

OSBORN HILL SCHOOL BUILDING COMMITTEE MEETING

April 17, 2014

7:00 p.m.

First Floor Conference Room

Independence Hall

725 Old Post Road

Fairfield, CT 06824

FINAL MINUTES

Members Present: Kim Marshall, Chair, Bret Bader, William Dunn, Steve White

Members Absent: Susan Cardona

Others Present: Sal Morabito, Tom Cullen, Bill Silver (Silver/Petrucci), Judy Ewing, Jessica Gerber (Board of Education)

I. Call to Order

Kim Marshall called the meeting to order at 7:06 p.m.

II. Approval of February 20, 2014 meeting minutes

Kim Marshall made a motion to approve the minutes. Mr. Bader seconded the motion. The motion passed unanimously: 4:0

III. Approval of invoices

AMC Environmental (PCB remediation plan: windows and gym) at \$10,200

AMC Environmental (PCB and mercury sampling) at \$5,091.50

AMC Environmental (PCB for quarterly testing) at \$9,350

A motion was made by Mr. Bader to approve the above referenced invoices. Mr. Dunn seconded the motion.

The motion passed unanimously: 4:0

The total amount approved was \$24,641.50

Twig Holland, who was not in attendance, had submitted a Project Accounting Report to date. Budget: \$4,195,013; Original Committed Costs: \$748,136.06; Potential and Pending Cos: \$145,999.18; Total Committed Costs: \$894,860.24; Invoice Amount: \$823,874.28. Members asked Sal Morabito questions and he responded that we are right where we are supposed to be.

IV. Architect update

Architect Bill Silver discussed the Invitation to Bid that had been distributed. He said it had been well vetted by Twig, Sal and others from his firm before being posted. The bids are to be received by 11:00 AM, Tuesday, May 13, and the walk through will be held on Tuesday, April 22nd, at the school. He reviewed the five page document with the committee and answered questions. The Enclosed Walkway will be bid as an alternate, as the abatement work, the gymnasium, and window and door replacements are a priority. Mr. Silver said there are still lots of contractors looking for work and they would like to start this summer and hope for favorable bids.

V. Old Business

Sal Morabito reported the good news that EPA has finally given approval after a wait of over six months to hear back from them. He had to convince them that tearing down and rebuilding the gym was not an option. There will be abatement work and encapsulation work done as initially requested. OSF has also responded favorably to the plan.

VI. New Business

The committee reviewed a proposal from NAFIS & YOUNG for work as Clerk of the Works or Owner's Rep to oversee the project. Although they were aware of the importance of that position, they were concerned about budget constraints; some wanted to delay the decision until after the bids came back. Sal said that Twig had advised that it would be most helpful to make the decision now so that there would be someone in place to help with the bid process. He said that Lawrence Secor had been especially good in assisting with the Sherman project. Discussion involved proper prioritization of NAFIS & YOUNG hours in the critical points of construction. Bill Dunn commented on the various aspects that a clerk of the works would bring. Kim Marshall commented on the need to keep project under control for cost and time reasons.

Kim Marshall called for a motion to approve NAFIS & YOUNG quotation.
Bret Bader revisited budget concerns.

Steven White made a motion to approve the NAFIS & YOUNG proposal based on a not to exceed amount of \$30,400, with the allocation of work to be negotiated at a later date.

Bret Bader seconded motion to approve.
The motion passed unanimously: 4:0

VII. There was no public comment

VIII. Bret Bader made a motion to adjourn the meeting. Bill Dunn seconded the motion.
The meeting was adjourned at 7:51 PM.

Respectfully Submitted,
Diane McClure
Recording Secretary