

FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE

Wednesday, March 12, 2014 7:30 p.m.

Fairfield Ludlowe High School

Black Box Theatre

785 Unquowa Rd.

Fairfield, CT 06824

FINAL MINUTES

Members Present: Marc Donald, Chair; Robert Sickeler; Donna Ertel, Vice-Chair; Joseph Pagnozzi, Secretary; Marc Andre; Terri Leopold; David Weber (arrived at 7:45pm)

Others Present: Twig Holland, Town of Fairfield Director of Purchasing Department; Sal Morabito, Board of Education Manager of Construction, Security and Safety; Greg Hatzis, FLHS Principal; Judy Ewing; Jessica Gerber, BOE Liaison; Laura Kottler, FLHS PTA President; Joseph Costa (Perkins Eastman); Peter Manning (Gilbane); Peter Adamowicz (Gilbane); Michael Dell'Accio (Arcadis); Aris Stalis (Aris Land Studio); Tom Beebe (Arcadis); Jason Pringle (AMC Environmental)

I. Call to Order

Mr. Donald called the meeting to order at 7:33pm.

II. Approval of Minutes

-Motion was made to approve of the February 12, 2014 meeting minutes by Mr. Pagnozzi and seconded by Ms. Leopold.

Motion passed 6:0

**NOTE: Mr. Weber was not present for the vote.

III. Geotechnical Advisor Discussion

Will be discussed at next meeting; no action taken at this time.

IV. Construction Manager Cost Savings Proposal

Mr. Manning (Gilbane) emphasized that for both FLHS and Riverfield projects, there will be a Project Manager, Project Engineer, and Superintendent at each site; with the exception of meeting days, there will always be at least two staff on site at all times.

V. Incentives

Ms. Holland explained how the process of "shared savings" worked, and being careful how money is spent on the project. The architect gets 10% (up to \$90,000), and the construction manager gets 25% (up to \$200,000); the Town gets the rest---\$290,000 is paid out from the town. Discussion included the voicing of concerns with the project budget.

Motion was made to approve incentives for the architect and construction manager by Mr. Andre and seconded by Mr. Pagnozzi.

Motion passed 7:0

VI. Submission and Approval of Invoices

AMC, Gilbane, and Perkins Eastman submitted their first invoices; once approved, they will be forwarded to Arcadis; Arcadis will start the tracking process of all invoices coming in.

-Mr. Pagnozzi expressed that the Committee should review the invoices before approval; Ms. Ertel suggested that a summary of invoices for the Committee would be helpful. Ms. Holland explained that the invoices are very detailed but that a member from the Committee could review any invoices.

Motion was made to approve the invoices submitted by AMC, Gilbane, and Perkins Eastman by Ms. Leopold and seconded by Mr. Weber.

Motion passed 7:0

VII. Architect's Update

Discussion included the presentation of 2 additional options (Option 5 & 6), window/masonry testing results, roof update, and schedule.

-Mr. Morabito spoke with OSF and 3 separate PCT's have been approved; the first PCT is for the roof, scheduled for May 19, 2014. The roof work is scheduled to start late July 2014 and to be completed by August 2015. The second PCT is scheduled for July 8, 2014 for the additions, with an early October 2014 construction. Mr. Costa (Perkins Eastman) still needs a design for this aspect of the project. The PCT for the windows has not been scheduled yet; this is due to the EPA approval needed. Mr. Costa suggested that OSF be contacted regularly to see if an earlier date for PCT could become available (before May 19).

-Mr. Pagnozzi suggested that solar panel shingles be looked into as a possibility for the roof.

-The team has been up on the roof three times, and regarding the test spots, there are no signs of asbestos. In terms of duct work, a couple smaller spots need to be repositioned. Mr. Hatzis said that regarding any roof work taking place this summer, that August 25 is when teachers are scheduled to come back to school and the students on August 27.

-Options 5 and 6 were presented; a handout diagramming both options were handed out to the Committee.

-Mr. Pringle (AMC) explained the testing regarding the windows and masonry; on the exterior, there is no contamination past one brick; however, in the interior, there is "low-level" contamination. Encapsulation is suggested for further testing, but per the ed specs set by the Fairfield BOE, encapsulation is "not acceptable". Also, where there are new/newer windows, no testing to be done. Mr. Pringle said that he did not have any other information regarding other schools have had encapsulation testing performed.

-Mr. Dell'Accio (Arcadis) presented the estimated costs of Option 5 (\$13.8 million) and Option 6 (\$12.7 million), and soft costs are still a factor. A handout was given to Committee members,

and much discussion took place including the need to follow the ed specs, but yet the need to stay within the budget for the project. Mr. Costa made a point that the design team needs a direction to go in. A option needs to be chosen, and members of the Committee suggested that the design team draw up another option or more money for the project be requested from BOE. An idea that came up was the roof being done in its entirety next summer, but there was not much difference in cost savings.

-There are many unknowns at this time, a suggestion was to pick two of the options presented and refine the numbers.

-Mr. Donald expressed that from his point of view, Option 4 was the least expensive but for the long term, he preferred Option 2 due the keeping the science classrooms/labs together and leaving the courtyard alone.

-Ms. Holland suggested to Mr. Donald that he speak with the First Selectman and Dr. Title to update them on the project and get feedback regarding other options.

-Mr. Donald announced that a special meeting will be held on Wednesday, March 26 to further discuss these matters surrounding the options and the costs.

**NOTE: In the midst of the above discussion, Mr. Weber had to leave 9:50pm.

VIII. Old Business

NONE

IX. New Business

NONE

X. Public Comment

Ms. Gerber (BOE Liason) suggested including Tom Flynn (Chair, BOF) when having the meeting with the First Selectman and Dr. Title.

XI. Adjourn

-Motion was made to adjourn the meeting at 10:33pm by Ms. Leopold and seconded by Mr. Pagnozzi.
Motion passed 6:0 (Mr. Weber was not present for vote)

Respectfully Submitted,

Jennifer Hochberg
Recording Secretary

