

FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE  
Special Meeting

Wednesday, January 22nd, 2014  
7:30 p.m.

Fairfield Ludlowe High School  
785 Unquowa Road, Lecture Hall 277  
Fairfield, CT 06824

FINAL MINUTES

Members Present: Marc Andre; Marc Donald, Chair; Donna Ertel, Vice Chair; Joseph Pagnozzi, Secretary; Robert Sickeler and David Weber

Members Absent: Terri Leopold

Others Present: Sal Morabito, Board of Education Manager of Construction, Security and Safety; Greg Hatzis, FLHS Headmaster; Joe Costa, Perkins Eastman; Mark McCarthy, Perkins Eastman; Tom Beebe, Arcadis; Michael Dell'Acio, Arcadis; Peter Manning, Gilbane; Jason Pringle, AMC Environmental; Aris Stalis, Aris Land Studio and Judy Ewing, First Selectman Liaison

I. Call to Order

Mr. Donald called the meeting to order at 7:30 pm

II. Update from Architect

Joe Costa, Perkins Eastman, presented a slide show and provided a handout with different options on the renovations/additions for the committee to give him direction in order to make the August 2015 deadline. Mr. Costa has met with school administrators and staff.

Mr. Costa gave an overall review of the floor plans and roof. Project includes: Science classroom/lab, general use classrooms, cafeteria/dining area, senior lounge and faculty workroom/lounge for 40 people.

Mark McCarthy, Design Principal:

Discussed classroom additions: two science labs, a science prep room and four general purpose classrooms.

Science Labs/General Classrooms:

Option 1: Additions for the science rooms to be in the existing courtyard.

Option 2: Two story addition. Would need two prep rooms, demolish existing staircase and add back in a different slightly different location. Adds four classroom. Some site work required.

Option 3: Three story addition in same location as Option 2. Two science labs on one floor could share prep room. Six general classrooms.

Cafeteria: Discussed two designs and a variety of furniture and kiosk choices.

Option 1: Falcon wing/butterfly shape with an upper and lower dining area for a seating capacity of three lunch periods of 500 students each. Lower level could be a multi-purpose community space.

Option 2: One big long space with some columns. Dining area for a seating capacity of three lunch periods of 500 students each. Lower level could be a multi-purpose community space. Glass wall.

Senior Lounge: More than just a dining room. A study hall/meeting space for small group activities

Teachers' Lounge: More than just a dining room. A collaborative space.

Proposed Area Summary: Proposed three options for the academic area providing the differences in the number of rooms, net useable area and total gross area and two options for the cafeteria providing sq. ft. for renovated area, new areas and total new and renovated footage.

Peter Manning:

Provided two documents:

- "Building Additions- Options 1-3 Analysis" comparing the options which involves sq. footage for: new building area vs renovation; new classrooms/prep room, site work including site logistics and relocation of existing utilities, conveying system including stairs and elevator, perimeter skin, constructability factor, disruption to academic environment, problems associated with construction in the courtyard.
- Draft – FLHS Expansion/Reno-Space Program 9-12: covers spaces, capacity and size

Discussion took place with the committee, Mr. Hatzis and the architects about the existing floor plans and integration of the options.

Mr. Hatzis:

- Ventilation in the building: discussed thermal comfort issues and windows in the building. He mentioned the Tools for Schools committee that is involved in this issue.
- Asked about the club rooms off the cafeteria and architects will review further.

Common spaces are in the library and cafeteria. Currently the library is the main common space which is making it difficult for students who are doing research and/or study area. Need to make the cafeteria more inviting to the students as a common space. Cafeteria is not currently air conditioned. Students are permitted to eat in their classrooms but not in the library.

Perkins Eastman consultant will be speaking with the outsourced school food consultant regarding the kitchen area.

Discussion: Options 1-3, storage space, egress stairs, flex space during construction, additional classrooms, roof units, basement: unfinished vs finished, square footage, window options, run the numbers for the options chosen.

Mr. Costas asked for a sense of the body:

- Options 1-3: Option 3 with changes suggested during the discussion
- Cafeteria: Option 1

Architect would like to have a Special Meeting in two weeks on February 5 as the next scheduled meeting is in 3 weeks.

### III. AMC Presentation on Remediation

Mr. Pringle, AMC abatement consultant. Provided a handout.

Hazardous materials related to the window project that were found: Asbestos and PCBs.

PCBs: Report needs to be submitted to the EPA and DEP for their review and approved. Explained who regulates depending upon the levels, CT regulated vs EPA regulated and the different costs.

Approximately 40 different types of windows and different building eras. AMC takes a representation of the windows and doesn't test all of them. Problem with PCBs is that it occurs in the caulk and can migrate into the substrates, e.g. brick, block, sheetrock, etc. both interior and exterior. The higher the concentration of the caulk equates to larger migration. More testing needs to be done to determine the extent of the migration of the PCBs. It takes two weeks to get results on samples. There is a significant cost to do sampling.

Migration and samples: First course of sampling has been done. AMC needs to proceed to the second course. A third course may be required.

Asbestos: Next day to get results on samples. Discussed testing the roof for asbestos.

### IV. Discussion of Remediation and Contract

Discussion: how to direct AMC process of submitting testing due to the timeline and possible solutions to replacing the brick that will be removed. Mr. Morabito suggested having a team strategy meeting to include Perkins Eastman and Gilbane to give direction to AMC and report back to the committee.

Possible to encapsulate but must provide a reason why removal is not being done. Encapsulation is not a permanent solution to the problem and a program to monitor it will have to put into place. Town wants to remove the PCBs and not encapsulate.

Architect needs to know the costs of the abatement portion of the project as it will impact his budget. Further test is required on the windows and roof for PCBs and asbestos. AMC only does the testing not the remediation. That portion will go out to bid.

Ms. Holland, Town of Fairfield Purchasing Department, and Mr. Morabito recommend a contract with AMC not to exceed \$130,000.00 for this next portion of the project.

Motion was made by Mrs. Ertel and seconded by Mr. Weber to approve a contract with AMC not to exceed \$130,000.00.

Motion passed unanimously. 6:0

Chairman is calling for a special meeting on February 5<sup>th</sup>.

Mr. Beebe wants to bring in a geotechnical advisor to investigate the subsurface conditions in the footprints of the two additions, e.g. soil, existing utilities and rock, etc.

V. Old Business

None

VI. Public Comment

None

VII. Adjourn

Motion was made by Mr. Pagnozzi and seconded by Mr. Andre to adjourn the meeting at 10:15pm.

Motion passed unanimously. 6:0

Special Meeting to be held, Wednesday, February 5<sup>th</sup>, 2<sup>nd</sup> Floor Conference Room, Sullivan Independence Hall at 7:30pm.

Respectfully Submitted,

Joseph Pagnozzi

Secretary

Charlotte Leslie

Recording Secretary