

TOWN SENIOR/DISABLED TAX RELIEF PROGRAM FOR FISCAL YEAR 2017

ASSESSOR'S REPORT TO THE RTM PER Chapter 95, Article III, Section 15.1
JUNE 27, 2016

	FY 2016		FY 2017		CHANGE FY16 to FY17	
	# of Accounts	Amount	# of Accounts	Amount	# of Accounts	Amount
SENIOR/DISABLED TAX RELIEF PROGRAM						
Credit Program (non-reimbursable, no lien)	1525	\$3,786,940	1462	\$3,667,929	-63	-\$119,011
Freeze Program (non-reimbursable, no lien)	5	\$17,654	4	\$12,544	-1	-\$5,110
Deferral Program (reimbursable, lien)	12	\$44,781	9	\$32,080	-3	-\$12,701
Summary - total number of accounts and total tax loss	1542	\$3,849,375	1475	\$3,712,553	-67	-\$136,822
SCHEDULE OF APPLICATION ACTIVITY FY 2017						
Total accounts-previous fiscal year	1612		1542		-70	
New applications received	101		119		18	
Disallowed (Excess Income)	-32		-23		9	
Disallowed (Excess Assets)	-4		-8		-4	
Disallowed (Non CT residents)	-6		-1		5	
Removed (sold, deceased, moved)	-88		-123		-35	
Removed (failed to refile)	-41		-31		10	
Summary - total number of accounts	1542		1475		-67	

SCHEDULE OF INCOME RANGES FY 2017

	Credit		Freeze		Deferral		Total # of Accounts
	Married	Single	Married	Single	Married	Single	
\$0-\$17,600	19	131					150
\$17,601-\$25,100	26	215					241
\$25,101-\$31,000	33	159					192
\$31,001-\$37,100	51	135					186
\$37,101-\$45,600	73	142					215
\$45,601-\$53,200	75	88					163
\$53,201-\$73,500	0	0	3	2			5
\$73,501-\$84,000	177	134			8	4	311
							12
Totals	454	1004	3	2	8	4	1475

SCHEDULE OF ASSESSMENT RANGES FY 2017

Assessment Range	# of Accounts	% of Total Accts.
\$0-\$300,180	951	64.47%
\$300,181-\$456,510	429	29.08%
\$456,511-\$599,800	64	4.34%
\$599,801-\$999,999	30	2.03%
Over \$1,000,000	1	0.07%
Totals	1475	

Totals	1475
AVERAGE TAX RELIEF RECIPIENT ASSESSMENT	
Average Tax Relief Recipient Assessment-FY 2017	\$286,410
Average Tax Relief Recipient Assessment-FY 2016	\$292,760

TOWN TAX RELIEF-5 YEAR HISTORY

	FY 2017	TAX LOSS	FY 2016	TAX LOSS	FY 2015	TAX LOSS	FY 2014	TAX LOSS	FY 2013	TAX LOSS
TOTAL CREDIT APPS	1462	\$3,667,929	1525	\$3,786,940	1594	\$3,936,777	1588	\$3,744,747	1,554	\$3,102,772
TOTAL FREEZE APPS	4	\$12,544	5	\$17,654	5	\$13,279	7	\$17,897	8	\$16,540
TOTAL DEFERRAL APPS	9	\$32,080	12	\$44,781	13	\$40,351	16	\$43,958	16	\$37,813
TOTALS	1475	\$3,712,553	1542	\$3,849,375	1612	\$3,990,407	1611	\$3,806,602	1,578	\$3,157,125
TOTAL \$ CHANGE FROM PRIOR YEAR	-136,822		-\$141,032		\$183,805		\$649,477		-\$110,841	
TOTAL % CHANGE FROM PRIOR YEAR (\$)	-3.55%		-3.53%		4.83%		20.57%		-3.39%	
TOTAL CREDIT APP# NET CHG FROM PRIOR YEAR	-63		-69		6		34		-37	
TOTAL FREEZE APP# NET CHG FROM PRIOR YEAR	-1		0		-2		-1		-1	
TOTAL DEFERRAL APP# NET CHG FROM PRIOR YR	-3		-1		-3		0		-4	

ADDITIONAL STATISTICS

NEW APPLICATIONS RECEIVED	119	101	131	207	159
DISALLOWED (OVER INCOME, ALL PROGRAMS)	23	32	11	21	28
REMOVED (SOLD, DECEASED, MOVED)	123	88	93	103	92
REMOVED (FAILED TO REFILE, NON-CT RESIDENTS, OVER ASSET CAP)	40	51	26	50	81

SYNOPSIS

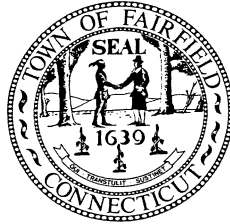
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JUNE 27, 2016

- The total benefits went from \$3,849,375 last reported (FY16) to \$3,712,553, or a decrease of \$136,822 from last year.
- The number of signups for the Credit Program decreased from 1525 (FY16) to 1462. Total Credit Program Benefits changed from \$3,786,940 (FY16) to \$3,667,929 or a decrease of \$119,011 from last year.
- There were no new Deferral Program signups. 3 persons chose not to refile for Deferral Program benefits, reducing the number of deferral program signups from 12 (FY16) to 9. Total Deferral Program Benefits changed from \$44,781(FY16) to \$32,080, or a decrease of \$12,701 from last year.
- The number of Freeze Program signups changed from 5 in FY16 to 4 in FY17. Total Freeze Program Benefits changed from \$17,654 (FY16) to \$12,544, or a decrease of \$5,110 from last year.
- 64 benefit applications/reapplications for all programs were taken at the Senior Center. 716 benefit applications/reapplications were taken at Town Hall. Total benefit applications/reapplications for all programs for FY17 was 780.
- The Assessor conducted a Tax Relief Information session at the Senior Center on May 6, 2016.
- Tax relief articles were published in the Fairfield Senior Times newsletter and local news media. A summary of Tax Relief programs and benefits is posted on the Town website.

2016 ANNUAL REPORT



Affordable Housing Committee Town of Fairfield

**Jill Hroziencik, Co-Chair
Cynthia Sammarco, Co-Chair**

Solomon Briks

Walter Donne

Robert Frigo

Richard Gribko

Nancy Lyons

Gerry Stuhlman

Stephen Grathwohl, Chairman Emeritus

Gretchen Goethner, Recording Secretary

May 2016

2016 ANNUAL REPORT Affordable Housing Committee

<u>Key Statistical Data</u>	2000	2010	2015	2010-2015 % Change
Population	57,340	59,404	60,678	2.1%
Average Household Size	2.61	2.69	2.74	
Median Household Income	\$83,512	\$106,767	\$120,082	12.5%
Median Sales Price of a SF Home	\$343,750	\$520,000	\$581,000	11.7%
Sales Price to Income Ratio	4.1	4.9	4.8	
Number of Residential Sales	795	605	740	22.3%
Number of Residential Sales < \$300,000	272	61	46	(24.6%)
% of Residential Sales < \$300,000	34.2%	10.1%	6.2%	
Total Number of Housing Units	21,029	21,430	21,648	1.0%
Percentage of Affordable Units (DECD) ¹	2.71%	2.21%	2.32%	
<u>Affordability Analysis</u>				
	2000	2010	2015	2010-2015 % Change
Median Sales Price	\$343,750	\$520,000	\$581,000	11.7%
Qualifying Income to Purchase	\$119,990	\$127,850	\$145,353	13.7%
Median Household Income	\$ 83,512	\$106,767	\$120,082	12.5%
Income Gap	(\$ 36,478)	(\$21,083)	(\$25,271)	
<u>Price Gap</u>				
	2000	2010	2015	2010-2015 % Change
Median Household Income	\$ 83,512	\$106,767	\$120,082	12.5%
Attainable Home Price	\$264,878	\$447,952	\$484,606	8.2%
Median Sales Price	\$343,750	\$520,000	\$581,000	11.7%
Price Gap	(\$ 78,872)	(\$72,048)	(\$96,394)	

Summary:

There are several ways to measure affordability. Two are presented above. The first calculates the income required to purchase the median priced home and compares the derived income to the median household income. In 2015, the median priced home of \$581,000 would require an income of \$145,353 or 121% of the median household income, producing an income gap of \$25,271. The second method calculates how much home the median income household could afford, and contrasts this figure with the median priced home. In 2015, the median income household could afford a home valued at \$484,606, or \$96,394 less than the median priced home. Income growth has generally not kept pace with housing costs. Conversely, mortgage interest rates are currently at historic lows, which have helped expand buying power. The Committee considers \$300,000 as the upper limit of affordability for households making 80% of the area median income. There were only 46 single family home sales for less than \$300,000, which represents 6.2% of the total houses sold. By comparison, there were 278 houses sold (38% of total) for less than the calculated attainable home price of \$484,606.

Data Sources/Methodology:

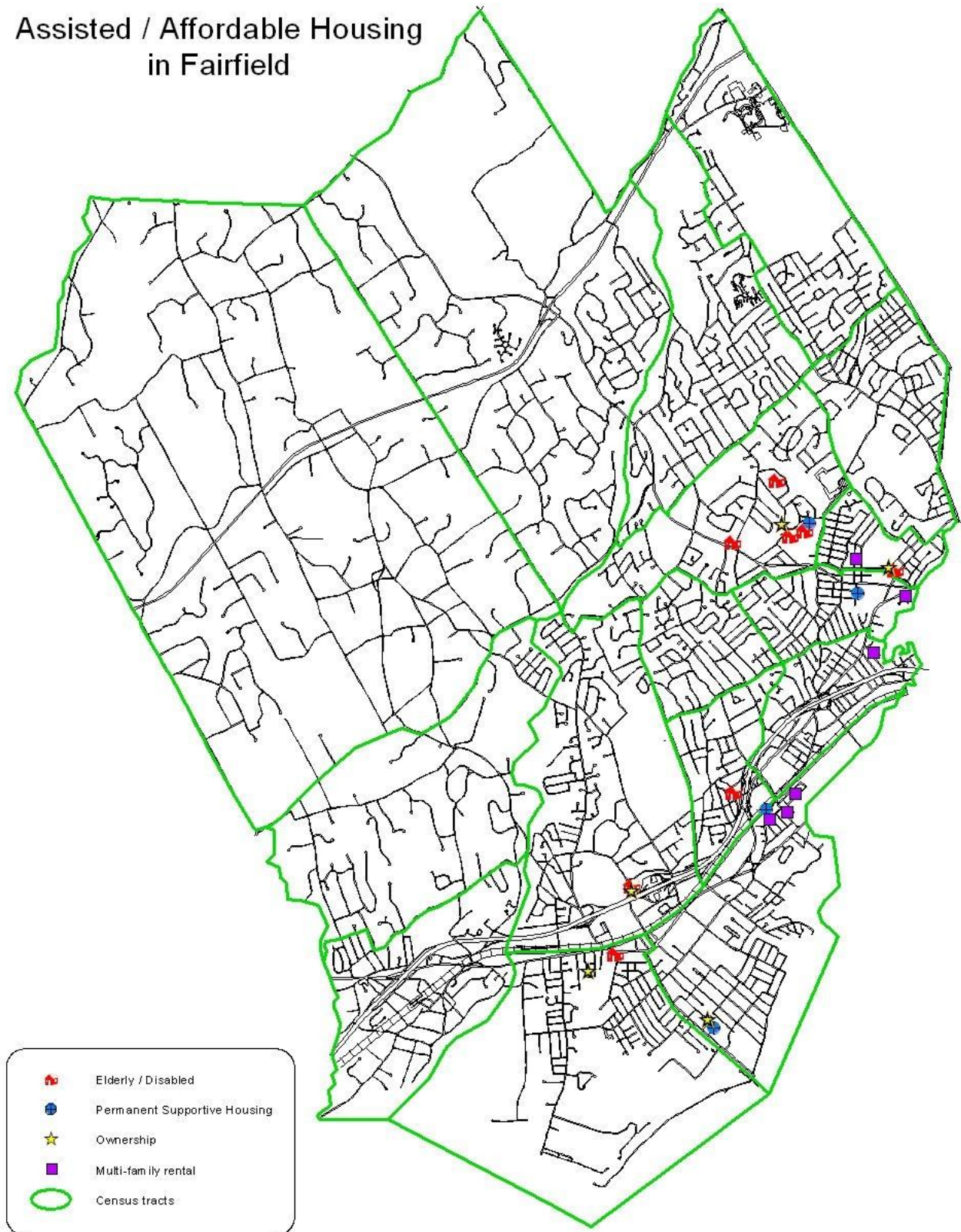
Population figures, as well as data on the number of housing units and median household income, were provided by the U.S. Census Bureau and Connecticut Department of Public Health. Median homes sales data was furnished by the Warren Group. Residential sales data was culled from the Connecticut Multiple Listing Service.

Affordable home price was calculated based on the purchaser paying not more than one-third of household income toward housing costs with 10% down-payment. Mortgage calculations were based on a conventional thirty-year fixed rate mortgage, assuming prevailing rates as determined by a yearly average of the Federal Home Loan Mortgage Corporation Primary Mortgage Market Survey.

¹ In developing the Affordable Housing Appeals List, the Department of Economic & Community Development (DECD) counts only governmentally assisted housing, rental housing occupied by persons receiving rental assistance, housing financed by the CT Housing Finance Authority (CHFA) and deed-restricted properties. For a complete description of this program or to see how other towns rank in comparison to Fairfield, please see <http://www.ct.gov/ecd>.

2016 ANNUAL REPORT
Affordable Housing Committee

**Assisted / Affordable Housing
in Fairfield**



2016 ANNUAL REPORT

Affordable Housing Committee

The mission of the Affordable Housing Committee (AHC) is to promote a full range of housing choices for households of all incomes and ages in the Town of Fairfield.

During 2015, the Affordable Housing Committee accomplished several significant achievements:

1. The AHC completed its update to the Town's 1988 Affordable Housing Plan (AHP). The new report entitled ***"Diversifying Fairfield's Housing Portfolio; Taking Control of our Future,"*** was presented to the Board of Selectmen in December, 2014 and to the Fairfield RTM in February, 2015.
2. In accordance with the 2015 Affordable Housing Plan (AHP), the Affordable Housing Committee worked with the Town's Plan & Zoning Commission to enact two significant Goals contained in the AHP:
 - a. A **Town-wide Inclusionary Zoning Regulation**, requiring future residential developments with ten (10) or more residential units to designate at least ten percent (10%) of those units as affordable to households with incomes at or below eighty percent (80%) of the area median income.
 - b. **Amendments to the Design Residential District/Section 10 regulations**, that lowered the threshold in order for a development to qualify for a density bonus. Previously, developments needed to qualify as a CGS §8-30g compliant set aside development in accordance with the provisions of CGS §8-30g in order to receive the density bonus.
3. The AHC began work on the following additional goals which the AHC expects to present to Town officials in 2016.
 - a. The establishment of an **Affordable Housing Trust Fund** A Trust Fund would help facilitate the creation of new affordable housing units to the town's portfolio;
 - b. Enacting a model **Affordable Housing Plan, Annual Compliance Report, and Deed Restriction**, which will provide tools to ensure compliance with local, state and federal - Housing and Zoning regulations;
 - c. The creation of an **Inclusionary Zoning Fee**, which would provide a funding mechanism for the Affordable Housing Trust Fund.



hooker & holcombe

65 LaSalle Road
West Hartford, CT 06107

t 860.521.8400
f 860.521.3742

hhconsultants.com

May 31, 2016

Mr. Robert Mayer
Chief Fiscal Officer
Town of Fairfield
725 Old Post Road
Fairfield, CT 06824

Re: The Town of Fairfield Employees' Retirement System

Dear Bob:

Per the Town's request, I have reviewed the following proposed plan change to section 3.9 of the Town of Fairfield Employees' Retirement System Rules and Regulations:

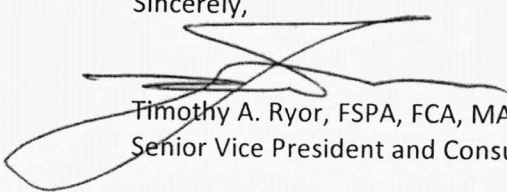
3.9 Pensioners Returning to Town Employment.

