

**Town Facilities Commission  
Sullivan Independence Hall  
725 Old Post Road  
Fairfield, CT  
Monday, November 28, 2011**

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

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

**Others:** Mr. C. Wiles, Mr. G. Wiles, Mrs. Ewing, Mr. Morabito, Mr. Fryer, Mrs. Brand, Dr. Title, Mrs. Leslie, Mr. Onofrio

**I. Call To Order**

Mr. Kelly called the meeting to order at 7:05 p.m.

**II. Approval of the Minutes**

Mr. Gallagher *moved* and Mr. Speciale *seconded* approval of the 6/1/11 minutes. 6 In favor, 1 abstention. *Motion passed.*

Mr. Gallagher *moved* and Mr. Speciale *seconded* approval of the 6/27/11 minutes. *Motion passed unanimously.*

Mr. Sapone *moved* and Mr. Gallagher *seconded* approval of the 8/23/11 minutes. *Motion passed unanimously.*

Mr. Sapone *moved* and Mr. Briks *seconded* approval of the 8/31/11 minutes. 6 in favor, 1 abstention. *Motion passed.*

Mr. DiMartino *moved* and Mr. Sapone *seconded* approval of the 10/26/11 minutes. 6 in favor, 1 abstention. *Motion passed.*

**III. Project Update**

Roof Warranty. Mr. Briks said that four rooftops were inspected and pictures were taken. They were unable to get on the 5<sup>th</sup> roof at Sherman but it looks no different than the other four. Mr. Briks said that Hoffman Architects have issued a report on their findings. Mr. Gallagher said that the roofs were generally in good condition. There are regular maintenance issues. Mr. Gallagher said that he thinks the warranty is not justified. Mr. Sapone said that he rejects the report at this time. Mr. Sapone explained his reasons and said that the report should be withdrawn. Mr. Kelly said that he was acting on the direction of the RTM. Mr. Kelly said that he made a mistake and the TFC should have had another meeting. Mr. Kelly apologized to the commission.

Mr. Sapone *moved* and Mr. Jones *seconded* to withdraw the report.

Mr. Kelly said that the TFC portion could be removed but the Hoffman Report should stand. Mr. Gallagher said that the Report is not new. He said that the Report follows up the request by the RTM. Mr. Sapone referred to the 6/1/11 minutes. He pointed out that the minutes said that the biggest concern was money and work needed to be done. Mr. Briks said that he was at the Board of Finance meeting and it did not read that we supported the warranty. He said the Board of Finance voted for the bond resolution. He said that the RTM gave us 30 days to look at the roof.

Vote: 3 In Favor, 4 Opposed. *Motion failed to pass.* The Report goes forward.

Mr. Gallagher said that the Report is factual. Mr. Sapone asked who hired Hoffman. Mr. Kelly said that Mr. Hiller hired Hoffman.

Mr. Kelly *moved* and Mr. Speciale *seconded* to open Public Comment. *Motion passed unanimously.*

Dr. Title said that the document the TFC had written on 11/2/11 was done prior to the Hoffman Report. He said that the TFC Report sent to the RTM, page 9, said 25% and the Hoffman Report said 50%. Mrs. Ewing asked if Mr. Tetreau had received a copy of the Reports. She said that he was unaware that this was going on. Mrs. Brand said that she was speaking for herself, not as a Board of Ed member. She said she agrees with Mr. Sapone's position because she believes in procedure. She said that there were some discrepancies.

Mr. Kelly closed Public Comment.

Mr. DiMartino asked what the discrepancies were. Mr. Gallagher said the 25% number. He said that Mr. Briks and I walked the roofs and that they stayed away from discussing it with the Architect. He said they looked at 25% of \$900,000 and thought it was a reasonable number. The Architect's number was worst-case scenario. Both Reports were completely independent. Mr. Briks said that the number represented money spent over time – continuing to maintain the roofs and addressing the issues. The Architect's number represented a one-time project – doing all the work. She created a Project. Everyone was hoping for a number from us. Mr. DiMartino said that the quantity of the roofs were not defined. This was a moving number. Mr. Sapone said that \$900,000 was the outside number. Mr. Gallagher said that Mr. Briks and I looked at whether the Town should spend \$900,000 to provide protection for a portion of roof, not the whole roof. We wanted to see if we could do this more economically. Mr. Sapone said that they have to look at the entire system. These are only five and we can keep the Warranty going. Mr. Sapone said he believes the Warranty is a good idea with limited resources and gives us another five to ten years of life. Mr. Briks said that he totally disagrees. He said with a ½ million dollar penalty, we will spend another \$20,000 outside the number. Mr. Briks said that the risk of repair is a small number. Mr. Kelly said that \$900,000 is for only five roofs. We don't agree about moving forward with the proposal on the table. The money spent on those five roofs could be less than going down a Warranty path. The Hoffman Report says that \$80,000 per roof is adequate to extend the life of the roof. Mr. Briks said that he recommends to the RTM 50% of the original number and that hopefully buys us some Warranty. Mr. Kelly said that he sticks with the Hoffman number of \$400,000 for repairs as stated by the Architect. Mr. Kelly said that he agrees with the recommendations of the Hoffman Report.

