

Riverfield School Building Committee Meeting Minutes

A regular business meeting of the Riverfield School Building Committee was held on Tuesday, April 8, 2014 at 7:30pm in the Riverfield Library Media Center.

Attendance

Members Present:

Tom Quinn, Chair
 Lawrence Ratner, Secretary
 Dan Graziadei
 Bill McDonald
 Scott Thompson

Members Absent:

Christine Messina, Vice Chair
 Harry Ackley
 John Shaffer
 Maureen Sawyer
 Pam Iacono, RTM liaison
 Marc Patten, BOE liaison

Also Present:

George Katinger: Ken Boroson Architects; Peter Manning: Gilbane Building Company David Rojas: Strategic Building Solutions; John Fallon: RSBC attorney; Sal Morabito: FPS Manager of Construction, Security and Safety; Twig Holland: Town of Fairfield Director of Purchasing; Judy Ewing: Liaison from the office of the First Selectman

1. OPENING

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

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES FROM 3/4

Minutes approved as written.

4. APPROVE INVOICES

Motion made by Mr. Ratner

and seconded by Mr. Thompson to approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
Frederick P. Clark Associates, Inc. Reimbursable expenses	February 12, 2014 000871	\$1,380.00
Gilbane Building Company Pre-Construction Phase Services	March 11, 2014 8	\$12,522.21
Van Zelm Engineers Commissioning	March 7, 2014 0039486	\$4,774.00
Van Zelm Engineers High Performance	March 7, 2014 0039487	\$7,125.00
Kenneth Boroson Architects Construction Documents, Expedited Fees	April 7, 2014 3137	\$17,627.26
Strategic Building Solutions, LLC DD through Construction, Reimbursables	March 31, 2014 12102	\$12,110.00

Motion carried 5:0:0

5. UPDATE PROGRESS/NEXT STEPS

LOCAL APPROVALS- TP&Z

Mr. Fallon reviewed the status of the local approvals. The draft wetlands certificate has been issued. The “encroachment condition 3B” was removed and Mr. Katinger is working on completing the remaining revisions needed to obtain the final certificate.

Due to a delay of another scheduled hearing regarding affordable housing, the Riverfield School Building project hearing has been pushed back. April 22, 2014 is the next scheduled TP&Z meeting and if the project is not heard at that meeting, and if everything else is ready regarding all other required approvals, the RSBC will consider requesting a special TP&Z meeting.

STATE APPROVALS

Mr. Katinger reviewed the status of state approvals. OSF signed off and the project is in the hands of the local reviewer. Mr. Katinger has begun responding to initial comments.

EPA APPROVALS

Mr. Katinger advised DEEP received our application on March 21, 2014 and expects a response within 30 days. He is following up with Woodard & Curran regarding the 20 year flood plain.

6. KEY ISSUES

Mr. Katinger made the requested changes to the kitchen and nurse’s office. Lastly, he plans to set up a meeting with the tree warden to review the site plan and address any concerns.

7. ADOPT TOWN SHARED SAVINGS PROGRAM

Ms. Holland reviewed the “shared savings” clause that historically has been in every town contract but is not currently in the Kenneth Boroson Architects contract. Its purpose is to incentivize cost containment by sharing the savings. Construction Management receives 25% with a maximum of \$240,000; Architects receive 10% with a maximum of \$90,000 and the remaining 65% is returned to the town. Ms. Holland asked the committee to consider adding the clause to the KBA contract and to restate the clause in the Gilbane contract.

Motion made by Mr. Thompson

To add a shared saving clause to the Kenneth Boroson Architects contract in the amount of 10% of the savings not to exceed \$90,000.

Motion seconded by Mr. Ratner. **Motion carried** 5:0:0

Motion made by Mr. Ratner

To reassert the shared saving clause in the Gilbane Building Company contract in the amount of 25% of the savings not to exceed \$240,000.

Motion seconded by Mr. Graziadei. **Motion carried** 5:0:0

8. NEW BUSINESS

Mr. Quinn stated the next RSBC meeting is scheduled for April 29, 2014 at the Riverfield School Library at 7:30pm and after that date, all RSBC meetings are scheduled to be held at Sullivan Independence Hall.

9. PUBLIC COMMENT

None.

10. ADJOURN

Motion made by Mr. Ratner and seconded by Mr. Graziadei to adjourn.

Motion carried 5:0:0

Mr. Quinn adjourned the meeting at 7:53pm.

Respectfully Submitted,

Kathleen C. Grande
RSBC Recording Secretary