

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, August 5, 2010

7:00 pm

First Floor Conference Room

Independence Hall

Fairfield, CT 06824

FINAL MINUTES

Members Present: Bill Sapone, Dan McKnight, Doreen Battimelli, Jennifer Tierney

Members Absent: Neal Fink, Chad Stewart, Kim Marshall, Victor DeMaria, Rich Kornutik

Others Present: Sal Morabito, Randall Luther, Phil Ryan, Jack Boyle, Ken Procino, Ralph Martin, Mark Corcoran, Judy Ewing, Brigid Quinn, neighbors

I. Call to Order

Chairman Bill Sapone called the meeting to order at 7:10 pm.

II. Approval of Minutes

Dan McKnight made a motion to approve the minutes. Jennifer Tierney seconded the motion which were approved with one abstention from Doreen Battimelli.

III. Review and Approve Invoices

Ms. Tierney made a motion to approve invoices, including TSKP-\$125,580.01; Atty. John Fallon-\$1,813.50; Frederick Clark-\$144.00, and VanZelm (Commissioning agent)-\$1,493, for a total of \$129,030.51. Ms. Battimelli seconded the motion which carried unanimously.

IV. Update on Preparations for Application to P&Z

Mr. Sapone said that the Code Enforcement meeting is scheduled for August 17, 2010 at 9:30 am in Independence Hall. He emailed a copy of the letter about that meeting to Committee members. He will try to attend. John Fallon is attending. Randall Luther gave the Committee a copy of the set of plans TSKP is submitting for the code meeting.

Mr. Luther explained that some corrections need to be made to the A-2 Survey. The original proposal included both school campuses, but only work at FWMS will be performed. The survey will be revised to reflect only the FWMS camp use. The correction will cost an additional \$1,128, according to the Huntington Company, and this expenditure was approved by the committee.

V. Update on Architect Plans, Construction and Construction Budget

Mr. Luther distributed a handout of possible Optional Additions and Alternatives that could be considered to reduce the construction estimate. The current budget overage is \$388,677. He reviewed several potential scope reductions. The recommended scope reductions in red totaled \$273,000; another recommended alternate (A), totaled \$149,000; and the recommended changes totaled \$422,000. The proposed budget variance if the Committee followed these recommendations would provide a construction budget that is \$33,323 under budget.

Mr. Luther reviewed each potential scope reduction. He showed the Committee an example of

rolled sheet metal. He noted a reduction of radiation on the list refers to baseboard radiation which would be offset by system changes to the proposed ventilation system for no loss in heating. New water heaters are optional because they are technically a maintenance item and do not need to be part of the project. Ms. Battimelli asked how old they are. Mr. Luther said they are 15 years old and they function well now, and that they should have about a 25-30 year life. This item would likely also not be BSF reimbursable. Committee members asked about the acoustic wall panels in the auxiliary gym and if they should be optional, as they cost \$21,000. Mr. Sapone asked if the acoustical panels could be Add Alternates, and there was a general agreement that they should be so considered. The committee also asked if the rolled sheet metal will ding, and Mr. Luther confirmed that they likely would and that insulated panels were not available. Mr. Sapone stated that he prefers the composite copper panel. There was also a discussion on whether the lighting reduction work in the classroom addition should be eliminated to save \$14,000, but this was not accepted.

Mr. Luther reported that the Project Adventure work was \$14,000 higher than the allowance, but that the computers for the carts were \$20,000 under budget. The Committee expressed concern about the change from the composite copper panels, but after discussion, the committee agreed to make add/alternates the Recommended scope items in Red, totaling savings of \$273,000, the recommended A alternative, saving \$149,000 and the acoustic wall panels in the Aux. gym for an additional savings of \$21,000. By making these items ad/alternates, the construction budget would be under by \$54,323.

Ken Procino reported that the temporary classroom arrangements and phasing plan were being discussed with the Fire Marshall, and that the initial demo work would begin next week.

Ms. Battimelli asked about the cafeteria lines and how the cafeteria could accommodate the students. Mr. Luther said he had recently discussed the plans with Principal Greg Hatzis who had expressed concern about the number of students who might be entering under the proposed Middle School Feeder Plan and explained it to the Committee. Ms. Battimelli also had a question about sightlines in the auditorium. Mr. Luther distributed a photo copy and discussed the challenges of sightlines, especially at the far front sides. The auditorium would have seating for 600 in a front and back section. He also explained the handicapped accessibility via a side hallway. In answer to a question about the location of the projection booth, which is really a sound and lighting booth, Mr. Luther explained why the location of it was not a problem.

VI. New Business

Ralph Martin of Malkin said that Project Adventure will be relocated by the end of September. Mr. Martin said the schedule to relocate it will be tight, since it will be moved over a two week period. The proposal to relocate Project Adventure costs \$44,412.50. This includes a travel allowance of \$3,342. The longer poles will be cut off and reused as shorter poles, but the longer poles and some cables and other parts will need to be fully replaced at \$20,000 for safety reasons. The Committee asked Sal Morabito to look into the cost of the travel allowance and have it either justified and/or reduced. Mr. Sapone made a motion to approve the relocation of Project Adventure not to exceed the amount of \$44,412.50, with the clarification of the cost of the travel allowance. Ms. Tierney seconded the motion which carried unanimously.

Mr. Sapone said BSF approved the application with one incomplete item-the Committee is waiting on the feeder patterns/demographic information which the BOE will provide to BSF by the Spring of 2011. Mr. Morabito reported that the PCT meeting with the State is scheduled for November 1, 2010.

VII. Public Comment

A member of the public asked about the zoning hearing. Mr. Sapone said that after the plan is discussed at the upcoming Code Review on August 17, 2010, the application will be sent to TPZ.

VIII. Adjourn

Ms. Tierney made a motion to adjourn the meeting at 8:07 pm. Ms. Battimelli seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary