

Approved: 6/24/2013

A RESOLUTION APPROPRIATING \$11,630,000 FOR THE COSTS ASSOCIATED WITH THE EXPANSION AND RENOVATION OF FAIRFIELD LUDLOWE HIGH SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates the sum of Eleven Million Six Hundred Thirty Thousand and 00/100 Dollars (\$11,630,000) for the costs associated with the expansion and renovation of Fairfield Ludlowe High School, including expansion of the cafeteria, four new classrooms, two new science laboratories , a new student union, installation of doors and windows and replacement of roof, which costs include architectural, design, environmental, engineering, site development, oversight, consultant, material, construction, furniture and fixtures, equipment, temporary and permanent financing and soft costs and other costs and expenses that are related to completion of the renovation and expansion or are customary for projects of such character (the "Project"); such renovations and additions are outlined in "Fairfield Ludlowe High School Conceptual Study Proposed 2013 Plan" dated January 22, 2013 and prepared by Silver/Petrucelli + Associates and more particularly as Scheme 1 set forth therein, a copy of which is attached hereto as Exhibit A.
2. To finance such appropriation and in lieu of a tax therefor, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed Eleven Million Six Hundred Thirty Thousand and 00/100 Dollars (\$11,630,000) and issue its bonds for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town or so much as may be necessary after deducting grants or other funds available therefor.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provisions for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut

General Statutes, including Chapter 748 (Registered Public Obligations Act) and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary at and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to the restriction on investment yield of bond proceeds, the rebate of arbitrage earnings, the expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing, standby marketing agreements, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of the bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
5. The First Selectman and Treasurer or Fiscal Officer shall execute on the Town's behalf such interest rate swap agreements or similar agreements related to the bonds for the purpose of managing interest rate risk which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the carrying or selling and issuance of the bonds, and if the Committee determines that it is necessary, appropriate or desirable, the obligations under such interest rate swap agreements shall be secured by the Town's full faith and credit.
6. The bonds may be designated "Public Improvement Bonds or School Bonds of the Town of Fairfield", series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town. The bonds shall be issued in serial form maturing in not more than twenty (20) annual installments of principal, the first installment to mature not later than three years from the date of issuance and the last installment to mature not later than twenty (20) years from the date of issuance. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds

shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.

7. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the Connecticut General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.
8. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Project from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
9. The First Selectman, Director of Finance and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
10. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
11. The First Selectman and other Town officials are authorized to seek grants and other contributions for the costs of the Project. Any such grants or contribution received prior to the issuance of the Bonds authorized herein shall be applied to the costs of the Project or to pay at maturity the principal of any outstanding bond anticipation notes issued

pursuant this resolutions and shall reduce the amount of the Bonds that can be issued pursuant to this Resolution. If such grants and contributions are received after the issuance of the Bonds, they shall be applied to pay the Bonds or as otherwise authorized by the Board of Selectmen, Board of Finance and Representative Town Meeting provided such application does not adversely affect the tax exempt status of the Bonds.

EXHIBIT A

**Town of Fairfield
Fairfield Ludlowe High school
Conceptual Study
Proposed 2013 Plan**

FAIRFIELD LUDLOWE HIGH SCHOOL PHASE 3 UPDATE

APRIL 6, 2016





Purpose

The presentation outlines a brief summary of the Ludlowe Project status, the costs incurred to date and to provide an estimate of the costs for the remaining Phase 3 - Window Replacement Project in order to get additional funding approved.

Phasing Summary



- ▶ **Phase 1 Roofs-** design and replace 80% of the roof at Ludlowe HS
- ▶ **Phase 2 Classrooms and Cafeteria-** design and construct:
 - cafeteria addition to accommodate student population growth and revised classroom schedule
 - renovate existing cafeteria in conjunction with the addition
 - academic addition to accommodate four classrooms and two labs with preparation areas
- ▶ **Phase 3 Windows-** identify presence of PCB and asbestos, establish an abatement plan to remediate, and replace select windows



Background Information:

▶ Approved Funding Amount

- ▶ Silver Petrucelli Architects (SPA) developed an “Opinion of Probable Construction Costs” January 7, 2013.
- ▶ \$11,630,700 approved by the Town May 15, 2013
- ▶ Approved funding was based on the Silver Petrucelli cost outline
- ▶ Design commenced for Ludlowe project in early 2014

Budget History



- ▶ Based upon development of the design of the Phase 1 and 2 between February 2014 through July 2014, the project team determined that all three phases could not be accomplished within the total approved funding amount
- ▶ Schools Superintendent expressed urgency on June 17, 2014 to complete the academic addition and cafeteria addition by September 2015 to support enrollment increase and new high school schedule
- ▶ On June 19, 2014, the Chair of the Building Committee, Town Director of Purchasing, Fairfield Public Schools Manager of Construction, Superintendent of Schools, and Director of Operations discussed with the First Selectman a revised strategy to deal with Phase 3 partially, while fully completing Phase 1 and 2
- ▶ On November 12, 2014, the Board of Education amended the Education Specifications to:
 - Allow a single layer roof membrane for the roofs replacement based on solar panel grant. Grant received March 2014- not part of this project
 - Proceed with Phases 1 and 2 and complete parts of Phase 3 that are achievable within the approved funding amount

Schedule Summary



| | Activity | Dates | Notes/Impact |
|---|---------------------------------------|-------------------|--------------------------------------|
| | <u>Roof Replacement</u> | | |
| 1 | Phase 1 OSF approval | June 9, 2014 | PCT delayed by EPA schedule |
| 2 | Phase 1 Bid | November 12, 2014 | Rebid after Budget Overrun |
| 3 | Phase 1 Construction Complete | September 2, 2015 | Compressed 2 summers to 1 |
| | <u>Classroom/Caf Additions</u> | | |
| 1 | Phase 2 EPA approval | October 17, 2014 | Slip 3½ months |
| 2 | Phase 2 OSF approval | November 1, 2014 | |
| 3 | Phase 2 Bid | December 23, 2014 | |
| 4 | Phase 2 Construction Complete | September 1, 2015 | Maintained Fall 2015 completion date |
| | <u>Roof Replacement</u> | | |
| 1 | Phase 3 OSF approval | December 24, 2014 | |
| | Phase 3 EPA Approval | December 10, 2015 | Could not bid until EPA Approval |
| 2 | Phase 3 Bid | January 7, 2016 | Bids received |
| 3 | Phase 3 GMP Developed | January 19, 2016 | Approved by BC on January 20, 2016 |



Current Project Status

- ▶ Phase 1 and 2 Mobilize and construction start (enabling work) December 23, 2014
- ▶ Webster Wing was complete for occupancy August 28, 2015
- ▶ Cafeteria addition was complete for occupancy September 1, 2015
- ▶ Roofs replacement was complete September 2, 2015
- ▶ The Phase 1 and 2 are currently within the original budget established from the approved funding amount of \$11,630,700:

| | |
|--|---------------------|
| ▶ Total construction costs | \$ 9,709,440 |
| ▶ Total Architect and Engineering services | \$ 693,969 |
| ▶ Owner Consultant's fees | \$ 500,018 |
| ▶ Professional Fee's | \$ 23,747 |
| ▶ Furniture Fixtures and Equipment (FF&E) | \$ 140,866 |
| ▶ Costs associated with Phase 3 Design and Procurement | \$ <u>303,822</u> |
| ▶ SUBTOTAL: | <u>\$11,371,862</u> |
| ▶ Owner's remaining contingency | \$ 258,838 |

Cost Summary to date

| | Prior Budget | Budget Adjustments | Current Budget 01/31/16 | Total Projected Cost |
|--|--------------|--------------------|-------------------------|----------------------|
| | a | b | c | g |
| Construction Costs Phase 1 and 2 | | | | |
| Total Construction Costs | \$10,027,635 | -\$318,195 | \$9,709,440 | \$9,709,440 |
| A&E Services | | | | |
| Total A & E Services | \$721,596 | -\$27,627 | \$693,969 | \$693,969 |
| Owner's Consultant Fees | | | | |
| Total Owner's Consultant's Fees | \$682,957 | -\$182,939 | \$500,018 | \$500,018 |
| City Professional Fees | | | | |
| Total City Professional Fees | \$0 | \$23,747 | \$23,747 | \$23,747 |
| Furniture, Fixture & Equipment (FF&E) | | | | |
| Total Furniture, Fixture & Equipment (FF&E) | \$140,866 | \$0 | \$140,866 | \$140,866 |
| Phase 3 through Bidding | | | | |
| Additional Work (Gilbane) - Phase 3 Bidding | \$0 | \$26,170 | \$26,170 | \$26,170 |
| Additional Work (Gilbane) - Phase 3 Financial Tracking | \$0 | \$18,000 | \$18,000 | \$18,000 |
| Additional Work (Gilbane) - Phase 3 Window Shop Drawings | \$0 | \$11,750 | \$11,750 | \$11,750 |
| PEA (ASA Re-Design) Phase 3 | \$0 | \$27,000 | \$27,000 | \$27,000 |
| PEA (ASA Re-Design) Phase 3 through bidding | | \$123,150 | \$123,150 | \$123,150 |
| Environmental Testing Design (AMC) Phase 3 | \$0 | \$64,426 | \$64,426 | \$64,426 |
| Abatement Enabling Work (AAIS) Phase 3 | \$0 | \$33,040 | \$33,040 | \$33,040 |
| Ferraro (Material Mock Up) | \$5,000 | -\$4,714 | \$286 | \$286 |
| Total Phase 3 through Bidding | \$5,000 | \$298,822 | \$303,822 | \$303,822 |
| Contingency | | | | |
| Owner Contingency | \$52,646 | \$206,192 | \$258,838 | \$258,838 |
| Total Contingency | \$52,646 | \$206,192 | \$258,838 | \$258,838 |
| Grand Total | \$11,630,700 | | \$11,630,700 | \$11,630,700 |

April 6, 2016

Phase 3 Procurement and Construction Status



- ▶ Phase 3 replacement of windows requires PCB remediation and therefore required Federal EPA Approval. The cost and schedule are driven by EPA review and approval. EPA Submissions were made on September 22, 2014, November 7, 2014, December 29, 2014, January 15, 2015
- ▶ This Window replacement project was originally proposed to be completed over the summers of 2016 and 2017 pending EPA approval and approval of additional funding by the Town, after the scope of work was defined and actual bids were obtained
- ▶ EPA approval was finally received in December 2015. Project was released for bidding
- ▶ Bids were received on January 6, 2016

Phase 3 Status



- ▶ It was hoped that with firm numbers in hand, the Building Committee could present a revised estimate for the completion of the project based on hard bid numbers and get funding approval to support the summer 2016 commencement of the work.
- ▶ Based on anticipated funding approval through the Board of Selectmen, the Board of Finance, and the RTM, the 2016 start date is not feasible
- ▶ The current numbers being presented anticipate escalation for the project assuming a summer 2017 start and a summer 2018 completion.

Funding Request

Projected Phase 3 Budget

a

| Construction Costs | |
|---|--------------------|
| Gilbane - GMP Phase 3 | \$3,147,206 |
| Gilbane - deduct for Phase 3 window shop drawings | -\$11,750 |
| Gilbane GMP Estimated Adjustment for escalation | \$192,602 |
| Total Construction Costs | \$3,328,058 |
| A&E Services | |
| PEA - Architect & Engineering Service Phase 3 | \$175,929 |
| PEA (credit protion expended to date) | -\$123,150 |
| PEA -Reimbursables | \$20,000 |
| PEA Estimated Escalation | \$18,033 |
| Total A & E Services | \$90,812 |
| Owner's Consultant Fees | |
| Environmental Specialist (Woodard & Curran) | \$161,000 |
| W&C Estimated Escalation | \$5,000 |
| Builder Risk | \$8,485 |
| State Building Education Fee | \$952 |
| Special Inspector (Special Testing Labs) | \$5,000 |
| Total Owner's Consultant's Fees | \$180,437 |
| City Professional Fees | |
| City Financial Services (Town of Fairfield) | \$1,621 |
| City Secretarial Services (Town of Fairfield - FLHS Bldg Comm.) | \$1,512 |
| Bond Counsel Fees (Town of Fairfield) | \$20,614 |
| Total City Professional Fees | \$23,747 |
| Contingency | |
| 15% Contingency | \$543,458 |
| Total Contingency | \$543,458 |
| Grand Total - Phase 3 | \$4,166,512 |
| <i>less uncommitted funds from previous approved funding</i> | <i>-\$258,838</i> |



| | |
|---|--------------------|
| Grand Total | |
| Supplemental Funding Request for Phase 3 | \$3,907,674 |



April 6, 2016

A RESOLUTION AMENDING AND RESTATING A RESOLUTION ADOPTED BY THE REPRESENTATIVE TOWN MEETING ON JUNE 24, 2013 ENTITLED “A RESOLUTION APPROPRIATING \$11,630,000 FOR THE COSTS ASSOCIATED WITH THE EXPANSION AND RENOVATION OF FAIRFIELD LUDLOWE HIGH SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION” TO INCREASE THE AMOUNT OF THE APPROPRIATION AND BOND AUTHORIZATION BY \$3,907,674.

WHEREAS, the Representative Town Meeting adopted on June 24, 2013 a Resolution entitled “A RESOLUTION APPROPRIATING \$11,630,000 FOR THE COSTS ASSOCIATED WITH THE EXPANSION AND RENOVATION OF FAIRFIELD LUDLOWE HIGH SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION”(the “ Original Resolution”); and

WHEREAS, because of increased costs, the amount appropriated in the Original Resolution (\$11,630,000) is not sufficient to cover the costs of all the components of the Project; it is sufficient to cover the costs of all components of the Project except for certain costs associated with the installation of new windows and doors and certain environmental remediation (the “Remaining Component”); and

WHEREAS, an additional appropriation of \$3,907,674 is necessary to fully fund the costs, including soft costs, associated with completing the Remaining Component, and as a result to complete the Project the amount appropriated and the bonds authorized has increased from \$11,630,000 to \$15,124,301.

NOW, THEREFORE, it is resolved that the Original Resolution is amended and restated to read as follows:

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates the sum of FIFTEEN MILLION ONE HUNDRED TWENTY-FOUR THOUSAND THREE HUNDRED ONE AND 00/100 DOLLARS (\$15,124,301.00) for the costs associated with the expansion and renovation of Fairfield Ludlowe High School, including expansion of the cafeteria, four new classrooms, two new science laboratories , a new student union, installation of doors and windows and replacement of roof, which costs include architectural, design, environmental, engineering, site development, oversight, consultant, material, construction, furniture and fixtures, equipment, temporary and permanent financing and soft costs and other costs and expenses that are related to completion of the renovation and expansion or are customary for projects of such character (the “Project”); such renovations and additions

are outlined in “Fairfield Ludlowe High School Conceptual Study Proposed 2013 Plan” dated January 22, 2013 and prepared by Silver/Petrucci + Associates and more particularly as Scheme 1 set forth therein, a copy of which is attached hereto as Exhibit A.

2. To finance such appropriation and in lieu of a tax therefor, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed FIFTEEN MILLION ONE HUNDRED TWENTY-FOUR THOUSAND THREE HUNDRED ONE AND 00/100 DOLLARS (\$15,124,301.00) and issue its bonds for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town or so much as may be necessary after deducting grants or other funds available therefor.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the “Committee”) with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provisions for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act) and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary at and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to the restriction on investment yield of bond proceeds, the rebate of arbitrage earnings, the expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.
4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing, standby marketing agreements, standby bond purchase agreements, and any other commercially necessary or appropriate agreements

which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of the bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.

5. The First Selectman and Treasurer or Fiscal Officer shall execute on the Town's behalf such interest rate swap agreements or similar agreements related to the bonds for the purpose of managing interest rate risk which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the carrying or selling and issuance of the bonds, and if the Committee determines that it is necessary, appropriate or desirable, the obligations under such interest rate swap agreements shall be secured by the Town's full faith and credit.
6. The bonds may be designated "Public Improvement Bonds or School Bonds of the Town of Fairfield", series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town. The bonds shall be issued in serial form maturing in not more than twenty (20) annual installments of principal, the first installment to mature not later than three years from the date of issuance and the last installment to mature not later than twenty (20) years from the date of issuance. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.
7. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the Connecticut General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and

especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

8. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Project from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
9. The First Selectman, Director of Finance and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
10. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
11. The First Selectman and other Town officials are authorized to seek grants and other contributions for the costs of the Project. Any such grants or contribution received prior to the issuance of the Bonds authorized herein shall be applied to the costs of the Project or to pay at maturity the principal of any outstanding bond anticipation notes issued pursuant this resolutions and shall reduce the amount of the Bonds that can be issued pursuant to this Resolution. If such grants and contributions are received after the issuance of the Bonds, they shall be applied to pay the Bonds or as otherwise authorized by the Board of Selectmen, Board of Finance and Representative Town Meeting provided such application does not adversely affect the tax exempt status of the Bonds.

EXHIBIT A

**Town of Fairfield Fairfield
Ludlowe High school
Conceptual Study
Proposed 2013 Plan
Link**

<http://archive.fairfieldschools.org/downloads/SilverPetruccelliLudloweHSDraftReportFinal03-14-2013.pdf>

ACTIVE/38220.1/FBC/5562307v2

Town of Fairfield
Fairfield Ludlowe High School
Conceptual Study
Proposed 2013 Plan

First Selectman
Michael Tetreau

Superintendent of Schools
Dr. David G. Title

Head Master
Greg Hatzis – Fairfield Ludlowe High School

Report Date: January 22, 2013

Prepared by:



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

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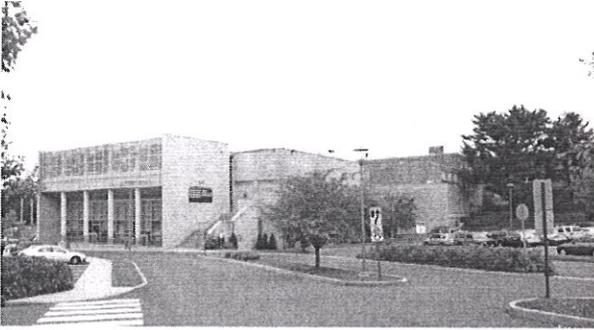
*** * * Acknowledgements * * ***

We wish to thank the Town of Fairfield for the opportunity to serve the town's educational facilities needs and the Fairfield Ludlowe High School in this manner. We would also like to thank the town staff, local officials, Board of Education, administrators, teachers and staff of the high school, and Mr. Greg Hatzis for their enthusiasm, helpfulness and input, as their feedback and comments have been invaluable in the development and thoroughness of this report.

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EXECUTIVE SUMMARY



This report is the result of a study commissioned by the Town of Fairfield, Connecticut to assist the Fairfield Board of Education with the conceptual planning and budgeting for the renovations and potential additions at Fairfield Ludlowe High School. Our scope of work included the evaluation and development of options for window replacement, locker additions, renovation of all gang toilet rooms, evaluation of parking issues, addressing storage needs and expanding the kitchen storage as well as the renovation and expansion of the classrooms as well as cafeteria construction.

This study addressed the above deficiencies, along with all other documented and observed deficiencies through the use of comprehensive building and site recommendations utilizing cost effective design solutions. In addition, the architects reviewed, vetted and integrated the broad list of program requests and needs prepared by the high school staff in order to provide design solutions at the level necessary to meet the district's academic needs for the anticipated high school enrollment.

This report was prepared by Silver / Petrucelli + Associates, Inc. (S/P+A) of Hamden, Connecticut, a firm specializing in municipal and school programming, planning and design, feasibility analyses and building condition investigations including building envelope surveys and window / roof repair and replacement. Environmental analyses and reports were prepared by Fuss & O'Neill EnviroScience, LLC (F&O) of Manchester, Connecticut.

Process

The information contained in this report was gathered by S/P+A, F&O, with assistance from the Board of Education staff via meetings and interviews with school administrators and the headmaster, the Board of Education and the high school educators and staff. On-site facilities evaluations were conducted by the architects and environmental consultants. This data was organized and appears in sections of this report in the form of narratives and spreadsheets, along with recommendations including conceptual plans and cost estimates. Additional information can be found in the F&O report found in Appendix A.

Report Findings

Fairfield Ludlowe High School is in need of several improvements including science lab and general classroom additions, additional lockers to meet enrollment projections, cafeteria expansion to include a student lounge, a new senior lounge and faculty dining room, and kitchen storage expansion including a walk-in freezer and dry storage. Additionally, approximately 85% of the schools windows and doors need to be replaced and additional parking spaces are needed.

The school building and grounds do not fully comply with current building codes, and do not meet some of the Federal ADA accessibility guidelines. For example, toilet room fixtures are non-compliant in many locations and should be considered for updating as part of future construction and renovation process.

Conclusions and Recommendations

This report evaluated two options. Scheme 1 identifies the possible locations of the recommended additions and alterations recommend for Fairfield Ludlowe High School. This scheme focuses on centralizing all the additions and renovations to one location in the school. This scheme looks at adding on to the back of the school to increase the size of the cafeteria, while using some of the space that was originally the student union and part of the existing cafeteria to infill with 4 additional classes to meet the school's future space needs. It also provides space in an existing courtyard to be used as a new student union on the lower level adjacent to the new cafeteria and allows for two additional stories above where the two new science labs could be located. This scheme also recommends relocating the faculty lounge to the lower level.

Scheme 2 identifies the possible locations of the required additions and alterations recommend for Fairfield Ludlowe High School. This scheme is similar to the first scheme in the way in which the cafeteria will be expanded, but it utilizes the existing student union to be a renovated space and creates space adjacent to it for the faculty lounge and senior lounge. The scheme creates a core area focused on food services / study area separated for all other functions of the school. It also allows for the expansion of the kitchen and creates space for a walk-in freezer and extra storage.

This scheme also adds four new classrooms to the high school and 2 new science classroom / lab combo rooms. The advantage of this scheme is that the classroom addition is only a two story addition as opposed to a 3 story addition and it reuses the existing faculty lounge as one of the additional needed classroom spaces.

This report, featuring the two scheme's proposed plans, identifies current and future needs of the high school and offers specific recommendations which will assist the Town in future capital and master planning. In order to meet these current and future needs, it is proposed that Fairfield Ludlowe High School undergo significant additions ranging from 9,000 SF to 12,000 SF depending on the selected option. These additions will mandate that all aspects of the additions and alterations be brought up to meet current codes, including the State's High Performance Standards for energy.

Preliminary opinions of probable cost estimate the total cost for the work outlined above and detailed in this report, including all construction and soft costs, at \$11.63 million with \$2.45 million, or roughly 27.5%, of those costs being reimbursed to the Town by the State of Connecticut, leaving the Town's total share at \$9.18 million. It is anticipated that if the RTM approval for funding of this project passes, construction of the additions at the high school can begin as early as the summer of 2014 with substantial completion as early as the opening of school in the fall of 2016.

SECTION I - INTRODUCTION

Report Overview and Purpose

Silver / Petrucelli + Associates was retained by the Town of Fairfield, Connecticut to provide conceptual planning, expansion and alterations at Fairfield Ludlowe High School. This report includes conceptual plans, narrative, and an estimate of probable construction cost along with photographs of existing conditions.

This report analyzes the current facility and grounds with regard to building and fire code compliance, accessibility (ADA), efficiency and layout with recommendations for modifications to the existing building or spaces to satisfy future enrollment projections and space requirements as stipulated in the *2011 Fairfield Public Schools Facilities Plan 2011-2015* report and stated by the high school administrators, department heads and educators.

Report Services

The following services were provided to complete the facility analysis, identify the school's needs and provide conceptual building and site plans that will fulfill these needs.

1. The project was initiated with a kick-off meeting including the architects, headmaster of Fairfield Ludlowe High School, Greg Hatzis, and the Director of Construction and Security for Fairfield Public Schools, Sal Morabito, to outline the goals and requirements of this project.
2. The architects reviewed the existing reports (*Fairfield Ludlowe High School Window Survey Report* and *Fairfield Public Schools Facilities Plans 2011-2015*) provided by Mr. Morabito.
3. A meeting was held between the architects, Greg Hatzis and Sal Morabito to discuss, update and refine the program information as necessary to meet the educational needs and requirements of the proposed renovations and additions to the high school.
4. The architects and engineers reviewed the available existing drawings of the school and field verified existing conditions to generate site and building floor plans in AutoCAD format.
5. The *Fairfield Public Schools Summary of Enrollment Projection*, developed by MGT of America, Inc., was reviewed and incorporated to predict future high school enrollment in the Town of Fairfield up to 2016.
6. Alternative, conceptual floor plans were prepared, documenting proposed areas of additions and renovations along with reorganization of spaces within the high school.

7. The architects and engineers prepared preliminary opinions of probable cost, based on the proposed conceptual plans for the high school.
8. The draft report was prepared for discussion and review by the team.

Interviews and Data Collection

An integral part of any space evaluation study and master plan is the development of an understanding of the educational program as it is currently being carried out in the school system. This includes determining the educational program elements that are working, as well as those which are not working or are deficient.

The focus of this study was on the immediate needs and deficiencies of the high school building as previously documented in the *Fairfield Public School Facilities Plan* and *Fairfield Ludlowe High School Window Survey Report*, as well as the future needs of the high school as discussed by interviews with the headmaster. Emphasis was given to gathering information regarding future projected enrollment needs and lack of space requirements to house an expected expanding student population in the coming school years. Where possible, the high school faculty was asked to identify current trends in their programs and foreseeable future needs to assist in master planning for the proposed additions and renovations.

Codes Governing School Construction

The following is a list of the current building codes which are applicable for the State of Connecticut. Please note that these codes have not all been thoroughly reviewed for this conceptual study.

State and Federal Codes Governing School Construction

Current Building Codes

State of Connecticut

Effective December 31, 2005

2005 State of Connecticut Building Code
2009 Connecticut Building Code Supplements
2005 Connecticut Fire Safety Supplement
2003 International Building Code (IBC)
2003 International Fire Code
2005 National Electrical Code
2003 Life Safety Code (NFPA 101)
2003 International Mechanical Code
2003 International Plumbing Code
2009 International Energy Conservation Code
2003 ICC/ANSI A117.1 Handicapped Accessibility Code
1973 Uniform Federal Accessibility Standards (UFAS)
 Section 504, Rehabilitation Act of 1973
2009 Connecticut Public Health Code
1999 Connecticut O.S.H.A. Regulations - Title 29 Dept of Labor
1996 U.S. Consumer Product Safety Commission – Playground Safety
2010 Americans with Disabilities Act (ADA) Standards for Accessible Design
 - Title II State and Local Government Facilities, Services and Activities
 - Title III Public Accommodations and Commercial Facilities

As the codes are updated, they will ultimately affect the information contained in this report, and the facilities should be reviewed for the applicable changes in the codes, revising the report and cost estimates accordingly. Most importantly, the codes that are in effect at the time the building permit is applied for by the Contractor for any work at the school are the ultimate determinant codes, so changes in the codes and their adoption dates should be closely monitored and planned for.

Code Review

It was not our charge to perform a code evaluation of the existing building, and therefore, the school building and site were not surveyed to determine compliance with current fire, life safety, building and health codes and regulations. Areas being affected by renovations will have to be compliant with the current building code during construction. For example, all work to renovate the gang style toilet rooms will need to be ADA-compliant

SECTION II - PROGRAMMING

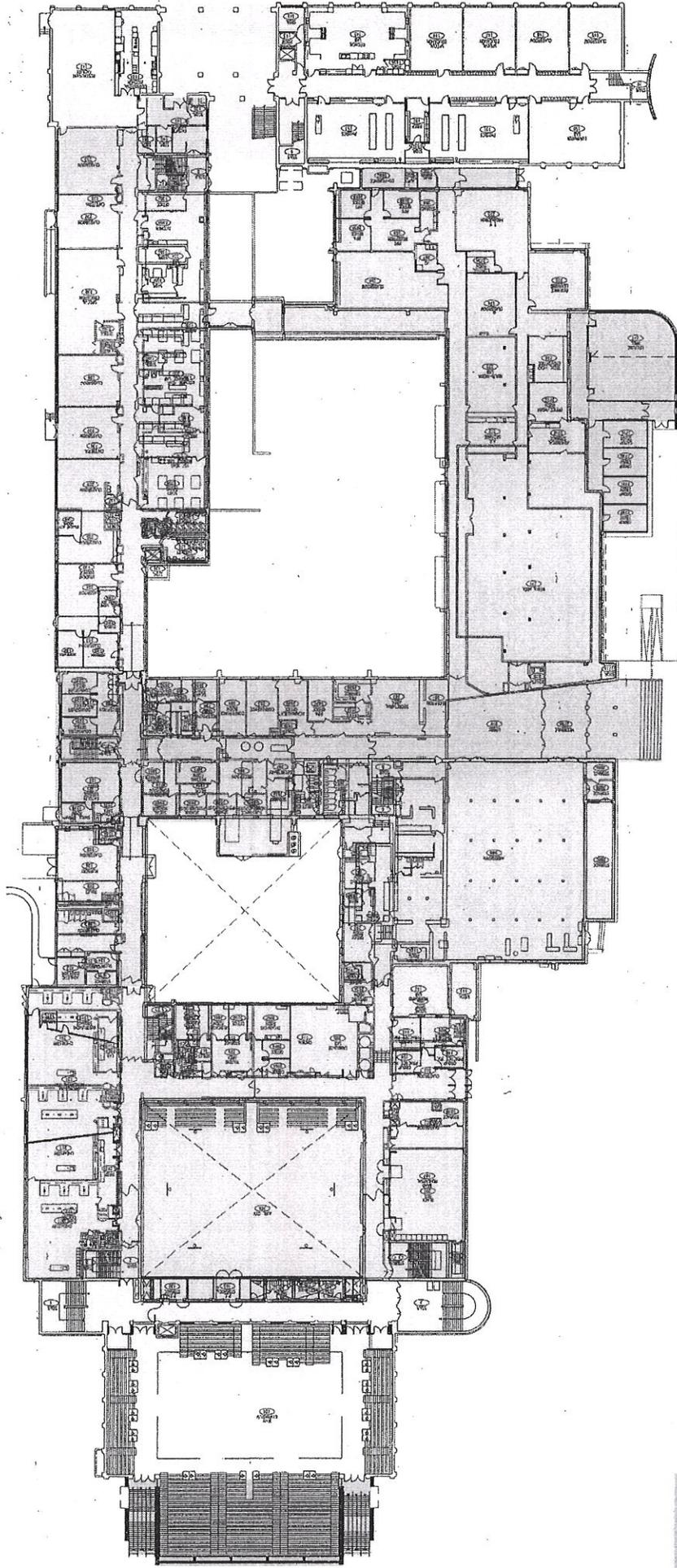
This section of the report identifies the programmatic needs of the proposed renovations and additions to Fairfield Ludlowe High School as determined through meetings with the educators from the high school, review of enrollment projection reports, and analysis of classroom utilization information created by the current high school academic programmers.

The difference between a program space need and request is often open to interpretation and therefore, all information gathered and developed during the course of this conceptual study has been included in this report for discussion by the school staff and administrators, members of the Board of Education, Town administration and concerned citizens. The architects were asked to rely on the staff, previous reports and the school educators for specific areas of immediate concern.

Board of Education Space Needs Summary

- 4 new general purpose classrooms
- 2 new science classrooms / labs with prep room
- Cafeteria expansion with seating for 450 student
- 1 student lounge
- 1 faculty lounge
- Additional kitchen storage including walk-in freezer
- Additional lockers for increased student population

1950's
 1960's
 1970's
 2000's



Fairfield Ludlowe High School Renovation History

SILVER/PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3190 Whitney Avenue, Hamden, CT 06518
 Tel: 203 230 9007 Fax: 203 230 8247
 www.silverpetrucci.com



SECTION III – WINDOW & DOOR ANALYSIS



Fairfield Ludlowe High School is an approximately 296,000 SF multi-story building constructed in 1950. The building has seen multiple additions and upgrades since its original construction – in 1963, 1972, 1995, and 2005. Approximately 50% of the window and doors in the facility are original and in need of immediate replacement. In addition, a majority of the windows contain hazardous materials or within their surrounding caulking and will need to be replaced. Approximately 85% of the schools windows and doors need to be replaced. All the windows with the exception of the newest windows in the 2005 additions should be replaced. Any windows testing positive for hazardous material should be replaced.

The existing doors & windows at the school consist of fixed & operable single pane & double pane windows set in non-thermally broken steel frames. This means that the aluminum and steel frames do not have a “break” between interior & exterior creating a poor R-value scenario. The existing single pane glazing (which makes up 98% of the opening) is currently achieving an R-value of less than 1.0 (likely around an R-value of .90)

The existing window walls in all areas except the 2005 additions will be replaced with an exterior window wall constructed of thermally broken aluminum storefront framing. The glazing shall be 1” insulated tinted glass, with the interstitial spaces filled with energy efficient argon gas. The third, inner light of the two glass panes shall be coated with a low emissive coating, called low –E. Blinds or shades will be provided for the windows. Refer to the plans for building age window replacement locations.

The new doors & frames & window system will be much improved from the existing units. Conceptually, all operable & fixed units will be replaced one to one. The aluminum frames will be thermally broken; thus meaning that the interior portion of the aluminum and exterior portion of the aluminum are not contiguous resulting in a higher performing frame. The frames will have a baked-on coating of a “Kynar 500” color which has a 20 year warranty and comes in many different color options.

The glass, (again being the largest area of the units) is where the greatest improvement in technology has occurred in the past 20 years. The proposed glazing is going to be a 1” insulated glazing unit (IGU) consisting of 2 panes of Low E glass (tinted) with an argon gas air space between them. This proposed unit will have an R-value of approximately 4.0 which is an increase of 400% above the existing windows at the school.

- Replace the existing single glazed & double glazed windows with energy efficient windows: The existing single glazed aluminum-framed windows are a very poor thermal barrier. The window system at all exposures make up almost 30% of the entire exterior façades, therefore, much of the school’s heating costs escape directly “out the window”. With the advancement in window system technology, large areas of windows systems can be installed with exceptional thermal protection. These windows can be designed with numerous operable options; tinting techniques which reduce excessive glare, and inter-glazing materials that produce high thermal coefficients. The design of the windows can recapture the image of the past while introducing modern materials, systems and colors. Hazardous material that is discovered during the course of the work will be abated and replacement materials may be required should hazardous materials be bonded with the existing construction.

Most of the doors at the facility appear to be original to their construction periods. These will be replaced coincidental with the windows so they can be of one integral system. Replacing the doors will allow the school system to upgrade all exterior door hardware to meet current ADA and egress standards as well as improving building security.

- Replace Existing aluminum and hollow metal exterior doors with new energy efficient doors. The existing single glazed aluminum doors along with the existing hollow metal doors are in need of replacement due to age and also have a very poor thermal barrier. The door systems, at all exposures makes up a large portion of the entire exterior façades, therefore, much of the school’s heating costs escape directly through these openings. We recommend removing the existing doors & frames along with the fixed door glazing & hardware that was installed when the facility was first constructed.

Based on a review of the hazardous materials testing performed, EnviroScience concludes and recommends the following related to the windows:

1950, 1961, and 1971 Building Window Systems

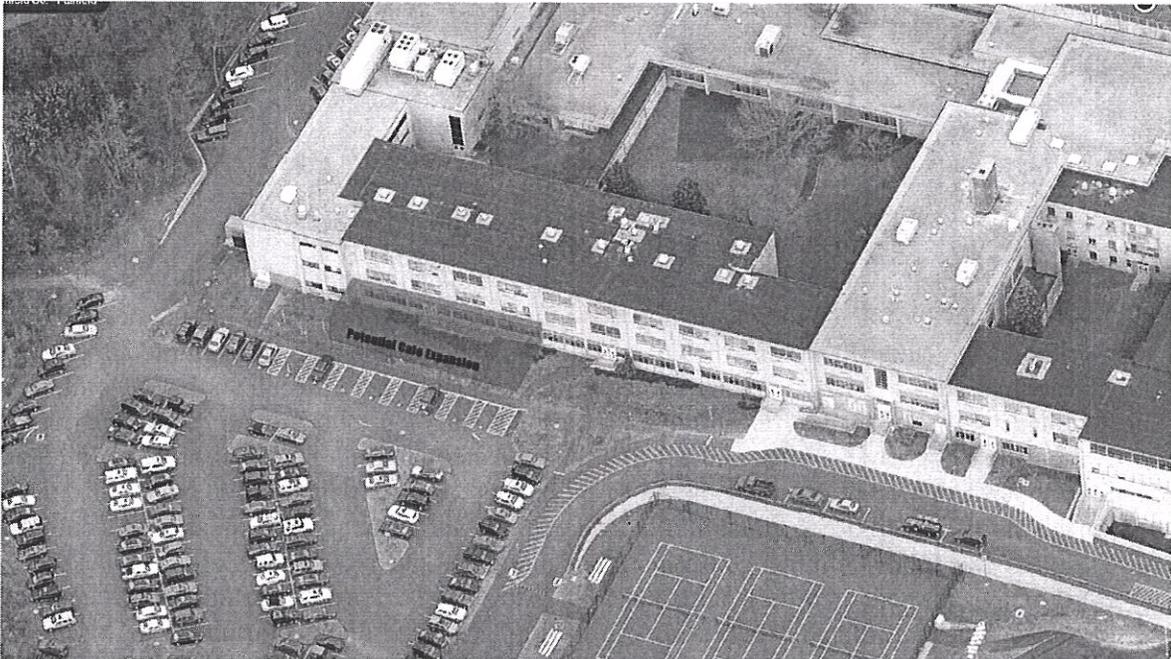
- Additional sampling of materials needs to be performed to characterize the asbestos content and PCB content to be in compliance with CTDPH and EPA regulations and

guidance documents. The CTDPH requires a minimum of two (2) samples to adequately characterize a material as non-ACM while the EPA requires a minimum of three (3) samples to adequately characterize a materials as <50 ppm PCB containing or <1 ppm PCB containing.

- Adjacent surface sampling of the porous brick and soil, concrete, and/o asphalt located under the >50 PPM exterior window caulking and glazing compounds needs to be performed to determine if the materials are PCB contaminated.
- A Self Implementing Cleanup and Disposal Plan needs to be developed for the remediation of the window systems if the project is funded through BSF.
- Following removal, verification sampling would need to be performed of the adjacent brick, block, and/or asphalt following remediation.

SECTION IV – CAFETERIA ANALYSIS

The cafeteria at Fairfield Ludlowe High School was constructed in the early 1960's. It is an old and unwelcoming space and currently too small to meet the needs of the existing school enrollment let alone the anticipated increase in students. The room, with its long hallway-like design and large columns does not meet the need for a multi-purpose space for presentations and assemblies. It is projected that each lunch period will feed up to 450 students per sitting and we have been asked to look into the size implications of a space that would hold that many students. By today's codes, the new space would need to be approximately 6,750 SF. Fairfield Ludlowe High School is also in need of a student union and lounge area that the faculty and administration would like to see be connected to or in conjunction with the redesign and expansion of the current cafeteria. The administration would also like to relocate the current faculty lounge on the first floor to be adjacent to the new cafeteria.



SECTION V

LEED® - LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN and HPBS

On January 1, 2009, in the State of Connecticut, new legislation will be implemented by amending General Statute Section 16a-38k which will require school building projects costing \$5 million and the reimbursement is exceeding \$2 million or more must be designed in compliance with or exceed the equivalent of the silver building rating of the Leadership in Energy and Environmental Design – LEED® – rating system, as established by the United States Green Building Council. This new standard has been sanitized by the Connecticut Department of Construction Services to be the CT High Performance Building Standards.

This new legislation will require that school construction projects seeking state reimbursement funds, will be designed and constructed to meet energy conservation standards and ‘green’ building practices.

Other measures that contribute points to the rating system, in addition to energy efficiency, are the use of renewable energy, water conservation, environmentally sensitive site design, redevelopment of brownfields (contaminated land and/or building areas), and storm water management.

While this project is not scheduled to be designed around a LEED standard, it will be designed around the “High Performance Building Standard” which meets the State of Connecticut’s equivalent standard thus maintaining eligibility for State reimbursement.

SECTION VI – PROPOSED PLANS

Proposed Conceptual Plan – Scheme 1

The following plan identifies the possible locations of the recommended additions and alterations recommend for Fairfield Ludlowe High School. This scheme focuses on centralizing all the additions and renovations to one location in the school. This scheme looks at adding on to the back of the school to increase the size of the cafeteria, while using some of the space that was originally the student union and part of the existing cafeteria to infill with 4 additional classes to meet the school’s future space needs. It also provides space in an existing courtyard to be used as a new student union on the lower level adjacent to the new cafeteria and allows for two additional stories above where the two new science labs could be located. This scheme also recommends relocating the faculty lounge to the lower level.

EXISTING SPACE CONVERTED TO CLASSROOMS

NEW CLASSROOM ADDITION

NEW STUDENT LOUNGE

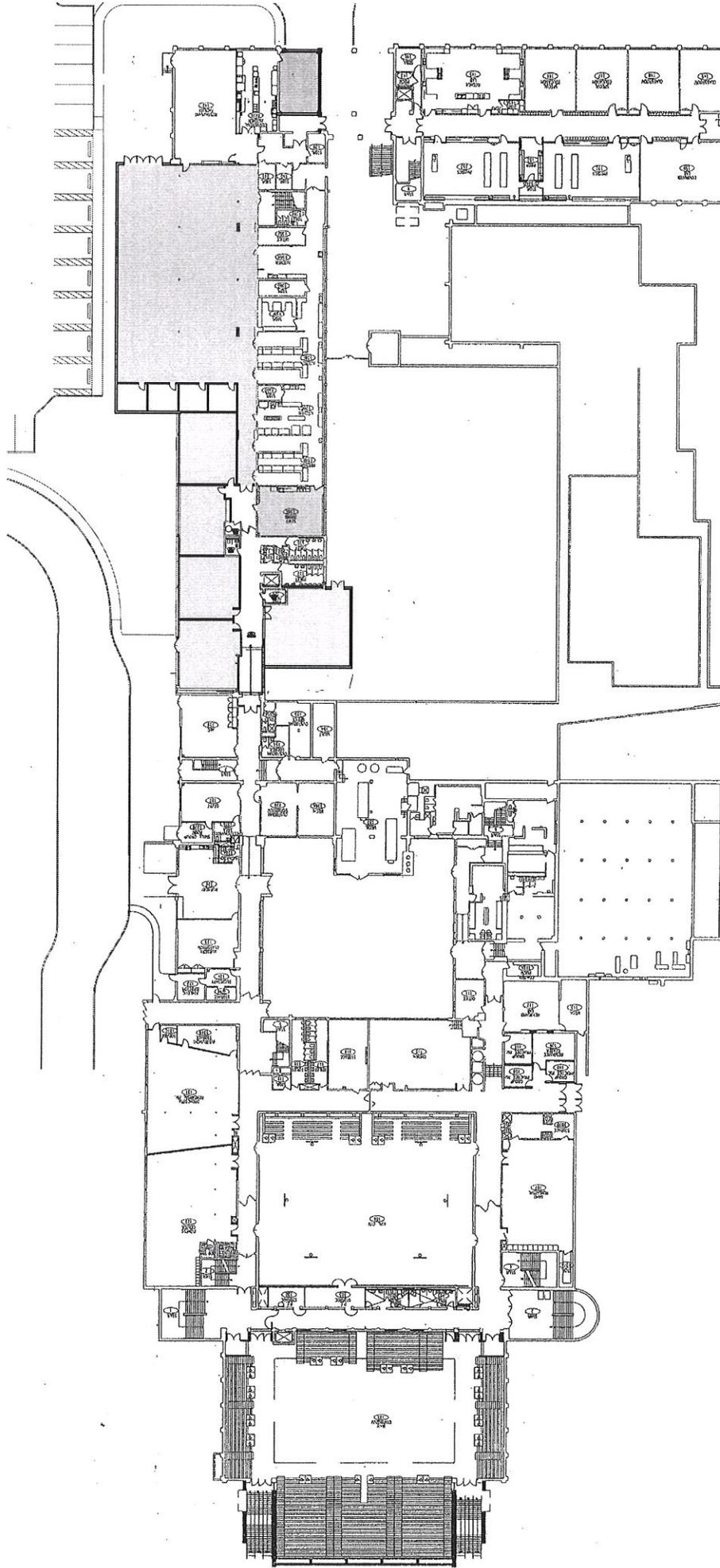
EXISTING SPACE CONVERTED TO FACULTY LOUNGE

NEW CAFETERIA

NEW KITCHEN STORAGE / WALK-IN FREEZER

NEW SCIENCE CLASSROOM / LAB & PREP ROOM

YEARBOOK / SCHOOL STORE / NEWSPAPER / ETC.



SILVER/PETRUCELLI + ASSOCIATES

Architects / Engineers / Interior Designers

3190 Whitney Avenue, Hamden, CT 06518

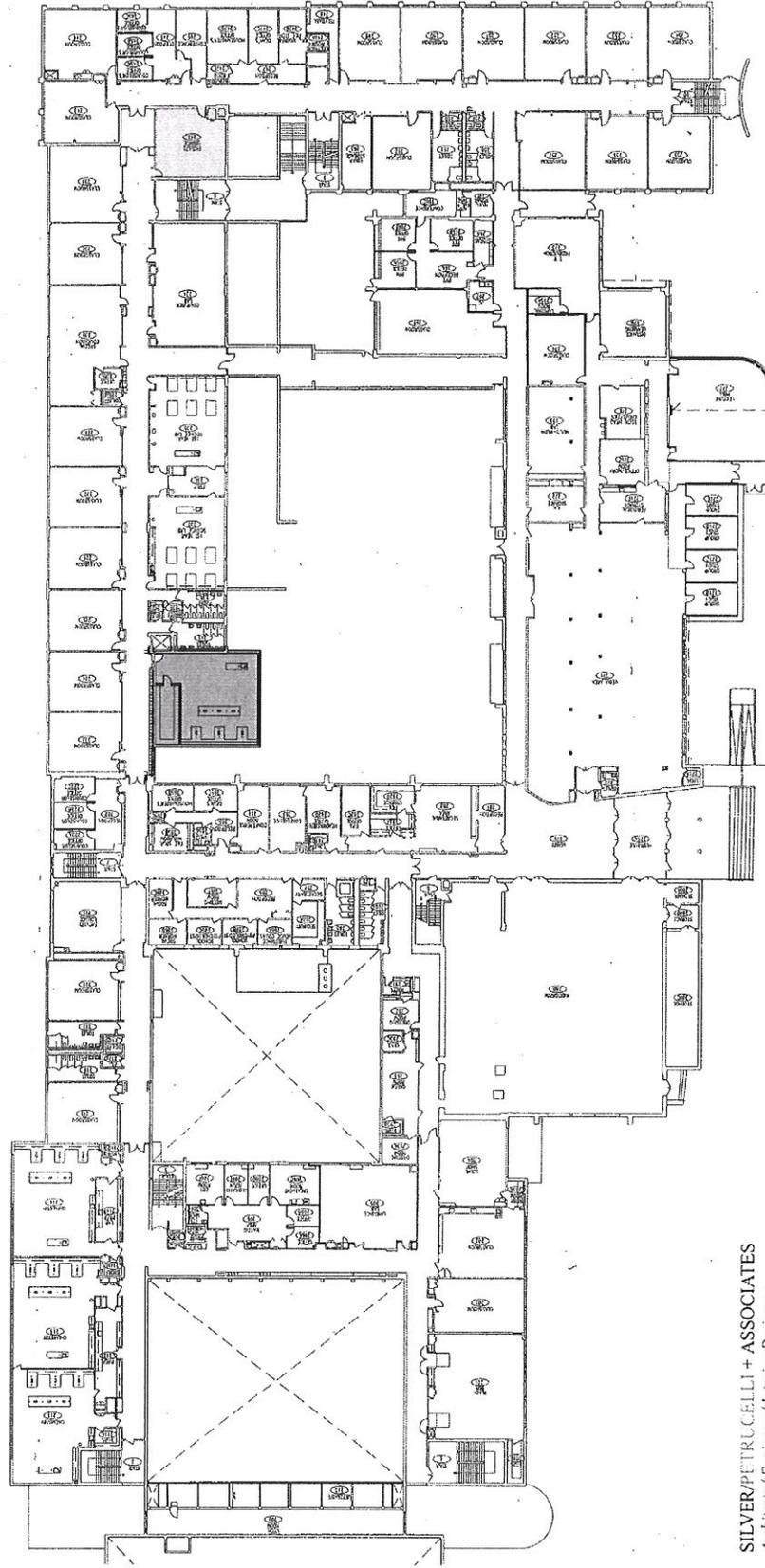
Tel: 203 230 9007 Fax: 203 230 8247

www.silverpetrucelli.com

Fairfield Ludlowe High School

Scheme 1 - Ground Level

- EXISTING SPACE CONVERTED TO CLASSROOMS
- NEW CLASSROOM ADDITION
- NEW STUDENT LOUNGE
- EXISTING SPACE CONVERTED TO FACULTY LOUNGE
- NEW CAFETERIA
- NEW KITCHEN STORAGE / WALK-IN FREEZER
- NEW SCIENCE CLASSROOM / LAB & PREP ROOM
- YEARBOOK / SCHOOL STORE / NEWSPAPER / ETC.



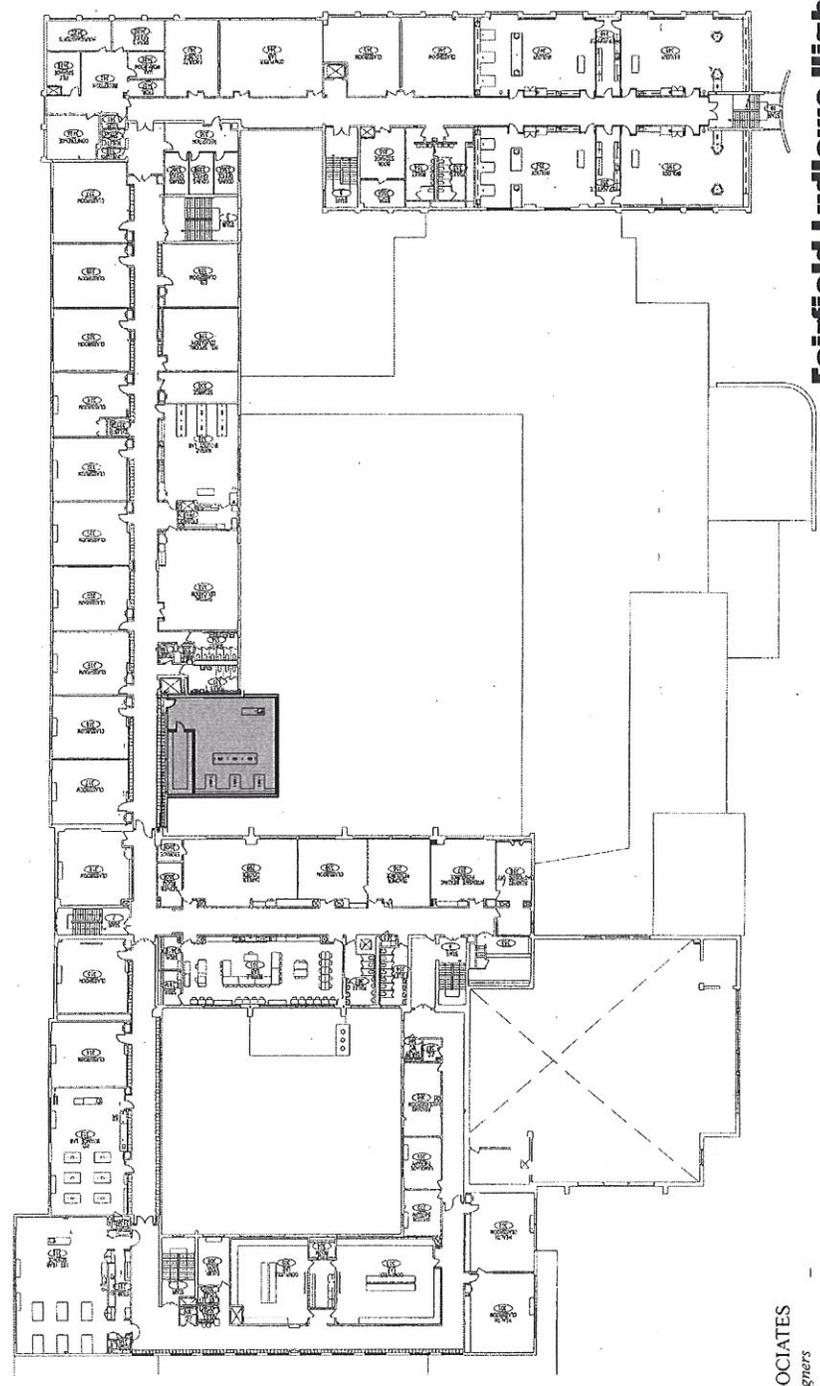
SILVER/PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers

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Fairfield Ludlowe High School

Scheme 1 - First Level

- EXISTING SPACE CONVERTED TO CLASSROOMS
- NEW CLASSROOM ADDITION
- NEW STUDENT LOUNGE
- EXISTING SPACE CONVERTED TO FACULTY LOUNGE
- NEW CAFETERIA
- NEW KITCHEN STORAGE / WALK-IN FREEZER
- NEW SCIENCE CLASSROOM / LAB & PREP ROOM
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Fairfield Ludlowe High School

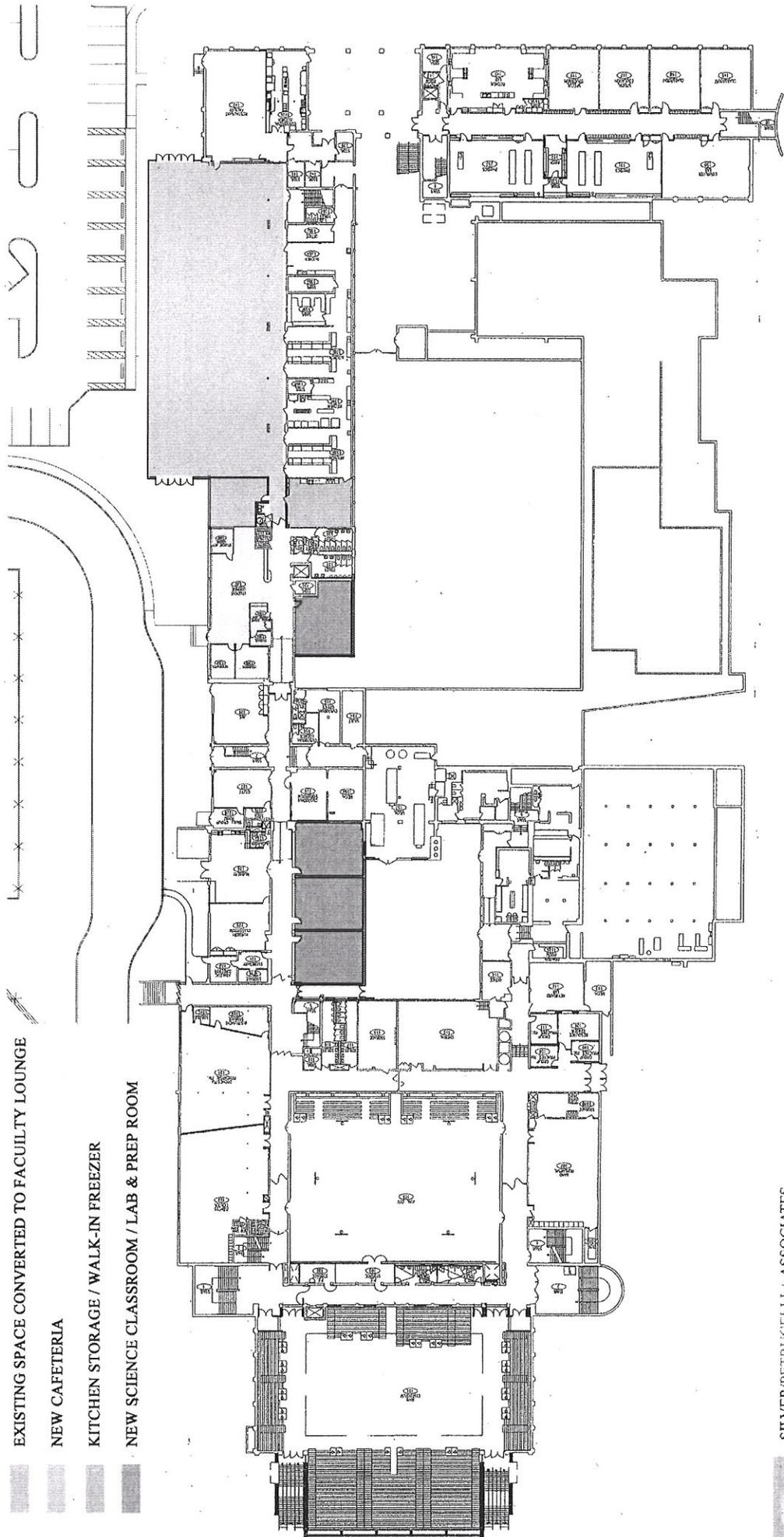
Scheme 1 - Second Level

Proposed Conceptual Plan – Scheme 2

The following plan identifies the possible locations of the required additions and alterations recommend for Fairfield Ludlowe High School. This scheme is similar to the first scheme in the way in which the cafeteria will be expanded, but it utilizes the existing student union to be a renovated space and creates space adjacent to it for the faculty lounge and senior lounge. The scheme creates a core area focused on food services / study area separated for all other functions of the school. It also allows for the expansion of the kitchen and creates space for a walk-in freezer and extra storage.

This scheme also adds four new classrooms to the high school and 2 new science classroom / lab combo rooms. The advantage of this scheme is that the classroom addition is only a two story addition as opposed to a 3 story addition and it reuses the existing faculty lounge as one of the additional needed classroom spaces.

- EXISTING SPACE CONVERTED TO CLASSROOMS
- NEW CLASSROOM ADDITION
- EXISTING SPACE CONVERTED TO STUDENT LOUNGE
- EXISTING SPACE CONVERTED TO FACULTY LOUNGE
- NEW CAFETERIA
- KITCHEN STORAGE / WALK-IN FREEZER
- NEW SCIENCE CLASSROOM / LAB & PREP ROOM



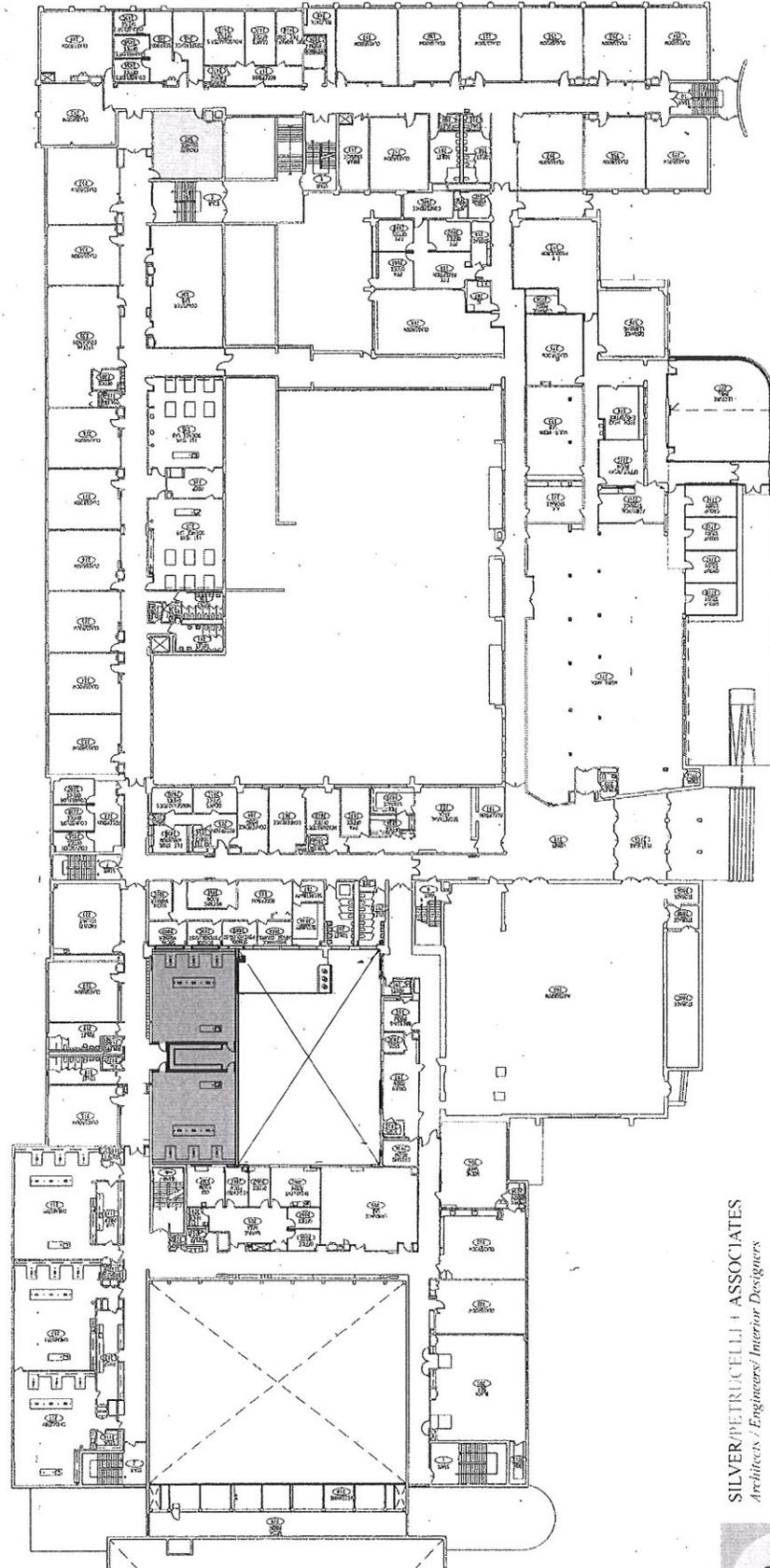
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Fairfield Ludlowe High School

Scheme 2 - Ground Level

- EXISTING SPACE CONVERTED TO CLASSROOMS
- NEW CLASSROOM ADDITION
- EXISTING SPACE CONVERTED TO STUDENT LOUNGE
- EXISTING SPACE CONVERTED TO FACULTY LOUNGE
- NEW CAFETERIA
- KITCHEN STORAGE / WALK-IN FREEZER
- NEW SCIENCE CLASSROOM / LAB & PREP ROOM



Fairfield Ludlowe High School

Scheme 2 - First Level

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SECTION VII – OPINIONS OF PROBABLE CONSTRUCTION COST and POTENTIAL PROJECT SCHEDULE

Opinion of Probable Construction Cost

The following opinion of probable construction costs outline the anticipated costs associated with conceptual Schemes 1 & 2. These costs were developed with insightful input from the Town and other project consultants familiar with the project needs and complete scope of work.

At this conceptual stage of the project, final construction and soft costs can be very difficult to accurately estimate due to yet-to-be-revealed conditions of the existing building, fluctuation in the construction industry and market, and general US and world economic conditions. For these reasons and others, contingencies and inflation factors are commonly added to estimates at this stage of the project. Additionally, it is not uncommon for programs and plans to change significantly between conceptual design and construction, especially with educational technologies, State educational requirements and teaching theory are constantly evolving to meet the needs of the students and district. It is anticipated that as these project designs, program and details evolve; updated opinions of probable cost will be developed to accurately reflect any and all changes.

Additions and Alterations

7-Jan-13

Windows, Additions, & Roof

FAIRFIELD LUDLOWE HIGH SCHOOL

785 Unquowa Road

Fairfield, CT 06824

Opinion of Probable Construction Costs

12,000 s.f. New windows and doors

11,400 s.f. Renovated Space

6,900 s.f. Additions

| QUANTITY | UNIT | TASK | COST/UNIT | SUBTOTAL |
|----------|------|--|------------------|-----------------------|
| 6,500 | S.F | CAFETERIA EXPANSION & ALTERATIONS | \$280.00 | \$1,820,000.00 |
| 700 | S.F | KITCHEN RENOVATIONS | \$280.00 | \$196,000.00 |
| 2,600 | S.F | 2 SCIENCE CLASSROOM /LAB ADDITIONS (1100sf clab + 200sf prep ea) | \$300.00 | \$780,000.00 |
| 3,400 | S.F | 4 CLASSROOM ADDITIONS (850sf ea) | \$275.00 | \$935,000.00 |
| 100 | E.A. | NEW LOCKERS | \$300.00 | \$30,000.00 |
| 1 | L.S. | ABATEMENT CAFETERIA AREA | \$48,750.00 | \$48,750.00 |
| | | | SUBTOTAL: | \$3,809,750.00 |
| 12,000 | S.F | NEW WINDOWS | \$150.00 | \$1,800,000.00 |
| 55 | EACH | NEW DOORS AND HARDWARE | \$5,000.00 | \$275,000.00 |
| 1 | L.S. | PCB ABATEMENT WINDOWS | \$1,250,000.00 | \$750,000.00 |
| | | | SUBTOTAL: | \$2,825,000.00 |
| 120,000 | SF | ROOF REPLACEMENT | \$22.00 | \$2,640,000.00 |
| | | | SUBTOTAL: | \$2,640,000.00 |

CONSTRUCTION TOTAL \$9,274,750.00

| | |
|---|----------------|
| A/E CONSTRUCTION DESIGN, BID & CA | \$463,737.50 |
| ENVIRONMENTAL TESTING, DESIGN & CA FEES | \$116,000.00 |
| BID PRINTING & LEGAL NOTICES | \$5,000.00 |
| BORINGS | \$10,000.00 |
| MISCELLANEOUS FEES, MATERIAL TESTING | \$10,000.00 |
| DESIGN / CONSTRUCTION CONTINGENCY 15% | \$1,391,212.50 |

SOFT COST TOTAL \$1,995,950.00

| | | | | |
|---|----|----------------------------|-------------|--------------|
| 4 | EA | GENERAL CLASSROOM | \$50,000.00 | \$200,000.00 |
| 2 | EA | SCIENCE CLASSROOM AND LABS | \$55,000.00 | \$110,000.00 |
| 1 | EA | CAFETERIA | \$50,000.00 | \$50,000.00 |

FIXTURES, FURNITURE & EQUIP. \$360,000.00

TOTAL PROJECT COST \$11,630,700.00

EXCLUDES FINANCING COSTS

EXCLUDES ALL OFF SITE DEVELOPMENT INCLUDING UTILITIES

ESTIMATE BASED ON 2013 COSTS - ESCALATE 5% FOR EVERY YEAR THEREAFTER

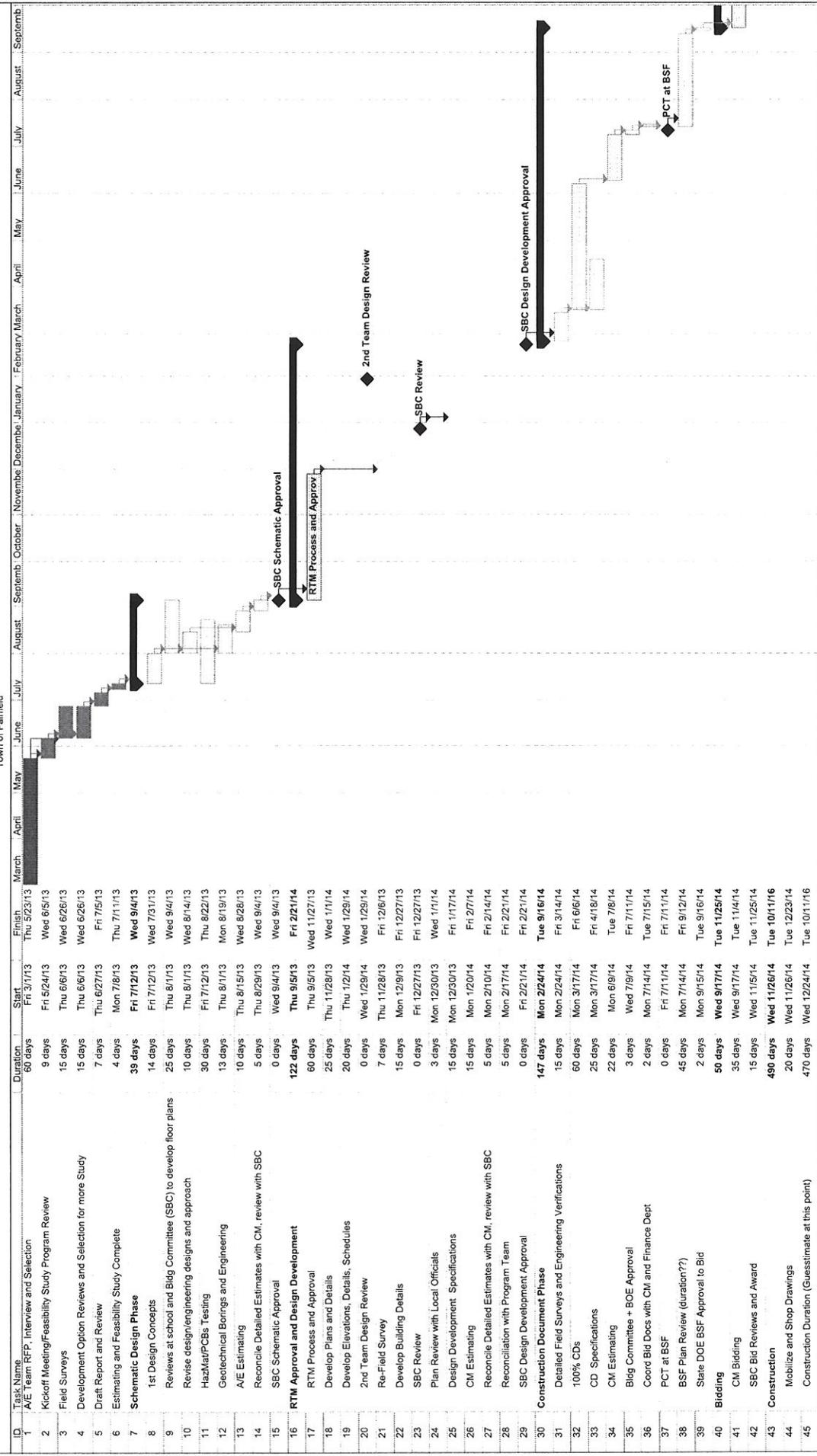
Preliminary Project Schedule

The following project schedule outlines the anticipated tasks and milestones required to take this project from the inception of the study through final State review of the documents and first phase of the project. This schedule contains many assumptions including the passing of the RTM bonding to issue funding for the project, the selection of a design architecture/engineering firm and directive to proceed with schematic design shortly after the funding approval and the timely review and approval of all construction documents by the State Department Construction Services (DCS) and Bureau of School Facilities (BSF). With all of these assumptions, it is anticipated that bid documents can be ready in May of 2014, allowing for the start of construction in the summer of that year.

Fairfield Ludlowe High School

Expansion and Alterations Schedule

Town of Fairfield



| ID | Task Name | Start | Finish | Duration | Summary | Progress | Milestone |
|----|---|--------------|--------------|----------|-----------------|----------|-----------|
| 1 | A/E Team RFP, Interview and Selection | Fri 3/1/13 | Thu 3/23/13 | 9 days | Project Summary | | |
| 2 | Kickoff Meeting/Feasibility Study Program Review | Fri 3/1/13 | Wed 6/5/13 | 9 days | Project Summary | | |
| 3 | Field Surveys | Thu 6/6/13 | Wed 6/26/13 | 15 days | Project Summary | | |
| 4 | Development Option Reviews and Selection for more Study | Thu 6/6/13 | Wed 6/26/13 | 15 days | Project Summary | | |
| 5 | Draft Report and Review | Thu 6/27/13 | Fri 7/15/13 | 7 days | Project Summary | | |
| 6 | Estimating and Feasibility Study Complete | Mon 7/8/13 | Thu 7/11/13 | 4 days | Project Summary | | |
| 7 | Schematic Design Phase | Fri 7/12/13 | Wed 9/4/13 | 39 days | Project Summary | | |
| 8 | 1st Design Concepts | Fri 7/12/13 | Wed 7/31/13 | 14 days | Project Summary | | |
| 9 | Reviews at school and Bldg Committee (SBC) to develop floor plans | Thu 8/1/13 | Wed 9/4/13 | 25 days | Project Summary | | |
| 10 | Revise design/engineering designs and approach | Thu 8/1/13 | Wed 8/14/13 | 10 days | Project Summary | | |
| 11 | HazMat/PCBs Testing | Fri 7/12/13 | Thu 8/22/13 | 30 days | Project Summary | | |
| 12 | Geotechnical Borings and Engineering | Thu 8/1/13 | Mon 8/19/13 | 13 days | Project Summary | | |
| 13 | A/E Estimating | Thu 8/15/13 | Wed 8/28/13 | 10 days | Project Summary | | |
| 14 | Reconcile Detailed Estimates with CM, review with SBC | Thu 8/29/13 | Wed 9/4/13 | 5 days | Project Summary | | |
| 15 | SBC Schematic Approval | Wed 9/4/13 | Wed 9/4/13 | 0 days | Milestone | | |
| 16 | RTM Approval and Design Development | Thu 9/5/13 | Fri 2/21/14 | 122 days | Project Summary | | |
| 17 | RTM Process and Approval | Thu 9/5/13 | Wed 11/27/13 | 60 days | Project Summary | | |
| 18 | Develop Plans and Details | Thu 11/28/13 | Wed 1/1/14 | 25 days | Project Summary | | |
| 19 | Develop Elevations, Details, Schedules | Thu 1/2/14 | Wed 1/29/14 | 20 days | Project Summary | | |
| 20 | 2nd Team Design Review | Wed 1/29/14 | Wed 1/29/14 | 0 days | Milestone | | |
| 21 | Re-Field Survey | Thu 1/28/13 | Fri 1/26/13 | 7 days | Project Summary | | |
| 22 | Develop Building Details | Mon 12/9/13 | Fri 12/27/13 | 15 days | Project Summary | | |
| 23 | SBC Review | Fri 12/27/13 | Fri 12/27/13 | 0 days | Milestone | | |
| 24 | Plan Review with Local Officials | Mon 12/30/13 | Wed 1/1/14 | 3 days | Project Summary | | |
| 25 | Design Development, Specifications | Mon 12/30/13 | Fri 1/17/14 | 15 days | Project Summary | | |
| 26 | CM Estimating | Mon 1/20/14 | Fri 2/7/14 | 15 days | Project Summary | | |
| 27 | Reconcile Detailed Estimates with CM, review with SBC | Mon 2/10/14 | Fri 2/14/14 | 5 days | Project Summary | | |
| 28 | Reconciliation with Program Team | Mon 2/17/14 | Fri 2/21/14 | 5 days | Project Summary | | |
| 29 | SBC Design Development Approval | Fri 2/21/14 | Fri 2/21/14 | 0 days | Milestone | | |
| 30 | Construction Document Phase | Mon 2/24/14 | Tue 9/16/14 | 147 days | Project Summary | | |
| 31 | Detailed Field Surveys and Engineering Verifications | Mon 2/24/14 | Fri 3/14/14 | 15 days | Project Summary | | |
| 32 | 100% CDs | Mon 3/17/14 | Fri 6/6/14 | 60 days | Project Summary | | |
| 33 | CD Specifications | Mon 3/17/14 | Fri 4/18/14 | 25 days | Project Summary | | |
| 34 | CM Estimating | Mon 6/9/14 | Tue 7/8/14 | 22 days | Project Summary | | |
| 35 | Bldg Committee + BOE Approval | Wed 7/9/14 | Fri 7/11/14 | 3 days | Project Summary | | |
| 36 | Coord Bid Docs with CM and Finance Dept | Mon 7/14/14 | Tue 7/15/14 | 2 days | Project Summary | | |
| 37 | PCT at BSF | Fri 7/11/14 | Fri 7/11/14 | 0 days | Milestone | | |
| 38 | BSF Plan Review (duration??) | Mon 7/14/14 | Fri 9/12/14 | 45 days | Project Summary | | |
| 39 | State DOE BSF Approval to Bid | Mon 9/15/14 | Tue 9/16/14 | 2 days | Project Summary | | |
| 40 | Bidding | Wed 9/17/14 | Tue 11/25/14 | 50 days | Project Summary | | |
| 41 | CM Bidding | Wed 9/17/14 | Tue 11/4/14 | 35 days | Project Summary | | |
| 42 | SBC Bid Reviews and Award | Wed 11/5/14 | Tue 11/25/14 | 15 days | Project Summary | | |
| 43 | Construction | Wed 11/26/14 | Tue 10/11/16 | 490 days | Project Summary | | |
| 44 | Mobilize and Shop Drawings | Wed 11/26/14 | Tue 12/23/14 | 20 days | Project Summary | | |
| 45 | Construction Duration (Guesstimate at this point) | Wed 12/24/14 | Tue 10/11/16 | 470 days | Project Summary | | |

SECTION VIII –CT DOE GRANT OPTIONS

Below is a description of the standard Department of Education reimbursement process that will likely be sought for this project, comparable to that recently completed for the expansion and alterations at Stratfield Elementary School and at Fairfield Woods Middle School:

‘Standard Reimbursement’

- Only state recognized alterations/upgrades are allowable for reimbursement from the State.
- The specified alterations are reimbursed by the State at the Town’s reimbursement rate.
- Replacement or repair of systems, finishes, equipment etc. is NOT considered to be eligible for reimbursement.
- Typically, the Town picks up most of the cost for these types of repairs, replacements and updates.

Using either scheme 1 or 2 as a base for this analysis, the Conceptual Design Estimate is approximately \$11.63 million; however, only about \$8.8 million of this amount will be eligible for reimbursement from the State at Fairfield’s current alteration/expansion rate of 27.5%. Therefore, approximately \$2.45 million will be reimbursed, resulting in a net project cost to the Town of about \$9.18 million.

State Space Standards Worksheet

The Space Standards Worksheet is a tool created by the State Department of Education to assist districts in calculating the maximum total facility square footage eligible for reimbursement for any given project. The results of this worksheet either confirm or deny that the facility in question is within its allowable square footage and therefore, eligible or ineligible for full construction reimbursement from the State. Any overage above the allowable square footage would result in a prorated penalty or reduction in the projects allowable eligible costs.

We completed the worksheet and calculations derived from the following baseline information.

Highest Projected 8-Year Enrollment 1,839

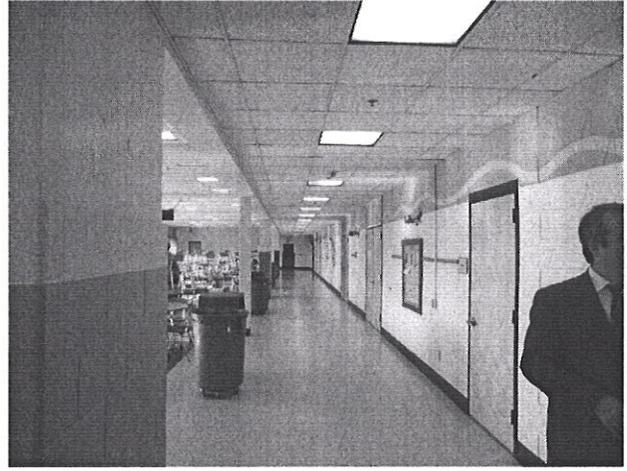
Existing and Proposed Square Footage Summary; 305,000 SF

Utilizing this information, the Space Standards Worksheet indicates that the maximum square footage allowable for full reimbursement at Ludlowe high school is 320,905 SF. Any square footage built over this amount will receive partial reimbursement, or in the case of the conceptual schemes, the proposed square footage of 305,000 will not result in a reduction of eligible costs. It is not uncommon for schools around the State of Connecticut to exceed the maximum square footage, and fortunately Fairfield Ludlowe High School does not fall into this category.

SECTION IX - PHOTOGRAPHS



Cafeteria



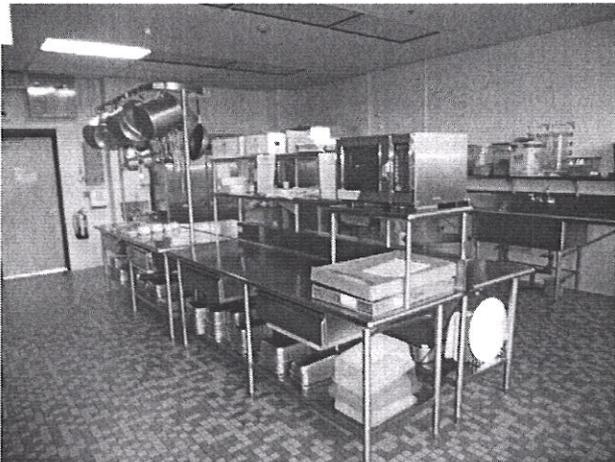
Cafeteria



Cafeteria



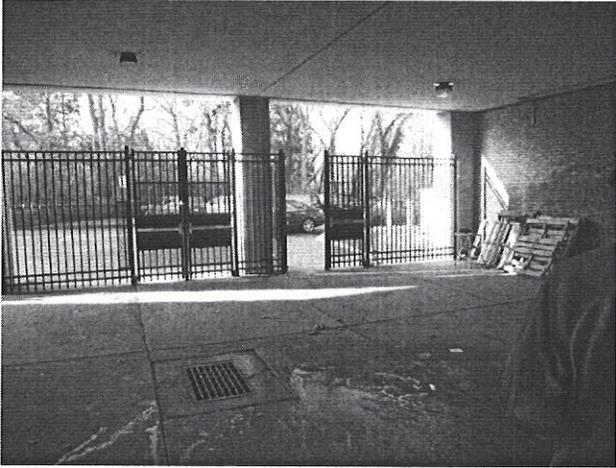
Food Service Line



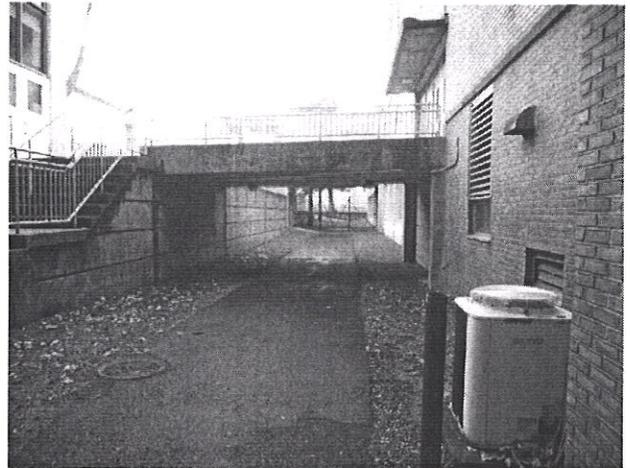
Food Prep Area



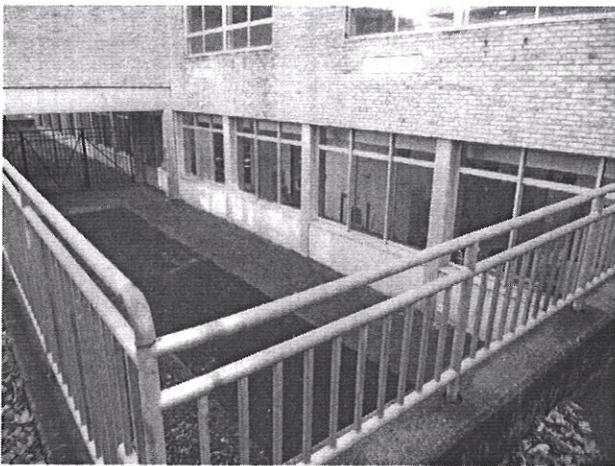
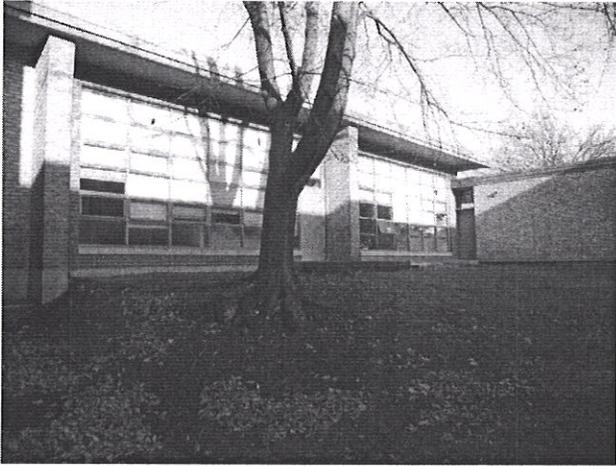
Food Storage Area



Loading Area

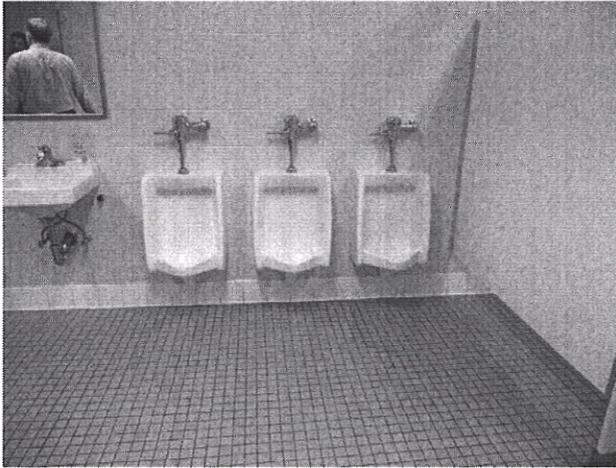


Courtyard

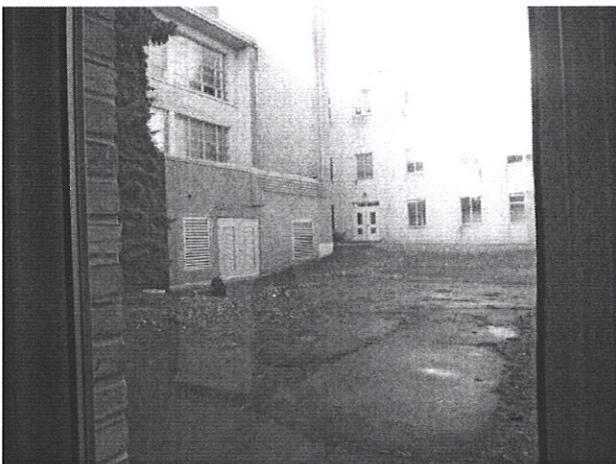
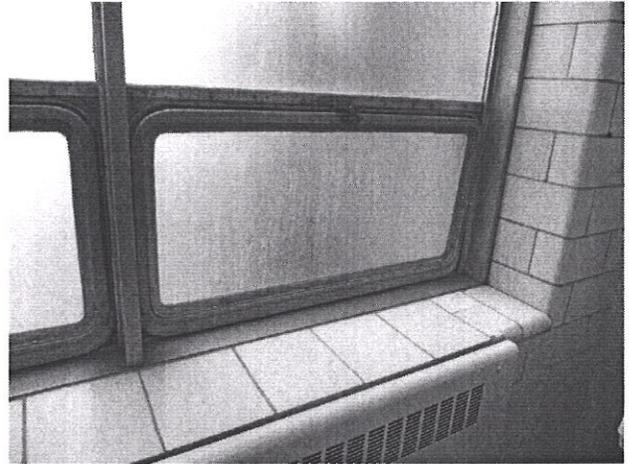


Courtyard entrance/ exit



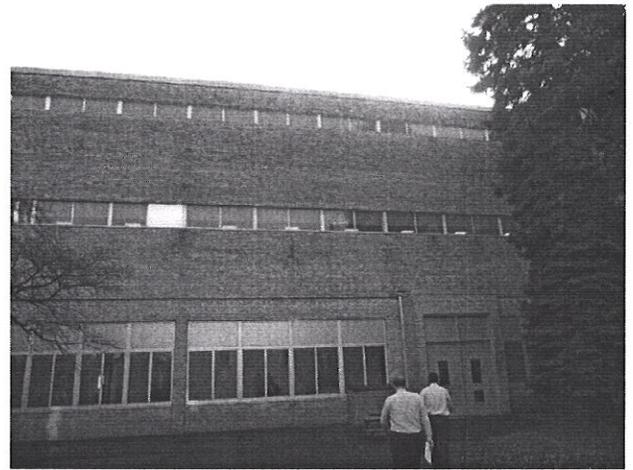
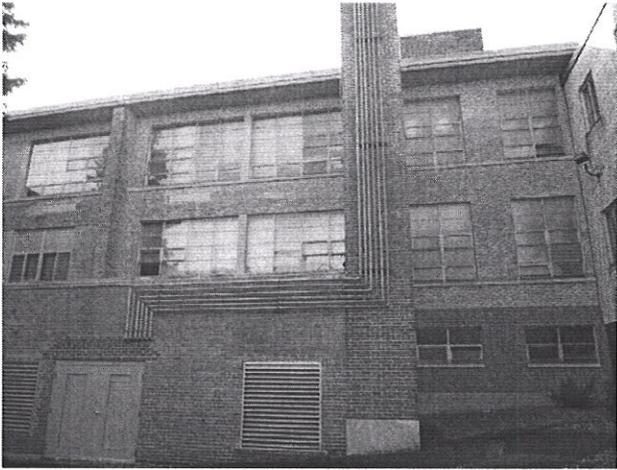


Gang Bathroom

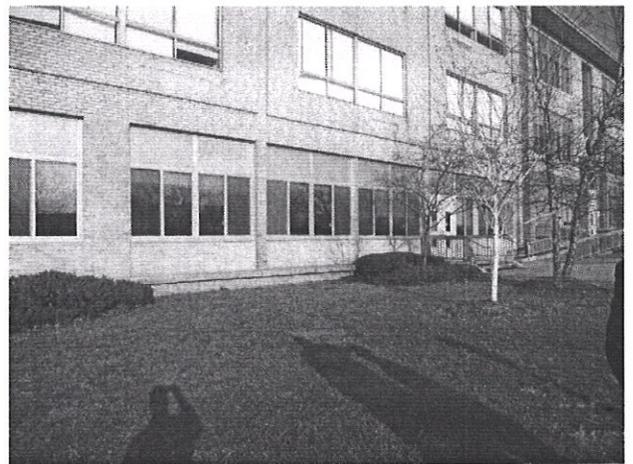
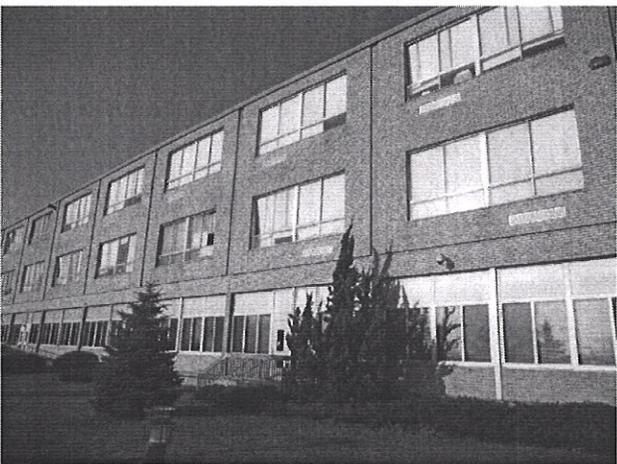


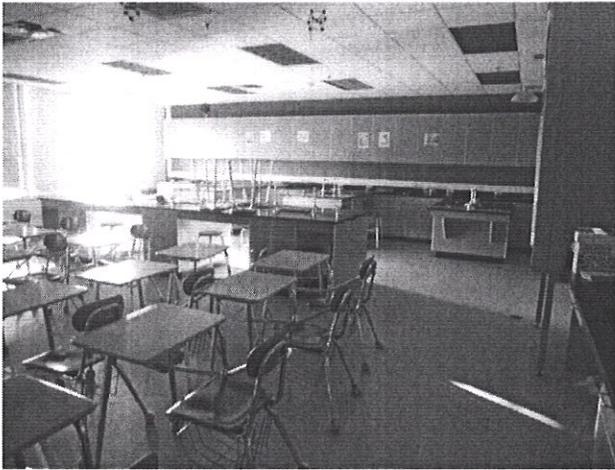
Enclosed Courtyard





Enclosed Courtyard

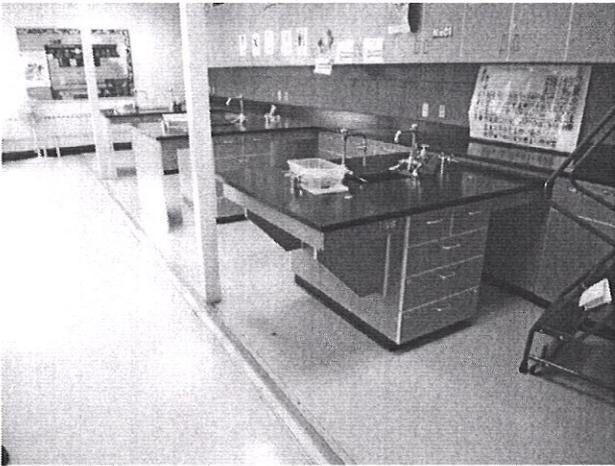




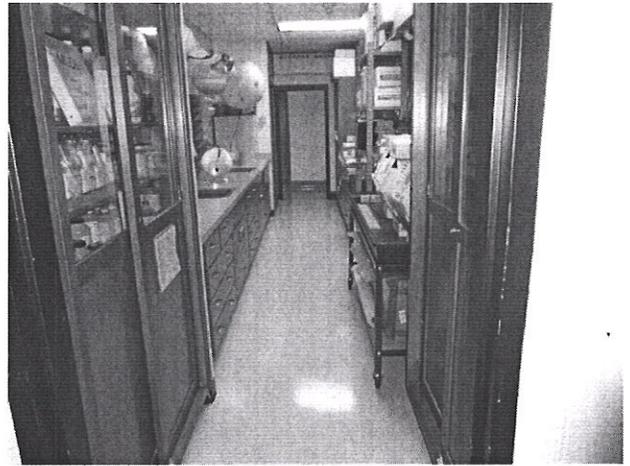
Science Classroom / Lab



Science Prep Room

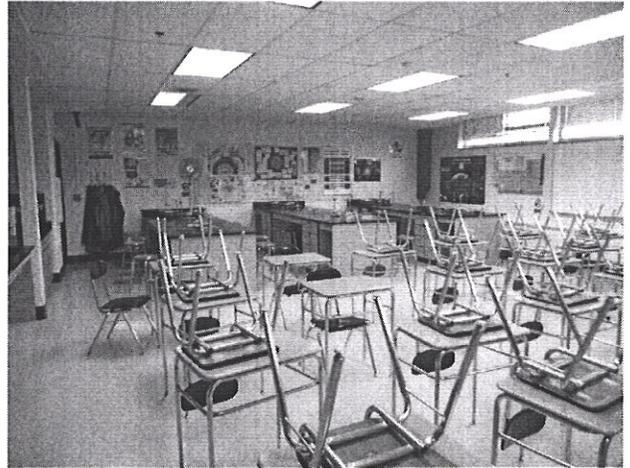


Science Classroom / Lab

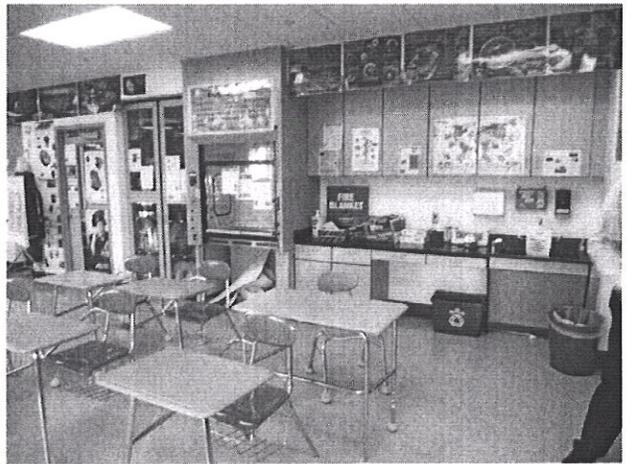
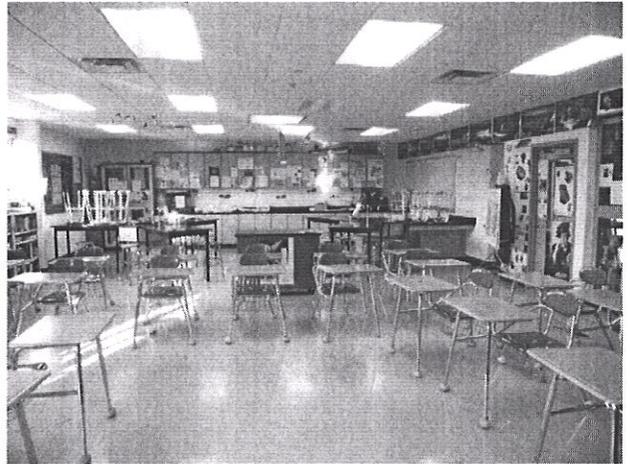


Science Prep Room





Science Classroom / Lab



APPENDIX A

Hazardous Materials Testing Review and Cost of Remediation Estimate Report

Hazardous Materials Testing Review and Cost of Remediation Estimate

**Cafeteria, Toilet Rooms, and Window Replacement Project
Fairfield Ludlowe High School
Fairfield, Connecticut**

**Silver Petrucelli & Associates
Hamden, Connecticut**

January 2013



FUSS & O'NEILL

**Fuss & O'Neill EnviroScience, LLC
56 Quarry Road
Trumbull, CT 06611**



FUSS & O'NEILL
EnviroScience, LLC

January 10, 2013

Mr. William Silver
Silver Petrucelli & Associates
3190 Whitney Avenue
Building 2
Hamden, CT 06518

**RE: Hazardous Materials Testing Review and Cost of Remediation Estimate
Cafeteria, Toilet Room, and Window Replacement Project
Fairfield Ludlowe High School
785 Unquowa Road, Fairfield, Connecticut
Fuss & O'Neill EnviroScience Project No. 20110458.A2E**

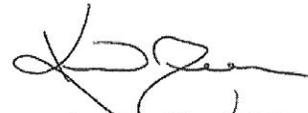
Dear Mr. Silver:

Enclosed is the report for the hazardous materials testing review and cost of remediation estimate for the cafeteria, toilet rooms, and window replacement project at Fairfield Ludlowe High School located at 785 Unquowa Road in Fairfield, Connecticut.

The initial review and cost of remediation estimate is based on a review of the AHERA and PCB testing records for Fairfield Ludlow High School and a site walk thru conducted at the school by Fuss & O'Neill EnviroScience, LLC.

If you have any questions regarding the contents of this report, please do not hesitate to contact us at (203) 374-3748. Thank you for this opportunity to have served your environmental needs.

Sincerely,



Kevin W. Miller, Ph.D.
President

Kevin McCarthy
Senior Scientist

KM/nw

Enclosure

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800.286.2469
f.203.374.4391
www.fandc.com
Connecticut
Massachusetts
Rhode Island
South Carolina

Table of Contents

Hazardous Materials Testing Review and Cost of Remediation Estimate Silver Petrucelli & Associates

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| 2.2 | Gymnasium | 1 |
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Introduction

Fuss & O'Neill EnviroScience, LLC (EnviroScience) was retained to perform a Hazardous Materials Testing Review and develop a Cost of Remediation Estimate related to the Cafeteria, Toilet Rooms, and Window Replacement Project at Fairfield Ludlowe High School, 785 Unquowa Road, Fairfield, Connecticut.

Hazardous Materials Testing Review

Following a review of the available documents, the following information was extracted:

Cafeteria

| Location | Material Type | % Asbestos | Quantity |
|--------------------------------------|----------------------------------|---|-----------|
| Throughout 1961 Building – Cafeteria | Floor Tile and Associated Mastic | Unknown | ~6,500 SF |
| | Dampproofing Behind Brick | <i>No testing data identified</i> <i>Materials should be tested for asbestos content</i> | |

Gymnasium

| Location | Material Type | % Asbestos | Quantity |
|--|-----------------------------|--|-----------|
| Throughout 1950, 1961, and 1971 Buildings – Toilet Rooms | Pipe Insulation in Walls | Unknown | ~5,000 SF |
| | Ceramic Wall and Floor Tile | <i>No testing data identified</i> | |
| | Mirror Mastics | <i>Materials should be tested for asbestos content</i> | |

Windows

| Location | Material Type | % Asbestos | PCBs (mg/kg) | Quantity |
|--|---|--------------------------------|-------------------------|----------------------|
| Throughout 1950, 1961, and 1971 Buildings – Exterior Windows | Exterior and Interior Window Caulking and Glazing Compounds | None Detected – 10% Chrysotile | None Detected – 660,000 | ~ 150 Window Systems |

Conclusions and Recommendations

Cafeteria

Based on a review of the hazardous materials testing performed, EnviroScience concludes and recommends the following related to the proposed renovation of the cafeteria:

- Materials to be disturbed during renovation should be sampled for asbestos content.
- An asbestos abatement specification should be developed for removal of ACM identified.

Toilet Rooms

Based on a review of the hazardous materials testing performed, EnviroScience concludes and recommends the following related to the proposed renovation of the toilet rooms:

- Materials to be disturbed during renovation should be sampled for asbestos content.
- An asbestos abatement specification should be developed for removal of ACM identified.
- Following removal of ACM by a licensed Asbestos Abatement, re-occupancy air clearance testing is required.

Windows

Based on a review of the hazardous materials testing performed, EnviroScience concludes and recommends the following related to the windows:

- 1950, 1961, and 1971 Building Window Systems
 - Additional sampling of materials needs to be performed to characterize the asbestos content and PCB content to be in compliance with CTDPH and EPA regulations and guidance documents. The CTDPH requires a minimum of two (2) samples to adequately characterize a material as non-ACM while the EPA requires a minimum of three (3) samples to adequately characterize a materials as <50 ppm PCB containing or <1 ppm PCB containing.
 - Adjacent surface sampling of the porous brick and soil, concrete, and/o asphalt located under the >50 PPM exterior window caulking and glazing compounds needs to be performed to determine if the materials are PCB contaminated.
 - A Self Implementing Cleanup and Disposal Plan needs to be developed for the remediation of the window systems if the project is funded through BSF.
 - Following removal, verification sampling would need to be performed of the adjacent brick, block, and/or asphalt following remediation.

Cost of Remediation

Cafeteria

| Item | Quantity | Unit Cost | Total Cost |
|--|-----------|-------------|-------------|
| Sampling of Materials for Asbestos Content | 1 | \$1,000.00 | \$1,000.00 |
| Development Asbestos Abatement | 1 | \$2,500.00 | \$2,500.00 |
| Asbestos Abatement | 6,5000 SF | \$7.50/SF | \$48,750.00 |
| Construction Administration, Project Monitoring, and Verification Sampling | 1 | \$10,000.00 | \$10,000.00 |
| <i>Based on 2 Weeks of Remediation</i> | | | |
| Subtotal: | | | \$62,250.00 |
| ~10% Contingency: | | | \$6,225.00 |
| Total: | | | \$68,475.00 |

Toilet Rooms

| Item | Quantity | Unit Cost | Total Cost |
|--|----------|-------------|-------------|
| Sampling of Materials for Asbestos Content | 1 | \$1,000.00 | \$1,000.00 |
| Development Asbestos Abatement | 1 | \$2,500.00 | \$2,500.00 |
| Asbestos Abatement | 5,000 SF | \$10.00/SF | \$50,000.00 |
| Construction Administration, Project Monitoring, and Verification Sampling | 1 | \$10,000.00 | \$10,000.00 |
| <i>Based on 2 Weeks of Remediation</i> | | | |
| Subtotal: | | | \$63,500.00 |
| ~10% Contingency: | | | \$6,350.00 |
| Total: | | | \$69,850.00 |

Windows

| Item | Quantity | Unit Cost | Total Cost |
|--|-------------|-------------|--------------|
| Additional Sampling for Asbestos and PCB Characterization | 1 | \$25,000.00 | \$25,000.00 |
| Development of Self Implementing Cleanup and Disposal Plan | 1 | \$2,500.00 | \$2,500.00 |
| Remediation and Disposal of >50 PPM PCB Containing Window Systems, Brick, Block, and Soil, Concrete and/or Asphalt | 150 Systems | \$5,000.00 | \$750,000.00 |

| Item | Quantity | Unit Cost | Total Cost |
|--|-----------------|------------------|---------------------|
| <i>Assumes that Brick, Block, and Soil, Concrete and/or Asphalt Are PCB Contaminated</i> | | | |
| Construction Administration, Project Monitoring, and Verification Sampling <i>Based on 8 Weeks of Remediation</i> | 1 | \$75,000.00 | \$75,000.00 |
| Subtotal: | | | \$852,500.00 |
| ~10% Contingency: | | | \$85,250.00 |
| Total: | | | \$937,750.00 |

Report prepared by:

Kevin McCarthy
Project Manager

Report reviewed by:



Kevin W. Miller, Ph.D.
President

Fairfield Ludlowe High School- Contract Change Orders to date

24 May 2016
Updated

CO1- March 26, 2015: \$16,528.00

Description: Demolition and abatement of stair tower, credit for deleting wood forms in asphalt walkway, credit for 4" of excavation and removal of PCB soil, linear bench along lower level west wall

CO2- March 30, 2015: \$17,213.00

Description: Temporary electrical work at classroom wing, site lighting at cafeteria addition

CO3- April 16, 2015- Savings: (-\$288.00 credit)

Description: 003: OS-00010 1200 amp servicerelocation@ \$20,703;

OS-00019 unforeseen existing drains in east side of classroom@ \$17,668; OS-00020VE provide 2-coat system on metal edge coping@ (\$19,684);

OS-00021 RFI-025 footing above frost line along CG@ \$4,369;

OS-00023Credit for five monitor mounting brackets@ (\$3,431);

OS-00024 credit for BP07A phase one roofing substrate board@ (\$19,913). Total = Net credit (\$288)

CO4- May 19, 2015: \$29,262.26

Description: OS-00016/ATP-0012RFI-018 existing footing elevation change at cafeteria@ \$9,316;

OS-00018/ATP-0022ST-18 louver revisions at cafeteria@ (\$1,981.20);

OS-00026/ATP-0018RFI-00024DTC bulletin 2 - relief duct cafeteria@ \$6,318.72; OS-00027/ATP-0019 RFI-00042change exist door hardware at cafeteria@ \$12,170;

OS-00028/ATP-0021PR-01RWebster wall and expansion joint revisions@ (\$1,523.64);

OS-00031/ATP-0023RFI 00056 fully welded stainless steel at fume hoods@ \$4,420.14;

OS-00032/ATP-0024 add door hold-open hardware due to MEP coordination per PEA sketches@ \$542.24. total CO 004 = \$29,262.26

CO5- July 13, 2015: \$6,238.93

Description: Anchor bolt changes at classroom addition as a result of RFI, changes to door hardware per owner request

CO6- August 17, 2015: \$33,165.00

Description: Existing cafeteria ceiling, fcu mounting and patching fire-proofing, Cafeteria senior lounge wall modifications and switch relocation, Webster stair to be one-hour fire rated GWB ceiling

CO7- September 9, 2015: \$107,162.00

Description: Reconcile TA-011 patching exterior concrete, unforeseen asbestos abatement, relocation of column wrap for existing condensate line, electric strike hardware for door, existing conditions mechanical room wall closures, existing conditions and grading at east side of Webster, change lighting, move sprinkler and paint exposed ceiling, additional roof drain overflow piping, add brick pier at cafeteria south elevation, fire safing at existing soffit per fire marshal, re-route existing roof drain piping to alternate riser, added railing at Webster site stair for safety, paint exposed wood blocking at gym skylights.

CO8- October 27, 2015: \$85,272.00

Description: Additional ductwork in cafeteria, add sump pump at heat exchanger to tie in floor drain, modifications to and replacement of existing roof flashing, modify ductwork for fresh air intake at DOAS-1, replace on and add one roof ladder, add door and hardware for faculty room, add tow control dampers, credit for two changes that previously included an allowance of \$500, relocate marker boards and tack boards, signage for overflow roof drain sensors not shown on plans.

CO9- November 18, 2015: \$34,013.00 (typographical error on Gilbane cover sheet *\$34,018.00)
 Description: Remove and reinstall two existing penetrations on roof top and one existing light in order to complete roof detailing installation per warranty, compensation to contractor for roof thickness greater than shown in test cuts, allowance reconciliation, credit for previously incorrect labor rates, additional wire guard at overflow drain sensors.

CO10- January 20, 2016: (\$15,517.26 credit)
 Description: Add new "Type F" light over existing door \$2546.00
 Replace lights at Webster Stair \$3086.00
 Credit for previously incorrectly calculated labor rate (343.00)
 ETB Credit for Testing and Balancing previously approved but not required to be performed \$754.00
 ATP 79- Reconcile remaining Owner Allowances (21,560.26)
 Total = Net credit (\$15,517.26)

CO11- March 24, 2016: Return of Allowances (\$129,782.00 credit)
 Add Condensate pump at DOAS-1 per DTC direction. Due to existing conditions and operating pressure of the DOAS-1 unit- required to add a condensate pump (and have power for same) t the DOAS-1 unit. While it is unfortunate that this was not discovered during the project the resulting added work would be been the same. \$3,119.00
 Return shared savings to Town of Fairfield (-\$132,901) = Total = Net credit (\$129,782.00)

CO12- March 28, 2016: (-\$14,280.00 credit)
 Credit for waterline relocation work not required

CO13- May 16, 2016: Pending- Approved at May 11 2016 FLHS Building Committee Meeting: (Credit \$7,301.42)

Scope of Changes: Final Reconciliation

| | |
|------------------------------|---------------------|
| CO1 | \$16,528.00 |
| CO2 | \$17,213.00 |
| CO3 | (\$288.00) |
| CO4 | \$29,262.26 |
| CO5 | \$6,238.93 |
| CO6 | \$33,165.00 |
| CO7 | \$107,162.00 |
| CO8 | \$85,272.00 |
| CO9 | \$34,013.00 |
| CO10 | (\$15,517.26) |
| CO11 | (\$129,782.00) |
| CO12 | (\$14,280.00) |
| Total | \$168,986.93 |
| CO13 - Pending | (\$7,301.42) |
| Pending Net Total | \$161,685.51 |

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 3:55 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC Orientation Session 8/28/13 (7 - 10:00 PM) Draft Minutes

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, August 29, 2013 10:29 AM
To: Jennifer Carpenter
Cc: Judy Ewing

Members Present: Marc Andre, Joseph Pagnozzi, Marc Donald, Robert Sickeler, David Weber, Donna Ertel, Terri Leopold

Others Present: Sal Morabito, Judy Ewing, Eileen Kennelly, Twig Holland, Caitlin Bosse, Greg Hatzis, Jessica Gerber (BoE Liaison), Tom Cullen, Cristin McCarthy Vahey (for 30 minutes)

I. In the absence of First Selectman Michael Tetreau, the meeting was called to order by Sal Morabito, Fairfield Public School's Manager of Construction, Security and Safety at 7:06 PM.

Handouts related to the orientation presentations, most of which had been sent electronically to the members, were available for the committee and the public.

II. Organizational Matters and Orientation

A. Introduction and Charge

Sal Morabito introduced himself and then introduced Selectman Cristin McCarthy Vahey who was there to conduct the election of the Chairman. However, in the absence of the seventh member who was expected, he asked that the orientation begin.

B. Building Committee Procedures

Judy Ewing, Liasion from the Office of the First Selectman, described her primary role of keeping the First Selectman informed of the project, work which she had been doing since 1998. Because she had been the committee that produced the Temporary Building Construction Study Committee report of 2007, she was familiar with the procedures and changes since that time, and could also answer questions about the information that was being presented to them that evening. She encouraged members to contact her so she could refer them to those who could best answer their questions. She thanked the new members for their service and said that all of the people presenting were there to help them with the project.

Mr. Morabito then asked that the committee address the election of officers as Mrs. McCarthy Vahey had another meeting to attend.

III. Election of Officers

While still waiting for the seventh member to arrive, Mr. Morabito asked the new members to introduce themselves and to tell about their backgrounds. The committee was then prepared to consider the election of officers.

A. In the absence of First Selectman Michael Tetreau, Selectman Cristin McCarthy Vahey asked for nominations for Chair. Marc Donald nominated himself; Robert Sickler seconded the nomination. The vote was 7 - 0 - 0.

B. Marc Donald, Chair, then asked for nomination for Vice Chair. Donna Ertel nominated herself; Terri Leopold seconded the nomination; the vote was 7 - 0 - 0.

C. The Chair then asked for nominations for Secretary. Joseph Pagnozzi nominated himself; Terri Leopold seconded the nomination. The vote was 7 - 0 - 0.

Then the meeting then resumed according to the agenda.

II. Orentation (Resumed)

C. Eileen Kennelly, Town Risk Manager and Fairfield FOI Liaison, presented the basic information that building committes should know about the Freedom of Information Act and Robert's Rules of Order. Topics covered included the requirements outlined by the Town Clerk, the appropriate use of communicaion by email, answering the public by email, speaking up at meetings, quorums, participation by speaker phone, public notice of meetings, kinds of meetings, how to add items to an agenda or change the order of addressing agenda items, requirements of minutes, draft minutes, amending minutes, executive sessions, subcommittee meeting notices, votes by email - never.

In reviewing Robert's Rules, Ms Kennelly mentioned quorums, motions, seconds and discussion prior to voting, amending motions, which motions required a 2/3 vote (take item out of order, add to an agenda, close debate), reconsider and recind.

D. Sal Morabito then described his role in the process as coordinating all project information for Central Office, the building committee, especially with the Chair, and the architect, the Purchasing Department, the construction manager and the state for purosos of the reimbursement process. He metioned various forms and sign-off procedures, as well.

He also introduced Jessic Gerber, Liaison from the Board of Education, and Tom Cullen, Director of Facilities for Fairfield Public Schools, and Greg Hatzis, Headmaster of FLHS.

E. Twig Holland, Purchasing Director, distributed an additional handout. She discribed the bidding process, and the hiring of consultants, and the role of the Owner's Rep. She encouraged the committee to start meeting as soon as possible as she was planning to send out a PFQ for the architect search right away.

She then elaborated on that process which involves sending proposals electronically to members to review prior to a meeting to short-list candidates to be interviewed for the position. She briefly mentrioned the scoring matrix required, and referred to some state statutes. Committee members had

several question about the process which she answered.

F. Caitlin Bosse, Controller, Finance Department, reported that the amount of \$11,630,000 had been appropriated for the project. She said that she and Ms. Holland would keep track of the expenditures and provide financial reports for the committee.

Members raised several questions about budgetary constraints and the preliminary estimate done by the architect hired by the Board of Education. Ms. Holland said that the committee needs to approve the Invoices and Change Orders before she approves them and the Town pays the bills. She cannot approve any Invoices for which there is no money to pay.

IV. Select next Meeting Date

The committee was uncertain about setting a permanent schedule at this time, although Wednesdays at 7:30 PM appeared to be best for everyone. It was decided to set up three Special Meetings for specific purposes until a regular meeting schedule is chosen.

A motion was made by Joseph Pagnozzi to meet as follows:

- Wednesday, September 11, 7:30 PM, FLHS Lecture Hall, for the purpose of touring the school and hearing about the proposed project.
- Wednesday, September 25, 7:30 PM. FLHS Lecture Hall, for the purpose of short-listing the applicants.
- Wednesday, October 16, 5:30 PM, FLHS Lecture Hall, for the purpose of interviewing the four architects on the short list.

Marc Andre seconded the motion. Mr. Hatzis said that if that room was not available, he would find another suitable space at FLHS. Ms. Holland said that it was customary to have food brought in for a four to five hour meeting.

The committee voted 7 - 0 - 0.

V. Discuss and Approve 2013 Meeting Schedule

This item was deferred to a later meeting..

VI. Adjourn

Marc Donald, Chair, made a motion to adjourn; Donna Ertel seconded the motion. The vote was 6 - 0 - 0, Terri Leopold having left prior to the vote.

The meeting was adjourned at 10:00 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 3:57 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC Orientation Session 8/28/13 (7 - 10:00 PM)

Sent from Windows Mail

From: Mike Tetreau
Sent: Monday, September 9, 2013 11:18 AM
To: Judy Ewing

Thanks

Michael Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

203-256-3030

Follow me at www.twitter.com/miketetreau

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Thursday, August 29, 2013 10:36 AM
To: Tetreau, Mike
Cc: jeewing@msn.com
Subject: Re: FLHSBC Orientation Session 8/28/13 (7 - 10:00 PM)

Members Present: Marc Andre, Joseph Pagnozzi, Marc Donald, Robert Sickeler, David Weber, Donna Ertel, Terri Leopold

Others Present: Sal Morabito, Judy Ewing, Eileen Kennelly, Twig Holland, Caitlin Bosse, Greg Hatzis, Jessica Gerber (BoE Liaison), Tom Cullen, Cristin McCarthy Vahey (for 30 minutes)

I. In the absence of First Selectman Michael Tetreau, the meeting was called to order by Sal Morabito, Fairfield Public School's Manager of Construction, Security and Safety at 7:06 PM.

II. Organizational Matters and Orientation

MOTIONS:

III. Election of Officers

A. In the absence of First Selectman Michael Tetreau, Selectman Cristin McCarthy Vahey asked for nominations for Chair. Marc Donald nominated himself; Robert Sickler seconded the nomination. The vote was 7 - 0 - 0.

B. Marc Donald, Chair, then asked for nomination for Vice Chair. Donna Ertel nominated herself; Terri Leopold seconded the nomination; the vote was 7 - 0 - 0.

C. The Chair then asked for nominations for Secretary. Joseph Pagnozzi nominated himself; Terri Leopold seconded the nomination. The vote was 7 - 0 - 0.

IV. Selection of Meeting Dates

Twig Holland, Director of Purchasing, encouraged the committee to start meeting as soon as possible as she was planning to send out a PFQ for the architect search right away. The committee was uncertain about setting a permanent schedule at this time, although Wednesdays at 7:30 PM appeared to be best for everyone. It was decided to set up three Special Meetings for specific purposes until a regular meeting schedule is chosen.

A motion was made by Joseph Pagnozzi to meet as follows:

- Wednesday, September 11, 7:30 PM, FLHS Lecture Hall, for the purpose of touring the school and hearing about the proposed project.

- Wednesday, September 25, 7:30 PM. FLHS Lecture Hall, for the purpose of short-listing the applicants.

- Wednesday, October 16, 5:30 PM, FLHS Lecture Hall, for the purpose of interviewing the four architects on the short list.

Marc Andre seconded the motion. Greg Hatzis, Headmaster, said that if that room was not available, he would find another suitable space at FLHS. Twig Holland said that it was customary to have food brought in for a four to five hour meeting.

The committee voted 7 - 0 - 0.

VI. Adjourn

Marc Donald, Chair, made a motion to adjourn; Donna Ertel seconded the motion. The vote was 6 - 0 - 0, Terri Leopold having left prior to the vote.

The meeting was adjourned at 10:00 PM.

(More detailed draft minutes of the orientation presentations was sent directly to Jen Carpenter.)

NOTE: We're off to a good start. The members are very qualified and several were interested in being Chairman , but Marc Donald nominated himself. The members had many questions, probably because they were very experienced with building projects.

Judy Ewing

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 3:59 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 9/25/13

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, September 26, 2013 12:58 PM
To: Mike Tetreau
Cc: Judy Ewing

The only business for this meeting was to short list the responses to bids for the architectural work to be done at the school. The committee voted 7 - 0 - 0 for the following:

Antinozzi
Fletcher Thompson
Perkins Eastman
Ti Soo Kim

The presentations from these four firms will be heard on Wednesday, October 16, starting at 5:30 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:01 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 10/16/13 (5:50 - 11:00 PM)

Sent from Windows Mail

From: Mike Tetreau
Sent: Thursday, October 17, 2013 9:27 AM
To: Judy Ewing

Thanks

Michael Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

203-256-3030

Follow me at www.twitter.com/miketetreau

Fairfield Restaurant Week October 13th thru the 19th! It's your time to dine.

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Thursday, October 17, 2013 8:55 AM
To: Tetreau, Mike
Subject: FLHSBC 10/16/13 (5:50 - 11:00 PM)

Last night the committee met to hear presentations from four short-listed architectural firms. Tia Soo Kim Partners, Antonozzi, Fletcher Thompson, and Perkins Eastman provided powerpoint presentations in that order. Perkins Eastman had been the architects on the most recent renovation from a middle school to a second high school. They received overwhelming support from the committee for this project, as well. Details to follow.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:02 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: Continuation of FLHSBC 10/16/13 (5:30 - 11:00 PM)

Sent from Windows Mail

From: Mike Tetreau
Sent: Thursday, October 17, 2013 1:58 PM
To: Judy Ewing

Thanks

Michael Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

203-256-3030

Follow me at www.twitter.com/miketetreau

Fairfield Restaurant Week October 13th thru the 19th! It's your time to dine.

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Thursday, October 17, 2013 11:25 AM
To: Tetreau, Mike
Subject: FW: Continuation of FLHSBC 10/16/13 (5:30 - 11:00 PM)

Here is the rest of it. So sorry!

From: jeewing@msn.com
To: jeewing@msn.com
Subject: Continuation of FLHSBC 10/16/13 (5:30 - 11:00 PM)
Date: Thu, 17 Oct 2013 11:20:24 -0400

After the four respective presentations and Q & A sessions, the committee members ranked the firms 1 - 4 without further discussion as instructed by Twig Holland. Perkins Eastman received the lowest score which put them in first place, far above the other three which had received scores of 17, 18, and 17.

The fee packages were then opened and there was considerable discussion about the wide disparity among them regarding the not-to-exceed fee for Phase 1 and the number of anticipated hours, and the % of construction for Phase 2, and the not-to exceed fee for High Performance Build and the anticipated number of hours.

In addition, Perkins Eastman and Fletcher Thompson had similar schemes which featured a bump-out of the cafeteria and relocation of science labs in that area, as well as the classrooms to be located in the upper part of the larger courtyards. The greatest difference between the two plans was that FT anticipated relocating the kitchen and all of the hook-ups, and would need to find 20 or so more parking spaces on an already tight campus.

After an hour of deliberation, it was decided to award Perkins Eastman with the job as it appeared that the concerns expressed about their proposal were more easily remedied via further discussion with the committee and the end users.

The meeting was adjourned around 11 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:03 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 10/30/13 (7:30 - 8:33 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, October 31, 2013 10:04 AM
To: Mike Tetreau, Judy Ewing

FLHSBC met last night with five members present. David Weber and Donna Ertel were absent.

Others Present: Sal Morabito, Twig Holland, Judy Ewing, Jessica Gerber (BoE)

After approving two sets of minutes, one from 10/16/13, and the other from the Special Meeting of 9/11/13, the committee reviewed the applicants for Project Manager (Owner's Rep), they chose three from a list of six to interview on November 13 at 6:30 PM at FLHS. The three chosen were as follows:

Arcadis, formerly PinnacleOne, Owner's Rep for Fairfield school projects two HS renovations, new RLMS, Burr, McKinley, and TMS.

McCloud Group, Bridgeport

Strategic Building Solutions, Owner's Rep for Riverfield

Three other firms were deemed to be less qualified to serve as Program Managers. These were Epic Management firm New Jersey with no Connecticut experience, CREC, Capital Region Education Council which builds magnet schools in the Hartford area, and Turner which is trying to get into the PM business.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:04 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 11/13/13 (6:30 - 9:45 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, November 14, 2013 9:42 AM
To: Mike Tetreau, Judy Ewing

NOTE: The presentations for Program Manager (Owner's Representative) resulted in a tie vote between McCloud and Strategic Building Solutions after Arcadia was eliminated. The final decision was tabled until Wednesday, November 20th when Twig can provide some clarification of her statements about references.

From: jeewing@msn.com
To: jeewing@msn.com
Subject: FLHSBC 11/13/13 (6:30 - 9:45 PM)
Date: Thu, 14 Nov 2013 09:33:07 -0500

The FLHSBC met with six members present to approve the minutes of October 30, 2013, and to hear three presentations for Program Manager (Owner's Representative.)

Others Present: Sal Morabito, Judy Ewing, Jessical Gerber (BoE) and Twig Holland (left after the first presentation)

Each firm gave a powerpoint presentation in the following order:

- 1) Arcadia (formerly PinnacleOne, served as Owner's Rep for McKinley, Burr, the new RLMS, the renovation of FLHS and FWHS, and TMS)
- 2) McCloud (located in Bridgeport, fairly new to school work in CT, advisors on Greenwich HS, Bridgeport . Discovery Magnet School, and Central HS addition)
- 3) Strategic Building Solutions (considerable CT school experience, currently with Riverfield School project)

Each firm was asked questions by the committee after the presentation time expired.

The committee then ranked the firms and eliminated Arcadia. The other two were within one vote of each

other. The Chair then remembered some reference information provided by Twig Holland and reopened the vote which resulted in a tie.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:06 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 12/11/13 (5:30 - 11:00 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, December 12, 2013 8:09 AM
To: Mike Tetreau
Cc: Judy Ewing

The FLHSBC met last night for 5 1/2 hours with seven members present to select a CM.

Others Present: Sal Morabito, Twig Holland, Judy Ewing

There were four CM presentations by the following firms in this order:

ESRT (Empire State Reality Trust) formerly Malkin Construction
(hired as Malkin four Stratified and FWBC school projects)

Gilbane Construction (currently hired for thru Riverfield School project)

O&G/C&R

Shawmut (three of which had worked on local school projects with Malkin and other companies)

A Q & A followed each presentation.

After much discussion, the firms were ranked and the fees were discussed. The committee voted to hire Gilbane.

The minutes of November 20, 2013 were approved.

The next meeting is scheduled for December 18th.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:32 AM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: FLHSBC 12/18/13(7:30 - 8:15 PM)

From: Judy Ewing
Sent: Thursday, December 19, 2013 10:24 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with six members present. Terry Leopold was absent.

Others Present: Sal Morabito, Twig Holland, Judy Ewing, Greg Hatzis

The minutes of December 11, 2013 were approved by the four members present at that time.

A motion to approve the 2014 meeting schedule of Regular Meetings on the second Wednesday of the month was approved, 6 - 0 - 0.

A motion was made and unanimously approved to retain the current officers: Marc Donald, Chair; Donna Ertel, Vice Chair; Joseph Pagnozzi, Secretary.

Twig Holland reported that the Perkins Eastman contract should be signed by Monday. After that, they will start attending meetings. To date they have been working "at risk" on some drawings that will not involve the courtyard. They may have some sketches to show the committee on January 8th. They may involve some focus groups. The plans involve adjacencies and parking considerations. The committee will have the final say.

Gilbane will get involved after PEA has some drawings. Peter Manning's father passed away this past weekend, but Twig said she has spoken to

him and since Gilbane is already working on Riverfield, the contract arrangements should not be problematic. Because of their offer to “sweeten the pot” by saving the Town \$50,000 if they got this job, there will be savings for both FLHSBC and RSBC, and Twig thinks there might be a role for them to play as Clerk of the Works for OHBC. She has already spoken to Kim Marshall, Chair of OHBC.

Twig has received a proposal from Arcadia, the Owner’s Rep for the project but she has not yet reviewed it. They will be involved in budgeting and scheduling and will advise re: the Ed Specs as soon as the contract is signed and drawings are presented.

Greg Hatzis said he has already spoken to various faculty members about involving the students.

Sal Morabito mentioned the sequence of events that will occur. He said there would be meetings with the CO administrators and two BC members could attend if they are available. He will communicate with Marc who can inform the members. He also said that tours could be arranged, if needed, and that they would need to be publicly noticed.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:07 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 1/8/14 (7:30 - 8: 26 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, January 9, 2014 10:01 AM
To: Mike Tetreau
Cc: Judy Ewing

All members were present except David Weber.

Others Present: Sal Morabito, Twig Holland, Judy Ewing, Arcadis, Owner's Rep: Mike Dell'Accio and Tom Beebe; Perkins Eastman Architects: Joe Costa and Fritz Morris; Gilbane Construction: Peter Manning; Greg Hatzis, Jessica Gerber (BoE)

The Minutes of December 18, 2013 were unanimously approved.

The new team members were asked to introduce themselves.

Joe Costa from PEA said that they have reviewed the information from the 2004 renovation project and the window testing reports from AMC. He presented a draft schedule and said that the time frame was very tight. He suggested replacing the windows in groups and the ones that didn't require remediation could be done while the building is occupied and can coordinate with the administration so there would be minimal program disruption. The roof work can be done in the summer. Sal suggested phasing the roof work over two summers. Additional testing will be needed at adjacencies. PEA will contact an environmental consultant. There will be a meeting next week with the school administrators. Greg Hatzis said he'd like to involve some students. Twig suggested that a committee member be present. Either Donna Ertel or Robert Sickeler will attend.

Joe also distributed a set of draft drawings with various options for the additions to the cafeteria and the new classroom addition. They will try to avoid using the courtyard area because of the expense of doing so. One of the drawings showed the classrooms clusters along

the west side front of the building (or right front if facing the building). Test boring for additions will be needed. A geotech engineer will be hired.

There was some discussion about scheduling with OSF. PEA said they have a good relationship with the state and can discuss options. Sal suggested submitting plans for three separate projects as the state does not welcome going back repeatedly for the same project.

It was decided that the design meeting will be held next Monday. After that PEA would like to meet with the committee in two weeks.

A Special Meeting of FLHSBC will be held on Wednesday, January 22nd.

Twig Holland reported that the PEA contract has been finalized; the Gilbane contract is in progress; the Arcadis contract is coming along and the details are being worked out.

(NOTE: After the meeting I spoke with Twig for a few minutes about the agenda items for PBC 1/9/14 and OHBC for 1/16/14.)

Sent from Windows Mail

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:09 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC Special Meeting 1/22/14 (7:30 - 10:15 PM)

Sent from Windows Mail

From: Mike Tetreau
Sent: Friday, January 24, 2014 2:47 PM
To: Judy Ewing

Thanks.

From: Judy Ewing [jeewing@msn.com]
Sent: Thursday, January 23, 2014 1:24 PM
To: Tetreau, Mike
Subject: Fw: FLHSBC Special Meeting 1/22/14 (7:30 - 10:15 PM)

I heard you were in DC. When you get back, you will be preparing your address for Monday night, most likely. I will bring the drawings in after Monday next week. I may be meeting with Jessica Gerber, BoE Rep, who had to miss the meeting.

ISSUE: The window test results re: PBCs are not good. Could be a problem for cost implications and keeping on schedule. Too many unknowns!

Judy

Sent from Windows Mail

From: Judy Ewing<<mailto:jeewing@msn.com>>
Sent: Thursday, January 23, 2014 1:19 PM
To: Judy Ewing<<mailto:jeewing@msn.com>>

FLHSBC met with six members present. Terry Leopold was absent.

Others Present: Sal Morabito, Judy Ewing, PEA Architects: Joe Costa, Mark McCarthy, and Arise Stalis (site work); Gilbane: Peter Manning; Arcadis (Owner's Rep): Tom Beebe, Mike Dell'Accio ; Greg Hatzis; AMC consultant: Jason Pringle

PRELIMINARY DRAWINGS:

Joe Costa, PEA, distributed several drawings of floor plans of the current FLHS and three options of where to add science rooms and classrooms, and two options of how to make the cafeteria area more functional and more attractive. He gave a Power Point presentation for each page of his report. The first page depicted the number of net square feet that would be added to the school for the ten areas to be renovated - 14,675 NSF.

The next three pages showed existing floor plans of the first, second and third floors of the school. The next page showed the existing roof area; the extent of the roof replacement project was shown with "cross hatching."

Option 1: two science labs and a prep room and four classrooms located in the courtyard with another drawing of the west side of the building which would need to be used to access to the large middle courtyard for construction purposes. (The butterfly roof would be added if that reconfiguration of the cafeteria was chosen by the committee.)

Option 2: two science labs, a prep room, two classrooms, a new roof area, and a new stair case added to the northwest corner of Webster Wing at the front entrance driveway on both the 2nd and 3rd floors. The next page shows a drawing of the school from the west side driveway which goes behind the school. There would be no classrooms in the middle courtyard.

Option 3: two science labs, a prep room, and a new stair case on the first floor, and three classrooms and a storage area, and a new stair case on the second and third floors, and the drawing of the outside of the school shows a flat roof area over the Webster Wing addition.

The presentation continued with several drawings, one of the existing cafeteria from the back of the building, followed by several pages of drawings of how the cafeteria space could be reconfigured to provide smaller area to congregate, socialize, and eat lunch. There were two options presented for cafeteria additions.

Option 1: Lower dining area with a butterfly shaped addition off the back of the school. The upper area shows a new teachers lounge, a new meeting space for seniors, and an upper dining area. A drawing from the back side of the school showing the roof height of one floor was also included.

Option 2: Lower dining area in a rectangular shaped addition off the back of the school. The upper area was the same as in Option 1. The drawings from the outside showed a variety of window shapes to let in sunlight. (There were fewer windows in Option 1.)

CLASSROOM SPACE:

Peter Manning from Gilbane said that the courtyard option would be more expensive because of the difficulty in getting equipment and materials in the middle courtyard through the only access area from the west driveway. In addition, fill would need to be brought in to make the area level before construction.

The committee seemed to favor Option 3 for those reasons and also because it would be least disruptive to the program and would provide more storage space, in addition. They also recommended that any added storage space be placed on the first floor of the addition.

CAFETERIA SPACE:

The committee also favored Option 1, the butterfly shaped addition over the more "boring" rectangular

shape. Greg Hatzis thought it would be more attractive and offered more functional space for large meetings, noting the difficulty of speaking to those at the far end of a long narrow room which is a problem now. He also said that the cafeteria can get very warm from the sun and has been as hot as 90 degrees, as have the classrooms, as well. He preferred the plan with fewer windows. The committee concurred.

PRESENTATION RE: WINDOW REMEDIATION TESTING

Jason Pringle, Consultant for AMC, explained that there is a considerable cost difference between testing for asbestos and PBCs, and the abatement plan, as well. He said the tests results for PBCs are presented in parts per million. Anything below 50 p/m found in the caulk, the bricks, or the frame must be presented to the state DEEP with follow-up testing to "prove" that the area will always test below 50p/m; any areas over 50 p/m need to be defined as such and the information is presented to the EPA. The remediation plan needs to be very specific. The process is costly and can run as high as \$300/window and \$1000/classroom. There are many unknowns and the cost could add up.

He then distributed drawings of the area of the school that were tested and the ones marked in yellow were those which tested over 50 p/m, and they were numerous. He said additional testing would be required to show that if more bricks were removed then the numbers should drop below 50 p/m, and testing would need to be done until that occurred. He also said that going back again would be costly and time consuming and it was possible to test twice at one time, which was also costly but saved time.

Sal was asked about the first set of tests. He said the BoE was charged around \$90,000 before the committee was formed. He mentioned the budgeted amount of \$1,800,000 for the window replacement and \$116,000 environmental testing and administration fees. Both the committee and the professionals were concerned about the unknown costs and the timing of the testing results because the scheduled submission to the state and other approvals needed prior to going out to bid before summer work begins. Sal and Twig Holland discussed the situation and recommend a not-to-exceed amount of \$130,000 for additional testing in order to save time with the goal of keeping on schedule. The proposal from AMC was for \$103,600. The balance was for soft costs. Jason said that he could take 20 - 40 samples @ \$4,000; twice as many would cost around \$8,000.

A question was asked about the testing needed for the roof work. Jason said it had not yet been done. Sal said that if PBCs were found it would most likely be found in the flashing.

The committee thought that this was the best option and unanimously approved a motion for the not-to-exceed amount of \$130,000 for additional window testing.

The architects would like to meet again in two weeks to present cost information for the classroom and cafeteria option. It is hoped that the test results would also be available.

A Special Meeting will be called for February 5th at 7:30 PM in either the OTH or at SIH.

The meeting was adjourned at 10:15 PM.

Sent from Windows Mail

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:11 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 2/12/14 (7:30 - 10:11 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, February 13, 2014 9:26 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with five members present. Absent: David Weber, Terry Leopold

Others Present: Sal Morabito, Twig Holland, Joe Costa and Mark McCarthy (PEA), Peter Manning and Peter Atamovitz (Gilbane), Greg Hatzis, Judy Ewing, Jessica Gerber (BoE)

The minutes of January 8 and January 22, 2014 were reviewed and approved.

The architects, CM, and Owner's Rep reviewed the options with the committee. The committee had previously indicated that they preferred Option 1 with the butterfly shaper for the cafeteria, and Option 3 with a three story addition in the area in front of Webster Wing with two science labs on one floor to share a prep room and six additional classrooms. They were starting to put together some cost estimates for the roof replacement and the construction and renovation work. The estimates for the window replacement/abatement work is still unknown as the PCB testing results are not yet back. The latter is problematic in scheduling PCT meetings with OSF.

A scheduling plan was distributed which listed the Roof Replacement design work to be completed by the end of March and to be started over the summer of 2014 and to be finished over the summer of 2015. The plan further showed that the Window Replacement work would occur over the summers of 2015 and 2016 because there are too many unknowns at this time. The Construction/Renovation work could start in October 2014 and be completed by August 2015.

The construction options were discussed again in light of the cost estimates and the unknown actual cost of the window replacement work due to the lack of information regarding PCB

tests results. Concern was expressed about staying within the budget that was approved before the committee was established. The total budget is \$11, 630,700. All of the construction options exceed that amount. There was a possibility of reducing the size of the new cafeteria space, thus saving about \$338,000, but the project would still be \$2.8 over budget. It was also pointed out that there was an error in calculating the soft costs in the original amount that was approved which was \$604,737.50. It may actually be \$1.5M more than that.

Twig Holland suggested that time and perhaps money could be saved by bypassing some of the state reimbursement procedures. The window work would ordinarily go to OSF for approval before going to EPA. It was something to think about.

After further discussion the committee voted to move to the design phase for the roof replacement work. PEA is eager to move ahead with this and are hoping for a break in the weather. This motion received unanimous approval.

This was followed by further discussion about the window work. Sal Morabito said that there should be a remediation update soon. By April 15th a majority of the testing will be completed. If structural work is involved, a waiver would be needed to encapsulate the contaminated areas, he said.

Again concern was expressed that the window estimate would not be available in time to move ahead on schedule with the construction process. And concern was expressed about the new budget planning procedure that had occurred before all the details were known. The Ed Specs must be met; doubt was expressed that the BoE could or would accept any modifications of the Ed Specs.

Peter Manning from Glibane announced that his company who was also engaged as CM for the Riverfield project could cut one of the project managers thus saving \$50,000. He has spoken to Tom Quinn, Riverfield BC Chair, and he is agreeable to the idea. He would like to know within a month if this is acceptable to FLHSBC.

It was announced that an RFP is out for a GeoTech Advisor. The bids are due back in a week or so.

During Public Comment Judy Ewing said that she was surprised that the amount of money budgeted for the window replacement work was so similar to that of the original budget request made in 2002. She said not only has time passed, but there is now the requirement of PCB remediation. She reminded the committee that \$9M for window and roof work at both high schools had been reduced from the budget for lack of financial information. Now we have more financial information, but incomplete information about the remediation costs.

(NOTE: The original request in 2002 included \$2.5M for window work in each school and \$4M for roof work at FHS/Warde HS. The current budget estimated \$1,800,000.00 for new windows and \$750,000.00 for PCB abatement. The actual number will be higher than that by at least \$450,000 if all goes well.)

The meeting was adjourned at 10:11 PM.

Sent from Windows Mail

Carpenter, Jennifer

To: Judy Ewing
Subject: RE: FLHSBC 3/12/14 (7:30 - 10:45 PM) Several Issues

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Monday, May 23, 2016 8:33 AM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: FLHSBC 3/12/14 (7:30 - 10:45 PM) Several Issues

From: Judy Ewing
Sent: Thursday, March 13, 2014 9:09 AM
To: Mike Tetreau
Cc: Judy Ewing

Here are a few more details re: Time and Money issues:

On January 12th FLHSBC indicated their preference for Cafeteria Option 2 and Classroom Option #3 and directed PEA and Gilbane to work on cost estimates and the schedule for meeting with OFS which is behind in its work due to column, the holiday schedule, and the fact that one of two key persons is leaving.

In addition, concern was expressed that more testing of the PBCs around the windows would be required and would delay the estimate for that portion of the project, and the fear that additional money beyond the amount budgeted would be needed due to too many unknowns. Moreover, EPA will be involved and this will delay that phase of the estimating and the timing of the project.

It was also discovered that there were errors in the original Silver Petrucelli budget estimates, particularly related to soft costs and unknowns regarding the windows.

Finally, the roof had not yet been tested for "hot spots" due to snow and ice accumulation, so that estimate was unknown.

Since February 12th the following has occurred:

The original preferred options were more costly than originally thought. Several new options were presented on March 12th, all of which are over budget. The committee was asked for

direction but they couldn't vote on something that was over budget. In addition, the new plans did not meet the Ed Specs and the committee would need to go before the BoE to ask for modifications. The errors in the SP budget were also problematic. Jessica Gerber (BoE) said there was only one BoE meeting in April on the 8th.

The good news was that the roof was tested in spite of the weather and there are no "hot spots" so that work can move ahead. In addition, Sal Morabito was able to convince OSF that there were three independent projects, so the roof replacement project can be heard first - but not until May 19th, which means that bidding will not be able to occur until after that and no work can begin until the end of July at the earliest - and the teachers and students need to be in the school by August 15th or so, followed by an orientation around August 26th. The roof work can be started but not completed until the summer of 2015.

The renovation/addition will be considered the second project but that cannot be scheduled until the architects receive more direction from FLHS and the funding issues are resolved. Then that project can be scheduled with OSF. Again delay will be involved if the committee has to go to the BoE and at the state level.

Finally, the window project will be addressed as the third project. Again delays are expected. The work will be scheduled for the summer of 2015 and 2016. It is anticipated that escalation costs will be involved. This project is problematic because of the unknown amount of remediation which cannot be estimated at this time. Also, to save money and for practical reasons some of the areas will need encapsulating, both inside and outside the areas of concern. That involves using an epoxy paint and regular follow-up maintenance by School Facilities. This encapsulation is not allowed according to the Ed Specs, so a modification must be sought from the BoE. In addition, the EPA needs to be convinced that there is no other solution. (Some of the areas to be coated include bearing walls and columns and heating systems.)

Several suggestions have been made over the last two meetings:

1. Value engineering
2. Seek only partial state reimbursement to avoid delay in dealing with EPA, DEEP, and OHS
3. Ask the BoE for modifications of the Ed Specs regarding space requirements
4. Ask the BoE for modification of the Ed Specs regarding the scope of the window replacement project.
5. Go back to the Town and ask for more funding.

(NOTE: I will be over ASAP with the handouts for you to review before Marc contacts you.)

Sent from Windows Mail

From: Judy Ewing

Sent: Thursday, March 13, 2014 8:11 AM

To: Mike Tetreau

Cc: Judy Ewing

I am working on a brief summary of several unresolved issues re: the FLHS project which can be best summarized as Time and Money. After I send the summary I will bring you the handouts from the meeting so that you may be better informed before you get a call from Marc Donald, Chair. The roof work is least problematic re: funding, but the timing is off; the preferred cafeteria option #2 and the preferred classroom option #3 are both over budget, and additional options were presented, also over budget, so the committee could not give further direction until after an administrative meeting, and agreed to meet in a Special Meeting on March 26th; the window testing is moving along, but slowly, and the estimating is likely to result in cost overruns due to the amount of PBC remediation required. In addition there were errors in the Silver Petrucelli estimate, and too many unknowns when this budget that became the rationale for the funding request was put together.

Marc was asked to contact you about requesting more funding, if needed. I was asked to comment on the waterfall chart. Since I had no details I simply tried to explain the purpose of it in the financial planning process.

The other option is to go to the BoE and ask for modifications of the Ed Specs for reduction of space requirements or reduction of the scope of the window work. This is problematic because there is only one BoE meeting scheduled in April (the 8th) due to the vacation.

I will try to give more detail right away and then drop off handouts.

Judy

Sent from Windows Mail

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:21 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC Special Meeting 3/26/14 (8:00 - 9:30 PM)

Sent from Windows Mail

From: Mike Tetreau
Sent: Thursday, March 27, 2014 11:36 AM
To: Judy Ewing

Thanks

Michael Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

203-256-3030

Follow me at www.twitter.com/miketetreau

2014 is Fairfield's 375th Anniversary!

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Thursday, March 27, 2014 9:30 AM
To: Tetreau, Mike
Cc: Judy Ewing
Subject: FLHSBC Special Meeting 3/26/14 (8:00 - 9:30 PM)

FLHSBC met with all seven members present.

Others Present: Sal Morabito, Twig Holland, Greg Hatzis, Judy Ewing, Joe Costa and Tina Greco (PEA), Tom Beebe and Mike Dell'Accio (Arcadis), Peter Manning (Gilbane), Jason Pringle (AMC), Jessica Gerber (BoE), Lauren Kottler (PTA)

Marc Donald, Chair, reported on his conversations with both the First Selectman and the Superintendent of School. It appears that neither requesting additional funding nor asking for modifications of the Ed Specs were going to be successful.

Joe Costa, PEA, reported that the professional team was able to find some savings in the six construction options that had previously been presented to the committee. He reviewed the six options with a power point presentation. He said all options would be able to use the preferred cafeteria addition previously chosen by the committee with a slight reduction from 3,900 sq. ' to 3,500 sq. ' in size to find savings. The new areas would be air conditioned as planned.

He and others then reviewed eleven areas of Value Engineering that produced savings in the budget:

1. Reduce the cafeteria addition from 3,900 sq. ' to 3,500sq.'
2. Reduce the size of the lounge area.
3. Reduce the kitchen equipment requests.
4. Reduce the scope of the PCB window replacement plan by not replacing any windows with double pained glass (- \$400,000)
5. Review the scope of the roof replacement plan and find areas where membrane only would be replaced, saving \$85,000; or leave as is saving \$136,000.
6. Review the new construction escalation costs.
7. Review the window replacement and abatement escalation costs thru 2016.
8. Review the roof replacement escalation costs for labor for a second summer.
9. Reassess the scope of the environmental testing and design.
10. Allow for a reduction in FF&E.
11. Reassess the Owner's Contingency re: the roof work.

He then reviewed the six options with budget implications for the project which was @ \$11,630,700 prior to VE and after. The new projections were:

Option 1: Total Project \$13,049,343 (Over: \$1,418,643)

Option 2: Total Project \$11,820,073 (Over: \$189,,073)

Option 3: Total Project \$12, 037,424 (Over: \$406,724)

Option 4: Total Project \$11,387,234; Under: \$243,466

Option 5: Total Project: \$12,368,958 (Over: \$738,258)

Option 6: Total Project: \$11,207,583; Under: \$423,117

The professionals sought estimates from others in the construction trades in relation to the roof and window projects. It appears that there will be considerable savings in the window

abatement and replacement project. Relief will be sought from the EPA by requesting encapsulation for area that would otherwise require substantial costly structural abatement plans. The request will be justified using the testing results and the budget constraints. Several months will be lost going through this process.

The committee asked questions about Options 4 and 6. They still preferred Option 2 and asked if they could choose an option that appeared to be over budget in the early stages. Twig Holland said they could if it was Option 2, but not the other higher cost options. They were hoping for favorable bids and a better economy so that the Add Alternates could be included in the end.

A motion was approved to accept Option 2 with the reduced cafeteria space by a vote of 6 - 1 - 0.

The schedule for meeting with OSF were reviewed for the three projects: the roof, the additions and renovations, and the window replacement/abatement plans.

The next meeting is scheduled for April 9th at which time an engineer will be present to discuss the systems.

The meeting was adjourned at 9:30 PM.

(NOTE: I will drop off the plans that were presented and are described in this meeting summary ASAP today.)

Sent from Windows Mail

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 4:24 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 4/9/14 (7:30 - 9:10PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, April 10, 2014 12:04 PM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with all seven members present.

Others Present: Sal Morabito, Twig Holland, Joe Costa and Tina (PEA), Tom Beebe and Mike Dell'Accio (Arcadis), Peter Manning (Gilbane), Greg Hatzis, Aris Solis (Landscaping), Graham Curtis (DTC, Structural Engineer), Ryan Nearly (HVAC & Mechanicals), Judy Ewing

Minutes of March 12 and March 26, 2014 were approved as submitted.

ARCHITECT UPDATE:

Joe Costa presented an update of the latest revisions based on Option 2 and the approved cafeteria plans. The revisions showed reversals of the locations of the chem labs and classrooms on the first and second levels. When Greg Hatzis, Head Master, arrived, however, he asked that the classrooms proposed for the Ground Level be moved to the First Level and that the chemo labs on the First Level be moved to the Ground Level to accommodate program adjacencies. He also had drawings of the outside of the addition to the front of the building, and some side views of the new addition.

Joe also explained a change in the cafeteria area to accommodate a kitchen support room. The proposed yearbook and store areas were moved between the Senior lounge and the faculty resource/lunch room by making both of these rooms slightly smaller.

(NOTE: I will drop off these new plans as soon as possible after I send this report.)

Aris Solis provided drawings of different landscaping proposals.

Graham Curtis described the structural and civil engineering components of the project.

Ryan Nearly discussed the HVAC improvements and the placement of the air handling units.

Joe then said that he had been receiving applications for RFPs for an Environmental Site Assessment for Phase I (Roof work). He asked for a motion to accept the proposal from the lowest bidder. The motion was made, seconded and unanimously approved.

There was also a Geotechnical proposal to consider. There were three proposals submitted. There was a motion made, seconded and approved for the lowest bidder, Hawley & Aldrich, to do test borings.

The need to hire a Code Consultant was also mentioned. Sal Morabito explained that OSF has two reviewers, one of which is about to leave, so it is unlikely that the results of the meeting will be available within 30 days. The town is then allowed to hire a local reviewer. This will be reimbursable. Twig said there are five on the list. A motion was made, seconded and approved to hire a Code Reviewer to look at the roof plans for a not to exceed amount of \$25,000 to be paid out of contingency.

Four firms competed for Topography work, although one opted out. Cobasus was the lowest bidder @ \$7,800. A motion was made, seconded and approved to hire this firm.

INVOICES

Four invoices were approved for payment.

BUDGET TO DATE

Mike Dell'Accio distributed a project Balance Sheet that showed a Project Balance of \$11,511,785.27. The original total budget is \$11,630,700.00.

MEETINGS

The project will be on the BoE agenda for EDO42 approval on May 6th. THE committee needs to hold a Special Meeting to sign off on the project. The date will be April 30th. The PCT is scheduled for May 19th for the roof plan.

The next regular meeting will be on May 14th.

The meeting was adjourned at 9:10 PM.

(NOTE: I will drop off the new set of plans dated April 9, 2014 which will be further revised before the April 30th meeting. The drawings provide more detail than is presented here.)

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:07 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 5/14/14 (7:30 - 7:51 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, May 15, 2014 9:48 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with all members present with the exception of Donna Ertel.

Others Present: Sal Morabito, Twig Holland, Tom Beebe, Joe Costa, Peter Manning, Judy Ewing, and Jessica Gerber (BoE)

APPROVAL OF MINUTES

The minutes of April 9, 2014 were approved as submitted.

The minutes of the Special Meeting of April 30, 2014 were approved as submitted after the Chair asked that Jessica Gerber be added to the list of those present.

The minutes of the Special Meeting of May 7, 2014 were approved as submitted.

ARCHITECTS REPORT

Joe Costa, PEA, reported that Atty. Fallon had submitted the application to the ZBA that day with a campus site map, requesting a variance regarding roof height due to a recent zoning change. The ZBA hearing is scheduled for June 5th at 2 PM at Town Hall.

OTHER APPROVALS

Sal Morabito reported that he had received a phone call from OFS that there had been an opening for a PCT meeting. The meeting will be held on Thursday morning. Local review of the project has been lined up in the event that a decision is not made in a timely fashion. As soon as that process is complete then Twig Holland can go out to bid.

APPROVAL OF INVOICES

Tom Beebe, Arcadis, distributed a summary sheet of invoices with seven invoices as follows:

- Gilbane: \$11,032.73
- Perkins Eastman: \$30,511.29; \$32,493.98; \$22,883.36; \$41,952.81 for a total of \$127,841
- Arcadis: \$3,182.13
- AMC Environmental, LLC: \$7,433.75

There was some discussion about the PEA invoice which exceeded the not-to-exceed amount of \$120,000. Twig said she would review the information. She thought that the cost overrun reflected reimbursement costs.

The committee approved a motion made and seconded to pay the invoices in the total amount of \$149,490.05. The amount spent to date is \$268,404.78 of the project budget of \$11,630,700.

NEW BUSINESS

Marc Donald, Chair, asked when the roof work would start. The work will start in August or next summer. Sal said there was an unobstructed area that could be done in August if the contractor wanted to start it this summer. Twig said the bid schedule is for mid-June.

The next meeting is scheduled for June 11 in the Black Box.

ADJOURNMENT

The meeting was adjourned at 7:51 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:09 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 6/11/14 (7:30 - 8:22 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, June 12, 2014 10:11 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with five members present. David Weber and Terry Leopold were absent.

Others Present: Joe Costa, Peter Manning, Tom Cullen, Greg Hatzis, Michael Dell'Accio, Judy Ewing, Jessica Gerber (BOE)

The minutes of May 14, 2014 were approved as submitted.

ARCHITECT UPDATE

Joe Costa reported that although a full traffic study was not required, he had been informed by the Office of the State Traffic Administration that the previous report had to be updated because of the proximity of the school to I-95. It was not anticipated that the enrollment of an additional 193 students would add to the amount of traffic, but a traffic count was required before going to OSF. He urged the committee to hire Mike Galante of Frederick P. Clark Associates, Inc., who had submitted a proposal in the amount of \$6,300 plus expenses.

A motion was made and approved, based on the proposal submitted.

He also reported that the plans submitted to ZBA last Thursday for approval of the height of the new addition had been approved. On Thursday this week Atty. Fallon will submit the plans for Code Review which will be heard next week by all town departments involved. After that, the plans will be presented to TPZ.

Marc Donald, Chair, asked about an email regarding two trees which might need to come down in the area of the new wing. The Tree Warden will be involved in the decision.

There is also some soil contamination in an area by the new wing. If it is over the limit, the EPA will request a remediation plan. This could take some time.

CONSTRUCTION UPDATE

Peter Manning reported that the roof bids were out and were due back on June 25th. There will be a pre-bid meeting on Monday.

INVOICES

Mike Dell'Accio distributed a list of six invoices as follows:

Gibane: \$10,889 for pre-construction work

Perkins Eastman: \$11,872.39 for pre-design, roof replacement

Arcadis: \$2,833.61 for Owner's Rep, design phase

BL Companies: \$2,500 for Phase 1, ESA

Cabezas DeAngelis: \$6,300 for surveying

John F. Fallon: \$1,530 for legal services

Questions were answered and all six invoices were approved.

OTHER BUSINESS

The plans go to the BoE for sign-off on June 24th. Therefore, the committee will need to meet in special session to approve the plans. A Special Meeting will be scheduled for 7:30 PM at the BoE offices for this purpose. The PCT meeting with the state is scheduled for July 8th.

The next regular meeting of FLHSBC is scheduled for Wednesday, July 9th. Greg Hatzis asked that it be in Town Hall due to the summer custodian schedule. Marc asked Jen Hochberg to make the arrangements.

There will be an administrative meeting to discuss value engineering in relation to estimating for the two additions on June 12th at 2:30 PM. A liaison from the committee was requested. The Chair appointed Robert Sickleler to attend.

Marc Andre asked for a budget report at the next meeting. Mike said that it would be difficult because the bids were not in and the construct costs were not known. He will try to report back at the next meeting, however.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:22 Pm.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:10 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHS Special Meeting 7/2/14 (7:30 - 9:40 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, July 3, 2014 10:18 AM
To: Mike Tetreau
Cc: Judy Ewing

Five members were present. Absent: Joseph Pagnozzi, David Weber

Others Present: Sal Morabito, Joe Costa, Peter Manning, Michael Dell'Accio, Twig Holland, Judy Ewing

ROOF BIDS

Peter Manning reported that the roof bids came in higher than anticipated. Silver Petrucelli had proposed the cost would be \$2.2 M; Gilbane had thought the cost would be \$2.7 with alternates. The lowest bid was from Barrett roofing @\$3.276; Silktown, contracted to do FWHS roof replacement, bid \$3.6. The third bid was @ \$3.9; a late entry bid was over \$4 M. The project could have started this summer. The consensus seemed to be to talk to Barrett to see what was driving the cost, and re-bid the project for the summer of 2015.

PHASE 2 CONSTRUCTION PRICING

Information about Value Engineering, previously distributed by email, was circulated to those present. Michael, Dell'Accio said that the work had been done to try to close the gap of a short fall of \$1,369,721 that had been reported during the schematic drawing phase. Now more information is available as the project moves to the design development phase. Some duplicate information related to FF&E was discovered. In addition, it appears that by removing one chemistry lab from the plans and by reducing the size of the proposed cafeteria expansion, the project cost could be reduced. The first column labeled "Accepted" refers to the acceptance of the VE suggestion; the second column marked "Rejected" mean that the cost would remain in the project. The fourth page showed the revised draft budget with a new total that is now \$1,844,906 over budget.

ISSUES

Marc Andre questioned why the short fall "grew" after the Value Engineering took place. Mike said it was because we have more accurate information now than we had before. Joe Costa showed the space reconfigurations that differed from what the committee had been presented in the past. The issue of one less chemistry lab had been discussed with the Superintendent of Schools and other Ed Admin and the First Selectman. Sal mentioned some additional costs that had been added since the Silver Petrucelli estimate on which the appropriation had been based, such as hiring an Owner's Rep, architectural fees of \$190,000, and escalation costs.

Members expressed concerns about the original estimate, many of whom felt it had been inadequate to begin with. Now, not only did the roof bids come in higher than expected, but the short fall in phase 2 had grown, and the projected cost of the window replacement and PCB abatement work was totally unknown, a situation in which the committee felt they were losing control due to the requirements of outside agencies.

A question was asked of Twig about approving something that was known to be over budget. She said at this point that phase is over budget, but it is unknown that the total project is over budget. This phase is considered a program priority. There may need to be a request for additional funding to complete the window work. Judy Ewing said that this project started out as a window project. Sal Morabito agreed, and added that then a roof issue occurred during a storm, and the program space doesn't work anymore. He stressed that approvals are needed because the PCT with the state is scheduled for July 16th. If the date has to be changed, it could take months to reschedule. They need 30 days for review. After that, if there is no response, the town can schedule peer review.

MOTIONS

Approvals of the changes were needed so the Chair could sign off before going to the BoE on July 15th. Both Sal and Twig assisted with the wording.

A motion was made and approved to accept the Value Engineering costs as documented. The vote was 3 - 2 - 0. Marc Andre and Robert Sickeler did not find the explanation for the growing short fall acceptable.

A motion was made and approved to accept the plans, specifications and estimates for Phase 2 dated June 23, 2014. The vote was 3 - 2 - 0. The same two members did not want to approve an estimate with a budget short fall.

ADJOURN

The Meeting was adjourned at 9:40 PM

The next meeting will be held on July 16th.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:15 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 8/13/14 (7:30 - 8:45 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, August 14, 2014 10:22 AM
To: Mike Tetreau
Cc: Judy Ewing

Four members were in attendance, one via speaker phone.

Others Present: Sal Morabito, Peter Manning, Joe Costa, Mike Dell'Accio,
Judy Ewing

- Architect Update: Joe Costa reported that the drawings for the renovations had been submitted to the state. They will try to get back to him in a week or so; then the project can go out to bid. He is meeting with both Tom Steinke and the Fire Marshall the first week in September.
- Roof bids: Peter Manning reviewed the roof bid issue. One was for \$3.2 M, and one from Silktown was for \$3.6M. Peter spoke with Silktown who said that moving/raising the mechanicals would cost \$1M alone. There are numerous rooftop units, and they have to be accommodated with the new pitch of the roof. They might be able to trim it down to \$3M and do it next summer. The roof project will be rebid as the committee requested.
- Roof Work: Joe Costa commented on the roof drain work, and said that there would be savings if the work could be done in one summer instead of over two summers. There are vent pipes, sky lights, ladders, hatches, and the duct work has to be on top of the roof. He said that Silktown prefers to hire its own subs, and regularly work with Tucker

Mechanical. He said that PEA wants to review the drawings again because they will be liable.

- EPA: Mike Dell'Accio reported that he is waiting to hear back from EPA re: Phase 2 renovations. Jason Pringle is pursuing EPA approval for Phase 3 Window Replacement work. The details are being reviewed prior to submitting the plans. Only Phases 2 and 3 require abatement and testing plan approvals. Peter added that the window work would be completed over two summers.
- Proposals for Code Review: Two proposals were submitted, one @ \$8,000 for 15 days of work, and the other @ \$12,600 for 30 days of work. A motion to accept the lower number was unanimously approved.
- Invoices were presented by Mike and the committee approved seven invoices in the total amount of \$137,061.59.
- Other Business: The next meeting is scheduled for September 10th. Peter Manning will prepare a new schedule of work. Joe Costa said that all of the classroom work will be completed by the start of school in the Fall of 2015. All work and budgets will be reviewed at the next meeting, He reviewed the summer work schedule and has met with the Building Department and the Fire Marshall. He also met with the Tree Warden who was not inclined to remove the tree to accommodate the new classroom addition on the front of the building.
- ISSUES: Reluctance to remove a tree to allow for the new addition. Also, committee members expressed concern about possible cost overruns for the window replacement work. There will be more information about budgets when the bid process is settled.

(NOTE: I spoke with Sal and Peter after the meeting about several of the ongoing projects.)

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:18 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 9/10/14 (7:30 - 9:00 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, September 11, 2014 10:11 AM
To: Mike Tetreau
Cc: Judy Ewing

All seven members and all professionals and two liaisons were present. There were two members of the public, as well.

The committee had not met since August 13th.

HIGHLIGHTS:

- There have been code meetings with town departments about Phase 2, the new science and classroom wing, and the cafeteria additions. The Health Department is next.
- The committee is still waiting for EPA and TPZ approvals. The former is expected by October 6th; the latter has not yet been scheduled due to a series of controversial zoning hearings, but the application has been accepted as complete. There may be a possibility of requesting a Special Hearing date and asking for a vote that night to expedite matters so that the professionals can go back to OSF. Marc Donald was asked to write a letter requesting a Special Hearing.
- After receiving OSF approval the project can go out to bid.

- Phase 1, roof replacement work, will be re-bid due to high bids received that are beyond the budget. Since the last meeting, Peter Manning, Gilbane, has spoken with the manager of Silktown Roofers for advice on the best way to bid the roof work, which will require working around many roof top units. The mechanical and plumbing work alone will be \$1M. The bids could go out early in October for summer 2015 work. The roof can be replaced in one summer.
- Phase 3, window replacement and mitigation plan, was submitted by AMC to the EPA on August 30th. They have 65 days to respond, but often take longer. If all goes well, the bids can go out in January and the work will start next summer; the entire project, which involves demo and abatement, as well as ordering materials, will be done by Fall of 2016.
- Peter Manning presented a revised schedule which is dependent upon receiving EPA approvals in a timely manner. He said that the plan includes starting with the new science and classroom wing. Greg Hatzis, Head Master, arrived in time to hear this and asked that the cafeteria work be prioritized so that it wouldn't disrupt the lunch schedule which has to be planned for next year. It is difficult to relocate the lunch program. A series of administrative meetings will be held to try to work out the details.
- Jason Pringle of AMC will call with testing results in the next few days. Sal Morabito will call EPA again about Phase 3. There was some talk of not asking for state reimbursement for the Phase 3 window work to expedite the process. The loss would be about \$2M in state reimbursement to maintain a better schedule.
- The next meeting is scheduled for October 8th.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:21 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 10/8/14 (7:30 - 9:15 PM)

Sent from Windows Mail

From: Mike Tetreau
Sent: Thursday, October 9, 2014 2:50 PM
To: Judy Ewing

Thank you.

Michael Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

203-256-3030

Follow me at www.twitter.com/miketetreau

***Join us November 15th for the Official Town Grand Gala to celebrate our 375th Anniversary!
For more information go to www.fairfield375.com***

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Thursday, October 09, 2014 9:00 AM
To: Tetreau, Mike
Cc: Judy Ewing
Subject: FLHSBC 10/8/14 (7:30 - 9:15 PM)

FLHSBC met with all seven members, all professionals and liaisons, and three members of the public present.

Joe Costa and Peter Manning have refined the requirements of the roof work to be included in the language of the re-bid package. The first round of bids resulted in responses in the \$3M range. It is now proposed at \$2.8M. There is an Add Alternate to use a single ply Thermal Polyplastic Orethan (TPO) roofing material. The length of the bidding period has been extended to one month and the work is to be done from the end of June thru August of 2015. The bid will be advertised on Thursday and the hope is that the revisions to simplify the

project by reducing the number of roof drains and by offering more flexibility in duct positioning will bring down the mechanical expenses which seemed to drive up the bids in the first round.

Joe also had a sketch of the window replacement project. It appears that the PCB abatement will not be as extensive as originally thought. No interior masonry will be needed. The EPA has not yet given the final approval on the remediation plan, however. The meeting with OSF has been scheduled for 10/28 for quite some time now. The plan is to bid the windows in January to be started in June and finished in the summer of 2016.

BUDGET ISSUE

Mike Dell'Accio from Arcadis distributed a Draft Estimate Comparison report that shows the project currently to be about \$2.8M over budget. It has already been pointed out that there was a miscalculation in the Soft Cost line initially and now the % of the Soft Costs is based on an even higher number. The Soft Costs are off by \$1 and a quarter million. In addition, there was no line for an Owner's Rep in the initial budget of \$11,630,700. The Soft Cost line has ballooned from \$604,738 to \$1,464,736. The contract amount for the Owner's Rep is \$405,200. Value engineering has already been done. The only options available are to request modifications of the Ed Specs from the BOE, go before the town bodies and ask for more money, or hope for favorable bids on the construction, window replacement, and/or roof work.

Marc Donald, Chair, said he would be appearing before the BOS next week to give a project update. He will be explaining the financial bind that FLHSBC seems to be in at the moment.

There was considerable discussion about the process of being handed a budget prior to the start of a project vs the previous process which involved planning the project and then asking for the money. The example of the Riverfield project was used to point out that even then, there are too many unknowns, and RSBC had to request additional funding. Twig Holland said that the current process gives them the ability to get to this phase more quickly. If they didn't have an appropriation already they would just be asking for it now. They are probably ahead by eight months.

ADDITIONAL COST ISSUE

Peter Manning said that due to additional work re: the roof re-bid the pre-construction phase is still under way. He said he will be working hourly between now and the end of December, and estimated that the cost of the pre-construction period for Gilbane would be increased by \$15,000. The committee approved a motion to increase the pre-construction amount of \$108,001 by \$15,000 for a total of \$113,001.

LOGISTICAL ISSUES

During Public Comment Greg Hatzis brought up a question of project phasing regarding the cafeteria again. He needs to start planning now for the rescheduling that will be necessary for relocating students during the construction of the new classrooms and the cafeteria. He also asked about relocating the technology during construction. Sal Morabito and Peter Manning will meet next week with Greg to discuss the logistics of the project.

The meeting was adjourned at 9:15 PM.

(NOTE: I will drop by with the Draft Estimate Comparisons of the Budget projections from the SPA Estimate, 3/26/14, 7/2/14, and 10/8/14. Marc Donald will be referring to this information at BOS on 10/15/14.)

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:23 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC Special Mtg 10/29/14 (7:30 - 8:30 PM)

Sent from Windows Mail

From: AA
Sent: Thursday, October 30, 2014 9:08 AM
To: Judy Ewing

The committee met for an hour with six members present, and professionals and liaisons, except for the architects.

1. BUDGET UPDATE

Mike Dell'Accio distributed large budget sheets which were updated to reflect the most recent estimates as of 10/29/14. The total project was estimated at \$14,429,554 on 10/8/14; the new estimate is \$14,785,050. The reasons for this increase were found in the following lines:

- 4.2 CM Construction Fee (52) (b) now \$218,330
- 4.6 Construction contingency = 3% of Construction (d) abatement now \$80,317
- 4.7 (f) Escalation = % of Construction (d) now \$73,624
- 5.2 PEA A/E Design Fee (%5.59) (a) now \$610,234
- 6.1 4 General Classrooms (FF&E) now \$57,177
- 6.2 2 Science Classrooms & Labs (FF&E) now \$12,384
- 6.3 1 Cafeteria (FF&E) now \$115,624
- 7.3 Owner's Contingency (windows) = 10% of Construction (d) now \$267.722

He reported that the window abatement may be subject to an increase because the method of mitigation has not yet been determined. It depends on whether there is exterior containment (encapsulation treatment) or if removal of additional exterior is needed. He is waiting to hear from Jason Pringle, environmental consultant, and the EPA.

Sal Morabito said that the window estimate might be reduced because the budget may determine the number of windows to be replaced for this project. The new FF&E estimate is based on state contract numbers.

2. PROJECT SCHEDULE

Peter Manning reported that the roof re-bids are due on November 6th, and they will try to get the number as low as they can. The date may be extended to November 10th. Two good companies are looking at the mechanical and plumbing work. Pending a letter from OSF, they hope to go out to bid on the additions on November 20th. Abatement work will start over the Christmas break if all goes well. The end date has been moved back to September from October for the Cafeteria work. That gives them eight months. Sal added that the cafeteria could be done a week after school starts and the classroom work can be rescheduled for a few months.

There is no news yet regarding the windows. The work will be started in summer 2015 and finished in 2016. Twenty weeks lead time is needed in ordering windows after approval of shop drawings.

3. APPROVAL OF THE WINDOW PLANS

The committee was asked to approve the window plan that was originally anticipated to keep things moving. The motion was unanimously approved.

4. BUDGET CONCERNS

Because of the possibility of going over budget if bids are not as favorable as hoped for, and/or the amount of window abatement is more extensive than anticipated, the project cannot award bids for any phase of the project. There are two options: one is to stop the project and go back to the town bodies and ask for more money in December; another is to split the project into three phases.

A third alternative was proposed and ultimately approved by the committee. They decided to go back to the Board of Education and ask for a modification of the Ed Specs in two places: 1) re: the window replacements by adding the language "as funding may allow." And 2) re: the roof replacement by asking for relief from the language that requires a multi-ply system and replace it with language "to allow alternate TPO single membrane." The vote was unanimous, 6 - 0 - 0.

5. COMMUNICATIONS PLAN

The committee agreed to report to town bodies as follows:
11/5 BOS; 11/12 BOE; 11/13 BOF; and 11/24 RTM

The next Regular Meeting of the committee will be on 11/12 at the BOE at 6:45 PM prior to the BOE meeting.

6. NEIGHBOR CONCERN

A neighbor has been reminding the BOE since the last renovation that the AC system is very loud and he has once again expressed concern about the possibility of new units being placed on the new addition of the Webster Wing. The committee recommends newer quieter units be placed there.

7. ADJOURNMENT

The meeting was adjourned at 8:30 PM.

(NOTE: I will drop off the large budget sheets later today. If there is more information before the BOS meets on 11/5, the numbers might be updated again.)

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:31 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC 11/12/14 (6:45 - 8:20 PM)

Sent from Windows Mail

From: Tetreau, Mike
Sent: Wednesday, December 10, 2014 11:52 AM
To: Judy Ewing

What are the results for the recent bids on Phase 2?

Michael Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

203-256-3030

Follow me at www.twitter.com/miketetreau

From: Judy Ewing [<mailto:jeewing@msn.com>]
Sent: Thursday, November 13, 2014 8:18 AM
To: Tetreau, Mike
Cc: Judy Ewing
Subject: FLHSBC 11/12/14 (6:45 - 8:20 PM)

FLHS met with 6 members present. There were 7 professionals and liaisons present, as well.

In addition to approving two sets of minutes and three invoices, the committee reviewed the recent results of the rebid of the roof replacement project. The lowest bid came from Allied Restoration of East Hartford which has done work for the town before.

There were two bid packages: on the base bid plus TPO low bid was \$2,244,799; the highest bid was from Barrett @ \$3,173,353. For the base bid plus three alternates Allied was low bid @ \$2,619,500; highest bid was Barrett @ \$3,468,769.
The bid package estimate as \$2,799,755.

There will be a scope review meeting on Friday with Allied Restoration to make sure that everything is clear. The committee will then vote at the next meeting.

It was reported that Phase 2 construction is out to bid. The time was extended from 11/20 to 11/25.

PEA reported that there have been re-bid meetings with the state. A few minor changes were required. After the state approves the change the plan will go to local review. The plan is to go out to bid during the month of January.

After adjournment, the committee attended the Board of Education meeting to seek approval for plans and specs for Phase 3, window replacement. The vote was 9 - 0 - 0.

Chairman Marc Donald then presented the request for modifications to the Ed Specs involved in the window and roof replacement plans. By a vote of 7 - 1 - 0 the BOE approved the deletion of the words "per recent architectural studies" and added the words "to the extent allowed by funding approved March 24, 2014 and as may be amended" on page 3. The sentence began "Replacement of windows with energy efficient units"

In addition, the vote included a change at the top of page 4 which deleted the words "multi-ply systems (no single membrane systems" to the roof description. Sal Morabito explained that the town had recently received grants for solar panels for both high schools. It is too late, however, for the FWHS roof replacement project which will be completed over next summer. At FLHS, a single-ply roof is sufficient because the solar panels will cover 75% of the roof thus creating more protection over the years.

The BOE meeting was adjourned at 10 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Thursday, May 19, 2016 5:32 PM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: Fw: FLHSBC Special Meeting 12/17/14 (7:30 - 8:50 PM)

Sent from Windows Mail

From: Judy Ewing
Sent: Thursday, December 18, 2014 9:03 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with six members present. (David Weber was absent.)

Others Present: Sal Morabito, Twig Holland, Peter Manning, Joe Costa, Mike Dell' Accio, Bill ?, Greg Hatzis, Judy Ewing

Construction Update

Peter Manning reported that Phase I roof work was awarded to Allied Restoration to start this summer.

Certain items for Phase 2 construction work will need to be re-bid including concrete, general trades, and electrical. The other bids were acceptable, but the estimates are \$1.1M over. Re-bidding should bring this number down. Additional value engineering could save about \$150,000. Phase 2 work will start over Christmas break with abatement and stairway access work.

Phase 3 window work is still in the planning stage. The project needs state and EPA approval before going out to bid. The state is not happy with the EPA approval process which is holding up projects. EPA approval is needed for the mitigation plan. The longer EPA takes, the more the job costs. The state's interest is in keeping the cost low and the reimbursements low.

If the window project is delayed a summer the escalation will cost \$518,000. If it is delayed two summers, the cost will be \$850,000.

Other Business

- Invoices were approved in the amount of \$1,448,055. The committee agreed to pay \$5,000 for legal work by Atty Fallon. (The amount charged was over the not to exceed amount.)
- Also approved was the amount of \$5,000 for work to be done by Yankee Electric prior to the award of bid for electrical work.
- The same officers were retained for 2015.
- The committee agreed to meet regularly the second Wednesday of the month, except for November which will be on the 18th, and will have Special Meetings as needed.

Special Meeting needed

A Special meeting will be held on Tuesday, December 30 at 5:30 PM at Town Hall for the purpose of finalizing the Phase 2 bids.

The meeting was adjourned at 8:50 PM.

Carpenter, Jennifer

To: Judy Ewing; Griffin, Kathleen
Subject: RE: FLHSBC Special Meeting 12/30/14 (5:30 - 6:30 PM)

From: Judy Ewing
Sent: Wednesday, December 31, 2014 10:40 AM
To: Mike Tetreau
Cc: Judy Ewing

All seven members were present.

Others Present: Sal Morabito, Twig Holland, Peter Manning, Maureen ? from Gilbane, Joe Costa, Mike Dell'Accio, Phil Dwyer, Judy Ewing, Jessica Gerber, and a member of the FLHS PTA

CONSTRUCTION UPDATE

Bids: Peter Manning reported that there will be a savings of \$200,000 re: the General Trades bid. He is in the process of completing the scope reviews. The concrete work was reviewed Christmas Eve; he met with the electrician today.

Maureen reported that openings were cut to the Webster Wing addition on Christmas Eve. The new stair tower and temporary walls were constructed. Mechanical and electrical work to the stairwell was done.

ISSUE: In the process of opening up the area it was discovered that the vapor barrier is "hot." Jason Pringle from AMC will evaluate the situation on Wednesday. The brick needs to be removed. Peter added that there will be extra work involved but they won't know what kind of work, or how extensive, until they check with the lab.

Maureen also reported that the equipment is on site and the construction fencing is being installed. Because of the tight schedule, work started before it was totally installed.

ISSUE: There was some evidence that a boom on the equipment was tampered with or moved. They are not sure who did it. The fencing was not yet complete. It will be finished between Wednesday and Saturday. Perhaps existing security cameras can be aimed at the equipment, or warning signs about security cameras can be attached to the fence. (In addition, it was discovered that keys were left in the equipment, but the boom was manually moved. The workmen were warned not to leave any keys in any equipment.)

Peter also reported that Tom Conley and Capt. Kessler walked the job with Joe Martin today. They will meet again on Friday.

Maureen added that the construction trailer is located out back by the cafeteria and is taking up several parking spaces.

FINANCIAL UPDATE:

Mike Dell'Accio said that he had little to add since the last meeting. He is waiting for a report from Jason Pringle of AMC regarding environmental testing and will be meeting with Oscar, the contractor. Peter added that they need to demo the stairway right after New Years.

UPDATE ON PHASE 3

Twig Holland reported that she has met with the First Selectman about rebuilding and about the need for additional funding. She said that the existing funding will cover Phases 1 and 2, but the total cost of Phase 3 is still unknown. They also discussed the timing of a funding request. At this time there are no completed plans or specs, and no approvals from the state and OSF, and the EPA. Ordering windows for summer installation did not look good. Peter added that it takes 20 weeks from shop drawing approval at best, but 27 or 28 weeks is more realistic.

It was suggested that they finish the drawings and get bids, and then seek funding request. Meanwhile, the roof will protect the building, and the program can move ahead as planned. It was also suggested that Marc Donald, Chair, go to the BOS with an update in January.

Sal Morabito reported that he has still not heard back from EPA. The state told him that there is enough information to get approvals for bids, but there needs to be an estimate of the replacement of block before going to bid. The EPA needs more information from Jason, and they are hoping for EPA approval in January.

REQUEST FOR APPROVAL OF BIDS

Peter Manning also reported on four bid packages. He asked for the following approvals:

- Concrete: Waterbury Masonry & Foundations @ \$480,000 (no alternates)
- Glass & Glazing for the cafeteria: J & J Glass& Glazing @ \$240,627 (no alternates)
- HVAC & Plumbing: Mega Mechanical Systems) @ \$1,172,000 (with alternates)

AC in cafeteria @ \$191,494
Walk-in cooler @ \$70,000
Plumbing for cooler @ \$13,500

- Electrical work @ \$573,295 (with alternates)
 - Electrical for cooler @\$34,000
 - Temporary service drop @ \$0

There was considerable discussion in favor of the HVAC in the cafeteria. It would have more glass, more people, is a multipurpose area, can be used for classes, is the Town Emergency Center, and other recent school construction has included HVAC in the cafeterias. Marc Andre wanted to put the money toward the window replacement work. The vote was 6 - 1 - 0 in favor of the AC. Other bids were accepted by a vote of 7 - 0 - 0. The cooler and related work was put on hold as the item was not as immediate.

Marc said they would continue to gather more information and discuss the timing of the funding request with the First Selectman and inform the Town bodies. They hope to go out to bid in the early Spring.

Sal was asked if the generator could handle the additional electrical work. He said yes. He will look into the transfer switch to see if there is an issue.

The next meeting is scheduled for January 14th.

The meeting was adjourned at 6:30 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:33 AM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: FLHSBC 3/12/14 (7:30 - 10:45 PM) Several Issues

From: Judy Ewing
Sent: Thursday, March 13, 2014 9:09 AM
To: Mike Tetreau
Cc: Judy Ewing

Here are a few more details re: Time and Money issues:

On January 12th FLHSBC indicated their preference for Cafeteria Option 2 and Classroom Option #3 and directed PEA and Gilbane to work on cost estimates and the schedule for meeting with OFS which is behind in its work due to column, the holiday schedule, and the fact that one of two key persons is leaving.

In addition, concern was expressed that more testing of the PBCs around the windows would be required and would delay the estimate for that portion of the project, and the fear that additional money beyond the amount budgeted would be needed due to too many unknowns. Moreover, EPA will be involved and this will delay that phase of the estimating and the timing of the project.

It was also discovered that there were errors in the original Silver Petrucelli budget estimates, particularly related to soft costs and unknowns regarding the windows.

Finally, the roof had not yet been tested for "hot spots" due to snow and ice accumulation, so that estimate was unknown.

Since February 12th the following has occurred:

The original preferred options were more costly than originally thought. Several new options were presented on March 12th, all of which are over budget. The committee was asked for direction but they couldn't vote on something that was over budget. In addition, the new plans did not meet the Ed Specs and the committee would need to go before the BoE to ask for modifications. The errors in the SP budget were also problematic. Jessica Gerber (BoE) said there was only one BoE meeting in April on the 8th.

The good news was that the roof was tested in spite of the weather and there are no “hot spots” so that work can move ahead. In addition, Sal Morabito was able to convince OSF that there were three independent projects, so the roof replacement project can be heard first - but not until May 19th, which means that bidding will not be able to occur until after that and no work can begin until the end of July at the earliest - and the teachers and students need to be in the school by August 15th or so, followed by an orientation around August 26th. The roof work can be started but not completed until the summer of 2015.

The renovation/addition will be considered the second project but that cannot be scheduled until the architects receive more direction from FLHS and the funding issues are resolved. Then that project can be scheduled with OSF. Again delay will be involved if the committee has to go to the BoE and at the state level.

Finally, the window project will be addressed as the third project. Again delays are expected. The work will be scheduled for the summer of 2015 and 2016. It is anticipated that escalation costs will be involved. This project is problematic because of the unknown amount of remediation which cannot be estimated at this time. Also, to save money and for practical reasons some of the areas will need encapsulating, both inside and outside the areas of concern. That involves using an epoxy paint and regular follow-up maintenance by School Facilities. This encapsulation is not allowed according to the Ed Specs, so a modification must be sought from the BoE. In addition, the EPA needs to be convinced that there is no other solution. (Some of the areas to be coated include bearing walls and columns and heating systems.)

Several suggestions have been made over the last two meetings:

1. Value engineering
2. Seek only partial state reimbursement to avoid delay in dealing with EPA, DEEP, and OHS
3. Ask the BoE for modifications of the Ed Specs regarding space requirements
4. Ask the BoE for modification of the Ed Specs regarding the scope of the window replacement project.
5. Go back to the Town and ask for more funding.

(NOTE: I will be over ASAP with the handouts for you to review before Marc contacts you.)

Sent from Windows Mail

From: Judy Ewing

Sent: Thursday, March 13, 2014 8:11 AM

To: Mike Tetreau

Cc: Judy Ewing

I am working on a brief summary of several unresolved issues re: the FLHS project which can be best summarized as Time and Money. After I send the summary I will bring you the handouts from the meeting so that you may be better informed before you get a call from Marc Donald, Chair. The roof work is least problematic re: funding, but the timing is off; the preferred cafeteria option #2 and the preferred classroom option #3 are both over budget, and additional options were presented, also over budget, so the committee could not give further direction until after an administrative meeting, and agreed to meet in a Special Meeting on March 26th; the window testing is moving along, but slowly, and the estimating is likely to result in cost overruns due to the amount of PBC remediation required. In addition there were errors in the Silver Petrucelli estimate, and too many unknowns when this budget that became the rationale for the funding request was put together.

Marc was asked to contact you about requesting more funding, if needed. I was asked to comment on the waterfall chart. Since I had no details I simply tried to explain the purpose of it in the financial planning process.

The other option is to go to the BoE and ask for modifications of the Ed Specs for reduction of space requirements or reduction of the scope of the window work. This is problematic because there is only one BoE meeting scheduled in April (the 8th) due to the vacation.

I will try to give more detail right away and then drop off handouts.

Judy

Sent from Windows Mail

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:34 AM
To: Griffin, Kathleen; Carpenter, Jennifer
Subject: FLHSBC 4/30/14 (A Heads up)

Last night FLHSBC approved Phase 1, roof replacement plans, for this school. Phase 2 involves additions to the front of the school for science labs and classrooms and to the cafeteria. Phase 3 involves PBC remediation and window replacements. The next step is for land use approvals for Phase 1 starting with a ZBA application due May 14th, and a hearing June 5th. Code Review submission and hearing are scheduled for May 14th and May 20th. P & Z application is due May 27th; the hearing will probably be on June 10th. The tree Warden and Conservation are also involved.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:40 AM
To: Carpenter, Jennifer
Subject: FLHSBC 1/14/15 (7:30 - 9:35 PM)

From: Judy Ewing
Sent: Thursday, January 15, 2015 1:11 PM
To: Mike Tetreau

FLHSBC met with six members present. David Weber was absent.

Others Present: Sal Morabito, Mike Dell'Accio and Tom Beebe, Peter Manning and Maureen Funke, Joe Costa, Greg Hatzis, Judy Ewing

APPROVAL OF MINUTES

Four sets of minutes from November 12 thru December 30, 2014 were unanimously approved.

SITE MONITOR APPROVAL

Mike Dell'Accio reported that as a condition of approval from conservation, a site monitor needed to be hired. Mike suggested hiring Walt Stapleton who has done other such work for the town, including the Riverfield School project. Peter Manning said that he will visit the site once a week, but particularly after a rain event. A consultant costs \$90/hour. Consultants can be hired directly. The cost was estimated at \$4,000 - \$5,000. The committee approved this request.

APPROVAL OF GILBANE GMP

Peter Manning distributed some key pages from a much thicker GMP document to explain the agreement between Gilbane and the Town. Peter distributed a separate handout titled GMP EXHIBIT F - ALTERNATES. There was considerable discussion which resulted in several items, such as the walk-in freezer sound panels in the cafeteria, and new ceiling tiles being put on hold, pending further information. The committee agreed to having the bench installed along the cafeteria wall @ \$9,249, and Peter said that he couldn't add that amount to the GMP, but he would enter it as Change Order #1. After a thorough presentation and several questions, the committee unanimously approved the GMP which totaled \$9,540,453.

APPROVAL OF SPECIAL INSPECTION AND MATERIALS TESTING

Mike said that this position was not in the budget originally and will be paid for out of the Owner's Contingency. Bids were based on a unit cost per day. Although it was estimated that \$50,000 - \$60,000 would be needed, Mike recommended he amount of \$100,000 be

approved. A motion was unanimously approved for a not to exceed amount of \$100,000 for inspection of soil, concrete, masonry, and structural steel by Special Testing Labs, the lowest responsive bid of four submitted.

APPROVAL OF INVOICES

Mike distributed copies of the invoices and reviewed them with the committee and asked for approval of all submitted to date. A motion was made and unanimously approved for the invoices which totaled \$150,446. 64.

BUDGET REPORT

Mike then distributed a budget sheet that showed that the project was funded for \$11,617,584, and that \$695,165 had been expended, and that the amount of \$845,612 was committed encumbered. The uncommitted balance is \$10,771,972.

PROJECT UPDATE

Both Peter and Maureen Funke from Gilbane reported on the progress of demolition and a rebuild of the stair tower. Several flaws were discovered and brought to their attention by Tom Conley and the Fire Marshall. The new plan is better and is within budget. Abatement issues have plagued the the project and approvals are being sought regarding soil testing and an issue with the vapor barrier regarding asbestos. Construction is on hold while waiting for approvals.

OTHER BUSINESS

Marc Donald, Chair, reported that he had given a brief report to the BOE the night before, and will appear at BOS on February 11th. It appears that due to the drawn out approval process that another summer of window work will be missed.

ADJOURNMENT

The meeting was adjourned at 9:35 PM.

- NOTE: The next meeting of FLHSBC is scheduled for February 11th, the same day as the BOS presentation. Therefore, Marc would like to be scheduled early on the BOS Agenda. Thank you!

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:45 AM
To: Carpenter, Jennifer
Subject: FLHSBC 3/11/15 (7:30 - 9:30 PM)

From: Judy Ewing
Sent: Thursday, March 12, 2015 9:59 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with six members present (Absent: Robert Sickle) and numerous professionals and liaisons.

Minutes and invoices, and Change Orders were approved; several items were given authorization to Proceed.

Joe Costa reported that the FF&E package will be ready for bid on 3/16, and bids are due on 4/2. There will be a seven day delivery period from August 19 - 26 to accommodate an anticipated August 27th date for Freshman activities.

Maureen from Gilbane gave a brief construction update which included safety measures, electrical installation, and schedule for pouring foundations. She mentioned the work to be completed over April break. Some of the roof work over Webster Wing and plumbing for the roof drains will also be done then to tie into the system over the summer. Cafeteria demo will be started over April break, and the new steel will be up by the end of April for the cafeteria and Webster Wing. There is an MEP coordination meeting scheduled for duct work, sprinklers, and hot water on Thursday.

During Old Business there was discussion about the recent presentation to the Board of Selectmen. It was pointed out that more detail was needed between the construction budget of \$3,665,088 dated 12/31/13 and the current construction budget of \$5,902,223. The challenge was to give details to the scheme adopted by the committee after rejecting the original conceptual plan on which the original budget was based. The reasons for rejecting the original plan was mostly based on the difficult logistics of doing construction work in the Court Yard area, program adjacency issues, and the urgency to complete the cafeteria and classrooms so that the program could be ready by Fall of 2015. Originally a window

replacement project, the project was driven by the need to repair/replace the roof, and deliver a more suitable educational program to accommodate better scheduling opportunities for science and lunch for the growing number of students.

Peter Manning and Joe Costa will be working on the budget detail. They will not be ready to present until sometime in April.

Marc Donald, Chair, said he has been in touch with Tom Flynn (BOF) and Pam Iacono (RTM) regarding giving future updates to those bodies. The request for addition funding will be made in the fall.

The meeting adjourned at 9:30 PM.

Sent from Windows Mail

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:47 AM
To: Carpenter, Jennifer
Subject: FLHSBC 4/8/15 (7:30 - 9:00PM)

From: Judy Ewing
Sent: Thursday, April 9, 2015 10:48 AM
To: Tetreau, Mike
Cc: Judy Ewing

NOTE: Sorry this is so long. Please know that Tom Beebe was very complimentary of the generous amount of time you spent at the recent meeting.

The committee met with all members were present except David Weber.

Others Present: Joe Costa, Tom Beebe, Maureen Funke, Twig Holland, Judy Ewing, Greg Hatzis, and Jim Accamando (PTA)

APPROVAL OF MINUTES

The minutes of March 11th were approved.

ARCHITECT'S UPDATE

Joe Costa reported that the FFE items were submitted to OSF and the work had gone out to bid. He distributed a spread sheet of the bid results for five vendors. He said that four of the vendors qualified. He said there was a bid alternate for furniture in the former faculty lounge which was to become a new classroom. The amount budgeted was \$185,000; the bids came back in the total of \$137,466.18, \$50,000 below the budget.

After some discussion with the committee, a motion was formally made and approved to move the VIRCO items in the amount of \$1,043.67 to the WB Mason account. The new totals were Robert Lord @ \$76,404.47; Monitor Equipment @ \$23, 226.04; WB Mason @\$37,835.67.

CONSTRUCTION MANAGER'S UPDATE

Maureen Funke reported that the foundation form work was nearly complete and the walls were to be poured starting on Friday and continuing over the weekend. The steel is to be

delivered April 22nd. Due to the drainage issue on the East side, the work will start on the West side. The classroom steel will be delivered first; then the cafeteria steel. They are working premium time all week to get work done over the Spring break. Conduit and duct work will follow.

She also reported that she had spoken to the Career Center Director about Career Day and hopes to engage some students in the project as a result. There are some internships available, as well.

The roof work will start next week on the existing roof "P" next to the trailer starting on Saturday. The electrical work for the cafeteria will start on Saturday and continue next week.

She described several banners on the school property with both Gilbane and the school logos.

PROJECT MANAGER'S UPDATE

Tom Beebe distributed a spread sheet titled Budget Detail Phases 1 and 2. He said Phase 3, window work, was not included in this budget. He said that there had been expenses, however. The amount paid to AMC for environmental testing, \$69,540 plus some architect fees were added to Line 76, Owner's Contingency, so that Column a: Prior Budget @ \$274,882 is expressed in Column c as \$284,593. He said next month he will provide Phase 3 information and make the appropriate adjustments in the Phase 1 & 2.

He also brought several other budgetary items of interest to the attention of the committee, before distributing a spread sheet which depicted the invoices to be approved.

APPROVAL OF INVOICES

After hearing discussion of the invoices, the committee approved a motion to accept the invoices in the total amount of \$640,828.51.

APPROVAL OF AUTHORIZATIONS TO PROCEED

A list of Out of Scope changes, some of them in the form of credits, was presented to the committee. The committee then approved a motion to accept the total which resulted in a credit of \$288. The individual items will be reflected as Change Order #3.

OLD BUSINESS

Maureen said that there were several unresolved items from previous meetings that needed to be decided for ordering purposes. One was the freezer and cooler @ \$76,088. Sal Morabito had reported that Food Services had agreed that the item was not required.

The second item was Fixed Absorbative Sound Panels @ \$42,588. Some members wanted the panels and thought the decision had been made at a previous meeting. The Chair checked the minutes and found that the item was on hold. It will remain on hold until further notice.

The third item was the linear bench in the cafeteria @ \$9,200 which the committee had previously approved.

NEW BUSINESS

Tom Beebe reported that he had had a very productive meeting with the First Selectman, Sal Morabito, Bob Mayer, and Marc Donald about the budget for Phases 1 & 2. It was agreed that the budget increases were due to construction costs. He is working on a document that will track the increases chronologically and it will be reviewed before making presentations to the town bodies. We are still waiting to hear from EPA regarding the PCB mitigation plan for Phase 3, window work.

Tom expected that the meeting would last an hour and he was most grateful for the two and a half hour meeting and felt that they had come to an understanding as to what had transpired.

ADJOURN

There being no further business, the meeting was adjourned at 9:00 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:48 AM
To: Carpenter, Jennifer
Subject: FLHSBC 5/13/15 (7:30 - 9:00 PM)

From: Judy Ewing
Sent: Thursday, May 14, 2015 9:11 AM
To: Mike Tetreau
Cc: Judy Ewing

The FLHSBC met with six members present. Absent: Terry Leopold.

Others Present: Sal Morabito, Joe Costa, Peter Manning, Tom Beebe and Andrew Lesko, Greg Hatzis, Judy Ewing, Jessica Gerber and John Convertito (BOE), Carol Way (RTM)

PROJECT UPDATE:

Peter Manning reported that steel was erected and all slabs and foundations were poured for the cafeteria and classroom additions. The mechanical and electrical roughing will take place next week, as will roofing and sheeting in those area. The balance of the roof work will be done over the summer to deal with the mechanicals on the roof. The window work in the new areas will also be done over the summer.

Peter then described the Safety Day held by Gilbane at both Riverfield and FLHS last week. The focus was on safety on ladders. At FLHS school culinary classes provided the breakfast and sixteen of the BOE maintenance crew attended. Orientation and team building were the goals. Tee shirts were provided.

A topping off ceremony was also held with student leaders observing. The last beam was available for students to sign over the lunch hour. The beam was fireproofed and put into place.

FINANCIAL UPDATES:

Tom Beebe introduced Andrew Lesko, a new member of the Owner's Rep team. Several handouts were provided. The first one was a list of invoices for work done by Gilbane, Perkin Eastman, Arcadis, and Woodward & Curran in the total amount of \$847,763.00 which was approved by the committee.

The second one was a one page report of the overall project with photo copies of recent work attached. This format will be used to provide monthly reports to the committee. It will be updated for a presentation to the BOS.* (See NOTE)

The third report was a summary of the budget broken into categories to show how the money was expended. Both Sal and Tom commented on a very productive meeting with several key people and the First Selectman about providing a financial update to the Board of Selectmen in June. Tom and his team are working on a chronological financial presentation and an Executive Summary.

AUTHORIZATION TO PROCEED AND CHANGE ORDERS:

Peter Manning resented several items that needed committee approval, including some credits resulting from changes. A motion was approved for all of the Change Order - 04 items in the total amount of \$29,262.

OUTSTANDING ISSUES:

- The soundproofing for the cafeteria @ \$42,000, a bid alternate, is probably good for 90 days. The work, if approved, can be done at the end of the job.
- A presentation will be made at the BOS meeting on June 10th, the date of the next BC meeting.

ADJOURN:

The meeting was adjourned at 9:00 PM.

*NOTE: I will drop of a copy of this report around noon today.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:49 AM
To: Carpenter, Jennifer
Subject: FLHSBC 6/10/15 (7:30 - 8:46 PM)

From: Judy Ewing [mailto:jeewing@msn.com]
Sent: Thursday, June 11, 2015 10:35 AM
To: Tetreau, Mike
Cc: Judy Ewing
Subject: FLHSBC 6/10/15 (7:30 - 8:46 PM)

FLHS met with six members present. Absent: Terry Leopold.

Also Present: Sal Morabito, Joe Costa, Maureen Funke, Tom Beebe, Judy Ewing

ARCHTECT REPORT

Joe Costa presented a Food Shelving Award Letter with two quotes, one from WB Mason @ \$524.79 for 10 shelving units for a total of \$5,247.90, and another from Monitor Equipment Company @ \$273.34 for 10 shelving units for a total of \$2,733.40. The committee accepted the second off. This will be paid out of FF&E.

CM REPORT

Maureen Funke from Gilbane reported that the brick will go on the classroom addition starting on Friday, and the roof work there will begin on Friday and continue on Saturday. All of the interior framing is done. School is out next week. After that, the brick will go on the cafeteria and the walled off area will be removed. The completion of the jobs will go down to the wire at the end of August and the start of September. The crew will be gone at 3:30 PM on graduation day. The roof work will start on 6/22.

OWNER'S REP REPORT

Tom Beebe presents a series of invoices totaling \$995,957.80. The committee approved these invoices as a whole.

CHANGE ORDERS

Maureen presented two proposals which became Change Order #5 totaling \$6,238.93 for hardware. The committee approved the total amount.

BUDGET ISSUES

Marc Donald, Chair, reported that he and the professionals met with the First Selectman to review the budget. They will return to the BOS in July with a PowerPoint presentation which explains the need to return for additional funding for the window project. They will also speak to the Ed Spec changes which allowed the project to proceed with the program changes before addressing the window replacements.

Tom Beebe reported that at the same meeting he explained the amount already spent to analyze the window project which led them to conclude that the amount of PCBs exceeded the original window replacement estimate.

Sal Morabito said that he still has not heard back from EPA about the mitigation plan. Until that happens, there will be no opportunity to present a budget for the window replacements. It depends on the amount of encapsulation that is acceptable to the EPA and the amount of additional PCB removal that is required. He said there are advantages to keeping the original projects as one application for state reimbursement as opposed to starting over again with a separate window project. He said that Jeff Hammell from Woodward and Current will come to explain the mitigation options to the committee. Some areas are free of PCBs if they were renovated after the worldwide ban in 1978.

ADJOURN

The meeting was adjourned at 8:46 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:51 AM
To: Carpenter, Jennifer
Subject: FLHSBC 7/8/15 (7:30 - 9:00 PM)

From: Judy Ewing
Sent: Thursday, July 9, 2015 11:55 AM
To: Mike Tetreau
Cc: Judy Ewing

Members Present: Donna Ertel, V. Ch., Marc Andre, Robert Sickler, Joe Pagnozzi (Absent: Marc Donald, David Weber, Terry Leopold)

Others Present: Sal Morabito, Joe Costa, Peter Manning and Rob, Tom Beebe, Greg Hatzis, Jessica Gerber (BOE), Judy Ewing

NOTE: Donna Ertel, Vice Chair, Chaired the meeting in Marc Donald's absence.

APPROVAL OF MINUTES

The Minutes of June 10, 2015 were approved as written.

ARCHITECT'S UPDATE

None

CONSTRUCTION MANAGER'S UPDATE

Peter Manning, Gilbane, reported that the Webster Wing roof work was going well and is 30% complete. It should be finished in 2 1/2 weeks and is on schedule. All of the Webster Wing work is on schedule due to overtime and weekends.

The masonry in the cafeteria is 100% complete and the windows have been installed. The cafeteria work is running three days behind schedule, but will be working overtime to catch up.

In the lounge area the framing is complete and was inspected on Tuesday. The overhead roughing is underway.

Peter also said that there is a PCB job at Harvard. He and Sal plan to GOP up there and look at it within the next two weeks.

HEADMASTER'S REQUESTS/NEW ISSUES

Greg Hatzis had several concerns about the project he wanted to share with the committee:

1. He would like the Senior Lounge area to look more connected to the cafeteria, he would like a see-through area with a window, or an opening and a half wall. (Later in the meeting it was mentioned that this design was value engineered out of the plan. The two doorways on either side could be left open, Greg added.)
2. He also mentioned a set of double doors used for deliveries which were previously rolled right into the custodial area. That door is now located in the faculty room with a single doorway entrance to the hallway so the pallets of goods could not get through. There is also a double door in the pre-school area which houses 3 - 4 year olds, but that would be disruptive. (Later in the meeting another option was suggested that would involve a more direct route from the outside into the hallway adjacent to the cafeteria.)
3. The third concern is that there are no outlets in the new classroom addition hallway for the custodians to connect to in order to wax the floors. He would like three additional outlets.

PROJECT MANAGER'S REPORT/BUDGET UPDATE

Tom Beebe, Arcadis, distributed several handouts including a Project Status Report with photos and a Project Budget Summary that showed the following information:

| | | | |
|-----------------------|-------------|-----------------------|--------------|
| 1.0 Construction | \$9,720,161 | \$4,670,001 Committed | 48% Complete |
| 2.0 A/E Services | 699,485 | 567,802 | 84.8% |
| 3.0 Other consultants | 725,843 | 271,494 | 37.4% |
| 4.0 FF&E | 140,866 | on order | 0% |

7.0 Contingency 374,344

Total Project 11,630,700

| | |
|------------------------------|-------------|
| Committed Expenditures: | \$5,509,298 |
| Balance Remaining: | \$6,121,402 |
| Owner's Contingency Balance: | \$374,344 |
| CM Contingency Balance: | \$221,055 |

APPROVAL OF INVOICES

The committee unanimously approved five invoices for a total of \$1,597,879.46.

VOTE ON AUTHORIZATION TO PROCEED ITEMS

The committee approved ATP #27 Existing Steam Piping Modifications @ \$27,426 and ATP #28 Existing Cafeteria Duct Modifications @ \$4,300.

The Headmaster's requests, and ATP #26, related to ceiling trim in the cafeteria to hide twelve units that would not be flush with the ceiling @ \$6,104, were put on hold until there is more information and better estimates.

There will be a Special Meeting on Wednesday, July 15th.

NOTE: If you would like to see the budget detail will drop it off.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:56 AM
To: Carpenter, Jennifer
Subject: FLHSBC Special Meeting 7/15/15 (7:00 - 8:00 PM)

From: Judy Ewing
Sent: Thursday, July 16, 2015 10:10 AM
To: Mike Tetreau
Cc: Judy Ewing

The FLHSBC met for an hour with five members present. (Absent: Marc Donald, Joe Pagnozzi)

Others Present: Maureen Funke, Twig Holland, Joe Costa, Tom Beebe, Greg Hatzis, Judy Ewing, Carol Way (RTM)

Donna Ertel, Vice Ch, said that the purpose of the meeting was to discuss and approve some issues that were unresolved from the recent meeting of July 8th. Several items had been brought up without enough information. There were no drawings, photos, or estimates provided. The committee was unable to act at that time.

APPROVAL TO PROCEED

ATP #26 involved ceiling trim for twelve items all in a row that were to be installed. The not to exceed amount was \$6,104.00. New drawings were still not available. Members asked questions about the shop drawings and the purchasing of the units. Joe Costa said that there wasn't enough room in the ceiling area to install them flush with the ceiling. A motion was made and approved by a vote of 3 to 2.

ATP #29: Maureen Funke said that ATP #29 was void and should be corrected to read ATP #30. This item involved creating a visual connection between the Senior Lounge area and the cafeteria. Greg Hatzis said that FLHS never had a Senior Lounge, but one had been added to FWHS during the last renovation. For supervision reasons and also in order to create the visual connection, he asked that the wall be partially removed and left open or have glass installed. He said he had asked for that initially and was surprised to see a full wall there with open doorways at both ends. Joe Costa commented that he thinks it was removed during the Value Engineering process.

The committee studied drawings of three options: 1) a knee wall with an opening; 2) A totally glazed opening similar to a store front; and 3) a 2'8" knee wall with glass above it. The work might be done after the school year started; metal framing and premium time were included in the estimates, as well as the relocation of "plug in" areas along that front wall.

A motion was made and unanimously approved for ATP #30, Option 2 in the not to exceed amount of \$14,667.00.

Two other previously unresolved issues will be taken care of as follows: 1) the matter of deliveries will be resolved by widening a doorway to accommodate the size of the pallets; 2) the electrical contractor has agreed to install outlets in the hallways of the new classroom wing for the convenience of the custodians in waxing the floors.

UPDATES

Tom Beebe said that the progress has been substantial. The work is on schedule and on budget.

COMMENTS: Marc Andre said that he is not comfortable voting on items when there is not enough information, or told that a decision has to be made right away. Robert Sickler agreed.

ADJOURN

The meeting was adjourned at 8:00 PM.

NOTE: Twig told me that there are mice in the basement area where we met. DPW should be informed, if they don't already know.

Also, Terry Leopold is selling her home and moving closer to Stamford. The closing date is September 25th. I have told her how to resign from both TFC and FLHSBC, and have informed Kathleen Griffin of this, as well.

After the meeting Donna told me that she had contacted the professionals after the last meeting and told them that the committee wouldn't act on items without sufficient information before them.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:57 AM
To: Carpenter, Jennifer
Subject: FLHSBC 8/12/15 (7:30 - 9:15 PM)

From: Judy Ewing
Sent: Thursday, August 13, 2015 10:04 AM
To: Mike Tetreau
Cc: Judy Ewing

The committee met with five members present. (Absent: David Weber and Donna Ertel)

Terry Leopold announced that she was moving to Norwalk and would be resigning; it was her last meeting. She was thanked for her service.

Others Present: Sal Morabito, Twig Holland, Maureen Funke, Tom Beebe, Mark McCarthy, Judy Ewing

ARCHITECTS REPORT:

Mark McCarthy said that PEA interns were taken on a tour of the renovated areas.

CONSTRUCTION UPDATE:

Maureen Funke said there will be a TCO walkthrough of the classroom area on Monday; the cafeteria will be ready next week for a walkthrough. There are still some handrails to be installed. Some glass was broken in transit; the new glass has arrived and will be installed. There is still some paving and sidewalk work to be completed. Some mechanical work will be completed before the equipment can be tested. The construction fencing will be removed before school open. Everything is on target.

PROJECT MANAGER BUDGET UPDATE:

Tom Beebe distributed several handouts summarizing the previous report, complete with photo copies, and budget expenditures. There is \$221,044 remaining in the Owner's Contingency Fund.

The furniture has been partially delivered. The total amount budgeted, \$140,866, will be expended.

APPROVAL OF INVOICES:

Eight invoices were presented and discussed. The committee questioned payment of a State Education Fee in the amount of \$1,565.00 for a building permit. The fee represents a percentage of the total. Sal Morabito said that the fee has been in effect for about ten years. He thinks the fee has been paid out of the BOE budget in the past. If it is included in the BC budget it can be reimbursed. The invoices were unanimously approved.

BUDGET REPORT:

Tom then discussed some area of possible savings that could be used for the window design work: various testing budget lines, an allowance of \$60,000 for tracking minority labor, and a code consultant @ \$9,000 for a total of \$110,000, or so. He said he will be able to report more accurately at the end of October. He added that there may be some roof allowance money, as well.

APPROVALS FOR AUTHORIZATION TO PROCEED AND CHANGE ORDERS:

Twelve ATP items were reviewed for a total of \$101,420. The committee unanimously approved eleven of them for a total of \$91,160. The amount of \$10,260 for shielding some mechanical equipment behind a window area was deferred. The committee would like to hear some alternatives.

Five Change Orders in the amount of \$33,165 were also unanimously approved.

OLD BUSINESS:

Sal was asked about EPA. He reported that a 28 page document had been submitted on August 3rd. He is still waiting word from EPA for their approval. He will follow up on this.

Marc Donald, Chair, said that he and others reported to the Board of Selectmen on July 29th. He will be reporting to RTM committees on September 14th.

ADJOURN

The meeting was adjourned at 9:15 PM. There will be a walkthrough scheduled at the time of the next meeting. (September 9th)

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 8:58 AM
To: Carpenter, Jennifer
Subject: FLHSBC 9/9/15 (7:30 - 9:15 PM)

From: Judy Ewing
Sent: Thursday, September 10, 2015 9:41 AM
To: Mike Tetreau
Cc: Judy Ewing

Six members were present. There is one vacancy.

Others Present: Sal Morabito, Joe Costa, Peter Manning, Maureen Funke, Andrew from Arcadis, Jessica Gerber (BOE), Judy Ewing

ARCHITECTURE UPDATE:

Joe Costa mentioned that the meeting was being held in the newly renovated Teachers' Lounge with air conditioning. He said that the brick on the new classroom/science lab wing matches the rest of the school. He was pleased with the renovation of the Cafeteria and adjacent Senior Room.

CONSTRUCTION UPDATE:

Maureen Funke said that the TCO was acquired the night before. Some items will need to be completed in the next three weeks. Punch list items will be completed in the next two weeks. There are forty items on the punch list; all safety items were resolved before the first day of school. Then there will be final testing of systems and signoff. After that the trailer will be gone. She will be working on closing out work with the subcontractors and finalizing the allowances before submitting the financial information. Gilbane will send thank you notes to the First Selectman, praising the departments for their cooperation.

The furniture was delivered, uncrated, and assembled and placed after the floors were waxed. She thanked Andrew from Arcadis for his assistance.

Both Peter Manning and Sal Morabito went on the walk thru of FLHS, and also of Riverfield.

OWNER'S REP REPORT:

Andrew from Arcadis distributed various handouts with financial information. There is \$155,017 left in the Owner's Contingency. After paying out committed expenditures there is a remaining balance of \$1,979,503 as of today.

Twelve invoices totaling \$2,004,870.85 were presented and unanimously approved.

AUTHORIZATION TO PROCEED ITEMS:

Several outstanding items were discussed at length totaling \$124,492. These were unanimously approved.

OLD BUSINESS:

Sal reported that the project has still not heard from EPA regarding the mitigation plan for the windows. Woodward & Curran submitted more information as requested and have been pressing for a decision so that the window project can go out to bid. There is \$87,000 left in that account. They are requesting an additional \$2,500 for their work. Sal asked the committee to approve that amount.

Peter Manning described the work required prior to going out to bid. They will get pricing based on the EPA report and anticipated time and materials. Then they will go out to bid prior to asking for additional funding. He said that the lead time for windows is between 14 and 16 weeks. He wants to go out to bid by the first of the year. Sal commented that he would like to go out to bid sooner, if possible.

In answer to a question about final invoices, Maureen said they would be paid over the next few months. Peter added that by mid-October they would have a better idea about the project balance.

NEW BUSINESS:

Marc Donald, Chair, asked for a motion to approve the amount of \$2,500 for additional payment for Woodward & Curran. This was unanimously approved.

Greg Pidluski was introduced. The BOS has approved his application to fill the vacancy left when Terry Leopold resigned. He is waiting approval from the RTM.

TOUR OF RENOVATIONS AND ADJOURN:

A tour of the renovated areas was led by Greg Hatzis, Principal. Parents from the PTA meeting joined the tour. Greg was very pleased with the new space which allows for a better science lab schedule and lunch opportunities for more students. The tour ended at 9:15 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 9:03 AM
To: Carpenter, Jennifer
Subject: FLHSBC Special Meeting 11/4/15 (6:30 - 7:15 PM)

From: Judy Ewing
Sent: Thursday, November 5, 2015 10:22 AM
To: Mike Tetreau
Cc: Judy Ewing

NOTE: I didn't get to the meeting in time, but found out what happened. Here is a brief recap.

There was a quorum present. The window replacement project will be done over the next two summers. Some budget information was presented but it wasn't complete. They hope to have it complete by the next meeting which is scheduled for November 18th. After the budget is approved, FLHSBC will go before the town bodies to request additional monies for the window project.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 9:04 AM
To: Carpenter, Jennifer
Subject: FLHSBC 11/18/15 (7:30 - ? PM)

From: Judy Ewing
Sent: Thursday, November 19, 2015 9:57 AM
To: Mike Tetreau
Cc: Judy Ewing

I was unable to attend this meeting.

Sal had the following to report:

The team is getting ready to bid the windows shortly. This will put the committee on a track to go to the boards for funding in January/February.

Arcadis will not be a part of the team for the window phase. Their contract will end on 12/31/15. Gilbane's contract will be extended so that they can provide the costs accounting services that were provided by Arcadis.

Final punchlist items are being worked on and the final CO is expected in December.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 9:07 AM
To: Carpenter, Jennifer
Subject: FLHSBC 1/20/16 (7:30 - 9:27 PM)

From: Judy Ewing
Sent: Thursday, January 21, 2016 3:27 PM
To: Mike Tetreau
Cc: Judy Ewing

See summary below sent earlier today, followed by the details. Note correction in the last sentence of the earlier summary.

From: Judy Ewing
Sent: Thursday, January 21, 2016 9:48 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with seven members.

The discussion focused on financial updates for Phase 1 and Phase 2, and an anticipated balance of over \$358,000 which Gilbane will review and report on at the next meeting.

The GMP for Phase 3, Window Replacement, @ \$3,147,206, was approved by the committee pending the approval of funding from town bodies.

After the meeting I asked Phil Ryan if he had discussed the GMP with the First Selectman before it had been presented to the committee as I thought it had been customary to do so. He said, no, as he had just received it that evening at the meeting. I urged him to meet with you to discuss it.

The committee also approved a budget for Phase 3 which includes the GMP, some soft costs, and some items from Phase 1 and 2 that will be explained in my report. The total of the budget is \$3,516,750. It appears that this number could be slightly less by the time it gets to the BOS.

There is some urgency in obtaining the funding so that the windows can be ordered on March 27th. (CORRECTION: See below - The urgency was to approve awarding the amount of \$11,750 to Cherry Hill for shop drawings, to be paid out of the existing contingency so that the windows could be ordered on March 27th.)

DETAILS OF THE FLHSBC MEETING 1/20/16 (7:30 - 9:27 PM)

FLHSBC met with all seven members present.

Others Present: Sal Morabito, Joe Costa, Judy Ewing, Greg Hatzis; Peter Manning, Maureen Funke, and Eric Cushman (Gilbane); Phil Ryan and Corrine (Purchasing); Jessica Gerber (BOE); Carol Way (RTM)

ARCHITECT REPORT:

Joe Costa reported that the new light fixture in the stair landing had been replaced at the request of the neighbors who had complained about the lighting.

PROJECT UPDATE:

Maureen Funke confirmed the above and said that the final walk through would take place next week. Then the building would received the CO.

Peter Manning introduced Eric Cushman, who is in charge of small projects. He will oversee the window replacement project in Phase 3.

He and Maureen then distributed copies of the GMP for Phase 3 for purposes of committee review before voting. He reported that he is working with Arcadis to complete the financial review and will report on credits and unspent monies from Phases 1 and 2 at the next meeting. He said the GMP totaled \$3,147,206. He reviewed the bid package and bids which appear at the end of the GMP. He said that the Construction Contingency on the Base Building was 3%, but the Phase 3 Contingency is 4%. The balance available from Phases 1 & 2 is around \$350,000.

He then distributed and reviewed the Ludlow Phase 3 Budget as follows:

| | |
|--|-------------|
| Gilbane GMP | \$3,147,206 |
| Less Precon PO in Phase 2 | -26,170 |
| Less Financial Reporting PO in Phase 2 | -18,000 |
| PEA Architect Services. | 175,929 |
| Woodard & Curren | 161,000 |
| Builders Risk | 5,000 |

| | |
|-------------------------------|--------------|
| Special Inspector | 5,000 |
| Sound System (Estimate) | 25,000 |
| Acoustic Panels (Estimate) | 46,703 |
| Subtotal | 3,521,668 |
| State Ed Fee (\$0.26/\$1000) | 916 |
| Owner Contingency | 10%. 352,167 |
| TOTAL | 3,874,750 |
| Less balance in Phase 1 and 2 | -358,000 |
| TOTAL | \$3,516,750 |

Peter said that there is \$100,000 in Allowances. If it isn't spent it will go back to the town. Sal Morabito added that there is some interior painting that will be done under BOE maintenance.

ISSUES:

The committee asked questions about the acoustical panels and the sound system which are not part of Phase 3. It was explained that these items were on hold with earlier estimates which are still being sought. The new estimates will be less if approved. The committee can include them in this budget or remove them and subtract those estimates from the balance of \$358,000 which is also just an estimate at this point. That number will increase when credits and other final costs are made available.

A motion was made and approved to accept the Phase 3 budget as presented at \$3,516,750.

A second motion was made to approve the GMP in the amount of \$3,147,206, pending the funding approval from town bodies.

The committee continued to express concern that Phase 2 items were included in the budget. Judy Ewing advised them that someone who voted for the motion could ask to reconsider the way the Phased 3 Budget was presented by removing those items and adjusting the figures. No further action was taken to do so, however.

At Maureen's urging a motion was made and approved to award Cherry Hill the amount of \$11,750 for shop drawings to be paid out of Phase 1 and 2 Contingency. The windows will be ordered on March 27th.

OTHER FINANCIAL BUSINESS:

Joe Costa asked the committee to review a letter he had written to them regarding reconciling fees for design and bid work and some work yet to be done in the amount of \$179,929.

APPROVAL OF INVOICES:

Peter Manning provided the committee with information for approval of invoices.

A motion was made and approved for several invoiced in the total amount of \$143,581.47.

The committee also approved a credit total of \$15,517.26.

OLD BUSINESS:

The committee again raised the issues of the cafeteria sound system and the acoustical panels and urged a speeding resolution of these matters.

ADJOURN

The meeting adjourned at 9:27 PM.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 9:11 AM
To: Carpenter, Jennifer
Subject: FLHSBC 3/9/16 (7:30 - 8:45 PM)

From: Judy Ewing
Sent: Thursday, March 10, 2016 10:39 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with six members present.(Absent: Joe Pagnozzi)

Others Present: Sal Morabito, Peter Manning and Eric Cushman, Joe, Costa, Phil Ryan, Corrine Dyer, Judy Ewing, Greg Hatzis, and Jessica Gerber (BOE)

SCHEDULE

Phases 1 and 2 of the project are virtually finished. The final CO is pending. The final inspection is complete.

PENDING ISSUES

The Fire Marshall has informed the CM that the school is lacking a communication system in a "refuge area" under one of the staircases. All other area have such systems. It is up to the committee to decide whether or not to move ahead with this. The final CO was not dependent on the decision. The committee approved a motion in the amount of \$4955.97 to install the system.

Another issue, not related to the CO, but related to the noise level in the cafeteria, was mentioned by Joe Costa. He had received an acoustical mitigation report which recommended changing the ceiling tiles and or providing acoustical padding in certain areas. The noise was not cause by the students, was not in the new addition, and appeared to be unrelated to the project. No cost estimates were available. The committee took no action.

BUDGET

Peter Manning provided detailed information that explained the uncommitted fund resulting from Phases 1 and 2 which total \$257,753. He then reported that the budget for Phase 3 (window replacement work) is estimated to be \$4,166,512.

Some of the costs have been included in Phases 1 and 2. Due to the lateness in the year to order materials the work that was already bid out the work cannot start until Summer of 2017 and will be completed in Summer 2018. Therefore, the budget includes the following adjustments to accommodate the delay:

| | |
|--------------------------|-----------|
| Gilbane GMP escalation: | \$192,602 |
| PEA escalation: | 18,033 |
| Woodard & Curran escal: | 5,000 |
| 15% Owner's Contingency: | 543,458 |

TOTAL of the Supplemental funding request: \$3,908,759

ISSUES

The bids have expired but the contractors may still be interested if their work load allows. The windows could be ordered and stored at the current price, but labor could increase. The committee was given two choices: 1) Seek the funding request for additional funding, or 2) Rebid the work in three months for more accurate costs. Having the funding might assure the current bidders stay around or might be more enticing if the project needs to be re-bid, according to Joe Costa. The timing for approaching Town bodies is not optimum, however, because of the budget hearings.

RESOLUTION

A motion was approved to pursue the funding at this time. The Chair will present the status of the project and request for additional funding at the next possible Board of Selectmen meeting.

Carpenter, Jennifer

From: Judy Ewing <jeewing@msn.com>
Sent: Monday, May 23, 2016 9:12 AM
To: Carpenter, Jennifer
Subject: FLHSBC 5/11/16 (7:30 - 8:00 PM)

From: Judy Ewing
Sent: Thursday, May 12, 2016 9:06 AM
To: Mike Tetreau
Cc: Judy Ewing

FLHSBC met with four members present.

Others Present: Sal Morabito, Eric from Gilbane, Joe Costa (PEA), Phil Ryan, Gerald Foley, Judy Ewing, Jessica Gerber (BOE Rep)

FLHSBC met for a half hour to approve minutes, approve invoices in the amount of \$18,862.09, approve a Change Order for \$7,301.42 credit back, and to hear updates as follows:

- Joe Costa, PEA architects, announced that there have been submittals from fifteen or so contractors for the window replacement work.
- Gerald Foley, new Purchasing Director, was introduced.
- The BOF tabled the funding request because Dr. Title, Bond Council, and the First Selectman were not in attendance. They want to tour the building to see the Phase 1 & 2 work. The Tour will be held on 5/16 at 6:00 PM.
- The BOF will meet again on 5/17 at 8 PM. They will review the funding request at the end of their meeting to accommodate meeting conflicts of others expected to be there. If approved, the RTM will hear the request at their June meetings.
- Due to the delay of the funding request approvals, Gilbane will contact the subcontractors and ask them for a 90 day extension of their bid submittals.
- Woodard & Curran was asked to provide additional soil classification which was done over the April break.

The meeting was adjourned at 8:00 PM.