

RIVERFIELD SCHOOL BUILDING COMMITTEE MEETING

Riverfield School - Library

January 22nd 2013

7:30 PM

DRAFT MINUTES

Members Present: Harry Ackley; Dorothy Domeika; Christine Messina, Vice Chairman; Tom Quinn, Chairman; Lawrence Ratner, Secretary; Maureen Sawyer; Scott Thompson

Members Absent: Pamela Iacono, BOE Liaison; Don Graziadei; John Shaffer;

Others Present: Twig Holland, Town of Fairfield, Purchasing Department; Sal Morabito, BOE Manager of Construction, Security and Safety; Brenda Anziano Principal Riverfield School; Kenneth Boroson, Kenneth Boroson Architects; George Katinger, Kenneth Boroson Architects; Sean Sullivan, Strategic Building Solutions; Marc Sklenka, Strategic Building Solutions;; Judy Ewing, First Selectman Liaison; Nick Marabile RTM Liason; Peter Manning- Gilbane Building

1) CALL TO ORDER

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

2) PLEDGE OF ALLEGIANCE

3) INVOICE REVIEW AND APPROVALS

MOTION was made by Mrs. Sawyer and seconded by Mr. Ackley to approve payment to Kenneth Boroson Architects for invoice #2864 for \$27,334.40 and Invoice #2880 for \$18011.62 as well as SBS invoice #9960 for \$13,600 and invoice #10114 for \$6050

Motion passed unanimously 6:0

4) Mr. Quinn reviewed the details of the Board of Selectman's meeting

- Selectman requested further details of the existing, Cerron, 4VE and Ed Specs
- Selectman wanted to know what part of the project cost was related to "code upgrades" research indicated that \$850,000 was the additional cost
- RBC Memembers, KBA, SBS, Sal Morabito and Brenda Anziano met to review Ed Spec. With out changing the overall content of the Ed Spec the meeting was able to reduce the planned renovation by 3000-4500 SqFt
- Ms. Domeika requested that the BOE review the reductions to plan changes. Mr, Quinn agreed to meet with Dr. Title and send a memo of understanding to all parties involved.

5) **Discussion** by Kenneth Boroson Architects on methods of cost reduction

- Discussed reductions in square footage will play a minor role.
- Test boring will be taken to reduce the contingency reserves
- Initially it was thought that subterranean drainage could be reduced, but further investigation indicated that surface drainage would be limited by the proximity to the Mill River.
- Mr. Thompson asked that pervious pavement technology be researched to reduce hard piping.
- Gilbane Building will be given current plans to estimate construction and phasing costs.

6) **MOTION** was made by Mrs. Messina and seconded by Mrs. Domeika to authorize Kenneth Boroson Architects to prepare additional schematic diagrams and soil testing for the amount of \$29,725

Motion passed unanimously 6:0

7) **Discussion** project timing

- KBA will require 2 solid weeks to prepare new schmatics
- KBA estimator will need 11 days
- Mr. Quinn will gain concensus from Fairfield Public schools for Ed Spec “reinterpretations” by 1/24
- Gilbane will be able to meet the timeline for estimations
- SBS will reconcile the KBA and SBS estimates

8) **Discussion** Mr. Quinn reached out to Officer Lyddy of the Fairfield Police Department to review planned security for Riverfield School. Officer Lyddy indicated that he would be available as needed to review plans and make recommendations.

9) **Discussion** Mr. Quinn indicated that no testing for PCBs has been conducted. Mr. Morabito indicated that the Fairfield Public Schools has indicated that they have engaged Wooding and Currin to review all of the schools to inventory possible PCB risks. The report will be complete in mid February. The feasibility study for Riverfield already indicates risks in areas of the school that currently planned for renovation.

10) **Discussion** Mr. Ackley indicated that Mr. Quinn presented the building committees activities the Town Facilities Committee and they were very impressed by his presentation

11) **Motion** to adjourn by Mrs. Sawyer, Seconded by Mr. Ackley

Motion passed unanimously 6:0

Meeting adjourned at 8:35 pm

Respectfully Submitted,
Lawrence Ratner
Secretary