

FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE SPECIAL MEETING

Wednesday, April 30, 2014 7:30 p.m.

Fairfield Ludlowe High School

Lecture Hall 277

785 Unquowa Rd.

Fairfield, CT 06824

FINAL MINUTES

Members Present: Marc Donald, Chair; Donna Ertel, Vice-Chair; Joseph Pagnozzi, Secretary; Marc Andre; Terri Leopold (arrived 7:50pm)

Members Absent: Robert Sickeler, David Weber

Others Present: Sal Morabito, Board of Education Manager of Construction, Security and Safety; Greg Hatzis, FLHS Principal; Judy Ewing; Joseph Costa (Perkins Eastman); Michael Dell'Accio (Arcadis); Aris Stalis (Aris Land Studio); Mark McCarthy (Perkins Eastman); Jessica Gerber, BOE Liason

I. Call to Order

Mr. Donald called the meeting to order at 7:42pm.

II. Discussion of Cabezas DeAngelis Proposal

--Mr. Stalis passed out copies of a letter from Mr. Cabezas (addressed to Mr. Donald), which clarified the fee for the topographic survey. Discussion included concern on why the fee wasn't correct in the first place. This is still a better proposal price-wise. The survey is 90% complete.

Motion was made to approve an additional \$1000 for Cabezas DeAngelis for the topographic survey by Ms. Leopold and seconded by Ms. Ertel.

Motion passed 3:1:1 (Donald, Ertel, Leopold in favor; Andre opposed; Pagnozzi abstained)

III. Architect's Presentation/Update

--Mr. Costa presented the proposal of the roof project to be presented to OSF then to the Town (i.e. Fire Marshal).

--For the roof: the drawings are complete, BOE approval scheduled for May 6.

--Mr. Stalis and Mr. McCarthy presented aspects of the Classroom Addition: the "lowest level" of the building will be the science lab/prep room; 1<sup>st</sup> level will be additional classrooms, and the 2<sup>nd</sup> level will be another science lab/prep room. The landscape plan includes the accessible parking spaces to be moved down, a new walkway/stairs, a 5 foot walkway/wall (brick), and landscape to "berm up" against the building.

--Mr. McCarthy and Mr. Stalis also presented renderings and details regarding the Cafeteria Addition and Renovations. There is planned seating for 515. They met with a number of students, and per the conversation, the students prefer round tables. Where the current senior lounge is now, chair storage and dry storage will be---the senior lounge will be now across the hall. Members of the faculty will be spoken with soon regarding the faculty resource room. The student store and student newspaper/yearbook office will be located in between the senior lounge and the faculty resource room. The landscape plan regarding

the cafeteria includes a possible new herb garden (for the student-run restaurant via the culinary arts program), and any new landscape will be “bermed up” next the new cafeteria addition.

--Land Use Approvals: Mr. Costa and Mr. Stalis met with Jim Wendt of the Town’s Planning and Zoning Department; dates for the following have been scheduled:

ZBA submission	May 14
ZBA hearing	June 5
ZBA approvals	June 5

Land Use Submissions include the following schedule:

Code Review	May 14
Code Review Hearing	May 20
Planning & Zoning	May 27
Planning & Zoning Hearing	June 10
Planning & Zoning Approval	June 24

\*\*This includes a variance and special permit(s)

Tree Warden Submission	May 14
Conservation Commission	June 19 **concern with wetlands on-site**

--Mr. Costa also reviewed the schedule for upcoming project deadlines:

Roof: Building Committee (BC) ED042 signoff	April 30
BOE ED042 signoff	May 6
PCT roofing	May 19
Additions: BC ED042 signoff	June 18 or 23
BOE ED042 signoff	June 24
PCT additions	July 8
Windows/Abatement: BC ED042 signoff	October 8
BOE ED042 signoff	October 21
PCT windows/abatement	October 23

#### IV. Discussion and Vote on Architect’s Plan

---Discussion was made on the above details regarding the presentation and review of project deadlines.

Motion was made to approve plans and specifications for Phase I Roof Replacement and to authorize the chairman to sign off on the ED042 form by Ms. Ertel and seconded by Ms. Leopold.

Motion passed 5:0 in favor

#### V. Next Meeting (Regular), May 14<sup>th</sup>, 2014, 7:30pm, FLHS Black Box Theatre

--Mr. Morabito suggested that the Committee hold a special meeting before the May 14 regular meeting regarding the ZBA submission and to approve hiring a land use attorney. Mr. Donald said that he will speak with Ms. Holland regarding this. The special meeting will be held on May 7, 2014, and a quorum will be needed.

#### VI. Adjourn

-Motion was made to adjourn the meeting at 9:05pm by Mr. Andre and seconded by Mr. Pagnozzi.

Motion passed 5:0

Respectfully Submitted,

Jennifer Hochberg  
Recording Secretary