

RIVERFIELD SCHOOL BUILDING COMMITTEE

March 19, 2013

7:30 PM

Riverfield School Library

Members Present: Don Graziadei; Christine Messina, Vice Chairman; Tom Quinn, Chairman; Lawrence Ratner, Secretary; Maureen Sawyer; John Shaffer; Scott Thompson

Members Absent: Harry Ackley; Dorothy Domeika; Nick Mirabile, RTM Liaison

Others Present: Twig Holland, Director of Purchasing; Sal Morabito, BOE Manager of Construction, Security and Safety; Brenda Anziano, Riverfield Principal; Kenneth Boroson, Kenneth Boroson Architects; George Katinger, Kenneth Boroson Architects; Marc Sklenka, Strategic Building Solutions; Peter Manning, Gilbane; Judy Ewing, First Selectman's liaison; Dana Alger and Kristen Tharrington

1) CALL TO ORDER

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

2) APPROVE MINUTES FROM 3-5-2013

The minutes of the March 5th meeting were approved with no changes.

3) REVIEW AND APPROVE ANY OPEN INVOICES

Motion was made by Mrs. Sawyer and seconded by Mr. Ratner to approve payment to Kenneth Boroson for invoice # 2903, P.O. 13003113-00 in the amount of \$4,756.00 and to approve payment to Strategic Building Solutions for invoice # 10478 in the amount of \$6,305.00.

Motion passed unanimously 7:0

Motion was made by Mr. Ratner and seconded by Mrs. Sawyer to increase the amount paid to Gilbane from \$32,000.00 to \$37,000.00 based on the additional scope of the schematic design.

Motion passed unanimously 7:0

4) STATUS AND OVERVIEW OF PROJECT (CHAIRMAN)

Chairman Quinn spoke with First Selectman Tetreau last week and informed him that this will be approximately a \$15M project. The First Selectman said he could not support the project considering all of the other projects in town and suggested going to the Board of Education and request new changes

that would lead to a smaller scope. The First Selectman suggested that the committee either make the scope smaller or go for a bi-resolution.

5) DISCUSS BOS PRESENTATION OF 3-20-2013

Chairman Quinn would like the Board of Selectman to approve the project as the building committee has done its due diligence. Asked that parents attend the Board of Selectman meeting tomorrow (3/20/13)

6) PROJECT REVIEW

Mr. Sklenka, Strategic Building Solutions reviewed document: "Funding Request for Proposed Additions and Alterations"

- a. Total Project Budget-Executive Summary
- b. Contingencies: construction and owner's project, bid savings, add alternates

-Ms. Holland discussed Shared Savings out of Owners Project Contingency and the amounts: Construction Manager - 25% and Architects - 10%

-Mr. Boroson: discussed ways they saved money on another of his company's projects

-Mr. Manning: explained deferred work estimates to come off the total construction number for a total of approximately \$2,190,800.

- Chairman Quinn suggested either removing or doing add alternates. If the committee removed the air conditioning and the gym there would be an approximate savings of \$1,250,000 bring the cost of the project down to around \$14 M. Items: 1, 4 and 5 on Deferred Work Estimate Work Sheet

Committee Discussion:

- Asked about scenarios of having to go back to town bodies for additional funding, i.e. expansion of gym.

- Expansion of gym: concerns about not expanding the gym which would possibly impact: seating capacity, would it be possible to have two gym classes going on simultaneously

- Reimbursable: Mr. Morabito discussed what is and is not state reimbursable:

- a. Reimbursable: air conditioning, ventilation, gym expansion (new floor but not existing), stage (for new purpose); administration/health suite
- b. Partially reimbursable; light fixtures but not labor to install
- c. Not reimbursable: multi-purpose floor replacement

- Ms. Anziano: would like to include air conditioning in the APR as this would make it fully functional if they required another room. Gym: can currently schedule 50 classes per week without doubling up but it depends when the gym teachers are teaching.

- Ed Specs: discussed what changes to Ed Specs have to go back to the Board of Education and Dr. Title

Motion was made by Mrs. Messina and seconded by Mr. Ratner to take the Deferred Work Estimates items 1, 4 and 5 and change them to add alternates which will reduce the total bonding resolution with the number to be calculated by 9am tomorrow (3/20/13)

Motion passed 6:1 Mr. Schaffer voted no

7) PUBLIC COMMENT

- Dana Alger, Tauton Road: taught at Riverfield for 4 years. Requested that the air conditioning be put back into the project as it gets very hot in the school. Mr. Katinger: explained that a central ventilation system will be installed and that there are also operable windows. Mr. Thompson suggested additional shading and hedges.

- Kristen Tharrington, Walbin Court: Also requested that air conditioning be put back in as it relates to: allergies, asthma, learning, heat. Thanked the committee for all their work.

- Ms. Ewing: Explained that the Board of Selectmen is only an advisory board and can only make a recommendation. Regardless of their vote, the project goes forward to the Board of Finance.

Depending upon their vote it then proceeds to the RTM. Depending if the committee makes extensive changes to the Ed Spec then it will have to go back before the Board of Education. Commended the committee on their excellent thought process and how they have also gotten excellent input from the professionals.

- Ms. Holland: Discussed Contingency Percentage as the project evolves: CM and Owners' approved at maximum guaranteed price and shared savings and how they are calculated and reduced as the project moves.

- Chairman Quinn: Mr. Mirabile, RTM rep informed the chairman that he would be out of town. Ms. Iacono, Board of Education liaison has resigned from the committee.

8) ADJOURN

Motion was made by Scott and seconded by Schaffer to adjourn the meeting at 8:30 p.m.

Motion passed unanimously 7:0

Next meeting will be held on April 16 at 7:30pm at Riverfield Elementary School in the library.

Respectfully Submitted,
Lawrence Ratner
Secretary

Charlotte Leslie
Recording Secretary