

**Town Facilities Commission
Special Meeting
Old Town Hall
Fairfield, Connecticut
Wednesday, January 11, 2012**

Present: Mr. Kelly, Mr. Gallagher, Mr. DiMartino, Mr. Jones, Mr. Ackley

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

Others: Mr. Cullen, Mr. Morabito, Mr. Fryer, Mrs. Carolen, Mrs. O'Shaunessey

I. Call To Order

Mr. Kelly called the meeting to order at 7:00 p.m.

II. Approve Meeting Dates

Mr. Ackley *moved* and Mr. DiMartino *seconded* a motion to approve the 2012 Meeting Schedule. *Motion passed unanimously.*

III. Review Warde Roof Funding Request

Mr. Kelly said that the cost estimate was \$10,500,000. He explained to the Commission that the estimate was a product of the collaborative work of the architect and the estimator hired to review the project, though he had no documentation to provide the Commission. He assured the Commission that the sum was accurate and that he would provide the documentation to the Commission as soon as possible, as he was unable to get it printed for the meeting. This includes the fees and a second estimate. Mr. Cullen said that this estimate was for a roof replacement that will no include removal of all old materials down to the deck. Mr. DiMartino said that they were leaving the coal tar roof which had been applied above the old deck, as removal of the coal tar roof would be time consuming and expensive. Mr. Cullen said that the State would not reimburse unless old materials are removed down to the deck. Mr. Gallagher asked if this would have any impact on the warranty. Mr. Kelly said no. Mr. Kelly also explained that the roof replacement project would not include a new increased pitch required by the State, as this would increase the cost substantially. Mr. DiMartino asked if the \$10,500,000 is rejected by any of the funding bodies, was there a priority piece. Mr. Kelly said that it was set up to do the worst part first. Discussion ensued about the lack of documentation and it was agreed that the Chair would provide pertinent documentation to the Commission and the funding bodies. Mr. Gallagher *moved* and Mr. Ackley *seconded* a motion to authorize the Chairman to move forward on the Warde Roof Funding Request to the funding bodies in the amount of, not to exceed, \$11,000,000. Documentation to follow substantiating the request. *Motion passed unanimously.*

IV. Review FLHS Window Funding Request

The Commission discussed the summary report on the condition of the windows provided by Wiles Architects. There was also at length discussion of the impact of the preliminary testing which has shown the presence of PCB's, a carcinogenic material in the caulk and sealants at some of the windows. The preliminary tests have shown high levels of these contaminants in some of the windows. The tests consisted of bulk samples only and no air testing has been accomplished.

The testing company has furnished an estimate of cost ranges for testing, but no representative was present to discuss protocols or suggestions. Considering the serious

implications of PCB contamination, the Commission agreed that we should provide sufficient funding for extensive preliminary testing.

Mr. Gallagher asked how many windows were being replaced. Mr. Jones said approximately 50% or 450. Based upon that number, and the quotes provided by the testing firm, the Commission discussed how much money should be appropriated for preliminary testing. Further testing will be required during the construction and after the work is completed.

Mr. DiMartino *moved* and Mr. Jones *seconded* a motion to authorize the Chairman to move forward on the FLHS Window Funding Request to the funding bodies for sampling, testing, estimating and schematic design for the FLHS window replacement project in the amount of, not to exceed, \$200,000.

Motion passed unanimously.

V. Public Comment

Mr. Cullen said that the State requires an action plan for PCB testing and remediation. Mr. Cullen wants to be sure that AMC, the testing firm, will give us an action plan. He said that if the funding request takes longer than January, the State will require air quality testing in the two classrooms with elevated PCB's. Mr. Cullen asked if these two rooms with the high PCB levels in the air were being addressed. Mr. Cullen stated that the State says there are ways to encapsulate the PCB's.

Mrs. O'Shaunessy asked about painting over the PCB's. She also asked about the timeline of the window replacement.

Mrs. Carolyn asked if they could expand on comments related to the airborne issue and the removal of the caulk.

Mr. Kelly closed Public Comment.

Mr. Kelly said that the PCB's are encapsulated in the caulk. He said that they are testing now not starting the renovation. Mr. Kelly said that the PCB removal could cost \$2,000,000.

Mr. Kelly said that the TFC hopes for funding approval by February, hire an architect in March (which will take a month) and then go back for further money over the summer.

Mr. Gallagher said that current testing is by doing bulk sampling, which involves taking sections of the caulk and/or sealant from the windows. He said that airborne testing is going to be done before and after the work is completed.

VI. Adjourn

Mr. DiMartino *moved* and Mr. Jones *seconded* a motion to adjourn the meeting. *Motion passed unanimously.* Mr. Kelly adjourned the meeting at 8:13 p.m.

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.

