

RIVERFIELD SCHOOL BUILDING COMMITTEE

FINAL MINUTES OF MEETING

March 5, 2013

A regularly scheduled meeting of the Riverfield School Building Committee was held on Tuesday, March 5, 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; Scott Thompson

Absent Committee Members: Harry Ackley; Maureen Sawyer; John Shaffer; Pamela Iacono, BOE Liaison and Nick Mirabile, RTM Liaison

Also Present: Kenneth Boroson and George Katinger, Kenneth Boroson Architects; Lou Finkel, cost estimator for KBA; Peter Manning, and other representatives, Gilbane; Marc Sklenka and Sean Sullivan; 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 and members of the public

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES FROM FEBRUARY 19, 2013

Motion made by Dorothy Domeika

To approve the February 19, 2013 minutes as amended with attendance correction

Dan Graziadei seconded the motion

Motion Carried 6:0:0

4. REVIEW AND APPROVE ANY OPEN INVOICES

There were no open invoices.

5. STATUS AND OVERVIEW OF PROJECT (CHAIRMAN)

Mr. Quinn distributed two spreadsheets prepared by SBS: Construction Estimates, and Total Project Budget, and later on a third document illustrating the “bridge” between Scheme 4VE in December 2012 and the current Scheme 2BRVE

Mr. Quinn stated much time over the past several weeks has been spent reviewing plans and costs associated with the different options. Having looked at every single alternative and receiving cost estimates provided by Mr. Manning and Mr. Finkel the project is expected to cost between \$14 and \$15 million.

Mr. Boroson presented architectural drawings of Scheme 2B. One drawing illustrated moving a classroom from the main building to the pod, but that is not being considered because of the increased cost. Mr. Boroson reviewed the changes the committee requested including eliminating the platform from the gym. This reduced the overall square footage, but increased the general purpose (non-platform) square footage in the gym.

6. PRESENTATION OF COST ESTIMATES FOR 2BVE- GILBANE/SBS

Mr. Sklenka explained the two spreadsheet documents outlining construction estimates and project costs. The construction estimates by Gilbane and Mr. Finkel differ by over \$800,000. Most of the delta is due to different opinions of the projected cost of inflation. The second largest difference is in the contingency line for design. This line item covers details which are not available in the conceptual drawings. SBS uses the average of the two estimators, calling it the Reconciled Estimate.

Mr. Sklenka then reviewed the cost categories and estimates made by GBC, PCS and SBS on the second spreadsheet: Total Project Budget. Mr. Quinn summarized the two major Value Engineering Options: deleting the A/C, making this a \$14 million rather than \$15 million project and starting the project sooner (June 2014), which takes “nothing from nobody” but has the risk of prepaying about three months of construction costs. The inflation savings realized by starting the project sooner are estimated to be \$500,000. Mr. Sklenka then reviewed all the VEOs (Alternates) being considered. Mr. Quinn asked about putting in the A/C ductwork now to service a future air conditioning installation. Mr. Katinger replied that would be investing poorly because the technology may become outdated. Instead KBA recommends including A/C as an add alternate during the bid process.

In a conversation with Ms. Anziano it was discovered the bus and parent drop-off areas could both be located in front of the school eliminating a big turnaround area and reducing safety concerns. This made room to grade the landscaping naturally and eliminate the retaining wall. It also made room for more parking spaces.

Other VEOs listed to consider were deleting the gym platform, using a different material for the floor of the courtyard, reducing tile to wainscot, and using exiting light fixtures. Mr. Sklenka suggested UI might offer incentives, including donating fixtures, and the life cost of the new fixtures might be reduced.

Alternate 10, Early Start, requires starting the construction part of the project before receiving reimbursement. Mr. Morabito explained the ED049 (grant application) approval process and how the Bureau of School Facilities prioritizes projects. The required Plan Completion Tests can happen absent state legislature approval of the project for funding. The project approval and funding approval by the BSF are separate. The Fairfield Woods Middle School project was funded this way. The risk is the state would not reimburse; this has been a consideration in past years, but funding has never been withheld.

7. DISCUSSION OF COST ESTIMATES VERSUS PRIOR ESTIMATES-KBA/SBS

Mr. Boroson stated it is important to note we're comparing two different schemes and two different designs. Mr. Finkel described how Scheme 2B ended up being the preferred scheme when earlier on it looked like Scheme 4VE was better. As more information became available, numbers had to change. Not having to demolish the pod, not needing an elevator, reducing square footage and contingency, and using some of the existing kitchen equipment contributed to reducing the cost. Phasing costs and a better understanding of the mechanical and electrical systems required additional funds. Mr. Boroson stated having Gilbane in earlier would have been helpful. Mr. Quinn thanked KBA/SBS for providing the big change factors that led to the final recommendation of Scheme 2BVeRev Reconciled.

8. DISCUSSION AND VOTE ON NEXT STEPS BY COMMITTEE

Discussion continued about the details of the current proposal. Ms. Messina received confirmation about the removal of the stage, the materials being considered instead of pavers in the courtyard and the bathrooms being tiled to a height of 4'. Mr. Thompson invited opinions about the A/C. Mr. Ratner, Ms. Messina and Mr. Graziadei supported keeping the A/C, Mr. Quinn suggested making it an add-on alternative so as to recommend a \$14 million project. Mr. Ratner stated the BOE put out an \$11 or \$13 million number, but to fulfill the Ed Specs, this is what we've got. The committee majority decided to keep the A/C (Alternate 1) and not use the existing light fixtures (Alternate 8) Ms. Domeika was not comfortable with the large difference in the cost estimates between the two estimators.

Motion made by Christine Messina

For Mr. Quinn to seek approval for funding from the Town Board of Selectmen for the Riverfield Building Project in the amount of \$15,152,000 for Scheme 2BVE Revision reconciled with the following Value Engineering Options:

- Delete Gym Platform (Alternate 4)
- Delete Site retaining wall (Alternate 5)
- Identify courtyard pavers as add-alternate (Alternate 6)
- Reduce tile to wainscot (Alternate 9) Early Start : June 2014 (Alternate 10)

Motion seconded by Lawrence Ratner

Vote 5:1:0, with Dorothy Domeika opposing

Motion Carried

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURN

Motion made by Lawrence Ratner

To adjourn the meeting

Motion Seconded by Dorothy Domeika

Vote 6:0:0

Motion Carried

Mr. Quinn thanked everyone for doing a great job and adjourned the meeting at 8:34pm.

Respectfully Submitted,

Kathleen Grande

Recording Secretary

These minutes are subject to review, correction and approval by the Riverfield School Building Committee.