

RIVERFIELD SCHOOL BUILDING COMMITTEE
MINUTES OF MEETING
February 19, 2013

A regularly scheduled meeting of the Riverfield School Building Committee was held on Tuesday, February 19, 2013 at 7:30 pm in the Riverfield School Library.

Attendance

Present Committee Members: Thomas Quinn, Chairman; Christine Messina, Vice Chairman; Lawrence Ratner, Secretary; Dorothy Domeika; Dan Graziadei; Maureen Sawyer; John Shaffer; Scott Thompson; and Nick Mirabile, RTM Liaison

Absent Committee Members: Harry Ackley; Pamela Iacono, BOE Liaison

Also Present: Kenneth Boroson and George Katinger, Kenneth Boroson Architects; Peter Manning, Gilbane; Richard Couch, Martinez Couch; Marc Sklenka; Strategic Building Solutions; Judy Ewing, Liaison from the office of The First Selectman; Sal Morabito, BOE Manager of Construction, Security and Safety; Brenda Anziano, Riverfield School Principal; Charlotte Leslie; Donald Leslie; Robin Gerald; and others

1. CALL TO ORDER

The meeting was called to order by Chairman Thomas Quinn at 7:30pm.

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTION OF RECORDING SECRETARY (KATHLEEN GRANDE)

4. REVIEW AND APPROVAL OF OPEN INVOICES

The January 23, 2013 minutes are approved as written.

Motion made by Maureen Sawyer:

To approve payment to Kenneth Boroson Architects for invoice #2888 dated February 15, 2013 in the amount of \$34,939.77 including \$9,900 for their preconstruction Geotech services.

Discussion: Mr. Ratner inquired and it was confirmed the \$9900 was for drilling.

Scott Thompson seconded the motion.

Motion Carried 8:0:0

Motion made by Lawrence Ratner:

To approve payment to Strategic Building Solutions for invoice #10368 dated February 8, 2013 in the amount of \$6437 for conceptual designs and reimbursable expenses.

Maureen Sawyer seconded the motion.

Motion Carried 8:0:0

5. STATUS AND OVERVIEW OF PROJECT

Mr. Quinn had available for distribution hardcopy of the revisions made to Schemes 2B and 4.

Mr. Quinn met with Dr. Title and the BOE about the revisions. Dr. Title advised the changes are not significant and within the Ed Specs. Mr. Quinn also toured Sherman School with Mr. Morabito and as a result has asked KBA to add back the second lunch line.

Mr. Quinn met with representatives from Gilbane and KBA on February 18, 2013 with the intention to secure cost estimates, but it quickly became clear more specific information was needed to get accurate cost estimates. The meeting was rescheduled to happen in about two week.

Soil testing results concluded the soil behind the main building is stable and the soil by the 1970 addition appears to have added filler and is less stable. Before the testing, it was believed the ground by the 1970 addition was more suitable for building.

6. PRESENTATION OF DESIGN OPTIONS (2BVE & 4VE)- KBA

Mr. Boroson presented an overview of changes to the two plans based on a need to reduce the cost. The primary driver for reducing the cost is reducing the square footage. Based on the recent soil testing the higher contingency switched from Scheme 2B to Scheme 4.

Mr. Couch explained how the soil testing was performed. Geotech also did soil testing, but each was looking at different soil characteristics. Mr. Couch's test determined the soil absorbed water at a fast rate, a good trait. In the test where a "post hole" is filled with water, the water drained 1" in 4 minutes. This finding allowed for a smaller exfiltration system than originally designed, able to handle the increased storm water (due to an increase in impervious area) and not increase runoff. Mr. Couch reiterated what Mr. Quinn had said about the soil being more stable in the rear of school. "Fill" was probably added prior to erecting the 1970 addition because poor conditions were found in that area.

Mr. Ratner asked how the water currently drains and a discussion followed. Mr. Morabito confirmed two portables are connected to an old leaching system in the ball field, and the remaining structures on the campus go to storm drains.

Mr. Boroson reviewed the changes made to **Scheme 2BVE**, saving approximately 6000SF. As a result of a visit to Sherman School with Mr. Morabito, KBA made changes so now the dry storage area is attached to the kitchen. One challenge in this design is one 4th grade classroom is not in the 1970 addition but rather in the main building immediately adjacent to it. A discussion was lead by Mr. Quinn who asked Ms. Anziano if this design met the school's needs and Ms. Anziano stated the main priority is to make the portables into a permanent part of the building. Ms. Sawyer, Ms. Domeika and others also raised concern about the one 4th grade class not being in the 1970 addition. Adding the 4th grade classroom to the 1970 addition would add 1000SF and \$300,000. [Mr. Quinn stated the Riverfield School Renovation Project budget (in Capital Waterfall) is 13 Million and what we have thus far costs 15 Million. Going above 13 Million will be difficult. Mr. Quinn plans to deliver at minimum cost a plan that

meets the Ed Specs; that is what the committee is charged.] Further discussion on classroom location continued. Mr. Ratner asked Ms. Anziano about the number of sections: currently there are 3-5th grade and 4-4th grade; next year there is expected to be 4-5th grade and 3-4th grade. Mr. Ratner then asked Mr. Morabito about sections across the district and Mr. Morabito explained the district ideally plans construction for 4 sections in each grade level (in a 24 classroom school), but often the enrollment dictates more or less sections in a given grade. Mr. Boroson stated Scheme 2BVE is back in consideration as a result of the economic value presented after soil testing.

