

RIVERFIELD SCHOOL BUILDING COMMITTEE MINUTES

Regular Business Meeting

Tuesday, March 4, 2014

7:30 PM

Riverfield School Library

Attendance

Present Committee Members: Thomas Quinn, Chairman; Christine Messina, Vice Chairman; Lawrence Ratner, Secretary; Harry Ackley; Dan Graziadei; Bill McDonald ; Maureen Sawyer; Pam Iacono, RTM Liaison

Absent Committee Members: John Shaffer; Scott Thompson; Marc Patten, BOE Liaison

Also Present: George Katinger, Kenneth Boroson Architects; Marc Sklenka, Dave Rojas, Strategic Building Solutions; Peter Manning, Gilbane Building Company; Tom Cordeau, Manager of Facilities for FPS; Brenda Anziano, Riverfield School Principal; Judy Ewing, Liaison from the Office of the First Selectman; and a few members of the public.

1. OPENING

Mr. Quinn called the meeting to order at 7:32 pm.

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES FROM 2/19 AND (corrected) 1/28

The minutes were accepted as written.

4. APPROVE INVOICES

Motion made by Ms. Sawyer

To authorize an additional \$1380.00 to Frederick P. Clark for expenses incurred for presentation, reproduction and transportation.

Motion seconded by Mr. McDonald.

Discussion

Mr. Quinn expressed concern about exceeding the budget. Mr. Rojas stated the additional charges are itemized, but we can challenge them. Mr. Quinn suggested the invoice get kicked back for review.

Motion failed 0:7:0.

Motion made by Maureen Sawyer

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
John Fallon, ESQ. Legal Services	February 24, 2014	\$1,192.50
Kenneth Boroson Architects Phase 1 Study	February 12, 2014 3121	\$3,250.00
Kenneth Boroson Architects Flood Certification	March 4, 2014 3123	\$16,335.00
Strategic Building Solutions Professional Services, Reimbursables	February 24, 2014 11989	\$12,073.00

Motion seconded by Ms. Messina. **Motion carried 7:0:0.**

5. UPDATE PROGRESS/NEXT STEPS

Mr. Quinn reviewed the status of the project and highlighted three key issues.

6. KEY ISSUES

Mr. Quinn provided the following updates with input from Mr. Katinger and Mr. Manning.

LOCAL APPROVALS – The Town Conservation Department raised some concerns and outlined several conditions on which the IWC approval is based. RSBC members had issue with one condition (3B) resulting from an owner of a property abutting Riverfield School cutting down trees on Riverfield School (town) property. Condition 3B is the “Removal of debris and restoration of wetlands, including new plantings.”

Motion made by Mr. Ratner:

To authorize Mr. Quinn to go back to the Town Conservation Department and request they remove the encroachment condition 3B, relating to activity between the owner of a property abutting Riverfield School and the Town.

Motion seconded by Mr. Ackley. **Motion carried 7:0:0.**

Mr. Manning stated the other conditions are not issues and the bid package has been revised to cover them.

STATE APPROVALS – Mr. Quinn stated the biggest issue is the Flood Plain Study. Mr. Quinn’s effort to get the support of our State representatives’ was successful and the project was reviewed. Mr. Katinger shared that Martinez Couch is preparing a response to the comments received.

Project team members met with OSF and have a follow up meeting March 27, 2014. Corrections were made and Mr. Katinger is ready to meet, but the reviewer is on vacation until March 17, 2014. Mr. Sklenka is working to get in as soon as possible to get the local plan review signed off so the project can go to bid as close as possible to the scheduled April 1, 2014 date.

EPA APPROVALS

Mr. Katinger prepared a response to address not taking down an entire gym wall. The hardship to the town would be \$2M estimated by Mr. Manning as well as delaying the project by a year and temporarily eliminating gymnasium space. Ms. Sawyer received confirmation there will be no health threat in leaving the wall and the flashing. The BOE will be required to monitor it, but at a cost much less than replacing it.

7. NEW BUSINESS

Mr. Quinn extended a welcome to Mr. Cordeau, who was recently hired as the Manger of Facilities for FPS and who was attending instead of Mr. Morabito and also welcomed Ms. Iacono, the 2014 RTM Liaison.

8. PUBLIC COMMENT

None

9. ADJOURN

Motion to Adjourn at 8:02 pm by Mr. Ratner.
Seconded by Mr. Ackley. **Motion carried 7:0:0**

Respectfully Submitted,

Kathleen Grande
RSBC Recording Secretary