

RIVERFIELD SCHOOL BUILDING COMMITTEE MEETING

October 2, 2012
7:30 PM
Riverfield School Library

DRAFT MINUTES

Present: : Harry Ackley; Dorothy Domeika; Don Graziadei; Christine Messina, Vice Chairman; Tom Quinn, Chairman; Lawrence Ratner, Secretary; Maureen Sawyer (7:07); John Shaffer; Scott Thompson; Pamela Iacono, BOE Liaison

Others Present: Phil Ryan, Purchasing Dept. Buyer; Sal Morabito, BOE Manager of Construction, Security and Safety; Brenda Anziano, Riverfield Principal; Kenneth Boroson, Kenneth Boroson Architects; George Katinger, Kenneth Boroson Architects; Mark Scalanca, Strategic Building Solutions; Shawn Sullivan, Strategic Building Solutions, members of the public

1) CALL TO ORDER

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

2) PLEDGE OF ALLEGIANCE

3) APPROVE MINUTES FROM 9-4-2012

Minutes were approved.

4) INVOICE REVIEW AND APPROVALS

Motion was made by Mrs. Messina and seconded by Ms. Sawyer to approve payment to Kenneth Boroson Architects for invoice dated 9/19/12, #2808 in the amount \$5,677.72.

Motion passed unanimously 9:0

5) INTRODUCE PROGRAM MANAGEMENT FIRM (SBS)

Mr. Quinn introduced Marc Sklenka and Sean Sullivan of Strategic Building Solutions

6) PRESENTATION BY ARCHITECT (BOROSON) WITH (SBS)

FEASIBILITY STUDY/POTENTIAL SITE

Mr. Boroson and Mr. Katinger discussed:

- Will eventually be removing the portables.
- discussed different areas that need to be abated or managed

- Mr. Quinn reviewed feasibility report and gave the committee an overview
- evaluated: boilers, HVAC, lockers from 1958 and 1971
- Ed Specs require room for 550 people in one room for assembly programs
- LEED and green building standards
- Staging area for construction would be in the fields
- Roof/pitch
- Neighbors: realize that they may have concerns since the gym will be expanded closer to the property line. Will make the brick wall appealing.
- Access to the fields
- Natural light

Mrs. Iacono, BOE Liaison requested to ask the architects a question and the Chairman informed her to wait until public comment.

Handed out a Feasibility Report (see report for full details). All three schemes remove the portables and replace them with classrooms and a courtyard (courtyard is accessible) which removes part of the current playground area.

Scheme 1: Extend gym area to include music suite. Decided against this scheme as it doesn't meet the requirement the ed spec for the assembly room.

Scheme 2A: Gym becomes 50x80 basketball court. Can seat 528 people, changes to front entrance. Cafeteria expands since stage is moved to gym area. Move computer room out of library. Remove the pod and rebuild 8 classrooms. New electrical room.

Scheme 2B: Meets Ed Spec. Leave pod but rework center area. Music room is off expanded gym area. 60 x 98 gym will now seat 550 people – 2 story height – 20' to 25' height. Not intruding into the 100 year flood plain zone. Parent drop off will need to be changed. Discussed furniture and storage for chairs. Natural light for all the classrooms. Drainage for the courtyard. Bathroom locations – need to have bathrooms closer to new APR room. ADA compliant. Sprinkler system. Egress/security. Sheds need to be removed.

- Recommends pricing Schemes 2A and 2B.
- Next round of drawings will have a program checklist.

Mrs. Iacono: Recommended double entrance into the office, add alternate putting in a wall into the gym that could separate the room; and noted that there are security problems at other schools with courtyards

Architects: Offset requirements of property line is: 7' and 30' combine sideyard setbacks.

Motion was made by Mrs. Domeika and seconded by Mr. Thompson to direct the architect to provide conceptual costs for Schemes 2a and 2b by the November 20th meeting to include the changes suggested by Mrs. Iacono and the building committee members.

Motion passed unanimously 9:0

TIMETABLE STATUS

Architect will incorporate thoughts presented by Committee in the next few days.

7) VOTE REDUCING 16 CONSTRUCTION MANAGEMENT FIRMS TO LIST OF 4

After the score sheets were tallied, the top 4 candidates are:
Gilbane, Malkin, OMG and Giordano

Motion was made by Mr Ratner and seconded by Mr. Ackley to accept as the short list for the construction management selection: Gilbane, Malkin, OMG and Giordano

Motion passed unanimously 9:0

Mr. Ryan, Town of Fairfield Purchasing Dept. Buyer will be scheduling the Interviews with the four firms to be held on October 30th.

8) NEW BUSINESS

Recording Secretary will make room reservation for November 20, 7:30 pm in the school library.

9) PUBLIC COMMENT

Linda Felner, Hunter Road: It was her understanding that the neighbors were going to be allowed to ask the architects questions at this meeting.

Pam Iacono: BoE liaison role, asked if the chairman would reconsider allowing her to ask questions during the meeting instead of waiting until Public Comment time

Charlotte Leslie, Hunter Road: Also expressed her disappointment that neighbors were not allowed to speak to the architects since she was told at the last meeting that this meeting was to set up a schedule when the architects would speak to the various groups.

Mr. Thompson requested that the neighbor's comments be entered into the record.

Linda Felner: Gym and HVAC system would impact the neighbors directly behind the school as it would be right in their backyard. The noise level from the increased number of HVAC systems would be very loud. Trash removal will be even more invasive.

Charlotte Leslie: Agreed with Mrs. Felner's comments that the enlargement of the gym will impact the neighbors, courtyard is loss of playground space, one of the sheds belongs to Parks & Rec., recommended a 2 story addition where the pod exists.

Motion was made by Mr. Thompson and seconded by Mr Ratner to request that the architect create alternative Scheme 3 to evaluate and cost out as they are doing for Scheme 2A and 2b which looks at moving the gym to the south side of the building.

Motion passed 8:0:1 Mrs. Domeika abstained

Mrs. Iacono: recommends asking architects for other options to the gym by reducing the footprint of the current plan by having a platform and not a stage

Mrs. Felner: explained that there are no sidewalks at the end of Hunter Road and how dangerous it is now and was concerned that adding the various entrances to the gym would encourage even more people to park in the cul-de-sac.

10) ADJOURN

Motion was made by Mr. Ackley and seconded by Mr. Thompson to adjourn the meeting at 9:25 p.m.

Motion passed unanimously 9:0

Next meeting will be held on October 30, Tuesday, 7:30 pm at Riverfield Elementary School in the library.

Respectfully Submitted,
Lawrence Ratner
Secretary

Charlotte Leslie
Recording Secretary