

## Riverfield School Building Committee Meeting Minutes

A regular business meeting of the Riverfield School Building Committee was held on Tuesday, June 17, 2014 at 7:30pm in the 1<sup>st</sup> Floor Conference Room, Sullivan Independence Hall.

### Attendance

#### Members Present:

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

#### Members Absent:

Harry Ackley  
Dan Graziadei  
John Shaffer  
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; 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 and a member of the public.

#### 1. OPENING

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

#### 2. PLEDGE OF ALLEGIANCE

#### 3. APPROVE MINUTES FROM 6-3-2014

Minutes approved as written.

#### 4. APPROVE INVOICES

**Motion made** by Ms. Sawyer

To approve the additional work related to presenting material at the TP&Z meeting by Frederick P. Clark in the amount of \$1,360.14.

Motion seconded by Mr. Ratner.

#### **Discussion**

Ms. Sawyer and Mr. Rojas confirmed for Mr. Quinn the hourly charges are consistent with past billing and the majority is for Mr. Galante's time. Mr. Quinn stated the traffic study costs are higher than what we were led to believe and future building committees should review the RSBC traffic study costs when preparing their budgets.

**Motion Carried 6:0:0.**

**Motion made** by Ms. Sawyer

To approve the following invoices:

<b>Payer Service</b>	<b>Invoice Date Invoice #</b>	<b>Amount</b>
<b>Frederick P. Clark Associates, Inc. Professional Services</b>	June 9, 2014 001431	\$1,360.14
<b>SBS Professional Services</b>	May 26, 2014 12355	\$11,985.00
<b>Bruce J. Spiewak Meeting and Document Review</b>	May 31, 2014 9360MAY	\$1,530.00
<b>Gilbane Pre-Construction Services</b>	June 16, 2014 10	\$4,151.59

Motion seconded by Ms. Messina.

**Discussion**

In response to Mr. Ratner, Mr. Rojas provided details on what work occurs when the project appears to be not progressing.

**Motion carried 6:0:0**

**5. APPROVE EARLY BID RECOMMENDATIONS**

Mr. Manning reported bids were due for the early site work package last Thursday. Five bids were received and a recommendation to use J. Iapaluccio was drafted to Mr. Quinn, Ms. Holland and Mr. Michael Tetreau. The town has previously used them for BOE projects and their bid was the lowest. (3 bids were between \$224,000 - \$269,000, and the remaining two were \$382,000 and \$437,000.) This work is expected to begin a week from Monday. Next week DPW will remove the portable classrooms.

Mr. Quinn confirmed with Mr. Manning the amount budgeted for the early site work is \$201,000. \$42,000 is budgeted for the abatement. Mr. Manning is still evaluating if the abatement should be done now or later.

In response to Mr. Quinn, Ms. Holland described the bid process. The purchasing authority contracts for everything the committee needs for the project then the committee has to approve all expenditures before Ms. Holland and Mr. Tetreau sign any contracts.

In an effort to keep the project moving, Ms. Holland recommends authorizing a smaller group of committee members to make field change orders to expend a "not to exceed" amount. Mr. Rojas suggests going forward with Ms. Holland's recommendation.

In response to Ms. Sawyer there was discussion about who pays for the work done in connection with removing the portable classrooms. Mr. Morabito stated the cost of the dumpsters is billed to the project. Ms. Holland advised the project will be billed for the electrical disconnect (as well as any residing to the portables, which Mr. Morabito and Mr.

Manning discovered is not needed). The town has Yankee Electric as an on call contractor and we would be billed at prevailing wage rates. Other costs are paid "in kind" by the town. Mr. Manning advised he is submitting a request for expenditure for "General Condition Costs." Included in the estimate are:

- full-time superintendent, six weeks
- part-time, Peter Manning
- dumpsters
- portable toilets

The project will be billed the actual costs.

**Motion made** by Ms. Messina

To approve the work by J. Iapaluccio, Inc. in the amount of \$224,100 for early site work.

