

**Town Facilities Commission
Special Meeting
John J. Sullivan Independence Hall
725 Old Post Road
Fairfield, CT
Wednesday, March 9, 2011**

Present: Mr. Kelly, Mr. Gallagher, Mr. Ackley, Mr. Briks, Mr. Sapone, Mr. DiMartino

Absent: Mr. Jones, Mr. Pesci, Mr. Galle, Mr. Speciale

Others: Mrs. Ewing, Mr. White, Mr. Cullen, Mr. Fryer, Mr. Morabito, Ms. Ioccono, Mr. Flatto, Mr. Kerry

I. Call To Order

Mr. Kelly called the meeting to order at 6:05 p.m.

II. Requested BOS Review of CIP

III. Discussion and Recommendation

DPW Capital Improvement Projects

Mr. White presented the DPW Capital Improvement Projects.

Senior Center – roof

Mr. White said that the older section, which is 30+ years old, needs to be replaced because it is leaking. The school was closed in 1981. The newer section of the roof was done in 1991. The section that needs to be replaced is 16,400 sq. ft. Mr. Sapone asked if the soft cost was on the rough numbers. Mr. DiMartino said that the estimated sounded low. Mr. Sapone agreed. Mr. DiMartino said he would verify the cost. Mr. Kelly said this is a bond and suggested a 5%-10% contingency.

Underground Storage Tanks

Mr. White said that storage tanks are an ongoing project.

Fire Station #2 needs a fuel monitoring system, new fueling dispenser on pad and double walled lines with a contingency of 15%. The fuel monitoring line is required by current regulations.

Smith Richardson has two 1,000 gallon storage tanks. They both need a fuel monitoring system, double walled lines with a contingency of 15%.

Burr Homestead has a 1,500 gallon tank and Tunxis Hill Garage has a 1,000 gallon tank. Both need the tanks removed with a possible remediation of contaminated soil at Burr Homestead.

The total cost of the DPW Projects is \$120,000

Mr. Briks asked if they have monitors elsewhere and do they pay off. Mr. White said that they are required. Mr. Flatto asked why they are not closing down the oil tanks and going to gas, since gas is cheaper. Mr. Sapone said that is a different project. Mr. Gallagher asked if they are replacing the tank at Burr. Mr. White said yes. Mr. Kelly said that he agreed with the numbers. All were in agreement.

Old Academy Building – roof replacement. Mr. White said that the 3,000 ft. wood roof needs to be replaced with wood shingles. He said it is leaking from the cupola on top. It also needs gutters, down spouts and soffits plus a 15% contingency. Mr. Kelly asked if Mr. White got an estimate. Mr. White said yes, on the roof. He said the cupola was a rough estimate because he needs to see the conditions under it. He said the gutters and down spouts were estimated from experience. Mr. Gallagher said that he thinks \$20,000 was too conservative for the cupola. Mr. Sapone said that they should have

two pricing scenarios and recommended a 20% contingency because it is an old building. Mr. Kelly recommended that Mr. White ask for \$90,000. All commission members were in agreement.

Mr. Cullen presented the Board of Education Projects
Dwight Elementary School – Boiler Replacement

Mr. Cullen said that they need to replace the 1962 boilers. He said they have been doing boiler replacements for five years. He is recommending the Viessmann boiler or its equal. He said they are seeing a difference in utility bills with the Viessmann boilers. Mr. Cullen said he is requesting \$315,000. Mr. Fryer said the abatement is not included. Mr. Kelly said that \$315,000 seemed high. Mr. Sapone said he would like to see the numbers broken down because it is hard to justify a lump sum. Mr. Kelly said he would be comfortable with \$280,000. Mr. Gallagher asked if they anticipated any problems removing or installing the new boiler. Mr. Fryer said that they don't anticipate any unusual circumstances. Mr. Gallagher said that the total for two boilers at Oldfield School was \$145,800. He said he couldn't justify the \$315,000 since last year the two boilers cost \$145,800. He said he thought \$280,000 was too large a number. Mr. Sapone said that he didn't want to speculate and the right way would have been to have the numbers here. He said that if he had to guesstimate, he would say \$215,000. Mr. Cullen said he will specify the Viessmann boiler or its equal.

Mr. Gallagher made the following motion: Based on the data provided by the Board of Education and recent installations of similar boilers by the Public Works Department, this commission recommends a budget of \$280,000 for this project. Mr. Sapone seconded the motion.

Discussion: Mr. DiMartino asked what the difference was between the boilers. Mr. Fryer said better efficiency and less maintenance. Mr. Ackley asked about the operational life expectancy vs. an American brand and the availability of parts. Mr. Kelly asked Mr. Fryer to get that information.

The commission voted – the motion passed.

