

BOARD OF SELECTMEN MEETING FINAL MINUTES
October 15, 2014

The regular meeting of the Board of Selectmen was held at 4:30 p.m. on Wednesday, October 15, 2014, in the first floor conference room of Independence Hall.

Members Present: First Selectman Michael C. Tetreau, Selectman Kevin P. Kiley,
Selectman Cristin McCarthy Vahey

Others Present: Bill Hopf, Tom Cullen, FairTV, Soundview, Helen D'Avanzo, Phil Dwyer, Judy Ewing, Sal Morabito, Greg Hatzis, Jessica Gerber, Pam Iacono, John Convertito, David McMorris, Mike Dell'Accio

1) CALL TO ORDER

First Selectman Tetreau called the meeting to order at 4:31 pm.

2) PLEDGE OF ALLEGIANCE

Following the pledge of allegiance, First Selectman Tetreau announced that Restaurant Week is being held October 12 through October 18. He said that with the tax revaluation underway appraisers are visiting each home with ID and a town letter. It is not required that a homeowner allow the appraiser into a home. Residents can call Town Hall for further information or questions. First Selectman Tetreau also announced the annual Board of Selectmen Fairfielder and Employee of the Year Awards nomination deadline has been extended to November 21st.

3) MINUTES

To consider and act upon the minutes of:

a. Special Meeting of September 23, 2014

Selectman Kiley made a motion to approve the minutes. Selectman McCarthy Vahey seconded the motion which carried 3-0.

b. Regular Meeting of October 1, 2014

Selectman Kiley made a motion to approve the minutes. Selectman McCarthy Vahey seconded the motion which carried 3-0.

4) 375th ANNIVERSARY GRAND GALA COMMITTEE

To hear an update from the 375th Anniversary Grand Gala Committee

First Selectman Tetreau said the item will be discussed at a future meeting since the Grand Gala Co-Chairs were unable to attend the meeting.

5) FRIENDS OF THE FAIRFIELD PUBLIC LIBRARY

To hear a report from the Friends of the Fairfield Public Library

Bill Hopf, President of the Friends of the Public Library, discussed a membership drive October 19-25 at the two public libraries. Residents can sign up to become member of the Friends of the Public Library. The Friends are private citizens who have a passion for the Town's public libraries and volunteer to celebrate what occurs. Mr. Hopf praised Karen Ronald and Nancy Coriarty as excellent administrators. Mr. Hopf praised the Town's libraries.

He showed a sticker for vehicles that people who sign up to be a Friend can receive. The Friends are advocates for the libraries and fundraise for specific projects and special needs. Mr. Hopf named a few examples including One Book One Town. He highlighted the mini-golf and ladies' luncheon events and said that in addition to those fundraisers, members pay dues.

Selectman McCarthy Vahey thanked Mr. Hopf and said she's been a long-time fan of the Friends and the library. She asked Mr. Hopf how the Friends decides what to fund. Mr. Hopf said the Friends start with a wish list from Ms. Ronald and Ms. Coriarty and then decides from there. The Friends do not replace items that were cut from the budget but rather fund what they feel would make the library extraordinary. Selectman McCarthy Vahey asked what most of the funding is spent on. Mr. Hopf said museum passes to local museums and ones in New York City. Selectman Kiley thanked Mr. Hopf for advocating for the library and said the library programs are wonderful. He asked how a person joins or gets a sticker. Mr. Hopf said if a person joins Friends, they get a free sticker. People can join online using Paypal. First Selectman Tetreau asked if National Friends of Public Libraries Week is the same week as the local week Fairfield libraries are celebrating. Mr. Hopf said both are occurring at the same time. Selectman Kiley said the library is a resource and partner.

6) KIWANIS CLUB OF FAIRFIELD

To hear a report from the Kiwanis Club of Fairfield

David McMorris gave a brief history of Kiwanis noting that in 1961 the Fairfield Kiwanis Club was chartered. Kiwanis provides services and programs to help children and does so through fundraising. Mr. McMorris highlighted the many local services and programs Kiwanis is involved in. He said Kiwanis will sponsor this year's Safety Street on October 31st in downtown Fairfield for the kids. Kiwanis canvassed a lot of the merchants and enlisted the Key Clubs to assist merchants. Kiwanis raises money to give back to the community. Some of its good acts include giving \$10,000 in scholarships each year to Fairfield's high schools; building the Kiwanis baseball field; establishing a children's reference center at the library; helping a children's trauma center; and providing the first drinking well in Uganda. Mr. McMorris said Kiwanis helps kids and the community. He emphasized service and building better lives. Kiwanis' motto is changing one child one community at a time.

Selectman McCarthy Vahey said she had joined Kiwanis' lunch today and said it's great what this organization does in its variety and breadth of programs. Selectman Kiley thanked Mr. McMorris for explaining the valuable services Kiwanis performs. First Selectman Tetreau noted he was a member in the 1990s and asked Mr. McMorris how a person becomes a member. Mr. McMorris said people can apply online or attend any of the weekly Wednesday lunch meetings at the Gaelic Club at 12:15 pm.

7) FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE

To hear an update from the Fairfield Ludlowe High School Building Committee

Marc Donald, President of the FLHS Building Committee, stated that in 2013, town bodies approved \$11.63 million. He said the budget is now \$14.2 million because of increased soft costs and PCB abatement and due to different parts of the budget getting refined since the original number was presented. He said he expects the bid on the roof to conclude in the next few weeks and the numbers should be lower than the numbers that came in this past summer.

Mr. Donald hopes to break ground in December. He discussed Phase II which is based on EPA approval and includes the cafeteria and classrooms. Classrooms are geared to be ready by September of 2015. Windows, which are part of Phase II, are projected to be complete by summer of 2016.

