance, LEED
- Security protocols of the workers
- Safety of the students, staff and workers

- Project documentation
- Work with Building Dept., Fire Department, TPZ, Conservation, school staff

#### A. Gilbane

Steve Kononchik, District Manager; Marcus Brennan, Project Manager; Stephen Vendura, Superintendent, Peter Adamowicz, Estimating Executive; Jody Brennan, Vice President. Not Present: Peter Manning will be the Project Executive.

Founded in 1873, Providence, RI, building in CT since 1944; 139 years family owned; leading national construction manager for K-12, successfully completed 83 school projects in CT, 70% of their projects have been occupied renovation. Program Manager for the city of New Haven. Has worked in Fairfield since 1993: Hemlock Water Treatment Facility, Fairfield Prep and Fairfield University. Previous 6 jobs working with Ken Boroson Architects. Motto is "Gilbane Cares."

Discussed Schemes 2B and 3 and what issues need to be addressed:

- Construction zone: Encapsulating the work space: fence and service road
- Bus drop off
- Parking: construction parking, staff parking, will have second entrance for construction workers and additional parking areas
- Hunter Road as an emergency egress only
- Start construction early spring/March 2014 start date
- Either moving the portables or additional portable trailers (depending upon the scheme)
- Demolition depending upon the scheme
- Communication with the school
- Initial estimate of \$11 million project budget: Scheme 2B will fit. Scheme 3 will be more expensive. Does not have a firm estimate for either scheme
- Both Schemes will give the building approximately 69,000 sq ft. Difference will be between new construction and renovation. Scheme 3 is more expensive and has a longer time commitment: involves more demolition and new construction
- BSF
- Trailer area

#### B. O & G

Greg Oneglia, Vice Chairman; Mike Brennan, Project Executive; Lorel Purcell, Pre-Construction Manager; Hristo Miljovski, Project Manager; Steve Baranello, Superintendent

Have worked on over 200 educational projects with 55 in Fairfield County. Built Norwalk HS in 1971 and recently renovated the building. Have worked on 47 elementary schools. Over 100 occupied renovated schools.

- Different Departments: Pre-construction department is separate from their construction department, Building Information Management (BIM), 15 estimators, Site Engineering Department
- Start Construction: mid- March 2014
- Scheme 2B: more cost effective and faster to build.
- Scheme 3: more efficient use of space, higher energy efficiency, allows for more future use of site
- Daily communication with the school
- Budget control: Monthly progress report
- Weekly project & foremen meetings

- Monthly updated schedule
- Fencing around the site, conscious of dust and debris
- Will speak with neighbors
- Students: programs that involve the children during construction
- Punch List
- BSF
- Trailer area

#### C. Giordano

Christopher Malerba, Project Manager; Louis Rinaldi, Project Engineer; Orest Budas, Safety Manager; Michael Rieger, Project Superintendent

Has 90 years of CT construction experience.

- Worked with Kenneth Boroson Architects on New Haven's Hill Central Pre-K – 8<sup>th</sup> grade. Project on schedule and under budget. 80,000 sq. ft.
- Less than 3.5% of change orders
- Would consider a 2<sup>nd</sup> shift as an option which will affect the cost
- Swing space: depending upon the scheme chosen either bring in more portable space or utilize new construction as swing space
- Weekly updates of schedules
- Noise levels
- Prefers Scheme 3 – suggestion: additional classroom space in the gym area; suggested possibly moving some of the students to another school to add swing space

#### D. Malkin

Tim Yahn, President; Brian McDonald, VP Estimating; Mark Kitchell, Project Manager; Ralph Martin, Project Manager; Larry Leonard, Superintendent; Mike Coviello, Superintendent; Merrilynn Golino

Over 30 employees. Recent projects in Fairfield: Stratfield ES and Fairfield Woods Middle School, Mark Kitchell has worked with Kenneth Boroson Architects.

- Exploratory work
- GMP development
- Value engineering
- BSF
- Provided detail schedule for phasing and estimates
- Discussed Scheme 2B and 3: roadwork, portables, trailer area
- Change orders: FWMS 3.42%; Stratfield ES 2.11%
- Punch list
- Monthly report
- Student involvement
- Discussed property line. 2B less expensive, swing space is a little more difficult. Scheme 3 has better swing space logistics, lot of demolition and new will be more expensive. Would like to review architects conceptual estimates.

6) Vote on CM using scoring matrix

Phil Ryan, Town of Fairfield Purchasing Department, reviewed the information provided by the Construction Management firms: fees, estimated number of hours, reimbursable expenses, Phase 1 schematic design, Phase 2 design/development and construction, Phase 3 construction

Motion was made by Mr. Ratner and seconded by Mrs. Messina to award Gilbane as the Construction Management firm.

Motion passed 8:1 Mr. Ackley voted no

7) Review status /next meeting

Next meeting will be held on November 20<sup>th</sup>, 7:30 pm Riverfield Elementary School. Following meeting is December 4<sup>th</sup> when the calendar will be decided.

8) Public Comment

George Katinger, Kenneth Boroson Architects: asked when Gilbane will be notified as he would like to start the dialog with them as soon as possible. Pricing for Scheme 2b and 3 are on track.

Contract must be signed with Gilbane prior to when Kenneth Boroson Architects can speak with them.

9) ADJOURN

Meeting adjourned at 10:05 pm

Respectfully Submitted,

Lawrence Ratner

Secretary

Charlotte Leslie

Recording Secretary