

RIVERFIELD SCHOOL BUILDING COMMITTEE MINUTES

A meeting of the Riverfield School Building Committee was held on Tuesday, December 3, 2013 at 7:30 PM in the Riverfield School library.

Attendance

Present Committee Members: Thomas Quinn, Chairman; Christine Messina, Vice Chairman; Lawrence Ratner, Secretary; Harry Ackley (7:35 PM); Dan Graziadei; Bill McDonald; Maureen Sawyer; John Shaffer; Scott Thompson

Others Present: George Katinger, Kenneth Boroson Architects; Dave Rojas, Strategic Building Solutions; Peter Manning, Gilbane Building Company; 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 a few members of the public

1) CALL TO ORDER

Chairman Quinn distributed a handout which included documents from Woodard & Curran, SBC and KBA and a proposed 2014 meeting schedule.

2) PLEDGE OF ALLEGIANCE

3) APPROVE MINUTES FROM 10-29-2013 AND 11-12-2013

Approved with correction to minutes of 11-12-13: Dave Rojas is with SBS.

4) INVOICE REVIEW AND APPROVALS

**Motion made** by Ms. Sawyer

To approve the following invoices:

<b>Payer</b>	<b>Service</b>	<b>Invoice Date</b>	<b>Amount</b>
Van Zelm	Design development services	11/13/2013	\$2,788.00
John Fallon	Legal services	11/25/2013	\$1,777.50

Mr. Rojas advised SBS is interfacing with Van Zelm regarding the commissioning services and has started reviewing the invoices; this was the first one submitted.

Motion seconded by Mr. Ratner. **Motion carried 8:0:0.**

(Mr. Ackley arrived after this vote.)

5) UPDATE ON TRAFFIC STUDY

Mr. Quinn advised Mike Galante of Frederick P. Clark Associates Inc. has 90% of the work complete and expects to submit a draft report on or about December 15, 2013. Ms. Messina and Ms. Sawyer have observed him counting cars. Mr. Quinn currently has no information on the traffic study and will forward to the committee the report when he receives it.

#### 6) STATUS OF PCB STUDY/RECOMMENDATIONS

Mr. Quinn invited Mr. Katinger to provide an update. Mr. Katinger stated we have hired Woodard & Curran Inc. who came in Wednesday before Thanksgiving to do the supplementary testing needed to develop an abatement plan. Lab results are due Monday and the plan about five to ten days later. Mr. Quinn asked for approval details. If the PCB sample  $\geq$  50 PPM the remediation plan needs federal DEP approval and goes to Boston, MA; if it is not in excess of 50 PPM the plan needs only state DEP approval and goes to Hartford, CT. Mr. Katinger said the processes are markedly different and Woodard & Curran has experience dealing with the bureaucracy of both. The initial PCB testing was done by EnviroMed and some areas came back "hot." Mr. Quinn stated the current estimate is \$24,000 for PCB abatement and will be revised given the supplemental testing. Mr. Manning added ultimately the plan needs to be in place before we go to Hartford on February 18, 2014 to get authorization to go to bid.

In response to Ms. Messina's question about the risk of the supplementary PCB abatement test findings requiring additional work before going to the state, Mr. Katinger and Mr. Morabito replied bulk sampling was performed and the results did not indicate the need to do air sampling. No high levels were found on the walls or ceilings. To Mr. Thompson's question about the higher numbers being a concern, Mr. Morabito said they were not because they were exterior.

Mr. Morabito described the containment procedure and stated the regulation is not clearly defined because this is a relatively new thing. Mr. Thompson stated this remediation should be treated like the one recently done at Osborn Hill School. Mr. Morabito stated Woodard & Curran will provide the plan.

Ms. Sawyer questioned the range of price, \$19,000 - \$24,000. It is dependent on the findings: whether masonry adjacent to caulked areas needs to be removed or just covered with a coating.