First Selectman Tetreau asked when the Committee will hear back on the PCB plan. Sal Morabito from Central Office for the Fairfield Public Schools said the PCB abatement plans were filed with the EPA which is close to issuing an approval on one plan. The other plan for the windows is still up for EPA review. First Selectman Tetreau asked if the PCB abatement and window costs are in the range of the original estimates. Mr. Morabito said the numbers for the PCBs and windows are the same now as they were in the original estimate. There will be a final update on the budget when the drawings are complete. First Selectman Tetreau asked where things stand with cost with Phase Two compared to the original budget. Mr. Morabito said the original budget for Phase Two is now \$5.439 million, up from about \$3.65 million. First Selectman Tetreau asked what drove up the cost and if the roof costs are higher. Mr. Morabito said there was a meeting with bidders on the roof to ask why the numbers came in so high and based on that meeting the construction manager is looking for more competition to get lower numbers. The cost of the roof started with \$2.6 million and is now at \$2.8 million. Selectman Kiley asked how the roof bids that came out in the summer came back higher and questioned whether it was because summer was a busy time with prices spiked. Mr. Morabito said summer time was part of the reason. Mr. Morabito said Silver Petrucelli had two different conceptual designs for the ed specs.

Mike Dell'Accio of Arcadis discussed the numbers in March saying the \$2.2 million for the roof was a conceptual estimate. After developing plans in the spring and the number increased to \$2.7 million, the roof went out to bid and high numbers came back. Selectman Kiley asked Mr. Dell'Accio if his firm is comfortable with the roof costing about \$2.8 million. Mr. Dell'Accio said he hopes so. Selectman Kiley asked if there are modifications to the roof plan to drive the cost down. Mr. Dell'Accio said there are add alternates that were put in the plan. The HVAC and mechanical equipment drove the number up. Mr. Morabito said the construction manager is looking for a mechanical subcontractor to help the roof contractor because only one mechanical contractor has provided a cost that is not reasonable. First Selectman Tetreau asked why the cafeteria expansion number went from \$3.8 million to \$5.4 million. Mr. Dell'Accio said the first estimate was conceptual. More items had to be added to the cafeteria like HVAC than was originally anticipated. A lot of value engineering was performed to get the cost down. First Selectman Tetreau asked if the function of the cafeteria will change. Mr. Dell'Accio said it will not. Selectman McCarthy Vahey asked if all students will fit into the cafeteria. Mr. Dell'Accio said yes. Selectman McCarthy Vahey asked if the BOS could get a list of the value engineering. Mr. Dell'Accio said he'll provide that. Selectman McCarthy Vahey asked if it's typical or extreme with changes made at the conceptual level to the design level. Mr. Dell'Accio said he wouldn't say the changes are typical yet they aren't extreme either. Selectman McCarthy Vahey asked if the ed specs still meet with the value engineering. Mr. Dell'Accio said they do.

First Selectman Tetreau asked how the project is now proposed to cost \$14.2 million when adding up numbers for each phase that equals only \$10.6 million and why isn't there any number for the escalation on the sheet provided to the BOS by Arcadis.

Mr. Dell'Accio said the \$14.2 million estimate does not include alternate costs such as soft costs, the CM fee, the environmental consultants, the CM general manager's fee, the architect's fee, the owner's rep, other fees or contingency. Soft costs were not included in the original estimate. Mr. Morabito said Silver Petrucelli's conceptual estimate is not unlike other projects. Selectman Kiley said he disagreed with the construction cost estimates on the handout and significant changes are not in the SPA estimate on the handout. Selectman McCarthy Vahey said the bottom line is town bodies funded a number based on a conceptual design without today's evolved documents and had no escalator so the reality is the town is being asked to spend additional funds that were value engineered. Mr. Morabito said that is correct. Selectman McCarthy Vahey asked about the project's timeline including starting construction in December given the bidding and the new costs brought before the BOS that won't be enough to cover the project since these new extra costs have not been brought to town bodies for approval. First Selectman Tetreau noted that no increase in this project was mentioned at September's Capital Plan Workshop and this increase, if approved by town bodies, pushes back other planned projects in the waterfall chart. He is concerned with the December start date but noted that this project did have a different approach for estimating projects and this was the first project to perform this different approach. First Selectman Tetreau said since July, this project has been significantly over budget and he's concerned with the timeline and starting construction without informing the other boards of this increase so he suggested the Committee get the other boards the latest cost estimates as soon as possible. Selectman Kiley expressed dismay the project is over \$3 million and asked Arcadis to send the handout to the BOS in Excel with other notes better defined on the side. Selectman McCarthy Vahey thanked the Committee for going through this "test case" and thanked all for their work yet expressed her concern with the timing of the project. She supports the project as a whole. First Selectman Tetreau said he is looking to continue discussing this project at the BOS's November 5th meeting with a possible vote on funding.

8) TAX COLLECTOR

To consider and act upon tax refunds as recommended by the Tax Collector in the amount recommended.

Selectman McCarthy Vahey made a motion to approve the item. Selectman Kiley seconded the motion. Selectman Kiley made an amendment to remove the period at the end of the sentence and add a comma followed by \$14,419.91. Selectman McCarthy Vahey seconded the amendment which carried 3-0.

The main motion, as amended, carried 3-0.

9) To hear, consider and act upon any communications
There were no communications.

10) To hear, consider and act upon any other business which shall properly come before this meeting
There was no other business.

11) ADJOURN

Selectman Kiley made a motion to adjourn the meeting at 6:10 pm. Selectman McCarthy Vahey seconded the motion which carried 3-0.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary
