

**Town Facilities Commission
Meeting Minutes
Old Town Hall
Fairfield, CT
Wednesday December 12, 2012**

Present: Mr. Rosenbaum, Mr. Jones, Mr. Ackley, Mr. DiMartino, Mr. Caruso

Absent: Ms. Leopold, Mr. Hill, Mr. Speciale, Mr. Kelly

Others: Mrs. Ewing, Mr. Fryer, Mrs. Tierney

1. Call to Order

Mr. Jones called to order at 6:33 PM

2. Approval of Meeting Minutes- November 14, 2012

Mr. Rosenbaum indicated that Mr. Ackley's comment that he prefers plan 3 for Riverfield School shall be stricken from record. Mr. Rosenbaum also indicated that the discussion of Fairfield Woods Library should be corrected to read "new water issues since the last storm".

3. Election of 2013 Officers

Mr. Jones described roles and responsibilities of the Chairman, Vice Chairman and Secretary. Mr. DiMartino nominated Mr. Rosenbaum as the new Chairman. Mr. Jones seconded the motion. Mr. Rosenbaum was elected Chairman unanimously.

Mr. Rosenbaum requested Mr. Jones as Vice Chairman. Mr. DiMartino nominated Mr. Jones for Vice Chairman, Mr. Ackley seconded the motion. Mr. Jones was elected unanimously.

Mr. Ackley nominated Mr. Caruso as Secretary. Mr. Rosenbaum seconded the motion. Mr. Caruso was elected unanimously.

4. 2013 Schedule

Members agreed that the monthly meetings would be held at 6:30 PM on the second Monday of the month unless otherwise necessary to be rescheduled. Room availability needs to be confirmed.

5. Project Updates

a. Penfield Pavilion

Mr. Jones reported that he had met with Joe Michelangelo, new DPW director at Penfield. There is major scouring of the sand that supported the building footings. It was estimated that 25 footings have been undermined, the bottom of these footings have been supported on cribbing 2 feet tall or more in some cases.

The DPW will lead the charge to get the structure repaired. It has been suggested that the structure be jacked up and re-supported on Helical Piles, 1 ft above the current level. Mr. Jones suggested to the 1st Selectman that the proposed corrective work be reviewed by an independent peer reviewer with experience in design of coastal structures. The TFC would also review the recommended corrective work. Mr. Jones also indicated that the Town has insurance with a \$500,000 deductible that would apply to costs for repairs. Potentially FEMA could fund as much as 75% of the deductible

b. Sherman Elementary School

Project is nearing closeout. Mrs. Ewing indicated that there is a sink that needs repair and the unpainted “cloud ceiling” is proposed to be painted. The structure in the cloud ceiling is unsightly and will be painted. Mr. Fryer indicated that the noise from the HVAC system is also being reviewed.

c. Fairfield Wood Middle School.

Mrs. Ewing indicated illumination in the Auditorium is still a problem. The lights cannot be dimmed during performances as the lighting levels would fall below the 0.2 foot candle code requirement. Supplemental or foot lighting may be required to remedy the situation. Mr. Fryer indicated that a fire separation wall may also need to be added in the control booth. Additionally, the commissioning agent is completing final balancing and the manuals are being submitted to the town.

d. Fairfield Warde High School

Mr. Jones indicated that the roofing project has been shutdown with construction to resume during February break.

e. Riverfield Elementary School

Mr. Ackley reported that the budget has reduced to \$15 million and the committee has agreed to go to the Board of Finance for the reduced budget amount. Value engineered items include cafeteria serving line being reduced from a double line to a single line, review of educational spec. on size of classrooms and leaving the stage in the existing auditorium.

f. Stratfield Elementary School

Mrs. Ewing indicated that the executive committee is planning to go before the Board of Education to have the project accepted. Mr. Fryer indicated that there are some remaining issues with the boilers that need to be resolved.

6. Discussion of Fairfield Woods Branch Library

Mr. DiMartino reported on the draft minutes of the recommendations from the subcommittee.(minutes attached).

The subcommittee recommended that repairs be made to the roof, windows, perimeter drainage around building and handicap accessibility elevator. Other recommendations include raising town servers in basement off the floor, regarding of parking lot/sidewalk, removal and replacement of stained insulation in basement and opening the Middle School parking lot to be used by the Library in the evening. Mr. Jones suggested that the subcommittee make comments and recommendations on the existing feasibility study. Mr. Rosenbaum indicated his concern with lack of proper egress from the basement. Mrs. Tierney has offered to provide the report that was conducted on ADA access and would also provide the update cost analysis of the feasibility study.

7. Next Meeting

Next meeting will be January **14**, 2013 at 6:30 PM

8. New Business

No new business

9. Public Comment

No public comment

10. Adjourn

Mr. Ackley made a motion to adjourn, Mr. Rosenbaum seconded the motion. Mr. Jones adjourned the meeting at 8:05 PM.

Minutes recorded by
Donald C. DiMartino

Draft Minutes subject to review, correction and approval of the Town Facilities Commission of the Town of Fairfield.