

FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE

Wednesday, October 8, 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; Robert Sickeler; Joseph Pagnozzi, Secretary; Marc Andre, David Weber(arrived 7:33pm), Terri Leopold, Donna Ertel

Others Present: Sal Morabito, BOE; Judy Ewing; Joseph Costa (Perkins Eastman); Peter Manning (Gilbane); Michael Dell'Accio (Arcadis), Twig Holland, Purchasing; Greg Hatzis, FLHS Headmaster; Jessica Gerber, BOE; Suzanne Miska, Christine Vitale (FLHS PTA President)

I. Call to Order / Pledge of Allegiance

Mr. Donald called the meeting to order at 7:31pm, followed by the Pledge of Allegiance.

II. Approval of Minutes from the September 10, 2014 Regular Meeting

Motion was made to approve the September 10, 2014 Minutes by Mr. Pagnozzi and seconded by Ms. Leopold.

Passed with 6 in favor. (Mr. Weber had not arrived yet to the meeting to vote)

III. Architect's Update

- A. Roof design changes: Mr. Costa reported on aspects of this portion of the project including more flexibility of duct placement, allowing liquid or membrane flashing, & reducing the number of roof drains. A TPO roof option is an alternative and most cost effective. The length of bid has been extended. The goal is to complete the roof in one summer (June-late August). Mr. Manning added that there are four confirmed roofers ready to bid (bid date is November 6, 2014).
- B. Value-Engineering on Addition/Alteration Package: The project was value-engineered in July, and those changes are reflected in the construction documents that are going out to bid in the next couple of weeks.
- C. Window Design Package: Mr. Costa provided a handout to Committee members, featuring the plans for the windows to be submitted to Gilbane next week. The challenge of this portion of the project is addressing the masonry removal around the windows. No interior masonry will be moved, but a meeting with Jason Pringle from AMC will be happening to discuss this issue. The type of window to be installed is a "in-swinging hopper window" which provides ventilation.

IV. Construction Manager Update

Two weeks to go through bid packages; the additions portion of the project will be going out to bid on November 24, 2014. The PCT for the windows is October 28, 2014.

V. Project Manager Update

Mr. Dell'Accio provided a handout to the Committee which is a comparison of estimates of various aspects of the entire project, covering estimates from the original Silver Petruccelli (January 2013) then estimates from March 26, July 2, and October 8, 2014. He explained the increases and decreases in the

project budget, & emphasized that the numbers could change. A concern of the Committee was the change in the soft costs due to environmental site assessment, geotechnical testing, survey, code consult, and legal services. Another concern put forth was unforeseen factors as the project progresses.

Mr. Dell'Accio passed out handouts regarding invoices which the Committee reviewed.

Motion was made to approve of invoices from Gilbane, Perkins Eastman, and Arcadis by Mr. Weber and seconded by Mr. Andre.
Passed unanimously 7:0

VI. Gilbane Conditions Fee – Discussion & Vote

Mr. Manning is anticipating a mid to late December 2014 construction to start; up to this point, costs have been a lump sum, and he proposed to the Committee that Gilbane be billed hourly with the rates established in the contract.

Motion was made to approve the billing the hourly rate for Gilbane, the total being \$15,330 by Ms. Leopold and seconded by Mr. Andre. Passed unanimously 7:0

VII. Old Business

Mr. Donald inquired about moving construction to April; Mr. Manning said that the schedule needs to be reasonable, and the sooner project is out to bid, the sooner shovels will be in the ground.

VIII. New Business

None

IX. Public Comment

Mr. Hatzis said that there needs to be an alternative means of egress for the classrooms, and put forth the concern of moving items such as smartboards and other classroom technology. He also expressed concern that depending on the construction schedule, accommodations need to be made for students taking AP tests which regularly takes place in the lecture hall. The same said for the cafeteria project, concerns including where to place students for lunch shifts in the spring.

X. Adjourn

The next meeting will be on November 12, 2014 at FLHS in either the Black Box Theatre or the Lecture Hall---Committee members will be notified.

Motion was made to adjourn the meeting at 9:16pm by Mr. Pagnozzi and seconded by Ms. Leopold.

Passed unanimously 7:0

Respectfully Submitted,

Jennifer Hochberg
Recording Secretary

