

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, September 16, 2010

7:00 pm

Fairfield Woods Middle School Library/Media Center

1115 Fairfield Woods Road

Fairfield, CT 06825

FINAL MINUTES

Members Present: Dan McKnight, Victor DeMaria, Doreen Battimelli, Neal Fink, Kim Marshall (arrived 7:40 pm)

Members Absent: Chad Stewart, Bill Sapone, Jennifer Tierney, Rich Kornutik

Others Present: Sal Morabito, Dr. David Title, Principal Greg Hatzis, Randall Luther, Brian McDonald, Tim Yahn, First Selectman Ken Flatto, Mark Corcoran

I. Call to Order

Vice-Chair Doreen Battimelli called the meeting to order at 7:10 pm.

II. Approval of Minutes

Dan McKnight made a motion to approve the minutes. Victor DeMaria seconded the motion which carried three in favor and one abstention (Neal Fink).

III. Review Process for Invoice Approval/Budget Control

Tim Yahn, President of Malkin, reviewed Malkin's proposal for the overall project cost accounting. Mr. DeMaria said the original proposed amount was about \$35,000. He asked why the cost has gone up to \$46,560. Brian McDonald said Malkin had placeholder figures in their original proposal. Mr. McKnight asked how Malkin had come up with this cost and if Malkin can report to the FWBC once a month. Mr. Yahn said Ken Procino will give the FWBC a monthly budget update. Ms. Battimelli asked how Malkin is made aware of each cost. Mr. Yahn said Malkin is in constant communication with Purchasing Director Twig Holland. Ms. Battimelli asked Malkin to not exceed \$46,560. Mr. Yahn said Malkin will be cooperative with the FWBC on that request. First Selectman Flatto said there is one line missing in Malkin's report-the bond issuance costs. Mr. McDonald said there is a \$50,000 line item in the soft costs that covers this. Mr. McKnight suggested the Committee table the item until all members have a better opportunity to review the proposal.

IV. Review Plans for Submission to P&Z

Randall Luther said he will submit plans to TP&Z next Tuesday. He said that he, Bill Sapone and John Fallon reviewed the draft traffic report which was sent to the Committee. Mr. Luther said Mr. Fallon has prepared draft language for the zoning regulation change which Mr. Sapone has reviewed. Mr. Luther said he and the tree warden walked about the outside of the school last week. Mr. Luther said, in general, the tree warden is okay with the proposal for taking out and replanting of trees. The tree warden said two trees will need a public hearing before they come down. Mr. Luther discussed taking down some of the trees between the driveway and tennis courts and one near the bus loop because they will need that space for the buses to pull off.

Mr. Luther went through the proposed plans with the Committee. The plans show the survey; all the utilities; all the zoning regulations and overall drawing of the site; a demo drawing showing where trees will be taken down; erosion and sediment control plans; wheelchair access to the playing fields and other vital areas; and a general layout of the parking lot. Mr. McKnight asked who is responsible for paying for the signage that is mentioned in the traffic study. Mr. Flatto said that cost is part of this project. Mr. Luther continued showing plans showing the connection to the library via a gate; the expanded parent drop off area; grading; various detention systems; and a planting plan. Mark Corcoran asked about grading along his property. Mr. Luther said that the stockade fence is a problem. The plan is to plant out with evergreens and leave the screenings in their existing spots. Mr. Corcoran expressed concern with the proposed parking lot lights that will be placed adjacent to his home. Mr. Luther said the lights will be 20 feet tall. There was a brief discussion on types of lighting and shielding. Mr. DeMaria asked Mr. Luther to consider other lighting possibilities to help Mr. Corcoran. Mr. McKnight asked Mr. Luther how many trees will be removed in total and how many new ones will be planted. Mr. Luther said 40 new trees will be planted and less will be removed. Mr. Luther continued discussing the plans. He showed the Committee signage details; details for handicap spaces; phasing plans; and the fire lane location. Regarding Phase three, Principal Greg Hatzis had some concerns. He said that September 2011-March 2010 is a long time without access to the building on one side, especially if weather is bad or people are carrying heavy items. Mr. Luther said once the exterior envelope is done, the fence line will easily be moved and there will be access to the sidewalk. Mr. McKnight asked when the auditorium will open. Malkin said that either Mr. Martin or Mr. Procino would know but they were not able to attend the meeting. Mr. Hatzis said Mr. Procino had mentioned March 2012 in a recent meeting. Mr. McKnight said plans had indicated the auditorium opening January 2010 so it is important that Malkin is clear in communications to the community on this information. Mr. Yahn said Malkin will update the Committee with a definite date. Mr. Luther continued showing architectural phasing in the plans; architectural plans; roof plans; elevations; and light calculations for the site.

V. Update on Architect Plans/Timing

Mr. Luther said his goal is for the FWBC to approve plans at either its October 7 or October 21 meeting and then get BOE approval. The Committee decided to cancel its October 7 meeting and hold a special meeting on October 14. After speaking to Dr. David Title, the Committee will brief the BOE at its October 12 meeting and then the BOE could vote on the item at its next meeting on October 26 which gives ample time for the BSF meeting on November 1.

Mr. Luther said he had meetings with the commission agent who will be looking at the set of plans from TSK and will be putting together a schedule.

VI. Update on Construction Planning and Construction Budget

Mr. Yahn said Mr. Procino and Mr. Martin will have construction plans soon. Mr. McDonald said there is no update on the budget. Malkin is spending more time on looking at the cost for site work.

VII. New Business-None

VIII. Public Comment

Mr. Hatzis discussed the feeder patterns and said his rough numbers show more than four teams for the sixth grade (but there wouldn't be an additional full 15 students making of the team). He said there are three classrooms in the Bradley Wing that are considered flex space. He that he would like the Committee to consider putting in a sink in one of these three rooms so it can be made into a science room which requires a sink. The Committee had a brief discussion on enrollment projections and grandfathering.

IX. Adjourn

Mr. DeMaria made a motion to adjourn the meeting at 8:45 pm. Mr. McKnight seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary