

**SPECIAL PROJECTS STANDING BUILDING COMMITTEE**

**SPECIAL MEETING**

**Wednesday, February 24, 2010**

**5:30 pm**

**First Floor Conference Room**

**Independence Hall**

**DRAFT MINUTES**

Members Present: Rich Speciale, Al Kelly, Pam Iacono, Miriam Frank

Members Absent: Jerry Keough, Lee Hyde, Len Amato

Others Present: Sal Morabito, Phil Cerrone, Eileen Roxbee, David Becker, two parents

**I. Call to Order**

Chairman Rich Speciale called the meeting to order at 5:34 pm.

**II. Approval of Minutes**

Pam Iacono made a motion to approve the minutes. Al Kelly seconded the motion which carried unanimously.

**III. Status of Unfinished Checklist Items at Osborn Hill and Roger Sherman Elementary Schools**

Architect Phil Cerrone gave an update on both schools. He asked M Space to give a drop dead date of items left. The following punch list items are left at Sherman: caulking, planting of the new tree, and the roof which has to wait to be fixed when the weather is warmer. Except for the planting of the tree, the same punch list items apply to Osborn. Mr. Cerrone recommends the Committee continue retention of \$10,000 on M Space until they finish their work.

Since the last SPSBC meeting, Mr. Cerrone met with DPW and the Town Engineer and they came up with a solution for the drainage problem at Osborn. The solution involves running a pipe along the entire length of the building with a gravel trench so the water will go into the pipe. The solution was presented to M Space which had proposed to contribute \$5000 to repair the drainage situation and Mr. Cerrone is confident that that amount will be enough to resolve the drainage issue. Either M Space will fix this or Green Giant will. M Space has already contributed \$4000. Mr. Cerrone said \$15,000 should be enough to cover the punch list items at Osborn. Sal Morabito read a letter from M Space relative to the corrective work required due to the flooding in the rear of the building. M Space indicated in this letter it would contribute \$5000 toward any fix required if the Committee approved the complete payment of allocations #5 and #6 for Osborn. Mr. Kelly asked if the Town Engineer's recommendation of the criteria we're using correct or does the Committee want to have another engineer look at the site. Mr. Cerrone said he's comfortable with the Town Engineer's recommendation. The DPW Superintendent had also recommended the same solution. Mr. Kelly asked Mr. Cerrone which engineer had looked at the drainage area during the design process. Mr. Cerrone said no civil engineer had looked at it. Recording Secretary Jennifer Carpenter left the meeting at this time and Miriam Frank finished taking notes.

Mr. Kelly commented that he must report to the RTM regarding the drainage issue at Osborn and must provide an explanation on why the asphalt wasn't pitched properly. Mr. Cerrone said it was the contractor's responsibility to pave the area with the proper pitch and that this was not performed properly. Ms. Iacono said that she was not comfortable with moving forward on a new remedial design based on 1" of rain. She requested that the Town Engineer Bill Hurley attend the next SPSBC meeting.

Mr. Kelly brought up the drainage issue at Sherman School. Mr. Morabito said that the Town Engineer has suggested a small trench to alleviate the problem. Green Giant was consulted to concur with the proposed solution. Sal Morabito said the estimated cost for the trench drain work at Sherman is \$1100.

Mr. Kelly proposed having a consulting engineer review the drainage problem at Osborn and evaluate the proposed solution by M Space. Mr. Speciale and Ms. Iacono said they did not feel comfortable moving forward without a civil engineer review. Miriam Frank said that she would also like to see a cost estimate for the proposed work. Due to the uncertainty of the proposed solution and in consideration of the contractor's responsibility, Mr. Kelly proposed withholding \$20,000 from the contractor for Osborn work.

#### IV. Review Change Orders/Approve Invoices

Mr. Speciale made a motion to approve Invoice # 88343 for Construction Materials in the amount of \$50.66. Mr. Kelly seconded the motion which carried unanimously. Mr. Kelly made a motion to approve Invoice # 88331 for Construction Materials in the amount of \$104.44. Ms. Iacono seconded the motion which carried unanimously. Ms. Iacono made a motion to approve an invoice dated 8/13/09 for Green Giant in the amount of \$2100.00. Mr. Speciale seconded the motion which carried unanimously. Mr. Kelly made a motion to approve Invoice # 8048 for AHC Electronic in the amount of \$15,682.32. Ms. Iacono seconded the motion which carried unanimously. Mr. Cerrone had to leave the meeting at 6:10 pm. Mr. Kelly made a motion to approve Invoice # App #5 and #6 for M Space at Osborn for the combined amount of \$78,020.93, withholding \$20,000. Ms. Iacono seconded the motion which carried unanimously. Mr. Kelly said that Invoice App #6 for M Space at Sherman will not be paid at this time.

#### V. Public Comment

Eileen Roxbee, Sherman Principal, stated that the area of poor drainage at Sherman looks like an ice skating rink and a river and she is glad the drainage issue is being addressed.

RTM member David Becker said he was concerned with the placement of the gravel pit and leaching lines at Sherman and their potential for affecting nearby wetlands.

#### VI. New Business

Mr. Speciale suggested entertaining a proposal to hire a civil engineer to review the drainage issue at Osborn and the proposed solution by M Space. Mr. Kelly suggested using the civil engineering firm being used at Stratfield School using a professional services agreement (for services under \$5000) which eliminates the need for an RFP process.

It was agreed that the Town Engineer should be consulted first for his assessment. It was proposed to get a sense from a civil engineer for how much it will cost to do an engineering review.

VII. Adjourn

Ms. Iacono made a motion to adjourn the meeting at 6:35 pm. Mr. Kelly seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter  
Recording Secretary

Miriam Frank  
Board Member