

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

**Thursday, January 14, 2010-7:00 pm
Jennings Elementary School Cafeteria**

**31 Palm Drive
Fairfield, CT 06825**

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FINAL MINUTES

Members Present: Bill Sapone, Doreen Battimelli, Dan McKnight, Rich Komutik, Victor DeMaria, Jennifer Tierney, Neal Fink, Chad Stewart, Kim Marshall
Others Present: Randall Luther, Christine O'Hare, Todd Moss, Greg Hatzis, Perry Liu, Dave Abraham, Gerry Columbe, Sal Morabito, Tom Cullen, Karen Ronald, Kevin Kiley, Phil Ryan, Judy Ewing, Ty Tregellas, Brenda Kupchick, Rob Bellitto, Jack Boyle, Ken Flatto, Charlotte Leslie, Michelle Modugno, David Becker, Paul Hiller, Marc Patten, Pat Neary, FWMS parents Mary Ellen McLean

- I. Call to Order
Chairman Bill Sapone called the meeting to order at 7:12 pm.
- II. Approval of Minutes
Doreen Battimelli made a motion to approve the minutes. Jennifer Tierney seconded the motion which carried unanimously.
- III. Final Review of Proposed Designs
Randall Luther gave a summary on Option A-1, Option B-1, and Option D.

Option A-1: The sixth grade would be located on the second floor, but one special ed room would still be needed. The stage area could be used for a keyboard lab. There would be more gym space. The cafeteria and kitchen would be renovated for all three options. Special ed and counseling support would be located in the center of the school. More nurse and computer space would be found near the Media Center. Classrooms would be added to the eighth grade wing.

Option B-1: This option is driven more by the curriculum. Classrooms would be added to both the eighth and seventh grade wings. The art rooms would not be relocated. The sixth grade would be on the second floor with some added space. A new corridor would connect the school better. The lower level would be reorganized. All common spaces are located in the middle of the school.

Option D: The back part of a newer addition would be torn down and enlarged. The seventh grade would be located directly over the eighth grade making this into a two story addition. There would be three new science rooms. The art room would need to be relocated. If the auditorium was not included, there would be one PE station short. Mr. Luther described in more detail the relationship between the corridor, some Special ed rooms, storage space, and the new corridor. In each option, the faculty dining room space would be reduced allowing for a connecting corridor to be built so service deliveries can get into the building much easier.

Todd Moss, Turner's Estimator, distributed an executive summary of cost breakdowns showing the comparative common costs for each plan, and also for the PE addition alternate if the auditorium were removed. If both the PE addition and auditorium were included, then \$2.4 million should be added to the cost. Mr. Moss said Option D costs the most because its addition is the largest and the elevator will need to be replaced. Mr. Sapone handed out a sheet on a comparative cost analysis. Mr. Luther said storm water retention costs are now included in the budget.

Victor DeMaria asked why the cost is higher for Option D than for Option B-1. Mr. Moss said that while there's a lower concrete cost, there is increased structural cost and an elevated deck so there will be additional concrete and more demolition costs. Chad Stewart asked which option is most closely aligned with the school's programs. Principal Greg Hatzis said the sixth grade in Options A-1 and B-1 is too small; A-1 has no special ed space in the seventh grade wing; B-1 is programmatically very effective; he really likes the team room expansion especially if there will be no auditorium; the program fits Option D the best. Mr. Hatzis said that a custodial room near the new PE room would need to be relocated. He also spoke in favor of an auditorium for equity and equal opportunity since it has been difficult sharing concert, drama and PE space.

In addition, Committee members asked questions about the comparative "soft costs," storm water retention, site work related to the auditorium, foundation work, parking, a second elevator and stairwell, ADA requirements, and OT/PT.

Mr. Stewart asked which of the three options meets the timeline for having new classrooms by August, 2011. Ty Tregellas said Option D is the most challenging for the schedule and would need to address some premium costs like overtime work and portables. Mr. Sapone asked about state reimbursement and obtaining zoning approvals. Mr. Luther said there could be a fifteen percent penalty for adding over 3,900 square feet to the site. There may be another penalty of 2 or 3 percent for demolishing the existing science lab space. Mr. Sapone said the Committee hired land use Attorney John Fallon who will attend the next meeting to discuss zoning issues.

Neal Fink discussed his concern about the design the committee chooses not meeting the population needs. Mr. Sapone said that they will be building to accommodate the ed specs. Others agreed.

There was a ten minute break so that committee members could observe a concert that was in session at FWMS.

IV. Public Comment

Perry Liu, BOE Liaison, Pat Neary, Charlotte Leslie, PTA Council President, Michelle Modugno, FWMS President, and another parent spoke in favor of supporting the ed specs, the auditorium, enough PE space, and equity and parity issues. David Abraham, representing the PE department, spoke in favor of the new auxiliary gym for safety and adequate teaching space.

Mary Ellen McLean who is a member of the Library Board of Trustees, asked about the parking needs and the zoning issues. Marc Patten said he supported Option D, and that the Auditorium was a mandate, not an option.

V. Vote to Determine Committee Design Recommendations

Mr. Sapone asked each Committee member to express his/her opinion about which design to recommend. Ms. Tierney favored Option D and having an auditorium. She said Option D meets the ed specs, allows for the most flexibility, doesn't change the parent drop-off, and reduces bulk. Rich Kornutik favored Option D and having an auditorium, but doesn't want it to slow down the schedule. Chad Stewart said Option D best meets the school programmatically. He also supports an auditorium. Dan McKnight said he's vigilant about the cost but it's best to plan long-term and it's in the interest of the community to have a first class education system with equity. He supports Option D and an auditorium. Option D is the best option from an educational point of view. He would like the auditorium made available to the Fairfield Woods Branch Library. Mr. Sapone said Option D is the most compact and the most energy efficient. He does not support an auditorium at this time because he's concerned it will jeopardize getting funding. He felt the classrooms are the priority. Ms. Battimelli supports Option D because she said it creates less urban sprawl. She said an auditorium is a necessity and meets the ed spec. The auditorium is not a wish list or optional item. Kim Marshall supports Option D with Option B-1 as an alternate if necessary. She said presenting a combination of alternates would help with the cost issues. She supports an auditorium which she said is needed. Mr. DeMaria supports Option D and an auditorium. He hopes the cost is low. Mr. Fink supports Option D since specialty rooms can be moved around which is good for different populations each year. He supports an auditorium.

Mr. Stewart made a motion that the Committee recommends Option D with the auditorium and new PE station. Mr. DeMaria seconded the motion. The vote was eight in favor, one opposed (Mr. Sapone). Mr. Sapone said he could not support the auditorium at this time.

First Selectman Ken Flatto said that the Committee needs to request a specific amount of funding for the project to the appropriate town boards. Mr. Stewart asked the estimator to come up with a final amount which the Committee will vote on at its next meeting. Mr. Sapone said the Board of Selectmen will hold a special meeting on Wednesday, January 27, 2010 to discuss and vote on funding for this project.

VI. Adjourn

Mr. Stewart made a motion to adjourn the meeting at 9:29 pm. Ms. Tierney seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary