

DRAFT

**MINUTES OF THE RIVERFIELD SCHOOL BUILDING COMMITTEE
AUGUST 7, 2012**

The Meeting of the Riverfield School Building Committee was held on Tuesday, August 7, 2012, at Sullivan Independence Hall, 725 Old Post Road, Fairfield, Connecticut.

The meeting was called to order at 7:30 P.M. by Chairman Tom Quinn.

PRESENT: Harry Ackley, Dorothy Domeika, Daniel Graziadei, Christine Messina, Tom Quinn, Lawrence Ratner, Maureen Sawyer and John Shaffer.

ALSO: Kenneth Boroson, KBA; Judy Ewing, First Selectman's Building Committee Liaison; Pam Iacono, Board of Education Chair; George Katinger, KBA and Phil Ryan, Purchasing Dept. Buyer.

ITEM NO. 2: PLEDGE OF ALLEGIANCE

ITEM NO. 3: TO APPROVE THE MINUTES OF THE JULY 10, 2012 MEETING

Upon motion made, duly seconded and carried unanimously, the minutes of the July 10, 2012 meeting were approved.

ITEM NO. 4: INTRODUCE ARCHITECT AND REVIEW TENTATIVE TIMETABLE.

Committee members welcomed Kenneth Boroson and George Katinger from Kenneth Boroson Architects (KBA), who presented a timetable for Riverfield's Phase 1 and Phase 2 tasks.

George Katinger said they have gotten a five-week late start so they reexamined the schedule, left all tasks the same, and the dates were pushed back a month. Despite the late start, they intend to complete Tasks 1 and 2 by the end of this year.

The Feasibility Study began August 6, and will be completed October 15.

The Conceptual Design work will begin October 15, and will be completed December 10.

The Schematic Design work will begin December 10, and will be completed February 7.

George Katinger said these dates are tentative; there are 10-day windows floated in the schedule to allow for reviewing, comments and approval time. Mr. Katinger scheduled a Riverfield building walkthrough to evaluate existing facilities for the week of August 13.

Dorothy Domeika said that the Office of the First Selectman requested that the Committee was to uncover anything that may be a problem in regard to the Education Specs. George Katinger replied that part of the Feasibility Study is examining the building to address specific Ed Spec issues and that any potentially problematic issues will be presented to the Committee.

Maureen Sawyer asked if during the walkthrough next week, the architects were going to look at the roof repairs being done. Mr. Katinger said the roof project is outside of their scope, and under a separate contract. They are aware of the new roof being installed, but will not be inspecting it during the walkthrough.

Christine Messina asked if the consultants as part of the feasibility study were going to be hired by the Committee, or by the architects. Mr. Kattinger said KBA will hire the consultants, the only thing they need from the Town is the existing survey.

Tom Quinn mentioned that during the last school building project, the survey was done incorrectly. From that experience, this time the architect has control for the Riverfield project.

Lawrence Ratner said that the school needs to be well built and a good educational environment, but to avoid any unnecessary extravagance. Mr. Kattinger agreed.

The Committee thanked Mr. Boroson and Mr. Kattinger, and they left the meeting.

ITEM NO. 5: REVIEW AND SELECT SHORT LIST FOR PROGRAM MANAGER (OWNER'S REP).

MOTION: After some discussion, Dorothy Domeika moved to select the three top-scoring Project Managers from the list of six, and duly seconded.

VOTE: 8 in favor.

RESULT: The Short List of Owner's Reps include Arcadis, Strategic Building Solutions and Turner Construction.

ITEM NO. 6: ADMINISTRATIVE ACTIONS.

Tom Quinn stated there were no Administrative Actions to address at this meeting.

ITEM NO. 7: NEW BUSINESS.

Speaking on behalf of Scott Thomson, Christine Messina informed the Committee about the existence of the Center for Green Schools, which was established to drive the transformation of all schools into sustainable and healthy places to learn. Tom Quinn said he would like the Committee to hear more about it. Daniel Graziadei said that the scope should be narrowed; the only green building option that may be feasible for Riverfield could be solar panels.

Lawrence Ratner said that the Center for Green Schools could be invited to hold an informational meeting at the Library or other Town meeting place, but not during one of the Riverfield Building Committee meetings.

Harry Ackley asked if there wasn't already a grant for green-building upgrades in place. Judy Ewing said that grant is for residences, not Town-owned buildings or schools. Tom Quinn said that Scott Thompson is an authority on green building, and he will ask Scott for more information on grants and State reimbursement options for Riverfield. Pam Iacono said Public Works' Ed Boman might also offer direction on this topic. Tom Quinn said he would get in touch with Ed Boman.

Harry Ackley asked if there were any considerations for a generator in place in the Ed Specs. Pam Iacono said no, not in the Ed Specs. Mr. Ackley said that the increase of lengthy power

outages that Fairfield has been experiencing makes the need for a generator an important item to consider. Ms. Iacono said that topic should be brought up to the Board of Selectmen, as they've already been discussing it at their meetings. Tom Quinn said he would speak to the First Selectman's office about their plans for generators at Town buildings.

The next meeting of the Riverfield School Building Committee will take place Tuesday, September 4, 2012 at 7:30 P.M., at Riverfield School.

ADJOURNMENT

There being no further business and upon motion made, duly seconded and carried unanimously, the meeting was adjourned at 8:24 P.M.

Respectfully submitted,

Lawrence Ratner
Secretary

Recorded by: Colleen Roche