Mr. Quinn stated he is also having Woodard & Curran test the media center windows even though we are not touching them because they might be a problem.

Mr. Quinn asked Mr. Manning for a cost on all remediation: asbestos, lead and PCBs. Mr. Manning stated the budget for abatement is in the 400K and he has sent the information to a contractor he uses to confirm we have enough budgeted to cover it.

#### 7) POSTING ON ESTIMATE VERSUS BUDGET

Mr. Quinn directed our attention to a document created by Mr. Katinger which takes the DD estimate analysis document and states it as a written Word document. One correction was noted: the LED Lighting (item 11) should be moved to the deduct alternates under Electrical. Mr. Thompson asked if the number of add alternates is high for bidders. Mr. Manning said it is not unmanageable and if the add alternates are broken up by trade there aren't that many in one bid package. The MEPs have a couple add alternates, but they are used to that.

#### 8) DISCUSS PROPOSED 2014 CALENDAR

Mr. Quinn and Mr. Morabito discussed a possible conflict with a BOE meeting in February; the BOE should be approving their schedule next Tuesday. Mr. Morabito will get back to Mr. Quinn with any needed modifications.

#### **Motion made** by Ms. Sawyer

To approve the tentative 2014 meeting schedule for the Riverfield School Building Committee.

Motion seconded by Mr. Ratner. **Motion carried 9:0:0**

#### 8.1) VOTE ON OFFICERS

Mr. Quinn checked with Ms. Ewing about the practice of electing officers.

#### **Election of 2014 Riverfield Building Committee Officers:**

Chairman:

Mr. Ratner nominated Mr. Quinn, Ms. Messina seconded the motion. **Motion carried 9:0:0**

Vice-Chairman:

Mr. Thompson nominated Ms. Messina, Ms. Sawyer seconded the motion. **Motion carried 9:0:0**

Secretary:

Ms. Messina nominated Mr. Ratner, Mr. Graziadei seconded the motion. **Motion carried 8:0:1**

Mr. Ratner abstained.

Mr. Quinn remarked we are moving at a good pace, but timing is going to be critical. If we have a legitimate reason to meet, we will, but we may not need the December 17, 2013 meeting and may have to have a special meeting. Mr. Quinn will give public notice as usual. He added we are expecting the traffic study on or about December 15.

#### 9) PUBLIC COMMENT

Steven Kunstler, Lakeside Drive stated he has just become acquainted with the project and asked if Hunter Road has been considered for ingress/egress? The current situation will be exacerbated; there is already a bottleneck at Lakeside Drive and Mill Plain Road. He also commented there are so many cars at drop-off/pickup and school functions with cars parking on lawns. There is a need for adequate parking. It makes sense to let traffic flow out two directions, out to Hunter and out to Lakeside. Mr. Quinn replied there is limited space and a traffic report is currently being done.

Ms. Ewing stated the study will go for code review after it comes before the committee and if they have safety concerns they will add them. Mr. Quinn stated he has already checked with the fire department, and they don't have any concerns. Mr. Kunstler added even though the current situation is adequate, that doesn't mean it's optimal; another egress will optimize safety.

Dave Leggiadro, Lakeside Drive asked about the truck traffic and the staging area in the back. He had attended the meeting where the public was invited to ask questions and his understanding was construction traffic would be on Lakeside Dr. Why a different answer tonight? Mr. Ratner replied he believes Mr. Leggiadro's concern compelled the committee to do the traffic study. Mr. Quinn indicated the study will include recommendations for handling traffic during the project as well as after its completion.

In response to Mr. Thompson's question, the committee will receive a copy of the PCB plan.

#### 10) ADJOURN

**Motion made** by Mr. Ackley to adjourn

Motion seconded by Bill McDonald. **Motion carried 9:0:0**

Mr. Quinn adjourned the meeting at 8:09 PM

Respectfully Submitted,

Kathleen Grande  
RSBC Recording Secretary

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

RSBC minutes 12/03/2013