Mr. Katinger reviewed the mechanical system. In the revised schemes the chiller based system is replaced with a base system to achieve best value. The chiller option will be added back as an alternative. In about two weeks time KBA will present options for the committee to consider to as how the air conditioning and ventilation objectives will be achieved.

Mr. Boroson reviewed the modifications to **Scheme 4RVE**, saving approximately 4500SF. They removed some areas and relocated art, music, and the gifted suite. 4th and 5th grades are on the upper floor. Due to the footprint of this building, the basketball court and a good part of the playground will be lost. The mechanical considerations are the same as in Scheme 2BVE. The patterned brick was also eliminated which reduced the cost. Discussion about the portables included questions about using them during construction, if new ones need to be rented, and if music and the resource rooms could be temporarily housed in the main building. Mr. Morabito and Ms. Anziano didn't think the main building could absorb the portables for more than a couple months.

Mr. Quinn stated and Mr. Sklenka concurred there is a premium to 4VE due to the additional cost of demo and the need for two temporary portables.

7. PRESENTATION OF PHASING PLANS FOR BOTHE OPTIONS – GILBANE

Mr. Manning described the phasing, or more accurately a site logistics plan. Currently the project is planned to begin at the start of a summer and span a second summer. Gilbane is looking at the possibility of reducing the project by 2 months, thereby spanning just one summer (and one school year). Mr. Manning stated safety is the priority and spoke of the options to provide egress for students (and all building occupants) through the construction, and separation between school and trade people. The plan assumes the portables don't have to be replaced and the classrooms can be absorbed into the existing school building. (Music and resource rooms are currently in the portables.) Construction access will be via Lakeside Road. Trade parking will be in the ball fields. (Offsite parking increases cost.) The challenge is the second egress out the back door through the future courtyard during the construction. The classroom wing and mechanical area (kitchen, and office area) will be done simultaneously during school the year. Scheme 2BVE would allow salvage of the basketball court and playground.

8. PROJECT COSTS ESTIMATES-SBS

This has been postponed until the next meeting to provide time for more accurate estimates.

9. DISCUSSION AND VOTE ON NEXT STEPS

Ms. Domeika and Mr. Boroson like the 2BVE scheme, when originally they preferred Scheme 4. The square footage reduction results in substantial savings. 2BVE appears to be more cost efficient. Mr. Boroson stated the shrunken down square footage makes the design more efficient and looks nicer. The new 2BVE is consistent with the architecture of the original building.

Mr. Katinger discussed the options for the courtyard. Over the next two weeks KBA will look at options to keep the courtyard maintenance free but provide a suitable area for passive recreation, like reading.

Mr. Ratner asked about the 18" high stage and if there is opportunity to save money. Discussion followed about the height being low to allow accessibility via ramp. Mr. Quinn stated Ms. Anziano will decide what the school needs. If the Ed Specs need to be modified, they must go back to the BOE for approval. The First Selectman will not accept a plan that does not meet the Ed Specs. Thoughts were shared on the value of the stage, and how the stage and spaces are used for school assemblies. Ms. Domeika encouraged members to continue thinking about other cost savings ideas and bring them to the table.

Mr. Boroson thinks it makes more sense to focus on (one scheme) 2BVE and various options to achieve more depth.

Mr. Thompson stated at a meeting 3-4 weeks ago, neighbors favored Scheme 4 and now the committee seems to be going forward with Scheme 2B. The Committee and KBA concurred that is not a concern now that the two schemes look identical.

Motion made by Lawrence Ratner:

For KBA, SBS and Gilbane to move forward and continue cost estimations for Scheme 2BVE including the modifications and reductions discussed.

Ms. Domeika seconded the motion.

Discussion: Mr. Graziadei received confirmation that the 1970 addition foundation is not being touched. Mr. Boroson confirmed the charge: to cost out adding one additional room to the 1970 addition and cutting back the gym would be looked at as alternatives. Ms. Domeika stated she attended a demographic presentation which projected a decreasing elementary population during the next 8 years, and wants everyone to remain flexible about having only seven classrooms in the 1970 addition. Mr. Quinn added we're building for 20-25 years.

Motion carried 8:0:0

Mr. Quinn stressed tight cost and everyone must have the same understanding, "a wall is not a wall", the details matter. Mr. Boroson stated engineers will be at next meeting to answer any questions.

Ms. Domeika reiterated "the magic 13 number". Mr. Quinn stated the committee is charged to get the building done correctly. The goal is to produce a building we are proud of, in the value it provides the students, teachers and the town while meeting the educational specs.

10. PUBLIC COMMENT

Robin Gerald, Riffle Road asked about landscaping from the neighbors' point of view. Mr. Boroson stated he is sensitive to that need and landscaping will remain along that neighbor boundary; landscape cuts are in other areas including the south side.

Mr. Thompson inquired about Hunter Road access to the field.

Donald Leslie, Hunter Road inquired about kids' access to fields.

Responding to both questions about field access, Mr. Sklenka stated construction logistics is a separate meeting that including safety, and will be addressed at a future time.

11. ADJOURN

The Chairman, Thomas Quinn thanked all for participating and adjourned the meeting at 8:46pm.

Respectfully Submitted,
Kathleen Grande
Recording Secretary