

Riverfield School Building Committee Meeting Minutes

A special meeting of the Riverfield School Building Committee was held on Monday, July 14, 2014 at 7:30pm in the 2nd Floor Conference Room, Sullivan Independence Hall.

Members Present:

Tom Quinn, Chair	Christine Messina, Vice Chair	Lawrence Ratner, Secretary
Harry Ackley	Dan Graziadei	Bill McDonald
Maureen Sawyer	John Shaffer	

Members Absent:

Scott Thompson	Pam Iacono, RTM Liaison	Marc Patten, BOE Liaison
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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; Tom Cullen: FPS Director of Operations; Twig Holland: Town of Fairfield Director of Purchasing; Judy Ewing: Liaison from the office of the First Selectman.

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. INVOICE REVIEW AND APPROVAL

Motion made by Ms. Sawyer

To approve the additional work by Frederick P. Clark in the amount of \$255.00 for preparing the Office State Transportation Authority (OSTA) letter.

Discussion:

Mr. Rojas summarized the letter which resulted in the state granting approval to continue the project without changing roadways.

Motion seconded by Ms. Messina. **Motion carried 8:0:0.**

Motion made by Ms. Sawyer

To approve the following invoices:

Payer Service	Invoice Date Invoice #	Amount
SBS Professional Services	June 23,2014 12455	\$12,061.00
Frederick P. Clark Professional Services	July 8, 2014 1551	\$255.00
J. Fallon Professional Services	June 26, 2014	\$1,935.00
Kenneth Boroson Professional Services	July 1, 2014 3206	\$4,219.43

Discussion

Mr. Quinn confirmed with Mr. Rojas that all the invoices are within budget.

Motion seconded by Ms. Messina. **Motion carried 8:0:0**

4. FINANCIAL UPDATE

Mr. Rojas provided and summarized a document titled "Financial Status Report" dated July 14, 2014.

5. REVIEW AUTHORIZED EXPENDITURES BY MESSINA/QUINN AND VOTE

Ms. Messina and Mr. Quinn authorized Ms. Holland to process a purchase order for EnviroMed but no funds have been expended yet so there was no vote.

6. STATUS REPORT ON CAFO AGREEMENT

Mr. Cullen communicated with Mr. Mike Tetreau requesting the CAFO be put on the BOS agenda for July 16, 2014. Mr. Quinn spoke to Mr. Stan Lesser and doesn't believe there is anything to prevent the CAFO from being signed.

7. REPORT FROM GILBANE/BOROSON TEAM ON OPTIONS/COST OF GYM REMEDIATION

Mr. Rojas provided documents prepared by SBS, Gilbane and KBA projecting the cost of the gym remediation. The various spreadsheets illustrated how the cost increases with time. Not completing the gym as part of this project would result in additional costs associated with hiring a new design team, rebidding and going through the approval process again. The project is estimated to cost \$1,694,967 if completed as an addition to the current Riverfield School project. The cost would increase to \$2,125,743 if completed as a separate project in summer 2017 and is estimated to cost more in each subsequent year.

8. TIMETABLE UPDATES INCLUDING GYM PLAN

Assuming the CAFO is signed this week, Mr. Manning reworked the schedule and determined the gym work would fall in the scope of the big project and would begin early summer 2015.

Mr. Ratner asked about the cost of the gym and identified the three options as take the gym down (1) now, (2) later or (3) not at all (because the PCBs are fully encapsulated and not posing a risk). Mr. Manning advised there is a higher level of cost to remediate when the PCBs are found to be above the 50 parts/million threshold as is the case with the gym walls. Mr. McDonald commented PCBs were identified in 12 FPS schools and this is a town problem. Ms. Anziano felt taking the gym off the table would be a mistake and spoke in favor of addressing the PCBs now and also about how the additional funding would have to fit in the capital plan. Mr. Cullen advised the “waterfall” is a live document and funding for three other projects would be pushed out. Mr. Quinn confirmed with Mr. Cullen there is no CAFO for the Osborn Hill PCB abatement; they are under a different statute. Mr. Quinn stated the Riverfield CAFA has to be signed because there are PCBs over 50 parts/million in the gym. A long discussion ensued including questions about the EPA’s position, the handling of PCBs at Osborn Hill and Sherman schools, and the concern about setting a precedent. Mr. Ackley stated the committee should make a recommendation to the town and let them decide what to do. Mr. Quinn believes the PCBs should be removed and stated Dr. David Title is supportive of doing it sooner than later. Since determining the high level of PCBs in the gym, the EPA requires abatement. Ms. Messina summarized the choice as abate now for \$1.6M or later (for more), and that’s a financial decision to be made by the town. Mr. Shaffer suggested having someone from finance evaluate the present and future costs.

9. VOTE ON COMMITTEE RECOMMENDATION RELATIVE TO GYM PLAN

Motion made by Ms. Messina

To authorize Tom Quinn to seek permission from the Board of Selectmen to execute the Consent Agreement and Final Order (CAFO) and proceed with requesting additional funds of \$1,863,553 for replacement of three (3) gymnasium walls to satisfy EPA requirements as part of the current Riverfield project.

Motion seconded by Mr. Ratner. **Motion carried 5:3:0.** (Mr. Ackley, Mr. Graziadei, Ms. Messina, Mr. Quinn and Ms. Sawyer in favor; Mr. McDonald, Mr. Ratner, and Mr. Shaffer opposed.)

10. NEXT STEPS BASED ON COMMITTEE RECOMMENDATION WITH TIMETABLE

Mr. Manning reviewed the latest revision of the schedule:

- 3-4 weeks for approvals
- Bidding to begin in late July to late August
- RTM meets 8/20/2014 for approval
- Construction to begin by October 1, 2014
- Classroom addition by August 2015
- Construction completed by January 8, 2016

In response to Ms. Sawyer's question about the budget, Mr. Manning said it comes down to how hungry the bidders are.

Mr. Manning gave an update on site work stating it should start later this week and is expected to take about 3-4 weeks.

Motion made by Ms. Sawyer and seconded by Ms. Messina to adjourn.

Motion carried 8:0:0

Mr. Quinn adjourned the meeting at 8:43pm.

Respectfully Submitted,
Kathleen C. Grande
RSBC Recording Secretary