

OSBORN HILL SCHOOL BUILDING COMMITTEE MEETING FINAL MINUTES

January 15, 2015

Osborn Hill Elementary School

760 Stillson Road, Fairfield, CT 06824

Library

Members Present: Bill Dunn, Kim Marshall (chair), and Steve White

Others Present: Sal Morabito, Larry Secor (OCR), Dustin Lombardi (SP), Liz Giardina (PTA) and Judy Ewing

Call to Order

Ms. Marshall called the meeting to order at 7:03 p.m.

Approval of meeting minutes

Mr. Dunn made a motion to approve the minutes from both meetings in December (regular held on the 18th and special held on the 30th). Mr. White seconded the motion.

The motion was approved unanimously: 3:0

Approval of invoices

Four invoices were presented by Mr. Secor for approval.

1. Gennarini Application and Certification for Payment (ACP): No. 7: \$16,150.00

After a discussion regarding the inaccurate supporting documentation, Mr. White made a motion NOT to approve the above reference invoice at this time. Mr. Dunn seconded the motion. The Building Committee expects to pay this invoice in full at next month's meeting provide that supporting documentation is correct.

The motion was approved unanimously: 3:0

2. Silver Petrucelli & Associates, Inc, #15-189 \$1,727.40

Mr. Dunn made a motion to approve the above reference invoice. Mr. White seconded the motion.

The motion was approved unanimously: 3:0

3. Nafis & Young Engineers, Inc. Invoice # 401.14 \$5,360.00

Mr. Dunn made a motion to approve the above referenced invoice. Mr. White seconded the motion.

The motion was approved unanimously: 3:0

4. AMC Environmental, LLC. Invoice # P121411

\$12,755.00

Mr. Dunn made a motion to approve the above referenced invoice. Mr. White seconded the motion.

The motion was approved unanimously: 3:0

Update from Architect – Mr. Lombardi reported that the project was nearing completion of the abatement portion of the 2nd part of the project. He anticipates that the project would shortly be turned over to the general contractor for the construction portion of the gymnasium. A revision in the original planning for the HVAC (heating, ventilation and air conditioning) system and its location was discussed, as was the timing of the gymnasium’s roof removal and dunnage. An advantage with the revised plan is that no portion of the school (library/media center) is anticipated to be closed during the construction phase. Mr. Dunn asked about the potential impact weather, specifically snow could have on the project’s timeline. Mr. Lombardi said that significant snow would obviously delay the project’s completion (April). However, Mr. Lombardi stated that he was more concerned about the potential for delay(s) as a result of moisture, which could impact the timing of masonry work and work on gymnasium flooring needed for completion. He did not anticipate any such delay, but cited a higher probability. With regard to the project’s recent asbestos abatement issue, Mr. White commented that his experience in the construction industry has caused him to conclude: “You never know about something until you open it up”. Mr. Lombardi shared with the Committee that his experience has been: construction issues prior to the 1970’s tended to be more the result of construction material, while post 1970’s construction issues tended to be more structural in nature.

Update from OCR

Many of Mr. Secor’s observations and comments were included during Mr. Lombardi’s update. A discussion of the status of several change orders took place and project timeline took place. The revised schedule has the deck and steel trusses removal January 31st – February 1st (when school is not in session) and placement of the new steel the week of February 12th, weather permitting. The completion timeline for ultimate completion of all three parts of the project, the 3rd being completion of the larger portion of the school’s windows) has not changed and remains August 25th.

Old Business

Ms. Marshall addressed the need to increase the project’s cost’s estimates for architectural and project management services, and requested that a motion be made for each based on detailed letters that she had received from each company.

The committee voted to increase the allocation to Silver Petrucelli and Associates in the amount of \$23,558.

Mr. Dunn made the motion to approve the requested. Mr. White seconded the motion.

The motion was approved unanimously: 3:0

The committee voted to increase the allocation to Nafis and Young Engineers in the amount of \$24,600.

Mr. Dunn made the motion to approve the requested. Mr. White seconded the motion.

The motion was approved unanimously: 3:0

Next, Ms. Marshall requested authorization to address the Town's Elected Bodies in order to appropriate an additional \$812,172. The total amount to be requested was an increase by \$100,000. (to the contingency) from the previous Building Committee Special Meeting on December 30th (at that time \$240,000). If approved the total amount appropriated for the OHS Building Project would be \$5,007,185. The reason(s) for this adjustment were detailed earlier, but include a more accurate projection of asbestos abatement costs, redesign of plans for the school's HVAC system (in part due to the school being in session) and the cost of additional construction services. The other anticipated expenses and a greater description of the rationale for the enclosed walkway are detailed in the Building Committees' December Special Meeting minutes.

Mr. Dunn made the motion to authorize Ms. Marshall, on behalf of the Osborn Hill Building Committee, to seek appropriation in the amount of an additional \$812,172. for the costs associated with the Osborn Hill School Project, from the required Town of Fairfield's elected governing bodies (including: the Board of Selectmen (BOS), Board of Finance (BOF) and Representative Town Meeting (RTM)). Mr. White seconded the motion.

The motion was approved unanimously: 3:0

Ms. Marshall was hopeful that the Board of Selectmen would see fit to place this resolution on its agenda for discussion during their meeting scheduled for January 21st.

New Business	None
Public Comment	None
Next Meeting	02/19/2015

Adjournment - Mr. Dunn made a motion to adjourn the meeting. Ms. White seconded the motion.

The motion passed unanimously: 3:0

Meeting adjourned at 8:15 p.m.

Respectfully Submitted,
OHS Building Committee