

**Town Facilities Commission
Special Meeting
John J. Sullivan Independence Hall
725 Old Post Road
Fairfield, CT
Monday April 18, 2011**

Present: Mr. Kelly, Mr. Gallagher, Mr. Speciale, Mr. Sapone, Mr. Jones, Mr. Galle, Mr. DiMartino, Mr. Ackley

Absent: Mr. Pesci, Mr. Briks

Others: Mr. Cullen, Mr. Fryer, Mr. Sanders (architect)

I. Call to Order

Mr. Kelly called the meeting to order at 6:03 p.m.

II. Review of RFQ/RFP for the FLHS Window Project

The TFC commission reviewed the RFQ/RFP for the FLHS Window Project.

III. Discussion of RFQ/RFP for the FLHS Window Project

After discussion, the TFC Commission decided to narrow it down to four architects – Wiles, Silver/Petrocelli, Hoffman and Perkins Eastman.

Mr. Ackley asked what the original intent of the Board of Education was concerning the windows. Mr. Kelly said the original intent was to replace them all. Mr. Ackley said that the windows were an issue in 1974. He said he was uncomfortable with continuing to salvage them. He said it is short term cost cutting and long term cost to the taxpayer. Mr. Kelly said that the TFC walked through the building and not all the windows needed to be replaced. He said that the old elementary wing needed to be replaced and that they were so old that parts are not available. Mr. Galle said that he saw damage to the blinds but did not see extensive damage due to age. He said it was a comfort issue. Mr. Gallagher said that the Commission spent a lot of time investigating. He said replacing all the windows would have been 3+ million and that most of the windows were functional except for the hoppers. Mr. Kelly said that maintenance is an issue.

IV. Public Comment

No public comment.

V. Potential Approval of the Architectural Services for the FLHS project

Mr. Ackley made a motion to accept Wiles Architects for the FLHS Window Project.

Mr. DiMartino seconded the motion. All in favor – motion passed.

Mr. Kelly opened the bid package from Wiles Architects. The bid was \$34, 500 lump sum.

VI. Presentation by FWHS Architect on Roof Material and Project Progress

Mr. Sanders presented the different types of roofing systems.

VII. Discussion and recommendations

For FWHS roof, Mr. Sanders recommends the modified bi-tumin roof which is plastic modified asphalt. He said that it would be put down in a 2 or 3 ply system. It has a 20 year warrantee. He also recommends ripping up the gypsum deck and applying a NBR sheet.

Mr. Kelly asked Mr. Cullen if he has a particular roof preference. Mr. Cullen said that he trust Mr. Sander's opinion. Mr. Kelly asked what the life expectancy of the recommended roof system. Mr. Sanders said the life span was 20-30 years.

Mr. Sapone asked about getting a cost for the 2 ply system in order to have an alternative. Mr. Kelly agreed.

Mr. Sanders recommended a 4 year phasing of the project.

Mr. Gallagher asked if the source of the 55 leaks have been identified. Mr. Cullen said not all of them.

Mr. Sanders said that he will come to the next TFC meeting scheduled for April 25, 2011.

VIII. Public Comment

No public comment.

IX. Adjourn

Mr. Sapone made a motion to adjourn. Mr. Speciale seconded the motion.

Mr. Kelly adjourned the meeting at 8:50 p.m.