

**Special Meeting Minutes  
Fairfield BoE; July 15, 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 Special Meeting of the Board of Education and Roll Call*

Chairman Philip Dwyer called the Regular meeting to order at 6:07PM. Present were members John Llewellyn, Jessica Gerber, Jennifer Maxon-Kennelly, Marc Patten (arrived 6:30PM), Philip Dwyer, Donna Karnal and Paul Fattibene. Eileen Liu-McCormack and John Convertito were not present. Also present were Dr. Title, members of Central Office staff and approximately 15 members of the public.

*Business Items*

*Approval of Plans and Specifications for Fairfield Ludlowe Project 051-0127 EA/EC/RR (Phase 2 – Extensions/Alterations)*

Mrs. Gerber moved, Mrs. Maxon-Kennelly seconded that the Board of Education approve plans and specifications for Phase 2 of the Fairfield Ludlowe Project 051-0127 EA/EC/RR.

**Motion Passed 6-1**

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

Oppose: Mr. Llewellyn

Mr. Costa, from Perkins & Eastman, discussed the design changes since the last presentation. The cafeteria was reduced in size by 480 square feet while the number of café seats as required by the ed specs was maintained. This was to address Value Engineering (VE), also known as cost control measures. In addition, a change was made to the science lab location due to a piping issue; the chemistry lab was changed to a physics lab.

Mr. Peter Manning, Construction Manager from Gilbane Building Company, explained that the project consists of 3 parts: roof, additions, and windows. He noted that the construction estimate for the additions is approximately \$5 million, as compared to the target estimate of \$3.6 million.

Mr. Llewellyn questioned the cost changes of the project including the roof. Mr. Manning explained that initial estimate of \$3.6 million also included multiple additions; the roof bid is not included in the construction estimate; the target for the roof bid was \$2.7 million; the low roof bid came in at \$3.2 million due to significant plumbing and mechanical systems re-work; the plan is to be re-bid when the season is not so busy.

Dr. Title mentioned that the architect hired to do the conceptual design, Silver Petrucelli, provided the initial estimates. Also, the design changes as presented have been approved by staff including Mr. Hatzis. There is a deadline to approve this project tonight to avoid additional cost escalation; the building committee must manage the costs.

Mr. Fattibene confirmed with Mr. Costa that there will still be a third level with a chemistry lab. After asking about the location of the café reduction, Mr. Costa showed a sketch of the location, and said the estimated cost saving was \$130,000.

Ms. Karnal asked how a \$3.6 million estimate became \$5 million and whether this will go over budget. Mr. Manning explained that the \$3.6 million estimate as prepared by Silver Petrucelli, did not include changes in program, square footage and circulation space; the level of certainty for the estimate is 90%. Mr. Costa continued to explain the VE adjustment for the 480 square feet, and reiterated that this will not reduce any café seats.

Mr. Llewellyn asked about current and original square footage as well the cost of the FWHS roof project, and he expressed concern regarding the 38% increase in the overall cost of the project, and the need to approve so quickly. Mr. Morabito stated that the current square footage of the project is 12,000 and the cost of the FWHS roof is \$25/sq foot, excluding change orders and other fees.

Mrs. Gerber confirmed that Town Bodies have already approved the project at approximately \$11.6 million.

Mrs. Maxon-Kennelly confirmed that the Board is only approving the plans and specifications at this time, and not an increase in the cost of the project.

Mr. Dwyer offered that the building committee is established by the First Selectman; if the committee needs to ask for more money it goes to the town, if it wants to change the ed specs, it goes to the BOE.

Mr. Patten asked about VE; Mr. Costa responded that safety, code, and ed specs are never compromised in VE.

Ms. Karnal was assured by Mr. Dwyer that the new food service provider won't require additional changes to the kitchen area.

#### Riverfield Project Update

Mr. Quinn, Riverfield Building Committee (RBC), gave a brief update on the Riverfield Project, and answered several Board questions. PCBs were found in the walls of the gym, and the EPA requires that it be removed within 10 years. The plan is to present funding options to the Town to address the problem now and in the future. The RBC recommendation is to make this an add alternate to the bidding process with the same tradesmen as the major renovation, the same building committee and the same process. Waiting to address this issue will escalate the cost. Signing of the Consent Agreement Final Order (CAFO) is strictly for the gym and the 10 year agreement is noted in the CAFO.

Dr. Title assured Board members that the EPA has cleared use of the Gym for 10 years. The Town may choose when to address this most cost effectively, but there are no imminent threats or safety issues.

Mr. Dwyer said the Long Range Facilities Plan can be adjusted to address this, and it is the Town's decision.

Mrs. Maxon-Kennelly agrees with the rationale to take care of this now and was told by Mr. Quinn that all cost saving measures have been investigated.

Mrs. Gerber reminded the Board that the RBC is operating under the old guidelines.

Mr. Patten questioned whether the PCBs must be addressed if the gym were not renovated. Mr. George Katinger, Ken Boroson Architects, confirmed that the EPA requires that once they are found the PCBs must be removed within 10 years regardless of whether a renovation takes place. Mr. Quinn requested the town attorney review the CAFO to ensure this is the case.

Mr. Fattibene asked what the RBC recommends, and requested a copy of the CAFO.

Mr. Llewellyn asked whether additional PCBs might be found at FLHS and Mr. Morabito said an abatement plan currently exists for the windows and for caulking around the Webster wing doors; the wall cavity has been tested and PCBs were not found.

<i>Adjournment</i>
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Ms. Karnal moved, Mr. Patten seconded that this Special Meeting of the Board of Education adjourn.

**Motion Passed 7-0**

Meeting Adjourned at 7:05PM.

*Respectfully Submitted*

**Jessica Gerber**

*Fairfield Board of Education*

*Secretary*