

## RIVERFIELD SCHOOL BUILDING COMMITTEE MINUTES

A regular business meeting of the Riverfield School Building Committee was held on Tuesday, October 15, 2013 at 7:30 pm in the Riverfield All Purpose Room.

### Attendance

Present Committee Members: Thomas Quinn, Chairman; Christine Messina, Vice Chairman; Lawrence Ratner, Secretary; Dan Graziadei; Bill McDonald; Maureen Sawyer; Scott Thompson; Pamela Iacono, BOE Liaison

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

Also Present: Kenneth Boroson, Kenneth Boroson Architects; Peter Adamowicz, Katie Hurley, Gilbane Building Company; Marc Sklenka, Strategic Building Solutions; Sal Morabito, Manager of Construction, Security and Safety for FPS; Brenda Anziano, Riverfield principal; Judy Ewing, liaison from the office of the First Selectman; and approximately 5 members of the public.

### 1) CALL TO ORDER

The meeting was called to order by Chairman Thomas Quinn at 7:00 pm.

### 2) PLEDGE OF ALLEGIANCE

### 3) APPROVE MINUTES 9/17/2013

Minutes were approved as written.

### 4) INVOICE REVIEW AND APPROVALS

**Motion made** by Maureen Sawyer to approve payment for professional services as described in the following invoices:

Provider	Description	Invoice Date	Invoice #	Amount
Kenneth Boroson Architects	Fee- design development	10/1/2013	3050	\$14,812.25
Gilbane Building Co.	Fee- pre-construction services	9/26/2013	4	\$ 5,407.82
VanZelm Engineers	Fee- Cx services	9/20/2013	0038984	\$ 1,394.00
Strategic Building Solutions	Fee- program management	8/26/2013	11235	\$11,850.00
John Fallon	Fee- legal/land use	9/23/2013	---	\$ 1,012.50
			Total	\$34,476.57

Motion seconded by Bill McDonald. **Motion carried 7:0:0.**

RSBC minutes 10/15/2013

## 5) DISCUSS TRAFFIC CONCERNS/VOTE ON TRAFFIC STUDY

Mr. Quinn responded to concerns voiced by neighbors at the September 17 meeting by getting a quote from Frederick. P. Clark Associates, Inc. The submitted proposal to provide traffic consultation services is for a Traffic Study with traffic counts and analyses for \$6,200.

Discussion:

Mr. McDonald stated traffic enforcement is a police matter and there is a form to fill out for a traffic study. He spoke to a couple police officers who are aware of the problem, adding it exists at all the elementary schools throughout town; none are equipped to handle the amount of cars. Mr. McDonald noted a double yellow line was added to Lakeside Dr. and also said we cannot do anything about the Mill Plain Rd. traffic.

Ms. Sawyer stated a friend who lives on Lakeside has noticed traffic has slowed down since Lakeside Dr. was striped.

Mr. Ratner raised questions about the goal of the traffic study. Will it include the impact of construction vehicles?

Mrs. Messina questioned how Lakeside came to be striped, if a survey was submitted and Mr. Quinn replied he made a phone call.

Several members questioned whether a traffic study was in the scope of this project because the renovation is not in response to increased enrollment.

Mr. Thompson favored the study as did Mr. Graziadei if it included construction vehicle traffic. Mr. Quinn confirmed it will. Ms. Sawyer stated a study of the construction traffic should be the primary goal.

Mr. Quinn said Planning and Zoning will ask if a study was done and thinks it is worth the \$6,200. In response to Ms. Iacono's question, Mr. Quinn stated Mr. Fallon, the attorney representing the committee, recommended the study. Ms. Iacono highly recommended approving the traffic study.

In response to Mr. Graziadei's question about the scope of the traffic study, Mr. Quinn advised per Mr. Fallon the committee needs to make a good faith effort to explore the neighbors' concerns about traffic.

In response to Mr. McDonald's question, Mr. Quinn will check with the town to confirm they are not already doing a traffic study.

**Motion made** by Lawrence Ratner to accept the proposal dated 9/20/2013 from Frederick P. Clark Associates, Inc. for traffic consulting services not to exceed \$6,200.00  
Motion seconded by Christine Messina. **Motion carried 6:1:0** (Bill McDonald against.)

RSBC minutes 10/15/2013

## 6) DISCUSS HIGH PERFORMANCE CONTRACT/VOTE IF NECESSARY

Mr. Quinn explained a High Performance Contract measures how well we're performing against high performance standards. Mr. Sklenka compared it to LEED certification. It covers many areas which need to be checked off and currently this work is not in any current group's scope. Typically it is the responsibility of the commissioning agent who for this project is VenZelm but currently it is not in their scope of work.

Mr. Thompson asked if this work could be amended to VanZelm's contract and Mr. Quinn stated he asked Twig Holland, director of purchasing for Fairfield, to get some bids.

