

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, May 27, 2010

6:00 pm

First Floor Conference Room

Independence Hall-725 Old Post Road

Fairfield, CT 06824

FINAL MINUTES

Members Present: Bill Sapone, Rich Kornutik, Jennifer Tierney, Vic Demaria, Dan McKnight, Kim Marshall

Members Absent: Doreen Battimelli, Chad Stewart, Neal Fink

Others Present: Sal Morabito, Randall Luther, Mark Roming, Judy Ewing, Phil Ryan, Twig Holland, Ken Procino, Ralph Martin, Brian McDonald, Tim Yahn(Malkin Construction), Mark Corcoran

I. Call to Order

The meeting was called to order by Bill Sapone, Chair, at 6:10 PM.

II. Approval of Minutes

The minutes of May 13, 2010, were reviewed and a modification was suggested by the architect Randall Luther in the second paragraph, second sentence, on the second page. It was changed to read as follows: "He said that copper is comparable to cost and durability to brick." A motion was made to approve the minutes as amended by Vic Demaria, seconded by Jennifer Tierney. The vote was four in favor and two abstentions (Bill Sapone and Dan McKnight who did not attend the meeting)

III. Architect Update

Randall Luther announced that Christine O'Hare has been reassigned due to her pregnancy which would conflict with our project schedule and Randall introduced Nathan Tuttle who will be taking her place.

Randall showed the committee a sample of a tray planted with species that require little water which will be proposed for use on the one story addition. He said that trays would be 4" to 6" deep could be placed on roof areas to reduce runoff. Since they retain water, they could be used for "credit." Vic DeMaria asked about the weight of the trays on the roof, and Bill Sapone asked if they could be used on other roofing areas.

Randall also had two samples of copper, one with a bright shiny finish, and the second which had been treated to make it look older and duller. He said that the new copper can be treated, but due to cost he would suggest just letting it age naturally, and the committee generally agreed.

He also had two zinc panels to show how the panels would fit together. The panels will be used high up on the auditorium and above the gym.

Randall then introduced Mark Roming, the landscape designer, who showed two versions of a parking and traffic flow plan, one in black and white and another in color.

He said on the left side as you face the school the parent drop off driveway and parking could be extended by going farther up the slope. He said that room for two more buses was needed, there was the possibility to use space on the street between the main entrance and the new parent drop off area. The site was tight, so this created a challenge. An additional drop off at the auditorium was shown. Two handicapped spaces were added, one in the parent drop-off area, and another for the bus loop. He said that there were 122 parking places originally, and by adding 28, there will be 150.

Mark reported that the test borings revealed a great deal of stone, so permeability was a problem. Water runoff will probably have to be piped and stored underground, and tied into the storm sewer system. He said he wanted to avoid tearing up the ball field, though the soil was more permeable there. He needed additional information from the town engineer on possible tie in locations.

Jennifer Tierney asked about the relocation of Project Adventure, and about joining the library parking lot. Randall said that he agreed with a master plan for future joint use. Bill said he was planning to talk to the library personnel about coordination.

Randall said that the site needs to include fencing and islands with trees, one for every ten cars.

At 6:35 PM Bill announced that the site discussion would have to continue at the next meeting because of the scheduled interviews.

IV. Review and Approval of Invoices

An invoice that had been submitted by TSKP Architects was approved by a vote of 6 in favor, none opposed. Jennifer Tierney made a motion to pay the invoice, Rich Kornutik seconded the motion.

V. Interviews for Commissioning Agent

The committee heard from four firms in this order: BVH, Horizon, SES, and van Zelm. All of the companies had handouts to reflect information from their presentations. All of them used power point presentation except for Horizon. All four described similar services and claimed to have a staff with a variety of expertise from various MEP backgrounds. Some do energy audits. Some had more experience with public schools than others. Horizon did not mention training until asked and did not mention having a training manual, something that was stressed by the other three firms. The committee asked some questions of each team of presenters.

VI. Review and Select Commissioning Agent

Twig Holland said that she had worked with some of the presenters from SES who formerly worked with BVH on the library project. She then reviewed the hours and prices submitted with the RFP's. She then distributed a rating system for each committee member to fill out.

Ultimately, Van Zelm received the highest scores, probably because they had the most CT public school experience, they had done work with Fairfield recently, and the hours and price were favorable, and the decision was made to hire Van Zelm as the Commissioning Agent.

There was no public comment.

VII. Adjourn

The meeting was adjourned at 9:45 PM.

Respectfully submitted,

Kim Marshall