

**Town Facilities Commission  
Special Meeting  
Wednesday June 1, 2011  
John J. Sullivan Independence Hall  
725 Old Post Road  
Fairfield, Connecticut**

**Present:** Mr. Kelly, Mr. Gallagher, Mr. Speciale, Mr. Briks, Mr. Galle, Mr. Sapone, Mr. Jones

**Absent:** Mr. DiMartino, Mr. Pesci, Mr. Ackley

**Others:** Mrs. Ewing, Mr. Fryer, Mr. Morabito,

**I. Call To Order**

Mr. Kelly called the meeting to order at 6:55 p.m.

**II. Project Updates**

Fairfield Woods Middle School: Mr. Sapone said that the project is on schedule and on budget. He said they have started on the footing for the auditorium and grass has been planted. He said the 2-story addition is up. Mr. Sapone said that they are over budget on the abatement. They have changed from a hot roof to a cold roof. They received approval to switch from a 10,000 gal. oil tank to a smaller tank.

Mr. Kelly said that oil tanks were addressed at the Board of Selectman meeting. He said the decision on the tanks is being driven by operations. The tanks being put in are going to be used in case of emergency. Mr. Kelly said that he would like to see a 330 gal. tank at Holland Hill and would like to see it placed in the boiler room.

McKinley School: Mr. Briks reported that he had a meeting on the roof with Hoffman. He said they went through the areas that are leaking. Hoffman is in the process of putting through a proposal. Mr. Briks emphasized that we needed an independent opinion on the roof. Mr. Kelly said that it needs to be fixed this year.

Fairfield Warde High School: Mr. Briks said that Hoffman has completed the testing. Hoffman did test cuts and didn't find anything they didn't expect. He said the roof was dry but they did find a few areas of wet insulation. Mr. Briks said that Hoffman's findings indicated that overall the roof was in ok condition. Mr. Kelly said that Hoffman is working on a waiver to go from a ½ inch pitch to a ¼ inch pitch.

Sherman School: Mr. Speciale said that he will be presenting a schedule which the architect will have tomorrow. He said it looks like the work will begin Aug. 1, 2011.

Penfield Pavilion: Mr. Gallagher reported that the project is on time and under budget. He said he is 93% sure that it will open by July 4, 2011. He said the crews have been working 10 hour days and weekends. Mr. Gallagher said the project has been going for 32 weeks and he feels a significant amount has been accomplished. He said that United Illuminating can't promise the 3-phase electric will be ready but if not, they will rent a generator for the concession etc. To stop flooding, a concrete berm has been installed around the perimeter of the project.

Fairfield Ludlowe High School: Mr. Kelly said that Wiles has started to survey the windows and is filling out the matrix.

Stratfield School: Mr. Kelly said the project is on time and under budget. He said they are about to spend \$250,000 on the exterior of the building to re-caulk. They found only one pair of doors that contained PCB's, thus, exposure to PCB's at the school is minimal. Mr. Kelly said that Mr. Pesce (Principal of Stratfield) wanted new furniture. Mr. Kelly said that they will evaluate the existing furniture when it is moved to the gym over the summer. Mr. Kelly said that he asked Malkin to price a ¼ inch pitch on the kitchen roof. Mr. Gallagher asked whether the weepy wall in the basement had been resolved. Mr. Kelly said that it had not been resolved and is still occurring but not as bad as before. He said he has asked Malkin to come up with a solution.

**III. 14 Points for Funding Request**

Mr. Kelly said that he has gotten permission to come up with criteria for funding requests. He said he will email the TFC members for their ideas.

**IV. Invoices**

Mr. Gallagher made a motion to pay Invoice # 210751 in the amount of \$1,270.00 for the Fairfield Warde High School Roof Replacement Consultation pending review by Ms. Twig Holland. Mr. Sapone seconded the motion. All in favor – motion passed.

**V. SPSBC Member**

Mr. Kelly said that he met the candidate and that she had all the qualifications. He felt she was a good replacement for Miriam Frank. She was recommended by Ken Flatto.

**VI. Holland Hill**

Mr. Fryer said that he met with the two Selectman, fire marshal, RTM, and the representative from Enviro services. He said they went to the boiler room at Holland Hill to see if the day tank would fit. They found a space under the landing stairs. Mr. Fryer said that the bottom line was that the Selectman wanted a 330 gal. double walled tank to be installed. Mr. Fryer said he will investigate other school boiler rooms to see where the tanks could be placed. Mr. Sapone said that Ms. Steeneck wanted outside tanks to have concrete. Mr. Sapone recommended that they have ventilation for indoor tanks to dissipate the smell in case of spills.

**VII. Tomlinson Facade**

Mr. Kelly reported that the RTM postponed the review and proposal for the Tomlinson Facade.

**VIII. Warranty Extension Project**

Mr. Kelly said that he updated the Board of Selectman on the Warranty Extension Project. He said that he thinks the Warranty Extension Program is a good strategy. Mr. Sapone said that he was in agreement but that he wants to get a real number and a real scope of the work. Mr. Briks and Mr. Sapone both want oversight. Mr. Gallagher said that he didn't want the warranty to drive the project. He said that he is not convinced that we should spend the money and not sure that Johns Manville will be

there with the Warranty money. Mr. Sapone felt that they had to look system wide and that these were the best roofs. He said if they do the work, they won't have to worry about them. Mr. Kelly said that it seemed to him that there was disagreement with what work had to be done. He said he will go to the Board of Finance and say that we are supporting the work but with specific criteria. Some of the criteria points include that the TFC stay in the process and that they hire a consultant after the funding request to come up with a scope of work. Mr. Gallagher said that he would be more comfortable getting funding for the examination of the roof to see what work needs to be done. Mr. Kelly said he will talk to the Selectmen. Mr. Kelly said that he thinks the work needs to be done and they need to focus on extending the life of the roofs. Mr. Morabito spoke about the process. He said Hoffman investigates and comes up with a design document. He felt this was a safe cost and felt the Warranty was advantageous. He said the project would go to competitive bid. Mr. Galle said that Hoffman should prioritize the roofs to be looked at and done. Mr. Kelly said that Hoffman will determine what work is needed. Mr. Gallagher said that Johns Manville went bankrupt a few years ago and their warrantees were worthless. Mr. Kelly said that the criteria will be emailed to all TFC members for input.

**IX. Public Comment**

No public comment.

**X. Adjourn**

Mr. Speciale made a motion to adjourn. Mr. Galle seconded the motion. Mr. Kelly adjourned the meeting at 8:14 p.m.

James Pesci, Secretary  
Ellen Marks, Recording Secretary