

**Special Meeting Minutes  
Fairfield BoE, November 12, 2014**

**NOTICE: A full meeting recording can be obtained from Fairfield Public Schools. Please call 203-255-8371 for more information and/or see the FPS website (under Board Meeting Minutes) for a link to FAIRTV.**

*Call to Order of the Regular Meeting of the Board of Education and Roll Call*

Chairman Philip Dwyer called the Special meeting to order at 6:40PM. Present were members Eileen Liu-McCormack, John Llewellyn, John Convertito, Jessica Gerber, Philip Dwyer, Jennifer Maxon-Kennelly, Marc Patten, Paul Fattibene, and Donna Karnal. Also present were Mrs. Ann Leffert, Mr. David Becker (BoF), Mr. Carlton Lindgren (Aon), Mr. Steve May (Milliman), Mr. Steven Sedor, Ms. Megan Korn and Mr. Donald Houston (Durant, Nichols, Houston, Hodgson & Cortese-Costa, P.C.).

*Business Items - Convene to Executive Session*

Mrs. Maxon-Kennelly moved, Mrs. Gerber seconded the recommended motion that the Board of Education convene to Executive Session to discuss records, reports and statements of strategy or negotiations with respect to collective bargaining in accordance with Connecticut General Statute CGS 1-210(b)(9); and invite Mrs. Leffert, Mr. Becker, Mr. May, Mr. Lindgren, Mr. Sedor, Ms. Korn and Mr. Houston as appropriate.

**Motion Passed: 9-0**

The Board came out of Executive session at 8:15PM

*Business Items - Convene to Public Session*

*Approval of Collective Bargaining Agreement between FEA and BOE*

Mrs. Gerber moved, Mr. Patten seconded the recommended motion that the Board of Education approve the Collective Bargaining Agreement between the Fairfield Education Association and the Fairfield Board of Education for the period July 1, 2015 to June 30, 2018.

Ms. Karnal asked what would happen if the contract is rejected by the BOE; Mr. Houston responded that the contract will then go straight to arbitration.

**Motion Passed: 5-4**

Favor: Mr. Convertito, Mrs. Gerber, Mr. Dwyer, Mrs. Maxon-Kennelly, Mr. Patten  
Oppose: Mrs. Liu-McCormack, Ms. Karnal, Mr. Fattibene, Mr. Llewellyn

*Approval of Library Media Curriculum*

Mrs. Gerber moved, Mrs. Maxon-Kennelly seconded the recommended motion that the Fairfield Board of Education approve the Library Media Curriculum, K-12.

Public Comment:

Kristin Robinson, LMC Teacher/Dwight: Support of Library/Media Curriculum  
Sheila Ferrara, FPS Gifted Teacher: Support of Library/Media Curriculum

**Motion Passed: 9-0**

*Approval of Plans and Specifications for the Fairfield Ludlowe Project 051-0127 EA/EC/RR (Phase 3-Extensions/Alterations).*

Mrs. Gerber moved, Mrs. Maxon-Kennelly seconded the recommended motion that the Board of Education approve plans and specifications for Phase 3 of the Fairfield Ludlowe Project 051-0127 EA/EC/RR.

Ms. Karnal felt it was difficult to vote without concrete numbers, asked if money for this project had been allocated for, and expressed her concern regarding prioritizing in the event of cost over-runs.

Mr. Dwyer explained that the costs of the project are in the hands of the Building Committee.

Dr. Title further explained the specific process outlined by state for reimbursement; he said this is a procedural vote that is required by the state for review prior to the bid process. The Town allocates money for the roof and windows which cannot be exceeded; the Building Committee is working with current estimates.

Mr. Donald, Chair of the FLHS Building Committee, said the schedule drives the prioritization. The charge is to get additions and alterations completed by the start of the 15-16 school year; the number one priority is student learning.

Mrs. Gerber mentioned that the Board has been provided with cost estimates.

Mrs. Liu-McCormack said it's important for the Board to understand cost estimates, and that felt the Board would make better prioritization decisions with more detailed estimates.

Mrs. Maxon-Kennelly questioned the need for additional detail and confirmed with Mr. Dwyer that if this motion does not get approved, the project may be delayed, and may also put reimbursement in jeopardy. Dr. Title confirmed with Mr. Donald that the Building Committee has met the ed-specs.

Mr. Fattibene mentioned the motion has nothing to do with funding and requested more detail than what was provided in enclosure #1. Mr. Donald and Mr. Costa, Principal Architect with Perkins-Eastman, offered more detail on the windows; they are operable with an exterior screen, energy efficient with high performance glazing, and will meet the strict energy code requirements. The window shades will also be replaced with roller shades.

Mr. Llewellyn asked if windows were included in the original ed-specs, and asked if waiting 2 weeks to vote would affect the funding. Mr. Costa said the ed-specs are somewhat general.

Mr. Dwyer and Dr. Title said the total project dollar amount has already been approved by the state, now the project is presented to the state in phases, in more detail, to the school facilities division; there are ed-specs for each phase.

Mr. Morabito explained the urgency: a Plan Completion Test (PCT) has been done and is in process with Office of School Facilities (OSF); due to the long lead time required for ordering windows; bids need to be awarded by late January; the plans must be approved before the ed-specs, else another PCT meeting will be required.

Mrs. Gerber mentioned that there is also an issue with the EPA.

