

RIVERFIELD SCHOOL BUILDING COMMITTEE MINUTES

A special meeting of the Riverfield School Building Committee was held on Tuesday, October 29, 2013 at 7:30 pm in the Riverfield Library.

Attendance

Present Committee Members: Thomas Quinn, Chairman; Christine Messina, Vice Chairman; Lawrence Ratner, Secretary; Dan Graziadei; Bill McDonald; Maureen Sawyer; John Shaffer; Scott Thompson

Absent Committee Members: Harry Ackley; Pam Iacono, BOE Liaison; Nick Mirabile, RTM Liaison

Also Present: Kenneth Boroson, George Katinger, Kenneth Boroson Architects; Derek Bride, Consulting Engineering Services; Peter Adamowicz, Peter Manning, Gilbane Building Company; Marc Sklenka, Dave Rojas, Strategic Building Solutions; Sal Morabito, Manager of Construction, Security and Safety for FPS; Brenda Anziano, Riverfield principal; Judy Ewing, Liaison from the Office of the First Selectman

1) CALL TO ORDER

The meeting was called to order by Chairman Thomas Quinn at 7:00 pm.

2) PLEDGE OF ALLEGIANCE

3) INVOICE REVIEW AND APPROVALS

Motion made by Maureen Sawyer

To approve the Strategic Building Solutions invoice #11354 dated 9/29/13 for \$12,068 for services in the month of September.

Motion seconded by Lawrence Ratner. **Motion carried 8:0:0.**

4) AUTHORIZE W & C PCB PROPOSAL FOR SPENDING

Motion made by Christine Messina

To approve \$18,194.00 for Woodard & Curran/Kenneth Boroson Architects Task #1 and #2 work as described in 10/15/13 proposal; and to approve total fees for W&C/KBA Task #3 work as described in 10/15/13 proposal at \$1,485.00 per day for monitoring; \$4,235.00 for testing and \$4,950.00 for completion report.

Motion seconded by Maureen Sawyer. **Motion carried 8:0:0**

5) PRESENTATION OF LATEST CONSTRUCTION COST PROJECTIONS

Mr. Quinn invited Mr. Sklenka to speak about the project status but first made some comments stating initially the committee priced the project at \$15.2 million. In order to get necessary

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board approvals, the budget was reduced to \$14.5M. Mr. Quinn and Ms. Messina attended a value engineering (VE) meeting during which the two cost estimators continued the VE process to address the \$1.8M overage. Also at this October 23, 2013 meeting were representatives from SBS, Gilbane, KBA, Central Office and Purchasing. Mr. Quinn complimented the cost estimators, including Mr. Adamowicz who was present at this meeting, for their professionalism and reiterated this is a \$15.3M project which has to be done with \$14.5M.

Mr. Sklenka distributed a document outlining the VE meeting on October 23, 2013.

Although the total budget is \$14.5M, the approved construction budget is \$11,990,800. Current estimates price the project about 15% over, an amount Mr. Sklenka indicated was manageable at this point in the process.

49 VE items were reviewed and savings proposed were:

General Non Architectural	\$ 289,000
Architectural Features – Interior	\$ 261,000
Architectural Features – Exterior	\$ 199,000
Mechanical, Electrical, Plumbing (MEP)	\$ 828,000
Site & Site Utilities	\$ 115,400
Total:	<u>\$1,692,400</u>

A big part of the MEP savings was due to using the existing AC in the 1971 addition (aka POD). No proposed item affected the Ed Specs and the Fresh Air and Air Condition systems were left intact. With these changes, the budget overage is less than 2%.

Mr. Quinn advised his goal is to have the entire list of VE items to share with the committee at the next RSBC meeting, November 6, 2013. He also learned since the VE meeting of additional items which could be considered for savings. Per John Fallon no Fairfield regulation requires rooftop screening on the school since it's in a residential area and Mr. Sklenka added the state high performance standard is just for an addition, not for an existing structure. Many of the VE items taken out will be available for bid as add alternates.

Ms. Sawyer asked if the AC in the POD will be fixed if it is not replaced because her experience has been it has not worked well. Many committee members also expressed concern. Mr. Morabito and Mr. Sklenka said it was discussed extensively at the VE meeting where items were prioritized and Mr. Katinger stated this is a big ticket item, \$250,000. Ms. Sklenka stated "we'll know the true cost when we get the bids." It like other VE items will be available as an add alternate.

Mr. Quinn said Mr. Manning met with Ms. Holland about expanding the list of bidder; the more bidders, the more efficient cost structure. Mr. Manning explained this will be a public bid and anyone can bid the job as long as they have an EMR under 1.0 and can bond the job. He met

with Ms. Holland to discuss how to expand the bid list. He wants to get the word out to contractors they have worked with in the past and those who have previously bid work in Fairfield that this bid is coming. The goal is to have a nice, strong bid cover to minimize the pain on the budget. Based on similarly priced jobs at Fairfield University, the current bidding climate seems favorable.

More discussion followed about the AC in the POD. Mr. McDonald asked if there was a record of the repair costs. Mr. Morabito said the unit was problematic but the records were not available at a granular level. Mr. Thompson stated not replacing the AC was penny wise and pound foolish. He recognized the possible impact on schedule, but thought the Ed Specs should be revisited while keeping the project moving. Mr. Ratner said the Ed Specs were reanalyzed last spring and some changes were made like repurposing classrooms. Mr. Quinn said he raised the Ed Spec point at the VE meeting and it was not popular. Also at the VE meeting, Ms. Holland questioned why replacing the AC in the POD was part of this project. Mr. Morabito stated the Ed Specs have a range of interpretation and since the writing of the specs for this project how they are written has now been modified to reduce differences in interpretation. During Mr. Morabito's tenure he isn't aware of Fairfield doing any like new renovations. Mr. Schaffer, Mr. McDonald and Mr. Thomson questioned replacement cost now vs. maintenance and eventual replacement costs. Mr. Quinn stated the committee's interpretation has been "if we can fund it we would do it."

6) VOTE TO APPROVE CURRENT COST PLAN

No vote was taken.

Mr. Quinn distributed to committee members a document of proposed 2014 meeting dates to review. He is also going to give it to Jen Carpenter to review.

7) ADJOURN

Motion made by Ms. Messina to adjourn.

Mr. Ratner seconded the motion. Motion carried 8:0:0

Mr. Quinn adjourned the meeting at 8:13.

Respectfully Submitted,

Kathleen C. Grande
Recording Secretary