Except as provided below, a Pensioner who returns to Town employment shall not be entitled to his retirement benefits for any month during which he is in such employment, The retirement benefit shall be resumed effective on the first of the month following termination of such employment A Pensioner may continue to receive his retirement benefits while employed by the Town on a part-time or temporary basis in a position other than the position the Pensioner held as a full-time employee up to 988 hours in any calendar year. No additional benefits shall be accrued by the Pensioner for such periods of employment. If a Pensioner continues to be employed by the Town after 988 hours of employment in a calendar year, he will not be entitled to his retirement benefits beginning in the first month after the 988 hours is completed.

The proposed change to the Town of Fairfield Employees' Retirement System Rules and Regulations has no impact on the calculation of existing participants' benefits. As a result, the plan change described above and to be included in an amendment to the Town of Fairfield Employees' Retirement System Rules and Regulations would not change the calculation of the plan's actuarial accrued liability or the related Actuarially Determined Contribution (ADC). As a result, there is no actuarial cost impact related to adopting an amendment that includes this proposed plan change.

Please call if you have any questions or need additional information.

Sincerely,



Timothy A. Ryor, FSPA, FCA, MAAA, EA
Senior Vice President and Consulting Actuary

/aps

\\\\copper\\vol2\$\\Clients\\336 Fairfield_Special Projects & Cost Ests\\2015-16 py\\Impact of Proposed Retirement System Change
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3.9 Pensioners Returning to Town Employment.

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DRAFT

**Town of Fairfield Employee's Retirement Board
Sullivan Independence Hall
Special Meeting
April 27, 2016**

Members Attending

Nancy Byrnes, Vice Chairman
Jack Mahoney
Scott Pollack
Sue Kiraly
Michael Tetreau
Brian Vahey, Chairman

Members Absent:

Kathryn Fagan

Also attending:

Eileen Kennelly, Risk Manager
Stuart Herskowitz, Hooker and Holcombe
Members of the Police and Fire Retirement Board

The meeting was called to order at 7:15 p.m. by Chairman Vahey.

The Board heard a presentation jointly with the members of the Police and Fire Retirement Board by Stuart Herskowitz, a representative of the Town's actuarial firm, Hooker and Holcombe, regarding the purchase of services from Hooker and Holcombe to provide certain pension administration services currently performed by Town employees, notably the production of annual pension statements and the provision of internet services to the employee administrators. There was a discussion about what the internet system would do, the security of it and the cost to obtain these services. Several members expressed doubts about whether the cost of the service should be borne by the Pension funds or by the Town. There was no motion to vote on this and the matter will be taken up again at a later time.

The second matter on the agenda, whether to adopt a change to Section 3.9 of the Rules and Regulations which currently does not allow retirees to return to work for the Town without forfeiting their pensions during the time that they work was then taken up. The revision would permit retirees to come back on a part-time basis in positions different from the ones they had occupied in their full-time jobs. There was a discussion of what this would mean in terms of the type of position retirees could occupy. Seasonal golf course positions and special police were mentioned as examples. Nancy Byrnes made a motion to adopt the change and Sue Kiraly seconded it. The motion was passed unanimously.

Nancy Byrne made a motion to adjourn the meeting. Sue Kiraly seconded the motion. It was carried unanimously and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Eileen Kennelly
May 26, 2016

Holland Hill School Building Commitee

Seat	Name	Position	Party	Term Start	Term End
1	Ackley, Harry R.	Secretary '16	R	02/16	
2	Aysseh, Nicholas A		R	02/16	
3	Dubrosky, Thomas J		D	02/16	
4	Li, Jason	Vice Chair '16	R	02/16	
5	Michelangelo, Giuseppe		U	02/16	
6	Quinn, Thomas F	Chair '16	D	02/16	

Full	
Party	Count
Democrats	2
Republicans	3
Unaffiliated	1
Total Full	6

Holland Hill Building Committee - to be formed in early 2016 as a small committee and then will expand as the project moves forward

6/8/2016 2:05:53 PM

RECEIVED

By Office of the First Selectman at 10:56 am, Mar 24, 2016



Town of Fairfield

Office of the First Selectman
Fairfield, Connecticut 06824

BOARDS AND COMMISSIONS QUESTIONNAIRE

To be considered for appointment to a Board or Commission please fill out this form, save a copy and email the saved copy, along with a copy of your resume, to the First Selectman's office at firstselectmanffd@town.fairfield.ct.us. Please note that your resume and completed questionnaire are public documents. If you have any questions please contact Kathleen Griffin at 203-256-3030 or kgriffin@town.fairfield.ct.us.

Board/Commission: Holland Hill Building Committee
Date: 2-19-16

Name: William R Manderville
Address: 82 Woodcrest Road
Fairfield, CT 06824

Email: bill@tallmanbuilding.com
Home Phone: 203-336-8545
Work Phone : 203-254-3803
Cell Phone: 203-414-5482

1. How did you learn about this position?

I was approached by a friend/neighbor who is a Holland Hill parent.

2. Why are you interested in serving and how can you contribute to this board / commission?

As a Holland Hill alumni and neighbor who has had two children attend and graduate Holland Hill I know first hand what a great school/community Holland Hill is and the importance to the whole community in maintaining this hidden gem. As a partner in a local General Contracting firm with 32 years of experience in the construction industry I feel I can offer valuable insight into the building process while helping to maintain quality control as well as helping in the effort to prevent unnecessary cost overruns.

3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify.

Yes. RTM approval for HHBC.

4. Have you spoken with the chair, any members, or the appropriate Department Head?

Yes. Tom Quinn

5. Have you read the written description of the board's role?

Yes.

6. Do you have any potential conflict of interest?

Possibility of having worked with potential bidders or design professionals.

7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?

Possible conflicts with day meetings.

8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?

Yes I am a registered Republican.

9. Use this space to ask any questions you may have or to provide additional information you'd like to share.

RECEIVED

By Office of the First Selectman at 11:04 am, Mar 24, 2016

Bill Manderville

82 Woodcrest Road Fairfield, CT. 06824 | 203-336-8545 | bill@tallmanbuilding.com

Education

NORWALK COMMUNITY COLLEGE | 1992 (ATTENDED)

• Construction Technology

HIGH SCHOOL | 1986 | ROGER LUDLOWE

I am a lifelong Fairfield resident as well as a Holland Hill School alumnus. I continue to reside in the Holland Hill neighborhood with my wife and two girls. I am presently a partner with The Tallman Building Company a local general contracting firm with extensive experience in the custom home and commercial construction industries.

Experience

LABORER | TALLMAN BUILDERS | 1984 -1986

CARPENTERS APPRENTICE | TALLMAN BUILDERS | 1986 -1988

CARPENTER | TALLMAN BUILDERS | 1988 - 1992

SUPERVISOR | TALLMAN BUILDING COMPANY | 1992 - 1996

PROJECT MANAGER | TALLMAN BUILDING COMPANY | 1996 - 2000

SENIOR PROJECT MANAGER | TALLMAN BUILDING COMPANY | 2000 – 2012

PARTNER | TALLMAN BUILDING COMPANY | 2012- PRESENT

Solid Waste & Recycling Commission

Seat	Name	Position	Party	Term Start	Term End
1	Pistilli, Sharon B	CHAIR	D	11/12	11/16
2	MacDonald, Charles P		U	11/12	11/16
3	[VACANT]		*	11/12	11/16
4	Palmer, Patty Ann		U	11/14	11/18
5	Stilson, Robert M		R	11/14	11/18
6	Santacapita, Anthony John		U	11/14	11/18
7	[VACANT]		*	11/15	11/19

Full	
Party	Count
Vacant	2
Democrats	1
Republicans	1
Unaffiliated	3
Total Full	7

The Solid Waste & Recycling Commission, established in 1990, consists of six volunteer residents who oversee the town's Department of Solid Waste & Recycling and the town Transfer Station, where private haulers and town residents bring garbage, recyclables and yard waste.

RECEIVED

By Office of the First Selectman at 3:22 pm, Mar 17, 2016



Town of Fairfield

Office of the First Selectman
725 Old Post Road
Fairfield, CT 06824

BOARDS AND COMMISSIONS QUESTIONNAIRE

To be considered for appointment to a Board or Commission please fill out this form, save a copy and email the saved copy, along with a copy of your resume, to the First Selectman's office at firstselectmanffd@town.fairfield.ct.us. Please note that your resume and completed questionnaire are public documents. If you have any questions please contact the First Selectman's Office at 203-256-3030 or firstselectmanffd@town.fairfield.ct.us.

Board/Commission: *Solid Waste & Recycling Commission*
Date:

Name: *Joseph R. Pagnozzi*
Address: *1496 Fairfield Wds Rd*

email: *joseph.pagnozzi@sbccglobal.net*
home phone: *203 373 0232*
work phone:
cell phone: *203 610 4789*

Party: *Republican*

Date 3-11-16

1. How did you learn about this position?

Board of Selectman

2. Why are you interested in serving and how can you contribute to this board / commission?

*I have been in the Education Profession for over 40 years
I would like to help my town.*

3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify.

No

4. Have you spoken with the chair, any members, or the appropriate Department Head?

I spoke with Sharon Pistilli - many questions answered

5. Have you read the written description of the board's role?

Read Yes

good conversation

6. Do you have any potential conflict of interest?

No

7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?

Yes

8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?

yes, Republican

RECEIVED

MAR 14 2016

FIRST SELECTMAN'S OFFICE

9. Please use this space to ask any questions you may have or to provide additional information you'd like to share.

Thank you

I look forward to serving
on the Solid Waste + Recycling
Commission

Chemistry Professor
Joseph R. Pagnozzi
Biochemistry & Chemistry

JOSEPH PAGNOZZI
1496 Fairfield Woods Road
Fairfield, CT 06825
(203) 373-0232
Email josephpagnozzi@sbcglobal.net

PROFILE

Multi-faceted achiever who combines **leadership abilities, academic experience** and **entrepreneurial expertise** to identify and realize innovative professional objectives.

LEADERSHIP/ENTREPRENURIAL

- Co-founded Montfort Academy (Katonah NY) private Catholic HS with classical curriculum, 2001
- Led all Development and Fundraising endeavors including outreach to attract and retain qualified, motivated staff dedicated to the precepts of Montfort. Advised on Funding and Development, Financial Issues and Education.
- Original Biochemical Research, CUNY Research Foundation, Sigma Xi
- Developed General Chemistry Course, College of New Rochelle
- Developed Independent Sciences Research Course, Fordham Preparatory HS
- Co-founded Bronx Conservatory of Music, a grass-roots, non-profit school located in Bronx, NY and staffed by Julliard School of Music instructors
- Developed and grew organic tree farm on 24 acres in Sanford NY. Established profitable enterprise designing and planting gardens and growing wide variety of trees for sale. (established 1985)

ACADEMIC

Professor-Adjunct

Norwalk Community College, CT: Chemistry, Chemistry Lab (2011-present)
Associate Professor-General Chemistry; Organic, Physiological Chemistry, Chemistry, Chemistry Lab, Biology, Biology Lab – (1982-Present)
Biology – Sacred Heart University, Bridgeport, CT (2001)

Teacher – Biochemistry, Chemistry, AP Biology, Science Research; Fordham Preparatory School, NY (1987–2007) tenured

Teacher –Dean of Students and Chemistry Teacher, Montfort Academy, NY (2007-2011)
Biology, Chemistry, Physical Science, Archbishop Stepinac HS
White Plains, NY (1980-1984) (tenured) and Mt. St. Michael High School,
Bronx, NY (1984-1987)
St. Lucy's School; Physical and Life Sciences, Grades 7&8 (1975-1978)

Special Education Teacher – Counseling and Teaching adolescents with learning and emotional needs - Water's Place School/Bronx State Children's Hospital, NY (1973-1975)

Administrative

President – Development, Financial Concerns, Educational Guidance
The Montfort Academy HS (2007-2011)
Chairman – Science Department, Fordham Preparatory School
(1988-1995)

Technical and Clinical

Research in Neurophysiology/Chemical Senses- CUNY (1980-1986)

Investigation of Biochemical Mechanisms and Chemical Senses –
Pierce Foundation, Yale University; New Haven (1980-1984)

Drug Information – Pharmacy Department, preparation of medications and
researching pharmaceutical data – Montefiore Hospital; Bronx, NY
Bedford Hills Chemists, NY (1978-1980)

Behavior Modification Techniques – training and supervision by psychiatrists
and psychologists affiliated with Albert Einstein College of Medicine
(1973-1975)

SCIENTIFIC ACHIEVEMENTS

Publications: Original Research Work – *Biochemical Basis for Chemical Senses*:
Research Foundation Publication in American Chemical Society, 1983 Presentation:
Bulletin of Science, Technology & Society, 1988
Selection to Sigma Xi (Scientific Research Society) 1981
Honors, Dean's List, Magna Cum Laude: CUNY, 1973

ACTIVITIES

Coach and moderator: Track, Photography, Marine Biology Club
Little League & Babe Ruth Baseball coach
Kiwanis International, Key Club; Bronx Special Olympics

PROFESSIONAL AFFILIATIONS

American Chemical Society – Member
Sigma Xi – Inductee, Member: 1981-Present
New York Science Teachers Association
National Association of Scholars
American Tree Farm Association
American Horticultural Society
New York State Christmas-Tree Growers Association
Honorary Admissions Officer: US Military Academy & US Air Force Academy

EDUCATION

Masters – Biology; Biochemical Research Thesis: Pharmacodynamics of
Chemical Senses-CUNY; GPA 4.0/4.0

Baccalaureate – Psychology, Biology, History; Lehman College-CUNY 3.7/4.0

Additional Education

St John's University School of Pharmacy
56 credits: biology, chemistry, pharmacology

Fordham University
24 credits: chemistry, physics

Iona College: 6 credits: Biology

New York Botanical Garden – Garden Design and Horticulture classes

Certifications

New York State - Teaching N-6, 7-12, General Science, Biology, Chemistry

Connecticut- Teaching 7-12 Chemistry (pending), Biology (complete)

Memorandum

To: Board of Selectmen

From: Mark S. Barnhart, Director of Community & Economic Development

Date: 5/27/2016

Re: 2016 Neighborhood Assistance Act Program

As you know, the Town has solicited program proposals from municipal agencies and community non-profit organizations for funding consideration under the Neighborhood Assistance Act (NAA) program.

This program allows businesses to claim a State tax credit for cash contributions made to qualifying community programs conducted by tax exempt or municipal agencies. The types of community programs that qualify for the NAA tax credit program include, but are not necessarily limited to: energy conservation; employment and training; child care services; neighborhood assistance; substance abuse; open space acquisition; crime prevention programs and affordable housing development. The minimum contribution on which a tax credit may be granted is \$250, and the maximum contribution that any non-profit or municipal entity can receive under this program is \$150,000. There are no Town funds involved in this program.

In order to be considered, applications must be completed in full, approved locally following a public hearing, and submitted to the Department of Revenue Services (DRS) no later than July 1, 2016. Attached for your consideration is a summary of the applications that were received by the April 25, 2016 deadline.

In order to meet the aforementioned submission deadline, I would request that you consider this matter at your next regularly scheduled Board meeting, which I understand to be June 1, 2016.

**2016 Neighborhood Assistance Act
Town of Fairfield Applicants**

Program	Agency Sponsor	Agency Address	Funds Requested	Other Funds	Tax Credit	Program Category
Individual Empowerment & Family Strengthening	Center for Family Justice	753 Fairfield Avenue Bridgeport	\$ 20,000	\$ 375,495	60%	Program Serving Low-Income Persons
Arts Program for the Community	Fairfield Theatre Company	70 Sanford Street, Fairfield	\$ 150,000	\$ 2,995,000	60%	Community Arts Programming
Exterior Lighting Improvements	Fairfield Theatre Company	70 Sanford Street, Fairfield	\$ 100,000	\$ 900,000	100%	Energy Conservation
Pilot House Community Farm	Pilot House	240 Colony Street Fairfield	\$ 71,000	\$ 79,000	60%	Job Training/Education for Disabled Persons
Center for Survivorship	CT Challenge	250 Pequot Avenue, Southport	\$ 150,000	\$ 323,000	60%	Other: Wellness Programs for Cancer Survivors
Financial Literacy Program & Life Skills Development	Jr. Achievement of Western CT	835 Main Street, Bridgeport	\$ 20,000	\$ 28,000	60%	Other: Financial Literacy & Life Skill Development
Energy Efficiency Initiative	Wakeman Memorial Association	385 Center Street, Southport	\$ 22,950	\$ -	100%	Energy Conservation
Community Hunger & Homelessness Services	Operation Hope of Fairfield	636 Old Post Road, Fairfield	\$ 150,000	\$ 2,507,474	60%	Program serving Low Income Populations

Memorandum

To: Board of Selectmen

From: Mark S. Barnhart, Director of Community & Economic Development

Date: May 27, 2016

Re: Program Year 42 Annual Plan, Community Development Block Grant

The proposed Program Year 42 (October 1, 2016–September 30, 2017) Community Development Block Grant (CDBG) activities are herein submitted for your approval. The Town adheres to a citizen participation process that includes the community in the development of its Annual Action Plan. In accordance with its citizen participation plan, the Town conducted the first of two scheduled public hearings to solicit comments on housing and community development needs on February 23, 2016. A second public hearing will be held regarding the proposed allocation priorities on May 31, 2016 at 6:00 p.m. in the Second Floor Conference Room of the Old Town Hall.

The Town of Fairfield expects to receive \$468,093 in CDBG funding for the upcoming PY 42 program year. This amount represents an increase of \$7,945 or 1.7% over the current year's allocation. Please note that the proposed budget presented hereto includes \$12,407 in estimated program income. Please also keep in mind that the Town may allocate not more than fifteen percent (15%) of its entitlement to public service category activities and that general administrative costs cannot exceed twenty percent (20%) of the allocation.

I respectfully request your timely and favorable consideration of the proposed PY 42 CDBG activities at your June 1, 2016 meeting so that we might prepare and submit our Annual Action Plan to HUD. Please do not hesitate to contact me in the event that you have any questions.

Thank you for your consideration.

Information and Justification Regarding the Community Development Block Grant

1. *BACKGROUND*: HUD designates Fairfield as an entitlement community for its CDBG program. As an entitlement community, the Town receives grant funds in an amount established by HUD for each fiscal year to be used for various HUD eligible activities.
2. *PURPOSE AND JUSTIFICATION*: The objective of this program is to develop viable communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low and moderate income.
3. *DETAILED DESCRIPTION OF PROPOSAL*: See attached program description.
4. *RELIABILITY OF ESTIMATED COSTS*: The grant funds are a fixed amount established annually by HUD.
5. *PAYBACK PERIOD*: Not Applicable
6. *ADDITIONAL LONG RANGE COSTS*: Not Applicable
7. *ADDITIONAL USE OR DEMAND ON EXISTING FACILITIES*: Not Applicable
8. *ALTERNATES TO THIS REQUEST*: Not Applicable
9. *SAFETY AND LOSS CONTROL*: Not Applicable
10. *ENVIRONMENTAL CONSIDERATIONS*: HUD requires that all recipients of CDBG funds follow Federal regulations as contained in 25 CFR Part 58, thereby furthering the purposes of the National Environmental Policy Act of 1969.
11. *INSURANCE*: Not Applicable
12. *FINANCING*: Not Applicable
13. *OTHER CONSIDERATIONS*: Not Applicable
14. *OTHER APPROVALS*: Public Hearings (conducted on 2/23 and 5/31), Board of Selectmen, RTM, and 30 Day Public Comment Period prior to submission to HUD.

Town of Fairfield
Office of Community and Economic Development
PY 42 Annual Allocation Plan
Community Development Block Grant Program

Public Service Activities (15%)

Operation Hope Shelter Operating Costs	\$	11,500
Operation Hope Case/Property Management	\$	11,500
Center for Family Justice Advocacy/Support	\$	10,000
FCS Mental Health/Counseling Services	\$	12,000
Grasmere by the Sea Social Worker	\$	10,000
Fairfield Museum Enrichment Program	\$	3,000
Connecticut Legal Services	\$	4,000
Jewish Home for the Elderly Elder Abuse	\$	4,500
BOE Special Education Vocational Training	\$	4,000
Subtotal	\$	70,500

Public Facilities and Non-Housing Needs

DPW Street/Sidewalk Improvements	\$	75,000
Micro-Enterprise Assistance	\$	25,000
Lake Mohegan Demolition	\$	50,000
Subtotal	\$	150,000

Affordable Housing Activities

Multi-Family Rehab Program	\$	50,000
Single-Family Rehab Program	\$	50,000
Handyman	\$	15,000
Homeownership Assistance	\$	50,000
Subtotal	\$	165,000

Program Administration (20%)

Administration	\$	95,000
Subtotal	\$	95,000

CDBG PROGRAM YEAR 42 SUMMARY**USES:**

Public Service Activities (<15%)	\$ 70,500
Public Facilities and Non-Housing Needs	\$ 150,000
Affordable Housing Activities	\$ 165,000
Program Administration (<20%)	<u>\$ 95,000</u>

TOTAL USES	<u>\$ 480,500</u>
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SOURCES:

CDBG Entitlement (Estimated)	\$ 468,093
Program Income (Estimated)	<u>\$ 12,407</u>

TOTAL SOURCES	<u>\$ 480,500</u>
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Final grant amount subject to change by HUD

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 \$15,537,674.

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 FIVE HUNDRED THIRTY-SEVEN THOUSAND SIX HUNDRED SEVENTY FOUR AND 00/100 DOLLARS (\$15,537,674.00) 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/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 FIFTEEN MILLION FIVE HUNDRED THIRTY-SEVEN THOUSAND SIX HUNDRED SEVENTY FOUR AND 00/100 DOLLARS (\$15,537,674.00) 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**

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

3190 Whitney Avenue
Hamden, CT 06518
(203) 230-9007

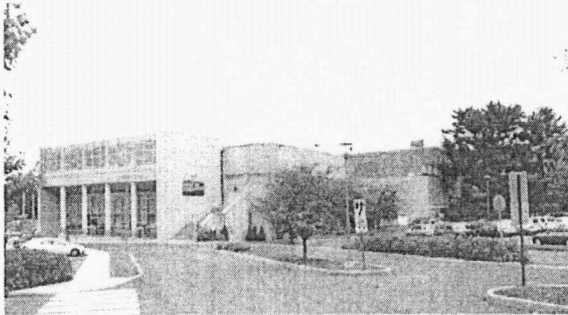
* * * Acknowledgements * * *

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

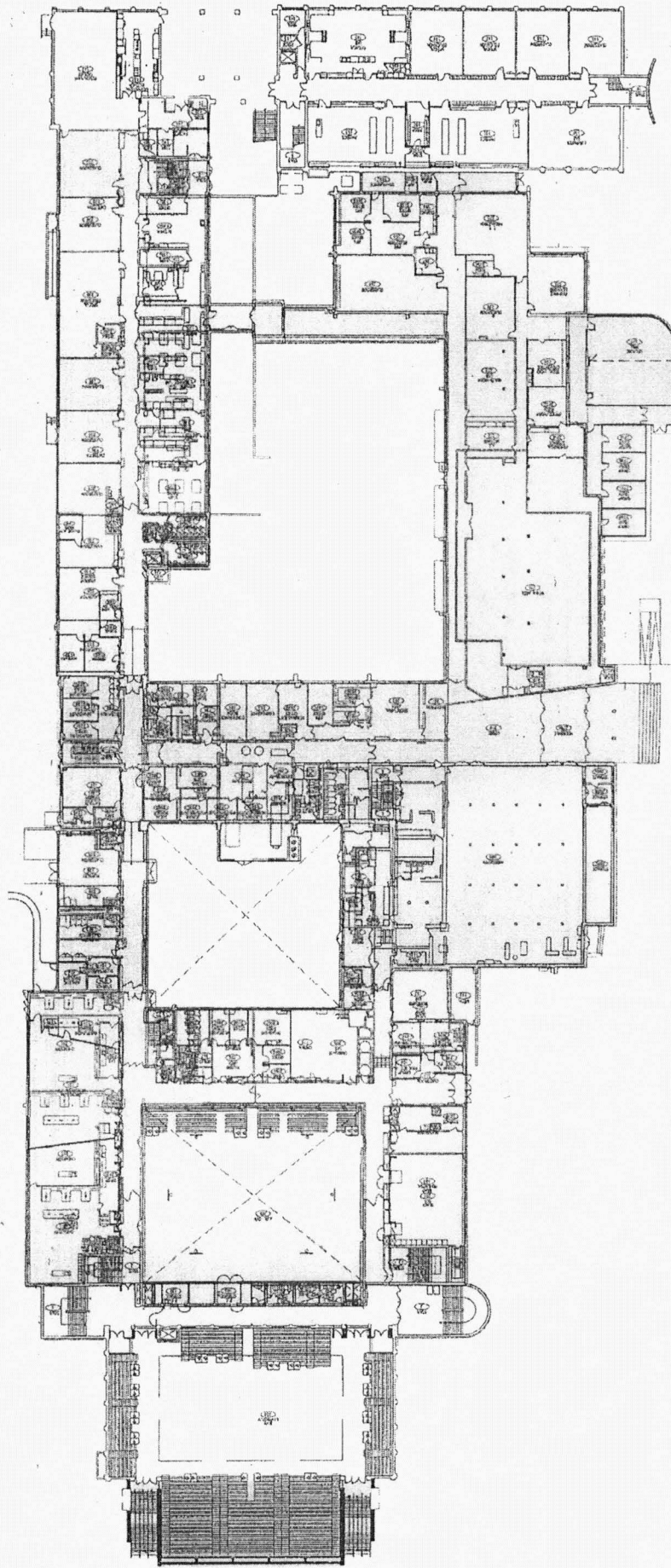
This section of the report identifies the programmatic needs of the proposed renovations and additions to Fairfield Ludlowe High School as determined through meetings with the educators from the high school, review of enrollment projection reports, and analysis of classroom utilization information created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

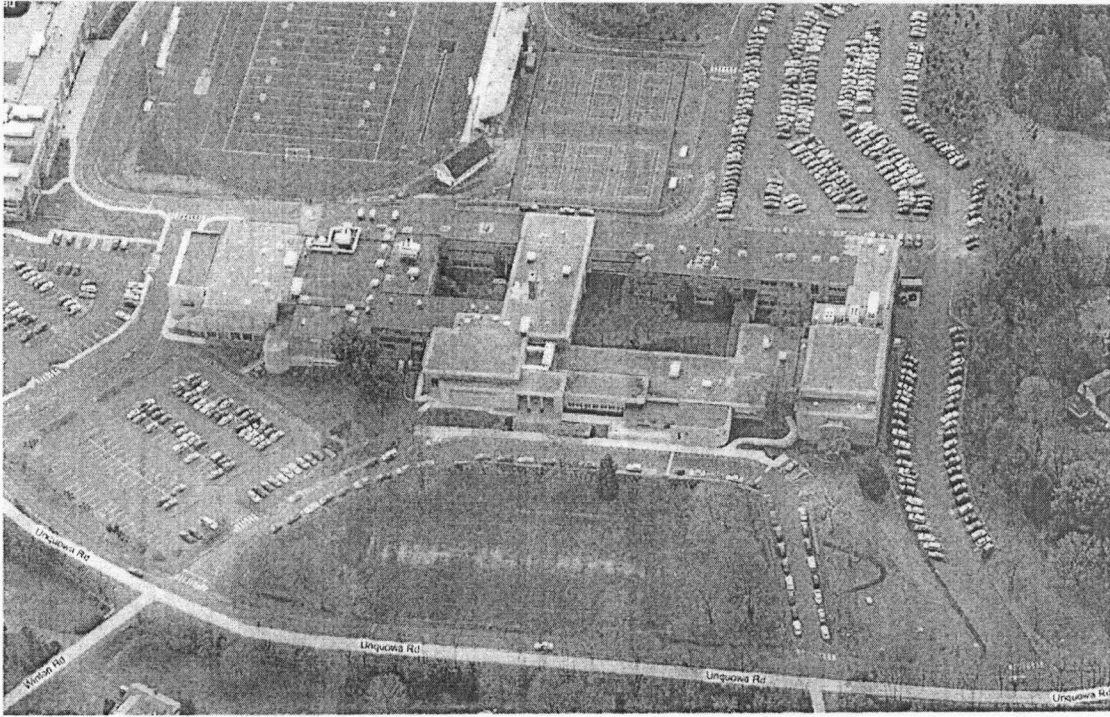


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Fairfield Ludlowe High School Renovation History

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

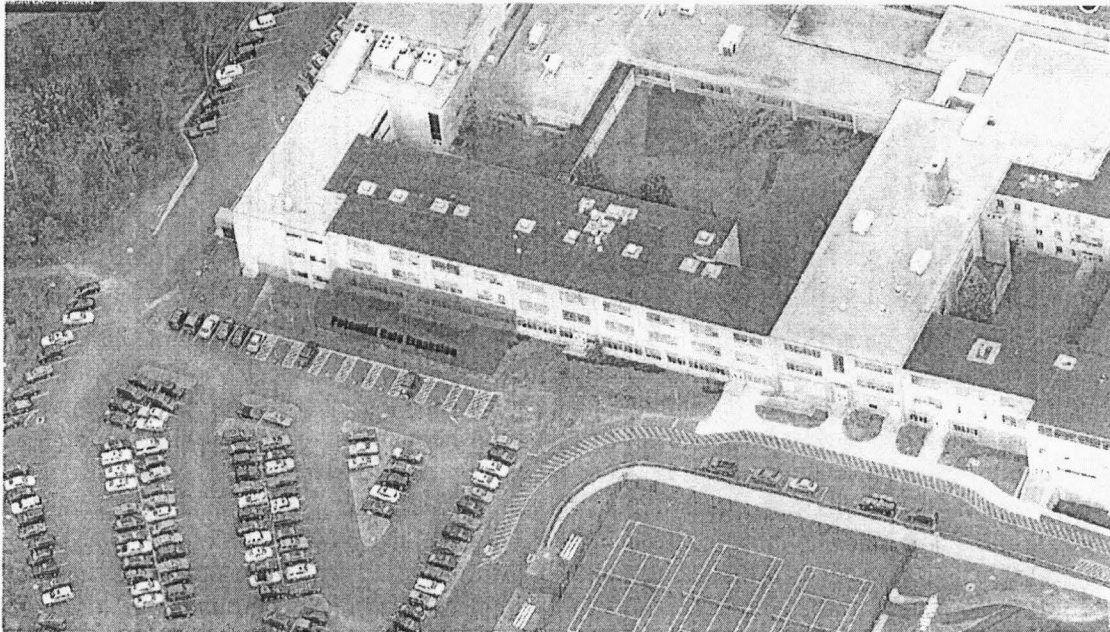
- Additional sampling of materials needs to be performed to characterize the asbestos content and PCB content to be in compliance with CTDPH and EPA regulations and

