

# RIVERFIELD SCHOOL RENOVATION COMMITTEE

Board of Education  
501 Kings Highway East, 2nd Floor Conference Room  
Fairfield, CT

June 19, 2012  
5:30 PM

## DRAFT MINUTES

Members Present: Harry Ackley; Dorothy Domeika; Dan Graziadei; Christine Messina, Vice Chairman; Tom Quinn, Chairman; Lawrence Ratner, Secretary; John Shaffer; Scott Thompson

Members Absent: Maureen Sawyer

Others: Kristen McCarthy-Vahey, Board of Selectmen; Twig Holland, Director of Purchasing, Town of Fairfield; Tom Cullen, Director of Operations, Board of Education; Pamela Iacono, Chairman, Board of Education; Judy Ewing, Liaison for the First Selectmen; Linda Felner

### 1) CALL TO ORDER

Mr. Quinn called the meeting to order at 5:40 pm

### 2) PLEDGE OF ALLEGIANCE

### 3) APPROVAL OF MINUTES OF 5-29-2012 MEETING

Minutes of the May 29<sup>th</sup> meeting were approved.

### 4) PRESENTATIONS FROM POTENTIAL ARCHITECTS

THERE WILL BE A BREAK AFTER FIRST TWO PRESENTATIONS

The following four architectural firms made their presentations:

Antinozzi Associates, Fletcher Thompson, Kenneth Boroson and Newman Architects

Scope of project discussed by the four teams encompassed:

- Classroom/administrative addition
- Media center addition/renovation
- Gym addition
- Building support addition
- Relocation of playscape

- Parking
- Parent drop off
- Bus loop
- Playfield: expand and improve

Each team discussed:

- Build consensus with: administration, faculty and community
- 3D visualization tools, specifications, design phases, documents, develop design options and assure design intent
- Project schedule-explained how they would develop and utilize the schedule during the course of the project. Different phases to include: feasibility study, design guidelines, ed specs, building assessment, hazardous materials study, elevation designs
- Bidding/Construction documents: Bureau of School Facilities (BSF), drawings and specs, budget, municipal boards, value engineering
- Reimbursement and the documentation process.
- Building Information Modeling (BIM)
- Revit
- Time line, change orders, deadlines, bids, cost estimates
- School equipment, rooms, windows, lighting, refurbished and shuffling of existing rooms (gym, library, music, science labs, etc.)
- Occupied renovation, safety issues and swing space
- Showed work done at other facilities
- Long term energy savings, indoor air quality, LEED certification, HVAC systems
- Contractors, subcontractors
- Availability of team in terms of current work load
- Punch lists, completion dates, close out services

a. Newman Architects (see brochure)

Approximately 50 year old company. Design for education, learning and community.

Team:

- Richard Munday, Principal in charge, 25 years\*, design
- Jim Elmasry, Associate Principal, 23 years\*, project manager, day to day contact
- A. Brooks Fischer, Senior Associate, 9 years\*, school projects, documentation process
- Michelle Ariola Newman, Senior Associate, Interior Designer, 13 years\*

\* indicates how many years person has worked for this company.

Outside Consultants:

- Philip Steiner, AltieriSeborWieber LLC, engineering company since 1989. Worked with Newman 6 years.
- Christopher Cardany, Langan Engineering & Environmental Services, LEED Engineer

Projects in Fairfield:

- the Fairfield Main Library, renovation and addition project
- Fairfield University residence hall

Discussed:

- One of the first in the state to use Revit's and have been using for approximately 5 years. Partners are integrating with this program. Company is helping other companies to learn this new process.
- Initial approach by using a model.
- On site approximately every 2 weeks. Sometimes more often.
- AltieriSeborWieber, engineering consulting firm that was involved with the boilers at Burr Elementary School

b. Kenneth Boroson Architects (see 2 page attachments)

16 people work for firm. Can work on two projects simultaneously – 200,000 sq ft. while working on other smaller projects.

Team:

- Ken Boroson, Principal
- Brian Stone, Job Captain, LEED
- George Katinger, Senior Project Manager

Outside Consultants:

- Mike Walsh, Consulting Engineering Services, MEP Project Manager, consultant, , worked on schools in CT and MA

Discussed:

- utilizes a lot of glass in their design for lighting and heating, functionality in addition to highlighting certain areas.
- the pod
- supports a 1 story option, but possible 2 story option
- Mechanical systems, brought model for system to install in the ceiling,
- Attend weekly project meetings run by construction manager, attend building communications meetings

c. Antinozzi Associates (see brochure)

Company in business 5 decades

Team:

- Paul Lisi, project manager
- Paul Antinozzi, President
- Peter Rader, project designer
- Michael Ayles, principal, Business Development

- Michael Losasso, LEED, project architect

Outside Consultants:

- AltieriSebor Wieber, LLC

Projects in Fairfield:

- Renovated FLHS to RLMS (which has since been renovated back to FLHS)  
- St Thomas

Discussed:

- Build physical models
- Project manager lives in Fairfield. Principal senior staff involved throughout the project.
- Meet every two weeks with all team members. Would want a building committee member present at these meetings.
- Possible new entry
- Maintain front parking lot, maintain bus loop, new parent drop by basketball court, and reconfigure side lot
- Demolish pod
- Move administration

d. Fletcher Thompson (see brochure)

Founded in 1910. 100 plus staff, 6 offices, headquartered in Shelton, CT. Mostly do K-12 work, 60% public schools, 28 elementary schools

Team:

- Joe Costa, Principal, LEED
- Mark Hopper, Project manager
- Mike Berger, Associate, Design Architect
- Kate Ryan, Interior designer
- Rick Camara, Associate, Chief Mech. Engineer

Outside Consultants:

-Earl Goven, Blades & Goven, Landscape Architect

Projects in Fairfield:

- FWMS – rotunda, which has been removed with the new renovations  
- FLHS and FWHS – science rooms

Discussed:

-Design approach:

- a. natural light
- b. building is an education tool (expose structure, mechanical equipment, artwork)
- c. emulate museums where kids can display their work

- Proposed 3 solutions:

- a. K-2 wing goes in between the two baseball field. Art/Music in pod, new entrance by pod
- b. Angle the K-2 wing, relocate the kitchen, art/music in pod
- c. Truncated K-2 wing adding it to pod, art and science added in front of the main entrance

- Phasing: Presented phasing for Plan A.

- 5 projects currently in design and/or construction

- Photovoltaic

#### 5) NEW BUSINESS

Members will submit their scoring matrix to Mr. Ratner who will tabulate them using the same ranking process as the short list document and bring it to the July 10<sup>th</sup> meeting.

#### 6) PUBLIC COMMENT -THIS IS COMMENT ONLY NOT FOR QUESTIONS

None

#### 7) ADJOURN

Motion was made by Mr. Graziadei and seconded by Ms. Messina to adjourn the meeting at 10:15pm

Motion passed unanimously 8:0

Next meeting will be held on at July 10<sup>th</sup>.

Respectfully Submitted,

Lawrence Ratner

Secretary

Charlotte Leslie

Recording Secretary