Holland Hill Elementary School – Oil Tank Replacement

Mr. Cullen said that the 10,000 gallon underground oil tank needs to be replaced. He said the total cost would be \$80,237. Mr. Flatto said that the question he has is, if they have natural gas at Holland Hill, why don't they use it as a primary source and use oil as a back up? Mr. Gallagher asked if the tank is fiberglass. Mr. Cullen said yes. Mr. Gallagher asked if the tank is leaking. Mr. Cullen said no. Mr. Gallagher asked if we are required to remove it. Mr. Cullen said yes. Mr. Kelly said that it is a 25 year old tank. Mr. Gallagher asked if we can get away with a monitoring system instead of a replacement. Mr. Gallagher asked Mr. Flatto to ask the Town Attorney to find out if a monitoring system would suffice. Mr. Kelly asked if it could wait a year. Mr. Fryer said that it was ok with them but wasn't sure the State would agree. Mr. Kelly said that they should look into monitoring and leave the tank. Mr. Kelly said he would prefer to use natural gas. Mr. Sapone said that if the monitoring does not work and the tank has to be removed, he would recommend staying with the 10,000 tank.

Recommendation: Mr. Kelly said that the commission recommends \$40,000 if they can monitor the tank and \$100,000 if they have to replace the tank.

Jennings Elementary School – Boys, Girls and ADA bathrooms

Mr. Cullen said that he is requesting \$250,000 for the bathrooms. He said that they have base set drawings of the bathrooms done by Phil Cerrone but they have to look at Jennings and make it site specific. Mr. Kelly asked if there were any abatement issues. Mr. Cullen indicated that there might be. Mr. Sapone said that he doesn't think their budget is enough. Mr. Cullen said that he is comfortable with the numbers. Mr. Gallagher asked if Jennings needs it more than Dwight. Mr. Cullen said yes because sinks are off the wall.

Recommendation: Mr. Kelly said the commission will support the \$250,000 expenditure.

Mill Hill School – Ceilings

Mr. Cullen said that the building is not ventilated properly and this is what has caused the problems. He is recommending that the entire ceiling and grid be replaced plus new lighting. Mr. Gallagher asked if the future renovation will have an impact on the ceiling. Mr. Cullen said yes, in the corridor. Mr. Gallagher said that maybe they should utilize the grid and replace the tile along with installing new lighting. Mr. Kelly said that he would recommend 4 lamp fixtures. Mr. Kelly asked if the project could be put on hold until they could look at this. Mr. Cullen said that they could leave the grid to save money.

Recommendation: The commission supports replacing the lights and pads and the surface mount fixtures. The commission asked Mr. Cullen to come back with real numbers. This is a stop gap measure. The decision will be made with a sense of the body and will be done via email.

Roger Ludlowe Middle School - roof

Mr. Fryer said that there have reports of problems with the roof over the auditorium. He said that the rubber pulled away from the decking. Mr. DiMartino said that with a cost of \$50,000 that it breaks down to \$3.00 per sq. ft. Mr. Cullen said that we only have to pay for parts and labor. Mr. Sapone said that he thought it was a good deal. Mr. Kelly asked Mr. Cullen why he was asking for \$50,000. Mr. Cullen said that it was an estimate.

Recommendation: Mr. Kelly said that the commission recommends \$45,000.

McKinley Elementary School – Coping Stone Coating Repair and Maintenance

Mr. Cullen said that the water is seeping through the stone coping and parapet and it is leaking water down the walls. The cost, Mr. Cullen said, is an estimate. Mr. Kelly asked if the commission could get detail. Mr. DiMartino asked if they were doing the sides as well and if it is a clear coating. Mr. Cullen said that he would reach out to Hoffman Architects for an opinion. He said the coating is guaranteed for 20 years.

Recommendation: Mr. Kelly said that commission supports putting this project on hold until they can get numbers.

Roger Ludlowe Middle School – Siding

Mr. Cullen said that maintenance for the siding has been consistently cut from the budget. Mr. Kelly said that it looks bad but it isn't leaking.

Recommendation: The commission recommends removing this item from the capital improvement projects list.

Tomlinson Middle School – Cornice seal work

Mr. Cullen said that the building is old looking. He said that some of the wood is rotting and that the old doors are not latching and closing.

Recommendation: The commission recommends doing a walk through, getting an estimate from CGM Acoustics and a 15%-20% contingency.

Early Childhood Center – FWHS

Mr. Cullen said that the original design called for two playgrounds. This project is justified, he said, based on the amount of enrollment and the number of students. The existing playground has wood chips and is not accessible to all students. He said that what is needed is a concrete and rubberized surface on the existing playground and a motorized skill playground.

Recommendation: The commission recommends getting documentation, and getting a quote for the concrete. The commission will support \$100,000 for this project. They also suggest getting a commitment from the Board of Education to dissolve discussion about relocating ECC.

IV. Public Comment

No public comment.

V. Adjourn

Mr. Kelly adjourned the meeting at 8:55 p.m.

James Pesci, Secretary

Ellen Marks, Recording Secretary