Ms. Karnal asked if the windows have a coating for safety; Mr. Dwyer responded that security issues will be addressed in December.

Mr. Fattibene confirmed that the plans and specs apply to all windows that are planned for replacement; it is not a truncated plan.

## **Motion Passed: 9-0**

### *Approval of Changes to Educational Specifications for Fairfield Ludlowe High School Project 051-0127 EA/EC/RR*

Mrs. Gerber moved, Mr. Convertito seconded the recommended motion that the Board of Education approve the changes to the educational specifications for Fairfield Ludlowe High School Project 051-0127 EA/EC/RR.

Mr. Donald said the change was requested to ensure the building is prepared to meet the high school schedule.

Mr. Dwyer confirmed that the only 2 changes are highlighted in yellow within the enclosure.

Mr. Patten asked for the rationale behind the change in the roof and whether it would affect the warranty; Mr. Costa responded that the change from multi-ply does not affect the warranty.

Dr. Title added that both high schools qualified for solar panels; Mr. Morabito added that both schools won a competition for 'zero emission renewable credit'; the solar panels will cover 75% of the roof at FLHS, which will add another layer of protection; a single membrane roof will save 20% on the roof bids, equivalent to approximately \$550,000.

Mr. Patten expressed some concern over possible damage to the roof from the solar panels; Mr. Morabito confirmed that the roof manufacturer and the installer of the roof system buy into the solar panel installation.

Mr. Llewellyn asked what the solar panels cost; Mr. Morabito said it is a power purchase agreement financed by Greenskies; Greenskies finances everything and sells back electricity at a fixed rate for 20 years; if we owned the solar panels, the math would be different due to 3<sup>rd</sup> party depreciation. Mr. Llewellyn asked for details on the project budget. Mr. Dell'accio (Owners Rep) responded with the following breakdown: \$10.9M - construction, \$1.2M - escalation, \$1.4M - soft costs, \$185,000 - FF&E, and \$800,000 – contingencies; roughly equaling \$14.7M without the \$500,000 in savings. Mr. Llewellyn expressed concern that additional money will be required to finish the windows and added that

perhaps the roof could be done in stages as there are different elevations to address the critical areas. Mr. Morabito stated that the PPA is coming up on the roof; this is driving the urgency.

Dr. Title added that the Town made it clear that the windows will get done to the extent of the funding. Solar panels will directly affect the budget next year with a 50% savings on electricity.

Mr. Fattibene questioned the life expectancy of single-ply vs. multi-ply; Mr. Morabito said this depends on many factors; a single-ply roof with solar panels would equal the life expectancy of a multi-ply; but a multi-ply roof would last longer than a single-ply by itself. Mr. Fattibene also asked about EPA testing for the windows and whether there was an order to remediate PCBs. Mr. Morabito responded that there is a plan in place to address PCBs. Mr. Fattibene also asked how many windows could be replaced under the current funding; Mr. Morabito responded approximately 1/3, and that better information would be available at the next meeting. Mr. Fattibene asked if cost efficiencies could be maintained while phasing out the window project; Mr. Morabito responded that the window replacement project is a 2 summer project and it will be bid in that manner. Mr. Fattibene also questioned page 6 of the educational specifications regarding vented hoods. Mr. Donald clarified that the new biology lab does not require a vented hood.

Mr. Convertito confirmed with Mr. Morabito that there is an escalation factor in the window bid, and also confirmed with Mr. Cullen that all the building contaminants have been sealed and the building is safe.

Mr. Convertito moved, Mrs. Gerber seconded to call the question.

**Motion Failed: 4-4**

Favor: Mr. Convertito, Mrs. Gerber, Mr. Dwyer, Mr. Patten

Oppose: Ms. Karnal, Mr. Fattibene, Mrs. Maxon-Kennelly, Mr. Llewellyn

*(Mrs. Liu-McCormack was not present for the vote.)*

Mrs. Maxon-Kennelly said it would be helpful to understand the numbers in the original estimate. Dr. Title explained the process: prior to the formation of a Building committee, an architect was hired to prepare a rough estimate, the Town approved the number, a building committee was formed and hired its own architect, more detailed analysis, design and development then took place, and estimates constantly move during this process; the cost of labor and materials may also change.

Mr. Llewellyn asked how far the project could get with windows, given the Town approved \$11.6M; Mr. Morabito said when factors above the construction line are changed, so do multiple other numbers on the spreadsheet, leading to more savings on the bottom line.

Mr. Convertito explained that it is a cumulative effect on a large spreadsheet.

*Public Comment:*

Kelly Dunn, Tuckahoe Lane: Support of project.

Suzanne Miska, Ryegate Road: Questioned project process.

**Motion Passed: 7-1**

Favor: Mr. Convertito, Ms. Karnal, Mrs. Gerber, Mr. Dwyer, Mr. Fattibene, Mrs. Maxon-Kennelly, Mr. Patten

Oppose: Mr. Llewellyn

*(Mrs. Liu-McCormack was not present for the vote.)*

<i>Adjournment</i>
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Mrs. Gerber moved, Mrs. Maxon-Kennelly seconded that this Special Meeting of the Board of Education adjourn.

**Motion Passed 8-0**

*(Mrs. Liu-McCormack was not present for the vote.)*

Meeting adjourned at 9:45PM.

*Respectfully submitted by  
Jessica Gerber  
Fairfield Public Schools  
Board of Education  
Secretary*