Motion seconded by Mr. Ratner. **Motion Carried 6:0:0.**

**Motion made** by Ms. Messina

To approve the estimate for staffing for the site services portion of the project in the amount of \$37,840 as submitted by Gilbane in the correspondence dated June 17, 2014; the amount is not to exceed \$40,000.

Motion seconded by Mr. Ratner. **Motion Carried 6:0:0.**

**Motion made** by Ms. Sawyer

To retain Yankee Electric for necessary site electric work in an amount not to exceed \$10,000.

Motion seconded by Ms. Messina. **Motion Carried 6:0:0.**

**Motion made** by Mr. Thompson

To approve two change order liaisons, Tom Quinn and Christine Messina, to approve field change orders as they arise not to exceed \$10,000 per event.

Motion seconded by Ms. Sawyer. **Motion Carried 6:0:0.**

## 6. UPDATE

### OSF STATUS

Not approved until EPA sends letter confirming their acceptance. The OSF has approved all other components but needs EPA.

### TPZ STATUS

Approved with the condition a narrative is provided outlining the measures in place to sign in delivery and contractor traffic with the responsible party. Mr. Quinn asked Mr. Manning and Mr. Katinger to address this.

### DEEP/EPA STATUS

DEEP – Flood management certificate was approved.

EPA – The remediation plan is split in two parts:

1. PCBs in gym walls need to be addressed in the next ten years and
2. doors and windows plan is good.

Mr. Quinn had available copies of the Consent Agreement and Final Order (CAFO), the response offered by the EPA regarding the PCBs in the gym walls.

## **7. DISCUSSION ON CAFO AGREEMENT WITH EPA/RECOMMENDATIONS**

Even though the PCBs are fully ensconced, Mr. Quinn doesn't believe we should leave the PCBs in the school. He raised the scenario of separating out the "gym PCB" portion of this project and packaging it as a new project to present to all the boards. The cost to remediate the "gym PCB" is estimated to be \$2,000,000. There are fines if not addressed. Mr. McDonald asked if this is a safety issue. Mr. Ratner recalled earlier in the project Woodard and Curran had identified the felt containing the PCBs in the gym wall as fully encapsulated. Mr. Quinn stated PCBs are not leaking and currently pose no risk, but could in the future. In response to Ms. Messina, Mr. Quinn stated Mr. Stan Lesser asked for 20 years, which the EPA denied; we could ask for an additional 5 years. Mr. Katinger advised we have to answer to the EPA. Discussion continued among the committee and concluded with Mr. Thompson identifying four choices.

Ms. Holland stated she believed developing a plan to address the CAFO falls outside the scope of responsibility of Kenneth Boroson or Gilbane. Mr. McDonald also felt this expense was outside the scope of the project and should be the town's responsibility.

**Motion made** by Ms. Messina

To approve an amount not to exceed \$50,000 expenditure for Kenneth Boroson and Gilbane to develop a feasibility study with respect to the options outlined by Mr. Thompson (or additional ones not yet discussed) related to the CAFO agreement. The four alternatives stated were:

1. Don't sign – negotiate further
2. Sign – start abatement plan now
3. Sign – challenge the EPA
4. Sign – defer and see if technology and/or regulation changes down the road

Motion seconded by Ms. Sawyer. **Motion Carried 6:1:0.** Mr. McDonald opposed.

## **8. NEW BUSINESS**

## **9. PUBLIC COMMENT**

In response to Ms. Ewing's question about a drop dead date regarding the CAFO decision, Mr. Quinn said it depends which option we choose. Mr. Katinger stated the key drive still is getting the sewers moved.

## **9. ADJOURN**

**Motion made** by Mr. Thompson and seconded by Ms. Messina to adjourn.

**Motion carried 7:0:0**

Mr. Quinn adjourned the meeting at 8:54pm.

Respectfully Submitted,  
Kathleen C. Grande  
RSBC Recording Secretary