

RIVERFIELD SCHOOL BUILDING COMMITTEE  
MINUTES OF MEETING  
September 17, 2013

A regular business meeting of the Riverfield School Building Committee was held on Tuesday, September 17, 2013 at 7:00 pm followed by a presentation. Anyone wishing to speak during Public Comment was allotted five minutes and questions were allowed.

Attendance

Present Committee Members: Thomas Quinn, Chairman; Christine Messina, Vice Chairman; Lawrence Ratner, Secretary; Dan Graziadei; Bill McDonald (new, non-voting); Maureen Sawyer (7:25 pm); John Shaffer; Scott Thompson; Pamela Iacono, BOE Liaison (7:45 pm)

Absent Committee Members: Harry Ackley; Nick Mirabile, RTM Liaison

Also Present: Kenneth Boroson, George Katinger, Kenneth Boroson Architects; Peter Manning, Gilbane Building Company; Marc Sklenka, Strategic Building Solutions; Rima Laukaitis, Martinez Couch and Associates (civil engineering) ; Richard Camara, Consulting Engineering Services (mechanical engineering); Sal Morabito, Manager of Construction, Security and Safety for FPS; John Fallon, RSBC attorney; and approximately 75 members of the public.

1) CALL TO ORDER

The meeting was called to order by Chairman Thomas Quinn at 7:10 pm. Copies of the presentation deck were available for meeting attendees.

2) PLEDGE OF ALLEGIANCE

3) APPROVE MINUTES 8/13/2013

Minutes were approved as written.

4) INVOICE REVIEW AND APPROVALS

***Motion made by Christine Messina:***

***To approve payment for professional services to Kenneth Boroson Architects for:***

- ***Additional PCP testing by EnvironMed Services, Inc. per invoice dated 08/22/2013 in the amount of \$4,400,***
- ***Design Development per Invoice No: 3017 dated 08/22/2013 in the amount of \$51,842.88, and***
- ***Design Development per Invoice No: 3028 dated 09/10/2013 in the amount of \$66,655.12.***

***Motion seconded by John Shaffer. Motion carried 5:0:0.***

***Motion made by Christine Messina:***

***To approve payment for legal services to John Fallon, Esq. per invoice dated 08/22/2013 in the amount of \$495.00.***

***Motion seconded by John Shaffer. Motion carried 5:0:0.***

***Motion made by Christine Messina:***

***To approve payment for professional services to Strategic Building Solutions per:***

- Invoice No: 10983 in the amount of \$6,050.00***
- Invoice No: 11113 in the amount of \$12,051.00***

***Motion seconded by John Shaffer. Motion carried 5:0:0.***

***Motion made by Christine Messina:***

***To approve payment for professional services to Van Zelm Engineers per Invoice No: 0038846 dated 08/15/2013 in the amount of \$1,394.00***

***Motion seconded by John Shaffer. Motion carried 5:0:0***

***Motion made by Scott Thompson:***

***To approve payment for professional services to Gilbane per Invoice No: 3 in the amount of \$5618.41.***

***Motion seconded by Christine Messina. Motion carried 5:0:0***

5) OLD BUSINESS- status of project

Since the last meeting Mr. Quinn and other Riverfield Building Committee representatives have met with Town Department personnel including the Fire Marshal, Parks and Recreation, and the BOE IT and Facilities Planning to get all the various inputs. Mr. Quinn mailed 85 invitations to neighbors to notice this meeting: an opportunity for them to receive status on the project, offer their input and ask questions.

6) NEW BUSINESS

Mr. Katinger introduced himself and the professional staff working on the project. Mr. Quinn introduced Mr. Fallon as the MC for the remainder of the meeting who stated the purpose of the meeting is to share the status of the project, answer questions and get input.

Mr. Boroson stating we are at the Design and Development phase. The project was designed according to the Ed Specs provided by the BOE and includes security features – adding a new entrance and removing the portables.