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

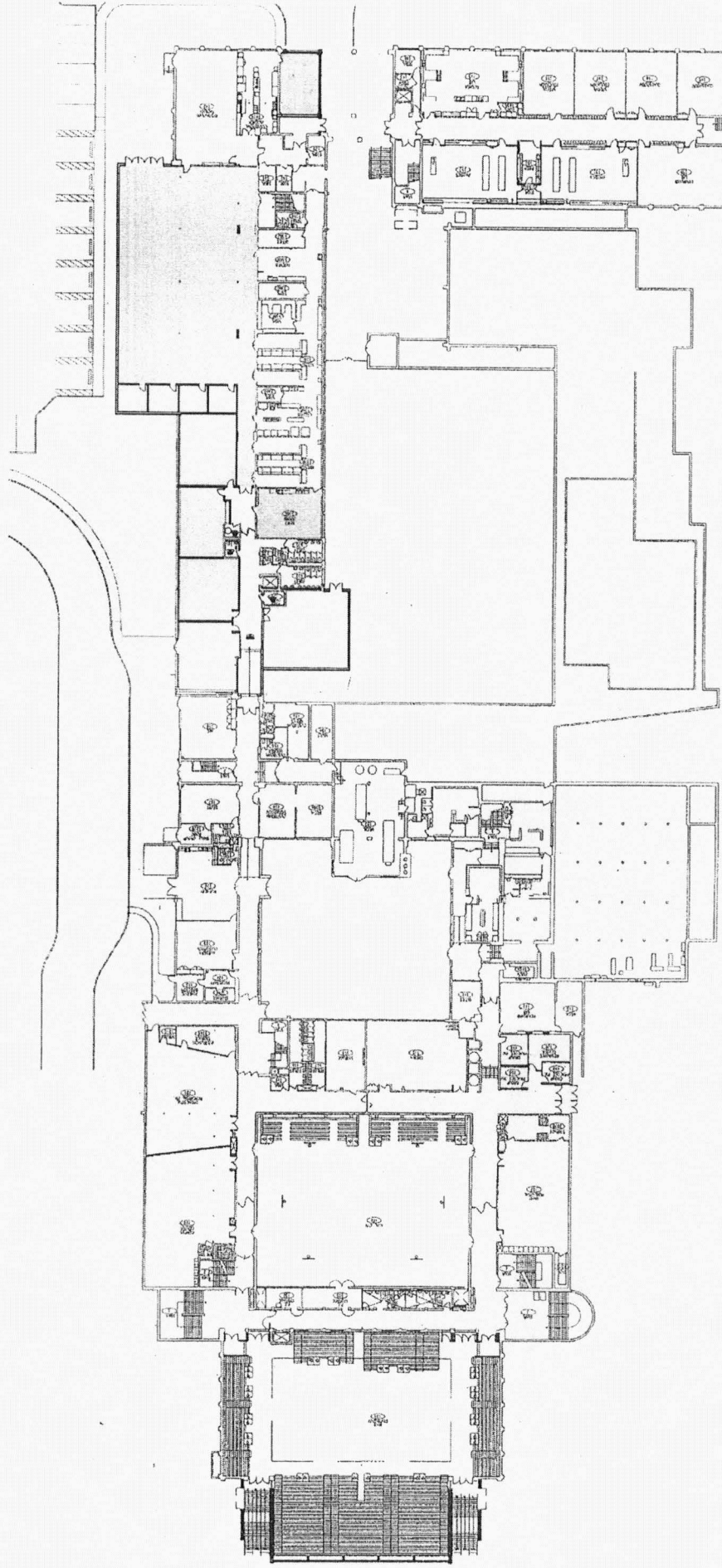
EXISTING SPACE CONVERTED TO FACULTY LOUNGE

NEW CAFETERIA

NEW KITCHEN STORAGE / WALK-IN FREEZER

NEW SCIENCE CLASSROOM / LAB & PREP ROOM

YEARBOOK / SCHOOL STORE / NEWSPAPER / ETC.



SILVER/PETRUCCELLI + 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

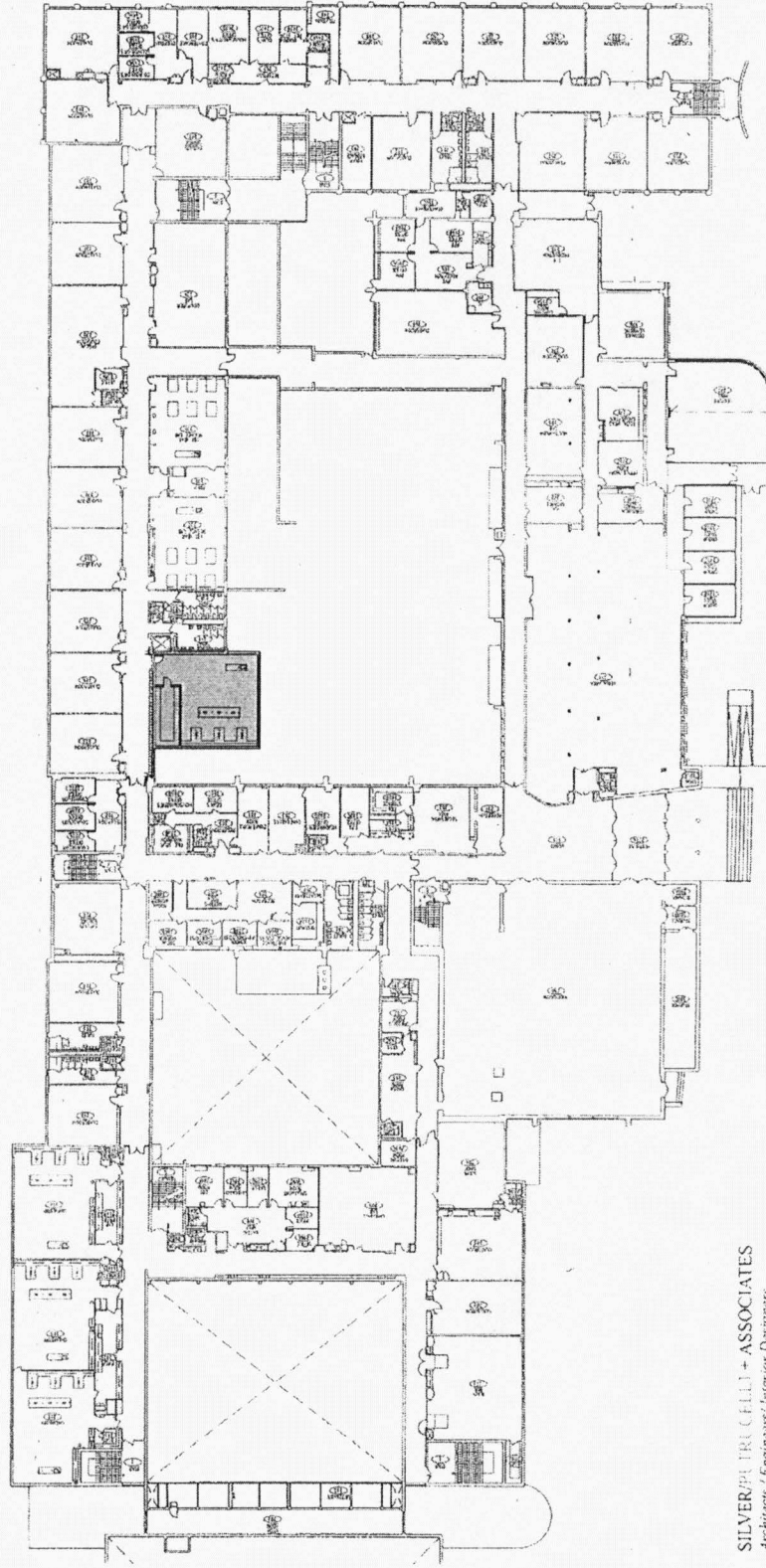
EXISTING SPACE CONVERTED TO FACULTY LOUNGE

NEW CAFETERIA

NEW KITCHEN STORAGE / WALK-IN FREEZER

NEW SCIENCE CLASSROOM / LAB & PREP ROOM

YEARBOOK / SCHOOL STORE / NEWSPAPER / ETC.



SILVERPETER, CELLI + ASSOCIATES
Architects / Engineers / Interior Designers

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www.silverpetrucelli.com



Fairfield Ludlowe High School Scheme 1 - First Level

EXISTING SPACE CONVERTED TO CLASSROOMS

NEW CLASSROOM ADDITION

NEW STUDENT LOUNGE

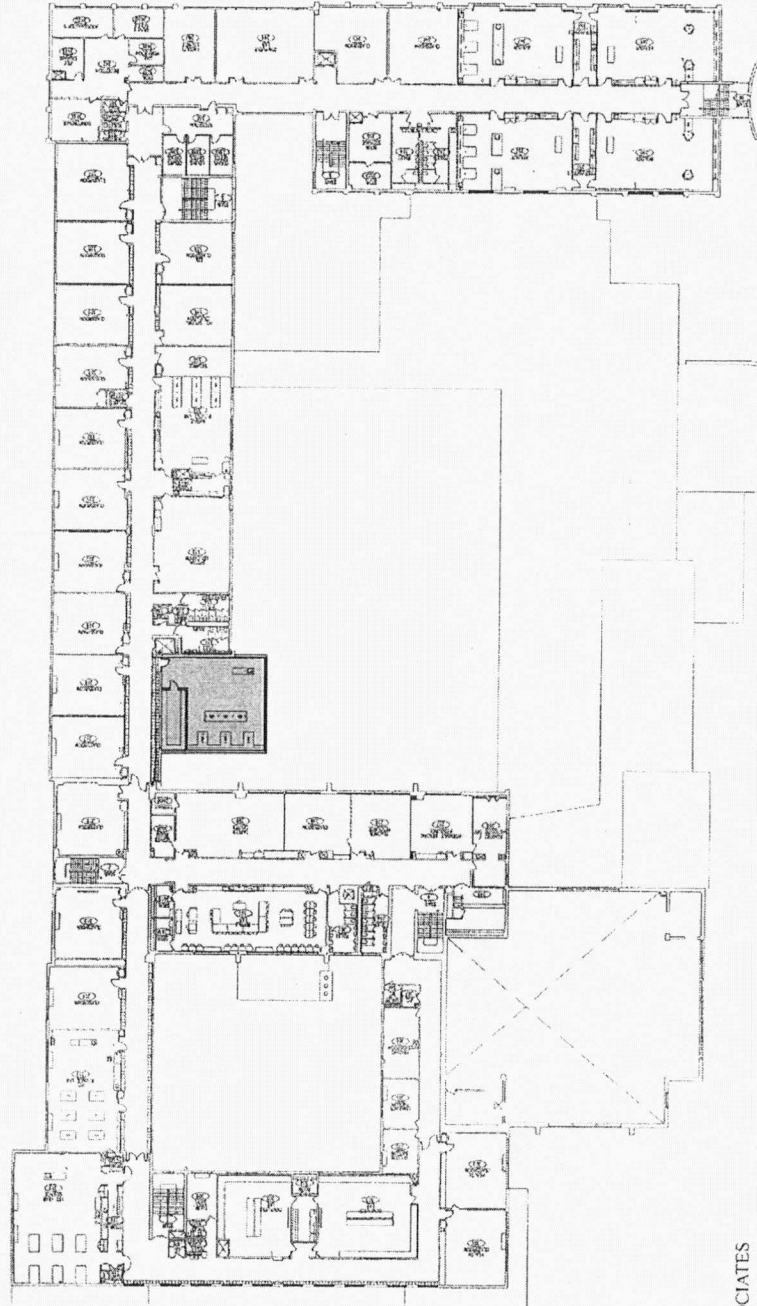
EXISTING SPACE CONVERTED TO FACULTY LOUNGE

NEW CAFETERIA

NEW KITCHEN STORAGE / WALK-IN FREEZER

NEW SCIENCE CLASSROOM / LAB & PREP ROOM

YEARBOOK / SCHOOL STORE / NEWSPAPER / ETC.



SILVER/PETRACCHI + ASSOCIATES
Architects / Engineers / Interior Designers

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www.silverpetracchi.com

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

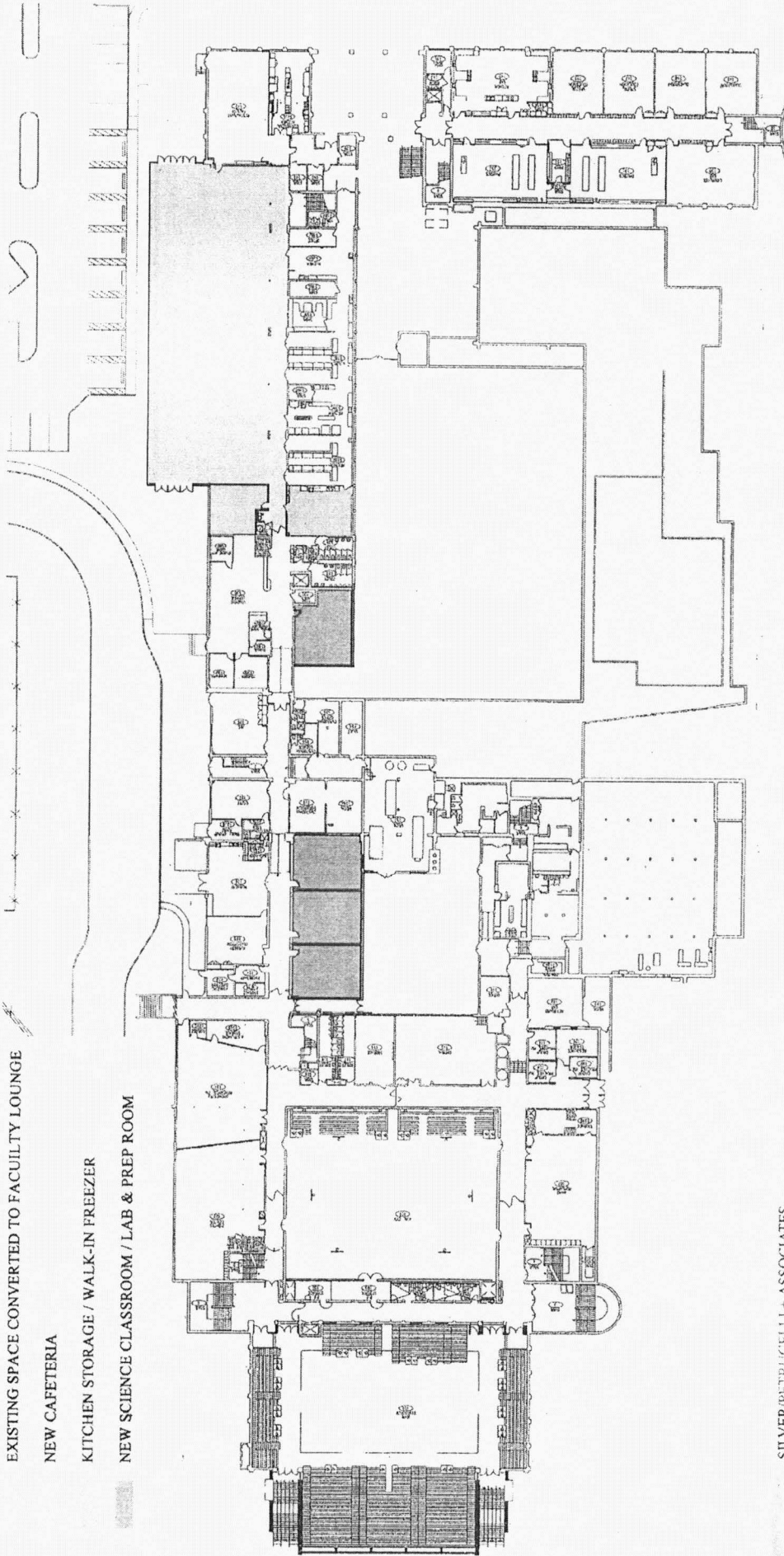
EXISTING SPACE CONVERTED TO STUDENT LOUNGE

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

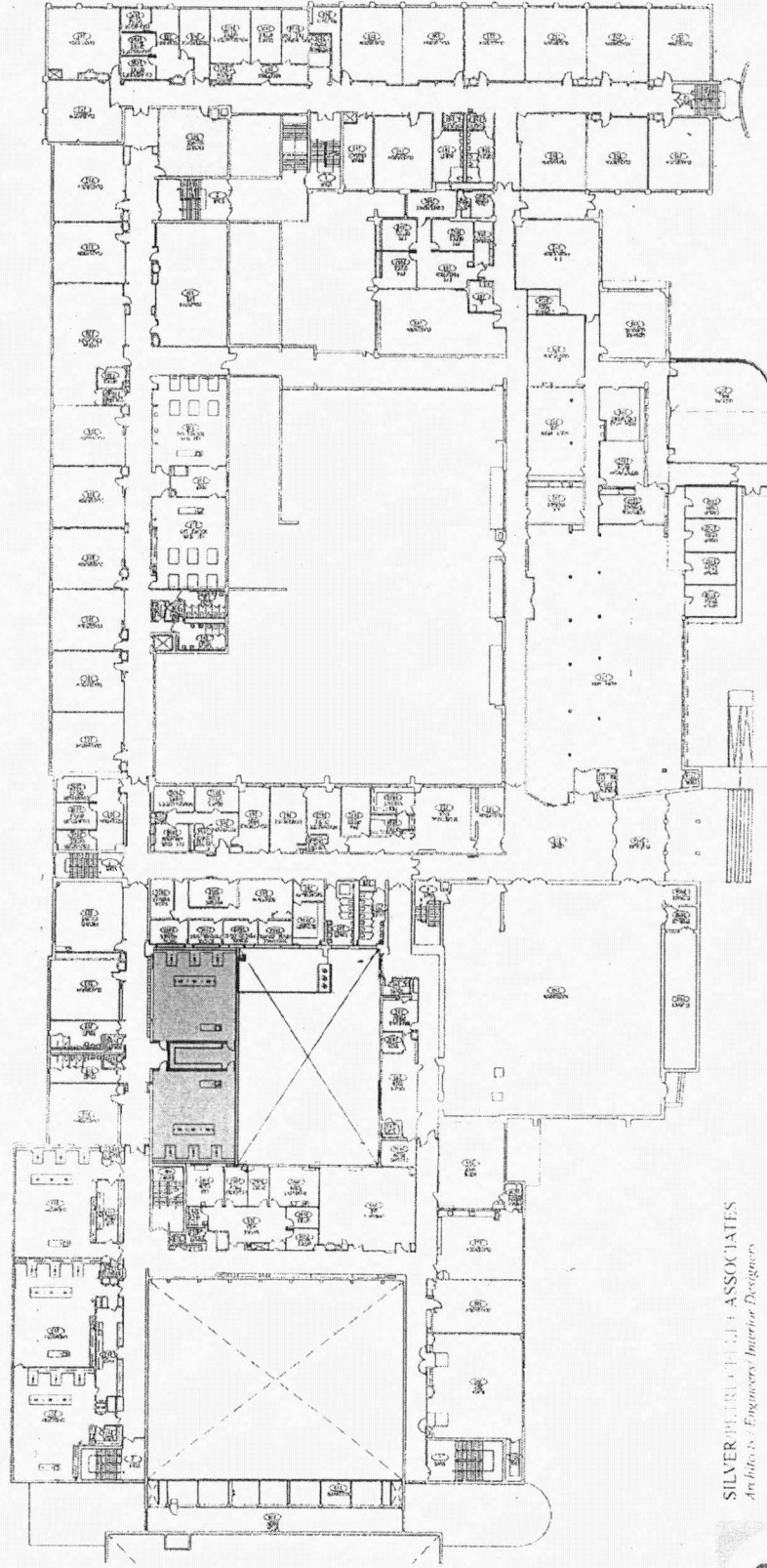
EXISTING SPACE CONVERTED TO STUDENT LOUNGE

EXISTING SPACE CONVERTED TO FACULTY LOUNGE

NEW CAFETERIA

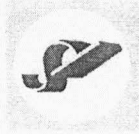
KITCHEN STORAGE / WALK-IN FREEZER

NEW SCIENCE CLASSROOM / LAB & PREP ROOM



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Architects / Engineers / Interior Designers

3190 Whittier Avenue, Hamden, CT 06518
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Fairfield Ludlowe High School Scheme 2 - First Level

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

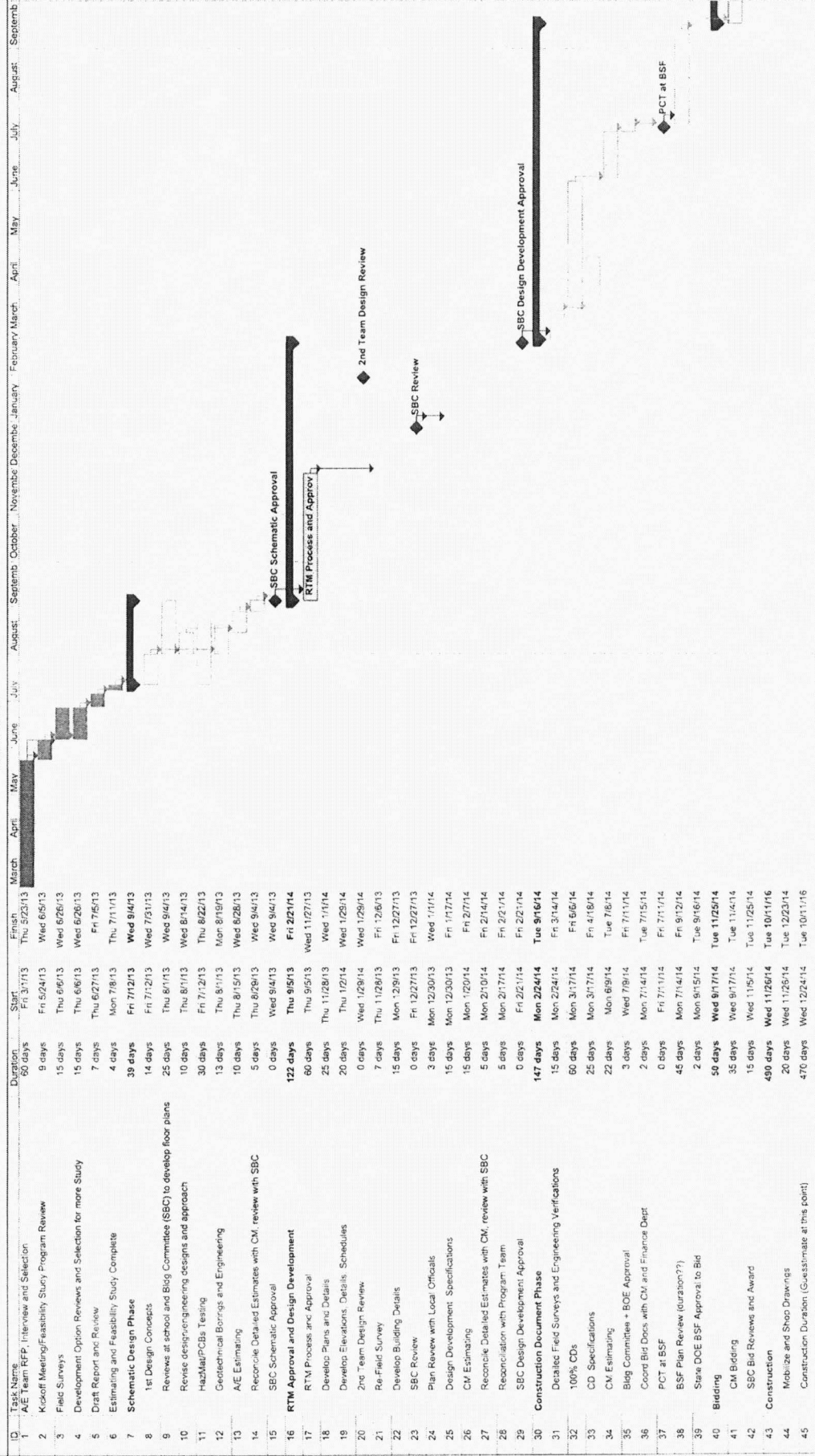
EXCLUDES ALL OFF SITE DEVELOPMENT INCLUDING UTILITIES

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 Renovation Schedule



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

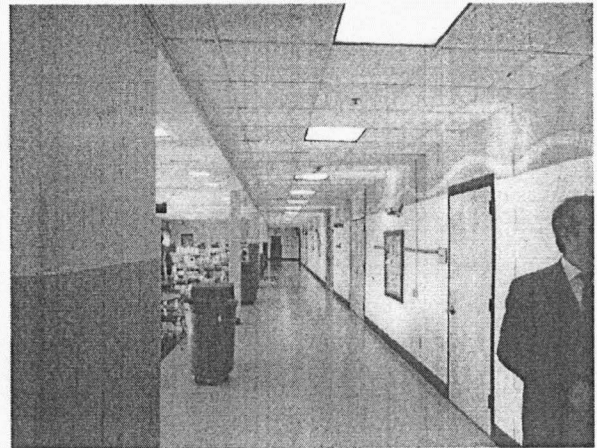
Existing and Proposed Square Footage Summary; 305,000 SF

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



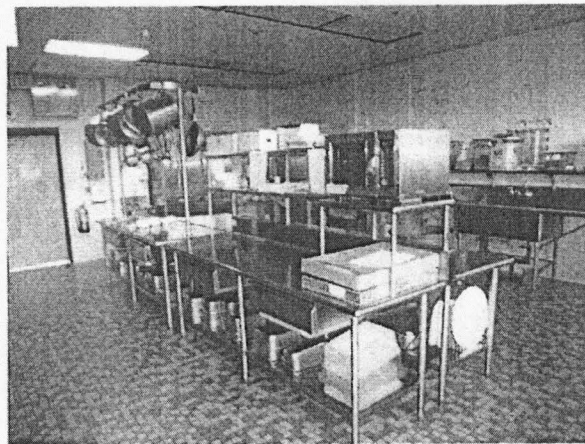
Cafeteria



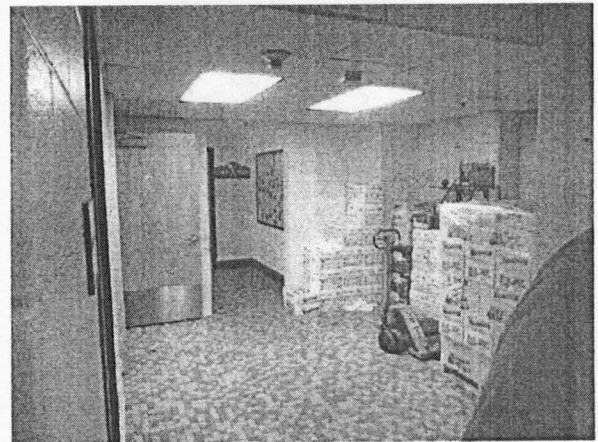
Cafeteria



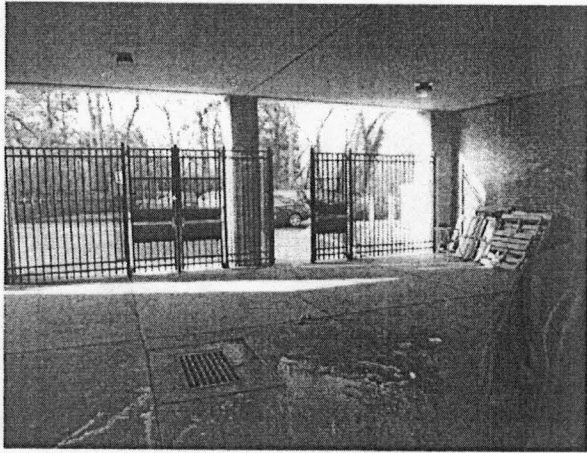
Food Service Line



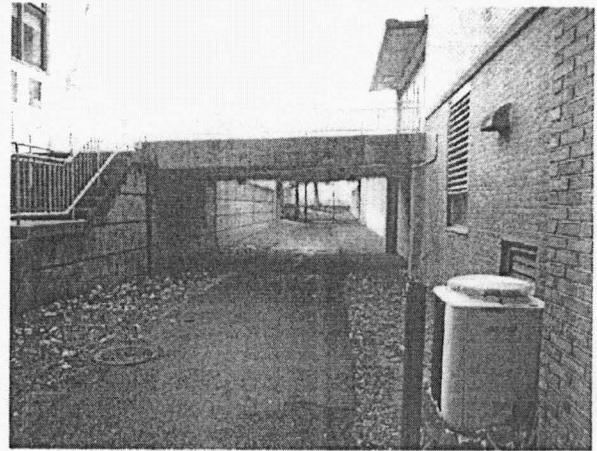
Food Prep Area



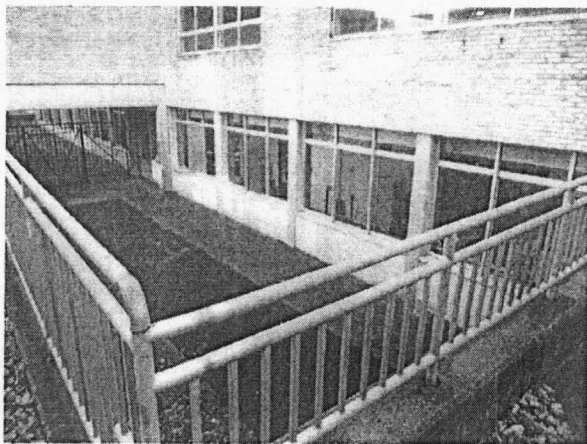
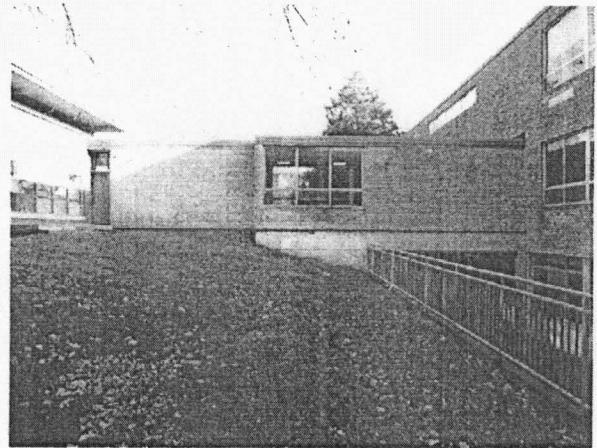
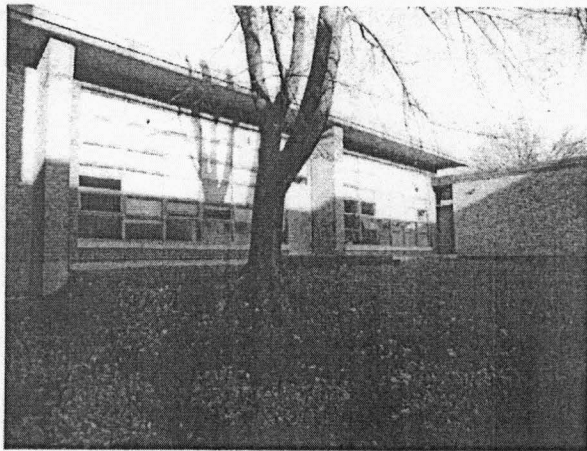
Food Storage Area



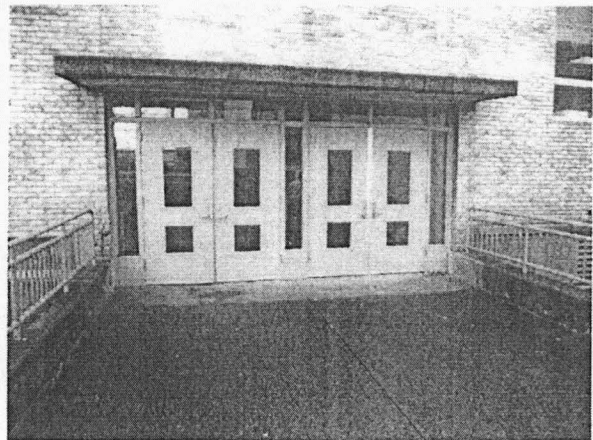
Loading Area

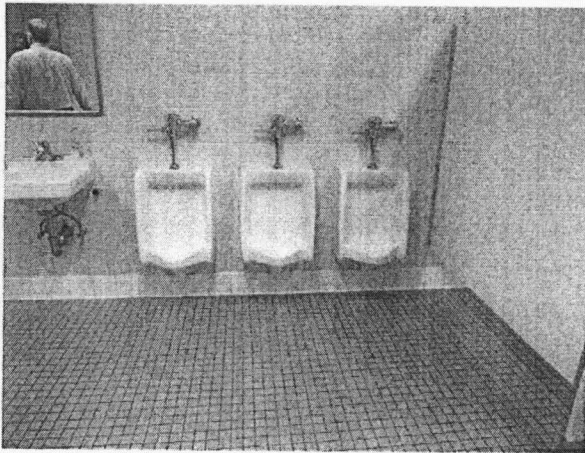


Courtyard

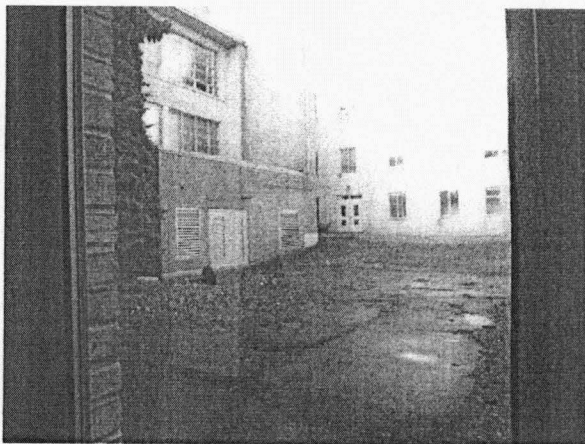
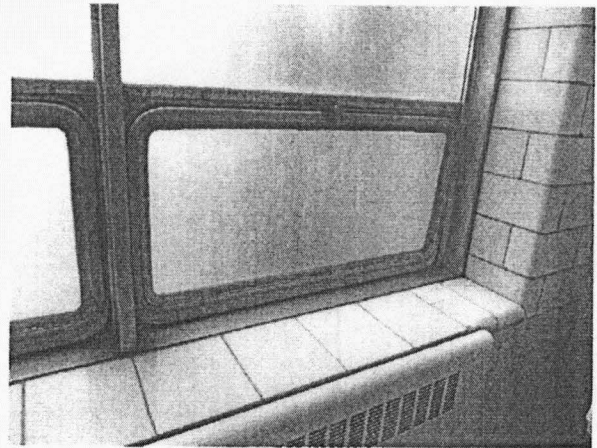
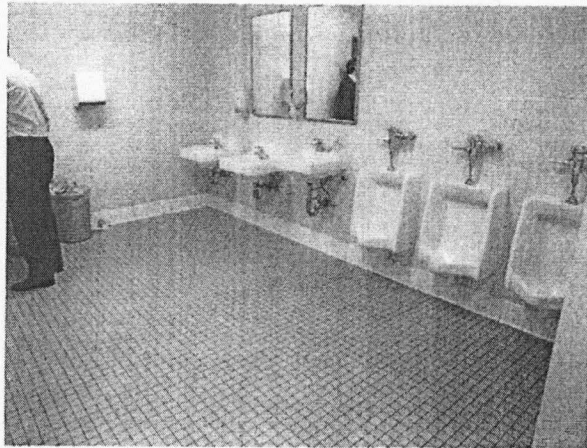


Courtyard entrance/ exit

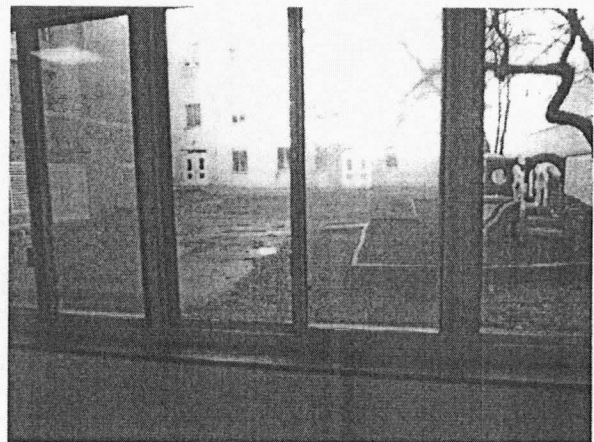


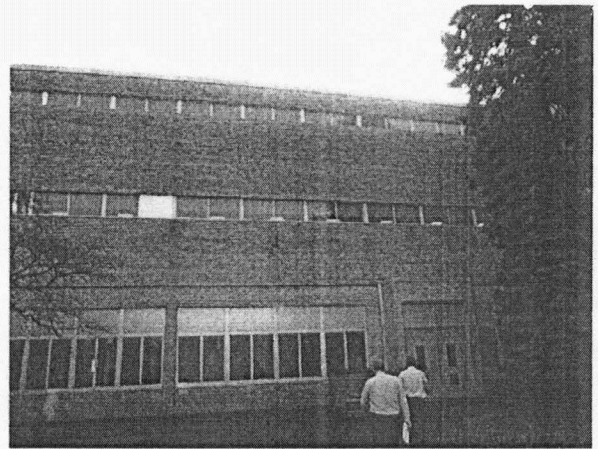


Gang Bathroom

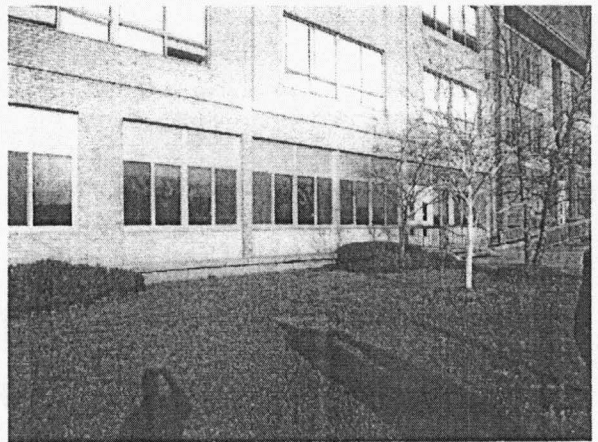
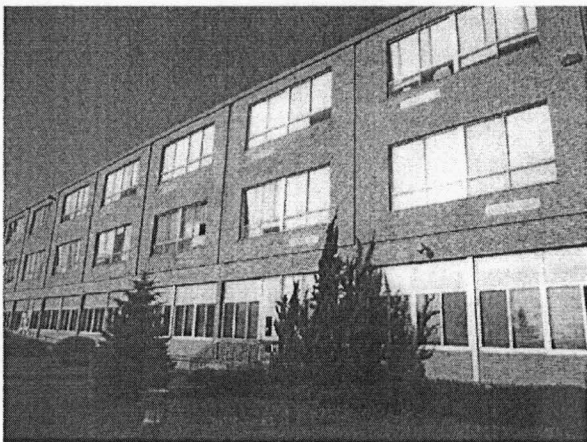
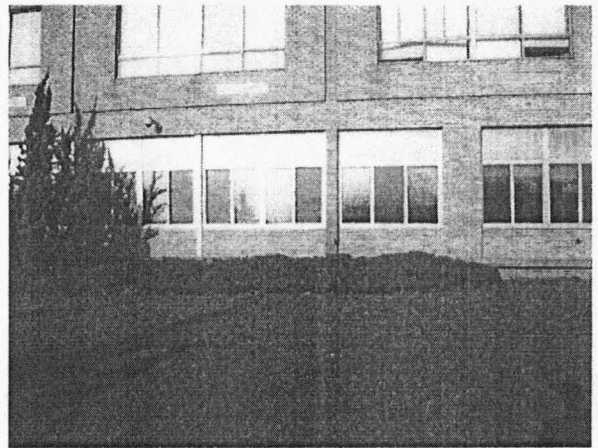


Enclosed Courtyard





Enclosed Courtyard

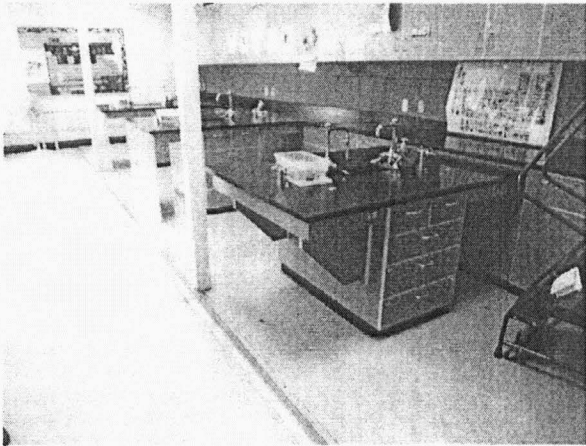




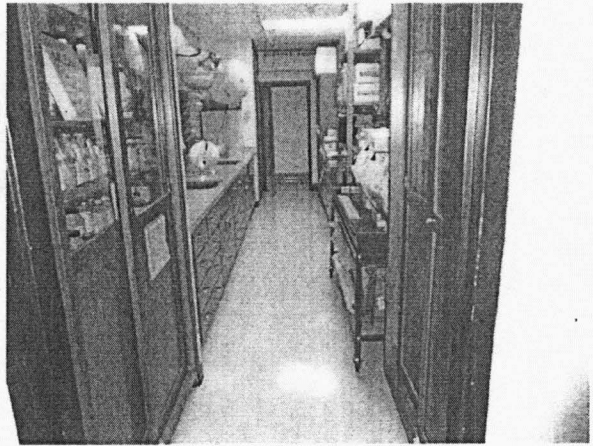
Science Classroom / Lab



Science Prep Room



Science Classroom / Lab

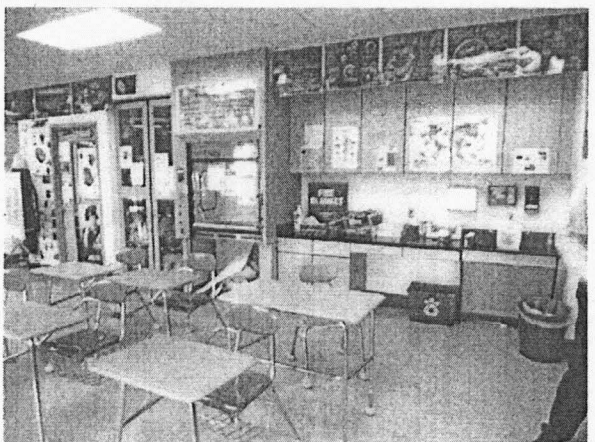
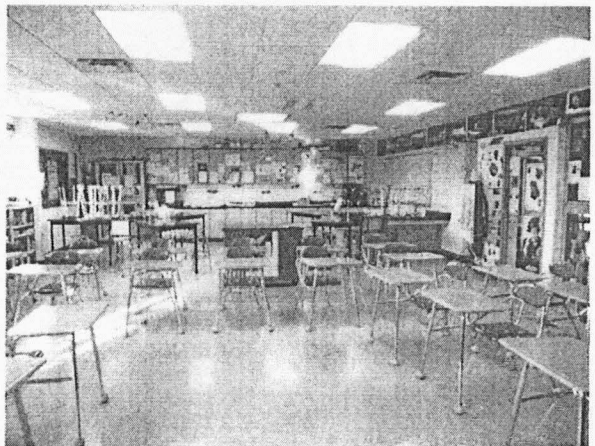


Science Prep Room





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**

Project No. 20110458.A2E



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 Ludlowe High School and a site walk thru conducted at the school by Fuss & O'Neill EnviroScience, LLC.

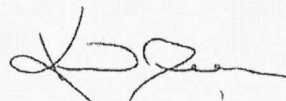
If you have any questions regarding the contents of this report, please do not hesitate to contact us at (203) 374-3748. Thank you for this opportunity to have served your environmental needs.

Sincerely,

Kevin McCarthy
Senior Scientist

KM/nw

Enclosure



Kevin W. Miller, Ph.D.
President

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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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4.3	Windows	3

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

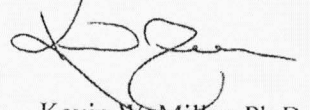
Item	Quantity	Unit Cost	Total Cost
Additional Sampling for Asbestos and PCB Characterization	1	\$25,000.00	\$25,000.00
Development of Self Implementing Cleanup and Disposal Plan	1	\$2,500.00	\$2,500.00
Remediation and Disposal of >50 PPM PCB Containing Window Systems, Brick, Block, and Soil, Concrete 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	1	\$75,000.00	\$75,000.00
<i>Based on 8 Weeks of Remediation</i>			
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

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.

FLHS BUILDING PROJECT

Background: For some time (basically since FLHS was reopened in 2004), plans to replace a majority of the windows in FLHS (many of which are over 50 years old) were in the works, but kept getting delayed. Since 2010, any potential school building project is required to do preliminary testing for PCBs, and when testing was done at FLHS, PCBs were found, which meant that the window project had to move forward.

In addition to the windows at Ludlowe, it was also part of the FPS BoE Long-range facilities plan (approved in May 2011) to replace the roofs at Ludlowe — the 2011 Long-range plan had the roof replacement scheduled to take place at some point beyond 2014-15. However, the need for the roof replacement became a priority when part of the roof there blew off in January of 2013.

In addition to the windows and roofs at Ludlowe, it was also part of the BoE's Long-Range facilities plan to add classroom space (2 new science and 4 regular classrooms) and cafeteria space to the building to accommodate the growing enrollment at FLHS and to allow the future implementation of a new HS schedule whereby ALL students would be able to take a lunch — with the current enrollment numbers, implementing a new HS schedule would not be possible without adding space to the cafeteria. One other project that was discussed by the CO staff and BoE was work on the bathrooms in the school – code upgrades and renovations to 16 toilet rooms total. The 2011 BoE Long-range plan had the start date for the FLHS renovation and expansion scheduled to begin during the 2012-13 school year.

The windows, roofs, bathroom renovations and classroom and cafeteria addition/renovations (all of which were/are part of the district's long-range facilities plan), were put together as one project. Central Office hired Silver Petrucelli Architects to come up with a preliminary plan for the project in the hopes on ensuring that this would both a) provide the Board with a more clear number in terms of costs; and b) as a result, allow the project to move forward in a more expedient manner than previous building projects had gone. This plan was presented to the Board, who amended the initial plan to remove the bathroom renovations/upgrades, and then voted to approve the amended ed specs for the project on 2/26/13.

The approval process then moved to the other town bodies, and after presentations, tours of the building site and a multitude of questions, the project was approved by the BoS (5/22/13), BoF (6/4/13) and RTM (6/24/13). In August of 2013 a Building Committee was formed and approved by the BoS and RTM. The committee members interviewed architects, project managers and construction managers and in the end hired Perkins Eastman (architect), Arcadis (project manager) and Gilbane (construction manager).

TIMELINE

November 2010

After touring FLHS and doing research, the TFC (Town Facilities Commission) makes a presentation to the BoF, stating that an architect may need to be brought on board to determine accurate costs for the window replacement/rehabilitation project at FLHS.

http://www.fairfieldct.org/filestorage/79/121/319/Minutes_11_03_2010.pdf

April 2011

The BoE approves the Educational Specifications for the FLHS Window Replacement/Rehabilitation Project, vote passes 7-0.

<http://archive.fairfieldschools.org/downloads/minutes/2011/apr/4-12-11%20boe%20mins.pdf>

May 2011

The BoE approves its 2011-2015 Long-Range Facilities Plan. Scheduled for 2012-2013 are renovations to FLHS – new classrooms & additions, ADA compliance, Fresh Air Ventilation/AC, ACT ceilings and lights, Fire protection, expansion of kitchen, expansion of cafeteria serving line, controls, lockers, grounds and site work, cutout and/or connection corridor, technology, security/safety, electrical, phone system, carpeting in LMC, life safety code upgrades and alarms – all totaling \$3.2 million (in 2011 dollars). Additional renovations were slated for the Girls and Boys gang bathrooms (\$1 million), plus \$420K construction contingency and \$630K in soft costs/miscellaneous. Total estimated costs are \$5.25 million in 2011 dollars/\$5,788,125 in 2013 dollars.

<http://archive.fairfieldschools.org/downloads/minutes/2011/may/5-10-11%20boe%20mins.pdf>

October 2011

The BoE votes 5-3 to authorize the Chairman to send a letter to the First Selectman requesting a building committee for the FLHS renovation project as listed in the Long-Range Facilities Plan. The Board also receives a detailed report regarding the PCB testing done at FLHS.

<http://archive.fairfieldschools.org/downloads/minutes/2011/oct/10-11-2011%20boe%20mins.pdf>

<http://archive.fairfieldschools.org/downloads/FairfieldLudloweHighSchoolWindowReplacementProject.pdf>

November 2011

Preliminary testing of the FLHS windows, done at the request of the TFC, comes back with elevated levels of PCBs, requiring further testing.

http://www.fairfieldct.org/filestorage/79/205/4092/Minutes_11-28-2011_Final.pdf

March 2012

Dr. Title and Tom Cullen update the BoE on the status of ongoing PCB testing on the FLHS windows

<http://archive.fairfieldschools.org/downloads/minutes/2012/mar/3-13-2012%20boe%20mins.pdf>

June 2012

The BoS votes 3-0 to approve the charge of the FLHS Windows Building Committee Charge.

http://www.fairfieldct.org/filestorage/79/125/6434/Minutes_06-06-2012_Final.pdf

Summer 2012

Additional PCB testing at FLHS comes back with elevated levels of PCBs, requiring further follow-up testing.

http://www.fairfieldct.org/filestorage/79/205/6545/Minutes_11-14-2012_Draft.pdf

<http://archive.fairfieldschools.org/downloads/business/FLHSWindowPCBSummary8-30-12.pdf>

January 2013

BoE discusses the ed specs for the proposed FLHS renovation and expansion, including new windows and roofing. FLHS closed for 1 ½ days following a portion of the roof blowing off during a wind storm.

<http://archive.fairfieldschools.org/downloads/minutes/2013/jan/Approved%20Jan2913RegularMeeting.pdf>

<http://www.fairfieldcitizenonline.com/news/article/Ludlowe-High-closed-today-due-to-wind-damage-to-4239014.php>

February 2013

BoE votes 7-1 to approve the ed specs for the FLHS renovation and expansion – cafeteria expansion and alterations, kitchen renovation, science and regular classrooms, windows and roofs.

<http://archive.fairfieldschools.org/downloads/minutes/2013/feb/Approved%20Feb%2026%20BOE%20Minutes.pdf>

<http://archive.fairfieldschools.org/downloads/SilverPetrucelliLudloweHSDraftReportFinal03-14-2013.pdf>

March 2013

Additional PCB testing done from July 2012-January 2013 indicates continued elevated levels of PCBs, including in the soil outside parts of the building.

<http://archive.fairfieldschools.org/downloads/March%202012%202013%20FLHS%20PCB%20Addl%20Test%20Memo%20and%20AMC%20Report%20and%20Lab%20Results.pdf>

May 2013

At their meetings on May 1 and 15, the BoS discusses the bonding resolution for \$11.6 million for the FLHS renovation and expansion. Budget was based on conceptual study by Silver Petrucelli and their "Opinion of Probable Costs". At their May 22 meeting, the BoS votes to approve the bonding resolution.

http://www.fairfieldct.org/filestorage/79/125/9078/Minutes_05-01-2013_Final_.pdf

http://www.fairfieldct.org/filestorage/79/125/9078/Minutes_05-15-2013_Final.pdf

http://www.fairfieldct.org/filestorage/79/125/9078/Minutes_05-22-2013_Final_Special.pdf

June 2013

The BoF, on June 4, 2013, votes 6-1 to approve the bonding resolution. On June 24, the RTM votes (voice vote) to approve the bonding resolution.

http://www.fairfieldct.org/filestorage/79/121/9074/Minutes_06-04-2013_FINAL.pdf

<http://www.fairfieldct.org/filestorage/79/193/9465/rtmjun13.pdf>

July 2013

On July 2, the BoS votes 3-0 to change the FLHS committee charge (originally approved in June 2012) from a "Windows" Building Committee to simply a Building Committee, and adding language related to the expansion, renovation and roof replacement aspects of the project. On July 30, the BoS votes 3-0 to approve the appointment of the seven members of the FLHS BC.

http://www.fairfieldct.org/filestorage/79/125/9078/Minutes_07-02-2013_FINAL.pdf

http://www.fairfieldct.org/filestorage/79/125/9078/Minutes_07-30-2013_FINAL.pdf

August 2013

On the 26th, the RTM votes to approve the appointment of the seven members of the FLHS BC. On the 28th, the BC has its orientation meeting.

<http://www.fairfieldct.org/filestorage/79/193/9465/rtmaug13.pdf>

http://www.fairfieldct.org/filestorage/79/12347/12351/Minutes_08-28-2013_Final_.pdf

October 2013

FLHS BC interviews top four architect candidates and approves Perkins Eastman in a 6-0 vote

http://www.fairfieldct.org/filestorage/79/12347/12351/MINUTES_10-16-2013_Final_.pdf

November 2013

FLHS BC interviews top candidates for project manager and approves Arcadis in a 4-1-1 vote.

http://www.fairfieldct.org/filestorage/79/12347/12351/Minutes_11-13-2013_Final.pdf

http://www.fairfieldct.org/filestorage/79/12347/12351/MINUTES_11-20-2013_Final_.pdf

December 2013

FLHS BC interviews top candidates for construction manager and approves Gilbane in a 4-3 vote.

http://www.fairfieldct.org/filestorage/79/12347/12351/MINUTES_12-11-2013_Final_.pdf

March 2014

The FLHS BC approves “Option Two” (out of six options presented), with an estimated cost of approximately \$11.8 million, in a 6-1 vote.

http://www.fairfieldct.org/filestorage/79/12347/14897/MINUTES_03-12-2014_Final.pdf

http://www.fairfieldct.org/filestorage/79/12347/14897/MINUTES_03-26-2014_Final.pdf

May 2014

The BoE approves (9-0 vote) the plans and specifications of “phase one” of the FLHS project, which focuses specifically on the roofing replacement.

<http://archive.fairfieldschools.org/downloads/minutes/2014/may/May%206%20%202014%20Approved%20Minutes.pdf>

June 2014

Roof replacement part of the project (phase one) put out to bid.

July 2014

Roof bids come in higher than anticipated. BoE votes (6-1) to approve the plans and specifications of “phase two” (expansion and renovation) of the FLHS project.

http://cdn.fairfieldschools.org/boe/meetings/minutes/Approved_7-15-14_Minutesrev.pdf

August 2014

Roof bids rejected; that part of the project will be rebid. “phase three” of the project (windows) were submitted to EPA.

October 2014

BC Chair Marc Donald makes a presentation to the BoS, giving project status updates. BC votes 6-0 to ask the BoE to approve change to ed specs in regard to the roof replacement.

http://www.fairfieldct.org/filestorage/79/125/14860/Minutes_10-15-2014_Final.pdf

November 2014

BoE votes to approve the plans and specifications of “phase three” of the FLHS project (windows), and votes to change the ed specs (6-1 vote) in regards to the roof replacement. The amended ed specs allow a single roof membrane for the roofs replacement based on a solar panel grant, which was received by the district in March 2014 (grant not part of the building project). BC Chair Marc Donald makes a presentation to the BoS on the 19th, giving further updates on the project status. Roof bids received on 11/12/14.

<http://cdn.fairfieldschools.org/boe/meetings/minutes/Approved%20Nov%2012%202014%20Special%20Meeting.pdf>

<http://cdn.fairfieldschools.org/boe-hazardous/2014/DOC110414-EPA Approval-FLHS Phase 2.pdf>

December 2014

Bids received for the addition portion of the project on 12/14/14. Over budget. Three packages rebid to capture savings on those packages where low bidder was disqualified for administrative purposes. Rebid was received on 12/23/14. Significant savings (\$500,000 realized over initial bids). Construction started over Christmas break via approval of several “enabling” packages for Demo, Abatement, minor plumbing and electrical to disconnect services in some areas.

January 2015

GMP presented to BC on 1/13/15, including additions and roof components of the project. Window package still not approved by EPA. BC Chair Marc Donald makes a presentation to the BoE, updating them on the progress of the project, and the need for the BC to request additional funds from the other town bodies in order to complete project (windows specifically).

<http://cdn.fairfieldschools.org/boe/meetings/minutes/Approved%20January%2013%20Regular%20Meeting.pdf>

February 2015

BC Chair Marc Donald makes a presentation to the BoS, updating them on the progress of the project. The BoS members request that he return the following month with more specific numbers in terms of the cost increases and the amount of additional funding required. The BoF, at their 2/17/15 meeting, has the FLHS project as a discussion item on their agenda, to get a sense of where things stand to date.

http://www.fairfieldct.org/filestorage/79/121/26072/Minutes_02-17-2015_Final.pdf

Recording of 2/11/15 BoS meeting, starting at 2:02:23

<https://fairtv.viebit.com/#b49192e1e79b618b9d7571788edce7b2>

Recording of 2/17/15 BoF meeting, starting at 1:13:28

<https://fairtv.viebit.com/#bf9b78a347d43d0c36daa2193cc62743>

March 2015

BC Chair Marc Donald makes a presentation to the BoS, with more details as to where the project is at this point, and why it has gone over budget.

http://www.fairfieldct.org/filestorage/79/125/26001/Minutes_03-04-2015_Final.pdf

Recording of 3/4/15 BoS meeting, starting at 28:18:

<https://fairtv.viebit.com/#18a88dc7e3df6a5cd973302600af1221>

July 2015

BC Chair Marc Donald makes a presentation to the BoS with an update on the project in terms of logistics and costs.

http://www.fairfieldct.org/filestorage/79/125/26001/Minutes_07-29-2015_Final.pdf

Recording of 7/29/15 BoS meeting, starting at 1:02:

<https://fairtv.viebit.com/#c1751d8662d19c526fadd340b934b507>

August 2015

Classroom and cafeteria construction completed in time for the first day of school. Roofs also completed. Punchlist items remain for phases 1 & 2

October 2015

Meeting with Woodard and Curran regarding PCB remediation for the window replacements

December 2015

Approval by EPA received for windows; as a result, state approval received as well. Window packages put out to bid.

January 2016

Bids received 1/6/16. GMP for Window component of the project submitted to BC, approved by BC on 1/20/16.

March 2016

Final inspection of cafeteria and classrooms done, final CO issued.

April 2016

BoS unanimously approves BC request for additional funding.

http://www.fairfieldct.org/filestorage/79/125/35868/Minutes_04-06-2016_Final.pdf

Recording of 4/6/16 BoS meeting, starting at 12:36:

<https://fairtv.viebit.com/#JrWISA09jgTv>

May 2016

BoF gets presentation from FLHS BC at the May 5, May 17 and May 26 BoF meetings. Also gets a tour of the facility (also open to RTM members) on May 16. BoF votes on and approves additional funding request, 9-0, at May 26 meeting (links to all minutes below)

http://www.fairfieldct.org/filestorage/79/121/35956/Minutes_05-05-2016_Draft.pdf

http://www.fairfieldct.org/filestorage/79/121/35956/Minutes_05-17-2016_Draft.pdf

http://www.fairfieldct.org/filestorage/79/121/35956/Minutes_05-26-2016_Draft_Special.pdf

Recording of 5/5/16 meeting, starting at 15:27:

<https://fairtv.viebit.com/#MZMqdVTqjSl9>

Recording of 5/17/16 meeting, starting at 42:12:

<https://fairtv.viebit.com/#r1L0spD4mUz4>

Recording of 5/26/16 meeting

<https://fairtv.viebit.com/#LujiEO9yIB7b>

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 -	 (\$7,301.42)
Pending	
Pending Net	
Total	\$161,685.51

FAIRFIELD LUDLOWE HIGH SCHOOL

PHASE 3 UPDATE

BOARD OF SELECTMEN PRESENTATION: APRIL 6, 2016

BOARD OF FINANCE PRESENTATION: MAY 5, 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>Window 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

less uncommitted funds from previous approved funding	-\$258,838
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Grand Total

Supplemental Funding Request for Phase 3

\$3,907,674



April 6, 2016

Fairfield Ludlowe High School Project

FAQ

Early Childhood Center @ Fairfield Warde High School Campus

1. When was the current ECC built?
2004.
2. What is the current square footage of the ECC?
12,573 square feet.
3. How much money was invested in the building the current ECC?
The ECC was part of the FWHS Phase One renovation and addition in 2003 which was designed as a total project cost of \$6M. The ECC portion was approximately \$2.1M.
4. How much money was invested in the specialized playground at the ECC?
\$ 200,000.
5. How old is the specialized playground at the ECC?
Opened January 2012.
6. How many children are enrolled as students at the ECC?
This changes throughout the year as students are identified and placed: currently 140 classroom students, 30 itinerant speech/social skills students.
7. What is our legal obligation for educating children who transition out the Birth to Three Program and/or are identified as needing SPED prior to Kindergarten?
We are required through the IDEA section 300.101 to provide a free and appropriate public education (FAPE) to each eligible child beginning no later than the child's third birthday.

Fairfield Warde High School

1. What is the current student capacity at FWHS, not including ECC?
1400.
2. What would the capacity of FWHS be if the ECC were relocated to another location, and the space was redesigned for HS classrooms?
1550.
3. What is the current square footage of the Cafeteria at FWHS?
5600 SF.
4. What is the current capacity of the Cafeteria at FWHS?
**We can seat about 373 students in the cafeteria per the fire marshal.
We also have the added flexibility of the Senior Commons for any overflow.**
5. Can the FWHS cafeteria handle an 8 drop 2 schedule?
Yes.
6. What is the estimated "peak" population at FWHS during the next 10 years?
The MGT report only shows up to the 2020-2021 with 1628 students.
7. How many students are estimated to attend FWHS beginning in the Fall 2014?
1530.

Fairfield Ludlowe High School

1. What is the current student capacity at FLHS?
1400.
2. What is the current square footage of the Cafeteria at FLHS?
4786 SF.
3. What is the current capacity of the Cafeteria at FLHS?
319 per the fire marshal.
4. What is the newly proposed square footage of the FLHS Cafeteria?
 $4786 \text{ SF} + 3170 \text{ SF} = 7956 \text{ SF}$.
5. What is the newly proposed capacity of the FLHS?
1525.
6. Can the FLHS current Cafeteria handle an 8 drop 2 schedule?
No.
7. Will the newly proposed Cafeteria handle an 8 drop 2 schedule?
Yes.
8. What is the estimated "peak" population at FLHS during the next 10 years?
The MGT report only shows up to the 2020-2021 with a peak at 1718 students.
9. How many students are estimated to attend FLHS beginning in the Fall 2014?
1661.

Student Lounge

1. Do both FLHS and FWHS each currently have a student lounge?
Yes.
2. Who currently can use a student lounge?
Seniors.
3. How many students use the student lounge per period?
This varies by period, good weather, bad weather, summer and winter. There are students in there many periods .
4. How many students use the student lounge per day?
This varies by day, good weather, bad weather, summer and winter. There are students in there every day.
5. What is the academic purpose of a student lounge?
The Senior Commons was instituted to give the seniors a place to gather with some amenities as a senior privilege. It was intended to replace the very unsafe conditions of an "open campus privilege" that developed at Fairfield High during the years of extreme overcrowding. It also serves as an area where ceremonies and activities for small groups can be held, as well as a very useful area for school dances held in the cafeteria and in the courtyard.
6. Are student lounges monitored by staff?
Yes.
7. If the student lounge was not included in the FLHS project (a)how much money would this save?
Renovation costs would be lower. Architect will have to estimate this.
8. (b) Would the student lounge at FWHS be closed then as well to maintain equality?
No. We are opposed to "equality by reduction" plan.

9. (c) Where will students who typically used the student lounge be displaced to?
It would place added stress on library resources and lead to more students attempting to leave campus, placing them at risk.

Portables

1. How much does a portable classroom cost?
\$ 350,000, for a general purpose portable classroom.
2. How many portable classrooms would you need instead of an addition?
Eight.
3. Why not just add portables to FLHS to accommodate classroom/science room shortage?
Because the best location for the new classrooms required are in courtyards where portable classrooms designed sections would not be accessible. The portable classroom would have to be placed in the parking lots which would eliminate much needed parking spaces.

Redistricting

1. How many students would you need to redistrict from FLHS to FWHS so that the population at each school was evenly or close to evenly balanced?
Between 50 and 60.
2. How soon would the redistricting need to take place?
September 2014.
3. Who would be grandfathered?
Board of Education would determine grandfathering.
4. What costs would be incurred due to redistricting?
This would depend on which plan was selected.
5. If grandfathering were to be part of redistricting how long before FWHS was fully integrated with a new feeder pattern?
2017-2018.
6. What "downside" if any is there to redistricting?
To even out the enrollment an elementary school would need to be disrupted and students split between high schools or huge renovation costs to ECC and FWHS to accommodate a larger population.

Annex

1. Was any consideration given to an annex for the FLHS site?
No.
2. What were the determining factors in not moving to an annex design if one was considered?
Because the best location for the new classroom's required are in courtyards where annex designed sections would not be accessible. Annex buildings work best in open spaces like parking lots. Taking up parking lot space would eliminate much needed parking spaces.

Timing

1. If approved when will construction start?
November 2014.
2. When will construction be completed?
October 2016.
3. If the project is not approved, what consequences will ensue?
Students unable to take all science classes, overcrowded classrooms, and common areas.
Unable to schedule lunch for all students.

BOF Member Questions:

1. The comparison of current rooms and facilities at each. I have the one from the 2007 Facilities plan. I would like to see how that has changed since then.

FLHS: Year built 1949, 295,069 SF, 90 classrooms, 1400 design enrollment.

FWHS: Year built 1955, 317,827 SF, 90 Classrooms, 1400 design enrollment.

2. Current size of both Cafeterias, auditoriums and Gym's, fields on campus and parking lots.

FLHS:

Cafeteria 4786 SF

Auditorium Stage Area 1840 SF

Seating for 549

Small Gymnasium 5397 SF

With bleachers extended

Large Gymnasium 6870 SF

With bleachers extended

Turf Field

Sturgis Park grass soccer field

Lacrosse field

Sturgis Park baseball/softball

Tennis Courts

Parking lots:

Staff 203

Visitor 22

Students 305

Handicap 13

Total 543

FWHS:

Cafeteria 5600 SF

Auditorium Stage Area 2135 SF

Seating for 780

Small Gymnasium 7316 SF

With bleachers extended

Large Gymnasium 7653 SF

With bleachers extended

Turf Field

Grass soccer field

Lacrosse field

Baseball/softball

Tennis Courts

Parking lots:

Staff 187

Visitor 15

Students 298

Handicap 12

Total 512

(ECC 43 plus 4 handicap)

3. How will they accommodate the growing enrollment at FLHS until construction is complete for 2013, 2014 and 2015?

Continued sharing of classrooms and common areas.

4. Will FLHS lose space in school and on grounds during construction?

Interior: No, during open school time frame. Yes, during summer and holiday shutdowns.

Exterior: Yes for contractor trailers and parking.

5. Has any thought been given to adjusting the enrollment by opening FWHS to students from FLHS or offering a magnet incentive. I.e. some examples gifted program for art or science?

No. Giving students a choice of high schools opens up a “can of worms”, such as students choosing for athletic teams or preference for after school activities.

----- Forwarded message -----

From: **Judy Ewing**

Date: Tue, Jun 21, 2016 at 10:35 AM

Subject: KEY DATES IN THE FLHSBC PROJECT

To: Pam Iacono

SOME HISTORY:

On 10/10/02, the Board of Selectmen stripped \$9 M from the proposed HSBC construction budget for the two high schools, \$4 M of which was for roof work, and \$5 M for window replacement work at both schools. The proposed funding was to prevent further water infiltration, and to improve air quality, and energy efficiency. Some money was included in the construction budget for infer-red studies for both schools, however.

On 5/24/10, Tom Cullen, Director of Facilities for Fairfield Schools, provided the Town Facilities Commission with information that indicated that 85% of the windows at Ludlowe needed attention.

On 11/12/10, it was reported in the Fairfield Citizen-news that the project would cost \$3 M.

On 2/28/11, the RTM approved an appropriation of \$40,000 for window analysis at Ludlowe.

On 4/12/11, the Board of Education approved Education Specifications for the installation of new energy efficient windows and/or the rehabilitation of existing windows at FLHS.

On 6/6/12, the Board of Selectman approved a Committee Charge for the FLHS Building Committee.

THE CURRENT PROJECT:

On 2/26/13, the BOE approved a larger project to accommodate growing enrollments which included additional classrooms and chemistry labs and cafeteria expansion, as well as roof repair and window replacement work.

On 6/24/13, the RTM approved an appropriation of \$11,630,000 based on a conceptual scheme prior to the establishment of a FLHS Building Committee.

On 8/28/13 FLHSBC met for the first time and proceeded to hire an architect, a construction management firm, and an Owner's Representative to provide professional guidance.

By 3/26/14, concerns were expressed about staying within the budget and serious attempts were made to begin the process of Value Engineering by reducing the footprint, scaling back on certain plans, and proposing add alternates. During subsequent meetings, it was learned that the lowest roof bid had come in way over budget. It appeared that other plans were going exceed the budget, and the window project was in jeopardy due to the need for extensive PCB mitigation which needed EPA approval.

On 8/13/14, FLHSBC learned that the lowest roof bid came in over budget.

On 10/15/14, FLHSBC presented an update to the BOS

On 11/12/14, the committee appeared before the BOE and requested a modification of the Ed Specs. The BOE modified the Ed Specs to change the type of materials and scope of the roof project, and to scale back on the window work to fit the budget. Soon after that the roof project was rebid and value engineering occurred on the construction work.

On 11/19/14, FLHSBC returned to the BOS with further information.

On 7/29/15, FLHSBC presented another update to the BOS.

By 8/15/15, it was apparent that the construction work was sufficiently completed in time for the 2015-16 school year, and the roof work was finished.

On 4/6/16, FLHSBC appeared before the BOS and requested additional funding for the window replacement project. Total project will cost \$4,166,512. That is offset by \$258,000 yet unspent. The additional funding needed is \$3,907,674.

----- Forwarded message -----

From: **Judy Ewing**

Date: Tue, Jun 21, 2016 at 10:37 AM

Subject: Early FLHSBC Timeline re: red flags

To: Pam Iacono

4/12/11 BOE approved Ed Specs for FLHS Window Replacement/Rehabilitation Project
(Energy/conservation)

2/26/13 BOE approved Ed Specs for FLHS construction project to alleviate overcrowding, provide program needs, replace windows, and roof

5/22/13 BOS approved the amount of \$11,630,000

6/6/13 BOS approved Committee Charge

6/24/13 RTM approved the amount of \$11,630,000

7/30/13 BOS approved FLHSBC members

8/26/13 RTM approved FLHSBC members

8/28/13 Orientation meeting of FLHSBC

10/16/13 Architect presentations resulted in the hiring of Perkins Eastman Architects (who had worked on the previous renovation ten years ago)

11/13/13 Project Managers/Owner's Rep presentations resulted in Arcadis being hired. (Formerly PinnacleOne which had been involved in the prior renovation)

12/11/13 Construction Manager presentations which resulted in Gilbane being hired.

1/22/14 Sp. Mtg. - PEA presented design options

2/12/14 The committee expressed concern about meeting the Ed Specs; Ewing expressed concerns about the window replacement budget

3/12/14 PEA presented several options for space renovations; Chair was advised to speak to the First Selectman and the Sept of Schools about the budget

3/26/14 PEA presented additional options based on value engineering: reduced cafeteria space, reduced kitchen renovation, reduced areas of roof replacement, reduced FF&E, revised window replacement plan, add alternates depending on favorable bids.

8/13/24 Roof bids were rejected because they were too high and had to be rebid.

10/15/14 BOS heard an update from the FLHSBC.

11/12/14 FLHSBC returned to the BOE for an Ed Spec modification of the type of roof and discussion of the window replacement schedule

11/19/14 BOS heard a continuation of the 10/15/14 update.

12/4/14 Trade bids received for the project

NOTE: At some point around this time the order of work, Phase 1 Construction, Phase 2 Window Replacement, and Phase 3 Roof Replacement was changed to Phase 1 Construction, Phase 2 Roof Replacement, Phase 3 Window Replacement due to delays in hearing from EPA.

----- Forwarded message -----

From: **Judy Ewing**

Date: Tue, Jun 21, 2016 at 10:53 AM

Subject: Chronology of Ludlowe window project from 2002 thru establishment of FLHSBC

To: Pam Iacono

CHRONOLOGY:

- 2002 HSBC budget planning: The original budget included \$4M for roof work at FHS and \$5M for windows at both HSs, \$2.5 for each. First Selectman Flatto wanted those projects separated out of the HSBC budget request.
- 10/12/02, CT Post: The HSBC budget request was revised to a total of \$68M. Included in this request was \$680,000 for study and minor roof repair and \$163,000 for window replacement at FHS, and \$135,000 for window work at Ludlowe.
- 10/16/02, FCN: The BoS approved the HSBC request for a total amount of \$68M, \$30.4 for Ludlowe and \$37.6 for FHS. At that same meeting the BoS did not support the separate request or \$4M for the FHS roof or the \$5m for window work at both schools.
- Soon after that, the request was reviewed by the BoF. They also denied the request on the basis that there was not enough information provided to justify the expenditure.
- 06/08: The BoE Long Range Facilities Plan for 2009 - 2010 included the FLHS windows @ \$900,000; 2010 - 2011 @ \$900,000; 2011 - 2012 @ \$1,000,000; and anticipated upgrades to accommodate enrollment growth thru 2015.
- 05/24/10: Tom Cullen provided the TFC with a handout which indicated that 85% of the windows in FLHS were in poor condition, the worst located in Wright House constructed in 1949.
- 07/10 TFC took a tour of FLHS at a request of the BoE to study the window needs and to work with an architect to come up with a proposal.
- 10/18/10: At a Special Meeting, the TFC discussed how to begin, what professionals to hire, and how to propose a budget estimate. A motion was made to ask for money for a feasibility study.
- 11/12/10, CT Post: It was reported that \$3M was needed to for window replacement at FLHS.
- 12/03/10: A Special Meeting of the TFC was held to discuss acquiring an estimator to look at options and costs.
- 1/20/11 The TFC sent a letter to First Selectman Flatto and Selectmen Steeneck and Walsh requesting

the amount of \$40,000 to prepare a report which would include environmental testing in anticipation of a \$3M project.

- 02/28/11: At the TFC meeting, Jim Gallagher reported that Chairman Al Kelly was at the RTM requesting \$40,000 for the FLHS window study.

04/12/11: BOE approved Ed Specs for FLHS Window/Rehabilitation Project (Energy/Conservation)

- 04/25/11: At TFC Al Kelly told Craig Wiles and Brandt Jobst of Wiles Architects that the TFC would provide them with a list, matrix, and spread sheets to report materials including brick, sill plates, headers, caulking, sliders, gaskets, and hoppers, and a window count.

- 06/01/11: At a Sp. Mtg. of the TFC, Al Kelly reported that Wiles had begun a survey and was filling out a matrix; five different kinds of windows were found on the third floor; the survey would cost \$8,000.

- 08/23/11: At a Sp. Mtg. of the TFC, Al Kelly announced that so far, 50% or 231 of the windows need to be replaced and 227 were ok; three invoices for Hoffman Architect were approved @\$16,085.00; and one for the survey by Wiles @ \$11,975.00. Craig Wiles said there are 13,000 sq.' of windows; they are waiting for testing results.

- 09/26/11: There was no quorum; C. Wiles reported that the testing would be done in October; they are working on an estimate.

- 10/26/11: Sp. Mtg. TFC - Al Kelly said an estimator is on board; Wiles was paid \$253.53 for a print audit.

- 11/28/11: TFC - Ken Jones reported that the HazMat report was not ready; Rick Onofrio of AMC did a preliminary test; the highest PBC's were on the outside; the cost is about \$15,000 per window; the plan would take 1-2 months; Al Kelly was concerned about money left.

- 11/11/12: TFC - The Wiles summary report was available; PBC's were found; no air quality testing was done. A motion was made and approved to ask for a budget of \$200,000.

- 12/27/12: TFC - Jim Gallagher reported that the engineering and preliminary testing were done; asbestos, lead, and PBC's were found; the funding request of \$200,000 for further testing was deleted from the BoS agenda; Tom Cullen wants AMC to do the work; a sampling of caulk was taken; Wiles is still owed \$4,500.

- 03/14/12: TFC - A motion was made to pay Wiles \$1,520.47 for an environmental survey done by AMC. It was reported that the budget was \$204.53 short. (This seems to contradict what C. Bosse told me last week and what was approved by the TFC.)

- 06/20/12: Sp. Mtg. TFC - The amount owed Wiles and AMC, \$4,500, left \$951.00. The survey actually cost \$1,725.00, but only up to \$1,520.47 had been approved. A motion was made and approved to pay Wiles \$1,520.47.

- 11/14/12: TFC - Giving an update, Dave Fryer reported that testing had been done for PBC's; the windows will be done in phases; the final count is not known.

- 05/2/13: Sal Morabito told me Silver Petrucelli was hired to put together a budget for the FLHS window and renovation project, the \$27,580 to be paid out of the Technical Consulting Account. (The window feasibility study was completed by others, mostly Hoffman Architects.)

- Caitlin Bosse told me that about \$30,000 of the \$40,000 had been spent, the bulk of which had been paid to Hoffman Architects. She is anticipating a few more invoices. (Some was paid to Wiles and AMC, according to TFC meeting minutes.)

From: **Mayer, Robert** <RMayer@fairfieldct.org>
Date: Tue, Jun 21, 2016 at 6:53 PM
Subject: RE: Pensioners Return to Town Employment
To: "Iacono, Pamela" <pamelaiacono4fairfield@gmail.com>

Hello,

The 3 reasons to change Section 3.9 of the Rules and Regulations of the Town Employees' Retirement System:

- 1) Some retired EEs would like to work part time for the Town after they retire. The 4 potential opportunities I hear about the most frequently are Special Officer, secretarial services to Town Boards and Commissions, positions at the Senior Center and crossing guards. Have also heard part time opportunities at the golf courses and Parks & Rec discussed as well.
- 2) It would make the Town's retirement plan Rules and Regulations consistent with the P & F Retirement Plan's . Police and Fire retirees currently have the option to work part time for the Town upon retirement. Town EEs do not and I don't know of a reason to treat Town EEs differently with respect to this issue
- 3) Town management w/b afforded some flexibility to manage and maintain Town services to our residents in cases of a slew of retirements and/or resignations.

----- Forwarded message -----

From: **Peter Ambrose** <peterambrose@outlook.com>
Date: Tue, Jun 21, 2016 at 10:38 AM
Subject: Re: Pensioners Return to Town Employment
To: Pamela Iacono <pamelaiacono4fairfield@gmail.com>

Pam,

Please let Bob Mayer know that the Finance Committee of the RTM was left confused with respect to the change to Section 3.9 of the Rules and Regulations of the Employees' Retirement System. We would ask that he articulate more clearly the reason for the change and how it would affect a pensioner who returns to town employment. Specifically, what is the purpose of the Amendment and why is it being proposed?

Thank you.

Peter