

OSBORN HILL SCHOOL BUILDING COMMITTEE MEETING

Sullivan Independence Hall
725 Old Post Road, First Floor Conference Room
Fairfield, CT 06824
July 18, 2013, 7:00 p.m.

FINAL MINUTES

Members Present: Susan Cardona; William Dunn, Vice Chairman; Kim Marshall, Chairman; Steven White, Secretary

Members Absent: Bret Bader

Others Present: Sal Morabito, BoE Manager of Construction, Security and Safety; Dustin Lombardi, Project Engineer for Silver Petrucelli and Associates

I. Call to Order

Mrs. Marshall called the meeting to order at 7:00 pm

II. Approval of June 20th meeting minutes

Mr. Dunn recommended the following changes to the minutes:

1. Meeting took place in the faculty room and not the library
2. Mrs. Ewing's name should be moved from the member line to the others present line.
3. Add: Associates "with the Osborn Hill Staff", were shared with members of the committee.
4. Change: would be in December when "more competitive bids could be expected."
5. Change: Mr. Morabito commented that a Clerk of the Works "would be recommended."

Motion was made by Mrs. Cardona and seconded by Mr. White to approve the minutes of the June 20th meeting as corrected.

Motion passed unanimously. 4:0

III. Approval of invoices

None

IV. Update from the Architect

Mr. Lombardi handed out a packet regarding the window and door replacement and gym renovations project as well as product information for recommendations to replace the windows. The packet includes estimates for the project.

Mr. Lombardi and Mr. Morabito discussed:

1. Windows: Possible products, solar shades for the gym, silver aluminum frames and green for the highlight color.

2. Gym:

- Roof in gym will need to be replaced due to contamination. Work zones will have to be established. Moving construction materials by lifting them over the building will not occur while the school is occupied.

- Two step process – federal and state:

- a. AMC Environmental is working with the EPA (federal level) for an approved abatement plan.

- b. The BSF (state level) needs to review the EPA approved plan. Mr. Morabito and Mr.

Lombardi will be going to the State for a prep meeting on July 29th.

- Looking at costs for cleaning vs. replacing the bar joists in the gym.

- What can be saved, e.g. walls.

- Flooring is being removed. It is better to remove than encapsulate as leaving any flooring in place would require future monitoring and testing.

- Mr. Morabito discussed the current quarterly testing owing to the PCBs and other future monitoring.

- Discussed warranty of current roof and abatement of roof.

Mr. Lombardi: With the committee's approval they will move forward on the design phase.

They will be putting together a proposal for hiring a structural consultant. Discussed the corridor that will connect the building and the annex: wall spaces, small foundation, heating would possibly be unit ventilators.

Mr. White: Likes that Silver Petrucelli is focusing on the gym. Realizes that this is not the most important issue on the project, but would like having other options for the corridor. Mr. Lombardi will look into other options and price.

Mr. Dunn: Would like to maximize blacktop space for play area.

Mrs. Marshall: While the proposed plan is very appealing, would also like the architect to explore other aesthetics within the budget.

V. Old Business

Mr. Morabito explained how some pieces of the wall in the gym will have to be removed and AMC Environmental will test them with a budget of less than \$5,000. The target for these tests is to be completed by next month in order to provide information to the EPA. In addition, this needs to be accomplished before the architect finalizes the design.

VI. New Business

None

VII. Public Comment

None

VIII. Adjournment

Motion was made by Mr. White and seconded by Mr. Dunn to adjourn the meeting at 8:15 pm

Motion passed unanimously. 4:0

Next meeting will be held on August 15th at 7:00 p.m. in Sullivan Independence Hall, 725 Old Post Road, First Floor Conference Room, Fairfield, CT 06824

Respectfully Submitted,
Diane McClure
Recording Secretary