

SPECIAL MEETING
FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE

Wednesday, March 26, 2014 8:00 p.m.

Fairfield Ludlowe High School

Lecture Hall 277

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

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); Tom Beebe (Arcadis); Jason Pringle (AMC Environmental); Tina Greco (Perkins Eastman)

I. Call to Order

Mr. Donald called the meeting to order at 8:00pm.

II. Chairman's Report

Mr. Donald spoke with First Selectman Tetreau and Dr. Title, updating them on the project, notably the six options that were presented to the Committee, and shared concerns including that all were over budget. There was reluctance to asking the BOE for more funding, but the ed specs put forth could be altered if needed. There are a lot of unknowns at this point and the project is still early in the process. Mr. Pagnozzi expressed that he was uncomfortable with the concept of asking for more funding, and felt that the Committee should have had a vote before the Chair went to Mr. Tetreau and Dr. Title. Mr. Donald expressed that he was only giving them an update on the project.

III. Architect's Presentation

-Mr. Costa reported that over the last two weeks, the team has been working to get very close to the budget numbers; revised numbers and other details will be covered.

-Mr. Beebe reported that the number of working sessions held regarding windows/abatement, and the scope of work to be done, the challenge is to refine the cost estimate. This is in the conceptual stage, and after a design option is approved by the Committee, a goal is to refine scope to avoid "scope creep."

-Mr. Costa said that Mr. Morabito (Fairfield Public Schools) has been an enormous help in the process.

-Mr. Costa introduced Ms. Greco (Perkins Eastman) as part of the design team.

-All six options were reviewed with updated aspects.

IV. Discussion and Vote on Architect's Plan

-Mr. Beebe covered the revised costs on all six options, focusing on where to possibly reduce costs.

-Options 4 and 6 are under budget; Option 2 is within "striking distance" of the budget.

-Mr. Manning expressed that there was a preference to have the science rooms/labs upstairs.

-Mr. Dell'Accio gave a handout to Committee members, featuring the updated budget estimates for all six options.

-Mr. Manning explained that since the last meeting, a survey of windows/doors was completed; the double-paned glass windows (located in several areas of the building) do not have to be removed. Any windows bound by precast concrete need to be encapsulated. The doors are in good shape. As the design becomes firmer, the numbers will firm up. Mr. Beebe explained that for encapsulation, there needs to be a program for maintenance going forward.

Motion was made to approve of Option 2 of the architect's design by Mr. Andre and seconded by Mr. Weber. Motion passed 6:1 (Mr. Pagnozzi was the dissenting vote)

-For scheduling, it remains the same as of now.

Roofing: Construction documents (deadline 3/31/14); PCT (scheduled for 5/19/14 but an earlier date may be possible if OSF has an availability)

Additions: Design Development (deadline 5/4/14); Construction documents (deadline 7/1/14); PCT (deadline 7/8/14)

Windows/Abatement: Design (deadline 5/2/14); Construction documents (deadline 7/1/14); PCT (10/23/14---also needs EPA approval letter)

V. Next Regular Meeting—April 9, 2014, 7:30pm Black Box Theatre, FLHS

Mr. Costa expressed that the engineering team for the project will start coming to meetings.

VI. Adjourn

-Motion was made to adjourn the meeting at 9:27pm by Mr. Pagnozzi and seconded by Mr Donald. Motion passed 7:0

Respectfully Submitted,

Jennifer Hochberg
Recording Secretary

