

SPECIAL PROJECTS STANDING BUILDING COMMITTEE SPECIAL MEETING

Tuesday, September 6, 2011

5:15 pm

Second Floor Conference Room

Independence Hall

725 Old Post Road

Fairfield, CT 06824

FINAL MINUTES

Members Present: Rich Speciale, Pam Iacono, Mike Giaquinto, Jane Purcell, Len Amato

Members Absent: Al Kelly, Gerard Keough

Others Present: Sal Morabito, Twig Holland, George Wiles, Brandt Jobst, Eileen Kennelly, Eileen Roxbee, Selectman Jim Walsh, Judy Ewing, David Becker, Meredith McCormack, Steve Baker, Dorene Heron, Steve Baker, and one other parent

I. Call to Order

The meeting was called to order by Chairman Rich Speciale at 5:17 pm.

II. To Hear, Consider and Vote on Option 1 or Option 2 of Funding for Sherman Project

Two new options were presented to the Committee for consideration due to clarification of the FEMA requirements regarding the ventilation work, as follows:

Option 1: work would be done between October 2011 and May 2013 for a total of \$3,541,782. Year 1 includes Additions & Renovations, Year 2 includes Classroom Ventilation, and Year 3 includes the Cafeteria and Gym Ventilation.

Option 2: work would be done between October 2011 and August 2013 for a total of \$3,944,872. Year 1 includes Additions & Renovations, in Year 2 No Work, and in year 3 the Classrooms, Cafeteria & Gym Ventilation would be done. In addition, an Energy Recovery system in the amount of \$126,150 would be installed. It was explained that the system would result in \$25,000 a year in savings in utility costs and would pay for itself in five years time. Additional contingency funding has been added. If the Committee receives all of the funding now, the work schedule could be spread out and the project would be in compliance with the FEMA restrictions.

Jane Purcell asked why there would be no work in year 2 in Option 2. Pam Iacono said that the energy recovery brings the project over the FEMA limit so the work has to wait a year. Ms. Iacono suggested that the Committee request Option 2. Assistant Town Attorney Eileen Kennelly said that Bond Council prefers the total be expressed in \$5,000 increments. The amount requested would then become \$3,950,000. Ms. Iacono made a motion that the building committee requests the bond resolution be increased to a total of \$3,950,000. Len Amato seconded the motion which carried 5-0.

Selectman Jim Walsh asked about the \$400,000 difference between the two options and said the only difference between the two options seemed to be the energy recovery system. He also asked how long it would take to get funding back. Purchasing Director Twig Holland explained the breakdown, commenting on the extent of ventilation involved, the difference in length of the projects, the additional contingency fund, the bid differential from the original bid documents, and the energy recovery system.

Architect George Wiles said most projects include an energy air recovery system, and he explained how the system worked. He said that without the system, the school would heat up cold air to 70% and then return it outside; with it, the school would reuse and heat less outside air which wouldn't be wasted once heated. The savings are approximate based on experience. Mr. Wiles added that the extended year of work was to comply with the FEMA restrictions.

The Committee also discussed the bidding process. Some of the numbers were found to be inaccurate and had to be adjusted. The references had not yet been checked, but a scope review was done on all three bidders. THP would not do Part B alone; their bid was dependent on doing the whole project. Option 1 was based on the THP bid.

Ms. Purcell asked why the references had not yet been checked. Ms. Holland said that she didn't have the staff to do it. She did most of the vetting and would do it after the Committee ranked the bidders. Mr. Speciale said the total FEMA number in Option 1 is close to the fema limit so he prefers option 2.

There was some discussion about how members thought the town bodies would react to the funding request. Mr. Speciale asked each member's opinion on which option they wanted to approve. Len Amato said the energy recovery system is important, but raising the cost may not go over well with the town bodies. Ms. Iacono now preferred Option 1 because she too was concerned the town bodies wouldn't approve the higher amount. Mike Giaquinto said it's prudent to go with Option 2. Ms. Purcell preferred Option 1.

Ms. Iacono made a motion that the building committee requests an increase in the bond resolution for a total of \$3,600,000 for this project. Ms. Purcell seconded the motion which failed (Speciale, Giaquinto and Amato against). Mr. Giaquinto made a motion that the building committee requests to increase the bond resolution to \$3,950,000 for Option two for the Sherman project. Mr. Special seconded the motion which carried 3-2-0, Purcell and Iacono against.

III. Review and Approve Invoices

Mr. Giaquinto made a motion to approve invoices for Wiles Architects in the amounts of \$7,949.78, \$4,613.58, 1,120.78, and \$355.74 for a total amount of \$14,049.58. Mr. Speciale seconded the motion which carried 4-0. (Jane Purcell had left the meeting prior to the vote.)

IV. Public Comment-None

V. Adjourn

Ms. Iacono made a motion to adjourn the meeting at 6:11 pm. Mr. Amato seconded the motion which carried 4-0.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary