

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, June 24, 2010

7:00 pm

Fairfield Woods Middle School Media Center/Library

1115 Fairfield Woods Road

Fairfield, CT 06825

FINAL MINUTES

Members Present: Bill Sapone, Dan McKnight, Kim Marshall, Doreen Battimelli

Members Absent: Neal Fink, Chad Stewart, Rich Kornutik, Jennifer Tierney, Victor DeMaria

Others Present: Phil Ryan, Sal Morabito, Ken Procino, Nathan Tuttle, Erik Bodelsen, Mark

Corcoran, Brian McDonald, Greg Hatzis, Judy Ewing, Kevin Kiley, Ken Flatto

I. Call to Order

Chairman Bill Sapone called the meeting to order at 7:15 pm.

II. Presentation and Review of Detailed Design

Randall Luther gave a progress report about the status of the drawings and the written documents. He said that TSK is working to finalize the drawings so that numbers can be put to them. Mr. Luther gave an update of some changes that were necessary after the staff reviewed the plans and referred to the model, as well as the floor plans and site plan drawings.

Changes in the auditorium include some seating reconfigurations and placing the toilets farther away from the performance area. The storage area was reduced to increase the needed space in the wings off the stage.

Near the kitchen, there will be a covered delivery area, a new water meter, a dry storage area, and a corridor to a new walk-in freezer. The service lines were re-worked to come up along the outside wall, thus creating a clear circulation zone in front of the serving line. The cash registers will be located in the kitchen; food warming trays can more easily be placed in the serving area. After a fourth member arrived, Mr. Sapone requested that Mr. Luther suspend his report so that the meeting could be properly convened with a quorum.

III. Approval of Minutes

Doreen Battimelli made a motion to approve the minutes. Dan McKnight seconded the motion which carried unanimously.

IV. Review and Approve Invoices

Mr. McKnight made a motion to approve the invoices in the amount of \$18,785.94. Kim Marshall seconded the motion which carried unanimously.

V. Presentation and Review of Detailed Design (continued)

The meeting was formally called to order at 7:23 pm. Discussion on presentation and review of the detailed design continued. Also, in the kitchen area, the new plumbing will be installed over the summer. There as a minor change involving the switching of the keyboard and storage areas.

Other changes include a new fire wall near the gym, more storage near the OT/PT room and MEP upgrades. Another firewall will be installed at the new addition which will actually be a fire shutter activated by a sensor.

The science rooms that were originally designed were considered too long and narrow by the staff. The rooms were reconfigured so that more seating is near the front. There is also a Special Ed room in that area, and more art storage space in the old kiln room. There will be light sensors in all new rooms which will save on electricity.

The Media Center floor will be extended beyond the stairway to make the space more useful. The mill work in the art room will be replaced by science room millwork in a new science room.

Mr. Sapone asked if any of the old science millwork and equipment could be salvaged. Mr. Luther said it's possible and he would find out. He then mentioned some additions in the sixth grade science area.

On the lower level, the boiler room will become a computer room.

Some framing and a new bearing wall will be constructed on the second floor over the summer. It is necessary to install a stand-alone mechanical unit on that floor. The science rooms for the eighth grade will be placed over the science rooms for the seventh grade in the new addition.

Mr. Luther then showed a drawing of the auditorium which will have a brick and copper exterior.

He promised more details with plantings at the next meeting. He showed the Committee an example of the exterior panel work that will be used. Mr. Sapone asked about windows on the auditorium. Mr. Luther showed a drawing with some narrow windows.

Mr. Luther said in checking the Ed Specs he discovered that there was a requirement for a "self-healing built-up" roof on all schools so the idea of a green roof with plantings will not be pursued. He said that he can account for 20 point out of 28 LEED points on a Connecticut high performance check list so far and was hoping to gain some points for a green roof.

Erik Bodelsen of Kohler Ronan, LLC Consulting Engineers reported on the mechanical plan. He first discussed the boiler situation. A third larger boiler will be added and the two existing boilers will get burner replacements. The boiler room will become a computer room. The water plant will be upgraded. Two new rooftop units will be added for the vestibule and foyer, and will be hidden from view. The systems work will be done in pieces. An HVAC system will be added to the new keyboard lab. The water service near the cafeteria will need to be relocated, and a backflow preventer is needed. A generator will be added for the fire pump and emergency lighting in the new addition. Mr. Bodelsen pointed out the locations of the existing tanks which need to be removed, one of which will be relocated to the courtyard. Mr. Sapone asked about inspection of the old boiler room after it's been cleaned up and used for a classroom. Mr. Luther said Hygenics will look at the cleanup of that room.

Mark Corcoran asked about the view of the school that Mr. Luther said can be seen from Fairfield Woods Road. Mr. Luther said that view can be seen in the winter and there may be a possible connection to Fairfield Woods Road. First Selectman Flatto asked how far the new auditorium will reach and wondered if it will impact the tennis courts.

Mr. Luther said it won't impact the tennis courts but a few small trees may be lost which Mr. Flatto said would be problematic as he wants the trees to stay.

Mr. Luther showed the Committee two volumes of drawings which were both called, "Design Development Additions and Renovations to FWMS."

VI. New Business-None

VII. Public Comment

Greg Hatzis, Principal, said he had spoken to Mr. Luther about the music and drama needs for a larger backstage area, and ability to exit both sides of the stage. He also mentioned that 500 - 600 folding chairs were stored under the stage in the gym and will need to be relocated.

Judy Ewing asked about ADA requirements for a lift in the new stage area. Mr. Luther said that both the seating and stage can be easily accessed by ramps.

Mr. Sapone reminded the Committee that the next meeting was scheduled for next week, and that the Committee would meet twice a month over the summer at Independence Hall.

VIII. Adjourn

Mr. McKnight made a motion to adjourn the meeting at 8:23 pm. Ms. Marshall seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary