

**STRATFIELD ELEMENTARY SCHOOL
BUILDING COMMITTEE
Tuesday, September 7, 2010
7:00 pm
Sullivan Independence Hall, 1st Floor Conference Room
Fairfield, CT**

FINAL MINUTES

Members Present: Linda Barlaam; Don DiMartino; Kathryn Dittrich; Al Kelly, Chairman; Larry Kochman, Vice Chairman

Members Absent: Michael Fazio, William Harke, Thomas Lanese, Secretary; Millie Pollack, John Mitola, BOE liaison

Others Present: Thomas Pesce, Principal of Stratfield ES; Thomas Cullen, BOE Director of Operations; Sal Morabito, BOE Manager of Construction, Security and Safety; William Silver of Silver Petrucelli and Associates; Judy Ewing, liaison to the First Selectman; Laura Shea, Stratfield PTA President; Stu Buhrendorf, Stratfield PTA Liaison; Peter Ling

I. Call to Order

Chairman Mr. Kelly called the meeting to order at 7:07 p.m.

II. Review and approval of the minutes for August 10, 2010

Motion was made by Mr. DiMartino and seconded by Mrs. Dittrich to approve the August 10, 2010 minutes with the addition of Mr. Silver of Silver Petrucelli & Associates name in the "Others Present" section.

Motion passed unanimously

III. CM presentation of critical path trades contracts and alternates

Mr. Procino is out ill and submitted a report. See attachment. The School was provided a Temporary Certificate of Occupancy (TCO) from the Town building officials and Fire Marshal. The TCO allowed the school to open on time. Mr. Kelly formally thanked the Town building department and Fire Marshal's Office for all their help in having the school open on time.

IV. Locker and Tack board review

Silver Petrucelli & Associates provided sketches to Malkin Construction Corp. who is working on getting prices.

V. CM update – Monthly report

Mr. Kelly requested that members send an e-mail to him with any questions they have and he will forward them to Malkin Construction Corp.

VI. CM Update on the TCO

VII. Review Architect follow-up list.

Discussed open RFIs

VIII. Discussion

- Mrs. Shea, Wilson Street: Thanked everyone for getting the school open on time. New and old sections are equally beautiful. Grounds need to be attended to – the lawns are overgrown and access is difficult.
- Mrs. Ewing: asked if public can take a tour.
- Mrs. Barlaam: Viewed school and complimented everyone on the building
- Mr. DiMartio: Asked what the plan is for improving the grounds.
- Mr. Kelly asked if Mr. Cullen will have his grounds crew to take care of it. Movers were in last weekend with 5-6 BOE custodians to help out. There will be a bill from Central Office for them.

X. Review of the bills and proposals

1. Motion was made by Mr. Kochman and seconded by Mr. DiMartino to approve payment of Proposed Change Order #9 for \$1,708.60.

Motion passed unanimously

2. Motion was made by Mr. Kochman and seconded by Mrs. Barlaam to approve payment to Malkin Construction Corp. for Proposed Change Order #10 for \$5,561.79.

Motion passed unanimously

3. Motion was made by Mr. Kochman and seconded by Mrs. Dittrich to approve payment to Malkin Construction Corp. for Proposed Change Order #11 \$25,639.67 with knowledge of any additional or credit costs prior to implementation.

Motion passed unanimously

4. Motion was made by Mr. Kochman and seconded by Mr. DiMartino to approve payment for the monthly invoice detail in an amount not to exceed \$3,007,173.38 subject to the Executive Officers review of the backup materials for the use of the Construction Managers contingency fund.

5. Amended motion:

Motion was made by Mr. Kochman and seconded by Mr. Kelly to approve payment to Malkin Construction Corp. for application #8 for the period ending August 31, 2010 for the amount not to exceed \$3,007,173.38 subject to the Executive Officers review of the backup materials for the use of the Construction Managers contingency fund.

Motion passed unanimously

XI. New Business.

Stratfield PTA (Kathryn Dittrich and Charlotte Glovin are the Co-Chairs) is working with the company Bricks are Us to sell bricks to be installed in the Peace Garden. The company has created a website. They are also working with Aris Stalis from Silver Petrucelli and Associates regarding installation.

XII. Public Comment

Mr Pesce: Thanked Malkin Construction Corp. for everything occurring on time. Thanked Silver Petrucelli and Associates for the beautiful design. The parking flow works wonderfully. Because there is

no parking on Dorothy Street there is no congestion. Can not tell renovated from new portion of building. A big thank you to the Building Committee. Would like permission to review the furniture matrix with Silver Petrucelli and Associates as the furniture is returned to the building, i.e. millwork, closet shelving for storage, etc. Would also like the opportunity to review what will be taking place going forward.

Mr. Kelly asked Mr. Pesce to submit a list through Mr. Cullen and Mr. Morabito to then go to Silver Petrucelli and Associates to set up a meeting.

Mr. Ling, 22 Dorothy Street: presented letter from the neighbors (See below):

Lighting

The new focused and shielded lighting from low poles is a huge improvement on the aerial lights mounted on the school building. Please can the aerial lighting now be decommissioned? currently it compromises the good work done by the lighting designer. Some of the old lights flare/glare remaining an eyesore for residents on Dorothy at night.

NB. some of these new lights are staying on during daylight hours, this may be a teething problem.

Dorothy Street.

This should now be a no parking or after school hours only parking zone and then limited to specific parts for public safety and resident's access reasons. The walkers to and from the school have been unanimously complimentary about having no cars parked along Dorothy when they are walking up and down the street with their children to and from the school. Residents would like to keep the street clear of parking, including their own cars, from 8.00 am to 5 pm. The narrow street is now much safer for walkers as there are no parked cars and the view down the street is clear for drivers to see small children, with no dangers of children opening car doors or suddenly coming out between cars into the path of oncoming vehicles. Residents would welcome a discussion about no or restricted parking during school open times. The extra space that no parking affords walkers is equivalent to that of a sidewalk.

However in the morning the speed of too many of the cars entering the school down Dorothy is far too fast. Some Parents and teachers, "in a hurry" coming off the much wider and faster Fairfield Woods Road, are accelerating down Dorothy not checking their speed and only breaking at the school end of the street. We would welcome a discussion about a calming or traffic slowing device and some signage at the top end of Dorothy that would discourage speeding with penalties for breaking the Law. We recommend a speed limit of 5mph.

We would now ask the PTA and the Principal to write a letter /email posted to all parents and guardians politely asking that no one parks in Dorothy Street from 8.00 to 5.30 on school weekdays. Additionally no driver must exceed 5 mph when entering the school along Dorothy. Currently there is only one sign indicating that no parking or standing is allowed, whilst this has been ignored in the past we see no reason why with the new much larger parking facility in school grounds that any illegal parking should continue and we as residents on Dorothy will not tolerate it.

We understand that some parking might be allowed during evening school events but this should be limited to spaces where residents are not inconvenienced or safety is compromised i.e. opposite and across resident's driveways and at corners.

The Parking Lot access road

As we indicated in earlier correspondence the left turn down towards Melville Avenue immediately before the parking lot invites vehicles to use the school grounds a "rat run" A temporary barrier of cones may be a solution but this is easily removed by those determined to make the short cut and avoid the traffic lights. It has already been removed once this Labor Day weekend. The cones are not attractive,

unsightly even and we therefore hope a solution can be found that prevents cars from taking the turn either way whilst allowing emergency vehicles to pass through it as and when required. This weekend we have experienced cars travelling into the school grounds illegally from Melville and one car actually drove up through the parking lot and up Dorothy the wrong way. Unfortunately it was too fast for anyone to get the registration number.

The Tree Planting on and bordering the new Parking Lot.

We look forward to effective evergreen screening this fall as per the landscape plans and amendments made at the public commission. Right now residents on Dorothy are exposed to a much wider view of cars and buildings than is acceptable. However we acknowledge that planting can only take place once the ground works are complete. We are also looking forward to work on the stone walls that border the parking lot as we believe these will add a softer more natural feature balancing the harder profile of the school buildings.

The New buildings.

We commend the architects and builders for their new classroom building it sits comfortably alongside the adjacent 1948 buildings and is well proportioned and in harmony with the site. However we are curious about the stone face material used to block up the tall windows by the new bus drop off pick up and yet to be canopied entrance and would respectfully ask why brick was not used as it would have drawn less attention to these now redundant windows.

We are delighted to be released from the view of the temporary classrooms (now demolished) but alarmed and horrified by the installation on the roofs of all the building of so many unsightly air conditioning units and associated ugly paraphernalia.

Can we please be reassured that these will be effectively screened in the near future in order to restore some architectural integrity to the building's formerly quite graceful and elegant horizontal roof lines. We cannot recall seeing any elevations /drawings showing these hideous additions and trust the architects never intended that the buildings outline should be compromised in this offensive way.

There must be air conditioning in the school and the roofs are ideal places to house the units but if you just plonk these things in full view you lose any aesthetic values your architects have worked so hard to retain and protect, and in doing so create a most unwelcome eyesore, one that must undermine what you set out to achieve for the neighborhood and students and staff of the school. There will be many past examples of successful screening of air conditioning units on roofs and we trust that the best of these will be employed by you at Stratfield.

Our views are made positively and we hope will be received positively.

XIII. Adjourn

Motion was made by Mr. Kelly and seconded by Mrs. Dittrich to adjourn the meeting.

Motion passed unanimously at 8:30 p.m.

Next meeting will be held October 5, the 1st Floor Conference Room, Sullivan Independence Hall.

Respectfully Submitted,
T.J. Lanese
Secretary

Charlotte Leslie
Recording Secretary

September 7, 2010

Follow-up:

- Want an update from Malkin Construction Corp. on crawl space and pouring of concrete
- Malkin Construction Corp.: They need to make the committee aware prior to the implementation of any RFI and submittals changes which could incur additional expense or credit.
- Malkin Construction Corp.: Needs to get pricing for lockers and tack boards.
- Malkin Construction Corp.: Needs to provide back up documentation for contingency funds usage.