Mckinley. Mr. Kelly said that a Report was issued. The number from the Architect is \$300,000 plus a 10% contingency plus Architects fees which will be \$15,000 - \$20,000. He said that Mr. Tetreau will talk to Dr. Title to do stop gap measures now. He said the Report came out in August and we have to do something now. He said he will present this to the Board of Finance on 12/6/11, and give an update to the RTM. Mr. Gallagher asked if Mr. Kelly was prepared for the funding request. Mr. Kelly said no. Mr. Gallagher said that there is potential litigation on this. Mr. Kelly said that Mr. Tetreau will talk to Dr. Title. We presented a 15-20 year fix.

Mr. Kelly *moved* and Mr. Sapone *seconded* to open Public Comment. *Motion passed unanimously.*

Mrs. Leslie said that the building was leaking before the children walked in the door. She said that she wants this to be fixed. She said the roofs are making her angry because children are getting sick.

Mr. Kelly closed Public Comment.

Mr. Kelly said that he agrees with Mrs. Leslie.

Warde Roof. Mr. Kelly said that the roof documents are ready and that they are waiting for an estimate. The project will be phased. He said the Commission will need a Special Meeting when

the Report is out. We have to look at the numbers for reimbursement. Mr. Tetreau will reinforce the Commissions charge. The Project is moving forward for next year.

Sherman. Mr. Speciale said that he had good news. The shovels were in the ground last week. The concrete work will start tomorrow. There was a billing problem and they are making adjustments to the AIA document. The rewiring of the electric systems and the PA system is on time and they will test it in a day or two.

Fairfield Woods Middle School. Mr Sapone said the Project is moving along with the auditorium and auxiliary gym. There were minor issues with storage and wiring. There is potential plantings for neighbors. He said their goal is to watch the budget and not go over. The Project is 75% complete. He said 70% of the contingency has been used. All the interior work has been completed and the classrooms are occupied.

Penfield Pavilion. Mr. Gallagher said that the Pavilion is up and running. The Pavilion is rented almost every weekend. There was some storm damage and concrete Jersey Barriers have been put up. The Building Committee will be active until the parking lot is completed.

Stratfield. Mr. Kelly said that the Project is almost finished. They are working on a punch list. They are meeting next week and will probably go into next year with meetings.

FLHS Windows. Mr. Jones said they are waiting for the Hazmat Report. Rick Onofrio, AMC Environmental Inspector and Consultant did a preliminary inspection. Mr. Onofrio said that he found the highest levels of PCB's in the exterior of the building. He said that they need to isolate the PCB's. He said it is mandated, and once identified, it needs to be removed. He said the first step is sampling. He said there is some non-friable asbestos. Mr. Sapone asked what degree of sampling had been done. Mr. Onofrio said the interior and exterior of each kind of window. Mr. Kelly asked what are we looking at in terms of cost. Mr. Onofrio said about \$15,000 per window. Mr. Gallagher asked if air testing had been done. Mr. Onofrio said no but it was not a bad route to go.

Mr. Sapone *moved* and Mr. Speciale *seconded* opening up Public Comment. *Motion passed unanimously.*

Mrs. Leslie said that the windows are a real health issue and have to be done. Mrs. Brand said she is concerned about the children. She said it was worth pursuing grants and funding. Mr Fryer asked if there was a monitoring phase. Mr. Onofrio said that was based on the management plan with EPA. If it is completely removed, there was no monitoring phase. Mr. Kelly closed Public Comment.

Mr. Briks asked what if the Town takes two years to decide. Mr. Onofrio said that we do the testing and make a plan. Mr. Sapone asked when the reporting is done. Mr. Onofrio said that they give an informal report but the EPA wants a complete final report. Then, it is submitted. Mr. Kelly said that we have no money left. Mr. Onofrio said that the plan could take a month or two. Mr. Jones said that the cost is greater than anticipated. Mr. Kelly said that they will have to go for a funding request. He said that Mr. Tetreau will talk to Dr. Title for a temporary fix.

#### **IV. Various Project Approvals and Funding Requests**

Mr. Kelly said that next meeting the Commission will discuss the funding request, the dollar amount for McKinley, the Warde Roof, FLHS Windows and additional funding for the estimate, and the funding request for two roofs.

**V. 14 Points for Funding Requests**

Mr. Kelly said that he will use this as a model for funding requests.

**VI. Invoices and Proposals for Projects Under Design**

Mr. Kelly *moved* and Mr. Gallagher *seconded* that through Wiles, AMC will be paid \$4,500. *Motion passed unanimously.*

**VII. Election of Officers**

Mr. Gallagher *moved* and Mr. Speciale *seconded* Mr. Kelly as Chair. 6 in favor, 1 abstention. *Motion passed.*

Mr. Speciale *moved* and Mr. DiMartino *seconded* Mr. Gallagher as Vice Chair. 6 in favor, 1 abstention. *Motion passed.*

Mr. Kelly *moved* and Mr. Sapone *seconded* Mr. Pesci as Secretary. *Motion passed unanimously.*

**VIII. Meeting Schedule**

The meeting schedule was deferred to next meeting.

**IX. New Business**

No new business.

**X. Public Comment**

No additional public comment.

**XI. Adjourn**

Mr. Gallagher *moved* and Mr. Briks *seconded* that the meeting be adjourned at 8:45 p.m. *Motion passed unanimously.*

James Pesci, Secretary

Ellen Marks, Recording Secretary

DRAFT MINUTES SUBJECT TO REVIEW, CORRECTION, AND APPROVAL BY THE TOWN FACILITIES COMMISSION OF THE TOWN OF FAIRFIELD.