## 7) PRESENT STATUS OF CONSTRUCTION ESTIMATES/NEXT STEPS

Mr. Sklenka distributed several documents as he described how the project has progressed from the Construction Budget on March 4, 2013 of \$13,088,000 to the approved Construction Budget of \$11,990,800. Value Engineering (VE) options that reduced the cost include:

- Deleting the site retaining wall -\$ 96,774
- Using alternate courtyard material -\$125,680
- Reduce height of ceramic tile to wainscot in bathrooms -\$ 41,696
- Accelerate start date of construction -\$200,000
- Reduce service area -\$266,800
- Combine Music and Science rooms -\$326,250

Two items that increased the cost are:

- Addition of soffit to hide ductwork \$ 60,000
- Additional security measures \$200,000

The gym platform was removed for a savings of \$60,955 but it was later added back in.

Since getting the project approved, its scope has increased by the addition of addressing rooftop screening for rooftop mechanical equipment and a sophisticated detention system for storm water management.

Mr. Sklenka summarized another document he distributed- a Design Documents (DD) Estimate Analysis. Mr. Quinn also attended the meeting with the two estimators (Gilbane, and PM&C – Ken Boroson's new estimator). The Reconciled Project cost, roughly an average of the two estimates is \$13,844,000, about 15% over budget. Mr. Sklenka said this is normal but wants the estimate within 5% of budget before going to bid. Before going to bid there will also be one more estimate analysis during the Construction Document (CD) phase when more details will be available.

Discussion followed about the process of the estimating analysis and strategies for VE options.

More details are already being discussed like curtains, painting the entire interior and outfitting the kitchen.

Ms. Sawyer asked about kitchen equipment since there is an RFP out to staff the kitchen with a third party. Mr. Morabito stated that since the bid is for 16 schools he thinks the RFP is probably just for staff not to outfit the kitchen and Ms. Iacono added she wasn't aware of any requirement in the RFP that we provide special equipment.

In reply to Mr. Thompson's question, Mr. Sklenka described the storm water management system which consists of three galleries, retention and infiltration systems.

Mr. McDonald asked about abatement. Mr. Sklenka answered abatement would only be done to areas touched by the project.

Mr. Ratner expressed concern about being 15% over budget given the amount of VE already performed. Mr. Sklenka was confident we could do more VE without impacting programs. He suggested maybe aesthetics could take a hit or the way the building is cooled might change.

Mr. Thomson asked that the estimators analyze the mechanicals to cost out the life cycle – comparing less expensive equipment that might cost more to operate vs. more efficient equipment (less expensive to run) that might have a higher purchase price.

The next step is to develop a detailed VE list, present the options to RSBC for approval (a special meeting needs to be scheduled) and authorize KBA to proceed with the development of the construction documents.

Mr. Quinn scheduled a special RSBC meeting for Tuesday, October 29, 2013 after polling the committee about availability.

#### 8) TIMETABLE/STATUS OF PROJECT

Mr. Sklenka reviewed his third document, a time table outlining an aggressive schedule to get to the state by February. The project is at the end of the DD stage.

Mr. Quinn asked if there are risks of starting the CD stage before finishing the DD stage. Mr. Sklenka said only if the footprint or systems change, so probably not in this case. Mr. Boroson added he didn't think it was a problem as long as the VE list was developed and approved in the next couple weeks.

**Motion made** by Maureen Sawyer to proceed to the Construction Document (CD) phase. Motion seconded by Lawrence Ratner. **Motion carried 7:0:0**

9) PCB PLAN FOR REMEDIATION/CONSULTING DEVELOPMENT

Mr. Quinn stated there was a presentation three or four weeks ago to the BOE by Woodard & Curran regarding the PCB environment in all the schools including Riverfield. EnviroMed has done some sampling in Riverfield for this project, but going forward the committee will use Woodard & Curran to be consistent with the town. EnviroMed indicated they would prefer Woodard & Curran put together the abatement plan. Woodard & Curran's estimate is for \$16,540 for labor and laboratory costs and an additional \$9,000-\$10,000 for analysis and preparing and submitting the PCB Remediation Plan for a total of about \$26,700. There is \$50,000 in the budget for this type of work.

**Motion made** by Christine Messina to accept the proposal dated 10/14/2013 from Woodard & Curran for the assessment and remediation of polychlorinated biphenyl(PCB) containing building materials.

Motion seconded by Maureen Sawyer. **Motion carried 7:0:0**

10) OLD BUSINESS

11) NEW BUSINESS

12) CALENDAR FOR 2014-DISCUSSION

Mr. Quinn queried the committee about continuing to meet on Tuesdays in 2014 and will start to develop the schedule.

13) PUBLIC COMMENT

Linda Felner would like the crosswalks checked in the traffic study as there are no ramps and strollers and bicycles get stuck on the curb.

Motion made by Mr. Ratner to adjourn.

Mr. Thomson seconded the motion. Motion carried 7:0

Mr. Quinn adjourned the meeting at 8:22.

Respectfully Submitted,

Kathleen C. Grande  
Recording Secretary