

FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE  
**SPECIAL MEETING**

Wednesday November 4, 2015 6:30pm  
Fairfield Ludlowe High School  
Teachers Lounge  
785 Unquowa Rd.  
Fairfield, CT 06824

FINAL MINUTES

Present: Marc Donald (Chair), Donna Ertel (Vice Chair), Marc Andre, Robert Sickeler, David Weber, Greg Pidluski, Sal Morabito (BOE), Joe Costa (Perkins Eastman), Maureen Funke (Gilbane), Carol Way (RTM Liaison)

Absent: Joe Pagnozzi (Secretary)

I. Call To Order: Mr. Donald called the meeting to order at 6:41pm.

II. Pledge of Allegiance: recited by all present

III. Information and Reports – Phase 3 Windows

Mr. Costa reported that there was a meeting with Jeff Hamill from Woodward & Curran held on Friday, October 31 regarding the windows project. The following was discussed: instead of full brick removal on the top two floors, encapsulation will take place. The rest will be brick removal/remediation. The windows that have greater than 50% PCB totaled 39 locations (1961-62) which will involve removing brick for encapsulation, and the interior will be painted. On the upper floors of the building, there are 104 locations that will be covered with a coating, plus also the 1950s area of the building (33 locations). For windows/doors, there are 11 locations what will need recaulking, with the ground surfaces to be done later (i.e. courtyard). This process helps to bring the cost down which will benefit the town.

Mr. Morabito reported that materials for encapsulation include an epoxy that will be applied to the windows on the exterior surface (water based).

Mr. Costa mentioned that there will be three different products used, and test patches are to be done on concrete at two different substraights. Concerns include: don't apply a product that will flake off, don't create a plastic barrier ---there needs to be room for moisture to breathe through. There will be call for bids for the windows project, and the final bid will need to be approved by the Board of Selectmen, Board of Finance, and Representative Town Meeting (RTM). The windows project will take two summers to complete.

IV. Approvals

Ms. Funke reviewed with the Committee the following proposals to be approved:

- a. Perkins Eastman proposal for Phase 3 design: \$27,000
- b. Gilbane proposal for an initial Purchase Order to begin work on Phase 3: \$26,170
- c. Ferraro Painting proposal for services to mock up samples of encapsulate product on brick for review: \$5000

Motion was made by Ms. Ertel to approve contracts for pre-construction not to exceed for \$27,000, \$5000, and \$26,170, and was seconded by Mr. Andre. 6:0 in favor.

#### V. Budget Report

With the absence of Mr. Lescoe (Arcadis), Ms. Funke passed out the updated budget report to the Committee, but it was decided to table the budget review until the next Regular Meeting scheduled for November 18.

#### VI. Old Business

Ms. Funke reported that two electrical changes (ATPs – existing light on roof that was found not to be attached, & to revise wiring of the light switches in cafeteria) will be discussed and voted on at the next Regular Meeting.

#### VII. Adjourn

Motion was made by Mr. Andre to adjourn the meeting at 7:20pm and was seconded by Ms. Ertel. 6:0 in favor.

Respectfully submitted,

Jennifer Hochberg  
FLHS Building Committee  
Recording Secretary

