

**OSBORN HILL SCHOOL BUILDING COMMITTEE
SPECIAL MEETING – Minutes**

July 2, 2015

7:00 p.m.

First Floor Conference Room
Independence Hall
725 Old Post Road
Fairfield, CT 06824

Members Present: Kim Marshall (Chair), Brett Bader, Steve White, Susie Cardona, Bill Dunn

Others Present: Sal Morabito, Bill Silver (Architect) Larry Secor (OCR), Liz Giardina (PTA), Joseph Palmer (RTM-Liaison), Jessica Gerber (BOE-Liaison), Twig Holland, Judy Ewing

Call to Order:

Ms. Marshall called the meeting to order at 7:05 p.m. and asked Ms. Holland (who along with Ms. Marshall, Mr. Morabito, Mr. Secor, Mr. Lombardi had been attending weekly status meetings with the general contractor) to address the Committee to provide background and information regarding the recent bidding process of the redesigned enclosed walkway, her assessment and outlook on the construction environment and to briefly address the various options available to the Committee for consideration to address and conclude its work towards the completion of the project.

Ms. Holland reiterated that only one firm had bid on the enclosed walkway, and that the bid was outside the realm of possibility. She maintained the opinion previously shared by Ms. Marshall at the Committee's June meeting (for which there was no quorum) that should the Committee decide to put the project out for bid for a third time, a late fall or early winter time would provide a better opportunity for more competitive bids. Ms. Holland stated that the Committee had a wide variety of options available should they decide to extend their time commitment on the project. Options included: requesting the project to be switched to the Special Projects Standing Building Committee, continue to modify the enclosed walkway re-designing to the Committee's current funding level, wait for a more advantage time to re-bid the current value engineered re-design and seek additional funding if required prior to putting the project out for bid or after the bidding process had concluded. Mr. Morabito and Ms. Holland both discussed, in general, the impact on State reimbursement. Mr. Dunn questioned "If knowing the amount available as contingency could impact the bidding process in the future. Both Ms. Holland and Mr. Morabito felt that would not be the case, as contractors would evaluate the project on its own merits.

Ms. Holland concluded her remarks by expressing her opinion that the Committee had several months before needing to come to a definitive conclusion.

In addition to her remarks about the ADD – Alternative phase of the project, Ms. Holland also recommended to the Committee the hiring of a clerk-of-the-works to supplement the oversight of the daily construction of the project's third phase (windows and doors). She recommended Paul Kusheba for the position, as he has a prior history with the Town and has served in a similar capacity on some recent Town projects.

Mr. Bader asked if reimbursement was possible. Ms. Holland stated that was yet to be determined.

Ms. Marshall asked for a motion to hire Paul Kusheba, as the clerk-of-the-works for an amount not to exceed \$10,000. Ms. Cardona made the motion. Mr. White seconded the motion.

The motion passed unanimously, 5:0

Approval of Invoices

1. Gennarini Application and Certification for Payment (ACP) No. 11 \$17,812.50
Gennarini Application and Certification for Payment (ACP) No. 12 \$235,911.60
A motion to approve payment of the above referenced ACP payment No. 11 & 12 was made by Ms. Marshall. Mr. White seconded the motion.
The motion passed unanimously, 5:0
2. Silver Petrucelli & Associates, Inc. Invoice # 15-1196 \$937.50
Mr. White made a motion to approve the invoice. Ms. Cardona seconded the motion.
The motion passed unanimously, 5:0
3. Nafis & Young Engineers, Inc. Invoice # 147-15 \$2,600.00
Nafis & Young Engineers, Inc. Invoice # 188-15 \$3,160.00
Mr. Bader made a motion to approve the invoice. Mr. Dunn seconded the motion.
The motion passed unanimously, 5:0
4. Special Testing Laboratories, Invoice # 299099 \$250.00
Mr. Dunn made a motion to approve the invoice. Mr. Bader seconded the motion.
The motion passed unanimously, 5:0
5. Yankee Electric Construction Co., Inc. Invoice # 018397 \$2,430.00
Mr. Dunn made a motion to approve the invoice. Mr. Bader seconded the motion.
The motion passed unanimously, 5:0
6. AMC Environmental, LLC Invoice # PO61517 \$4,040.00
Ms. Cardona made a motion to approve the invoice. Mr. White seconded the motion.
The motion passed unanimously, 5:0

Update from OCR

Mr. Secor told the Building Committee that window installation was proceeding on schedule with windows installed in 6 classrooms. Abatement had been completed on 7 classrooms with the remaining 10 classrooms expected to start next week. The hardware for the windows and smaller hopper windows, were expected to arrive in the next couple of weeks, however the new doors had arrived. He anticipated substantial progress on this phase of the project by the Committee's next scheduled meeting in two weeks. He also anticipated a number of punch list items to be corrected. The portable gym has been completely disconnected and is awaiting removal by ModSpace.

Mr. Secor recommended that the Building Committee approve several change orders:

PCO # 16 for \$3,447.90 - Frosted glass for gymnasium windows. Mr. Dunn made a motion to approve the change order. Ms. Marshall seconded the motion. The motion passed unanimously, 5:0

PCO # 24 for \$4,352.80 – Structural security bracing during construction. Mr. White made a motion to approve the change order. Mr. Dunn seconded the motion. The motion passed unanimously, 5:0

PCO # 25 for \$1,677.74 – Installation of rock wall purchased by OHS PTA. Mr. Dunn made a motion to approve the change order. Ms. Cardona seconded the motion. The motion passed unanimously, 5:0

PCO # 28 for \$4,209.92 – additional column covers. Mr. White made a motion to approve the change order. Mr. Bader seconded the motion. The motion passed unanimously, 5:0

PCO # 30 for \$297.00 – Changes to roller shades on doors. Mr. Dunn made a motion to approve the change order. Mr. Bader seconded the motion. The motion passed unanimously, 5:0

Mr. Secor also informed the Committee that it was discovered that additional work was required on the gymnasium's sports floor. The installer provided a 9mil flooring and not the 12mil, which had been contracted. Mr. Silver told the Committee that industry standards recommended 12mil to 14mil for elementary schools. He recommended that the Committee accept the installer's offer to pour an additional 3mil coating, repaint the floor and extended the floor's warranty. Mr. Bader inquired: 1) If the integrity of the flooring product could be compromised due to a quality difference between the 9mil floor with the additional 3mil flooring added as oppose to 12mil floor poured in a single application? 2) Would it be more favorable for the Town to extend a counter off to the installer instead of accepting the current offer? Mr. Silver stated that there would be no discernible difference in the floor (1). Both Mr. Silver and Ms. Holland agreed that although constructional feasible a counter offer could also involve additional contractual costs, litigation and a less certain time line for completion. They agreed the more prudent approach was to accept the offer as currently presented. Ms. Cardona made a motion to approve the offer from the installer to correct the gymnasium's sports floor. Mr. White seconded the motion. The motion passed unanimously, 5:0

Mr. Secor stated that he expected the project's budget to stay consistent, while the Town ended its fiscal year.

Update from Chair

Ms. Marshall informed the Committee of her update to the RTM, the previous week. She indicated there remains a strong level of interest in an enclosed walkway, and general disappointment that one would not be completed in the near future. Some of this disappointment was directed towards the Committee, which Mr. Palmer regretfully confirmed. Mr. Palmer expressed his uncertainty on whether the Committee had direction on how best to proceed. He also expressed his desire that going forward it would be beneficial to have everyone on the same side. Ms. Holland shared her opinion that the Committee had orders of magnitude available for consideration (Cadillac, Chevy, Moped) and options to get the best deal available (You wouldn't want to overpay for a Chevy?). Mr. Dunn presented for the Committee's consideration the original Scheme 1: Proposed Windows / Door replacement & Renovated Gym cost estimates from the Conceptual Study (December 21, 2012). Mr. Dunn asked the Committee to draw its attention to the last line: Estimates based on 2013 costs – escalating 5% for every year thereafter. Mr. Dunn's contention was that after adjusting to 2015 dollars (with the exception of the as yet to be addressed enclosed walkway) that the Committee had only exceeded the Conceptual Study

funding by \$3,193.00, with funds still available for the project as contingency. Ms. Marshall's concluded her update, which was followed by a further discussion of the merits of potential options regarding the enclosed walkway. No decision was reached, but further discussions were anticipated at future meetings.

Public Comment

Ms. Ewing expressed her feeling that the Committee should take into consideration the potential implications on State reimbursement that could result from any change in authority of the project.

Adjournment

Mr. Bader made a motion to adjourn the meeting at 8:50 p.m.

Mr. Dunn seconded the motion.

The motion passed unanimously, 5:0

Respectfully Submitted,
OHS Building Committee