

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, May 13, 2010

7:00 pm

Fairfield Woods Middle School Library/Media Center

1115 Fairfield Woods Road

Fairfield, CT 06825

FINAL MINUTES

Members Present: Doreen Battimelli, Rich Kornutik, Jennifer Tierney, Vic DeMaria
Members Absent: Bill Sapone, Kim Marshall, Dan McKnight, Chad Stewart, Neal Fink
Others Present: Sal Morabito, Randall Luther, Greg Hatzis, Mike Galante, Ken Procino, Brian McDonald, Ralph Martin, Judy Ewing, Mark Corcoran, Andy Brophy

I. Call to Order

Acting Chair, Doreen Battimelli, Vice Chair, called the meeting to order at 7:06 pm.

II. Approval of Minutes

Victor DeMaria made a motion to approve the minutes of April 22, 2010. Rich Kornutik seconded the minutes which carried unanimously. Mr. Kornutik made a motion to approve the minutes of April 29, 2010. Mr. DeMaria seconded the motion which carried unanimously.

III. Review of Progress on Traffic Study

Mike Galante of Frederick P. Clark Associates presented several boards with enrollment and traffic projections, and other information that would assist him in proposing a traffic and parking plan. There are several safety measures that need to be addressed and they include bus parking, the parent drop-off area, re-painting of the cross walks, and signage. Mr. Galante met with the library staff from Fairfield Woods Library, FWMS's principal, and the landscape architect, who will advise about drainage and topography and the conditions for the additions.

Mr. Galante said the project anticipates 255 more vehicles using the area. He needs to consider the existing stop signs and the traffic light, and how much additional parking is needed. Mr. Galante anticipates having a plan by the next meeting at the end of May.

Committee members asked questions about Fairfield Woods Road and the state and local approval process.

IV. Update from Architect on Design Developments

Randall Luther reported that he had met with Malkin Construction Company to review all the alternatives. He distributed a geotech survey report to the Committee about rock, utilities, drainage, and water retention on the site. He also distributed an asbestos hazmat survey and said that he needs to poke through some walls to locate utilities. The PCB test on the window caulk will probably not be done until school gets out, unless they can do it sooner.

As a result of the prep session with BSF, there is a need to do an energy model because the size of the school is over a certain limit.

Mr. Luther said he would like the MEP consultants to do the work which would cost \$35,000, plus markup. He will provide a proposal and will have site and courtyard design information at the next meeting.

Mr. Luther was asked about what materials would be used. He said that copper is comparable to cost and durability to brick. Mr. Luther will have more information at the next meeting.

V. Review and Short List of Commissioning Agents

Committee members reviewed information about five applications for the position of Commissioning Agent. The architect and construction personnel were asked if they had worked with any of these services. Members then scored the applicants and will invite back the following four companies: Van Zelm, BVH, Sustainable, and Horizon Engineering.

VI. Review and Approval of Invoices

Two invoices were reviewed. Jennifer Tierney made a motion to approve an invoice for Frederick P. Clark Associates in the amount of \$4,025.96. Mr. DeMaria seconded the motion which carried unanimously. Approval for the invoice from TSKP for 25% Design Development, which included other expenses, was put on hold until more information was available.

There was a brief discussion about setting up subcommittees to work with the architect, the CM, and to review invoices.

VII. New Business

It was announced that Malkin Construction Company was present. They introduced themselves. Ken Procino said he had met with Mr. Luther on Monday. He had seen drawings and the model. Alternative materials had been discussed. The estimates from Turner have been received. Brian McDonald said that they would re-quantify all the information themselves. Malkin had also been to the site on several occasions.

VIII. Public Comment

Greg Hatzis, Principal, mentioned the program concerns he had while the wing was being demolished and rebuilt. He had spoken to the two science teachers involved, one of which is leaving in June. Principal Hatzis said he was concerned about where the rooms would be relocated because water and electricity will be needed. Mr. Hatzis's concerns led to a discussion of the possibility of leasing two portable classrooms for six months. Committee members asked if it was possible to obtain portables and questioned where they would be located as well as the timing, given a TPZ hearing and BSF review. Committee members also asked if the state reimbursement process can be avoided and if handicap accessible is needed. The professionals will try to get answers to these questions.

Mark Corcoran, neighbor, asked about the zoning hearing scheduled for mid-July. Mr. Luther confirmed the schedule.

IX. Adjourn

Mr. DeMaria made a motion to adjourn the meeting at 8:33 pm. Ms. Tierney seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary