

OSBORN HILL SCHOOL BUILDING COMMITTEE
Special Meeting Minutes - Final

April 6, 2017

6:30 p.m.

Osborn Hill School - Library

760 Stillson Road

Fairfield, CT 06824

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

Members absent: Susie Cardona, Bret Bader

Others Present: Sal Morabito, Gerald Foley, Judy Ewing

Call to Order

Ms. Marshall called the meeting to order at 6:34 p.m.

(Note: this meeting was rescheduled from Thursday March 16th)

Approval of Invoices - None

Update from PD

Mr. Foley reminded the committee that the bid period of 90 days (November) had been extended another 60 days and that extension would end the middle of this month (April). There is no funding in place so the project cannot be done this summer. He would ask the bidders if they would be willing to hold their offers open until next summer, but added that it was an unusual request, and there could be concerns about escalation.

Update from the Building Committee Chair

Ms. Marshall informed the Building Committee that on March 20th, she had met with the first Selectman. During their meeting, he suggested that Ms. Marshall write a letter to the Board of Education (BoE) and inform them that the project's Education Specifications had been met, and that if they (the BoE) wanted the committee to pursue the enclosed walkway they (the BoE) could modify the Ed Specs to include the walkway. Ms. Marshall wanted the purpose of this Special Meeting to be a focused on how best to proceed. Ms. Marshall recapped her recent meetings with the Board of Selectman (BoS) and Board of Finance (BoF). On December 21st and again on January 4th the OHBC had presented two options for the walkway to the BoS: one for bricks & mortar; the other for a translucent enclosure. After a discussion in closed session with the Chief of Police regarding security and safety, the BoS had voted 2 - 1 for the latter less expensive option. Questions were raised about the durability of each option. When the OHBC presented to the BoF on February 7th, they (the BoF) was informed of the withdrawal of the lowest bid offer of the less expensive option. In addition, they (the BoF) also received a presentation about the durability of the two options from the architect. Because the "new" information had not been heard by the BoS, they (the BoF) took no action and recommended that the OHBC return to the BoS.

Mr. Dunn then reviewed concerns that had been expressed throughout the project: that neither the Ed Specs (reviewed and approved by the BOE on 1/15/13) nor the Building Committee's Charge (revised and approved by the BOS on 3/6/13) had specified that the walkway was to be included in the window replacement and indoor air quality project. When the RTM approved the bond resolution on January 28, 2013, they had amended the language in the Bond Resolution to include the words "enclosing a walkway", but were advised by Bond Counsel that they could not add any funding to the amount of the bond resolution.

During the discussion, additional information was contributed by Mr. Morabito, Mr. Foley and Ms. Ewing. Ms. Ewing said that the BoE had hired Silver/Petrucci Architects to do a Conceptual Study. Mr. Silver was the lead architect for the window replacement project, which then became a PCB emergency maintenance project for the BoE, and was the basis for requesting a building committee. This proposal (dated 12/21/12) recommended an enclosed walkway by adding plastic curtains @ \$70,000. Mr. Morabito reminded the committee that this proposal was being drafted along with the Ed Specs during the time of the Sandy Hook incident which was on December 14, 2012. The first meeting of the OHBC was on March 9, 2013. During a dozen or so meetings with the Town's Governing Bodies, the enclosed walkway has been discussed, but the building project has only received contingency funding.

Consistent with previous meetings, the members of the Building Committee continued to repeatedly expressed concern for and the necessity of completing the project with the enclosed walkway. There was some guarded discussion about safety & security, but members felt it was the responsibility of the BoE to address those items and the committee's responsibility to focus on a solution for attaching the school's steel fabricated modular building (annex) with the existing core facility (main building).

It was agreed that Ms. Marshall would speak with Mr. Dwyer, the BoE Chair, and Ms. Gerber, BoE Liaison to OHBC, about a letter to the BoE. It was also agreed that a draft letter with recommendations would be reviewed and voted on at the Building committee's next meeting (April 20th).

Old Business

None

Public Comment

Were included in Update from the Building Committee Chair

Adjournment

Mr. Dunn made a motion to adjourn the meeting at 7:50 p.m.

Mr. White seconded the motion.

The motion passed unanimously, 3:0

Respectfully Submitted,
OHS Building Committee