## 7) NEIGHBOR/TEACHER PRESENTATION

### -OPENING REMARKS

Mr. Quinn reviewed the project schedule, noting all the boards that need to sign-off including the critical state approval expected in February 2014. The project started a year ago last month when the committee was asked to form. After eleven months we went before the BOS with some of the first proposals to get approval for funding, then on to the BOF and RTM. We are now in the Design and Development phase (Jun- Oct), followed by Construction Documents (Oct-Jan) then to the state for approval (February 2014). The process also requires getting many others onboard (conservation, fire) and holding many meeting with Ms. Anziano and her staff and neighbors, to get their input. It's been a group effort getting as much information as possible. We expect to break ground in 2014 and finish in 14 months.

### - DESIGN PRESENTATION (INCLUDES ELEVATIONS/SITE CONSIDERATIONS/BUILDING)

Mr. Katinger stated a major driving factor was to eliminate the five portable classrooms and provide additional interior educational space. He described the 16,000 additional square feet being added to end with approximately 61,000SF. Part of the renovation is adding ventilation (bringing fresh air in the winter) and air conditioning; new sprinkler systems; replacing millwork in classrooms; replacing lockers and ceilings in the corridors. The pod (the 1970 addition on the west side) is getting new ventilation and A/C; the PT/OT open space in the pod is being moved to an area near the administrative suite; a vestibule is being added to the entrance of the school with a control window. A second driving factor was making the kitchen more efficient: adding a second serving line and removing the stage making room for more tables to accommodate seating for 256. A third driving factor was to provide a space where the whole school could assemble. This will be accomplished by removing the storage structure behind the gym and replacing it with a platform extension to the gym. The capacity is approximately 550.

Mr. Boroson described the external elevation which was designed to match the esthetic of the existing building. A second perspective view showed how landscaping will block the view of the school from a neighbor's property.

Ms. Laukaitis stated there will be more parking spaces by replacing parallel parking spaces with 90° and increasing the size of the north parking lot. Additional storm drains will be installed. The water would be collected and directed off the property and the result will be an improvement over the current situation. Couch Martinez is proposing to upgrade the water main and sprinkler system and use the current gas lines. Improvements will be made to meet handicap accessibility guidelines.

Mr. Katinger described the landscaping: Arborvitaes will provide additional screening on the north side; there is no plan to remove the fence; the three sheds will be removed; and a pervious paver

drive will loop around the back of the school. This drive is a security enhancement to provide access to emergency vehicles. A playground will be available during construction and the green area in the back which will be disturbed will be restored.

Mr. Camara spoke of three MEP system goals: energy efficiency, working with limited space, especially above some ceilings, and a tight budget. The baseboard heating system and boilers will be reused and just some piping and the controls will be replaced. Classrooms will have individual control. He described two different systems: one for a typical classroom and another for large spaces like the cafeteria. The system can simultaneously heat and cool different areas and has a good energy efficiency ratio of over 15, about 30% over the state minimum requirement of 11.5-12. The main energy efficiency measures are: heat will be recovered from exhausted air; CO2 sensors will be used to control ventilation; and use of LED lighting, day-lighting controls, occupancy sensors and wireless Direct Digital Controls.

Mr. Manning reviewed the Site Construction Phasing. The Fire Marshal has generally bought off on the phasing plan and it will soon meet with the building official. Gilbane has met with Ms. Anziano and administration and reviewed site logistic plans and what will be removed or maintained during the construction phase of the job. A main concern is student safety. This is accomplished by separation and adhering to a protocol to keep trades people separated from students.

Mr. Manning explained the phasing slides of the presentation.

Site Construction Phasing:

The area behind the school will be the Site Utilization area which will be installed summer 2014 (Phase 1). It consists of trade parking (trade will not use existing parking), stockpile and lay down areas.

Another concern is parking. Trade will not use the parking in front of the school but the north parking lot will not be available for parking because that area is needed to construct the north addition.

During the school year 2014-15 (Phase 2) there will be limited work done in the existing building; in general the additions will be constructed.

Beginning in April 2015 (Phase 3) the six new classrooms will be available and the occupants of the pod will relocate to other classrooms. The pod will be contained and trade will have access to it.

The bulk of the interior renovations will occur during summer 2015 (Phase 4). Per the fire marshal, during the summers, when work is being done in the building, it will not be available for public events.

The third concern comes from wetlands. Mr. Manning advised the town has hired Walt Stapleton to oversee storm water handling. He has done much work in Fairfield and with Gilbane and they have a great relationship.

Building Construction Phasing:

Phase 1- Summer 2014 The stage in the APR (All Purpose Room, cafeteria) will be eliminated. One classroom will be sacrificed to provide access to the addition and the OT/PT area in the pod will be enclosed. The group of two portables goes away as well as one of the three because that is where the new sanitation line will run. Gilbane and Ms. Anziano have worked together to ensure there is enough classroom space to allow this to work.

Egress out the back of the building will be maintained. The tricky part is egress out of the gym; more discussion is needed with the architects and fire marshal.

Phase 2- School Year 2014-2015 Nothing is going on in the building except during holidays and vacations. All work is in the north and west additions.

Phase 3 – In April 2013 the pod will be divided off and separated from the rest of the school and renovated. Also the nurse's office and main office will be started.

Phase 4 – the major renovation of the main building will occur summer 2015. The building will not be available for public use during both summer of 2014 and summer 2015.

Mr. Quinn thanked everyone for coming and expressed how important it is to share information. He acknowledged there will be many changes in the next 14 months by necessity to support the construction activity and apologized in advance for possible logistic and traffic issues, but noted they will be temporary. Safety on the project is critical – for children, teachers, professional, parents and workers.

Mr. Quinn stated this is the first school renovation in Fairfield since the Newtown tragedy and it has become a bellwether for school security design. A lot of time and effort has been focused on security. Many security features were not shared, but he did say visitors will be vetted twice: before entering the vestibule and then again before entering the school. It's during that time the people in charge have time to automatically call out an alarm.

Mr. Fallon expressed his appreciation to the committee for their hard work. They work countless hours without remuneration, out of civic pride and duty.

8) PUBLIC COMMENT

**Kristen Tharrington, 79 Walbin Ct**

What is happening to the APR and kitchen in Summer 2014?

G. Katinger replied the stage and possibly the floor will be done the first summer, and the kitchen the following summer.

**Mario Bernardi, 21 Lakeside Dr**

Asked about a traffic study and access to homes past the Lakeview Rd. egress. He said he was currently working with the police department about the concern but was the committee addressing the issue? Some drives believe it to be a one way street.

J. Fallon said the situation can be dealt with by the police commission traffic enforcement division possibly by adding striping and signage.

T. Quinn went to fire and police chiefs – put stripe down the middle. Municipal logistics require the request to be submitted to the traffic surveys program and reviewed by the police commission.

M. Bernardi recommended an additional exit out to Hunter Rd. Indicating that would be a compromise.

J. Fallon said the recommendations will be evaluated and understands the concerns but acknowledged ramifications such as the traffic pattern on Duck Farm or Mill Plain Rd.

**Tunc Aksoy, 70 Walbin Ct**

There is currently more traffic after hours. He has safety concerns and wants consideration to limit access to school after hours with a gate. Are there plans to increase lighting? It's dark at night and there's considerable activity at night.

**Henry Achiron, 98 Hunter Rd**

How are people going to access the fields? It appears from plans fields are closed from the right. He is concerned about increase traffic on Hunter Road.

Mr. Manning showed parking will be on the basketball court and access to the field will be from Lakeside Dr.

Will the gate from Hunter Rd be open? Have you considered cars will be double and triple parked on Hunter Rd?

T. Quinn said field activity will be curtailed and will look into concern.

J. Fallon said Mr. Lombardo will be involved.

**Laura Bernaschina, 1742 Mill Plain Rd**

Spoke of concern of mold, what is the plan should it be discovered? Concerned about kid's safety

T. Quinn said if discovered it will be remediated. J. Fallon said separation of students and construction will be maintained.

**Robin Jerrild, 23 Riffle Rd**

What will happen with the sheds? They are used. Cub Scouts, Football. Where will the stuff go?

T. Quinn replied it's up to Parks and Recreation. Two belong to the school and they are going.

Garbage dumpsters?

G. Katinger said garbage will not be seen, it will be enclosed.

DRAFT

HVAC is an eye sore?

J. Fallon said zoning compliance will ensure no “visual trespass” from rooftop mechanicals.

Ms. Jerrild also expressed concern about late work.

J. Fallon replied work will be done inside and would typically not extend 7am – 5:30pm.

What is stock pile area (it is located literally over our fence)?

J. Fallon explained the field topsoil will be piled, seeded to prevent from eroding and then the dirt will be reused on the field.

**Charlotte Leslie, 160 Hunter Rd**

Thanked the committee for their hard work and the Q and A then asked about the 2014-15 details. Will there be blasting and can the neighbors be notified?

G. Katinger/ J. Fallon said there is no plan for blasting and notice can be given before demolition.

Ms. Leslie is not in favor of adding egress to Hunter Rd. Hunter Rd is a cul de sac and already has its share of traffic. Also not in favor of changing Hunter traffic pattern. They already have their share of crazy drivers on Hunter especially at busy times.

**Jae Braun, 200 Lakeside Dr** and relatives residing at 380 Lakeside. West/Southern border of school. Many concerns. Has love for Riverfield School and supports a good learning environment but concerned about mud flowing onto her property. Asked “Does anyone know the distance from portables to lake?” and “the slope of land?” Mud is already flowing onto our property. Concerned about traffic, it’s already bad. Traffic is crazy. Do you know “ratio of parking spaces to families” 112 spaces (G. Katinger), 230 families (Ms. Anziano). This renovation isn’t planned for increased enrollment. Ms Braun has noticed changes in the lake – they don’t hear frogs, don’t see as many turtles and the water is not as clear. Concerned about the portapotties. Lack of parking has caused parents to park in front of their gate preventing access to their property.

**Tom Braun, 200 Lakeside Dr-** husband of Jae Braun

Concerned about runoff, stated there is already illegal water draining onto his property.

R. Laukaitis (Martin Couch) spoke of the design of 3 water detention systems which should significantly improve the situation. Water will be directed and the amount of water leaving the property will decrease from present.

Mr. Braun expressed concerned about closing the north parking lot. Lakeside is already congested and only 3 lanes wide. During functions there is parking on both sides of Lakeside making it one lane.

Mr. Quinn said we will try to mitigate the temporary construction site traffic issues but event activity is a police department issue.

Mr. Braun sees terrible traffic issues with a temporary construction driveway on Lakeside Dr.

**David Leggiadro, 255 Lakeside Dr**

Stated there is too much going on on Lakeside. Residents, access to ball fields, and construction access...find one thing to take off the map.

**Nancy Haberly, 30 Duck Farm Rd**

Is concerned about current traffic- sees issues with bus flow. Currently, the island- kiss and go, has caused problems on Mill Plain Road. She believes the current situation is bad and fears it will escalate.

DRAFT

**Elizabeth Stern, 1531 Mill Plain Rd** (corner Lakeside Dr)

Piggy backing on what Mr. Leggiadro said, Lakeside is a mess every day. She has followed up with the Police Department. If there already are safety concerns, what is going to happen with added construction traffic besides lines, speed bumps and signage? Huge, huge problem. She has seen so many accidents at the corner (Lakeside and Mill Plain Rd). Right turn only out of Lakeside has been suggested. We have to do something.

**Henry Achiron, 98 Hunter Rd**

Can't construction vehicles have limited access hours to the site? Stop construction vehicle from adding to the problem.

Mr. Fallon replied the point is valid and the committee will address it.

**Tiffany Vlandis, 30 Walbin Ct**

Acknowledged more significant concerns about safety but addressed landscaping and doesn't want the landscaping creating a barrier to her and her neighbor's property touched. Also concerned about safety and wants a barrier so cars cannot park in back (as parents often do when dropping off/picking up children from field events).

9) ADJOURN

Mr. Fallon and Mr. Quinn thanked everyone.

***Motion made by Lawrence Ratner:***

***To adjourn the meeting***

***Motion seconded by Christina Messina. Motion carried 5:0:0***

***Meeting adjourned at 8:56pm.***

Respectfully Submitted,

Kathleen C. Grande  
Recording Secretary

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